Vancouver City Council

Anne McEnerny-Ogle, Mayor
Bart Hansen - Ty Stober - Erik Paulsen
Sarah J. Fox - Diana H. Perez - Kim D. Harless

City Council Meeting Agenda
March 16, 2026

In accordance with the Open Public Meetings Act (OPMA), the Vancouver City Council meeting will be open to in-person attendance. Options for viewing and/or participating in the meeting remotely will also be accommodated. The City Council will be attending this meeting in person.

All City Council workshops and meetings are broadcast (live closed captioning available), CVTV cable channels 23 / HD 323, and on the City's Facebook page.

Public testimony will be accepted regarding any matter on the agenda below. Advance registration will be required.

Unless otherwise announced by the Presiding Officer, each speaker may testify once for up to three minutes under each public testimony opportunity below and will be asked to provide their name and city of residence for the record.

Testimony will be accepted in the following manner:

- **Written comments submitted in advance**: Email comments to the City Council until 12:00 p.m. March 16, 2026. Comments will be compiled and sent to the City Council and entered into the record.
- **In-person or remote testimony during the meeting**: Register in-person at City Hall. In-person registration is open until 6:30 p.m. on March 16, 2026. Instructions will be provided on-site. Register to testify online. Online registration is open until 12:00 p.m. on March 16, 2026.

Visit the city's website for more information and to register under Community Testimony or call the City Manager's Office at (360) 487-8600.

Further instructions for accessing the virtual meeting (for remote testimony) will be provided upon registration.

Upon request, printouts of agenda materials will be provided, including large print.

Workshops: 4:30 p.m. - 6:00 p.m.

Vancouver City Hall - Aspen Room - 415 W 6th Street, Vancouver WA

Community Forum Format
(Approximately 30 minutes)

Joy Fowler, Engagement and Access Director, Joy.Fowler@cityofvancouver.us

Comprehensive Plan Update
(Approximately 1 hour, to immediately follow the previous workshop)

Rebecca Kennedy, Deputy Community Development Director, Domenique Martinelli, Senior Planner, rebecca.kennedy@cityofvancouver.us, domenique.martinelli@cityofvancouver.us

Council Dinner / Administrative Updates (6:00 - 6:30 PM)

Regular Council Meeting

6:30 PM
Vancouver City Hall - Aspen Room - 415 W 6th Street, Vancouver WA

Pledge of Allegiance

Call to Order and Roll Call

Proclamations

American Red Cross Month

Developmental Disabilities Awareness Month

Women's History Month

Community Communication
This is the place on the agenda where the public is invited to speak to Council regarding any matter on the Agenda not already scheduled for Public Hearing. (Separate instructions are provided for offering testimony on Public Hearing when applicable.) This includes the option to testify about Workshops. Members of the public addressing Council are requested to give their name and city of residence for the audio record. Speakers are to limit their testimony to a total of three minutes for all items combined.

Consent Agenda
The following items will be passed by a single motion to approve all listed actions and resolutions. There will be no discussion on these items unless requested by Council. If discussion is requested, the item will be moved from the Consent Agenda and considered separately – after the motion has been made and passed to approve the remaining items.

1. Construction Acceptance - Pearson Pump Station Improvements

Staff Report: 046-26

Request: On Monday, March 16, 2026, accept the Pearson Pump Station Improvements Project and authorize release of bond, subject to receipt of all documentation required by law.

Sheryl Hale, Engineering Manager, sheryl.hale@cityofvancouver.us

2. Bid Award - NE 60th Street Sewer Improvements - ITB26-8

Staff Report: 047-26

Request: On Monday, March 16, 2026, award a construction contract for NE 60th Street Sewer Improvements Project to the lowest responsive and responsible bidder, Midway Underground of Toledo, WA, at their bid price of $1,610,302.75, which includes Washington State sales tax, authorize the City Manager, or designee, to finalize and execute the contract and authorize any legal action necessary to enforce the terms of the same.

Sheryl Hale, Engineering Manager, sheryl.hale@cityofvancouver.us

3. Bid Award - NE 65th Ave Sanitary Sewer Upsize - ITB26-7

Staff Report: 048-26

Request: On Monday, March 16, 2026, award a construction contract for NE 65th Avenue Sanitary Sewer Upsize Project to the lowest responsive and responsible bidder, Nutter Corporation of Vancouver, Washington, at their bid price of $1,757,188.54, which includes Washington State sales tax, and authorize the City Manager, or designee, to finalize and execute the contract and authorize any legal action necessary to enforce the terms of the same.

Sheryl Hale, Engineering Manager, sheryl.hale@cityofvancouver.us

4. Bid Award — City Hall Ground Source Heat Pump Well Relocation - ITB 26-05

Staff Report: 049-26

Request: On Monday, March 16, 2026, award a construction contract for City Hall Ground Source Heat Pump Well Relocation - ReBid Project to the lowest responsive and responsible bidder, Apex Mechanical of Battle Ground, WA, at their bid price of $4,613,120, which includes Washington State sales tax, and authorize the City Manager, or designee, to finalize and execute the contract and authorize any legal action necessary to enforce the terms of the same.

Brian Taylor, Operations Superintendent, brian.taylor@cityofvancouver.us

5. Bid Award — Airport Terminal Renovation — Evo Designs Enterprises LLC - ITB 26-02

Staff Report: 050-26

Request: On Monday, March 16th, 2026, in conjunction with accepting Federal Aviation Administration (FAA) Grant No. 3-53-0139-022-2026 for Airport Terminal Renovation, authorize the City Manager, or designee, to finalize and execute a contract for up to $658,240 with Evo Design Enterprises LLC for Construction of the Airport Terminal Renovation Project.

Meredith Fox, Airport Manager, meredith.fox@cityofvancouver.us

6. Bid Award — 2026 East Curb Ramps Project - ITB 26-12

Staff Report: 051-26

Request: On Monday, March 16, 2026, award a construction contract for the 2026 East Curb Ramps Project to the lowest responsive and responsible bidder, and authorize the City Manager, or designee, to finalize and execute a contract with Halme Excavating, Inc., Battle Ground, Washington at their bid price of $344,074, which includes Washington State sales tax.

Chris Sneider, Senior Civil Engineer, chris.sneider@cityofvancouver.us

7. Bid Award — Fourth Plain Blvd. – Mill Plain to Main St. — National Highway System Resurfacing Project — ITB 26-11

Staff Report: 052-26

Request: On Monday, March 16, 2026, award a construction contract for the W Fourth Plain Blvd – Mill Plain to Main St - NHS Resurfacing Project to the lowest responsive and responsible bidder, Lakeside Industries, Vancouver, Washington, at their bid price of $1,808,808, which includes Washington State sales tax, and authorize the City Manager or designee to finalize and execute the same.

Chris Sneider, Senior Civil Engineer, chris.sneider@cityofvancouver.us

8. Contract Amendment - 2025 Pavement Preservation Project (072825) for Pavement Preservation in 2026 (072826) - C-101976

Staff Report: 053-26

Request: On Monday, March 16, 2026, authorize the City Manager, or designee, to finalize and execute an amendment to the Doolittle Construction, LLC, Bellevue, WA construction contract for the 2025 Pavement Preservation Contract Amendment for street preservation project for one additional year for their adjusted bid price of $3,781,479.50 for a total contract amount of $6,894,479.50, which includes Washington State sales tax.

Chris Sneider, Senior Civil Engineer, chris.sneider@cityofvancouver.us

9. Contract Amendment - 2024 Joint Agency Slurry Seal Project Contract Amendment #2 - C-101617

Staff Report: 054-26

Request: On Monday, March 16, 2026, amend for the second time, the Blackline, Inc, of Vancouver, Washington construction contract for the 2024 Joint Agency Slurry Seal Project for asphalt sealing for one additional year for their adjusted bid price of $405,250, which includes Washington State sales tax.

Chris Sneider, Senior Civil Engineer, chris.sneider@cityofvancouver.us

10. Contract Amendment — 1st Amendment to the Supply and Delivery of 5/8" through 2" Water Meters - C-101980

Staff Report: 055-26

Request: On Monday, March 16, 2026, authorize the City Manager, or designee, to execute Amendment No. 1 to contract C-101980 between the City of Vancouver and HD Fowler Company Inc. to increase the contract's not-to-exceed amount by $750,000, to a total of $1,050,000.

Brian Wilson, Operations Superintendent, Brian.E.Wilson@cityofvancouver.us

11. Contract Amendment — 1st Amendment to Supply and Delivery of Crushed Aggregate - C-101436

Staff Report: 056-26

Request: On Monday, March 16, 2026, authorize the City Manager, or designee, to execute Amendment No. 1 to contract C-101436 between the City of Vancouver and Tapani Inc. and increase the not-to-exceed amount by $700,000, to a total of $1,000,000.

Brian Wilson, Operations Superintendent, Brian.E.Wilson@cityofvancouver.us

12. Contract Amendment – Spending Limit Increase for Remittance Processing/Lockbox Services Agreement with Retail Lockbox Inc. - C-101009

Staff Report: 057-26

Request: On Monday, March 16, 2026, authorize the City Manager, or designee, to execute Amendment No. (3) to contract C-101009 between the City of Vancouver and Retial Lockbox Inc. Increase the not-to-exceed amount by $71,000 to a total of $371,000.

Amy Sorenson, Utilities Administration Manager, Amy.Sorenson@cityofvancouver.us

13. Contract Amendment — Increase in Contract Funding for Ergonomic Assessment and Early Intervention Services - C-101807

Staff Report: 058-26

Request: On Monday, March 16, 2026, authorize the City Manager, or designee, to finalize and execute an amendment to contract C-101807 with Work Right NW, to increase contract funding up to a maximum of $1,170,000.

Brent Waddle, Risk and Safety Manager, brent.waddle@cityofvancouver.us

14. Contract Amendment - Bridge Shelter Project - Scott Edwards Architecture - C-101824

Staff Report: 059-26

Request: On Monday, March 16, 2026, authorize the City Manager, or designee, to execute Amendment No. 1 to contract C-101824 between the City of Vancouver and Scott Edwards Architecture. Increase the not-to-exceed amount by $88,382 to a total of $1,484,713.

John Kearns, Capital Projects Project Manager, Kevin.Kearns@cityofvancouver.us

15. Contract Amendment — 4th Amendment for the New Public Works Operations Campus Project Bldgs H/J Foundations Maximum Allowable Construction Cost

Staff Report: 060-26

Request: On Monday, March 16, 2026, authorize the City Manager, or designee, to execute Amendment No. 4 to the General Contractor Construction Manager agreement with Skanska USA Building Inc. of Portland, OR in the amount of $239,226.

Jason Olson, Capital Projects Project Manager, Jason.Olson@cityofvancouver.us

16. Professional Services Agreement — Business Planning, Master Planning and Engineering Design Services for the Vancouver Arts Hub – Phase 1

Staff Report: 061-26

Request: On Monday, March 16, 2026, authorize the City Manager, or designee, to execute a professional services agreement between the City of Vancouver and Opsis Architecture for the Business Planning, Master Planning, and Architectural and Engineering Design Services for the Vancouver Arts Hub Phase 1 for an estimated amount not to exceed of $411,793; authorize the City Manager to take any legal action necessary to enforce the terms of the same.

John Kearns, Capital Projects Project Manager, Kevin.Kearns@cityofvancouver.us

17. Lease Agreement Amendment — Aero Maintenance Lease

Staff Report: 062-26

Request: On Monday, March 16, 2026, authorize the City Manager, or designee, to execute Amendment No. 1 to the Lease Agreement for Fixed Based Operations at Pearson Field Airport between the City of Vancouver and Aero Maintenance, Inc.

Meredith Fox, Airport Manager, meredith.fox@cityofvancouver.us

18. Grant Award and Resolution — Airport Terminal Renovation Construction

A RESOLUTION authorizing the City of Vancouver to accept Federal Aviation Administration (FAA) Airport Infrastructure Grant No. 3-53-0139-022-2026 for the Construction and Inspection Services on the Airport Terminal Renovation Project at Pearson Field Airport.

Staff Report: 063-26

Request: On Monday, March 16, 2026, in conjunction with awarding the Airport Terminal Renovation bid to Evo Design Enterprises LLC, approve the resolution authorizing the City Manager, or designee, to accept Federal Aviation Administration (FAA) Grant No. 3-53-0139-022-2026 for the Airport Terminal Renovation Project.

Meredith Fox, Airport Manager, meredith.fox@cityofvancouver.us

19. Resolution for Grant Funding of Master Plan - Washington State Department of Transportation Airport Aid Grant Application 2026

A RESOLUTION authorizing the City of Vancouver to apply for a Washington State Department of Transportation, (WSDOT) Aviation Division, Airport Aid grant to fund the Airport Master Plan & Airport Geographic Information System (AGIS) project at Pearson Field Airport.

Staff Report: 064-26

Request: On Monday, March 16, 2026, finalize and approve the resolution confirming that Pearson Field and the City of Vancouver have sufficient funds to match a 2.5%

Washington State Department of Transportation Grant contribution towards the cost of updating Pearson Field's Master Plan.

Meredith Fox, Airport Manager, meredith.fox@cityofvancouver.us

20. Right-of-Way Telecommunications Franchise Ordinance Agreement for Fatbeam, LLC, a Washington Limited Liability Company

AN ORDINANCE relating to management of the public rights-of-way, granting to Fatbeam, LLC and its affiliates ("Grantee"), a Washington LLC (collectively "Parties"), a non-exclusive and revocable Franchise to install, operate and maintain a telecommunication system in, on, over, upon, along, and across Public Ways of the City of Vancouver, Washington ("City"), establishing certain rights, duties, terms, and conditions with respect to the Franchise; and setting an effective date and conditions. Grantee and City are sometimes collectively referred to as the "Parties."

Staff Report: 065-26

Request: On March 16, 2026, advance the ordinance on first reading, setting a date for second reading and public hearing on April 27, 2026.

Aaron Lande, Assistant City Manager, Cary Driskell, Assistant City Attorney, aaron.lande@cityofvancouver.us, cary.driskell@cityofvancouver.us

21. First Supplemental Budget

AN ORDINANCE relating to the 2025-26 Biennial Budget and making supplemental appropriations in various funds needed to meet certain necessary expenditures to be incurred in 2025-26 which were not and could not reasonably have been foreseen at the time of adoption of the 2025-26 Budget; declaring an emergency and providing for an immediate effective date.

Staff Report: 066-26

Request: On Monday, March 16, 2026, advance the ordinance, setting the date for the second reading and public hearing for Monday, April 6, 2026.

Shannon Olsen, Budget Manager, shannon.olsen@cityofvancouver.us

22. Amendment to Downtown Redevelopment Authority Bylaws

AN ORDINANCE of the City of Vancouver relating to changes to the Bylaws of the Downtown Redevelopment Authority ("DRA"); adopting an amendment to Section 2.09 of the Bylaws clarifying the employment status of the Executive Director.

Staff Report: 038-26

Request: On Monday, March 16, 2026, advance the ordinance, setting the date for the second reading and public hearing for March 23, 2026.

Jeffrey Towery, Deputy City Manager, Jeff.Towery@cityofvancouver.us

23. Approval of the Claim Vouchers

Request: Approve claim vouchers for March 16, 2026.

Communications

A. From the Council

B. From the Mayor

C. From the City Manager

Community Forum

This is the place on the agenda where the public is invited to speak to Council regarding any matter. Members of the public addressing Council are requested to give their name and city of residence for the record. Speakers are to limit their testimony to a total of three minutes. Up to 90 minutes will be allotted for the Community Forum.

Adjournment

City Hall is served by C-TRAN. Route information and schedules are available online at www.c-tran.com. You also may reach C-TRAN at (360) 695-0123 for more information on times, fares, and routes.

Anyone needing language interpretation services or accommodations with a disability at a Vancouver City Council meeting may contact the City Manager's staff at (360) 487-8600 (RELAY: 711). Assistive listening devices and live Closed Captioning are available for the deaf, hard of hearing and general public use. Please notify a staff person if you wish to use one of the devices. Every attempt at reasonable accommodation will be made. To request this agenda in another format, please also contact the phone numbers listed above.

CITY OF Vancouver WASHINGTON

Community Forums: Update and Preparation

Joy Fowler
Engagement and Access Director

William Cooley
Community Engagement Manager

March 16, 2026

Agenda

- Community Forum Overview and Rationale for Reimagining Council Community Forums
- Proposed Plan for 2026
- Plan for Next Week's Forum
- Discussion

Overview and rationale for reimagining

- Transition of Community Engagement to the Engagement and Access Department
- Community feedback
- Council priorities focused on:
  - Vancouver for All
  - Safety for All, and
  - Environmentally Sustainable City

Community Forum Outcomes

Increase engagement:

- Foster a sense of community

Build trust:

- Listen, learn and reflect together

Validate community contributions:

- Gather community questions, ideas and insights

Proposed plan for community forums

- Topic-focused forums based on Council priorities
- Small-group discussions for deeper engagement
- Invitation to community groups and organizations for expanded outreach
- Post-forum summary to support next steps and strengthen relationships

Agenda for the March 23 community forum

Time	Activity	Person Responsible
4 p.m.	Staff set up lobby and Aspen Room	City staff
5 p.m.	Council special session begins in Aspen	Council, staff and community
6 p.m.	Dinner/council moves into closed session	Council and staff
6:30 p.m.	Council Community Forum begins: • Mayor provides warm welcome • Facilitators lead brief table introduction • Community members take part in small-group table discussions	Council, staff, facilitators and community
8 p.m.	Forum ends; staff clear the lobby and Aspen Room	Staff

Meeting expectations

Across conversations, facilitators will remind participants to:

- **Communicate respectfully**: Allow others to speak and listen without interruption
- **Be aware of time**: Speak for 1-2 minutes at a time, so everyone has a chance to share
- **Stay on topic**: Discussions should be focused on the designated topics for each table group
- **Be an active participant**: All participants are encouraged to listen, ask questions and contribute their thoughts and ideas

Draft discussion questions

- With your partner, talk about a time when you helped someone in our community or someone helped you. What happened as a result?
- What makes you feel connected to our community?
- What barriers might prevent some residents from fully benefitting from the opportunities that our community offers – such as jobs, education, parks or community programs?
- How can we improve belonging for people of all ages, backgrounds and income levels?

Discussion/Questions

Thank You

Joy Fowler
Engagement and Access Director
joy.fowler@cityofvancouver.us

William Cooley
Community Engagement Manager
william.cooley@cityofvancouver.us

Draft Meeting Design for March 23 Council Community Forum

Goal for Attendees

Content Goals: Participants will learn more about community and neighborhood needs, reflecting together about how we as a community can improve access, inclusion, opportunity and belonging for everyone in Vancouver.

Participants will listen and learn together about how the City and community partners are working together to build a "Vancouver for All"

Participants will share their experiences, ideas, priorities and hopes for the future.

Experiential Goals: Participants will feel that their hopes, ideas, questions and concerns are valued by the City Council.

Participants will deepen their capacity to have positive, informed and transformational conversations in the future.

Logistics

Timing: 6:30 to 8 pm on Monday, March 23, 2026
- Council special session and public hearing at 5 p.m.
- Council dinner and closed session at 6 p.m.
- Community forum starts around 6:35 pm, following opening remarks

Location: Vancouver City Hall, 415 W. 6th Street, Vancouver, WA 98660

Council Table Assignments

Tables located in the City Hall lobby:
- Table 1: Councilor Ty Stober
- Table 2: Mayor Pro Tem Sarah Fox
- Table 3: Councilor Kim Harless
- Table 4: Councilor Bart Hansen
- Table 5: Councilor Erik Paulsen
- Table 6: Councilor Diana Perez
- Circulating/listening across conversations: Mayor Anne McEnerny-Ogle

Additional table space will be available in the Aspen Room for overflow or community members who want to talk about a separate topic. We will encourage all community members to take part in the discussion around Vancouver for All.

Facilitators

William Cooley, the City's community engagement manager, will serve as the lead forum facilitator. Independent facilitators will help manage the conversation and take notes at each table. Their names will be added below, once confirmed.

- Table 1: TBA
- Table 2: TBA
- Table 3: TBA
- Table 4: TBA
- Table 5: TBA
- Table 6: TBA

Backup facilitators in the Aspen Room include:
- William Cooley
- Anna Quintrell
- Koko Olszewski

Council Community Forum Agenda

Time	Item	Responsible
Noon – 3 pm	Staff clear the City Hall lobby and ensure the Aspen Room is set up for the public hearing	City staff
3:30 – 4 pm	Tables are delivered to the City Hall lobby; staff set up lobby for Council Community Forum and Council special session overflow	
4:30 – 5 pm	Doors open for Council special session • Staff direct community members to the Aspen Room, if they would like to watch or take part in the public hearing	Council, staff and community
6 pm	Council adjourns to dinner and a closed session • Staff adjust seating in the Aspen Room to accommodate Council forum overflow	Council and staff
6:30 pm	Community Forum begins • William makes a brief announcement, asking people to take their seats and reminding them that the community forum is starting • Mayor Anne McEnerny-Ogle provides a warm welcome, thanking participants for coming and encouraging everyone to take part in the discussion • William briefly reviews the agenda, before turning things over to the table facilitators	William Cooley and Mayor Anne McEnerny-Ogle
6:35 – 6:45	Introductions and opening discussion • Facilitators lead brief introductions, asking each participant to share their name and the neighborhood that they live in • When everyone has had a chance to share, the facilitator will invite each person to turn to a partner and take turns responding to the introductory prompt: Opening discussion with a partner **With your partner, talk about a time when you helped someone in our community or someone helped you. What happened as a result?** Facilitators will lead a quick debrief, before inviting the group to discuss our three main questions. Facilitations will take notes, as the group shares and help guide the conversation, as needed, by asking follow-up questions: • Can you tell us a little more about that? • Why is that important to you? Extension questions are also included, in case the group would like to go deeper on a topic. *While we would like everyone to discuss all three questions, please allow groups to spend additional time on any topic that they feel particularly passionate about.	Table facilitators, community members and City Councilors

6:46 – 7:50 pm	Whole-group discussion **Question #1:** **What makes you feel connected to our community?** Extension questions: • Think about a time when you felt especially welcomed or included in a community. What made that experience meaningful? • Are there any events or community spaces that are particularly important sources of connection? What makes them so special? **Question #2:** **What barriers might prevent some residents from fully benefitting from the opportunities that our community offers – such as jobs, education, parks or community programs?** Extension questions: • Which community spaces or activities feel most accessible to everyone? What makes them feel this way? • What changes, big or small, could help reduce barriers in our community? **Question #3:** **How can we improve belonging for people of all ages, backgrounds and income levels?** Extension questions: • Belonging involves helping everyone to feel that they are included, connected, recognized and able to contribute to our community. If someone new moved to Vancouver tomorrow, what could we do as a community to help them feel like they belong? • Which groups or organizations help build a sense of belonging in Vancouver? What do they do that makes them special?	Table facilitators, community members and City Councilors
7:50 pm	Closing reflection • Facilitators will invite participants and City Councilors to share any closing thoughts or reflections. • Remind participants to fill out their feedback forms and to share any written comments that they would like with the City Council	Table facilitators, community members and City Councilors
8 pm	Event ends; staff finish packing up	City staff
8:30 pm	Close doors to City Hall	City staff

OUR VANCOUVER

OUR FUTURE 2045

Comprehensive Plan – Draft Chapter Review (pt 3)

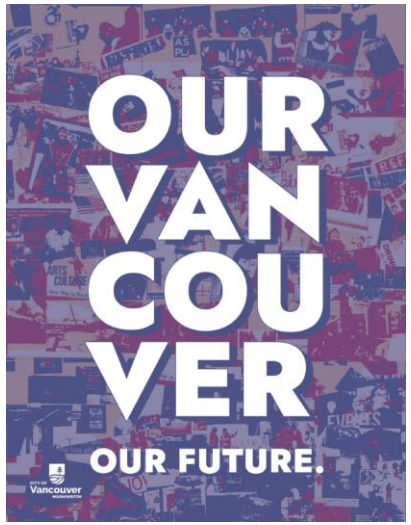
Rebecca Kennedy (she/her), Deputy Director, Community Development
Domenique Martinelli (she/her), Senior Planner, Community Development

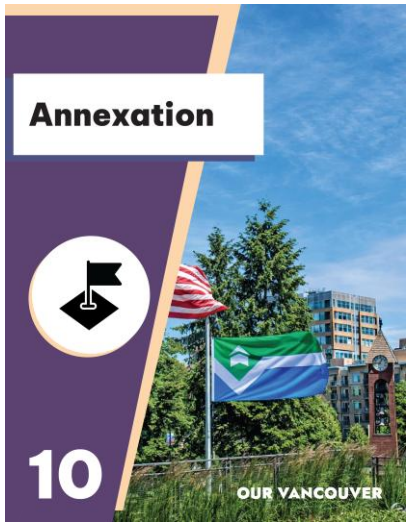
March 16, 2026

Welcome

Purpose / Agenda

- Provide a high-level overview of draft chapters currently under development
- Discuss *why* each chapter is organized the way it is
- Highlight legal requirements, policy direction, and chapter organization
- Seek City Council input on overall direction, clarity, and alignment
- Review next steps / discussion





Community Experience

Annexation

Legal Framework: GMA

- Washington's Growth Management Act (GMA) establishes:
  - ➡ What elements must be included in a Comprehensive Plan
  - ➡ How those elements must relate to one another
- Implemented through:
  - ➡ RCW 36.70A – statutory requirements
  - ➡ WAC 365-196 – detailed guidance and Commerce checklists
- The Plan must demonstrate:
  - ➡ Internal consistency
  - ➡ Data-supported assumptions
  - ➡ Capacity to accommodate growth through 2045
- All chapters must be informed by analysis and coordinated with required elements

Legal Requirements by Chapter

- **Community Experience**
  - ➡ Non-mandatory element.
  - ➡ Functions as a plan-wide lens to support internal consistency under RCW 36.70A
  - ➡ across required elements
  - ➡ Reinforces GMA goals related to quality of life, public facilities, health, equity, and environmental protection
  - ➡ Must remain coordinated with Land Use, Housing, Transportation, and Capital Facilities elements
- **Annexation**
  - ➡ Non-mandatory element, but governed by annexation statutes (RCW 35A.14)
  - ➡ Annexation limited to territory within an adopted Urban Growth Area (UGA)
  - ➡ Must occur in a contiguous, orderly manner consistent with the GMA and Countywide Planning Policies

Chapter Organization

Context → strategy → implementation

- Each chapter is designed to move the reader through:
  - ➡Historical context & current conditions
  - ➡Vision Statement
  - ➡Identification of key challenges and trends the policy strategy is responding to
  - ➡Community feedback to support the claims
  - ➡Equity Lens – relevant supporting data and fact finding – how are equity priority communities impacted, and how do we address from a policy standpoint?
  - ➡Goals and policies to address those challenges and guide future decisions
- This structure ensures:
  - ➡Policies are grounded in data and lived experience
  - ➡Council and the community can clearly see how decisions today affect long-term outcomes

- **CE-1** Social Infrastructure
- **CE-2** Inclusive and Affirming Environments
- **CE-3** Community Safety
- **CE-4** Innovation
- **CE-5** Community Pride and Identity

Comm Experience Policy Approach

- Establishes Community Experience as a plan-wide lens to evaluate how growth decisions shape belonging, safety, and daily life – evaluates each chapter and how to apply the lens.
- Identifies social infrastructure (parks, libraries, community centers, arts, neighborhood spaces) as essential community infrastructure that deserves investment – relation to third spaces & Connected and Accessible Neighborhoods (LU-1)
- Centers inclusion to ensure historically marginalized communities experience equitable access to welcoming environments
- Aligns design, safety, and public investment decisions to reinforce identity, connection, and long-term community stability

Annexation – Policy Approach

AN-1 Facilitate Annexation of the Urban Growth Area

AN-2 Fiscally Sustainable Annexations

- Provides a framework for implementing the Growth Management Act expectation that urban areas transition into cities through orderly annexation
- Prioritizes fiscal sustainability and maintenance of adopted service levels before annexation occurs
- Requires evaluation of infrastructure readiness, long-term capital obligations, and service delivery impacts
- Establishes policy guidance and evaluation criteria rather than a phased annexation schedule

Next Steps

- **Draft of Plan & Code**
  - ➡ Mid-February: released for public comment
    - Simultaneous Department of Commerce 60-day review
  - ➡ March: Review of Community Experience, Annexation and Implementation Chapters + Code
- Adoption Process
  - ➡ April: Initiate Planning Commission review of proposed Plan and Code refinements and recommendation process
  - ➡ May: Initiate Council adoption process
    - Supported by Final Environmental Impact Statement (Final EIS)
  - ➡ **June 1: Targeted Adoption Date**

Past Community Presentations

- Thur, Feb 19
- Thur, Feb 26
- Sat, Feb 28
- Wed, Mar 4

Draft Comprehensive Plan and Code are accessible now on beheard:

Questions and Discussion

www.beheardvancouver.org/plan2045

CITY OF Vancouver WASHINGTON

MEMORANDUM

DATE: March 16, 2026

TO: Vancouver City Council

FROM: Lon Pluckhahn, City Manager

RE: **OUR VANCOUVER – Draft Comprehensive Plan Chapters – Community Experience (CE) and Annexation (AN)**

CC: Rebecca Kennedy, Deputy Director, Community Development Department
Domenique Martinelli, Senior Planner, Community Development Department

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Intent

This is the final work session in a series of three workshops focused on the draft comprehensive plan chapters. The intent of these workshops is to provide Council with review, consideration and comment on each of the draft chapters.

Today's workshop is focused on the draft Community Experience (CE) and Annexation (AN) chapters. Staff is looking for review and comment on the draft chapters broadly as well as the following:

- Layout, readability, information presented
- Completeness and legibility of information presented, including vision statement, community feedback, supporting analysis and data, and goals and policies.
- Gaps and areas needing further clarification or refinement

This memo summarizes the legal framework guiding each chapter, the key issues identified through technical analysis and community engagement, the overarching policy strategies, and how each chapter is organized to support implementation.

Background

The City of Vancouver's Comprehensive Plan provides the overall long-term vision and policy direction to manage the built and natural environment in Vancouver for the next 20 years and provide necessary public facilities to achieve that vision. The City adopted its first Comprehensive Plan under Washington's Growth Management Act in 1994 (Chapter 36.70A RCW), with a major re-write occurring in 2004, and a less substantive update occurring more recently in 2011. As demographic changes, market conditions, council priorities and other factors have shifted since 2011, it's necessary to re-imagine the existing growth strategy as part of the current Comprehensive Plan Periodic Review cycle.

The City began the process of updating the plan in late 2022, and has conducted a multi-phase, equity-centered community engagement process to inform the Plan's vision and goals and overall policy direction. Engagement included hundreds of in-person and virtual conversations, extensive survey and mapping activities, sustained collaboration with Community Partners representing equity-priority populations and community working groups representing specific interest groups, and multiple City Council and Planning Commission workshops at key milestones. Input gathered across visioning, alternatives development, Draft EIS review, and refinement of the Preferred Land Use Alternative directly informed the draft policies and growth concept.

Since 2023, several foundational technical analyses have been prepared to inform this update, including the Housing Needs Assessment, Economic Conditions and Opportunities Analysis, Equity Analysis, Climate Vulnerability Assessment, and Health Impact Assessment. This work is reflected in each chapter narrative related to analysis and data, as well as the goals and policy sections.

Problem Statement and Input from Engagement

Across both chapters covered in this workshop technical analysis and community engagement revealed a consistent set of interrelated challenges shaping Vancouver's future. Vancouver is growing rapidly and becoming more diverse, yet the systems that shape daily life and governance have not always kept pace. Smaller household sizes, rising cost burdens, and demographic change are reshaping how residents connect to one another and participate in civic life. Community feedback consistently emphasized the importance of parks, libraries, neighborhood business districts, arts and cultural spaces, and inclusive public environments that foster belonging and safety. At the same time, many residents—particularly those from historically marginalized communities—do not consistently experience equal access to welcoming, culturally affirming spaces. The Community Experience chapter responds to these conditions by centering belonging, safety and inclusion in daily life.

Beyond the city limits, Vancouver's Urban Growth Area (VUGA) is nearly the same geographic size as the City, has a population of approximately 170,000 people, and has developed at urban intensities but is not consistently served by infrastructure built to urban standards. The Growth Management Act anticipates annexation of urban growth areas into cities, yet fiscal constraints and infrastructure gaps complicate that transition. The Annexation chapter establishes a coordinated framework for future annexation decisions as the City and VUGA continue to add residents.

Community Experience (CE)

Legal Requirements - The Community Experience chapter is not a mandatory element of the Comprehensive Plan under RCW 36.70A.070. Instead, it is included as a foundational, cross-cutting framework that the City is using to guide how policy is developed and evaluated across the rest of the plan. As stated in the draft chapter, Community Experience is intended to function as an experiential lens for policymaking that asks: "What is it like to live here and represent this place?" While not mandated, the chapter is written to support internal plan consistency by explicitly linking decisions on housing, transportation, public spaces, and other plan topics to the end user experience.

Policy Direction- The Community Experience chapter establishes that Vancouver's growth strategy must be evaluated not only by physical outcomes, but by how decisions shape daily life—belonging, safety, visibility, connection, and access to places where civic life happens. The chapter frames Community Experience as a citywide priority and a lens that should be applied everywhere in the plan, particularly for residents who face barriers due to income, race, language, age, disability, gender identity, renter status, or health vulnerability.

The policy direction is grounded in the chapter's context about demographic change and social connection. The chapter notes Vancouver's substantial growth (over 56,000 new residents between 2000 and 2023), an aging population (65+ increasing from 13% to 19% between 2011 and 2021), and household trends that increase the importance of "third places" and neighborhood institutions as social infrastructure (smaller household sizes and more one- and two-person households)

Chapter Organization - The Community Experience chapter is organized to establish the "community experience lens," provide supporting context on changing conditions, and then define the goals and supporting policies that carry the chapter forward:

- **Introduction** – Defines Community Experience as a lens for policymaking focused on daily lived experience, belonging, safety, and community identity.
- **Vision: Community Experience** – Sets the chapter's vision focused on affordability, safety, access, belonging, honoring diverse histories, and repairing past harms.
- **Changing Demographics** – Summarizes demographic and household shifts and explains how these trends affect social connection and civic participation.
- **Social Infrastructure** – Describes the role of community spaces and institutions as the platforms where connection, trust, and belonging are built, and ties this to growth and redevelopment over the planning period.
- **Community Design and Aesthetics** – Frames design quality, public realm character, and cultural visibility as core factors shaping lived experience and belonging.
- **Applying a Community Experience Lens** – Establishes how the lens should be applied across the plan, including the evaluative questions the City should ask when making decisions.
- **Goals** - The chapter's goals are as follows:
  - **CE-1: Social Infrastructure** – Strengthens and expands the network of community spaces, institutions, and gathering places that foster connection, belonging, and civic participation.
  - **CE-2: Inclusive and Affirming Environments** – Ensures that public spaces, policies, and investments create welcoming, accessible, and culturally affirming environments for all residents.
  - **CE-3: Community Safety** – Promotes physical, emotional, and environmental safety through thoughtful design, coordinated services, and community-centered strategies.
  - **CE-4: Innovation** – Encourages creativity, experimentation, and forward-thinking approaches that enhance quality of life and reflect Vancouver's evolving identity.
  - **CE-5: Community Pride & Identity** – Celebrates and elevates the histories, cultures, and unique characteristics that shape neighborhood identity and civic pride. This goal also supports policies around increasing access to spaces for artists,

creatives, and expanding representation in public storytelling, and elevating the voices of underrepresented populations in community art.

Annexation

Legal Requirements - The Annexation chapter is not a mandatory element under RCW 36.70A.070; however, annexation is directly governed by Washington State statute and shaped by the Growth Management Act (GMA). Under the GMA, urban growth areas (UGAs) are designated with the expectation that urban development will occur within cities and that cities will serve as the primary providers of urban services. Annexation within counties planning under the GMA is generally limited to territory inside an adopted UGA and must occur in a contiguous and orderly manner. State law (RCW 35A.14) establishes multiple annexation methods, including property owner petition, election-based annexation, annexation of unincorporated islands, interlocal agreement annexation, and municipal-purpose annexation. Each method carries specific procedural and approval requirements. Countywide Planning Policies (CPPs) further guide annexation sequencing, coordination between cities and counties, and the transition of urban services. The GMA anticipates annexation of designated UGAs within the 20-year comprehensive planning horizon and reinforces that counties should not serve as long-term providers of urban services in these areas.

Policy Direction – The Annexation chapter establishes annexation as the primary mechanism for transitioning urbanized areas within the Vancouver Urban Growth Area into the City in a coordinated, orderly, and fiscally responsible manner. Vancouver's UGA is the largest in the state by population, with approximately 170,000 residents, and full annexation would make Vancouver the second largest city in Washington. The scale and level of existing development within the VUGA create both opportunity and constraint. Annexation offers the opportunity to align governance, land use regulation, infrastructure planning, and service delivery across a unified urban area. At the same time, many portions of the VUGA consist of residential neighborhoods with infrastructure that does not yet meet urban standards, creating significant fiscal and capital investment challenges.

The Annexation chapter is written to ensure consistency with these statutory and regional frameworks, while maintaining internal consistency with the Land Use, Public Facilities and Services, Transportation, and Housing elements to ensure that annexation supports planned growth patterns and adopted levels of service. Importantly, the Annexation chapter does **not** develop a phased annexation schedule or specify where and when annexation of the Vancouver Urban Growth Area (VUGA) will occur. While a 2007 Annexation Blueprint Plan attempted to establish such a schedule, changing economic conditions and structural fiscal constraints limited its implementation. Instead, this chapter establishes policy guidance and evaluation criteria to inform future annexation decisions as opportunities arise.

Chapter Organization - The Annexation chapter is organized to move from context to evaluation framework, establishing why annexation matters, how it works under state law, and how Vancouver will evaluate future annexation proposals:

- **Introduction** – Defines annexation and explains its role under the GMA, including the expectation that UGAs will transition into cities over the 20-year planning horizon
- **Vision: Annexation** – Articulates the City's commitment to orderly, fiscally sustainable annexation that maintains adopted levels of service and integrates annexed areas into the City's urban fabric.
- **Key Annexations (Historical Context)** – Summarizes major annexations since the 1990s, illustrating the City's incremental approach and the mix of population-serving, employment-based, and municipal-purpose annexations.
- **Annexation Process and Methods**– Describes statutory annexation methods and core evaluation factors, including GMA consistency, fiscal sustainability, infrastructure readiness, logical boundaries, and service delivery considerations.
- **Intergovernmental Coordination and Service Transitions** – Explains coordination with Clark County, utility districts, and special purpose districts, and outlines the importance of service transition planning and interlocal agreements.
- **Adapting to Changing Conditions** – Acknowledges prior phased annexation efforts and changing economic conditions, clarifying that annexation will be evaluated based on current fiscal and service realities rather than a fixed schedule.
- **Community Feedback** – Summarizes public input reflecting both interest in representation and concerns about taxes, traffic, growth, and service impacts.
- **Goals and Policies** – Establishes the annexation goals and supporting policies that guide evaluation and implementation.
    - **AN-1: Facilitate Annexation of the Urban Growth Area (UGA)** – Specifies that any future transition of urbanized areas within the VUGA into the City will occur in a coordinated, orderly, and timely manner that promotes contiguous growth, efficient service delivery, and logical jurisdictional boundaries.
    - **AN-2: Fiscally Sustainable Annexations** – Ensures annexations are fiscally responsible, maintain adopted levels of service, and support long-term financial and infrastructure sustainability for both existing and future residents.

Next Steps
The Draft Comprehensive Plan and implementing Title 20 Land Use and Development Code have now been released for public review and formally submitted to the Washington State Department of Commerce for the required 60-day review. The statutory review clock is running, and staff will monitor and respond to Commerce comments to ensure alignment with state requirements and the June 2026 adoption deadline. Community engagement is underway and includes public presentations, an online draft exploration tool, and a feedback form to identify any gaps or issues prior to finalization.

City Council and Planning Commission review is anticipated to occur as follows:

- **March 10:** Planning Commission – Comprehensive Plan Annexation and Community Experience Chapters, continued review of Development Code
- **March 16:** City Council – Comprehensive Plan -Annexation, Community Experience Chapters

- **April 13:** City Council – review of proposed Plan and code refinements
- **April 14:** Planning Commission – review of proposed Plan and code refinements
- **April 27:** City Council – continued review of proposed Plan and code refinements
- **Late April / early May:** Planning Commission recommendation
- **June:** City Council Adoption

Adoption will be supported by issuance of the **Final Environmental Impact Statement (Final EIS)**, ensuring environmental review requirements are satisfied prior to final action. Over the coming months, staff will continue refining draft language based on public input, Council direction, Planning Commission feedback, and Commerce review comments to ensure the final Plan and Code are internally consistent, legally compliant, and ready for adoption within the required timeline.

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Attachments

- Draft Annexation Chapter
- Draft Community Experience Chapter

Community Experience

1

OUR VANCOUVER

Introduction

This chapter is intended to be a lens for considering how decisions about the built and natural environment will impact the way people feel in their day-to-day experience in the city. It encompasses the social connections that shape daily life, the aesthetics and visual identity of neighborhoods, the public spaces where people gather, and how the built environment impacts people's sense of belonging and safety and the identity of the city overall. It is an experiential lens to inform policy making that asks the following question: *What is it like to live in this place?*

This chapter sets the foundation for the Comprehensive Plan by framing the human experience as a central planning priority. It focuses on what it feels like to be in Vancouver, to encounter one another and to move through shared spaces, and places community experience at the heart of achiveing policy outcomes related to safety, equity, inclusion, and social well-being.

Vision: Community Experience

We envision a city that is affordable, safe, accessible, vibrant, and prosperous, where all community members feel valued, included, and honored. Our city is made up of authentic places that reflect our different histories and lived experiences and help strengthen social bonds and connections to each other. We recognize that our histories include big accomplishments and important milestones, as well as individual and collective trauma and systemic injustice, and we will work to intentionally repair past harms and limit future ones. We uplift individuals and communities to collectively build a future where we not only survive but thrive, so that every person can lead a fulfilling life and truly belong.

Changing Demographics

Vancouver's demographic landscape is shifting in ways that directly shape how people participate in civic life and form social connections. The city added just over 56,000 residents between 2000 and 2023, a 39 percent increase that has expanded the scale and diversity of the community. This growth has been accompanied by an aging population and changes in household composition that influence how residents engage with one another. The share of residents 65 and older increased from 13 percent to 19 percent between 2011 and 2021, while the share of youth under 20 declined from 25 percent to 20 percent over the same period. At the same time, the city's largest age cohort—residents aged 20 to 34, who make up 24 percent of the population—is also the group most likely to be newcomers to Vancouver, renters, or early-career workers whose civic engagement patterns are often still forming. These shifts mean Vancouver now includes larger proportions of older adults at increased risk of social isolation, as well as young adults who may lack long-term social networks, extended family nearby, or established pathways into community life.

Household patterns reinforce these dynamics. The Housing Needs Assessment shows that Vancouver's average household size has decreased from 2.4 to 2.3 persons over the last decade, with a seven-percentage-point decline in households with children and corresponding increases in one- and two-person households. These trends reflect broader shifts in aging, affordability pressures, delayed household formation, and diverse living arrangements, and they carry implications for civic and social life. Smaller households have fewer built-in social networks and tend to rely more on community centers, third places, and neighborhood institutions to build connection and access information. Vancouver's racial and ethnic diversity also continues to grow—communities of color increased from 24 to 33 percent of the population from 2011 to 2021—which brings cultural vibrancy but also requires civic systems that are linguistically and culturally accessible to ensure full participation. Economic disparities further shape engagement conditions. Vancouver's median household income—$70,000, compared to the county's $84,000—creates a higher share of residents who are cost-burdened, renters, or working multiple jobs. Residents facing financial stress have less discretionary time for civic involvement and may have fewer resources to participate in leadership roles, neighborhood associations, or volunteer opportunities.

Together, these demographic realities reveal a community where social connection is unevenly distributed and where barriers to civic participation are often tied to age, income, renter status, language, cultural identity, and the availability of accessible gathering spaces. Older adults may experience isolation if mobility or fixed incomes limit their access to community life. Younger adults may experience disconnectedness during transitional phases in work or housing. Immigrant and multilingual households may face linguistic or cultural barriers that impede civic involvement unless outreach is tailored. These trends underscore the importance of robust social infrastructure as the connective tissue of a rapidly growing and increasingly diverse city, and underscores the importance of parks, libraries, plazas, community centers, local businesses, cultural hubs, and informal gathering spaces that serve as the everyday platforms where civic life becomes possible, trust is built, and social isolation is countered.

Social Infrastructure

Social infrastructure—the network of physical places and community institutions where people regularly interact—is one of the most powerful tools the City has to counter isolation and build connection. In Vancouver, this includes neighborhood parks and trails, libraries, community centers, schools, cultural and faith-based institutions, small businesses and cafés, arts and performance venues, and the streets, plazas, and civic spaces that knit them together. Throughout the engagement process, residents consistently described these places as the heart of community life: parks, the waterfront, community centers, and local events were repeatedly celebrated as the spaces where people build relationships, find recreation, and feel a sense of belonging. Downtown, the Waterfront, Esther Short Park, and historic neighborhood main streets were often characterized as the city's "living rooms" and everyday third places—sites of casual encounters, cultural activities, and shared community identity.

Over the next 20 years, Vancouver will add an estimated 38,000 new housing units to meet projected population growth, with an emphasis on more diverse housing types in already urbanized areas. This scale of investment represents a once-in-a-generation opportunity to strengthen social infrastructure alongside new homes. As new multifamily buildings, middle-housing types, and mixed-use centers are built, the Comprehensive Plan will guide their design to help facilitate communities with a variety of activities, businesses, events, and publicly accessible gathering spaces. This includes small plazas, courtyards, and community rooms within new developments; co-located housing and services for older adults; and flexible spaces that can host childcare, cultural programming, and neighborhood-led activities. By planning housing and social spaces together, the City can help ensure that new residents are moving into connected neighborhoods rather than isolated complexes.

The City has already begun investing in this kind of community-oriented public realm. The Main Street Promise project and similar efforts are reshaping key corridors into safer, more walkable, tree-lined main streets that support small businesses and everyday gathering. Investments in parks, trails, and community centers have expanded year-round opportunities for recreation, cultural events, and youth programming. Partnership-based initiatives in areas like Fourth Plain and Fruit Valley are demonstrating how culturally specific services and neighborhood-run facilities can create hubs of activity that reflect the communities they serve. The success of the Arts Hub and momentum behind arts-focused spaces is a poignant reminder of the critical importance of art and culture in our lives. These efforts show how public investment can seed the kinds of places where residents naturally come together.

Community Design and Aesthetics

Design and aesthetics shape how people understand and move through the city, influencing whether neighborhoods, business districts, and open spaces feel welcoming, walkable, and reflective of the people who live in and use them. As Vancouver grows and transitions into a more connected and compact city, the quality of its public realm—its streets, parks, buildings, and everyday gathering places—plays an increasingly important role in shaping the lived experience of residents. Community members consistently emphasized that design matters: attractive streetscapes, comfortable

pedestrian environments, engaging storefronts, trees and landscaping, and public art contribute to how people feel in their neighborhoods and whether they feel a sense of connection to place.

Smaller households, remote work, long commutes, and car-dependent development patterns make it more difficult for chance encounters outside. These trends are not just a result of changing social dynamics and technological advances—they're also shaped by land use. When homes, shops, schools, and parks are spread far apart and separated by environments where it's difficult to walk or navigate without a car, it becomes harder to casually meet one another, linger in public spaces, or feel a sense of shared ownership over our neighborhoods.

As Vancouver accommodates significant new housing over the next 20 years, carefully shaping how new development integrates into the city is critical. Experience is also shaped by whose histories, cultures, and identities are made visible in the built environment. Vancouver's engagement process underscored that many communities—particularly Indigenous, Black, Latine, immigrant, refugee, LGBTQ+, and youth communities—do not consistently see themselves reflected in public art, architecture, or civic spaces. Residents expressed a desire for a public realm that celebrates the city's cultural diversity and acknowledges histories that have historically been excluded from dominant narratives. The Comprehensive Plan incorporates these sentiments by enacting policy to support it, primarily through Chapter 2, Equity and Inclusion, and Chapter 3, Land Use and Development.

Community Feedback

- Need to foster belonging, safety, and stability for all residents, including physical safety, emotional and mental safety, allowing community members to feel relaxed and respected.
- Desire for spaces, services, and information that are accessible—physically, culturally, and financially.
- Value of and desire for places, events, and organizations that reflect their individual identity, allowing them to express themselves and connect with others who share that identity.
- Appreciation for Vancouver's existing feel and community spaces.
- Including parks and trees, access to nature, events, local art, food trucks, and community hubs like libraries, faith centers, and the waterfront.
- Mixed feelings about future growth and change, with interest in retaining the things people appreciate about Vancouver today.
- Desire for more places, programs, and processes that support social ties, involvement, and lifelong learning.
- Strong interest in high-quality spaces that incorporate greenery and public art and are well-maintained and context-sensitive.

Applying a Community Experience Lens

This chapter establishes a lens that extends beyond this section of the plan. While goals CE-1 through CE-5 focus directly on social infrastructure, inclusion, safety, innovation, and community identity, their intent is to shape how all planning decisions are made across the Comprehensive Plan.

Applying a community experience lens means evaluating policies, investments, and regulations not only by what they produce physically, but by how they affect daily life—especially for residents who face barriers due to income, race, language, age, disability, gender identity, renter status, or health vulnerability. It asks:

1. Who benefits from this decision?
2. Who may be excluded or burdened by it?
3. How will this change feel to someone moving through their neighborhood on foot, by transit, or without financial flexibility?
4. Does this action strengthen a sense of belonging, dignity, and social cohesion?

Goal: CE-1 Social Infrastructure

Vancouver community members live in vibrant, active, and engaged neighborhoods with supportive social ties, where collaboration and mutual care create a sense of belonging.

Social infrastructure refers to the places, relationships, and systems that help people feel connected, supported, and rooted in their neighborhoods and community. In Vancouver, this infrastructure takes many forms—community centers, parks, cultural and creative spaces, arts venues, privately owned event spaces, and the informal networks that emerge in everyday life. These spaces and relationships are essential to community well-being: they strengthen trust, reduce social isolation, support mental and physical health, and help neighbors mobilize to help themselves and others during emergencies or climate-related events.

As Vancouver grows and becomes more diverse, social infrastructure plays a critical role in maintaining belonging and resilience. Many residents—especially low-income households, renters, older adults, youth, people with disabilities, immigrants and refugees, and LGBTQ+ community members—experience barriers to participating in civic life or accessing culturally relevant gathering spaces. The Comprehensive Plan seeks to reduce these barriers by expanding access to free and low-cost spaces; increasing opportunities for artists, creatives, and community organizations; and inviting future users of these spaces to help shape design and programming.

The plan also encourages reactivating underutilized or unconventional spaces—such as vacant parcels or areas under bridges—to bring community, cultural, and environmental programming to areas that currently lack access. This goal also recognizes the need for public spaces that support climate resilience by offering shade, cooling, clean air, and refuge during extreme heat and smoke events, given the prevalence of these events today and their projected increases by 2045.

Events and cultural celebrations further contribute to vibrant, welcoming neighborhoods by creating opportunities for connection across cultures and generations. Together, these strategies build a city where every resident has access to the social supports they need and where collaboration, mutual care, and belonging are fundamental to everyday life.

Applying this Lens across Chapters

- The Land Use and Development chapter shifts away from isolated, low-density patterns toward a network of centers and corridors with mixed uses, services, and amenities within walking distance. This supports CE-1 by enabling "third places"—cafés, libraries, parks, childcare, and neighborhood businesses—that were historically missing in many parts of the city.
- The Housing chapter policies prioritize locating new homes near essential services, such as education, healthcare, grocery stores, childcare, and recreation opportunities. CE-1 clarifies that this is not only an efficiency strategy, but a social connection and well-being strategy that reduces isolation and strengthens neighborhood life.
- The Parks, Recreation, and Cultural Services chapter identifies parks, community centers, trails, cultural spaces, and greenways as essential spaces that contribute to physical, mental, and community health. CE-1 positions these places as core civic infrastructure that enable gathering, mutual support, and everyday interaction.
- The Transportation and Mobility chapter commits to an equitable, connected network of streets, paths, and transit that links people to essential resources and opportunities. Under CE-1, those routes are understood as social connectors that link residents to schools, parks, libraries, and commercial districts—not just corridors for throughput.

Supporting Policy	Description	No	Related Goals
Center Impacted Voices in the Development of Community Spaces	Engage community organizations and individuals representing diverse lived and cultural experiences in the planning, design, and programming of community spaces.	26	CE-1, CE-5 EI-1, EI-4, PR-4
Climate Resilient Spaces	Incorporate elements of climate resiliency into new public spaces.	29	CL-1, CE-1, PR-1, PFS-3, LU-3

Event Programming	Continue to support and expand local gatherings, festivals, and special events that uplift community, reflect diverse histories and lived experiences, and create a sense of civic pride.	56	CE-1, CE-5, PR-4
Inclusive Engagement	Foster inclusive, community engagement rooted in inclusion, trust, and long-term relationship-building, and centering the voices of those who are most directly impacted by outcomes of City processes.	69	EI-4, CE-1
Increase Access to Community Spaces	Facilitate and provide access to community gathering spaces, with a focus on populations vulnerable to social isolation.	75	CE-1, EI-2, LU-1
Increase Access to Space for Artists and Creatives	Establish partnerships that increase access to shared, affordable spaces serving artists and arts and cultural organizations.	76	CE-1, PR-4, CE-5
Program Underutilized Spaces	Encourage the thoughtful reuse and activation of underutilized lands—such as space beneath freeway viaducts, oddly shaped parcels, utility corridors, temporarily vacant lots, and other non-developable remnants typically under 1 acre—by establishing public-private partnerships to program them to serve community, cultural, and environmental needs.	105	CE-1, CE-4, LU-4, PR-2
Support Neighborhood Organizations	Support the growth and stability of neighborhood associations as key partners in establishing local pride, connection, and representation within Vancouver's distinct neighborhoods.	148	CE-1, CE-5, EI-4

Goal: CE-2 Inclusive and Affirming Environments

Vancouver's public spaces and facilities are inclusive and affirming across race, class, age, sex, gender identity, ability, religion, national origin, and citizenship status, creating a sense of belonging and safety.

Inclusion is the foundation of a community where everyone feels safe, welcomed, and able to fully participate in civic life. For Vancouver, this means creating public spaces, services, neighborhoods, and cultural expressions that honor residents' identities across race, class, age, sex, gender identity, sexual orientation, ability, religion, national origin, and citizenship status. It also means recognizing how past and present inequities have shaped access to opportunity and belonging—and actively working to repair harm while building a more just future.

This goal emphasizes a holistic approach to inclusion that goes beyond removing barriers. It calls for culture-building, trust-building, and the intentional design of environments where historically excluded and marginalized communities can see themselves reflected, respected, and supported. This includes ensuring that City programs and services are delivered using trauma-informed practices, so that community members—particularly those who have experienced violence, displacement, or systemic harm—can engage with public institutions safely.

A welcoming and affirming city also requires shifting from transactional interactions toward deeper, relational connections between the City and residents. This means supporting new and long-term residents alike, investing in community-led networks of care, and ensuring that people at greatest risk of exclusion are empowered to play a key role in community building and shaping how our spaces are designed. Cultural representation is another key pillar: public art, cultural installations, and the design of public spaces should reflect the full diversity of Vancouver's communities, telling stories that have historically been left out of the city's physical landscape.

To support accessibility and equitable participation, the City will expand multilingual, culturally competent services and improve communication channels so community members can meaningfully access information, programs, and decision-making processes. Creating inclusive environments also extends to the built environment and housing. Supporting culturally specific and identity-affirming housing models—whether for immigrant and refugee communities, LGBTQ+ residents, Indigenous

communities, or others—ensures that people can live in places that reflect their cultural identities, family structures, and community relationships.

Applying this Lens across Chapters

- The Equity and Inclusion chapter establishes that historic policies created disparities in access to safe transportation, amenities, and healthy environments, particularly for communities of color, low-income households, people with disabilities, and LGBTQ+ residents. CE-2 operationalizes this by shaping how places are designed, programmed, and experienced.
- Parks, Recreation, and Cultural Services policies commit to inclusive, safe public spaces that reflect the diversity of the community, remove cost barriers, and support culturally responsive programming. CE-2 reinforces that public spaces should feel welcoming across language, culture, age, and ability.
- Public Facilities and Services planning emphasizes equitable access to infrastructure, services, and community facilities. CE-2 ensures that facilities, such as libraries, community centers, and civic buildings, are designed and located in ways that foster belonging, representation, and dignity.
- Land Use and Development policies support mixed, inclusive neighborhoods with access to services and amenities while preventing displacement and protecting vulnerable residents. CE-2 extends this to the experience of belonging in those spaces, including culturally responsive design, public art, and identity-affirming places.

Supporting Policy	Description	No	Related Goals
Culturally Responsive Design	Develop standards for public spaces and buildings that incorporate culturally specific design principles and art installations and reflect the diverse history and heritage of Vancouver communities.	41	CE-5, CE-2, PR-4
Culturally Specific and Identity-based Housing	Work with partners to facilitate and fund housing that reflects the cultures, identities, and needs of Vancouver's unique population groups, and for the equity priority communities identified in this plan.	42	H-2, CE-2, EI-1, H-4
Expand Representation in Public Art	Ensure publicly funded art projects and installations reflect and incorporate the experiences of historically excluded and underrepresented voices in the physical and cultural landscape of the city.	57	CE-5, CE-2, PR-4
Language Access and Culturally Responsive Services	Ensure all city services are accessible in high impact languages spoken throughout the city and delivered with cultural competency.	82	CE-2, EI-4,
Trauma-informed Services	Ensure City programs and policies are designed and delivered using trauma-informed care principles.	155	CE-2, CE-3, EI-2
Welcoming and Supportive Community	Build a community that welcomes and invites all community members to participate in civic life through inclusive practices, programs, and public spaces.	160	CE-2, EI-1

Goal: CE-3 Community Safety

Vancouver is a community where safety is prioritized, people look out for one another, and strong social ties ensure that all residents are well prepared to respond to challenges and disruptive events.

A safe community is one where people not only feel protected from harm, but also supported, connected, and equipped to respond when challenges arise. Safety is understood as both a physical and a social condition—rooted in well-designed public spaces, strong community relationships, accessible emergency services, and systems that help residents anticipate, withstand, and recover from disruptions. Vancouver faces increasing risks from extreme weather, flooding, wildfire smoke, seismic hazards, and large-scale social or economic disruptions. Strong social ties—neighbor-to-neighbor relationships, community organizations, and trusted local messengers—are essential components of resilience and are explicitly supported through this goal.

The built environment also plays a critical role. Safe street designs, active public spaces, good lighting, and visible community activity can reduce opportunities for crime and create environments where people feel comfortable moving through their neighborhoods. Land use and transportation patterns that make walking, biking, and transit safer contribute to both public safety and climate resilience, reinforcing the city's broader goals for health and sustainability.

Public safety and emergency services—fire, police, and emergency medical response—remain core components of a resilient Vancouver. This goal supports investment in facilities, staffing, and coordinated planning to ensure these services keep pace with population growth and changing community needs.

Applying this Lens across Chapters

- Transportation and Mobility policies identify safety as a primary goal and focus on correcting systems historically built for vehicle movement rather than people walking, rolling, or using transit. The Transportation and Mobility chapter prioritizes safety for people walking, rolling, biking, and taking transit, recognizing that past vehicle-oriented design produced high collision risk and inequitable mobility. CE-3 connects these policies to lived experience by framing traffic safety, lighting, visibility, and accessible crossings as community safety outcomes. Safe routes to schools, parks, and services reduce risk while supporting independence for youth, older adults, and people with disabilities.
- Housing stability is foundational to safety. The Housing chapter addresses homelessness, overcrowding, and cost burden—all conditions linked to physical, mental, and economic insecurity. CE-3 connects housing policy to community safety by recognizing that stable, affordable, and appropriate housing reduces exposure to unsafe living conditions, displacement, and crisis. Locating housing near essential services also improves access to healthcare, food, and support networks during both everyday life and emergencies.
- Public Facilities and Services planning links infrastructure investments to emergency services, climate resilience, and community needs. CE-3 reinforces that safety includes equitable access to facilities, reliable infrastructure, and trusted community spaces.
- The Climate and Environment chapter documents that extreme heat, smoke, and flooding disproportionately affect neighborhoods with lower tree canopy, older housing, and socioeconomic disparities. CE-3 situates emergency preparedness, cooling and clean air centers, and resilient infrastructure as community safety and dignity issues, not only environmental concerns.

Supporting Policy	Description	No	Related Goals
Coordinate with Fire and Police	Coordinate with the Vancouver Fire Department and Vancouver Police Department to plan for expected growth, equitably serve the community, and facilitate emergency response.	38	CE-3, PFS-3
Crime Prevention through Environmental Design	Foster a safe community by encouraging street level activity and thoughtful building and infrastructure design that enhance public safety and community well-being.	40	CE-3, LU-2
Disaster Recovery and Emergency Response	Develop plans and resources to ensure effective emergency response and equal access to emergency services and recovery resources, mitigating risks from natural disasters, climate-related hazards, and social disruptions.	43	CE-3, CL-1, PFS-3
Public Safety	Support public safety through investment in emergency services, facilities, infrastructure and coordinated preparedness efforts that strengthen community resilience and response.	108	CE-3, PFS-3
Reduce VMT and GHG Per Capita	Implement land use patterns that reduce vehicle miles traveled, traffic congestion, and associated greenhouse gas emissions per capita, while improving safety and air quality.	117	CL-3, CE-3, TM-2
Trauma-informed Services	Ensure City programs and policies are designed and delivered using trauma-informed care principles.	155	CE-2, CE-3, EI-2

Goal: CE-4 Innovation

Vancouver community members are empowered to test and explore creative solutions, innovative methods, entrepreneurship, calculated risk-taking, and bold solutions that drive progress, address systemic inequities, and improve quality of life within neighborhoods.

Vancouver's future depends on its ability to identify and embrace new ideas and methods for addressing challenges. This goal sits within the **Community Experience** chapter to establish innovation as an overall community mindset, and way of approaching challenges, designing services, building neighborhoods, and working together as a community. It affirms that creative problem-solving belongs to everyone, not only entrepreneurs or industry leaders, and that the City has a responsibility to cultivate environments where residents feel empowered to test ideas, learn from failure, and pursue solutions shaped by lived experience.

Innovation is a powerful tool for addressing systemic inequities and improving quality of life, particularly when driven by the communities most impacted by those inequities. This goal supports inclusive, ethical approaches to technology that intentionally reduce bias and expand access—ensuring that smart tools, digital platforms, and data practices uplift rather than marginalize. It also advances experimentation across City systems, from decentralized infrastructure that reduces strain on centralized networks, to streamlined development processes that support small businesses, to creative mobility solutions that prepare Vancouver for emerging technologies while maintaining safety and equity.

This goal also recognizes that innovation happens at many scales. At the neighborhood level, pilot projects—temporary demonstrations, low-cost activations, and flexible interventions—allow residents to test ideas before the City makes long-term investments. These projects help generate community buy-in, reveal what works in practice, and create opportunities for people to directly shape public space. Similarly, the reuse of underutilized or unconventional spaces offers fertile ground for experimentation, enabling partnerships that bring cultural programming, environmental projects, and community services to areas that lack amenities or investment.

This goal also elevates the importance of workforce pathways, entrepreneurship support, and business development. By supporting training, skill-building, and opportunity across all communities—especially those historically excluded—Vancouver can support its social and economic fabric simultaneously.

Applying this Lens across Chapters

- The Economic Opportunity chapter prioritizes innovation in business and industry, development of a green economy, and reducing barriers for historically excluded groups. CE-4 frames innovation as a tool for improving quality of life and addressing inequities, not only economic growth.
- The Housing chapter calls for expanding the range of housing types, supporting non-traditional design and ownership models, and allowing emergency, transitional, supportive, and culturally specific housing. CE-4 frames this as housing system innovation—updating regulatory, financial, and design approaches so the housing market can respond to demographic change, affordability pressures, and multigenerational living patterns. It supports piloting new housing forms, shared housing models, and incremental neighborhood-scale infill as tools for both supply and social resilience.
- The Transportation and Mobility chapter moves beyond a vehicle-priority model toward multimodal access, small mobility devices, and integrated hubs. CE-4 frames this as mobility innovation—expanding travel choices, testing new technologies and service models, and reducing financial and physical barriers to movement. It supports pilot programs, adaptive street design, and flexible use of public right-of-way to respond to changing travel behavior.
- Climate policies emphasize both mitigation and adaptation, requiring new approaches to building performance, land use patterns, and infrastructure systems. CE-4 supports innovation in green infrastructure, urban forestry, stormwater systems, and energy-efficient buildings, as well as neighborhood-based cooling, shade, and resilience strategies. It recognizes that responding to climate impacts requires testing new tools and working across sectors rather than relying solely on traditional infrastructure models.

Supporting Policy	Description	No	Related Goals
Emerging Mobility	Prepare for emerging technologies by updating City policies and operational requirements for shared mobility and emerging mobility vendors, including Autonomous Vehicles. Create data standards, data sharing agreements, and vendor requirements.	46	TM-2, CE-4
Ethical and Fair City Processes	Promote ethical and fair governance by embedding accountability in City processes, ensuring access for historically excluded communities, mitigating bias, and fostering ethical use of technology and digital practices.	55	EI-4, CE-4
Facilitate Job-creating Business Growth and Investment	Support businesses that create high-quality jobs by reducing barriers to growth, streamlining development processes, and ensuring access to necessary resources and infrastructure.	59	EO-2, EO-4, CE-4
Housing Innovation	Promote and remove regulatory barriers to new financing methods, homeownership models and design and construction techniques.	67	H-1, CE-4
Inclusive Use of Technology	Utilize an equity lens to evaluate, assess, develop, and implement use of smart technologies to reduce embedded biases and provide inclusive and accessible access.	70	EI-4, CE-4
Pilot Projects	Encourage the use of short-term pilot projects for park, transportation, and general infrastructure improvements before making long-term investments to foster innovation, test feasibility, and increase community buy-in.	102	CE-4, PR-2, TM-2, CL-1

Program Underutilized Spaces	Encourage the thoughtful reuse and activation of underutilized lands—such as space beneath freeway viaducts, oddly shaped parcels, utility corridors, temporarily vacant lots, and other non-developable remnants typically under 1 acre—by establishing public-private partnerships to program them to serve community, cultural, and environmental needs.	105	CE-1, CE-4, LU-4, PR-2
Support Decentralized Infrastructure Systems	Support decentralized local energy and water solutions while strengthening community adaptability to environmental, social, and economic changes.	144	PFS-1, CE-4, PFS-3
Vancouver as an Innovation Hub	Position Vancouver as a center for innovation, technology, and entrepreneurship through public investment and attracting entrepreneurial talent.	158	CE-4, EO-2
Workforce Development and Career Pathways	Expand access to career pathways, workforce training, and entrepreneurship opportunities that lead to living-wage jobs and wealth creation, with a focus on underrepresented communities.	161	EO-1, EI-1, CE-4

Goal: CE-5 Community Pride & Identity

In Vancouver, people are part of a distinct community that welcomes and supports diverse identities, cultures, and histories. Through engagement in cultural events, volunteering, and civic life, residents relate to a collective identity and sense of pride.

A strong community identity is essential to how people understand the community they live in, how they relate to one another, and how a city is understood regionally and even nationally. Cities with clear, authentic identities—whether rooted in culture, history, creativity, or shared values—attract and retain people who feel aligned with that character, shaping what it *means* to be part of a place. For Vancouver, cultivating a distinct sense of identity is not only about pride; it is a strategic advantage that helps draw and keep residents, businesses, and talent who see themselves reflected in the city's values and cultural landscape. Community identity helps create belonging, fosters connection across difference, and provides a shared narrative that anchors residents to one another and to the neighborhoods they call home.

In Vancouver, community pride is rooted in the stories, cultures, histories, and creative expressions that shape neighborhoods and bring residents together. This goal affirms that these cultural elements—whether reflected through public art, historic preservation, small business districts, or everyday traditions—are vital to a thriving community and should be elevated, protected, and made visible throughout the city's public spaces and civic life.

Civic engagement and shared experiences further strengthen the fabric of community life. Local festivals, cultural celebrations, volunteer events, and community storytelling deepen residents' connection to one another and help build lasting traditions. Goal CE-5 encourages these opportunities, recognizing that pride emerges not only from physical surroundings but from the relationships and collective experiences that give neighborhoods their character.

Preserving Vancouver's historic and cultural resources is another key component of this goal. Protecting significant sites, buildings, landscapes, and artifacts honors the people and communities who shaped the city and ensures that future generations can see themselves in Vancouver's past, as well as its future.

Applying this Lens across Chapters

- The Equity and Inclusion chapter documents how historic exclusion shaped present disparities in access to amenities, safe environments, and opportunity. CE-5 complements this by focusing on cultural visibility and belonging—ensuring that public spaces, civic processes, and neighborhood investments reflect the histories, cultures, and identities of communities who have been underrepresented. Pride is tied to recognition, representation, and repair.
- Housing policy supports culturally specific, multigenerational, and diverse housing forms. CE-5 connects this to identity by recognizing housing as a place where culture, family structures, and traditions are expressed. Stable, affordable housing allows residents to remain in neighborhoods over time, sustaining social networks and cultural continuity.
- The Land Use and Development chapter describes neighborhoods and centers as places that provide housing, services, amenities, and destinations. CE-5 emphasizes that these places should have distinct character and reflect local history, culture, and community narratives, rather than producing uniform development. Corridor reinvestment, mixed-use centers, and neighborhood nodes become settings for community life and shared identity.
- From a public facility and services standpoint, libraries, community centers, schools, and civic buildings are more than service points; they are civic anchors. CE-5 highlights their role as visible symbols of shared investment and places where community life unfolds—from cultural events to civic engagement. Their location, design, and programming influence whether residents see themselves reflected in public life.

Supporting Policy	Description	No	Related Goals
Align Place Based Investment with the Growth Concept	Align City investments, incentives, and programs to reinforce key centers identified in the growth concept as points for local economic development efforts and community investment.	15	CE-5, EO-3
Center Impacted Voices in the Development of Community Spaces	Engage community organizations and individuals representing diverse lived and cultural experiences in the planning, design and programming of community spaces.	26	CE-1, CE-5 EI-1, EI-4, PR-4
Culturally Responsive Design	Develop standards for public spaces and buildings that incorporate culturally specific design principles and art installations and reflect the diverse history and heritage of Vancouver communities.	41	CE-5, CE-2, PR-4
Event Programming	Continue to support and expand local gatherings, festivals, and special events that uplift community, reflect diverse histories and lived experiences, and create a sense of civic pride.	56	CE-1, CE-5, PR-4
Expand Representation in Public Art	Ensure publicly funded art projects and installations reflect and incorporate the experiences of historically excluded and underrepresented voices in the physical and cultural landscape of the city.	57	CE-5, CE-2, PR-4
Historic and Culturally Significant Resources	Protect and preserve significant cultural, historic, archeologic, and ecologic community resources. Promote preservation, restoration, and rehabilitation of historic and architecturally significant structures.	66	CE-5, CL-1, CL-2, PR-4

Increase Access to Space for Artists and Creatives	Establish partnerships that increase access to shared, affordable spaces serving artists and arts and cultural organizations.	76	CE-1, PR-4, CE-5
Strengthen Neighborhood Business Districts	Ensure neighborhood business districts are safe, vibrant, and accessible hubs of economic activity through strategic public and private investment, and reflect a sense of community identity.	140	EO-4, CE-5
Support Locally Made Products and Art	Support and elevate Vancouver's local makers, artisans, and creative production sectors by promoting the use of locally sourced and recycled materials, strengthening small-scale manufacturing, and advancing a circular economy that contributes to community pride and place-based identity.	146	CE-5, EO-3
Support Neighborhood Organizations	Support the growth and stability of neighborhood associations as key partners in establishing local pride, connection, and representation within Vancouver's distinct neighborhoods.	148	CE-1, CE-5, EI-4

Annexation

10

Introduction

Annexation is the process by which cities add land to their boundaries to accomodate growth and provide public services. The GMA anticipates that designated UGAs will become part of cities over the 20-year time horizon of the Comprehensive Plan, and that cities are the appropriate provider of urban sevices.

The VUGA is the largest in the state by population, with an estimated 163,000 residents. Annexation of the full VUGA would make Vancouver the second largest city in the state. The scale and complexity of Vancouver's UGA and the extent that it is already developed to urban densities presents both opportunity and challenge. Annexation is an opportunity to align land use and infrastructure planning across a larger area to meet key community and policy objectives and more efficiently deliver services. However, the City will bear the cost of serving annexed areas, addressing defered maintenance and upgrading substandard infrastructure. Fiscal sustantinability is a major challenge to large-scale annexation of VUGA.

Vision: Annexation

Vancouver will continue to manage urban growth by annexing urbanized areas within the Vancouver Urban Growth Area in an orderly way that is fiscally sustainable and maintains adopted levels of service. By coordinating with partners, addressing baseline conditions, and making targeted investments that support smooth service transitions, Vancouver will successfully integrate future annexed areas into the City's urban fabric and strengthen our shared sense of identity.

From a fiscal perspective, annexation has historically been most feasible in areas with a strong commercial or employment base that can help offset the cost of serving adjacent residential areas. However, large portions of the VUGA consist of single-family residential neighborhoods with auto-oriented development patterns and public infrastructure that needs to be upgraded to urban standards. In these areas, the long-term cost of providing urban services can significantly exceed anticipated revenues, making annexation difficult to justify without additional funding mechanisms or phased service strategies.

Key Annexations

Since the mid-1990s, the City has pursued annexation incrementally. Annexations during this period reflect a mix of large, population-serving annexations and smaller, targeted annexations for municipal or employment purposes.

- **East Vancouver (1997)**

  One of the City's largest annexations, East Vancouver nearly doubled the population of the City and represented a major step toward implementing the UGA concept. This annexation established a precedent for coordinating service delivery and infrastructure investment in urbanized areas previously under county jurisdiction.

- **Section 30 (2008)**

  Annexation of this area supported industrial and employment uses, strengthening the City's economic base and aligning land use regulation with infrastructure and service provision.

- **Alcoa/Port of Vancouver Remnant Parcels (2009)**

  These targeted annexations brought key employment and industrial parcels into city limits, improving regulatory consistency and supporting port-related economic activity.

- **Vancouver Operations Center (2023)**

  This recent annexation reflects the continued use of annexation for municipal purposes, ensuring that the new City operations center currently under development is strategically located to serve the existing community, as well as future growth.

- **Van Mall North (2017)**

  This annexation incorporated a large, mixed residential and commercial area, adding approximately **5,500 residents**. Van Mall North illustrates the City's emphasis on annexing areas that combine residential areas with nearby commercial and employment uses.

Smaller Annexations and Boundary Refinements

Over time, Vancouver has also completed smaller annexations in response to property owner requests. While these annexations typically added little or no population, they result in small, incremental jurisdictional boundary adjustments.

Annexation Process

Annexation in Washington State is governed by state statute and shaped by the GMA, which together establish where and how cities may expand their boundaries. In counties planning under the GMA, annexation is generally limited to areas within a designated UGA and must occur in a coordinated, contiguous, and orderly manner. These requirements reinforce the GMA's intent that cities serve as the primary providers of urban services and that counties avoid long-term provision of urban services within UGAs. Washington law provides multiple methods for annexation, each with distinct initiation requirements, approval processes, and applicability depending on local conditions.

Methods

- **Property-owner petition methods**, most often requiring owners representing a threshold of assessed property value to initiate annexation
- **Election-based annexations**, which require approval by voters within the proposed annexation area
- **Annexation of unincorporated islands**, a streamlined process for enclaves that are largely surrounded by city limits
- **Annexation by interlocal agreement**, allowing cities and counties to negotiate annexation terms for urbanized areas
- **Municipal-purpose annexations**, used to incorporate City-owned property needed for public facilities

Key Evaluation Factors

Regardless of the annexation method used, proposed annexations must be evaluated against a consistent set of planning and service considerations:

- **Consistency with the Growth Management Act**, including the requirement that annexations occur within UGAs and support planned urban growth patterns
- **Alignment with countywide planning policies**, which establish expectations for coordinated growth, annexation sequencing, and transition of urban services
- **Fiscal sustainability**, including the City's ability to fund expanded services, address infrastructure deficits, and maintain adopted LOSs without adverse impacts to existing residents
- **Infrastructure readiness**, including the capacity and condition of transportation systems, utilities, parks, and other public facilities
- **Logical boundaries and service areas**, avoiding fragmented jurisdictions, irregular boundaries, or inefficient service delivery arrangements

These considerations help ensure that annexation decisions advance long-term planning objectives rather than responding solely to short-term development or boundary pressures.

Intergovernmental Coordination and Service Transitions

Coordination with Clark County and affected service providers is a foundational element of the annexation process. Prior to annexation, counties often adopt development regulations that are consistent with the City, while cities plan for eventual assumption of service responsibility. Annexation requires careful planning to ensure continuity of services, such as public safety, transportation, utilities, and land use regulation. State law and administrative guidance encourage the use of interlocal agreements to manage these transitions, particularly where annexation will affect special purpose districts, such as fire, utility, or library districts. These agreements may address service timing, infrastructure standards, revenue impacts, and phased transitions to City service provision. Countywide planning policies further guide this coordination by establishing shared expectations for how annexation supports regional growth management objectives.

Community Feedback

- Strong need for clear, transparent information about annexation—how it works, when it will happen, and what it means for services, zoning, taxes, and growth targets.
- Mixed ideas on whether and where annexation should occur.
- Concerns that annexation could increase traffic, pollution or taxes and change the feel of suburban and semi-rural areas.
    - Others feel “in limbo” outside city limits and want representation and consistent services.
    - Desire for annexation to support sustainable, balanced growth with urban level services, logical boundaries, and coordination with the county to ensure adequate police, fire and infrastructure.

Adapting to Changing Conditions

The City adopted an Annexation Blueprint Plan in 2007 that identified a phased annexation schedule, but this was quickly followed by the great recession and it largely went unimplemented. Since that time, on the ground conditions in the VUGA have continued to evolve, as have state rules that govern annexation processes. Vancouver’s approach to annexation recognizes this evolving context and acknowledges structural deficiencies that make annexation difficult to pursue. The City will continue to evaluate annexation opportunities using available statutory tools while emphasizing coordination, fiscal responsibility, and transparent decision making. Annexation is viewed not as a single event, but as a planned transition of governance and services that must align with long-term growth management, infrastructure investment, and community expectations.

Goal: AN-1 Facilitate Annexation of the Urban Growth Area (UGA)

The annexation of urbanized areas within the Vancouver Urban Growth Area into city limits will occur in a coordinated, orderly and timely manner.

Goal AN-1 establishes annexation as the primary mechanism for transitioning urbanized areas within the VUGA into the city in a coordinated, orderly and timely manner. Lands designated within the UGA are planned to accommodate urban development and, over time, to be incorporated into the city so that governance, land use regulation, and service delivery align with urban conditions and community expectations.

Under this goal, annexation is intended to support a cohesive and efficient urban environment by establishing clear and logical jurisdictional boundaries. The City prioritizes annexation patterns that promote contiguous growth, reduce fragmented governance, and create functional service areas capable of supporting urban levels of service. Larger, coordinated annexations are emphasized where they improve regulatory consistency, streamline long-term service provision, and advance annexation within the planning horizon anticipated by the GMA. At the same time, property-owner-initiated annexations adjacent to city limits will continue to be facilitated when they are consistent with these broader principles and contribute to orderly growth.

Implementation of Goal AN-1 relies on sustained coordination with Clark County and other service providers. Annexation is viewed not as a single boundary action but as a planned transition of governance and services that must be carefully sequenced and managed over time. This includes coordinating land use designations, infrastructure standards, and service responsibilities so that areas expected to urbanize can do so in a predictable and well-managed manner.

Through clear sequencing, service transition planning, and intergovernmental collaboration, the City will pursue annexation that supports long-term regional planning objectives, strengthens regulatory consistency, and integrates future annexed areas into the City's urban fabric. Goal AN-1 reinforces the City's commitment to managing growth proactively and transparently, ensuring that annexation contributes to a unified, well-governed city over time.

Supporting Policy	Description	No	Related Goals
Annexation Agreements Prior to Service Extensions	Continue to require developing or developed unincorporated areas to agree to future annexation as a precondition of the extension of City services.	18	AN-1, PFS-1
Annexation Appropriateness	Evaluate potential annexations to ensure they support the City's ability to provide and maintain adopted levels of service. Annexations should proceed only when they do not result in a reduction of service levels for existing residents and when necessary urban services can be provided in a timely, efficient, and financially sustainable manner.	19	AN-1
Annexation Boundaries	Annexation agreements should promote large annexations, efficient service delivery, the provision of necessary infrastructure, and clear jurisdictional boundaries. This includes contiguous areas and both sides of roads and streets and associated rights-of-way. Individual property owners should not be prevented from pursuing annexation, and requests should be facilitated when immediately adjacent to Vancouver city limits.	20	AN-1, AN-2
Intergovernmental Coordination of Annexation	Work with Clark County to facilitate annexation of the unincorporated Vancouver Urban Growth Area in a coordinated and orderly manner. Coordination should include County adoption of development regulations and infrastructure standards for the VUGA that are consistent with those of the City of Vancouver, agreements to maintain existing infrastructure prior to annexation, community engagement in annexation planning and implementation, and generally advance Vancouver as a provider of urban services and Clark County as a provider of social and regional services.	80	AN-1
Limit UGA Expansions	Rigorously review any requests for future VUGA expansions to those clearly necessary to address forecasted population growth and associated housing and job needs, to reduce future annexation burdens, and to foster efficient long-term urbanization given finite countywide land supplies. Modeling of growth and associated land capacity needs should utilize generally	83	AN-1, AN-2

Supporting Policy	Description	No	Related Goals
	acceptable best practices and reflect reasonable assumptions.		
Service Areas	Work with Clark County, utility districts, and other regional service providers to ensure reasonable, efficient and fiscally sustainable service area boundaries and provide urban levels of service throughout planned annexation areas.	128	AN-1
Service Transition	Identify strategies for facilitating phased transition of urban services, particularly public safety, transportation, parks, utilities, and land use review. This should include exploration of early application of land use regulations and infrastructure standards to ensure urban level of service in areas developed to urban densities within the VUGA.	130	AN-1, PFS-1
Timing of Annexation	Coordinate with Clark County to establish annexation sequencing, agreements and timelines that facilitate annexation of the full Vancouver Urban Growth Area within the 20-year time horizon anticipated in the Growth Management Act.	152	AN-1

Goal: AN-2 Fiscally Sustainable Annexations

Facilitate balanced annexations that are fiscally sustainable for both the county and the city. Future annexations will support fiscally sustainable and quality service delivery for both existing and future residents.

Goal AN-2 ensures that annexation decisions are implemented in a fiscally responsible manner that maintains adopted LOSs for both existing and future residents. As annexation expands the City's responsibility for public services and infrastructure, careful evaluation of costs, revenues, and service capacity is essential to avoid unintended fiscal impacts. Under this goal, annexation proposals are evaluated based on infrastructure readiness, service demands, long-term operating costs, and the City's capacity to provide and sustain urban LOSs. Particular attention will be given to baseline conditions in annexed areas, including deferred infrastructure needs and capital investments required to meet City standards. Annexations should proceed only when they do not diminish service levels elsewhere in the City and when service transitions can be managed efficiently.

Recognizing that fiscal constraints can limit annexation feasibility, the City will work collaboratively with Clark County and regional partners to pursue additional funding mechanisms and implementation tools. This state-level advocacy is intended to support more balanced annexations over time, particularly in areas where service needs and revenue capacity are misaligned. Through this approach, Goal AN-2 supports equitable, sustainable annexation that strengthens the City's long-term financial and service delivery capacity.

Supporting Policy	Description	No	Related Goals
Annexation Boundaries	Annexation agreements should promote large annexations, efficient service delivery, the provision of necessary infrastructure, and clear jurisdictional boundaries. This includes contiguous areas and both sides of roads and streets and associated rights-of-way. Individual property owners should not be prevented from pursuing annexation, and requests should be facilitated when immediately adjacent to Vancouver city limits.	20	AN-1
Fiscal Sustainability of Annexation	Evaluate proposed annexations to ensure they are fiscally sustainable and support the City's ability to provide, operate, and maintain adopted levels of service over time. Annexations should proceed only when they do not reduce service levels for existing residents and when required urban services can be delivered in a timely, efficient, and financially sustainable manner.	60	None
Limit UGA Expansions	Rigorously review any requests for future VUGA expansions to those clearly necessary to address forecasted population growth and associated housing and job needs, to reduce future annexation burdens, and to foster efficient long-term urbanization given finite countywide land supplies. Modeling of growth and associated land capacity needs should utilize generally acceptable best practices and reflect reasonable assumptions.	83	AN-1

CITY OF Vancouver WASHINGTON

Staff Report: 046-26

To: Mayor and City Council
From: City Manager
Date: March 16, 2026

Subject
Construction Acceptance - Pearson Pump Station Improvements

Key Points

- The project replaced an existing wastewater pump station that had outdated equipment and high maintenance costs.
- The new pump station has been equipped with the current standard for System Control and Data Acquisition (SCADA) equipment, as well as other site improvements.
- The contractor has met all requirements of the contract to accept the project as complete.

Strategic Plan Alignment
Safe and Prepared Community – a safe place to live, work, learn and play

Present Situation
This project upgraded an aging wastewater pump station by installing modern communications equipment, adding backup power and constructing a new building. These improvements bring the station up to current standards and will improve efficiency while reducing long-term operations and maintenance costs.

Western United Civil Group of Yacolt, Washington, has completed construction of the Pearson Pump Station Improvements project. The work was completed satisfactorily in accordance with the plans and specifications. Contract costs are summarized below:

TOTAL CONTRACT COSTS	
Labor, Equipment and Material	$689,027.62
Sales Tax	$60,634.43
Total	$749,662.05

The original contract amount for this project was $692,524.44. The final construction cost increased by $57,137.61, representing an 8.2% overage. This increase was caused in part by the need to relocate existing underground utilities along with other miscellaneous issues that were not foreseeable at the time of bidding.

This project had a 5% Apprenticeship Utilization Goal, which the contractor exceeded. The breakdown is shown below:

Total Project Hours	1,477.94

Apprenticeship Goal	5%
Apprenticeship Hours Required	73.90
Apprenticeship Hours Worked	319
Extra Hours	245.10
Hourly Penalty Rate	$25
Total Incentive Paid	$0

Advantage(s)

1. Provide reduced maintenance costs.
2. Increase efficiency of the pump station.
3. Completes the City's contractual and statutory process for accepting the project.
4. Formal project acceptance allows for release of the Contractor's retainage bond.

Challenge(s)
None

Budget Impact
Funds for this project were budgeted in the Wastewater Collections 2025-2026 Capital Improvement Budget.

Prior Council Review

- Approval of the 2025-2026 Capital Improvement Budget
- Award of contract on February 10, 2025, at the Vancouver City Council Meeting

Action Requested
On Monday, March 16, 2026, accept the Pearson Pump Station Improvements Project and authorize release of bond, subject to receipt of all documentation required by law.

Staff Contact
Sheryl Hale, Engineering Manager, sheryl.hale@cityofvancouver.us

Attachments:
1. Boundary Map

1in = 3,000ft

Pearson Sanitary Sewer Pump Station Upgrades

CITY OF Vancouver WASHINGTON

N W E S

THE UTILITY INFORMATION SHOWN ON THIS MAP DOES NOT INDICATE OR IMPLY AVAILABILITY. CONTACT THE ENGINEERING COUNTER STAFF AT THE CDD PERMITS CENTER AT (360) 487-7804 OR 415 W. 6TH ST. FOR AVAILABILITY OF SERVICE.

THIS INFORMATION IS COMPILED FROM A VARIETY OF SOURCES. THE CITY OF VANCOUVER ASSUMES NO

Staff Report: 047-26

To: Mayor and City Council
From: City Manager
Date: March 16, 2026

Subject
Bid Award - NE 60th Street Sewer Improvements - ITB26-8

Key Points

- The project will bring public sanitary sewer service to 69 properties.
- The City received 10 bids.
- Staff recommends awarding a contract to the lowest, responsive bidder, Midway Underground of Toledo, WA, at the bid price of $1,746,080.93.

Strategic Plan Alignment
Safe and Prepared Community – a safe place to live, work, learn and play

Present Situation
The NE 60th Street Sewer Improvements project will provide 69 parcels with public sanitary sewer by installing approximately 3,840 lineal feet of 8-inch gravity sewer pipe and 440 lineal feet of 2-inch pressure sewer main. This project is within the City's sanitary sewer service boundary and outside the City limits.

On February 10, 2026, the City received 10 bids for the subject project. The bids ranged between $1,746,080.93 and $2,280,829.47. The low bidder was responsive. The bids were as follows:

SUMMARY OF BIDS	
BIDDER	**AMOUNT**
Midway Underground of Toledo, WA	$1,746,080.93
Colf Construction of Vancouver, WA	$1,800.638.07
Eadon Prairie Construction of Winlock, WA	$1,816,654.33
SLE, Inc. of Vancouver, WA	$1,852,957.88
KKLA Contractors of Clackamas, OR	$1,899,161.90
NW Construction General Contracting of Battle Ground, WA	$1,969,012.77
Advanced Excavating Specialists of Kelso, WA	$1,972,131.02
Nutter Corporation of Vancouver, WA	$1,997.271.99
Rotschy, Inc of Vancouver, WA	$2,199,539.40

Interlaken of Fairview, OR	$2,280,829.47
Engineers Cost Estimate	$2,000,000.00

There is a minimum apprenticeship goal of 15% of the utilized labor hours for this project. Midway Underground of Toledo, WA, has submitted an Apprenticeship Utilization Plan to meet or exceed this goal by using approximately 678 hours of apprentice time of the estimated total of 4,520 applicable labor hours for this project.

Advantage(s)
Provides public sewer to properties that currently do not have access to the utility.

Challenge(s)
None

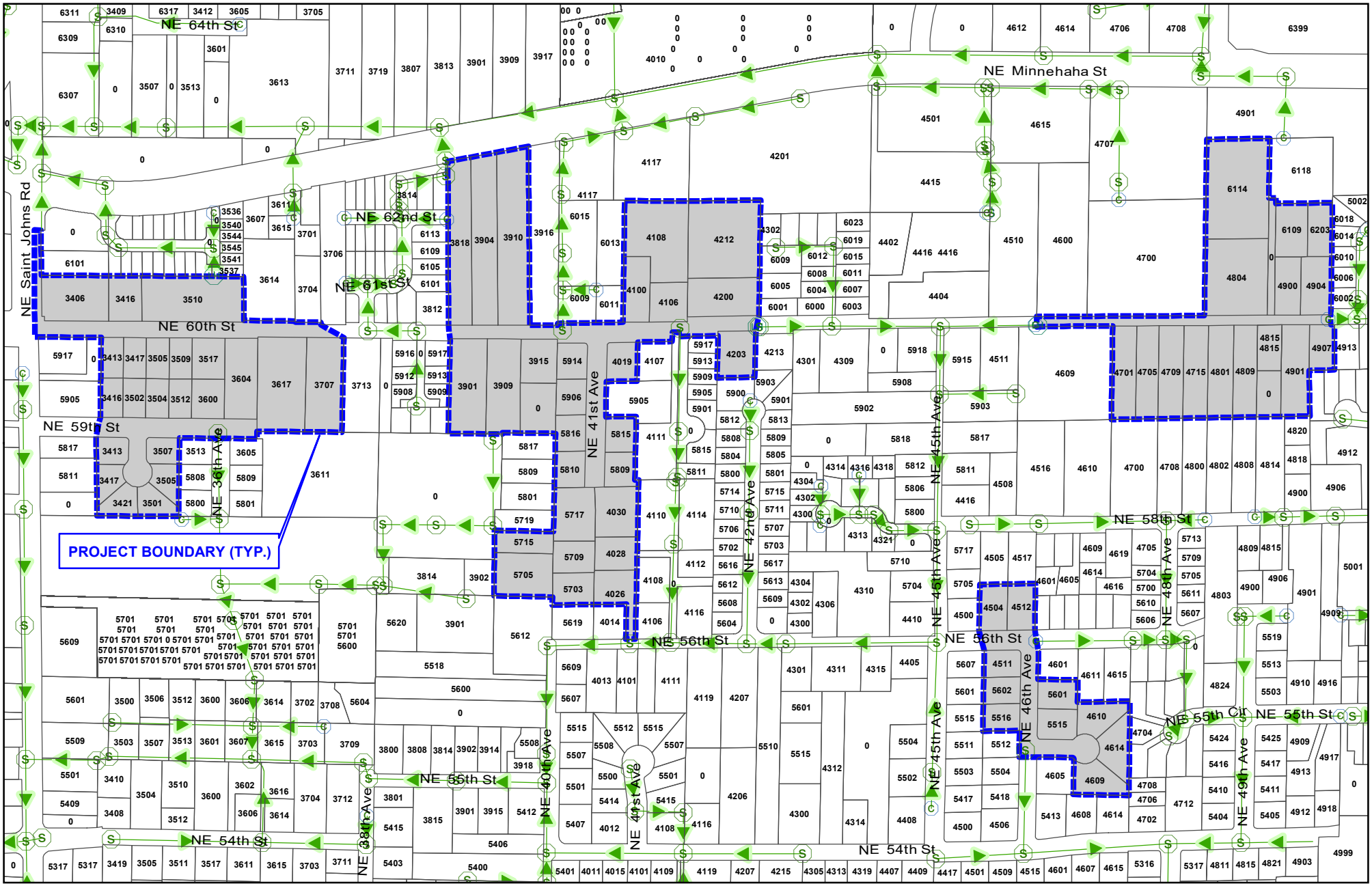
Budget Impact
Funds for the sanitary sewer project were budgeted in the Wastewater Collections Capital Improvement Budget.

Prior Council Review
Funding for this project was previously reviewed by Council as part of the 2025-2026 Wastewater Collections Construction Fund Capital Budget.

Action Requested
On Monday, March 16, 2026, award a construction contract for NE 60th Street Sewer Improvements Project to the lowest responsive and responsible bidder, Midway Underground of Toledo, WA, at their bid price of $1,610,302.75, which includes Washington State sales tax, authorize the City Manager, or designee, to finalize and execute the contract and authorize any legal action necessary to enforce the terms of the same.

Staff Contact
Sheryl Hale, Engineering Manager, sheryl.hale@cityofvancouver.us

Attachments:
1. Boundary Map
2. ITB26-8 - Contract - Final



CITY OF Vancouver WASHINGTON

NE 60th Street Sewer Extension (76 Lots)

Project Number: 100471

1 inch = 400 feet

CONSTRUCTION CONTRACT # C-102210
ITB 26-8: NE 60th Street Sewer Improvements

This Contract (hereinafter referred to as the "Contract") is entered into by and between the City of Vancouver, Washington, a municipal corporation organized under the laws of the State of Washington (hereinafter referred to as the "City") and Midway Underground, LLC, 980 Jackson Hwy S, Toledo, WA 98591 (hereinafter referred to as the "Contractor"). The City and the Contractor may be collectively referred to herein as the "Parties" or individually as a "Party."

WHEREAS, the City desires to engage the Contractor to provide public works construction and other related services for the work described herein;

WHEREAS, Contractor has agreed to offer its services to perform said work per the City issued Invitation to Bid (ITB) No. 26-8 and all addenda thereto, Contractor's Bid to said ITB, the Project Plan Set and Special Provisions, and City Council's approval on Monday, March 16, 2026 per Staff Report No. ##-##; and

WHEREAS, the Contractor represents by entering into this Contract that it is fully qualified to perform the work to which it will be assigned in a competent and professional manner, and to the standards required by the City.

NOW, THEREFORE, in consideration of the terms, conditions, covenants, and performance contained herein, or attached an incorporated and made a part hereof, the parties hereto agree as follows:

1. **STATEMENT OF WORK**: The Contractor hereby agrees to furnish all materials, labor, tools, machinery and implements of every description necessary to complete the work in a professional manner within the time limits stated in this Contract for the construction and installation of the following improvements and will make all necessary arrangements for the obtaining of permits from the United States, State of Washington, and/or any of its agencies as may be necessary to do the work required and covered by this Contract.

   The Contractor shall furnish and install approximately 3,842 lineal feet of 8-inch PVC gravity sewer main and 440 lineal feet of 2-inch Schedule 40 PVC pressure sewer main including all laterals, manholes, and appurtenances as shown on the plans and specifications herein. The sewer will be installed within the existing City of Vancouver Sanitary Sewer right-of-way, including all laterals, manholes, and all appurtenances in accordance with the attached Plan Set, these Contract Provisions, and the Standard Specifications, hereinafter referred to as "Work."

   The Contract Work shall be Physically Complete within 60 Working Days from the Notice to Proceed.

2. **EFFECTIVE DATE:** This Contract is effective as of the last signature of the Contract.

3. **E-VERIFY PROGRAM:** Contractor shall register and enter into a Memorandum of Understanding (MOU) with the Department of Homeland Security E-Verify program within sixty days after execution of this Contract. Contractor shall ensure all Contractor employees and any subcontractor(s) assigned to perform work under this Contract are eligible to work in the United States. Contractor shall provide verification of compliance upon City request. Failure by Contractor to comply with this subsection shall be considered a material breach.

4. **CONTRACTOR RESPONSIBLITIES FOR SUBCONTRACTOR:** The Contractor shall include the language of this section in all tier subcontracts and shall require each of its subcontractors to include the same language of this section in each of their subcontracts, adjusting only as necessary the terms used for the contracting parties. The requirements of this section apply to all subcontractors regardless of tier. The Contractor shall require all subcontractors to comply with all federal, state and municipal laws, rules and regulations whatsoever.

   At any time of the subcontract execution, the Contractor shall verify that all tier subcontractors meet the following bidder responsibility criteria:

   a. Have a current certificate of registration in compliance with Chapter 18.27 RCW, which must have been in effect at the time of subcontract bid submittal.
   b. Have a current Washington Unified Business Identifier (UBI) number.
   c. Have received training on the requirements related to public works and prevailing wage as required by RCW 39.04.350.
   d. Within the three-year period immediately preceding the date of the bid solicitation, not have been determined by a final and binding citation and notice of assessment issued by the department of labor and industries or through civil judgement entered by a court of limited or general jurisdiction to have willfully violated, as defined in RCW 49.48.082, any provision of Chapter 49.46, 49.48 or 49.52 RCW.
   e. If applicable, have:
      i. Industrial Insurance (worker's compensation) coverage for the subcontractor's employees working in Washington, as required in Title 51 RCW.
      ii. A Washington Employment Security Department reference number, as required in Title 50 RCW.
      iii. A Washington Department of Revenue state excise tax registration number, as required in Title 82 RCW.
      iv. An electrical contractor license, if required by Chapter 19.28 RCW.
      v. An elevator contractor license, if required by Chapter 70.87 RCW.
   f. Not be disqualified from bidding on any public works contract under RCW 39.06.010 or 39.12.065(3).

5. **DELINQUENT STATE TAXES**: The Contractor shall not owe delinquent taxes to the Washington State Department of Revenue without a payment plan approved by the Department of Revenue.

6. **COMPENSATION AND SCHEDULE OF PAYMENTS**: In consideration of the promises and agreements of the Contractor as set forth herein, and in consideration of the faithful performance and furnishing of the work and materials required by this Contract to the

satisfaction of the City, the City agrees to pay to the Contractor as prescribed in the solicitation and Contractor's Bid, and in accordance with the ordinances of the City of Vancouver and the laws of the State of Washington, the following sum as indicated, which amount does include 8.8% Washington State Sales Tax (if applicable) $1,746,080.93 USD.

The amount finally to be paid is, however, variable upon the Work actually performed, and final payment will be made upon the basis of the amount of work performed and the materials furnished, and at the lump sum or unit prices fixed in the Contractor's Bid as modified by any and all approved Change Orders.

7. **CONTRACTOR'S INSURANCE**: The Contractor agrees to the following requirements relating to insurance coverage. Provide a Certificate of Liability Insurance. Said certificate must be provided on a standard "ACORD" form, or its equivalent, and must provide that coverage shall not be canceled or modified without 30 days prior written notice to the City of Vancouver.

   The City of Vancouver may inspect all policies, and copies shall be provided to the City upon request. The Contractor shall obtain the insurance described in this section from insurers approved by the State Insurance Commissioner pursuant to RCW Title 48. The insurance must be provided by an insurer with a rating of A-: VII or higher in the A.M. Best's Key Rating Guide, which is licensed to do business in the state of Washington (or issued as a surplus line by a Washington Surplus lines broker). The City reserves the right to approve or reject the insurance provided, based on the insurer (including financial condition), terms and coverage, the Certificate of Insurance, and/or endorsements.

   The Contractor agrees to procure insurance coverage as required below:

COVERAGE	LIMITS OF LIABILITY
I. Commercial General Liability:	
Policy shall include Bodily Injury, Property Damage, Personal Injury and Broad Form Contractual Liability	
Each Occurrence	$1,000,000
General Aggregate Per Occurrence	$2,000,000
Products & Completed Operations Aggregate	$2,000,000
Personal and Advertising Injury	$1,000,000
Blanket Contractual Liability	$1,000,000
II. Commercial Automobile Liability	
Policy shall include Bodily Injury and Property Damage, for any owned, Hired, and/or non-owned vehicles used in the operation, installation and maintenance of facilities under this Contract.	
Combined Single Limit	$1,000,000
III. Workers' Compensation (applicable to the State of Washington)	
Per Occurrence	Statutory
Employer's Liability	$1,000,000
Disease Each Employee	$1,000,000
Disease Policy Limit	$1,000,000
Each Claim	$1,000,000
Annual Aggregate	$2,000,000

COVERAGE	LIMITS OF LIABILITY
IV. Pollution Legal Liability	
Each Claim Annual Aggregate	$3,000,000 $6,000,000

In addition to the coverage and limits listed above the Contractor's insurance must all contain the following:

a. City Listed as Additional Insured. The City of Vancouver, its Agents, Representatives, Officers, Directors, Elected and Appointed Officials, and Employees must be named as additional insured. The required Additional Insured endorsements shall be at least as broad as ISO CG 20 10 11 85, or its equivalent CG 20 10 07 04 and CG 20 37 07 04 must be included with the Certificate of Insurance.

b. Either the Commercial General Liability or the Worker's Compensation policy must be endorsed to include "Washington Stop Gap" insurance. The limits and aggregates referenced must apply to the Stop Gap coverage as well and must be indicated on the certificate.

c. Commercial General Liability insurance shall be written on coverage forms at least as broad as ISO occurrence form CG 00 01, including but not limited to liability arising from premises, operations, stop gap liability, independent contractors, products-completed operations, personal and advertising injury, and liability assumed under an insured contract. There shall be no exclusion for liability arising from explosion, collapse or underground property damage. The Commercial General Liability insurance shall be endorsed to provide a per project general aggregate limit, using ISO form CG 25 03 05 09 or an equivalent endorsement.

d. The City of Vancouver shall be listed on the Certificate as Certificate Holder.

e. Cover Trigger: The insurance must be written on an "occurrence" basis. This must be indicated on the Certificate.

f. Contractor shall ensure that each subcontractor of every tier obtains and maintains at a minimum the insurance coverages required for Commercial General Liability and Auto Liability. Upon request of the City, the Contractor shall provide evidence of such insurance.

g. The Contractor shall keep this insurance in force during the term of the Contract and for thirty (30) days after the Physical Completion date. The Contractor shall provide the City and all Additional Insured with written notice of any policy cancellation, within two business days of their receipt of such notice.

h. Failure on the part of the Contractor to maintain the insurance as required shall constitute a material breach of contract, upon which the City may, suspend work or terminate the contract.

i. All costs for insurance shall be incidental to and included in the unit or lump sum prices of the contract and no additional payment will be made.

8. **CONTRACTOR'S BOND**: The Contractor agrees that before it undertakes performance of this Contract, it will file with the City a Performance Bond and a Payment Bond, in the forms prescribed by the City of Vancouver, in the full amount of the Contract price with a company authorized to do business in the State of Washington as a surety. The bonds shall comply with the laws of the State of Washington, especially with the provisions of Chapter 39.08 RCW.

9. **DISPUTE RESOLUTION**: In the event of a dispute between the Parties which cannot be resolved by the contract managers, the Contractor and the City shall review such dispute and may attempt to resolve the dispute. Any controversy or claim arising out of or relating to this Contract or alleged breach of this Contract that cannot be resolved by the Parties within 30 days of receipt of written notice may be submitted to mediation. If the dispute cannot be resolved through mediation, either party may initiate litigation pursuant to the governing law and venue provisions of this Contract. The Parties agree to pay their own attorneys' fees and expenses.

10. **GOVERNING LAW/VENUE**: This Contract shall be deemed to have been executed and delivered within the State of Washington, and the rights and obligations of the parties hereunder shall be construed and enforced in accordance with, and governed by, the laws of the State of Washington without regard to the principles of conflict of laws. Any action or suit brought in connection with this Contract shall be brought in the Superior Court of Clark County, Washington.

11. **EMPLOYMENT OF LABOR**: The Contractor agrees that all persons employed by the Contractor and by any of its subcontractor and any of their lower tier contractors in work performed pursuant to this Contract shall not be employed in excess of eight (8) hours in any day, except as provided or allowed by Chapter 49.28 RCW and WAC 296.127 and any amendment thereto.

12. **PAYMENT OF LABOR**: The Contractor agrees that all laborers, workers, or mechanics employed by it or by any subcontractor in the performance of this Contract will be paid not less than the prevailing wage rate for an hour's work, in accordance with the provisions of Chapter 39.12 RCW, and all rules and regulations promulgated pursuant thereto.

    The prevailing wage rates in effect at the time of the bid submittal deadline shall apply for the duration of the project, no matter how long it lasts. However, if the Contract is awarded more than six (6) months after the bids were due, the prevailing wage rates in effect on the award date shall apply.

    In case any dispute arises as to what the prevailing rate of wages for work of a similar nature are and such dispute cannot be adjusted by the parties involved, the matter shall be referred to the director of the Department of Labor and Industries of the State of Washington for arbitration, and the director's decision shall be final, conclusive and binding on all parties involved in the dispute.

13. **PAYMENT TO THE CONTRACTOR**: Progress payments to the Contractor shall be made within 30 days of a fully executed Pay Estimate pending all compliance with all contractual requirements. A sum equal to 5% may be reserved and retained from monies earned by the Contractor in accordance with Chapter 60.28 RCW. The City reserves the right to require Contractor to correct any submitted or paid erroneous invoices according to the rates set forth herein. City and Contractor agree that any amount paid in error by City does not constitute a change in the agreed upon amount; Contractor agrees to issue a refund of any of any overages paid in error by the City.

    Release of the retained percentage or the retainage bond shall be in accordance with Chapter 60.28 RCW. Every person performing labor or furnishing supplies toward the completion of said improvement of work shall have a lien upon said monies so reserved; provided, that such notice of the lien of such claimant shall be given in the manner provided in RCW 39.08.030 and within the time provided in Chapter 60.28 RCW as now existing and in accordance with any amendments that may hereafter be made thereto.

    No payment shall be made to the Contract, however, until the Contractor and all subcontractors who have performed work shall have filed and received approval of a Statement of Intent to Pay Prevailing Wage as required by RCW 39.12.040 from the Washington State Department of Labor and Industries. Said Contractor and all subcontractors shall also keep accurate payroll records for three years from the date of acceptance as described in RCW 39.12.120. A Contractor and all subcontractors shall, file a copy of its certified payroll records using the Department of Labor and Industries online system on a monthly basis. A Contractor's noncompliance with this section shall constitute a violation of RCW 39.12.050.

14. **INDEMNIFICATION**: Contractor agrees to indemnify, defend, save and hold harmless the City, its officials, employees and agents from any and all liability, including but not limited to demands, claims, causes of action, suits or judgements, claims of copyright or patent infringement, including costs, attorney fees and expenses incurred in connection therewith, or whatsoever kind or nature, arising out of, or in connection with, or incident to, the performance of services by Contractor pursuant to this Contract.

    In the event that any suit based on such a claim, demand, loss, damage, cost or cause of action is brought against the Contractor, the City retains the right to participate in said suit.

    This indemnity and hold harmless shall include any claim made against the City by an employee of the Contractor or subcontractor or agent of the Contractor, even if Contractor is thus otherwise immune from liability pursuant to worker's compensation statute, Title 51 RCW. To the extent that such liability arises from the concurrent negligence of both the City and the Contractor, such cost, fees and expenses shall be shared between the City and the Contractor in proportion to their relative degrees of negligence. This indemnity and hold harmless shall NOT apply in the case where liability arises from the sole negligence of the City. The Contractor specifically acknowledges that the provisions contained herein have been mutually negotiated by the Parties and it is the intent of the Parties that Contractor provide the broadest scope of indemnity permitted by RCW 4.24.115.

15. **OWNERSHIP OF RECORDS AND DOCUMENTS**: Any and all work product prepared by the Contractor in the course of performing this Contract shall immediately become the property

of the City. In consideration of the compensation provided for by this Contract, the Contractor hereby further assigns all copyright interests in such work product to the City. A copy may be retained by the Contractor. Previously owned intellectual property of Contractor or any third party, and any know-how, methodologies or processes used by Contractor to provide the services or project deliverables under this Contract shall remain property of the original City.

16. **PUBLIC DISCLOSURE COMPLIANCE**: The parties acknowledge that the City is an "agency" within the meaning of the Washington Public Records Act, Chapter 42.56 RCW, and that materials submitted by the Contractor to the City become public record. Such records may be subject to public disclosure, in whole or part and may be required to be released by the City in the event of a request for disclosure. In the event the City receives a public record request for any data or deliverable that is provided to the City and that is licensed from the Contractor, the City shall notify the Contractor of such request and withhold disclosure of such information for not less than five business days, to permit the Contractor to seek judicial protection of such information, provided that the Contractor shall be responsible for attorney fees and costs in such action and shall save and hold harmless the City from any costs, attorney fees or penalty assessment under Chapter 42.56 RCW for withholding or delaying public disclosure of such information.

17. **COOPERATIVE PURCHASING**: The Washington State interlocal Cooperation Act, Chapter 39.34 RCW, authorizes public agencies to cooperatively purchase goods and services if all parties agree. By having executed this Agreement, the Contractor agrees that other public agencies may purchase goods and services under this solicitation or contract at their own cost and without the City incurring any financial or legal liability for such purchases. The City agrees to allow other public agencies to purchase goods and services under this solicitation or contract, provided that the City is not held financially or legally liable for purchases and that any public agency purchasing under solicitation or contract file a copy of this invitation and such contract in accordance with RCW 39.34.040.

18. **AMENDMENTS**: All changes to this Contract, including changes to the statement of work and compensation, must be made by written Change Order and/or Amendment and signed by all parties to this Contract.

19. **AUTHORIZATION AND COMPLIANCE WITH THE LAW**: The Contractor certifies that the person signing the Contract is legally authorized to enter into this binding Contract and that the Contractor shall fully comply with all relevant, federal, state and municipal laws, rules, regulations and policies.

20. **CITY BUSINESS AND OCCUPATION LICENSE**: The Contractor will be required to obtain a business license when contracting with the City unless allowable exemptions apply. The Contractor shall contact the State of Washington Business License Service website or by phone at 800-451-7985, or the City's website to determine whether a business license is required pursuant to the Vancouver Municipal Code (VMC) Chapter 5.04.

21. **RELATION OF PARTIES**: The Contractor, its subcontractors, agents and employees are independent contractors performing services for the City and are not employees of the City; shall not as a result of this Contract, accrue leave, retirement, insurance, bonding or any

other benefits afforded to City employees; and, shall not have the authority to bind the City in any way except as may be specifically provided in the Statement of Work.

22. **ASSIGNMENT**: This Contract is binding on each party, its successors, assigns, and legal representatives and may not, under any circumstances, be assigned or transferred by either party without the other party's express written authorization.

23. **TERMINATION FOR CONVENIENCE**: The City, at its sole discretion, may terminate this Contract for convenience at any time for any reason deemed appropriate. Termination is effective immediately upon notice of termination given by the City.

    In the event this Contract is terminated prior to the completion of Work, Contractor will only be paid for the Work completed at the time of termination of the Contract.

24. **TERMINATION FOR CAUSE**: In the event the Contractor is, or has been, in violation of the terms of this Contract, including the solicitation, the City reserves the right, upon written notice to the Contractor, to cancel, terminate or suspend this Contract in whole or in part for default. Termination shall be effected by serving a notice of termination on the Contractor setting forth the manner in which the Contractor is in default. The Contractor will be paid only the contract price for services performed in accordance with the manner of performance set forth in the Contract.

    If it is later determined by the City that the Contractor had an excusable reason for not performing, such as a strike, fire or flood, or events which are not the fault of or are beyond the control of the Contractor, the City after setting up a new delivery or performance schedule, may allow the Contractor to continue work or treat the termination as a termination for convenience.

25. **OPPORTUNITY TO CURE**: The City at its sole discretion may in lieu of a termination allow the Contractor to cure the defect(s), by providing a "Notice to Cure" to Contractor setting forth the remedies sought by the City and the deadline to accomplish the remedies. If the Contractor fails to remedy to the City's satisfaction the breach or default of any of the terms, covenants, or conditions of this Contract within the time stated time, the City shall have the right to terminate the Contract without any further obligation to the Contractor. Any such termination for default shall not in any way operate to preclude the city from also pursuing all available remedies against the Contractor and its sureties for said breach or default, including but not limited to, termination of this Contract for convenience.

26. **WAIVER AND REMEDIES**: City's failure to enforce the terms or conditions herein or to exercise any right or privilege, or the City's waiver of any breach hereunder shall not thereafter waive any other term, condition or privilege, whether of the same or similar type. Remedies under this Contract are cumulative; the use of one remedy shall not be taken to exclude or waive the right to use another.

27. **ENTIRETY OF CONTRACT:** This Contract incorporates all the agreements, covenants and understanding between the parties hereto and are merged into this written Contract. No prior agreement or prior understanding, verbal or otherwise, of the parties or their agents shall be valid or enforceable unless set forth in this Contract.

28. **USE OF CITY'S NAME:** Contractor may not use any of City's name, trademark, service marks, or logo in connection with the services contemplated by this Contract or otherwise without the prior written permission of City, which permission may be withheld for any or no reason and may be subject to certain conditions.

29. **DEBARMENT:** The Contractor certifies that that it is not presently debarred, suspended, proposed for debarment, and declared ineligible or voluntarily excluded from covered transactions by any Federal, State or local department or agency.

30. **NON-DISCRIMINATION AND EQUAL EMPLOYMENT OPPORTUNITY**: During the term of this Contract, Contractor will not discriminate against any employee or applicant for employment in accordance with RCW Chapter 49.60, including, but not limited to creed, religion, race, color, age, sex, marital status, sexual orientation, sexual identity, pregnancy, military status, political ideology, ancestry, national origin, or the presence of any sensory, mental or physical disability, unless based upon a bona fide occupational qualification. The Contractor will take affirmative action to ensure that applicants and employees are treated fairly, without regard to their creed, religion, race, color, sex, national origin, or the presence of any sensory, mental or physical disability. Such action shall include all terms and conditions of employment, compensation and benefits, including apprenticeship.

31. **BINDING EFFECT:** The provisions, covenants and conditions in this Contract bind the parties, their legal heirs, representatives, successors and assigns.

32. **RATIFICATION:** Acts taken pursuant to this Contract but prior to its effective date are hereby ratified and confirmed.

33. **CONTRACT DOCUMENTS AND ORDER OF PRECEDENCE:** The complete Contract includes these parts, all of which are incorporated herein by reference, and any inconsistency in the parts of the contract shall be resolved by following this order of precedence (e.g., 1 presiding over 2, 2 over 3, 3 over 4, and so forth):

    1. Amendments to the Contract,
    2. This Contract,
    3. Contractor's Bid including all Addenda to the Solicitation,
    4. Special Provisions,
    5. Contract Plan Set,
    6. City of Vancouver Amendments to the specified WSDOT Standard Specifications,
    7. City of Vancouver General Requirements and Details for the Design and Construction of Public Sanitary Sewers,
    8. City of Vancouver Standard Plans,
    9. WSDOT Standard Specifications,
    10. WSDOT Standard Plans.

    On the Contract Plans, Working Drawings and Standard Plans, figured dimensions shall take precedence over scaled dimensions.

    Whenever reference is made in these Specifications or the Special Provisions to codes, rules, specifications and standards, the reference shall be construed to mean the code, rule,

specification or standard that is in effect on the Invitation to Bid advertisement date, unless otherwise stated or as required by law.

If any part of the Contract requires Work that does not include a description for how the Work is to be performed, the Work shall be performed in accordance with standard trade practice(s). For purposes of the Contract, a standard trade practice is one having such regularity of observance in the trade as to justify an expectation that it will be observed by the Contractor in doing the Work.

34. NOTICES: All notices which are given or required to be given pursuant to this Contract shall be hand delivered, mailed postage paid or sent by electronic mail as follows:

For the City:
Anna Vogel
City of Vancouver
415 W 6th Street
P O Box 1995
Vancouver WA 98668-1995
anna.vogel@cityofvancouver.us

For the Contractor:
Max Halberg
Midway Underground, LLC
980 Jackson Hwy S
Toledo, WA 98591
bids@midwayundergroundllc.com

The undersigned, as the authorized representatives of the City and Contractor respectively, agree to all of the terms and conditions contained in this Contract, as of the dates set forth below.

CITY OF VANCOUVER
A municipal corporation

Lon Pluckhahn, City Manager

Date

Attest:

Anthony Glenn, Deputy City Clerk

Approved as to form:

Nena Cook, City Attorney

CONTRACTOR:
Midway Underground, LLC

Signature

Printed Name /Title

Date

Staff Report: 048-26

To: Mayor and City Council
From: City Manager
Date: March 16, 2026

Subject
Bid Award - NE 65th Ave Sanitary Sewer Upsize - ITB26-7

Key Points

- This project will upsize an existing 8-inch sanitary sewer main on NE 65th Avenue to a new 10-inch sanitary sewer main to allow for reduced maintenance and more capacity.
- The City received 6 bids for the project; one was non-responsive.
- Staff recommends awarding a contract to the lowest, responsive bidder, Nutter Corporation of Vancouver, WA, at the bid price of $1,757,188.54.

Strategic Plan Alignment
Safe and Prepared Community – a safe place to live, work, learn and play

Present Situation
The NE 65th Avenue Sanitary Sewer Upsize project will remove approximately 1,900 lineal feet of existing sanitary sewer pipe and replace it with a larger pipe to increase capacity and improve reliability. The work also includes installing one new manhole and rehabilitating existing manholes with a protective coating. These improvements will reduce ongoing maintenance needs and lower long-term costs.

On February 3, 2026, the City received 6 bids for the subject project. The bids ranged between $1,757,188.54 and $2,037,978.06. The low bidder was responsive, and one bidder was non-responsive. The bids were as follows:

SUMMARY OF BIDS	
BIDDER	**AMOUNT**
Nutter Corporation of Vancouver, WA	$1,757,188.54
Interlaken, Inc of Fairview, OR	$1,905,293.63
Midway Underground, LLC of Toledo, WA	$1,996,563.78
Advanced Excavating Specialists of Kelso, WA	$1,993,200.22
Eadon Prairie Construction of Winlock, WA	$2,037,978.06
Colf Construction	Non-responsive
Engineers Cost Estimate	$2,343,410

There is a minimum apprenticeship goal of 15% of the utilized labor hours for this project. Nutter

Corporation of Vancouver, WA, has submitted an Apprenticeship Utilization Plan to meet or exceed this goal by using approximately 813 hours of apprentice time of the estimated total of 5,420 applicable labor hours for this project.

Advantage(s)

1. Remove the need for increased maintenance.
2. Reduce long-term maintenance costs for the life of the asset.
3. Increase sewer capacity on NE 65th Avenue

Challenge(s)

None

Budget Impact

Funds for this project were budgeted in the Wastewater Collections Capital Improvement Budget.

Prior Council Review

Funding for this project were previously reviewed by Council as part of the 2025-2026 Wastewater Collection Construction Fund Capital Budget.

Action Requested

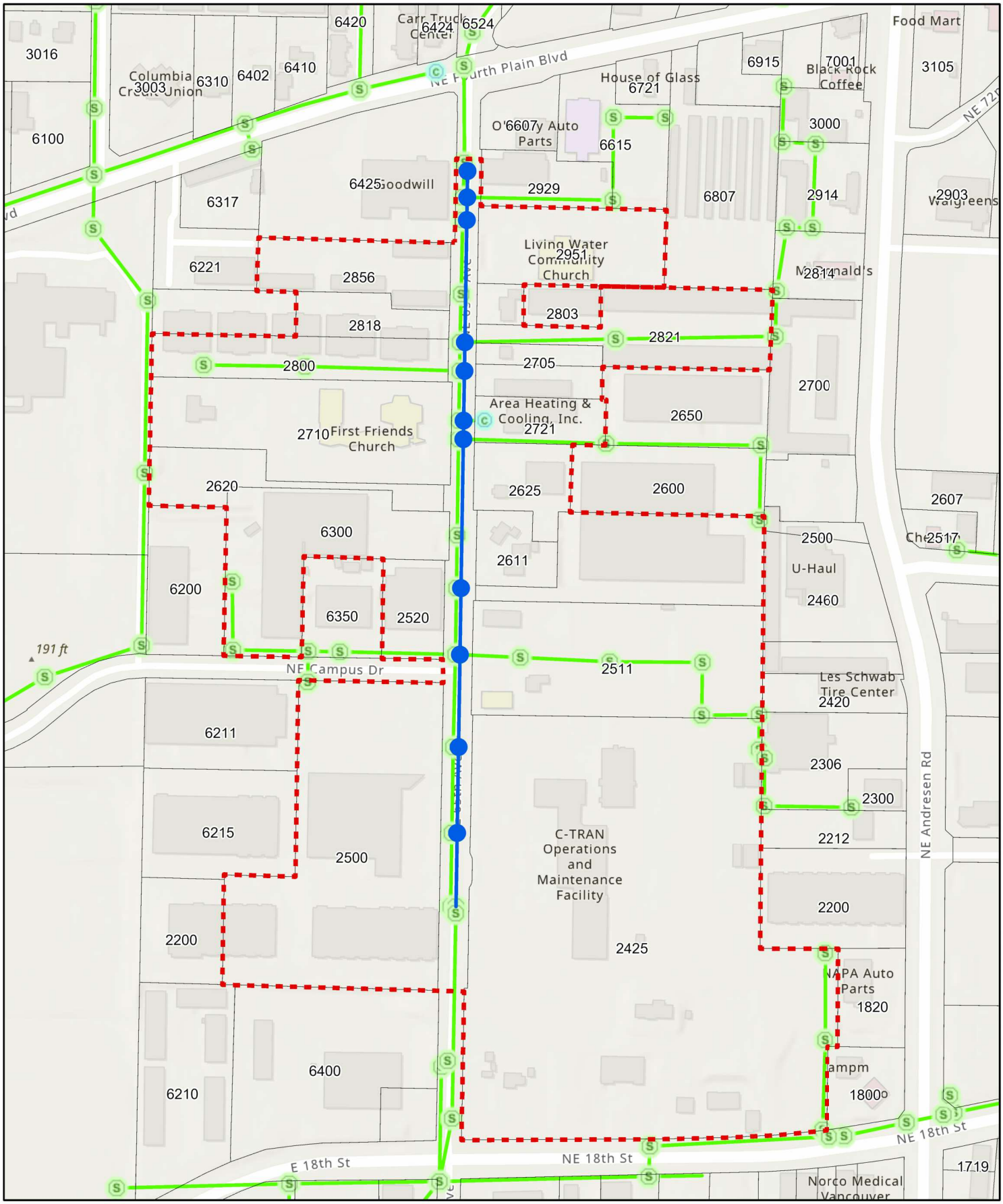
On Monday, March 16, 2026, award a construction contract for NE 65th Avenue Sanitary Sewer Upsize Project to the lowest responsive and responsible bidder, Nutter Corporation of Vancouver, Washington, at their bid price of $1,757,188.54, which includes Washington State sales tax, and authorize the City Manager, or designee, to finalize and execute the contract and authorize any legal action necessary to enforce the terms of the same.

Staff Contact

Sheryl Hale, Engineering Manager, sheryl.hale@cityofvancouver.us

Attachments:

1. Boundary Map
2. ITB26-7 - Contract - Final



NE 65th Ave Sewer Main Upgrade

CITY OF Vancouver WASHINGTON

1:4,000

N W E S

- Existing Sewer
- Existing Manhole
- Proposed Sewer
- Proposed Manhole
- Project Boundary

CONSTRUCTION CONTRACT # C-102211
ITB 26-7: NE 65th Avenue Sanitary Sewer Upsize

This Contract (hereinafter referred to as the "Contract") is entered into by and between the City of Vancouver, Washington, a municipal corporation organized under the laws of the State of Washington (hereinafter referred to as the "City") and Nutter Corporation, 7211 NE 43rd Ave., Vancouver, WA 98661 (hereinafter referred to as the "Contractor"). The City and the Contractor may be collectively referred to herein as the "Parties" or individually as a "Party."

WHEREAS, the City desires to engage the Contractor to provide public works construction and other related services for the work described herein;

WHEREAS, Contractor has agreed to offer its services to perform said work per the City issued Invitation to Bid (ITB) No. 26-7 and all addenda thereto, Contractor's Bid to said ITB, the Project Plan Set and Special Provisions, and City Council's approval on Monday, March 16, 2026 per Staff Report No. ##-##; and

WHEREAS, the Contractor represents by entering into this Contract that it is fully qualified to perform the work to which it will be assigned in a competent and professional manner, and to the standards required by the City.

NOW, THEREFORE, in consideration of the terms, conditions, covenants, and performance contained herein, or attached an incorporated and made a part hereof, the parties hereto agree as follows:

1. **STATEMENT OF WORK**: The Contractor hereby agrees to furnish all materials, labor, tools, machinery and implements of every description necessary to complete the work in a professional manner within the time limits stated in this Contract for the construction and installation of the following improvements and will make all necessary arrangements for the obtaining of permits from the United States, State of Washington, and/or any of its agencies as may be necessary to do the work required and covered by this Contract.

   The Contractor shall remove and dispose of approximately 1,917 linear feet of 8-inch concrete pipe and furnish and install approximately 1,917 linear feet of 10-inch C-900 DR-18 minimum pipe. The work will include, but not be limited to customer notification, bypass pumping, reinstatement of all laterals, testing, final CCTV inspection and all other task required perform the work.

   Additional work shall consist of re-channeling and epoxy or polyurethane lining of 16 manholes of various depths for corrosion prevention, removal and replacement of one 48-inch concrete manhole, replacement of existing manhole steps, and removal of two additional 48-inch manholes all in accordance with the attached Plan Set, these Contract Provisions, and the Standard Specifications, hereinafter referred to as "Work."

The Contract Work shall be Physically Complete within 60 Working Days from the Notice to Proceed.

2. **EFFECTIVE DATE:** This Contract is effective as of the last signature of the Contract.

3. **E-VERIFY PROGRAM:** Contractor shall register and enter into a Memorandum of Understanding (MOU) with the Department of Homeland Security E-Verify program within sixty days after execution of this Contract. Contractor shall ensure all Contractor employees and any subcontractor(s) assigned to perform work under this Contract are eligible to work in the United States. Contractor shall provide verification of compliance upon City request. Failure by Contractor to comply with this subsection shall be considered a material breach.

4. **CONTRACTOR RESPONSIBLITIES FOR SUBCONTRACTOR:** The Contractor shall include the language of this section in all tier subcontracts and shall require each of its subcontractors to include the same language of this section in each of their subcontracts, adjusting only as necessary the terms used for the contracting parties. The requirements of this section apply to all subcontractors regardless of tier. The Contractor shall require all subcontractors to comply with all federal, state and municipal laws, rules and regulations whatsoever.

   At any time of the subcontract execution, the Contractor shall verify that all tier subcontractors meet the following bidder responsibility criteria:

   a. Have a current certificate of registration in compliance with Chapter 18.27 RCW, which must have been in effect at the time of subcontract bid submittal.
   b. Have a current Washington Unified Business Identifier (UBI) number.
   c. Have received training on the requirements related to public works and prevailing wage as required by RCW 39.04.350.
   d. Within the three-year period immediately preceding the date of the bid solicitation, not have been determined by a final and binding citation and notice of assessment issued by the department of labor and industries or through civil judgement entered by a court of limited or general jurisdiction to have willfully violated, as defined in RCW 49.48.082, any provision of Chapter 49.46, 49.48 or 49.52 RCW.
   e. If applicable, have:
      i. Industrial Insurance (worker's compensation) coverage for the subcontractor's employees working in Washington, as required in Title 51 RCW.
      ii. A Washington Employment Security Department reference number, as required in Title 50 RCW.
      iii. A Washington Department of Revenue state excise tax registration number, as required in Title 82 RCW.
      iv. An electrical contractor license, if required by Chapter 19.28 RCW.
      v. An elevator contractor license, if required by Chapter 70.87 RCW.
   f. Not be disqualified from bidding on any public works contract under RCW 39.06.010 or 39.12.065(3).

5. **DELINQUENT STATE TAXES**: The Contractor shall not owe delinquent taxes to the Washington State Department of Revenue without a payment plan approved by the Department of Revenue.

6. **COMPENSATION AND SCHEDULE OF PAYMENTS**: In consideration of the promises and agreements of the Contractor as set forth herein, and in consideration of the faithful performance and furnishing of the work and materials required by this Contract to the satisfaction of the City, the City agrees to pay to the Contractor as prescribed in the solicitation and Contractor's Bid, and in accordance with the ordinances of the City of Vancouver and the laws of the State of Washington, the following sum as indicated, which amount does include 8.8% Washington State Sales Tax (if applicable) $1,757,188.54 USD.

   The amount finally to be paid is, however, variable upon the Work actually performed, and final payment will be made upon the basis of the amount of work performed and the materials furnished, and at the lump sum or unit prices fixed in the Contractor's Bid as modified by any and all approved Change Orders.

7. **CONTRACTOR'S INSURANCE**: The Contractor agrees to the following requirements relating to insurance coverage. Provide a Certificate of Liability Insurance. Said certificate must be provided on a standard "ACORD" form, or its equivalent, and must provide that coverage shall not be canceled or modified without 30 days prior written notice to the City of Vancouver.

   The City of Vancouver may inspect all policies, and copies shall be provided to the City upon request. The Contractor shall obtain the insurance described in this section from insurers approved by the State Insurance Commissioner pursuant to RCW Title 48. The insurance must be provided by an insurer with a rating of A-: VII or higher in the A.M. Best's Key Rating Guide, which is licensed to do business in the state of Washington (or issued as a surplus line by a Washington Surplus lines broker). The City reserves the right to approve or reject the insurance provided, based on the insurer (including financial condition), terms and coverage, the Certificate of Insurance, and/or endorsements.

   The Contractor agrees to procure insurance coverage as required below:

COVERAGE	LIMITS OF LIABILITY
I. Commercial General Liability:	
Policy shall include Bodily Injury, Property Damage, Personal Injury and Broad Form Contractual Liability	
Each Occurrence	$1,000,000
General Aggregate Per Occurrence	$2,000,000
Products & Completed Operations Aggregate	$2,000,000
Personal and Advertising Injury	$1,000,000
Blanket Contractual Liability	$1,000,000
II. Commercial Automobile Liability	
Policy shall include Bodily Injury and Property Damage, for any owned, Hired, and/or non-owned vehicles used in the operation, installation and maintenance of facilities under this Contract.	

COVERAGE	LIMITS OF LIABILITY
Combined Single Limit	$1,000,000
III. Workers' Compensation (applicable to the State of Washington)	
Per Occurrence Employer's Liability Disease Each Employee Disease Policy Limit Each Claim Annual Aggregate	Statutory $1,000,000 $1,000,000 $1,000,000 $1,000,000 $2,000,000
IV. Pollution Legal Liability	
Each Claim Annual Aggregate	$3,000,000 $6,000,000

In addition to the coverage and limits listed above the Contractor's insurance must all contain the following:

a. City Listed as Additional Insured. The City of Vancouver, its Agents, Representatives, Officers, Directors, Elected and Appointed Officials, and Employees must be named as additional insured. The required Additional Insured endorsements shall be at least as broad as ISO CG 20 10 11 85, or its equivalent CG 20 10 07 04 and CG 20 37 07 04 must be included with the Certificate of Insurance.

b. Either the Commercial General Liability or the Worker's Compensation policy must be endorsed to include "Washington Stop Gap" insurance. The limits and aggregates referenced must apply to the Stop Gap coverage as well and must be indicated on the certificate.

c. Commercial General Liability insurance shall be written on coverage forms at least as broad as ISO occurrence form CG 00 01, including but not limited to liability arising from premises, operations, stop gap liability, independent contractors, products-completed operations, personal and advertising injury, and liability assumed under an insured contract. There shall be no exclusion for liability arising from explosion, collapse or underground property damage. The Commercial General Liability insurance shall be endorsed to provide a per project general aggregate limit, using ISO form CG 25 03 05 09 or an equivalent endorsement.

d. The City of Vancouver shall be listed on the Certificate as Certificate Holder.

e. Cover Trigger: The insurance must be written on an "occurrence" basis. This must be indicated on the Certificate.

f. Contractor shall ensure that each subcontractor of every tier obtains and maintains at a minimum the insurance coverages required for Commercial General Liability and Auto Liability. Upon request of the City, the Contractor shall provide evidence of such insurance.

g. The Contractor shall keep this insurance in force during the term of the Contract and for thirty (30) days after the Physical Completion date. The Contractor shall provide the City and all Additional Insured with written notice of any policy cancellation, within two business days of their receipt of such notice.

h. Failure on the part of the Contractor to maintain the insurance as required shall constitute a material breach of contract, upon which the City may, suspend work or terminate the contract.

i. All costs for insurance shall be incidental to and included in the unit or lump sum prices of the contract and no additional payment will be made.

8. **CONTRACTOR'S BOND**: The Contractor agrees that before it undertakes performance of this Contract, it will file with the City a Performance Bond and a Payment Bond, in the forms prescribed by the City of Vancouver, in the full amount of the Contract price with a company authorized to do business in the State of Washington as a surety. The bonds shall comply with the laws of the State of Washington, especially with the provisions of Chapter 39.08 RCW.

9. **DISPUTE RESOLUTION**: In the event of a dispute between the Parties which cannot be resolved by the contract managers, the Contractor and the City shall review such dispute and may attempt to resolve the dispute. Any controversy or claim arising out of or relating to this Contract or alleged breach of this Contract that cannot be resolved by the Parties within 30 days of receipt of written notice may be submitted to mediation. If the dispute cannot be resolved through mediation, either party may initiate litigation pursuant to the governing law and venue provisions of this Contract. The Parties agree to pay their own attorneys' fees and expenses.

10. **GOVERNING LAW/VENUE**: This Contract shall be deemed to have been executed and delivered within the State of Washington, and the rights and obligations of the parties hereunder shall be construed and enforced in accordance with, and governed by, the laws of the State of Washington without regard to the principles of conflict of laws. Any action or suit brought in connection with this Contract shall be brought in the Superior Court of Clark County, Washington.

11. **EMPLOYMENT OF LABOR**: The Contractor agrees that all persons employed by the Contractor and by any of its subcontractor and any of their lower tier contractors in work performed pursuant to this Contract shall not be employed in excess of eight (8) hours in any day, except as provided or allowed by Chapter 49.28 RCW and WAC 296.127 and any amendment thereto.

12. **PAYMENT OF LABOR**: The Contractor agrees that all laborers, workers, or mechanics employed by it or by any subcontractor in the performance of this Contract will be paid not less than the prevailing wage rate for an hour's work, in accordance with the provisions of Chapter 39.12 RCW, and all rules and regulations promulgated pursuant thereto.

    The prevailing wage rates in effect at the time of the bid submittal deadline shall apply for the duration of the project, no matter how long it lasts. However, if the Contract is

awarded more than six (6) months after the bids were due, the prevailing wage rates in effect on the award date shall apply.

In case any dispute arises as to what the prevailing rate of wages for work of a similar nature are and such dispute cannot be adjusted by the parties involved, the matter shall be referred to the director of the Department of Labor and Industries of the State of Washington for arbitration, and the director's decision shall be final, conclusive and binding on all parties involved in the dispute.

13. **PAYMENT TO THE CONTRACTOR**: Progress payments to the Contractor shall be made within 30 days of a fully executed Pay Estimate pending all compliance with all contractual requirements. A sum equal to 5% may be reserved and retained from monies earned by the Contractor in accordance with Chapter 60.28 RCW. The City reserves the right to require Contractor to correct any submitted or paid erroneous invoices according to the rates set forth herein. City and Contractor agree that any amount paid in error by City does not constitute a change in the agreed upon amount; Contractor agrees to issue a refund of any of any overages paid in error by the City.

    Release of the retained percentage or the retainage bond shall be in accordance with Chapter 60.28 RCW. Every person performing labor or furnishing supplies toward the completion of said improvement of work shall have a lien upon said monies so reserved; provided, that such notice of the lien of such claimant shall be given in the manner provided in RCW 39.08.030 and within the time provided in Chapter 60.28 RCW as now existing and in accordance with any amendments that may hereafter be made thereto.

    No payment shall be made to the Contract, however, until the Contractor and all subcontractors who have performed work shall have filed and received approval of a Statement of Intent to Pay Prevailing Wage as required by RCW 39.12.040 from the Washington State Department of Labor and Industries. Said Contractor and all subcontractors shall also keep accurate payroll records for three years from the date of acceptance as described in RCW 39.12.120. A Contractor and all subcontractors shall, file a copy of its certified payroll records using the Department of Labor and Industries online system on a monthly basis. A Contractor's noncompliance with this section shall constitute a violation of RCW 39.12.050.

14. **INDEMNIFICATION**: Contractor agrees to indemnify, defend, save and hold harmless the City, its officials, employees and agents from any and all liability, including but not limited to demands, claims, causes of action, suits or judgements, claims of copyright or patent infringement, including costs, attorney fees and expenses incurred in connection therewith, or whatsoever kind or nature, arising out of, or in connection with, or incident to, the performance of services by Contractor pursuant to this Contract.

    In the event that any suit based on such a claim, demand, loss, damage, cost or cause of action is brought against the Contractor, the City retains the right to participate in said suit.

    This indemnity and hold harmless shall include any claim made against the City by an employee of the Contractor or subcontractor or agent of the Contractor, even if Contractor is thus otherwise immune from liability pursuant to worker's compensation statute, Title

51 RCW. To the extent that such liability arises from the concurrent negligence of both the City and the Contractor, such cost, fees and expenses shall be shared between the City and the Contractor in proportion to their relative degrees of negligence. This indemnity and hold harmless shall NOT apply in the case where liability arises from the sole negligence of the City. The Contractor specifically acknowledges that the provisions contained herein have been mutually negotiated by the Parties and it is the intent of the Parties that Contractor provide the broadest scope of indemnity permitted by RCW 4.24.115.

15. **OWNERSHIP OF RECORDS AND DOCUMENTS**: Any and all work product prepared by the Contractor in the course of performing this Contract shall immediately become the property of the City. In consideration of the compensation provided for by this Contract, the Contractor hereby further assigns all copyright interests in such work product to the City. A copy may be retained by the Contractor. Previously owned intellectual property of Contractor or any third party, and any know-how, methodologies or processes used by Contractor to provide the services or project deliverables under this Contract shall remain property of the original City.

16. **PUBLIC DISCLOSURE COMPLIANCE**: The parties acknowledge that the City is an "agency" within the meaning of the Washington Public Records Act, Chapter 42.56 RCW, and that materials submitted by the Contractor to the City become public record. Such records may be subject to public disclosure, in whole or part and may be required to be released by the City in the event of a request for disclosure. In the event the City receives a public record request for any data or deliverable that is provided to the City and that is licensed from the Contractor, the City shall notify the Contractor of such request and withhold disclosure of such information for not less than five business days, to permit the Contractor to seek judicial protection of such information, provided that the Contractor shall be responsible for attorney fees and costs in such action and shall save and hold harmless the City from any costs, attorney fees or penalty assessment under Chapter 42.56 RCW for withholding or delaying public disclosure of such information.

17. **COOPERATIVE PURCHASING**: The Washington State interlocal Cooperation Act, Chapter 39.34 RCW, authorizes public agencies to cooperatively purchase goods and services if all parties agree. By having executed this Agreement, the Contractor agrees that other public agencies may purchase goods and services under this solicitation or contract at their own cost and without the City incurring any financial or legal liability for such purchases. The City agrees to allow other public agencies to purchase goods and services under this solicitation or contract, provided that the City is not held financially or legally liable for purchases and that any public agency purchasing under solicitation or contract file a copy of this invitation and such contract in accordance with RCW 39.34.040.

18. **AMENDMENTS**: All changes to this Contract, including changes to the statement of work and compensation, must be made by written Change Order and/or Amendment and signed by all parties to this Contract.

19. **AUTHORIZATION AND COMPLIANCE WITH THE LAW**: The Contractor certifies that the person signing the Contract is legally authorized to enter into this binding Contract and that the Contractor shall fully comply with all relevant, federal, state and municipal laws, rules, regulations and policies.

20. **CITY BUSINESS AND OCCUPATION LICENSE**: The Contractor will be required to obtain a business license when contracting with the City unless allowable exemptions apply. The Contractor shall contact the State of Washington Business License Service website or by phone at 800-451-7985, or the City's website to determine whether a business license is required pursuant to the Vancouver Municipal Code (VMC) Chapter 5.04.

21. **RELATION OF PARTIES**: The Contractor, its subcontractors, agents and employees are independent contractors performing services for the City and are not employees of the City; shall not as a result of this Contract, accrue leave, retirement, insurance, bonding or any other benefits afforded to City employees; and, shall not have the authority to bind the City in any way except as may be specifically provided in the Statement of Work.

22. **ASSIGNMENT**: This Contract is binding on each party, its successors, assigns, and legal representatives and may not, under any circumstances, be assigned or transferred by either party without the other party's express written authorization.

23. **TERMINATION FOR CONVENIENCE**: The City, at its sole discretion, may terminate this Contract for convenience at any time for any reason deemed appropriate. Termination is effective immediately upon notice of termination given by the City.

    In the event this Contract is terminated prior to the completion of Work, Contractor will only be paid for the Work completed at the time of termination of the Contract.

24. **TERMINATION FOR CAUSE**: In the event the Contractor is, or has been, in violation of the terms of this Contract, including the solicitation, the City reserves the right, upon written notice to the Contractor, to cancel, terminate or suspend this Contract in whole or in part for default. Termination shall be effected by serving a notice of termination on the Contractor setting forth the manner in which the Contractor is in default. The Contractor will be paid only the contract price for services performed in accordance with the manner of performance set forth in the Contract.

    If it is later determined by the City that the Contractor had an excusable reason for not performing, such as a strike, fire or flood, or events which are not the fault of or are beyond the control of the Contractor, the City after setting up a new delivery or performance schedule, may allow the Contractor to continue work or treat the termination as a termination for convenience.

25. **OPPORTUNITY TO CURE**: The City at its sole discretion may in lieu of a termination allow the Contractor to cure the defect(s), by providing a "Notice to Cure" to Contractor setting forth the remedies sought by the City and the deadline to accomplish the remedies. If the Contractor fails to remedy to the City's satisfaction the breach or default of any of the terms, covenants, or conditions of this Contract within the time stated time, the City shall have the right to terminate the Contract without any further obligation to the Contractor. Any such termination for default shall not in any way operate to preclude the city from also pursuing all available remedies against the Contractor and its sureties for said breach or default, including but not limited to, termination of this Contract for convenience.

26. **WAIVER AND REMEDIES**: City's failure to enforce the terms or conditions herein or to exercise any right or privilege, or the City's waiver of any breach hereunder shall not thereafter waive any other term, condition or privilege, whether of the same or similar type. Remedies under this Contract are cumulative; the use of one remedy shall not be taken to exclude or waive the right to use another.

27. **ENTIRETY OF CONTRACT:** This Contract incorporates all the agreements, covenants and understanding between the parties hereto and are merged into this written Contract. No prior agreement or prior understanding, verbal or otherwise, of the parties or their agents shall be valid or enforceable unless set forth in this Contract.

28. **USE OF CITY'S NAME:** Contractor may not use any of City's name, trademark, service marks, or logo in connection with the services contemplated by this Contract or otherwise without the prior written permission of City, which permission may be withheld for any or no reason and may be subject to certain conditions.

29. **DEBARMENT:** The Contractor certifies that that it is not presently debarred, suspended, proposed for debarment, and declared ineligible or voluntarily excluded from covered transactions by any Federal, State or local department or agency.

30. **NON-DISCRIMINATION AND EQUAL EMPLOYMENT OPPORTUNITY**: During the term of this Contract, Contractor will not discriminate against any employee or applicant for employment in accordance with RCW Chapter 49.60, including, but not limited to creed, religion, race, color, age, sex, marital status, sexual orientation, sexual identity, pregnancy, military status, political ideology, ancestry, national origin, or the presence of any sensory, mental or physical disability, unless based upon a bona fide occupational qualification. The Contractor will take affirmative action to ensure that applicants and employees are treated fairly, without regard to their creed, religion, race, color, sex, national origin, or the presence of any sensory, mental or physical disability. Such action shall include all terms and conditions of employment, compensation and benefits, including apprenticeship.

31. **BINDING EFFECT:** The provisions, covenants and conditions in this Contract bind the parties, their legal heirs, representatives, successors and assigns.

32. **RATIFICATION:** Acts taken pursuant to this Contract but prior to its effective date are hereby ratified and confirmed.

33. **CONTRACT DOCUMENTS AND ORDER OF PRECEDENCE:** The complete Contract includes these parts, all of which are incorporated herein by reference, and any inconsistency in the parts of the contract shall be resolved by following this order of precedence (e.g., 1 presiding over 2, 2 over 3, 3 over 4, and so forth):

    1. Amendments to the Contract,
    2. This Contract,
    3. Contractor's Bid including all Addenda to the Solicitation,
    4. Special Provisions,
    5. Contract Plan Set,

6. City of Vancouver Amendments to the specified WSDOT Standard Specifications,
7. City of Vancouver General Requirements and Details for the Design and Construction of Public Sanitary Sewers,
8. City of Vancouver Standard Plans,
9. WSDOT Standard Specifications,
10. WSDOT Standard Plans.

On the Contract Plans, Working Drawings and Standard Plans, figured dimensions shall take precedence over scaled dimensions.

Whenever reference is made in these Specifications or the Special Provisions to codes, rules, specifications and standards, the reference shall be construed to mean the code, rule, specification or standard that is in effect on the Invitation to Bid advertisement date, unless otherwise stated or as required by law.

If any part of the Contract requires Work that does not include a description for how the Work is to be performed, the Work shall be performed in accordance with standard trade practice(s). For purposes of the Contract, a standard trade practice is one having such regularity of observance in the trade as to justify an expectation that it will be observed by the Contractor in doing the Work.

34. NOTICES: All notices which are given or required to be given pursuant to this Contract shall be hand delivered, mailed postage paid or sent by electronic mail as follows:

For the City:
Anna Vogel
City of Vancouver
415 W 6th Street
P O Box 1995
Vancouver WA 98668-1995
anna.vogel@cityofvancouver.us

For the Contractor:
Shannon Buell
Nutter Corporation
7211 NE 43rd Ave
Vancouver, WA 98661
bids@nuttercorp.com

The undersigned, as the authorized representatives of the City and Contractor respectively, agree to all of the terms and conditions contained in this Contract, as of the dates set forth below.

CITY OF VANCOUVER
A municipal corporation

Lon Pluckhahn, City Manager

Date

Attest:

Anthony Glenn, Deputy City Clerk

Approved as to form:

Nena Cook, City Attorney

CONTRACTOR:
Nutter Corporation

Signature

Printed Name /Title

Date

CITY OF Vancouver WASHINGTON

Staff Report: 049-26

To: Mayor and City Council
From: City Manager
Date: March 16, 2026

Subject
Bid Award — City Hall Ground Source Heat Pump Well Relocation - ITB 26-05

Key Points

- The Ground Source Heat Pump Well Relocation project will allow for future development of the south parcel of City Hall.
- One bid has been received for the project at a cost of $4,613,120 with tax.
- The project had an engineer's estimate of $4,286,671 with tax for construction and related costs.

Strategic Plan Alignment
High Performing Government – a government that is reliable, fiscally responsible, equitable, and open to compromise.

Present Situation
The Ground Source Heat Pump System wells that serve the city hall HVAC system are currently located on the vacant south parcel of city hall. The wells are a key component of the building's ability to meet the state-mandated climate goals as a tier 1 facility, and are scheduled to be relocated to the north side of the parcel in 2026 to allow for future development of the south lot. The current wells will remain in place and be available for future use if desired.

On February 3, 2026, the City received one bid for the subject project. The bid was responsive and responsible.

SUMMARY OF BIDS	
BIDDER	**AMOUNT**
Apex Mechanical, LLC - Battle Ground, WA	$4,613,120.00
Engineers Cost Estimate	$4,286,671.00

There is a minimum apprenticeship goal of 15% of the utilized labor hours for this project. Apex Mechanical, LLC of Battle Ground, WA, has submitted an Apprenticeship Utilization Plan to meet or exceed this goal by using approximately 527.5 hours of apprentice time of the estimated total of 3,363 applicable labor hours for this project.

Advantage(s)

- Funds for this project were budgeted in the Fiscal Year 2025/2026 budget.

- If this contract is approved, the relocation would be completed in 2026 and future cost escalations would be mitigated.

Challenge(s)

- Construction activities will require careful coordination with City Hall staff to maintain continuous operations.
- Further delay in award could affect the planned construction window and overall project schedule.

Budget Impact

Funds for this project were budgeted in the Fiscal Year 2025/2026 budget. The project is included in the 2025-2026 biennial budget as PRJ100937. The overall project budget may need additional funding to address any unforeseen conditions.

Prior Council Review

ITB 25-41, the first solicitation for this project, was rejected by Council on November 17, 2025.

Action Requested

On Monday, March 16, 2026, award a construction contract for City Hall Ground Source Heat Pump Well Relocation - ReBid Project to the lowest responsive and responsible bidder, Apex Mechanical of Battle Ground, WA, at their bid price of $4,613,120, which includes Washington State sales tax, and authorize the City Manager, or designee, to finalize and execute the contract and authorize any legal action necessary to enforce the terms of the same.

Staff Contact

Brian Taylor, Operations Superintendent, brian.taylor@cityofvancouver.us

Attachments:

1. ITB26-5 - Contract - Final

CONSTRUCTION CONTRACT # C-102212
ITB 26-05: City Hall Ground Source Heat Pump Well Relocation-ReBid

This Contract (hereinafter referred to as the "Contract") is entered into by and between the City of Vancouver, Washington, a municipal corporation organized under the laws of the State of Washington (hereinafter referred to as the "City") and Apex Mechanical, LLC, 1507 SE Eaton Blvd., Battle Ground, WA 98604 (hereinafter referred to as the "Contractor"). The City and the Contractor may be collectively referred to herein as the "Parties" or individually as a "Party."

WHEREAS, the City desires to engage the Contractor to provide public works construction and other related services for the work described herein;

WHEREAS, Contractor has agreed to offer its services to perform said work per the City issued Invitation to Bid (ITB) No. 26-05 and all addenda thereto, Contractor's Bid to said ITB, the Project Plan Set and Special Provisions, and City Council's approval on Monday, March 16, 2026 per Staff Report No. ##-##; and

WHEREAS, the Contractor represents by entering into this Contract that it is fully qualified to perform the work to which it will be assigned in a competent and professional manner, and to the standards required by the City.

NOW, THEREFORE, in consideration of the terms, conditions, covenants, and performance contained herein, or attached an incorporated and made a part hereof, the parties hereto agree as follows:

1. **STATEMENT OF WORK**: The Contractor hereby agrees to furnish all materials, labor, tools, machinery and implements of every description necessary to complete the work in a professional manner within the time limits stated in this Contract for the construction and installation of the following improvements and will make all necessary arrangements for the obtaining of permits from the United States, State of Washington, and/or any of its agencies as may be necessary to do the work required and covered by this Contract.

   This Contract provides for the improvements of refurbishing the current ground source heat pump (GSHP) system at the City of Vancouver City Hall. The Work includes the recovery of three (3) well pumps, installation of three (3) new well pumps, a realignment of the GSHP piping, new penthouse pumps, and new valving and other work, all in accordance with the attached Plan Set, these Contract Provisions, and the Standard Specifications, hereinafter referred to as "Work."

   The Contract Work shall be Physically Complete within 180 Working Days from the Notice to Proceed. Work must be Physically Complete no later than October 31, 2026.

HVAC Systems may not be shut down for more than a 4 week period. Construction activities in the Plaza area must be after August 10, 2026.

2. **EFFECTIVE DATE:** This Contract is effective as of the last signature of the Contract.

3. **E-VERIFY PROGRAM:** Contractor shall register and enter into a Memorandum of Understanding (MOU) with the Department of Homeland Security E-Verify program within sixty days after execution of this Contract. Contractor shall ensure all Contractor employees and any subcontractor(s) assigned to perform work under this Contract are eligible to work in the United States. Contractor shall provide verification of compliance upon City request. Failure by Contractor to comply with this subsection shall be considered a material breach.

4. **CONTRACTOR RESPONSIBLITIES FOR SUBCONTRACTOR:** The Contractor shall include the language of this section in all tier subcontracts and shall require each of its subcontractors to include the same language of this section in each of their subcontracts, adjusting only as necessary the terms used for the contracting parties. The requirements of this section apply to all subcontractors regardless of tier. The Contractor shall require all subcontractors to comply with all federal, state and municipal laws, rules and regulations whatsoever.

   At any time of the subcontract execution, the Contractor shall verify that all tier subcontractors meet the following bidder responsibility criteria:

   a. Have a current certificate of registration in compliance with Chapter 18.27 RCW, which must have been in effect at the time of subcontract bid submittal.
   b. Have a current Washington Unified Business Identifier (UBI) number.
   c. Have received training on the requirements related to public works and prevailing wage as required by RCW 39.04.350.
   d. Within the three-year period immediately preceding the date of the bid solicitation, not have been determined by a final and binding citation and notice of assessment issued by the department of labor and industries or through civil judgement entered by a court of limited or general jurisdiction to have willfully violated, as defined in RCW 49.48.082, any provision of Chapter 49.46, 49.48 or 49.52 RCW.
   e. If applicable, have:
      i. Industrial Insurance (worker's compensation) coverage for the subcontractor's employees working in Washington, as required in Title 51 RCW.
      ii. A Washington Employment Security Department reference number, as required in Title 50 RCW.
      iii. A Washington Department of Revenue state excise tax registration number, as required in Title 82 RCW.
      iv. An electrical contractor license, if required by Chapter 19.28 RCW.
      v. An elevator contractor license, if required by Chapter 70.87 RCW.
   f. Not be disqualified from bidding on any public works contract under RCW 39.06.010 or 39.12.065(3).

5. **DELINQUENT STATE TAXES**: The Contractor shall not owe delinquent taxes to the Washington State Department of Revenue without a payment plan approved by the Department of Revenue.

6. **COMPENSATION AND SCHEDULE OF PAYMENTS**: In consideration of the promises and agreements of the Contractor as set forth herein, and in consideration of the faithful performance and furnishing of the work and materials required by this Contract to the satisfaction of the City, the City agrees to pay to the Contractor as prescribed in the solicitation and Contractor's Bid, and in accordance with the ordinances of the City of Vancouver and the laws of the State of Washington, the following sum as indicated, which amount does include 8.8% Washington State Sales Tax (if applicable) $4,613,120.00 USD.

   The amount finally to be paid is, however, variable upon the Work actually performed, and final payment will be made upon the basis of the amount of work performed and the materials furnished, and at the lump sum or unit prices fixed in the Contractor's Bid as modified by any and all approved Change Orders.

7. **CONTRACTOR'S INSURANCE**: The Contractor agrees to the following requirements relating to insurance coverage. Provide a Certificate of Liability Insurance. Said certificate must be provided on a standard "ACORD" form, or its equivalent, and must provide that coverage shall not be canceled or modified without 30 days prior written notice to the City of Vancouver.

   The City of Vancouver may inspect all policies, and copies shall be provided to the City upon request. The Contractor shall obtain the insurance described in this section from insurers approved by the State Insurance Commissioner pursuant to RCW Title 48. The insurance must be provided by an insurer with a rating of A-: VII or higher in the A.M. Best's Key Rating Guide, which is licensed to do business in the state of Washington (or issued as a surplus line by a Washington Surplus lines broker). The City reserves the right to approve or reject the insurance provided, based on the insurer (including financial condition), terms and coverage, the Certificate of Insurance, and/or endorsements.

   The Contractor agrees to procure insurance coverage as required below:

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Policy shall include Bodily Injury, Property Damage, Personal Injury and Broad Form Contractual Liability	
Each Occurrence	$1,000,000
General Aggregate Per Occurrence	$2,000,000
Products & Completed Operations Aggregate	$2,000,000
Personal and Advertising Injury	$1,000,000
Blanket Contractual Liability	$1,000,000
II. Commercial Automobile Liability	
Policy shall include Bodily Injury and Property Damage, for any owned, Hired, and/or non-owned vehicles used in the operation, installation and maintenance of facilities under this Contract.	

COVERAGE	LIMITS OF LIABILITY
Combined Single Limit	$1,000,000
III. Workers' Compensation (applicable to the State of Washington)	
Per Occurrence Employer's Liability Disease Each Employee Disease Policy Limit Each Claim Annual Aggregate	Statutory $1,000,000 $1,000,000 $1,000,000 $1,000,000 $2,000,000
IV. Pollution Legal Liability	
Each Claim Annual Aggregate	$1,000,000 $2,000,000

In addition to the coverage and limits listed above the Contractor's insurance must all contain the following:

a. City Listed as Additional Insured. The City of Vancouver, its Agents, Representatives, Officers, Directors, Elected and Appointed Officials, and Employees must be named as additional insured. The required Additional Insured endorsements shall be at least as broad as ISO CG 20 10 11 85, or its equivalent CG 20 10 07 04 and CG 20 37 07 04 must be included with the Certificate of Insurance.

b. Either the Commercial General Liability or the Worker's Compensation policy must be endorsed to include "Washington Stop Gap" insurance. The limits and aggregates referenced must apply to the Stop Gap coverage as well and must be indicated on the certificate.

c. Commercial General Liability insurance shall be written on coverage forms at least as broad as ISO occurrence form CG 00 01, including but not limited to liability arising from premises, operations, stop gap liability, independent contractors, products-completed operations, personal and advertising injury, and liability assumed under an insured contract. There shall be no exclusion for liability arising from explosion, collapse or underground property damage. The Commercial General Liability insurance shall be endorsed to provide a per project general aggregate limit, using ISO form CG 25 03 05 09 or an equivalent endorsement.

d. The City of Vancouver shall be listed on the Certificate as Certificate Holder.

e. Cover Trigger: The insurance must be written on an "occurrence" basis. This must be indicated on the Certificate.

f. Contractor shall ensure that each subcontractor of every tier obtains and maintains at a minimum the insurance coverages required for Commercial General Liability and Auto Liability. Upon request of the City, the Contractor shall provide evidence of such insurance.

g. The Contractor shall keep this insurance in force during the term of the Contract and for thirty (30) days after the Physical Completion date. The Contractor shall provide the City and all Additional Insured with written notice of any policy cancellation, within two business days of their receipt of such notice.

h. Failure on the part of the Contractor to maintain the insurance as required shall constitute a material breach of contract, upon which the City may, suspend work or terminate the contract.

i. All costs for insurance shall be incidental to and included in the unit or lump sum prices of the contract and no additional payment will be made.

8. **CONTRACTOR'S BOND**: The Contractor agrees that before it undertakes performance of this Contract, it will file with the City a Performance Bond and a Payment Bond, in the forms prescribed by the City of Vancouver, in the full amount of the Contract price with a company authorized to do business in the State of Washington as a surety. The bonds shall comply with the laws of the State of Washington, especially with the provisions of Chapter 39.08 RCW.

9. **DISPUTE RESOLUTION**: In the event of a dispute between the Parties which cannot be resolved by the contract managers, the Contractor and the City shall review such dispute and may attempt to resolve the dispute. Any controversy or claim arising out of or relating to this Contract or alleged breach of this Contract that cannot be resolved by the Parties within 30 days of receipt of written notice may be submitted to mediation. If the dispute cannot be resolved through mediation, either party may initiate litigation pursuant to the governing law and venue provisions of this Contract. The Parties agree to pay their own attorneys' fees and expenses.

10. **GOVERNING LAW/VENUE**: This Contract shall be deemed to have been executed and delivered within the State of Washington, and the rights and obligations of the parties hereunder shall be construed and enforced in accordance with, and governed by, the laws of the State of Washington without regard to the principles of conflict of laws. Any action or suit brought in connection with this Contract shall be brought in the Superior Court of Clark County, Washington.

11. **EMPLOYMENT OF LABOR**: The Contractor agrees that all persons employed by the Contractor and by any of its subcontractor and any of their lower tier contractors in work performed pursuant to this Contract shall not be employed in excess of eight (8) hours in any day, except as provided or allowed by Chapter 49.28 RCW and WAC 296.127 and any amendment thereto.

12. **PAYMENT OF LABOR**: The Contractor agrees that all laborers, workers, or mechanics employed by it or by any subcontractor in the performance of this Contract will be paid not less than the prevailing wage rate for an hour's work, in accordance with the provisions of Chapter 39.12 RCW, and all rules and regulations promulgated pursuant thereto.

    The prevailing wage rates in effect at the time of the bid submittal deadline shall apply for the duration of the project, no matter how long it lasts. However, if the Contract is

awarded more than six (6) months after the bids were due, the prevailing wage rates in effect on the award date shall apply.

In case any dispute arises as to what the prevailing rate of wages for work of a similar nature are and such dispute cannot be adjusted by the parties involved, the matter shall be referred to the director of the Department of Labor and Industries of the State of Washington for arbitration, and the director's decision shall be final, conclusive and binding on all parties involved in the dispute.

13. **PAYMENT TO THE CONTRACTOR**: Progress payments to the Contractor shall be made within 30 days of a fully executed Pay Estimate pending all compliance with all contractual requirements. A sum equal to 5% may be reserved and retained from monies earned by the Contractor in accordance with Chapter 60.28 RCW. The City reserves the right to require Contractor to correct any submitted or paid erroneous invoices according to the rates set forth herein. City and Contractor agree that any amount paid in error by City does not constitute a change in the agreed upon amount; Contractor agrees to issue a refund of any of any overages paid in error by the City.

    Release of the retained percentage or the retainage bond shall be in accordance with Chapter 60.28 RCW. Every person performing labor or furnishing supplies toward the completion of said improvement of work shall have a lien upon said monies so reserved; provided, that such notice of the lien of such claimant shall be given in the manner provided in RCW 39.08.030 and within the time provided in Chapter 60.28 RCW as now existing and in accordance with any amendments that may hereafter be made thereto.

    No payment shall be made to the Contract, however, until the Contractor and all subcontractors who have performed work shall have filed and received approval of a Statement of Intent to Pay Prevailing Wage as required by RCW 39.12.040 from the Washington State Department of Labor and Industries. Said Contractor and all subcontractors shall also keep accurate payroll records for three years from the date of acceptance as described in RCW 39.12.120. A Contractor and all subcontractors shall, file a copy of its certified payroll records using the Department of Labor and Industries online system on a monthly basis. A Contractor's noncompliance with this section shall constitute a violation of RCW 39.12.050.

14. **INDEMNIFICATION**: Contractor agrees to indemnify, defend, save and hold harmless the City, its officials, employees and agents from any and all liability, including but not limited to demands, claims, causes of action, suits or judgements, claims of copyright or patent infringement, including costs, attorney fees and expenses incurred in connection therewith, or whatsoever kind or nature, arising out of, or in connection with, or incident to, the performance of services by Contractor pursuant to this Contract.

    In the event that any suit based on such a claim, demand, loss, damage, cost or cause of action is brought against the Contractor, the City retains the right to participate in said suit.

    This indemnity and hold harmless shall include any claim made against the City by an employee of the Contractor or subcontractor or agent of the Contractor, even if Contractor is thus otherwise immune from liability pursuant to worker's compensation statute, Title

51 RCW. To the extent that such liability arises from the concurrent negligence of both the City and the Contractor, such cost, fees and expenses shall be shared between the City and the Contractor in proportion to their relative degrees of negligence. This indemnity and hold harmless shall NOT apply in the case where liability arises from the sole negligence of the City. The Contractor specifically acknowledges that the provisions contained herein have been mutually negotiated by the Parties and it is the intent of the Parties that Contractor provide the broadest scope of indemnity permitted by RCW 4.24.115.

15. **OWNERSHIP OF RECORDS AND DOCUMENTS**: Any and all work product prepared by the Contractor in the course of performing this Contract shall immediately become the property of the City. In consideration of the compensation provided for by this Contract, the Contractor hereby further assigns all copyright interests in such work product to the City. A copy may be retained by the Contractor. Previously owned intellectual property of Contractor or any third party, and any know-how, methodologies or processes used by Contractor to provide the services or project deliverables under this Contract shall remain property of the original City.

16. **PUBLIC DISCLOSURE COMPLIANCE**: The parties acknowledge that the City is an "agency" within the meaning of the Washington Public Records Act, Chapter 42.56 RCW, and that materials submitted by the Contractor to the City become public record. Such records may be subject to public disclosure, in whole or part and may be required to be released by the City in the event of a request for disclosure. In the event the City receives a public record request for any data or deliverable that is provided to the City and that is licensed from the Contractor, the City shall notify the Contractor of such request and withhold disclosure of such information for not less than five business days, to permit the Contractor to seek judicial protection of such information, provided that the Contractor shall be responsible for attorney fees and costs in such action and shall save and hold harmless the City from any costs, attorney fees or penalty assessment under Chapter 42.56 RCW for withholding or delaying public disclosure of such information.

17. **COOPERATIVE PURCHASING**: The Washington State interlocal Cooperation Act, Chapter 39.34 RCW, authorizes public agencies to cooperatively purchase goods and services if all parties agree. By having executed this Agreement, the Contractor agrees that other public agencies may purchase goods and services under this solicitation or contract at their own cost and without the City incurring any financial or legal liability for such purchases. The City agrees to allow other public agencies to purchase goods and services under this solicitation or contract, provided that the City is not held financially or legally liable for purchases and that any public agency purchasing under solicitation or contract file a copy of this invitation and such contract in accordance with RCW 39.34.040.

18. **AMENDMENTS**: All changes to this Contract, including changes to the statement of work and compensation, must be made by written Change Order and/or Amendment and signed by all parties to this Contract.

19. **AUTHORIZATION AND COMPLIANCE WITH THE LAW**: The Contractor certifies that the person signing the Contract is legally authorized to enter into this binding Contract and that the Contractor shall fully comply with all relevant, federal, state and municipal laws, rules, regulations and policies.

20. **CITY BUSINESS AND OCCUPATION LICENSE**: The Contractor will be required to obtain a business license when contracting with the City unless allowable exemptions apply. The Contractor shall contact the State of Washington Business License Service website or by phone at 800-451-7985, or the City's website to determine whether a business license is required pursuant to the Vancouver Municipal Code (VMC) Chapter 5.04.

21. **RELATION OF PARTIES**: The Contractor, its subcontractors, agents and employees are independent contractors performing services for the City and are not employees of the City; shall not as a result of this Contract, accrue leave, retirement, insurance, bonding or any other benefits afforded to City employees; and, shall not have the authority to bind the City in any way except as may be specifically provided in the Statement of Work.

22. **ASSIGNMENT**: This Contract is binding on each party, its successors, assigns, and legal representatives and may not, under any circumstances, be assigned or transferred by either party without the other party's express written authorization.

23. **TERMINATION FOR CONVENIENCE**: The City, at its sole discretion, may terminate this Contract for convenience at any time for any reason deemed appropriate. Termination is effective immediately upon notice of termination given by the City.

    In the event this Contract is terminated prior to the completion of Work, Contractor will only be paid for the Work completed at the time of termination of the Contract.

24. **TERMINATION FOR CAUSE**: In the event the Contractor is, or has been, in violation of the terms of this Contract, including the solicitation, the City reserves the right, upon written notice to the Contractor, to cancel, terminate or suspend this Contract in whole or in part for default. Termination shall be effected by serving a notice of termination on the Contractor setting forth the manner in which the Contractor is in default. The Contractor will be paid only the contract price for services performed in accordance with the manner of performance set forth in the Contract.

    If it is later determined by the City that the Contractor had an excusable reason for not performing, such as a strike, fire or flood, or events which are not the fault of or are beyond the control of the Contractor, the City after setting up a new delivery or performance schedule, may allow the Contractor to continue work or treat the termination as a termination for convenience.

25. **OPPORTUNITY TO CURE**: The City at its sole discretion may in lieu of a termination allow the Contractor to cure the defect(s), by providing a "Notice to Cure" to Contractor setting forth the remedies sought by the City and the deadline to accomplish the remedies. If the Contractor fails to remedy to the City's satisfaction the breach or default of any of the terms, covenants, or conditions of this Contract within the time stated time, the City shall have the right to terminate the Contract without any further obligation to the Contractor. Any such termination for default shall not in any way operate to preclude the city from also pursuing all available remedies against the Contractor and its sureties for said breach or default, including but not limited to, termination of this Contract for convenience.

26. **WAIVER AND REMEDIES**: City's failure to enforce the terms or conditions herein or to exercise any right or privilege, or the City's waiver of any breach hereunder shall not thereafter waive any other term, condition or privilege, whether of the same or similar type. Remedies under this Contract are cumulative; the use of one remedy shall not be taken to exclude or waive the right to use another.

27. **ENTIRETY OF CONTRACT:** This Contract incorporates all the agreements, covenants and understanding between the parties hereto and are merged into this written Contract. No prior agreement or prior understanding, verbal or otherwise, of the parties or their agents shall be valid or enforceable unless set forth in this Contract.

28. **USE OF CITY'S NAME:** Contractor may not use any of City's name, trademark, service marks, or logo in connection with the services contemplated by this Contract or otherwise without the prior written permission of City, which permission may be withheld for any or no reason and may be subject to certain conditions.

29. **DEBARMENT:** The Contractor certifies that that it is not presently debarred, suspended, proposed for debarment, and declared ineligible or voluntarily excluded from covered transactions by any Federal, State or local department or agency.

30. **NON-DISCRIMINATION AND EQUAL EMPLOYMENT OPPORTUNITY**: During the term of this Contract, Contractor will not discriminate against any employee or applicant for employment in accordance with RCW Chapter 49.60, including, but not limited to creed, religion, race, color, age, sex, marital status, sexual orientation, sexual identity, pregnancy, military status, political ideology, ancestry, national origin, or the presence of any sensory, mental or physical disability, unless based upon a bona fide occupational qualification. The Contractor will take affirmative action to ensure that applicants and employees are treated fairly, without regard to their creed, religion, race, color, sex, national origin, or the presence of any sensory, mental or physical disability. Such action shall include all terms and conditions of employment, compensation and benefits, including apprenticeship.

31. **BINDING EFFECT:** The provisions, covenants and conditions in this Contract bind the parties, their legal heirs, representatives, successors and assigns.

32. **RATIFICATION:** Acts taken pursuant to this Contract but prior to its effective date are hereby ratified and confirmed.

33. **CONTRACT DOCUMENTS AND ORDER OF PRECEDENCE:** The complete Contract includes these parts, all of which are incorporated herein by reference, and any inconsistency in the parts of the contract shall be resolved by following this order of precedence (e.g., 1 presiding over 2, 2 over 3, 3 over 4, and so forth):

    1. Amendments to the Contract,
    2. This Contract,
    3. Contractor's Bid including all Addenda to the Solicitation,
    4. General Conditions for Facility Construction,
    5. Outline Specifications,
    6. Civil Plan Sets,

7. Electrical Plan Sets,
8. Mechanical Plan Sets.

On the Contract Plans, Working Drawings and Standard Plans, figured dimensions shall take precedence over scaled dimensions.

Whenever reference is made in these Specifications or the Special Provisions to codes, rules, specifications and standards, the reference shall be construed to mean the code, rule, specification or standard that is in effect on the Invitation to Bid advertisement date, unless otherwise stated or as required by law.

If any part of the Contract requires Work that does not include a description for how the Work is to be performed, the Work shall be performed in accordance with standard trade practice(s). For purposes of the Contract, a standard trade practice is one having such regularity of observance in the trade as to justify an expectation that it will be observed by the Contractor in doing the Work.

34. NOTICES: All notices which are given or required to be given pursuant to this Contract shall be hand delivered, mailed postage paid or sent by electronic mail as follows:

For the City:
Anna Vogel
City of Vancouver
415 W 6th Street
P O Box 1995
Vancouver WA 98668-1995
anna.vogel@cityofvancouver.us

For the Contractor:
John Muonio
Apex Mechanical, LLC
1507 SE Eaton Blvd
Battle Ground, WA 98604
estimating@apexmechanical.org

The undersigned, as the authorized representatives of the City and Contractor respectively, agree to all of the terms and conditions contained in this Contract, as of the dates set forth below.

CITY OF VANCOUVER
A municipal corporation

Lon Pluckhahn, City Manager

Date

Attest:

Anthony Glenn, Deputy City Clerk

CONTRACTOR:
Apex Mechanical, LLC

Signature

Printed Name /Title

Date

Approved as to form:

Nena Cook, City Attorney

Staff Report: 050-26

To: Mayor and City Council
From: City Manager
Date: March 16, 2026

Subject
Bid Award — Airport Terminal Renovation — Evo Designs Enterprises LLC - ITB 26-02

Key Points

- Approval will award Evo Design Enterprises LLC the construction contract for renovations to the Airport's Pilot Terminal building for $658,240.
- The renovations include improvements to public areas of the Terminal building as well as office space within the building that will be available for lease to generate revenue.
- 95% of the Grant Eligible construction costs for the public areas of the terminal building will be covered by the associated FAA grant funding. Based on the bid amount, the FAA Grant will cover approximately $548,465 of construction.
- The Airport budget will pay for the remaining 5% of the construction costs for the public areas and 100% of the cost for the office space renovation (spaces that generate revenue are ineligible for FAA grant funding). Based on the bid amount, the Pearson Field budget will cover the remaining $109,776 of construction costs.

Strategic Plan Alignment
Transportation and Mobility – a safe, future-ready and convenient transportation system

Present Situation
The Pearson Field terminal facility is reaching the end of its functional life and no longer meets current accessibility or operational standards. Essential upgrades are necessary to support present and future airport needs. This project will ensure a safe, modern, and compliant facility that reflects user expectations and long-term vision for Pearson Field. A competitive bidding process for the Airport Terminal Renovation opened on January 13, 2026. The lowest responsive bid of $658,240 was submitted by Evo Design Enterprises LLC and their experience is well aligned with the project requirements of the City and the FAA.

The estimated 14-week construction project will renovate and improve public areas of the Terminal building as well as office space that will be available for lease. These renovations will reduce long-term energy and maintenance costs by incorporating longer life, high efficiency building systems and fixtures. FAA grant funding is available for 95% of the cost of renovating the public areas of the Terminal building. Improvements to the public areas include ADA compliant restrooms, interior renovation, upgraded snack bar facilities for pilots' use, expanded classroom space, an enhanced pilot's lounge, re-siding of the exterior south-facing wall, replacement of windows, and installation of a new entry canopy at the main entry to the building. Office space within the Terminal building will also be renovated and will be available for lease to aviation-related businesses. However, as the office space will generate revenue for Pearson Field, it is not eligible for FAA grant funding. There are sufficient funds within the Airport budget to pay for the remaining 5% of the renovations to the public areas and 100% of the renovations to the office space.

SUMMARY OF BIDS	
BIDDER	**AMOUNT**
Evo Design Enterprises, LLC - Vancouver, WA	$658,240.00
Tikka WA Inc - Battle Ground, WA	$732,928.76
Westwood Company, LLC - Battle Ground, WA	$763,776.00
Banack LLC - Washougal, WA	$779,602.48
JA Morris Construction, LLC - Olympia, WA	$786,947.14
The Union Corner Construction - Vancouver, WA	$813,689.09
Pudget Sound Construction Partners - Tukwila, WA	$822,203.68
2KG Contractors Inc - Portland, OR	$822,528.00
Ross Builders Northwest LLC - Hillsboro, OR	$843,061.81
AC Schommer & Sons - Portland, OR	$866,791.10
The Arcus Group, LLC - Oregon City, OR	$898,863.17
Five Rivers Construction, Inc. - Longview, WA	$933,280.96
Engineers Cost Estimate	$575,000.00

Due to the Federal funding in this project, the Apprenticeship Goal was waived.

Advantage(s)

1. Equity & Accessibility: Upgraded ADA-compliant restrooms and accessible design features ensure the terminal is usable and welcoming for all community members.
2. Stewardship & Efficiency: High efficiency systems and fixtures reduce long-term energy use and operational costs, supporting responsible resource management.
3. Climate & Resilience: Improved building performance, including new windows, exterior siding, and an enhanced entry canopy — strengthens weather protection and overall resilience.
4. Community Experience: Modernized interior spaces, including the snack bar, classrooms, pilot lounge, and offices, create a more comfortable and functional environment for passengers, staff, and program participants.
5. Operational Flexibility: Updated training and administrative areas support airport operations, community programs, and future growth.
6. Economic Opportunity: Improved office spaces enhance tenant appeal, supporting revenue generation and partnership development.
7. Community Identity & Safety: A modern, welcoming terminal strengthens the airport’s public image, supports events and training, and contributes to a safe, well-maintained community

facility.

Challenge(s)
None

Budget Impact
Sufficient budget has been confirmed in the capital budget for the Airport with project number PRJ100917 for costs not covered by FAA Grant funding.

Prior Council Review
Council awarded the contract for the Terminal Renovation Project - Design & Bidding Services on February 10, 2025 in the amount of $187,086.

Action Requested
On Monday, March 16th, 2026, in conjunction with accepting Federal Aviation Administration (FAA) Grant No. 3-53-0139-022-2026 for Airport Terminal Renovation, authorize the City Manager, or designee, to finalize and execute a contract for up to $658,240 with Evo Design Enterprises LLC for Construction of the Airport Terminal Renovation Project.

Staff Contact
Meredith Fox, Airport Manager, meredith.fox@cityofvancouver.us

Attachments:
1. ITB26-2 - Contract - Final
2. Floor Plan
3. Pearson Terminal Reno Plans (Final)

CONSTRUCTION CONTRACT # C-102213
ITB 26-02: Pearson Field Airport Terminal Renovation Project

This Contract (hereinafter referred to as the "Contract") is entered into by and between the City of Vancouver, Washington, a municipal corporation organized under the laws of the State of Washington (hereinafter referred to as the "City") and EvoDesigns Enterprises, LLC, 2856 NE 65th Ave., STE-C, Vancouver, WA 98661 (hereinafter referred to as the "Contractor"). The City and Contractor may be collectively referred to herein as the "parties" or individually as a "party".

WHEREAS, the City desires to engage the Contractor to provide public works construction and other related services for the work described herein;

WHEREAS, Contractor has agreed to offer its services to perform said work per the City issued Invitation to Bid (ITB) No. 26-02 and all addenda thereto, Contractor's Bid to said ITB, the Project Plan Set and Special Provisions, and City Council's approval on March 16, 2026 per Staff Report No. ##-##; and

WHEREAS, the Contractor represents by entering into this Contract that it is fully qualified to perform the work to which it will be assigned in a competent and professional manner, and to the standards required by the City.

NOW, THEREFORE, in consideration of the terms, conditions, covenants, and performance contained herein, or attached and incorporated and made a part hereof, the parties hereto agree as follows:

1. **STATEMENT OF WORK:** The Contractor hereby agrees to furnish all materials, labor, tools, machinery and implements of every description necessary to complete the work in a professional manner within the time limits stated in this Contract for the construction and installation of the following improvements and will make all necessary arrangements for the obtaining of permits from the United States, State of Washington, and/or any of its agencies as may be necessary to do the work required and covered by this Contract.

   This Contract provides for complete interior renovation of the existing pilot's lounge area, bathroom, snack bar, and office area as well as the replacement of the exterior windows and the (south facing) building exterior wall at the main entry and other work, all in accordance with the attached Contract Plans, these Contract Provisions, and the Standard Specifications.

   The Contract work shall be Physically Complete within 98 Calendar Days from the Notice to Proceed.

2. **EFFECTIVE DATE:** This Contract is effective as of the last signature of the Contract.

3. **E-VERIFY PROGRAM:** Contractor shall register and enter into a Memorandum of Understanding (MOU) with the Department of Homeland Security E-Verify program within sixty (60) days after execution of this Contract. Contractor shall ensure all Contractor employees and any sub-contractor(s) assigned to perform work under this Contract are eligible to work in the United States. Contractor shall provide verification of compliance upon City request. Failure by Contractor to comply with this subsection shall be considered a material breach.

4. **CONTRACTOR RESPONSIBILITIES FOR SUBCONTRACTORS:** The Contractor shall include the language of this section in all tier subcontracts and shall require each of its subcontractors to include the same language of this section in each of their subcontracts, adjusting only as necessary the terms used for the contracting parties. The requirements of this section apply to all subcontractors regardless of tier. The Contractor shall require all subcontractors to comply with all relevant federal, state and municipal laws, rules and regulations whatsoever.

   At the time of subcontract execution, the Contractor shall verify that all tier subcontractors meet the following bidder responsibility criteria:

   1. Have a current certificate of registration in compliance with chapter 18.27 RCW, which must have been in effect at the time of subcontract bid submittal;
   2. Have a current Washington Unified Business Identifier (UBI) number;
   3. Have received training on the requirements related to public works and prevailing wage as required by RCW 39.04.350;
   4. Within the three-year period immediately preceding the date of the bid solicitation, not have been determined by a final and binding citation and notice of assessment issued by the department of labor and industries or through a civil judgment entered by a court of limited or general jurisdiction to have willfully violated, as defined in RCW 49.48.082, any provision of chapter 49.46, 49.48, or 49.52 RCW.
   5. If applicable, have:

   i. Have Industrial Insurance (workers' compensation) coverage for the subcontractor's employees working in Washington, as required in Title 51 RCW;
   ii. A Washington Employment Security Department reference number, as required in Title 50 RCW;
   iii. A Washington Department of Revenue state excise tax registration number, as required in Title 82 RCW;
   iv. An electrical contractor license, if required by Chapter 19.28 RCW;
   v. An elevator contractor license, if required by Chapter 70.87 RCW.

   6. Not be disqualified from bidding on any public works contract under RCW 39.06.010 or 39.12.065 (3).

5. **DELINQUENT STATE TAXES:** The Contractor shall not owe delinquent taxes to the Washington State Department of Revenue without a payment plan approved by the Department of Revenue.

6. **COMPENSATION AND SCHEDULE OF PAYMENTS:** In consideration of the promises and agreements of the Contractor as set forth herein, and in consideration of the faithful performance and furnishing of the work and materials required by this Contract to the

satisfaction of the City, the City agrees to pay to the Contractor as prescribed in the solicitation and Contractor's Bid, and in accordance with the ordinances of the City of Vancouver and the laws of the State of Washington, the following sum as indicated, which amount does include 8.8% Washington State Sales Tax (if applicable) $658,240.00 USD.

The amount finally to be paid is, however, variable upon the Work actually performed and final payment will be made upon the basis of the amount of work performed and the materials furnished, and at the lump sum or unit prices fixed in the Contractor's Bid and as modified by any and all approved Change Orders.

7. **CONTRACTOR'S INSURANCE:** The Contractor agrees to the following requirements relating to insurance coverage. Provide a Certificate of Liability Insurance. Said certificate must be provided on a standard "ACORD" form, or its equivalent, and must provide that coverage shall not be canceled or modified without 30 days prior written notice to the City of Vancouver.

   In addition, all policies shall be issued by an insurance company licensed to do business in the State of Washington. The City of Vancouver may inspect all policies and copies shall be provided to the City upon request.

   The Contractor agrees to procure insurance coverage as required below:

COVERAGE	**LIMITS OF LIABILITY**
I. Commercial General Liability:	
Policy shall include Bodily Injury, Property Damage, Personal Injury and Broad Form Contractual Liability	
Each Occurrence	$1,000,000
General Aggregate Per Occurrence	$2,000,000
Products & Completed Operations Aggregate	$2,000,000
Personal and Advertising Injury	$1,000,000
Blanket Contractual Liability	$1,000,000
II. Commercial Automobile Liability	
Policy shall include Bodily Injury and Property Damage, for any owned, Hired, and/or Non-owned vehicles used in the operation, installation and maintenance of facilities under this Contract.	
Combined Single Limit	$1,000,000
III. Workers' Compensation (applicable to the State of Washington)	
Per Occurrence	Statutory
Employer's Liability	$1,000,000
Disease Each Employee	$1,000,000
Disease Policy Limit	$1,000,000
Each Claim	$1,000,000
Annual Aggregate	$2,000,000
IV. Pollution Legal Liability	

COVERAGE	LIMITS OF LIABILITY
Each Claim	$1,000,000
Annual Aggregate	$2,000,000

In addition to the coverage and limits listed above the Contractor's insurance must all contain the following:

a. City Listed as an Additional Insured. The City of Vancouver, its Agents, Representatives, Officers, Directors, Elected and Appointed Officials, and Employees must be named as an additional insured. The required Additional Insured endorsements shall be at least as broad as ISO CG 20 10 11 85, or its equivalent CG 20 10 07 04 and CG 20 37 07 04 must be included with the Certificate of Insurance.

b. Either the Commercial General Liability or the Workers' Compensation policy must be endorsed to include "Washington Stop Gap" insurance. The limits and aggregates referenced must apply to the Stop Gap coverage as well and must be indicated on the certificate.

c. Employment Security. The Contractor shall comply with all employment security laws of the State in which services are provided and shall timely make all required payments in connection therewith.

d. The City of Vancouver shall be listed on the Certificate as the Certificate Holder.

e. Coverage Trigger: The insurance must be written on an "occurrence" basis. This must be indicated on the Certificate.

Contractor shall provide evidence of all insurance required, at the City's request, by submitting an insurance certificate to the City on a standard "ACORD" or comparable form.

All policies shall be issued by an insurance company licensed to do business in the State of Washington. The City of Vancouver may inspect all policies and copies shall be provided to the City upon request.

8. **CONTRACTOR'S BOND:** The Contractor agrees that before it undertakes performance of this Contract, it will file with the City of Vancouver a Performance Bond and Payment Bond, in the forms prescribed by the City of Vancouver, in the full amount of the Contract price with a company authorized to do business in the State of Washington as a surety. The bonds shall comply with the laws of the State of Washington, and especially with the provisions of Chapter 39.08 RCW.

9. **DISPUTE RESOLUTION:** In the event of a dispute between the Parties which cannot be resolved by the contract managers, the Contractor and the City shall review such dispute and may attempt to resolve the dispute. Any controversy or claim arising out of or relating to this Contract or the alleged breach of this Contract that cannot be resolved by the Parties

within 30 days of receipt of written notice may be submitted to mediation. If the dispute cannot be resolved through mediation, either party may initiate litigation pursuant to the governing law and venue provisions of this Contract The Parties agree to pay their own attorneys' fees and expenses.

10. **GOVERNING LAW/VENUE:** This Contract shall be deemed to have been executed and delivered within the State of Washington, and the rights and obligations of the parties hereunder shall be construed and enforced in accordance with, and governed by, the laws of the State of Washington without regard to the principles of conflict of laws. Any action or suit brought in connection with this Contract shall be brought in the Superior Court of Clark County, Washington.

11. **EMPLOYMENT OF LABOR:** The Contractor agrees that all persons employed by Contractor and by any of its subcontractors and any of their lower tier contractors in work performed pursuant to this Contract shall not be employed in excess of eight (8) hours in any one day, except as provided or allowed by Chapter 49.28 RCW and WAC 296-127 and any amendment thereto.

12. **PAYMENT OF LABOR:** The contract will require the payment and tracking of federal wages through Davis Bacon and will be subject to regulations of the U.S. Department of Labor. The higher wage rate between the Federal and State rates, at minimum shall prevail per WAC 296-127-025.

    The Contractor agrees that all laborers, workers, or mechanics employed by it or by any subcontractor in the performance of this Contract will be paid not less than the prevailing rate of wage for an hours work, in accordance with the provisions of the Chapter 39.12 RCW, and all rules and regulations promulgated pursuant thereto.

    The prevailing wage rates in effect at the time of the bid submittal deadline shall apply for the duration of the project, no matter how long it lasts. However, if the Contract is awarded more than six (6) months after the bids were due, the prevailing wage rates in effect on the award date shall apply.

    In case any dispute arises as to what the prevailing rates of wages for work of a similar nature are and such dispute cannot be adjusted by the parties involved, the matter shall be referred to the director of the Department of Labor and Industries of the State of Washington for arbitration, and the director's decision shall be final, conclusive and binding on all parties involved in the dispute.

13. **DAVIS-BACON ACT, AS AMENDED (40 U.S.C. 3141-3148):** When required by Federal program legislation, all prime construction contracts in excess of $2,000 awarded by non-Federal entities must include a provision for compliance with the Davis-Bacon Act (40 U.S.C. 3141-3144, and 3146-3148) as supplemented by Department of Labor regulations (29 CFR Part 5, "Labor Standards Provisions Applicable to Contracts Covering Federally Financed and Assisted Construction"). In accordance with the statute, contractors must be required to pay wages to laborers and mechanics at a rate not less than the prevailing wages specified in a wage determination made by the Secretary of Labor. In addition, contractors must be required to pay wages not less than once a week. The non-Federal entity must place a copy of the current prevailing wage determination issued by the Department of Labor in each

solicitation. The decision to award a contract or subcontract must be conditioned upon the acceptance of the wage determination. The non-Federal entity must report all suspected or reported violations to the Federal awarding agency. The contracts must also include a provision for compliance with the Copeland "Anti-Kickback" Act (40 U.S.C. 3145), as supplemented by Department of Labor regulations (29 CFR Part 3, "Contractors and Subcontractors on Public Building or Public Work Financed in Whole or in Part by Loans or Grants from the United States"). The Act provides that each contractor or subrecipient must be prohibited from inducing, by any means, any person employed in the construction, completion, or repair of public work, to give up any part of the compensation to which he or she is otherwise entitled. The non-Federal entity must report all suspected or reported violations to the Federal awarding agency.

14. **CONTRACT WORK HOURS AND SAFETY STANDARDS ACT (40 U.S.C. 3701-3708):** Under 40 U.S.C. 3702 of the Act, each Contractor must be required to compute the wages of every mechanic and laborer on the basis of a standard work week of 40 hours. Work in excess of the standard work week is permissible provided that the worker is compensated at a rate of not less than one and a half times the basic rate of pay for all hours worked in excess of 40 hours in the work week. The requirements of 40 U.S.C. 3704 are applicable to construction work and provide that no laborer or mechanic must be required to work in surroundings or under working conditions which are unsanitary, hazardous or dangerous. These requirements do not apply to the purchases of supplies or materials or articles ordinarily available on the open market, or contracts for transportation or transmission of intelligence.

15. **PAYMENT TO THE CONTRACTOR:** Progress payments to the Contractor shall be made within 30 days of a fully executed Pay Estimate pending all compliance with all contractual requirements. A sum equal to 5% may be reserved and retained from monies earned by the Contractor in accordance with Chapter 60.28 RCW. The City reserves the right to require Contractor to correct any submitted or paid erroneous invoices according to the rates set forth herein. City and Contractor agree that any amount paid in error by City does not constitute a change in the agreed upon amount; Contractor agrees to issue a refund of any overages paid in error by the City.
    Release of the retained percentage or the retainage bond shall be in accordance with Chapter 60.28 RCW. Every person performing labor or furnishing supplies toward the completion of said improvement of work shall have a lien upon said monies so reserved; provided, that such notice of the lien of such claimant shall be given in the manner provided in RCW 39.08.030 and within the time provided in Chapter 60.28 RCW as now existing and in accordance with any amendments that may hereafter be made thereto.

    No payment shall be made to the Contractor, however, until the Contractor and all subcontractors who have performed work shall have filed and received approval of a Statement of Intent to Pay Prevailing Wage as required by RCW 39.12.040 from the Washington State Department of Labor and Industries. Said Contractor and all subcontractors shall also keep accurate payroll records for three years from the date of acceptance as described in RCW 39.12.120. A Contractor and all subcontractors shall, file a copy of its certified payroll records using the Department of Labor and Industries online system on a monthly basis. A Contractor's noncompliance with this section shall constitute a violation of RCW 39.12.050.

16. **INDEMNIFICATION:** Contractor agrees to indemnify, defend, save and hold harmless the City, its officials, employees and agents from any and all liability, including but not limited to demands, claims, causes of action, suits or judgments, claims of copyright or patent infringement, including costs, attorney fees and expenses incurred in connection therewith, or whatsoever kind or nature, arising out of, or in connection with, or incident to, the performance of services by Contractor pursuant to this Contract.

    In the event that any suit based on such a claim, demand, loss, damage, cost, or cause of action is brought against the Contractor, the City retains the right to participate in said suit.

    This indemnity and hold harmless shall include any claim made against the City by an employee of Contractor or subcontractor or agent of the Contractor, even if Contractor is thus otherwise immune from liability pursuant to the workers' compensation statute, Title 51 RCW. To the extent that such liability arises from the concurrent negligence of both the City and the Contractor, such cost, fees and expenses shall be shared between the City and the Contractor in proportion to their relative degrees of negligence. This indemnity and hold harmless shall NOT apply in the case where liability arises from the sole negligence of the City. Contractor specifically acknowledges that the provisions contained herein have been mutually negotiated by the Parties and it is the intent of the Parties that Contractor provide the broadest scope of indemnity permitted by RCW 4.24.115.

17. **OWNERSHIP OF RECORDS AND DOCUMENTS:** Any and all work product prepared by the Contractor in the course of performing this Contract shall immediately become the property of the City. In consideration of the compensation provided for by this Contract, the Contractor hereby further assigns all copyright interests in such work product to the City. A copy may be retained by the Contractor. Previously owned intellectual property of Contractor or any third party, and any know-how, methodologies or processes used by Contractor to provide the services or project deliverables under this Contract shall remain property of the original City.

18. **PUBLIC DISCLOSURE COMPLIANCE:** The parties acknowledge that the City is an "agency" within the meaning of the Washington Public Records Act, Chapter 42.56 RCW, and that materials submitted by the Contractor to the City become public record. Such records may be subject to public disclosure, in whole or part and may be required to be released by the City in the event of a request for disclosure. In the event the City receives a public record request for any data or deliverable that is provided to the City and that is licensed from the Contractor, the City shall notify the Contractor of such request and withhold disclosure of such information for not less than five (5) business days, to permit the Contractor to seek judicial protection of such information, provided that the Contractor shall be responsible for attorney fees and costs in such action and shall save and hold harmless the City from any costs, attorney fees or penalty assessment under Chapter 42.56 RCW for withholding or delaying public disclosure of such information.

19. **COOPERATIVE PURCHASING:** The Washington State Inter-local Cooperation Act, Ch. 39.34 RCW, authorizes public agencies to cooperatively purchase goods and services if all parties agree. By having executed this Agreement, the Contractor agrees that other public agencies may purchase goods and services under this solicitation or contract at their own cost and without the City incurring any financial or legal liability for such purchases. The City agrees to allow other public agencies to purchase goods and services under this solicitation or

contract, provided that the City is not held financially or legally liable for purchases and that any public agency purchasing under such solicitation or contract file a copy of this invitation and such contract in accordance with RCW 39.34.040.

20. **AMENDMENTS:** All changes to this Contract, including changes to the statement of work and compensation, must be made by written Change Order and/or Amendment and signed by all parties to this Contract.

21. **AUTHORIZATION AND COMPLIANCE WITH THE LAW:** The Contractor certifies that the person signing the Contract is legally authorized to enter into this binding Contract and that the Contractor shall fully comply with all relevant, federal, state and municipal laws, rules, regulations and policies.

22. **CITY BUSINESS AND OCCUPATION LICENSE:** The Contractor will be required to obtain a business license when contracting with the City unless allowable exemptions apply. The Contractor shall contact the State of Washington Business License Service (BLS) at: http://bls.dor.wa.gov/file.aspx, or by phone at 800-451-7985, or go to www.bls.dor.wa.gov/cities/vancouver.aspx or www.cityofvancouver.us/businesslicense, to determine whether a business license is required pursuant to the Vancouver Municipal Code (VMC) Chapter 5.04.

23. **RELATION OF PARTIES:** The Contractor, its subcontractors, agents and employees are independent contractors performing services for The City and are not employees of City; shall not, as a result of this Contract, accrue leave, retirement, insurance, bonding or any other benefits afforded to City employees; and, shall not have the authority to bind the City in any way except as may be specifically provided in the Statement of Work.

24. **ASSIGNMENT:** This Contract is binding on each party, its successors, assigns, and legal representatives and may not, under any circumstances, be assigned or transferred by either party without the other party's express written authorization.

25. **TERMINATION FOR CONVENIENCE:** The City, at its sole discretion, may terminate this Contract for convenience at any time for any reason deemed appropriate. Termination is effective immediately upon notice of termination given by the City.

    In the event this Contract is terminated prior to the completion of Work, Contractor will only be paid for the Work completed at the time of termination of the Contract.

26. **TERMINATION FOR CAUSE:** In the event the Contractor is, or has been, in violation of the terms of this Contract, including the solicitation, the City reserves the right, upon written notice to the Contractor, to cancel, terminate, or suspend this contract in whole or in part for default. Termination shall be effected by serving a notice of termination on the Contractor setting forth the manner in which the Contractor is in default. The Contractor will be paid only the contract price for services performed in accordance with the manner of performance set forth in the Contract.

    If it is later determined by the City that the Contractor had an excusable reason for not performing, such as a strike, fire, or flood, or events which are not the fault of or are beyond the control of the Contractor, the City after setting up a new delivery or performance

schedule, may allow the Contractor to continue work or treat the termination as a termination for convenience.

27. **OPPORTUNITY TO CURE:** The City at its sole discretion may in lieu of a termination allow the Contractor to cure the defect(s), by providing a "Notice to Cure" to Contractor setting forth the remedies sought by City and the deadline to accomplish the remedies. If the Contractor fails to remedy to the City's satisfaction the breach or default of any of the terms, covenants, or conditions of this Contract within the time stated time, the City shall have the right to terminate the Contract without any further obligation to the Contractor. Any such termination for default shall not in any way operate to preclude the City from also pursuing all available remedies against the Contractor and it's sureties for said breach or default, including but not limited to termination of this Contract for convenience.

28. **WAIVER AND REMEDIES:** City's failure to enforce the terms or conditions herein or to exercise any right or privilege, or the City's waiver of any breach hereunder shall not thereafter waive any other term, condition, or privilege, whether of the same or similar type. Remedies under this Contract are cumulative; the use of one remedy shall not be taken to exclude or waive the right to use another.

29. **ENTIRETY OF CONTRACT:** This Contract incorporates all the agreements, covenants and understanding between the parties hereto and are merged into this written Contract. No prior agreement or prior understanding, verbal or otherwise, of the parties or their agents shall be valid or enforceable unless set forth in this Contract.

30. **USE OF CITY'S NAME:** Contractor may not use any of City's name, trademark, service marks, or logo in connection with the services contemplated by this Contract or otherwise without the prior written permission of City, which permission may be withheld for any or no reason and may be subject to certain conditions.

31. **NON-DISCRIMINATION AND EQUAL EMPLOYMENT OPPORTUNITY**: During the term of this Contract, Contractor will not discriminate against any employee or applicant for employment in accordance with RCW Chapter 49.60, including, but not limited to creed, religion, race, color, age, sex, marital status, sexual orientation, sexual identity, pregnancy, military status, political ideology, ancestry, national origin, or the presence of any sensory, mental or physical disability, unless based upon a bona fide occupational qualification. The Contractor will take affirmative action to ensure that applicants and employees are treated fairly, without regard to their creed, religion, race, color, sex, national origin, or the presence of any sensory, mental or physical disability. Such action shall include all terms and conditions of employment, compensation, and benefits, including apprenticeship.

32. **EQUAL OPPORTUNITY CLAUSE:** During the performance of this contract, the Contractor agrees as follows:

    a. The Contractor will not discriminate against any employee or applicant for employment because of race, color, religion, sex, sexual orientation, gender identity, or national origin. The contractor will take affirmative action to ensure that applicants are employed, and that employees are treated during employment, without regard to their race, color, religion, sex, sexual orientation, gender identity, or national origin. Such action shall include, but not be limited to the following: Employment, upgrading,

demotion, or transfer, recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship. The Supplier agrees to post in conspicuous places, available to employees and applicants for employment, notices to be provided by the contracting officer setting forth the provisions of this nondiscrimination clause.

b. The Contractor will, in all solicitations or advertisements for employees placed by or on behalf of the Supplier, state that all qualified applicants will receive consideration for employment without regard to race, color, religion, sex, sexual orientation, gender identity, or national origin.
c. The Contractor will not discharge or in any other manner discriminate against any employee or applicant for employment because such employee or applicant has inquired about, discussed, or disclosed the compensation of the employee or applicant or another employee or applicant. This provision shall not apply to instances in which an employee who has access to the compensation information of other employees or applicants as a part of such employee's essential job functions discloses the compensation of such other employees or applicants to individuals who do not otherwise have access to such information, unless such disclosure is in response to a formal complaint or charge, in furtherance of an investigation, proceeding, hearing, or action, including an investigation conducted by the employer, or is consistent with the contractor's legal duty to furnish information.
d. The Contractor will send to each labor union or representative of workers with which it has a collective bargaining agreement or other contract or understanding, a notice to be provided by the agency contracting officer, advising the labor union or workers' representative of the contractor's commitments under section 202 of Executive Order 11246 of September 24, 1965, and shall post copies of the notice in conspicuous places available to employees and applicants for employment.
e. The Contractor will comply with all provisions of Executive Order 11246 of September 24, 1965, and of the rules, regulations, and relevant orders of the Secretary of Labor.
f. The Contractor will furnish all information and reports required by Executive Order 11246 of September 24, 1965, and by the rules, regulations, and orders of the Secretary of Labor, or pursuant thereto, and will permit access to his books, records, and accounts by the contracting agency and the Secretary of Labor for purposes of investigation to ascertain compliance with such rules, regulations, and orders.
g. In the event of the Contractor's non-compliance with the nondiscrimination clauses of this contract or with any of such rules, regulations, or orders, this contract may be canceled, terminated or suspended in whole or in part and the contractor may be declared ineligible for further Government contracts in accordance with procedures authorized in Executive Order 11246 of September 24, 1965, and such other sanctions may be imposed and remedies invoked as provided in Executive Order 11246 of September 24, 1965, or by rule, regulation, or order of the Secretary of Labor, or as otherwise provided by law.
h. The Contractor will include the provisions of paragraphs (1) through (8) in every subcontract or purchase order unless exempted by rules, regulations, or orders of the Secretary of Labor issued pursuant to section 204 of Executive Order 11246 of September 24, 1965, so that such provisions will be binding upon each subcontractor or vendor. The contractor will take such action with respect to any subcontract or purchase order as may be directed by the Secretary of Labor as a means of enforcing such provisions including sanctions for noncompliance: Provided, however, that in the event the contractor becomes involved in, or is threatened with, litigation with a

subcontractor or vendor as a result of such direction, the contractor may request the United States to enter into such litigation to protect the interests of the United States.

33. **CLEAN AIR ACT:** The Contractor agrees to comply with all applicable standards, orders or regulations issued pursuant to the Clean Air Act (42 U.S.C. 7401–7671q) and the Federal Water Pollution Control Act as amended (33 U.S.C. 1251–1387). Violations must be reported to the Federal awarding agency and the Regional Office of the Environmental Protection Agency (EPA).

34. **DEBARMENT:** The Contractor certifies that that it is not presently debarred, suspended, proposed for debarment, and declared ineligible or voluntarily excluded from covered transactions by any Federal, State or local department or agency.

35. **BINDING EFFECT:** The provisions, covenants and conditions in this Contract bind the parties, their legal heirs, representatives, successors, and assigns.

36. **RATIFICATION:** Acts taken pursuant to this Contract but prior to its effective date are hereby ratified and confirmed.

37. **CONTRACT DOCUMENTS AND ORDER OF PRECEDENCE:** The complete Contract includes these parts, all of which are incorporated herein by reference, and any inconsistency in the parts of the contract shall be resolved by following this order of precedence (e.g., 1 presiding over 2, 2 over 3, 3 over 4, and so forth):

    1. Amendments to the Contract,
    2. This Contract,
    3. Contractor's Bid including all Addenda to the Solicitation,
    4. Contract Plan Set,
    5. Required Contract Provisions (FAA),
    6. General Provisions & Construction Items (FAA),
    7. Technical Specifications.

    On the Contract Plans, Working Drawings, and Standard Plans, figured dimensions shall take precedence over scaled dimensions.

    Whenever reference is made in these Specifications or the Special Provisions to codes, rules, specifications, and standards, the reference shall be construed to mean the code, rule, specification, or standard that is in effect on the Invitation to Bid advertisement date, unless otherwise stated or as required by law.

    If any part of the Contract requires Work that does not include a description for how the Work is to be performed, the Work shall be performed in accordance with standard trade practice(s). For purposes of the Contract, a standard trade practice is one having such regularity of observance in the trade as to justify an expectation that it will be observed by the Contractor in doing the Work.

38. **NOTICES:** All notices which are given or required to be given pursuant to this Contract shall be hand delivered, mailed postage paid, or sent by electronic mail as follows:

For the City:
Anna Vogel
City of Vancouver
415 W 6th Street
P O Box 1995
Vancouver WA 98668-1995
anna.vogel@cityofvancouver.us

For the Contractor:
Llya Tischenko
EvoDesign Enterprises, LLC
2856 NE 65th Ave, Ste-C
Vancouver, WA 98661
art@evodesignsinc.com

The undersigned, as the authorized representatives of the City and Contractor respectively, agree to all of the terms and conditions contained in this Contract, as of the dates set forth below.

CITY OF VANCOUVER
A municipal corporation

Lon Pluckhahn, City Manager

Date

Attest:

Anthony Glenn, Deputy City Clerk

Approved as to form:

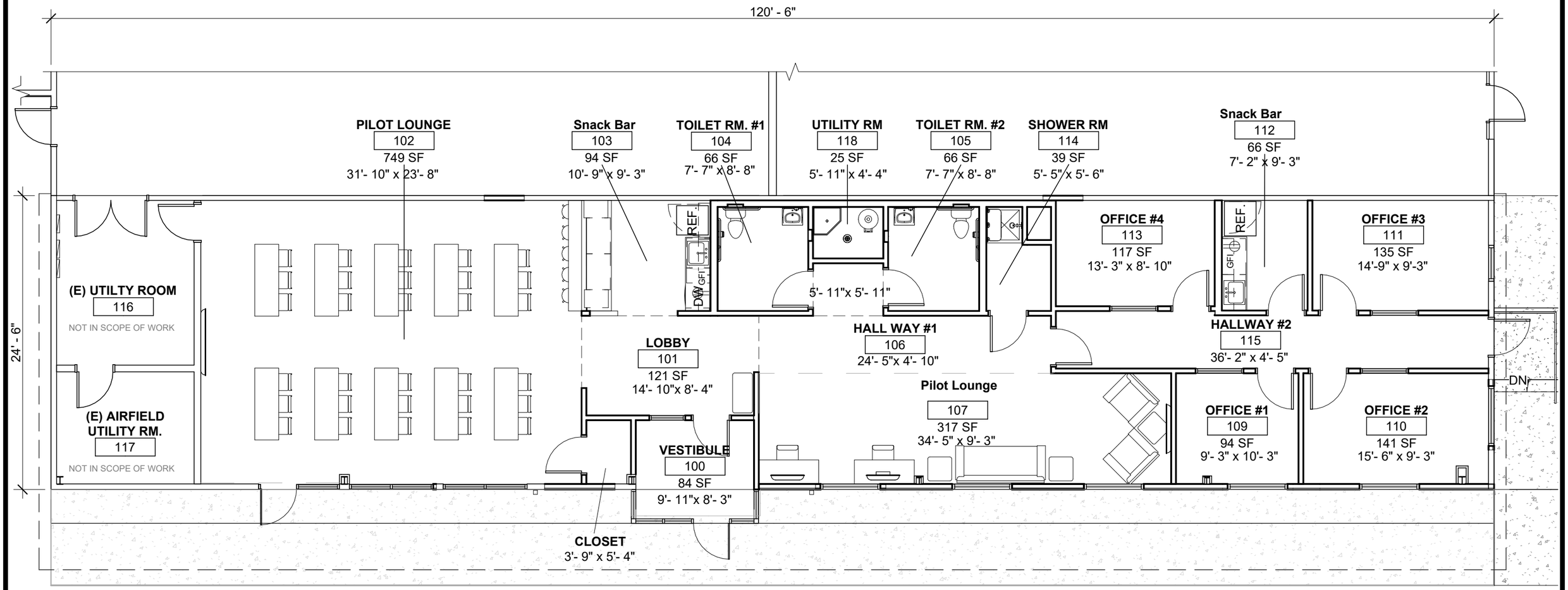
Nena Cook, City Attorney

CONTRACTOR:
EvoDesigns Enterprises, LLC

Signature

Printed Name /Title

Date



LIVERMORE ARCHITECTURE & ENGINEERING, INC.	1500 SW First Avenue, Suite 240 Portland, Oregon 97201 Phone: 503-892-3002 www.livermoreae.com	**TERMINAL RENOVATION PROJECT** **PEARSON FIELD** **101 EAST RESERVE ST.** **VANCOUVER, WA 98661**	**223073.00** **09/30/25** **1/8" = 1'-0"**	**FLOOR PLAN**	**A2**

TERMINAL RENOVATION PROJECT - PEARSON FIELD

CITY OF VANCOUVER

415 WEST 6TH STREET
VANCOUVER, WA 98661

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PROJECT SCOPE OF WORK

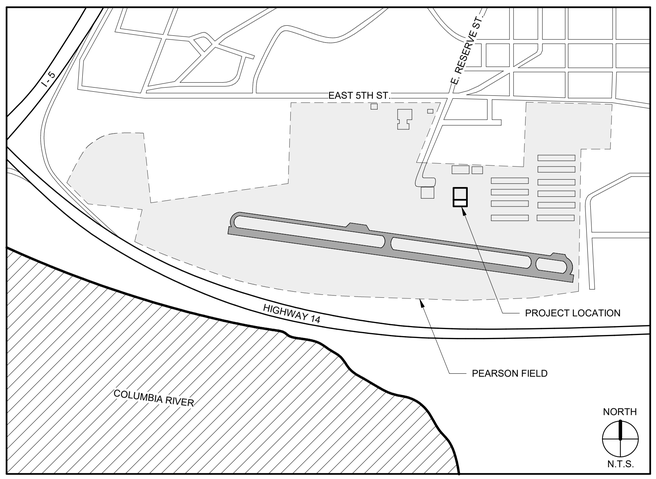
THE PROJECT IS LOCATED AT THE EXISTING PEARSON FIELD AIRPORT LOCATED AT 101 E RESERVE ST, VANCOUVER, WA 98661. THE PROJECT IS A COMPLETE INTERIOR RENOVATION OF THE EXISTING PILOT'S LOUNGE AND OFFICE AREA, AS WELL AS RESIDING OF THE EXTERIOR WALL AND REPLACEMENT OF WINDOWS IN THE PROJECT AREA. THE AREA OF WORK IS APPROXIMATELY 3,000 SF AND IS ADJACENT TO APPROXIMATELY 15,000 SF OF HANGAR SPACE. NO WORK IS EXPECTED IN THE HANGAR.

THE RENOVATED SPACE WILL INCLUDE A PILOT'S LOUNGE MULTIPURPOSE ROOM, FLIGHT PLANNING ROOM, PILOT QUIET ROOM, TOILET ROOMS, OFFICES, KITCHENETTE, CIRCULATION SPACE, AND STORAGE/UTILITY AREAS.

PROJECT GENERAL NOTES

- CONTRACTOR IS RESPONSIBLE FOR MAINTAINING A COMPLETE SET OF CONTRACT DOCUMENTS AND PROVIDING THE DOCUMENTS TO SUBCONTRACTORS. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT/ENGINEER PROMPTLY UPON DISCOVERY OF MISSING DOCUMENTS.
- THE SPECIFICATIONS ARE PART OF THE CONTRACT DOCUMENTS. REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION NOT SHOWN ON DRAWINGS.
- CONTRACTOR IS RESPONSIBLE FOR THOROUGHLY REVIEWING ALL CONTRACT DOCUMENTS IN THEIR ENTIRETY PRIOR TO PROVIDING FINAL PRICING OR A BID FOR THE PROJECT. THE CONTRACTOR SHALL CLEARLY NOTE ANY DEVIATIONS TO THE SCOPE OF WORK DEFINED IN THE DRAWINGS AND SPECIFICATIONS ON THE CONTRACTOR'S BID.
- CONTRACTOR IS RESPONSIBLE FOR COORDINATING WORK BETWEEN DISCIPLINES. NOTIFY THE ARCHITECT IMMEDIATELY UPON DISCOVERY OF CONFLICTS BETWEEN DISCIPLINES.
- THE ENTIRE CONTRACT DOCUMENTS SHALL BE USED TO CONSTRUCT THE BUILDING. VARIOUS TRADES MAY NEED TO CROSS-REFERENCE DIFFERENT DISCIPLINE DRAWINGS TO OBTAIN APPROPRIATE INFORMATION TO CONSTRUCT THE PROJECT.
- THE CONSTRUCTION DRAWINGS REPRESENT THE FINISHED PROJECT. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR CONSTRUCTION MEANS & METHODS, INLCUDING BUT NOT LIMITED TO: BRACING OF EXISTING STRUCTURE, SHORING OF EARTHWORK, SHORING FOR TEMPORARY LOADS, SEQUENCE OF CONSTRUCTION, SAFETY, WEATHER-RELATED OPERATIONS, AND CONSTRUCTION TECHNIQUES. THE CONTRACTOR'S BID SHALL INCLUDE ALL COSTS RELATED TO MEANS & METHODS UNLESS CLEARLY NOTED AS AN EXCLUSION.
- TYPICAL DETAILS MAY NOT BE REFERENCED FROM PLANS, BUT APPLY UNLESS OTHERWISE NOTED.
- WHERE DISCREPANCIES OCCUR BETWEEN DRAWINGS, GENERAL NOTES, AND SPECIFICATIONS, THE GREATER REQUIREMENTS WILL GOVERN. NOTIFY ARCHITECT/ENGINEER OF DISCREPANCIES.
- SUPPLIER OF ENGINEERED PRODUCTS (SUCH AS STEEL JOISTS, STAIRS, PRECAST CONCRETE, STOREFRONT WINDOWS, ELEVATORS, ETC.) SHALL BE RESPONSIBLE FOR COMPLETE DESIGN AND ENGINEERING OF THE PRODUCTS. SUPPLIER SHALL REVIEW THE ENTIRE CONTRACT DOCUMENTS AND PROVIDE A PRODUCT OR SYSTEM THAT IS FULLY FUNCTIONAL, MEETS PROJECT REQUIREMENTS, AND COMPLIES WITH APPLICABLE CODES.

VICINITY MAP



CITY OF VANCOUVER — OWNER

CONTACT: MEREDITH FOX
101 E. RESERVE ST.
VANCOUVER, WA 98661
PHONE: 360-904-9007
E-MAIL: MEREDITH.FOX@CITYOFVANCOUVER.US

CENTURY WEST ENGINEERING — PRIME CONSULTANT

CONTACT: BRYAN CONDON
5500 MEADOWS RD.
SUITE 250
LAKE OSWEGO, OR 97035
PHONE: 765-532-8320
E-MAIL: BCONDON@CENTURYWEST.COM

LIVERMORE ARCHITECTURE & ENGINEERING, INC. — ARCHITECTURAL STRUCTURAL ENGINEERING

ARCHITECTURE:
CONTACT: GEOFF GRUMMON-BEALE
1500 SW FIRST AVE.
SUITE 240
PORTLAND, OR 97201
PHONE: 503-892-3002 EXT 103
E-MAIL: GEOFFG@LIVERMOREAE.COM

STRUCTURAL ENGINEERING:
CONTACT: MIRA VOROBETS
1500 SW FIRST AVE, SUITE 240
PORTLAND, OR 97201
PHONE: 503-892-3002 EXT 109

GLUMAC — MECHANICAL/ ELECTRICAL PLUMBING ENGINEERING

CONTACT: BRIDGET PANIAGUA
900 SW 5TH AVE.
SUITE 1600
PORTLAND, OR 97204
PHONE: 503-345-6263
E-MAIL: BPANIAGUA@GLUMAC.COM

DEFERRED SUBMITTALS

NOTE: *COORDINATE THE DEFERRED SUBMITTAL LIST WITH STRUCTURAL & MEP REQUIREMENTS.*

THE FOLLOWING ITEMS ARE DEFERRED SUBMITTALS TO BE SUBMITTED TO THE AUTHORITY HAVING JURISDICTION AT A LATER DATE.

- SEE STRUCTURAL GENERAL NOTES FOR ADDITIONAL DEFERRED SUBMITTALS
- SEE MECHANICAL FOR ADDITIONAL DEFERRED SUBMITTALS

FOR ITEMS MARKED "BY CONTRACTOR," CONTRACTOR SHALL PROVIDE COMPLETE DESIGN DRAWINGS AND DOCUMENTATION STAMPED BY A LICENSED ENGINEER. DRAWINGS SHALL BE SUBMITTED TO ARCHITECT FOR REVIEW. FOLLOWING REVIEW BY THE ARCHITECT, CONTRACTOR SHALL BE RESPONSIBLE FOR SUBMITTING DRAWINGS AND DOCUMENTATION TO THE AUTHORITY HAVING JURISDICTION AND FOR ANY REQUIRED PLAN CHECK OR PERMIT FEES.

BY SEPARATE PERMIT

- NONE

0	9/12/25	ISSUE FOR PERMIT
1	11/18/25	ISSUE FOR CONSTRUCTION

22012759 REGISTERED ARCHITECT
GEOFF GRUMMON-BEALE
STATE OF WASHINGTON

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Livermore A&E
Job No:223073.00

ISSUE FOR CONSTRUCTION

FAA GRANT #3-53-0139-022-2026

PEARSON FIELD
TERMINAL RENOVATION PROJECT
PEARSON FIELD
101 EAST RESERVE ST.
VANCOUVER, WA 98661

DRAWING TITLE:
TITLE SHEET

DRAWN BY: MAW
CHECKED BY: GGB

T1.00

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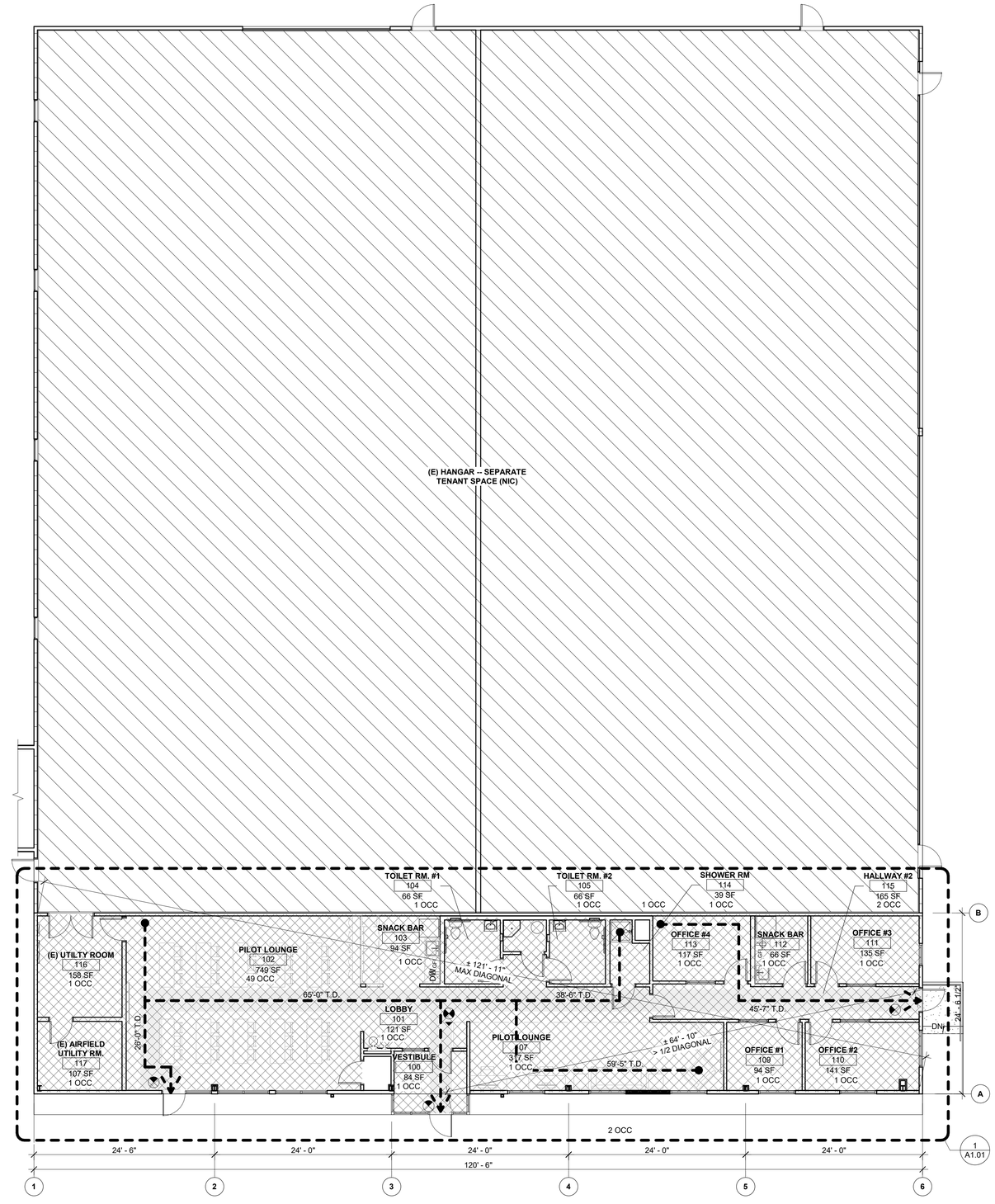

NORTH

1 A0.01 **CODE REVIEW PLAN / OVERALL FLOOR PLAN**

1/8" = 1'-0"

CODE ANALYSIS

APPLICABLE CODES

BUILDING CODE	2021 INTERNATIONAL BUILDING CODE (IBC) AND WAC 51-50
EXISTING BUILDING CODE	2021 WASHINGTON STATE EXISTING BUILDING CODE
ELECTRICAL CODE	2023 NATIONAL ELECTRICAL CODE
ENERGY CODE	2021 WASHINGTON STATE ENERGY CODE, COMMERCIAL WAC 51-11C
MECHANICAL CODE	2021 INTERNATIONAL MECHANICAL CODE AND WAC 51-52
PLUMBING CODE	2021 UNIFORM PLUMBING CODE AND WAC 51-56
FIRE CODE	2021 INTERNATIONAL FIRE CODE AND WAC 51-54A
ACCESSIBILITY CODE	ICC/ANSI A117.1-2017 ACCESSIBILITY AND WAC 51-50-1101.2
JURISDICTION	CITY OF VANCOUVER, WA

OCCUPANCY CLASSIFICATION

OCCUPANCY GROUPS	304.1	B (BUSINESS), S-1 (AIRCRAFT HANGAR)
OCCUPANCY SEPARATIONS	508	NONE (NON-SEPARATED MIXED USE PER 508.3)

CONSTRUCTION TYPE

CONSTRUCTION TYPE	602	V-B

FIRE PROTECTION SYSTEMS

		REQUIRED	PROVIDED
AUTOMATIC SPRINKLER SYSTEM	903	NO	NO
FIRE ALARM	907	NO	NO

FIRE RESISTIVE REQUIREMENTS

STRUCTURAL FRAME			0 HR		
EXTERIOR BEARING WALLS			0 HR		
INTERIOR BEARING WALLS			0 HR		
EXTERIOR NON-BEARING WALLS (TABLE 602)					
	WALLS	DIST. TO PROPERTY LINE	FIRE RATING	PROTECTED OPENINGS REQ'D	FIRE RATING REQ'D (OPENINGS)
	NORTH	> 30'	0 HR	NA	NA
	SOUTH	> 30'	0 HR	NA	NA
	EAST	> 30'	0 HR	NA	NA
	WEST	> 30'	0 HR	NA	NA
INTERIOR NON-BEARING WALLS & PARTITIONS			0 HR	NA	NA
FLOORS			0 HR	NA	NA
ROOFS			0 HR	NA	NA
CORRIDORS			1 HR	NA	NA
NOTE: CORRIDOR IS NOT REQUIRED TO BE RATED WHERE IT SERVES AN OCCUPANT LOAD OF 30 OR LESS , PER 1020.2					

EXITS

EXITS REQUIRED PER STORY	1006	2
MAXIMUM TRAVEL DISTANCE	1017.2	200 FEET (B OCCUPANCY, NO SPRINKLER SYSTEM)
COMMON PATH OF EGRESS TRAVEL	1006.2.1	100 FEET (B OCCUPANCY, NO SPRINKLER SYSTEM)

PLUMBING SYSTEM

USE GROUP	OCCUPANTS		WATER CLOSETS		LAVATORIES		DRINKING FOUNTAINS	NOTES
	MALE	FEMALE	MALE	FEMALE	MALE	FEMALE		
B	39	39	0.08	0.08	0.05	0.05	2 (HI-LOW)	-
TOTAL PROVIDED			1	1	1	1	2 (HI-LOW)	-
NOTES:								

OCCUPANT LOAD

ROOM #	ROOM NAME	OCCUPANCY	AREA	SF/OCC	OCCUPANTS
100	VESTIBULE	B	84 SF	150 SF	1
101	LOBBY	B	121 SF	15 SF	9
102	PILOT LOUNGE	B	749 SF	15 SF	50
103	SNACK BAR	B	94 SF	150 SF	1
104	TOILET RM. #1	B	66 SF	150 SF	1
105	TOILET RM. #2	B	66 SF	150 SF	1
106	HALL WAY #1	B	145 SF		
107	PILOT LOUNGE	B	317 SF	150 SF	3
109	OFFICE #1	B	94 SF	150 SF	1
110	OFFICE #2	B	141 SF	150 SF	1
111	OFFICE #3	B	135 SF	150 SF	1
112	SNACK BAR	B	66 SF	150 SF	1
113	OFFICE #4	B	117 SF	150 SF	1
114	SHOWER RM	B	39 SF	300 SF	1
115	HALLWAY #2	B	165 SF	150 SF	2
116	(E) UTILTY ROOM	B	158 SF	300 SF	1
117	(E) AIRFIELD UTILITY RM.	B	107 SF	300 SF	1
118	UTILITY RM		25 SF		
FIRST FLOOR TOTAL			2690 SF		76

ENERGY CODE REQUIREMENTS

(2021 WASHINGTON STATE ENERGY CODE - COMMERCIAL (CHAPTER 51-11C WAC)

CLIMATE ZONE: 4C	CLARK COUNTY		
	REQUIRED	PROVIDED	COMMENTS
(E) WOOD FRAMED BUILDING EXTERIOR WALLS	MAX U-0.051 R-13+ R-7.5ci std	R-19 BATT INSULATION R-15	(E) 2X4 FRAME WALL W/ NEW BATT INSULATION CONTINUOUS INSULATION IS INFEASIBLE DUE TO EXISTING WALL CONFIGURATION
ENTRANCE DOOR	U-0.60	U-0.60	THERMALLY BROKEN STORFRONT DOOR
OPERABLE DOOR	U-0.36	U- 0.36	THERMALLY BROKEN HOLLOW METAL DOOR
FIXED VERTICAL FENESTRATION	U-0.34	U-0.34	THERMALLY BROKEN STORFRONT

CODE PLAN LEGEND

Room name
101 — ROOM NAME AND NUMBER

EGRESS ROUTE

T.D. — TRAVEL DISTANCE

EMERGENCY EXIT SIGN. SHADED AREA INDICATES ILLUMINATED FACE. ARROW INDICATES EGRESS DIRECTION -- SEE ELECTRICAL FOR ADDITIONAL INFORMATION.

EGRESS PATH -- PROVIDE EMERGENCY LIGHTING W/ 1 FOOTCANDLE MIN. AVERAGE

OCCUPANCY GROUPS

B

S-1 (AREA NIC)

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FAA GRANT #3-53-0139-022-2026

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TERMINAL RENOVATION PROJECT
PEARSON FIELD
101 EAST RESERVE ST.
VANCOUVER, WA 98661

DRAWING TITLE:
CODE REVIEW

DRAWN BY: MAW
CHECKED BY: GGB

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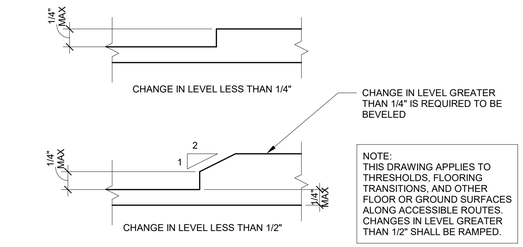
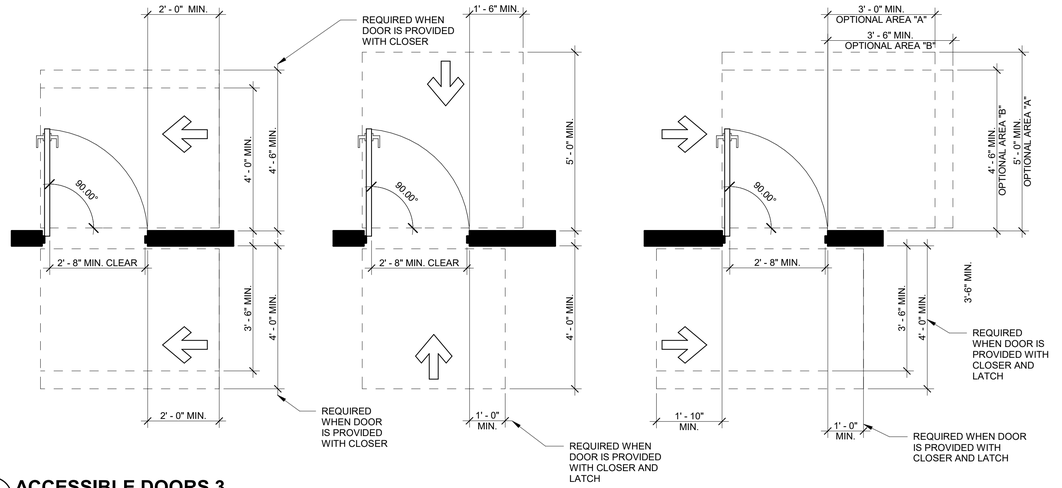


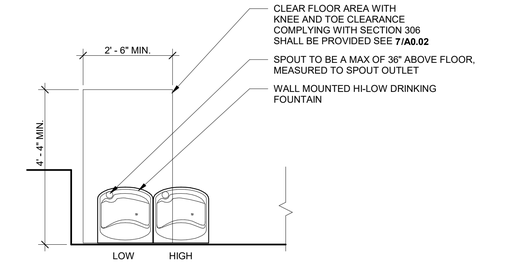
1 CHANGE IN LEVEL
A0.02 12" = 1'-0"



2 ACCESSIBLE DOORS 3
A0.02 1/2" = 1'-0"

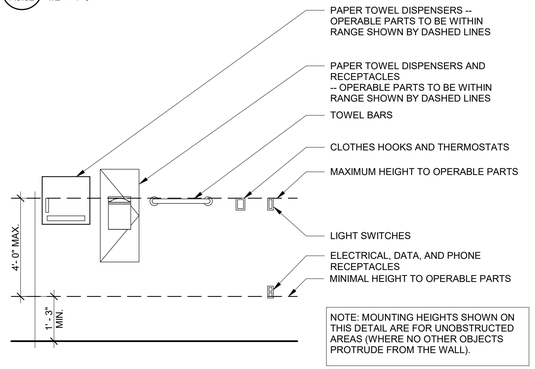
GENERAL ACCESSIBILITY NOTES

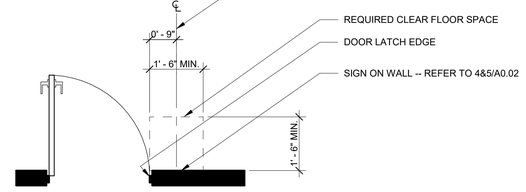
- ACCESSIBLE CONSTRUCTION SHALL COMPLY WITH THE AMERICANS WITH DISABILITIES ACT (ADA) ACCESSIBILITY GUIDELINES (ADAAG), ANSI A117.1, AND ANY APPLICABLE STATE AND LOCAL ACCESSIBILITY CODES.
- THE DRAWINGS SHOWN ON THIS SHEET ARE FOR REFERENCE ONLY. CONSULT THE CODES AND STANDARDS LISTED ABOVE FOR MORE INFORMATION ON ACCESSIBILITY REQUIREMENTS.
- UNLESS OTHERWISE INDICATED, ALL AREAS OF BUILDING SHALL BE ON AN ACCESSIBLE ROUTE.
- IN TOILET ROOMS, AT LEAST ONE OF EACH TYPE OF FIXTURE SHALL BE ACCESSIBLE.
- PROVIDE CLEAR FLOOR AREAS AT EACH ACCESSIBLE FIXTURE. PROVIDE A 5'-0" TURNING RADIUS IN TOILET ROOMS AND KITCHENS.



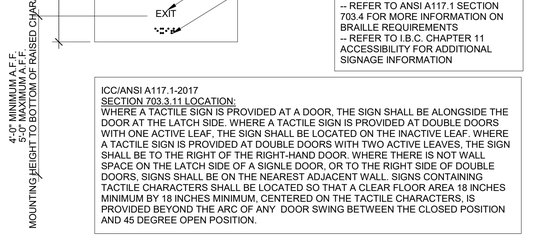
DRINKING FOUNTAIN PLAN VIEW

10 ACCESSIBLE DRINKING FOUNTAIN
A0.02 1/2" = 1'-0"

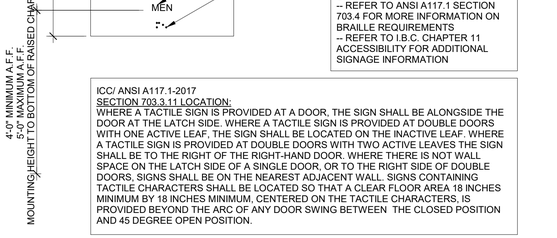




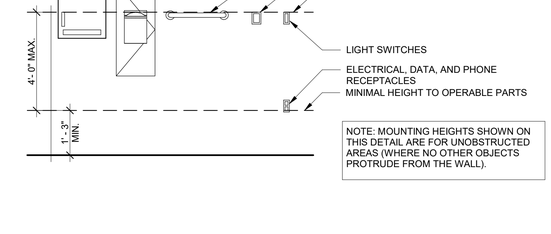
3 FLOOR CLEARANCE AT ACCESSIBLE SIGNAGE
A0.02 1/2" = 1'-0"



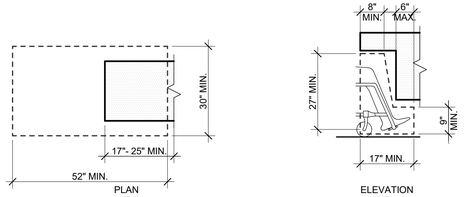
4 EXIT ACCESSIBLE IDENTIFICATION
A0.02 3" = 1'-0"



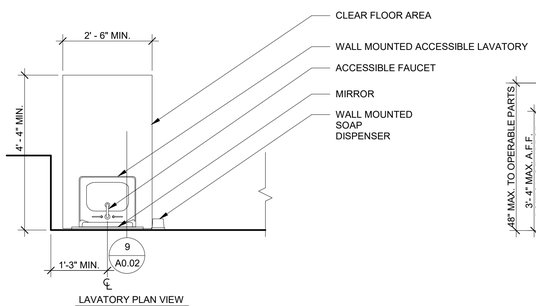
5 TOILET ROOM IDENTIFICATION
A0.02 3" = 1'-0"



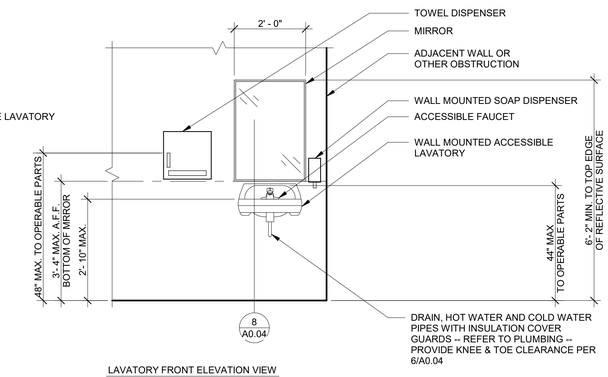
6 ACCESSIBLE FIXTURES AND FEATURES
A0.02 1/2" = 1'-0"



7 KNEE AND TOE CLEARANCE
A0.02 1/2" = 1'-0"

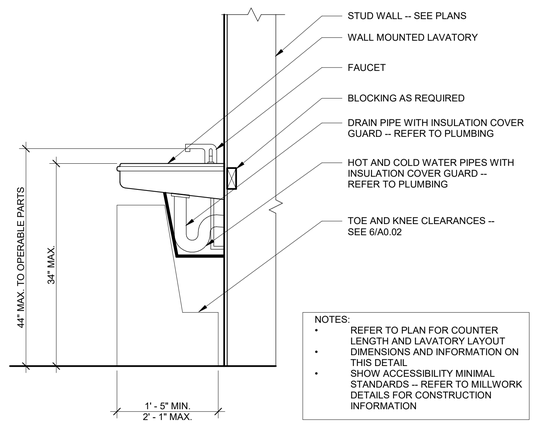


LAVATORY PLAN VIEW



LAVATORY FRONT ELEVATION VIEW

8 ACCESSIBLE LAVATORIES AND SINK
A0.02 1/2" = 1'-0"



9 SECTION AT ACCESSIBLE SINK
A0.02 1" = 1'-0"

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CITY OF Vancouver WASHINGTON

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PEARSON FIELD
101 EAST RESERVE ST.
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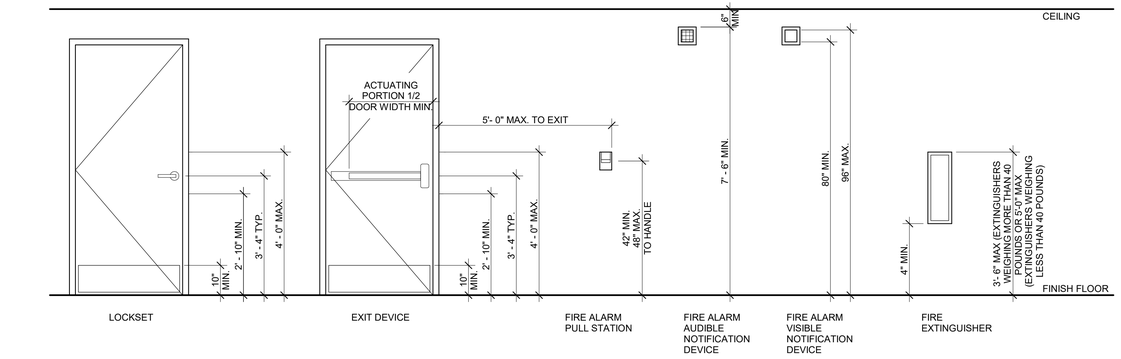
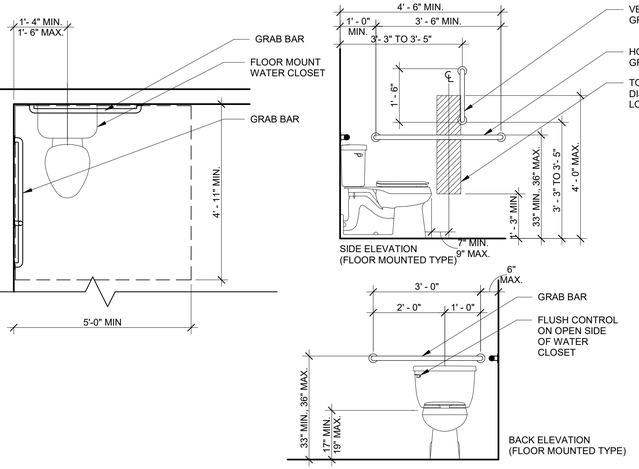


1 A0.03 **TYPICAL ACCESSIBLE MOUNTING HEIGHTS**
1/2" = 1'-0"



2 A0.03 **GRAB BAR SECTION**
6" = 1'-0"

GENERAL ACCESSIBILITY NOTES

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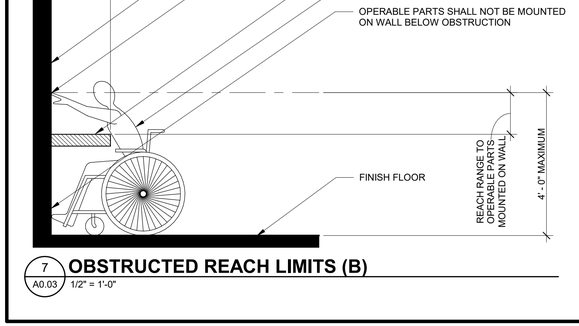
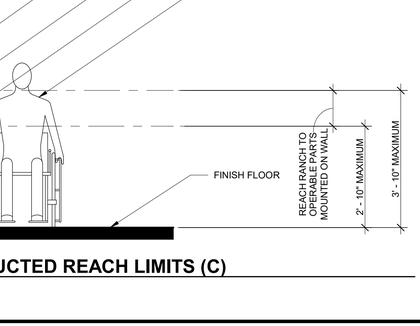
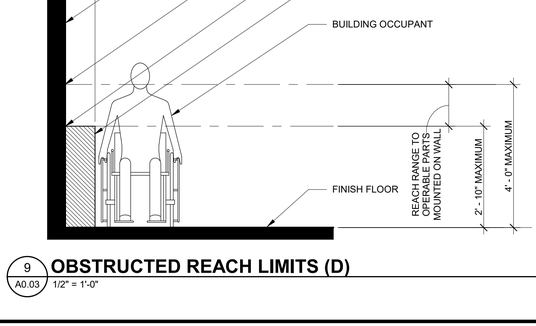
- PROVIDE CLEAR FLOOR AREAS AT EACH ACCESSIBLE FIXTURE. PROVIDE A 5'-0" TURNING RADIUS IN TOILET ROOMS AND KITCHENS.



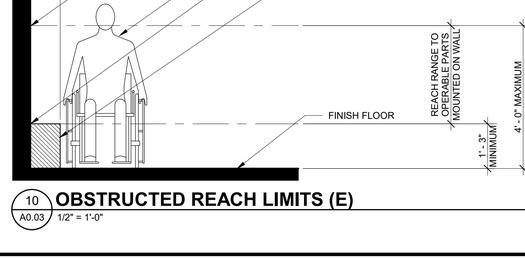
3 A0.03 **ACCESSIBLE WATER CLOSETS**
1/2" = 1'-0"



4 A0.03 **EMERGENCY EGRESS SIGNAGE (B)**
1/4" = 1'-0"



5 A0.03 **ALLOWED AREA FOR PROTRUDING OBJECTS**
1/2" = 1'-0"



6 A0.03 **OBSTRUCTED REACH LIMITS (A)**
1/2" = 1'-0"

7 A0.03 **OBSTRUCTED REACH LIMITS (B)**
1/2" = 1'-0"

8 A0.03 **OBSTRUCTED REACH LIMITS (C)**
1/2" = 1'-0"

9 A0.03 **OBSTRUCTED REACH LIMITS (D)**
1/2" = 1'-0"

10 A0.03 **OBSTRUCTED REACH LIMITS (E)**
1/2" = 1'-0"

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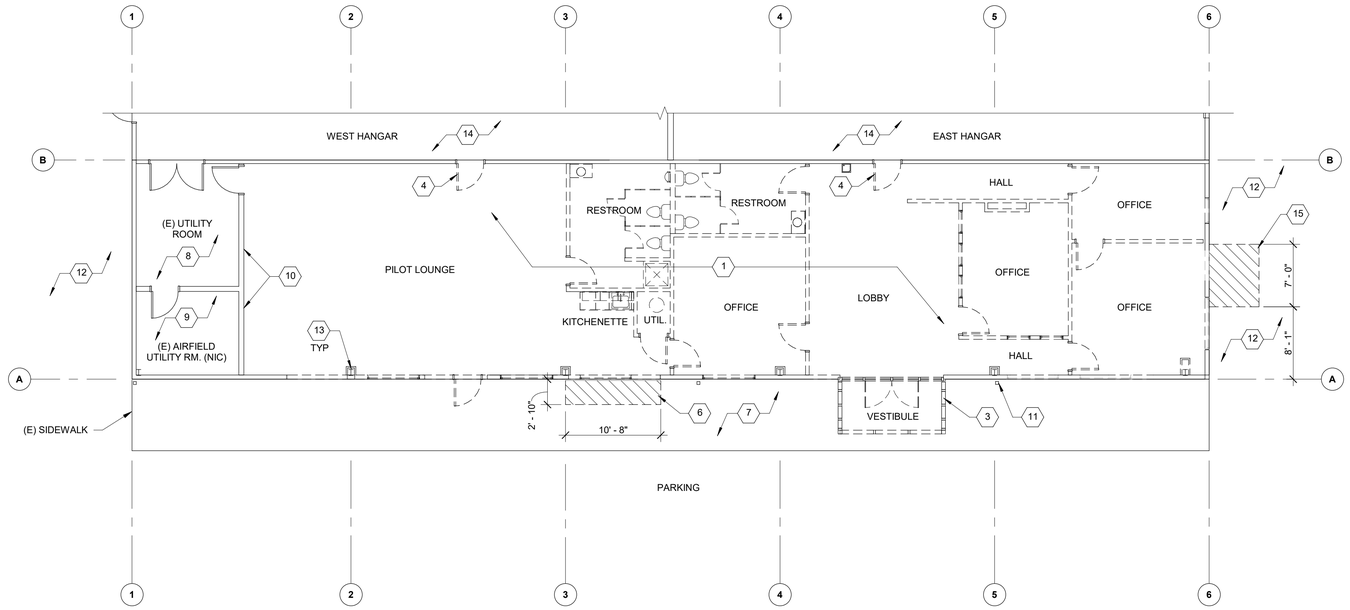

NORTH

1 AD1.01 **DEMOLITION PLAN**

1/8" = 1'-0"

DEMOLITION PLAN GENERAL NOTES

- COORDINATE DEMOLITION WORK WITH THE PROPOSED DESIGN SHOWN ON OTHER DRAWING SHEETS. NOTIFY ARCHITECT/ENGINEER OF ANY DISCREPANCIES PRIOR TO DEMOLITION.
- SEE MECHANICAL/ELECTRICAL AND PLUMBING DRAWINGS FOR DEMOLITION RELATED TO MECHANICAL, ELECTRICAL AND PLUMBING WORK.
- SEE STRUCTURAL DRAWINGS FOR DEMOLITION RELATED TO BUILDING STRUCTURAL ITEMS. DO NOT CUT AND REMOVE STRUCTURAL ITEMS UNLESS WORK IS NOTED ON CONTRACT DOCUMENTS OR IS DIRECTED BY ARCHITECT/ENGINEER.
- DO NOT REMOVE EXISTING FIRE-RATED CONSTRUCTION UNLESS NOTED ON CONTRACT DOCUMENTS OR AS DIRECTED BY ARCHITECT/ENGINEER.
- SUBMIT A CUTTING AND PATCHING PROPOSAL DESCRIBING PROCEDURES AT LEAST (10) DAYS BEFORE THE CUTTING AND PATCHING WILL BE PERFORMED, REQUESTING APPROVAL TO PROCEED.
- PATCH AND REPAIR ALL EXISTING WALL/FLOOR/CEILING ASSEMBLIES DAMAGED BY WALL/FLOOR/CEILING REMOVAL OR INSTALLATION.
- COMPLY WITH IFC CHAPTER 33 - FIRE SAFETY DURING CONSTRUCTION AND DEMOLITION AND OTHER APPLICABLE FIRE CODES.

LEGEND

Room name 101	ROOM NAME ROOM ###
101	DOOR NUMBER -- SEE DOOR SCHEDULE
1i	STOREFRONT, WINDOW/RELITE NUMBER -- SEE WINDOW SCHEDULE
1t	WALL TYPE -- SEE WALL TYPE SCHEDULE
F.O.B.	FACE OF BUILDING
F.O.W.	FACE OF WALL
F.O.S.	FACE OF SLAB
(E)	EXISTING
℄	CENTERLINE
F.F.	FINISH FLOOR
	INTERIOR WALLS, DOORS, RELITES, FIXTURES, AND EQUPIMENT TO BE REMOVED
	(E) WALL TO REMAIN
	(E) EXTERIOR WALL FRAMING AND STRUCTURE TO REMAIN -- REMOVE EXTERIOR METAL SIDING, SHEATHING, BATT INSLUATION, INTERIOR GYPSUM BOARD, WINDOWS, DOORS, AND FIXTURES. FRAMING WILL NEED TO BE REWORKED WITH ADDITIONAL STRUCTURE/REINFORCEMNT AS REQUIRED AT UPDATED NEW VESIBULE, DOOR, AND WINDOW LOCATIONS -- SEE STRUCTUAL DRAWINGS.
	(E) EXTERIOR WALL FRAMING AND STRUCTURE TO REMAIN -- REMOVE EXTERIOR METAL SIDING. INTERIOR ROOM AND ASSOCIATED AIRPORT INFRASTRUCURE ELEMENTS WITHIN WALL AND IN THIS AREA IS NOT TO BE ALTERED. COORDINATE WITH OWNER.
	AREA OF EXTERIOR DEMOLITION/SITE RE-WORK

DEMOLITION PLAN KEYNOTES

1. REMOVE ALL INTERIOR WALLS, INSULATION, DOORS, RELITES, SUSPENDED CEILINGS (ACT/GYP. BD.), LIGHT FIXTURES, PLUMBING FIXTURES, ELECTRICAL FIXTURES, FLOORING DOWN TO (E) CONCRETE SLAB, MECHANICAL EQUPIMENT, AND CASEWORK. EXISTING STRUCTURAL COLUMNS, BEAMS, AND BRACES TO REMAIN. EXISTING INSULATION @ UNDERSIDE OF ROOF DECK TO REMAIN.
2. NOT USED
3. REMOVE STOREFRONT VESTIBULE ENTIRELY -- PATCH AND REPAID EXISTING CONCRETE SLAB TO MATCH EXISTING ADJACENT SIDEWALK
4. REMOVE EXISTING DOOR -- PREP FOR WALL INFILL.
5. NOT USED
6. AREA OF EXISTING SIDEWALK TO BE REMOVED IN PREPARATION FOR NEW VESTIBULE AND FLOOR -- SEE FLOOR PLAN AND STRUCTURAL DRAWINGS.
7. METAL SOFFIT PANELS AT UNDERSIDE OF AWNING-OVERHANG TO BE REMOVED.
8. LIMITED DEMO WORK TO BE PERFORMED ONLY AS NECESSARY IN THIS AREA FOR NEW ELECTRIAL PANEL INSTALL, WIRING, AND MECHANICAL UNIT RUNS/DUCTING, ETC.
9. NO WORK TO BE PERFORMED IN THIS ROOM (CRITICAL CITY/AIRPORT INFRASRUCTURE) -- COORDINATE WITH OWNER IF ACCESS IS REQUIRED.
10. REMOVE EXISTING GYPSUM BOARD DOWN TO STUDS AT THIS WALL.
11. EXISTING DOWSPOUTS TO BE REMOVED AND REPLACED WITH NEW -- ROUTE INTO EXISTING DRAINAGE SYSTEM. EXISITNG GUTTER TO REMAIN.
12. EXISTING UTILITY, INFRASTRUCTURE, AND MEP EQUIPMENT THIS AREA TO REMAIN. FOR SPECIFIC MEP UNITS TO BE REMOVED REFER TO MEP DRAWINGS.
13. EXISTING COLUMN TO REMAIN -- REMOVE SURROUNDING FURRING.
14. HANGAR AREAS NOT IN SCOPE -- COORDINATE WITH OWNER FOR ACCESS AS REQUIRED.
15. AREA OF (E) PAVED WALKWAY TO BE REMOVED AND PREPPED FOR NEW CONCRETE LANDING, STEP, AND RAILING

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CITY OF Vancouver WASHINGTON

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DRAWING TITLE:
DEMOLITION PLAN

DRAWN BY: Author
CHECKED BY: Checker

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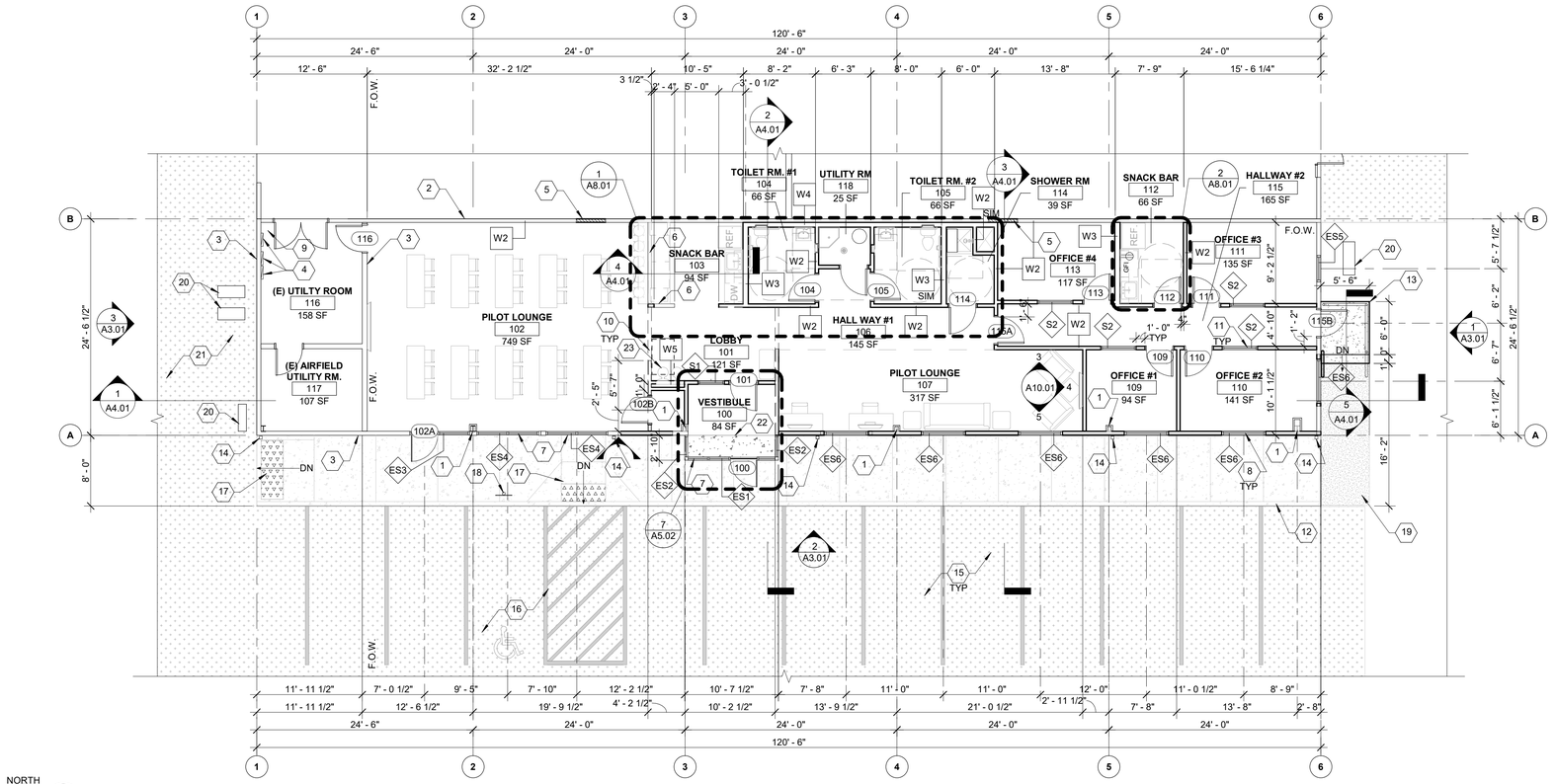

NORTH

1 A1.01 **FLOOR PLAN**

1/8" = 1'-0"

FLOOR PLAN GENERAL NOTES

- APPLICABLE CODES: ALL WORK SHALL BE IN CONFORMANCE WITH ALL FEDERAL, STATE, AND LOCAL CODES. SPECIFICATIONS AND STANDARDS SHALL MEAN, AND ARE INTENDED TO BE, THE LATEST EDITION, AMENDMENT OR REVISION OF SUCH REFERENCE STANDARD, IN EFFECT AS OF THE DATE OF THE CONTRACT DOCUMENTS.
- CONTRACTOR TO VERIFY EXISTING CONDITIONS AND DIMENSIONS SHOWN OR IMPLIED PRIOR TO START OF CONSTRUCTION AND NOTIFY A/E OF ANY DISCREPANCIES.
- CONTRACTOR SHALL PROVIDE ALL NECESSARY TESTING AND COORDINATE ALL REQUIRED INSPECTIONS.
- GLASS USED IN DOORS AND WINDOWS LOCATED WITHIN A 24" ARC OF THE NEAREST VERTICAL EDGE OF A DOOR OR IN AREAS SUBJECT TO HUMAN IMPACT OR OTHER HAZARDOUS LOCATIONS SHALL BE TEMPERED OR OF AN APPROVED SAFETY GLAZING MATERIAL PER SECTION 2406 OF THE INTERNATIONAL BUILDING CODE (IBC).
- VENTILATION AND LIGHT SHALL BE PROVIDED AS PER SECTIONS 1203 AND 1205 OF THE IBC.
- ALL INSULATION INDICATED ON THE PLANS SHALL COMPLY WITH OR EXCEED THE REQUIREMENTS IN SECTION 720 OF THE IBC FOR SMOKE DENSITY AND FLAME SPREAD.
- PROVIDE CLASS ABC EXTINGUISHERS AT EACH EXIT DOOR AND SUCH THAT THE MAXIMUM TRAVEL DISTANCE DOES NOT EXCEED 75-FEET. COORDINATE FINAL LOCATIONS OF EACH WITH FIRE MARSHALL.
- PROVIDE EGRESS IDENTIFICATION PER SECTION 1008 OF THE IBC. VERIFY EXACT LOCATION OF SIGNS WITH FIRE MARSHAL AT TIME OF CONSTRUCTION.
- PROVIDE EGRESS ILLUMINATION PER SECTION 1008 OF THE IBC BY SEPARATE PERMIT.
- ALL DOOR HARDWARE SHALL COMPLY WITH REQUIREMENTS OF LOCAL ACCESSIBILITY CODES AND THE ADA.
- ALL NEW DOORS AND WINDOWS SHALL COMPLY WITH APPLICABLE ENERGY CODES.
- PROVIDE 18" MIN. CLEAR OPPOSITE DOOR LEVER ON PULL SIDE OF DOOR AND 12" MIN. CLEAR OPPOSITE DOOR LEVER ON PUSH SIDE PER ADA GUIDELINES.
- GRIDLINES ARE TO CENTERLINE OF COLUMNS AND EDGE OF WALLS UNLESS NOTED OTHERWISE.
- DIMENSIONS ARE AS FOLLOWS: GRID LINE: CENTER OF COLUMN, FRAMING OF WALLS: TO WALL FRAMING; OPENINGS: TO CENTERLINE: TO CENTERLINE; UNLESS NOTED OTHERWISE
- PROVIDE ACCESS DOORS IN WALLS AND CEILINGS WHERE REQUIRED TO PROVIDE ACCESS TO MECHANICAL, ELECTRICAL, AND PLUMBING COMPONENTS.

LEGEND

Room name 101	ROOM NAME ROOM ###
101	DOOR NUMBER -- SEE DOOR SCHEDULE
1i	STOREFRONT, WINDOW/RELITE NUMBER -- SEE WINDOW SCHEDULE
1t	WALL TYPE -- SEE WALL TYPE SCHEDULE
F.O.B.	FACE OF BUILDING
F.O.W.	FACE OF WALL
F.O.S.	FACE OF SLAB
(E)	EXISTING
℄	CENTERLINE
F.F.	FINISH FLOOR
═══	NEW WALL

FLOOR PLAN KEYNOTES

1. (E) COLUMN TO REMAIN
2. (E) HANGAR DEMISING WALL
3. (E) WALLS
4. (E) ELECTRICAL PANELS
5. (E) DOOR TO BE REMOVED -- INFILL WALL OPENING
6. PARTIAL HEIGHT WALL
7. INSULATED ALUMINUM STOREFRONT
8. EXTERIOR ALUMINUM STORFRONT WINDOWS
9. ELECTRICAL PANEL
10. SOFFIT / BULKHEAD ABOVE -- SHOWN DASHED
11. INTERIOR ALUMINUM STORFRONT RELITES
12. (E) SIDEWALK
13. CONCRETE PAD AND STEP W/ HANDRAIL
14. DOWNSPOUTS -- TIE INTO (E) DRAINS
15. (E) PARKING SPACES
16. (E) ACCESSIBLE PARKING STALL AND ACCESS AISLE W/ SIGNAGE AND STRIPING
17. (E) ACCESSIBLE RAMP W/ TRUNCATED DOMES
18. (E) ADA PARKING SIGNAGE
19. (E) PAVED WALKWAY
20. (E) MECHANICAL EQUIPMENT -- REFER TO MEP DRAWINGS
21. (E) UTILITY EQUIPMENT TO REMAIN THIS AREA -- CONTRACTOR TO VERIFY EXTENT AND LOCATIONS
22. NEW COCNRETE FLOOR SLAB VESTIBULE AREA PROTRUDING INTO (E) SIDEWALK -- SEE STRUCTURAL
23. HI-LOW DRINKING FOUNTAIN DETAIL 10/A0.02 -- SEE PLUMBING

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DRAWING TITLE:
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DRAWN BY: MAW
CHECKED BY: GGB

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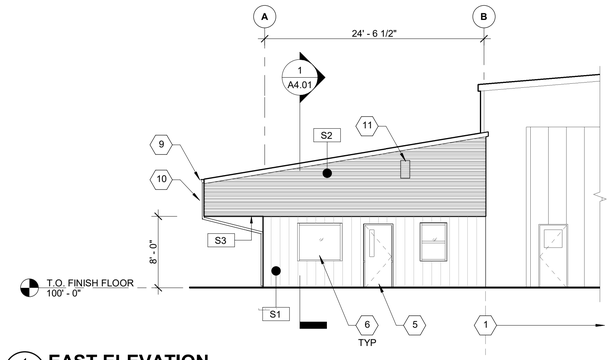
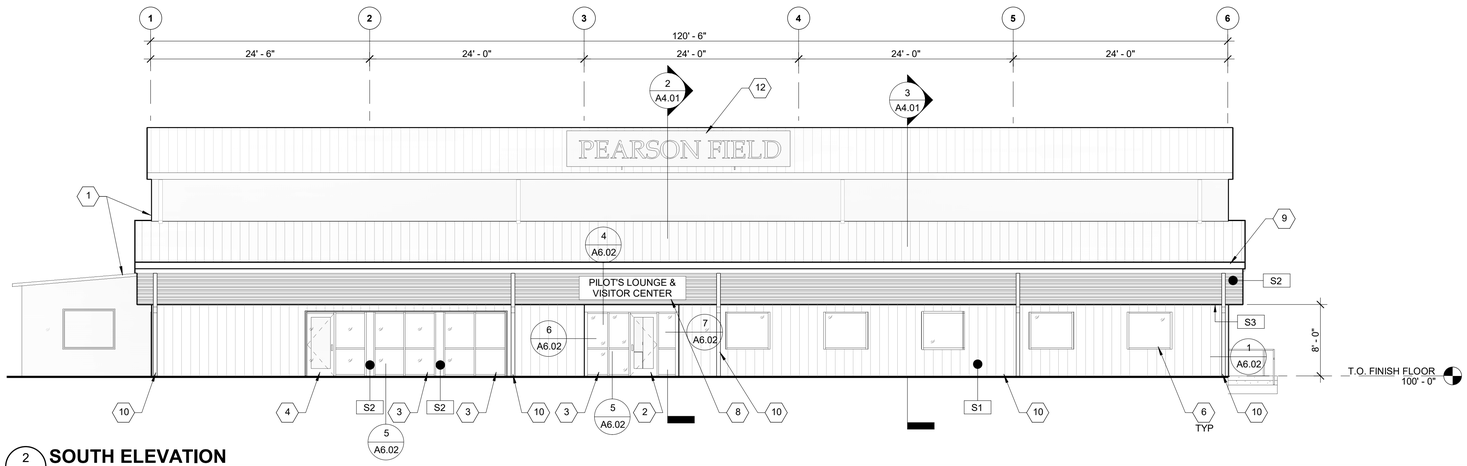
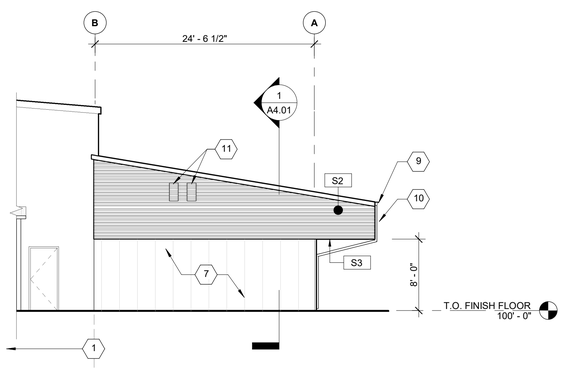


1 EAST ELEVATION
A3.01 1/8" = 1'-0"



2 SOUTH ELEVATION
A3.01 1/8" = 1'-0"



3 WEST ELEVATION
A3.01 1/8" = 1'-0"

ELEVATION GENERAL NOTES

- CONTRACTOR TO VERIFY EXISTING CONDITIONS AND DIMENSIONS SHOWN OR IMPLIED PRIOR TO THE START OF CONSTRUCTION AND NOTIFY ENGINEER OF RECORD OF ANY DISCREPANCIES.
- PENETRATIONS ARE DIAGRAMATIC AND MAY NOT DEPICIT THE ACTUAL NUMBER, SIZE OR LOCATION. SEE MECHANICAL/PLUMBING/EQUIPMENT DRAWINGS FOR INFORMATION REGARDING DUCT, PIPING, LOUVER, ETC... PENETRATIONS.
- PATCH AND REPAIR ROOFING AS REQUIRED FOR DEMOLISHED, NEW, OR RELOCATED FIXTURES, INCLUDING BUT NOT LIMITED TO PLUMBING VENTS, EXHAUST AND SIMILAR SYSTEMS.

LEGEND

(E) EXISTING METAL SIDING

S1: VERTICAL METAL SIDING
-- FLAT FLUSH PANEL, NO RIB -- ZINC GRAY

S2: HORIZONTAL METAL SIDING
--PERCEPTION COLLECTION PC10-12, ZINC GRAY

S3: SOFFIT METAL PANEL
--FLAT FLUSH PANEL, NO RIB --MIDNIGHT BRONZE

ELEVATION KEYNOTES

1. (E) ADJACENT HANGAR -- NIC
2. STOREFRONT PRIMARY ENTRANCE DOOR
3. STOREFRONT WINDOW SYSTEM
4. MEETING ROOM - PILOT LOUNGE SECONDARY DOOR
5. OFFICE AREA SECONDARY DOOR
6. ALUMINUM STOREFRONT
7. EXTERIOR WALL TO REMAIN AS-IS (EXTENSIVE EXISTING BLDG. UTILITIES LOCATED THIS AREA) -- PAINT TO MATCH NEW SOUTH FACADE
8. SIGNAGE BY OTHERS -- PROVIDE POWER FOR LIGHTING AND IN WALL BLOCKING TO SUPPORT SIGN. COORDINATE MOUNTING LOCATION AND SIZE WITH OWNER'S SIGNAGE VENDOR
9. NEW GUTTER TO REPLACE EXISTING
10. NEW DOWNSPOUT AT EXISTING LOCATION
11. VENT LOUVER
12. (E) SIGNAGE TO REMAIN

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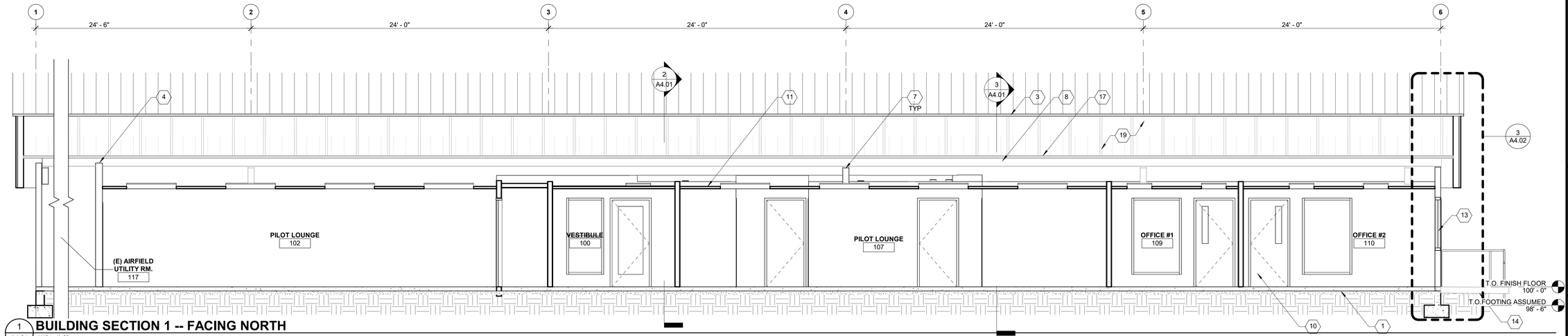
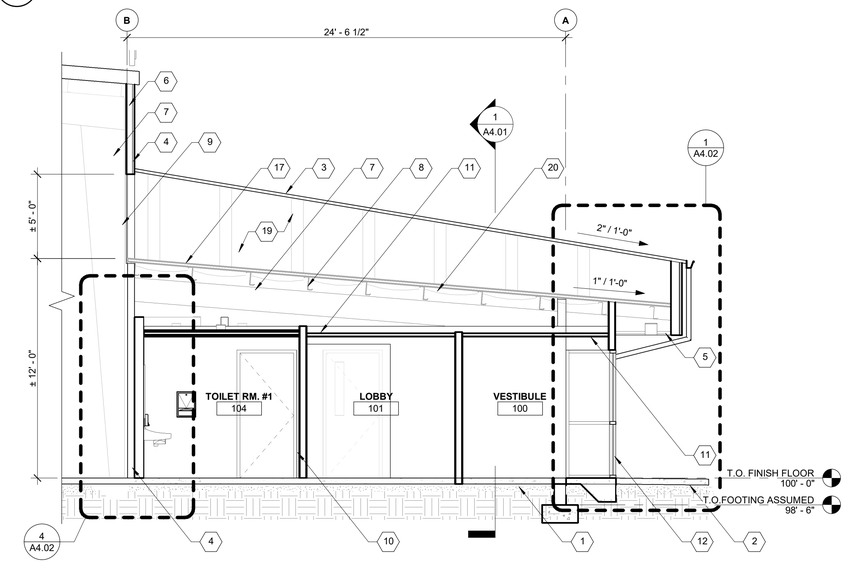


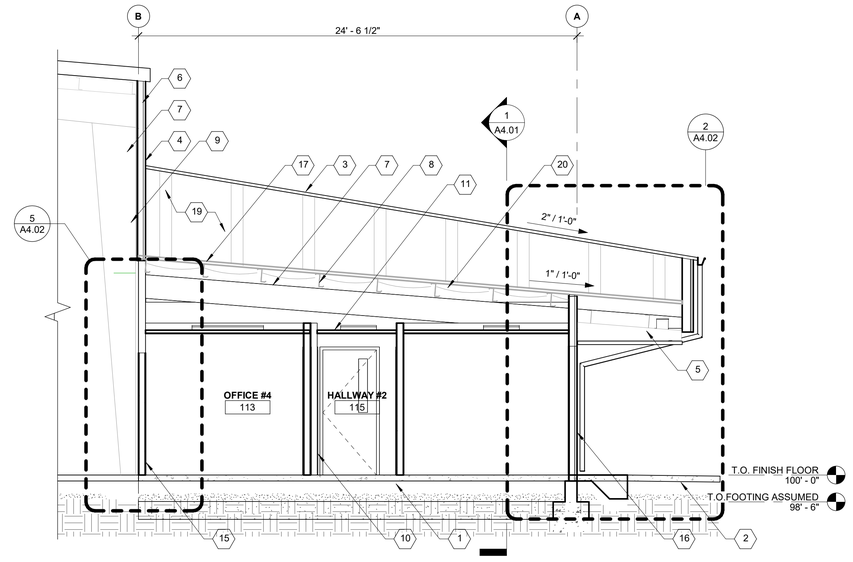
1 A4.01 BUILDING SECTION 1 -- FACING NORTH

1/4" = 1'-0"



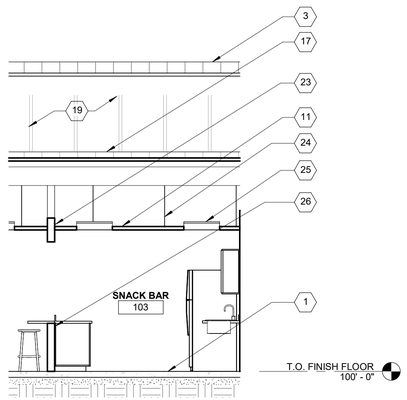
2 A4.01 BUILDING SECTION 2 -- FACING EAST

1/4" = 1'-0"



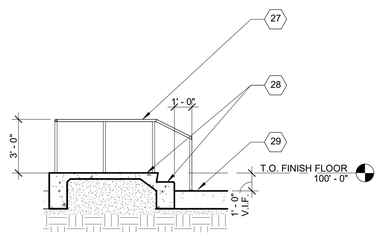
3 A4.01 BUILDING SECTION 3 -- FACING EAST AT GRIDLINE 5

1/4" = 1'-0"



4 A4.01 KITCHEN INTERIOR SECTION - FACING NORTH

1/4" = 1'-0"



5 A4.01 CONCRETE LANDING AND STAIR SECTION

1/4" = 1'-0"

SECTION GENERAL NOTES

- CONTRACTOR TO VERIFY EXISTING CONDITIONS AND DIMENSIONS SHOWN OR IMPLIED PRIOR TO THE START OF CONSTRUCTION AND NOTIFY ENGINEER OF RECORD ANY DISCREPANCIES WHICH WILL AFFECT THE WORK
- COORDINATE CLEARANCES REQUIRED IN CEILING SPACES WITH HVAC, ELECTRCIAL, AND PLUMBING SYSTEMS.
- PATCH AND REPAIR ROOFING AS REQUIRED FOR DEMOLISHED, NEW OR RELOCATED FIXTURES INCLUDING BUT NOT LIMITED TO PLUMBING VENTS, EXHAUST, AND SIMILAR SYSTEMS.

SECTION KEYNOTES

1. (E) CONCRETE FLOOR SLAB
2. (E) CONCRETE SIDEWALK
3. (E) OUTER/OVERFRAMING METAL ROOF
4. (E) WALLS
5. (E) OVERHANG OVER SIDEWALK -- REPLACE SOFFIT PANELS
6. (E) HANGAR ROOF
7. (E) PRE-ENGINEERED BUILDING ROOF BEAM
8. (E) Z-GIRT JOIST
9. (E) (E) PRE-ENGINEERED BUILIDING STRUCTURAL COLUMN
10. INTERIOR PARTITION WALL
11. SUSPENDED ACT CEILING
12. ALUMINUM STOREFRONT SYSTEM
13. ALUMINUM STOREFRONT WINDOW
14. (E) PAVED WALKWAY
15. WALL INFILL WHERE OCCURS
16. REWORKED EXTERIOR WALL
17. (E) INNER/BURIED METAL ROOF
18. NOT USED
19. OPEN PLENUM AREA ABOVE INNER, OLDER (E) ROOF OVERFRAMED BY OUTER, NEWER (E) ROOF WITH METAL STUD FRAMING.
20. (E) BATT INSULATION W/ VAPOR BARRIER
21. REPLACE (E) GUTTER WITH NEW PREFINISHED STEEL GUTTER. MATCH EXISTING TYPE AND SIZE
22. REPLACE (E) DOWNSPOUTS WITH NEW PREFINISHED STEEL DOWNSPOUTS. MATCH EXISTING TYPE AND SIZE. CONNECT TO (E) STORMWATER SYSTEM
23. CEILING SOFFIT -- SEE CEILING DETAILS FOR ADDITIONAL INFORMATION
24. SUSPENDED CEILING HANGER WIRES
25. LIGHTING FIXTURES -- SEE ELECTRICAL
26. PARTIAL WALL WITH COUNTERTOP BAR -- SEE FLOOR PLAN AND INTERIOR ELEVATIONS FOR ADDITIONAL INFORMATION
27. STEEL PAINTED PIPE HANDRAIL
28. CONCRETE LANDING AND STAIR -- SEE STRUCTURAL
29. EXISTING PAVEMENT

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DRAWING TITLE:
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CHECKED BY: GGB

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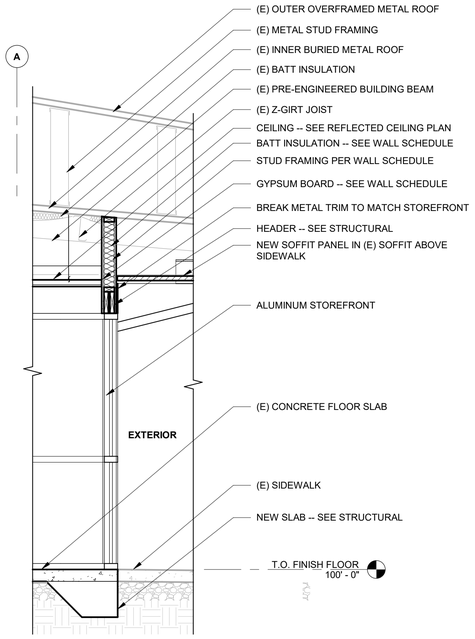
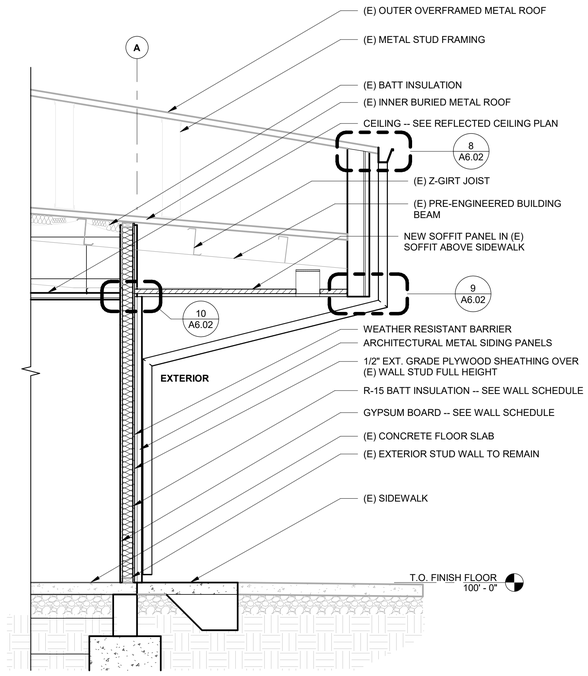
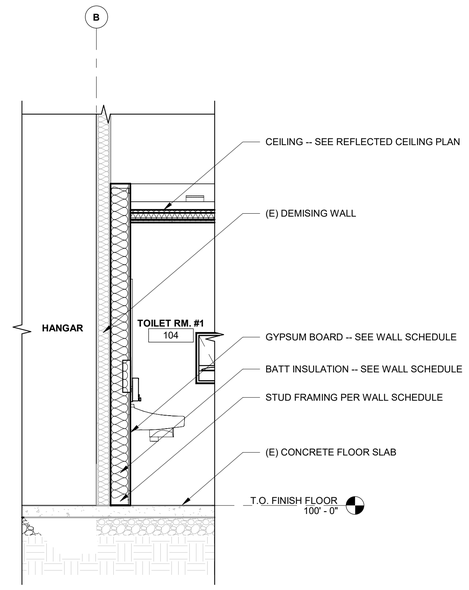


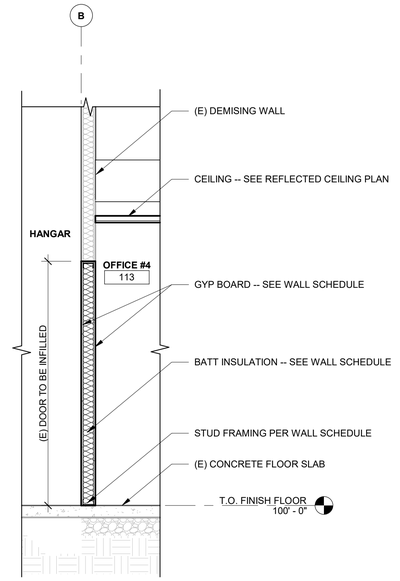
1 A4.02 **WALL SECTION -- VESTIBULE**
1/2" = 1'-0"



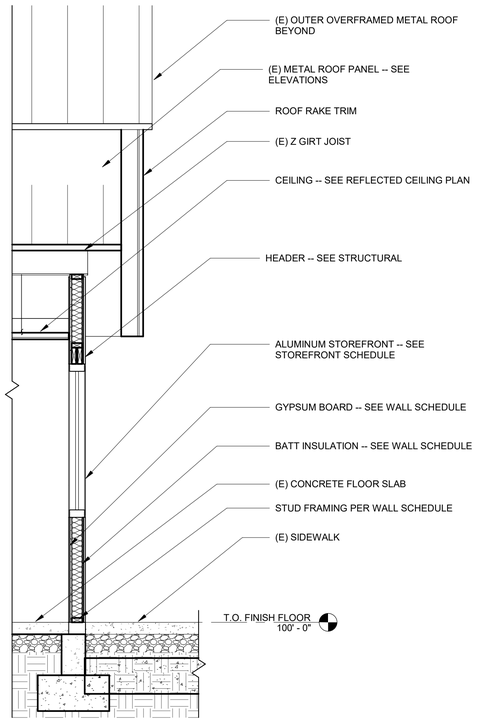
2 A4.02 **WALL SECTION -- EXTERIOR**
1/2" = 1'-0"



4 A4.02 **WALL SECTION -- WALL AT (E) DEMISING WALL**
1/2" = 1'-0"



5 A4.02 **WALL SECTION -- INFILL AT (E) DEMISING WALL**
1/2" = 1'-0"



3 A4.02 **WALL SECTION AT EAST SIDE OF BUILDING**
1/2" = 1'-0"

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DOOR SCHEDULE

Mark	Door Type	DOOR PANEL Width	Height	Thickness	Door Material	Door Finish	FRAME Frame Material	Frame Finish	Head	Jamb	Sill	Hardware	Lock Function	Fire Rating	Comments
100	D	3' - 0"	7' - 0"	0' - 1 3/4"	ALUM	BR ANO	ALUM	BR ANO	--	--	5/A5.01	C, CR, ES, PB, P, SW, T, W	--	--	PROVIDE SIGNAGE STATING "THIS DOOR TO REMAIN UNLOCKED WHEN SPACE IS OCCUPIED"
101	C	3' - 0"	7' - 0"	0' - 1 3/4"	SC	CLEAR	HM	PAINT	2/A5.01	2/A5.01	--	C, P, PP, KP	--	--	
102A	D	3' - 0"	7' - 0"	0' - 1 3/4"	ALUM	BR ANO	ALUM	BR ANO	--	--	5/A5.01	C, CR, ES, SW, W, T	F	--	
102B	A	3' - 0"	7' - 0"	0' - 1 3/4"	SC	CLEAR	HM	PAINT	2/A5.01	2/A5.01	--	L	E	,	
104	A	3' - 0"	7' - 0"	0' - 1 3/4"	SC	CLEAR	HM	PAINT	2/A5.01	2/A5.01	--	L, C, KP	B	,	
105	A	3' - 0"	7' - 0"	0' - 1 3/4"	SC	CLEAR	HM	PAINT	2/A5.01	2/A5.01	--	L, C, KP	B	,	
109	A	3' - 0"	7' - 0"	0' - 1 3/4"	SC	CLEAR	HM	PAINT	2/A5.01	2/A5.01	--	L	D	--	
110	A	3' - 0"	7' - 0"	0' - 1 3/4"	SC	CLEAR	HM	PAINT	2/A5.01	2/A5.01	--	L	D	--	
111	A	3' - 0"	7' - 0"	0' - 1 3/4"	SC	CLEAR	HM	PAINT	2/A5.01	2/A5.01	--	L	D	--	
112	C	3' - 0"	7' - 0"	0' - 1 3/4"	SC	CLEAR	HM	PAINT	2/A5.01	2/A5.01	--	L	A	--	
113	A	3' - 0"	7' - 0"	0' - 1 3/4"	SC	CLEAR	HM	PAINT	2/A5.01	2/A5.01	--	L	D	,	
114	A	3' - 0"	7' - 0"	0' - 1 3/4"	SC	CLEAR	HM	PAINT	2/A5.01	2/A5.01	--	C, L	D	--	
115A	B	3' - 0"	7' - 0"	0' - 1 3/4"	SC	CLEAR	HM	PAINT	2/A5.01	2/A5.01	5/A5.01	L, C, CR, ES	E	--	
115B	B	3' - 0"	7' - 0"	0' - 1 3/4"	HM	PAINT	HM	PAINT	3/A5.01	4/A5.01	5/A5.01	L, C, CR, ES, SW, T, W	C	--	
116	A	3' - 0"	6' - 8"	0' - 1 3/4"	(E) HM	PAINT	(E) HM	PAINT	--	--	--	--	--	--	(E) DOOR TO REMAIN, REPAINT DOOR & FRAME -- SEE FINISH PLANS
118	A	3' - 0"	7' - 0"	0' - 1 3/4"	SC	CLEAR	HM	PAINT	2/A5.01	2/A5.01		C, L	E	,	

LOCK FUNCTIONS LEGEND

TYPE	PASSAGE	PRIVACY	ENTRANCE	OFFICE	STOREROOM	STOREFRONT ENTRANCE
	A	B	C	D	E	F
DIAGRAM						
DESCRIPTION	BOTH LEVERS ALWAYS UNLOCKED.	PUSH-BUTTON LOCKING ON INTERIOR. TURNING INSIDE LEVER RELEASES PUSH BUTTON. CAN OPEN FROM OUTSIDE VIA EMERGENCY RELEASE.	TURN/PUSH BUTTON LOCKING ON INTERIOR. TURN KEY LOCKING ON EXTERIOR	PUSH-BUTTON LOCKING ON INTERIOR. TURN KEY LOCKING ON EXTERIOR.	OUTSIDE LEVER FIXED. KEY ONLY. INSIDE LEVER ALWAYS UNLOCKED.	OUTSIDE PULL, INSIDE PUSH BAR. DEADLOCK WITH KEYED EXTERIOR AND THUMB-TURN INTERIOR.
SPECIFICATION (SCHLAGE)	AL10S/GRADE 2	AL40S/GRADE 2	AL53PD/GRADE 2	AL50PD/GRADE 2	AL80PD/GRADE 2	ADAMS RITE MS-1850

DOOR ASSEMBLY REMARKS

1	INSULATED DOOR
2	NOT USED

DOOR HARDWARE LEGEND

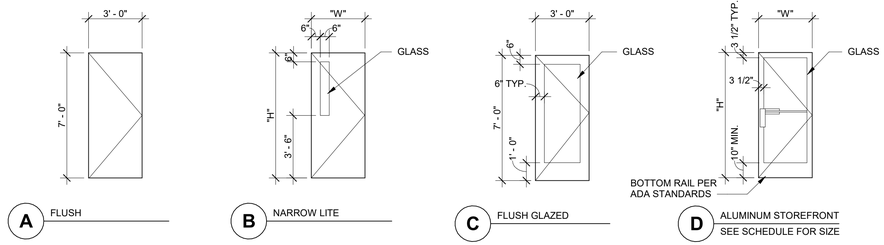
AP	ARMOR PLATE
CR	CARD READER
C	CLOSER
DB	DEADBOLT WITH OCCUPANCY INDICATOR
ES	ELECTRIC STRIKE
ED	EXIT DEVICE
KP	KICK PLATE
L	LOCKSET
MFB	MANUAL FLUSH BOLTS
P	PULL
PB	PUSH BAR
PP	PUSH PLATE
SB	SURFACE BOLT
SW	SWEEP
T	THRESHOLD
W	WEATHERSTRIPPING

ABBREVIATIONS

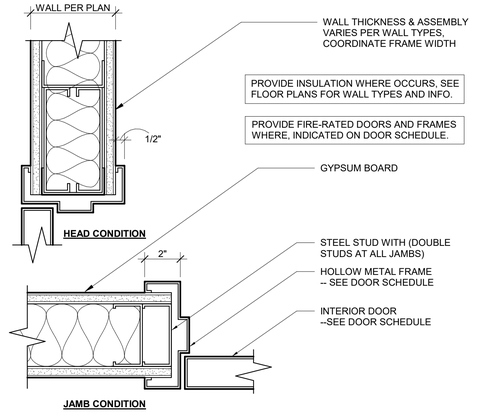
ALUM	ALUMINUM
BR ANO	BRONZE ANODIZED
CLEAR	CLEAR, FACTORY APPLIED FINISH
HM	HOLLOW METAL
PAINT	FIELD APPLIED PAINTED FINISH
SC	SOLID CORE WOOD

DOOR GENERAL NOTES

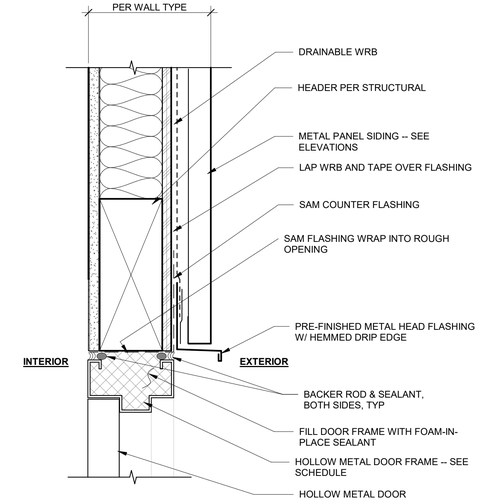
- ALL DOORS SHALL COMPLY WITH APPLICABLE REQUIREMENTS OF THE IBC, ADAAG, AND ANSI A117.1. IN ADDITION, FIRE-RATED DOORS SHALL COMPLY WITH APPLICABLE REQUIREMENTS OF NFPA 80.
- "HM" INDICATES "HOLLOW METAL".
- PROVIDE LEVER-HANDLE LOCKSETS AND EXIT DEVICE TRIM. KNOB-HANDLES AND THUMB LATCHES ARE NOT PERMITTED.
- HARDWARE FINISHES SHALL BE BRUSHED CHROME UNLESS NOTED OTHERWISE.
- ALL GLASS IN DOORS SHALL BE TEMPERED OR OF AN APPROVED SAFETY GLAZING MATERIAL.
- ALL GLASS IN FIRE-RATED DOORS SHALL BE FIRE-PROTECTION-RATED AND SHALL COMPLY WITH THE SIZE REQUIREMENTS AND OTHER REQUIREMENTS OF NFPA 80 AND IBC.
- PROVIDE HINGES IN QUANTITY RECOMMENDED BY DOOR MANUFACTURER. PROVIDE NON-REMOVABLE HINGES AT EXTERIOR DOORS AND DOORS WITH PUBLIC EXPOSURE.
- PROVIDE POWER SUPPLIES AS REQUIRED FOR ELECTRONIC HARDWARE. COORDINATE LOCATION WITH ARCHITECT.
- COORDINATE INSTALLATION OF CONCEALED WIRING FOR CARD READERS, MAGNETIC HOLD OPENS, AND OTHER DEVICES.
- FOR DOOR STRUCTURAL FRAME INFORMATION -- SEE SHEET
- EXTERIOR OPAQUE SWINGING DOORS SHALL HAVE A MAXIMUM U VALUE OF 0.37. EXTERIOR OVERHEAD DOORS SHALL HAVE A MAXIMUM U VALUE OF 0.15. SEE A-002 FOR MORE INFORMATION.
- DOORS ADJACENT TO WALLS PROVIDE FLOOR MOUNTED DOOR STOPS



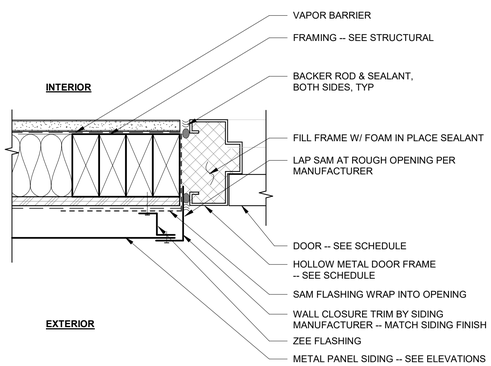
1 A5.01 **DOOR TYPES** 1/4" = 1'-0"



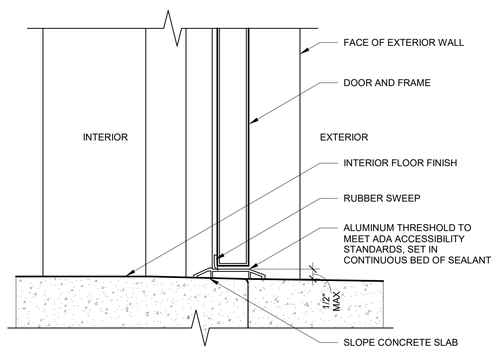
2 A5.01 **TYPICAL INTERIOR HOLLOW METAL FRAME DETAIL** 3" = 1'-0"



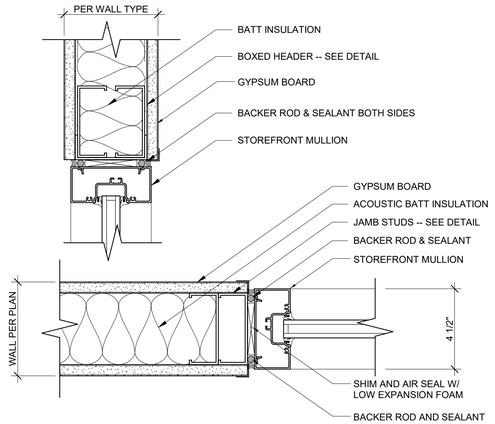
3 A5.01 **EXTERIOR DOOR HEAD @ PANEL SIDING** 3" = 1'-0"



4 A5.01 **EXTERIOR DOOR JAMB @ PANEL SIDING** 3" = 1'-0"



5 A5.01 **DOOR THRESHOLD** 3" = 1'-0"



6 A5.01 **STOREFRONT HEAD & JAMB** 3" = 1'-0"

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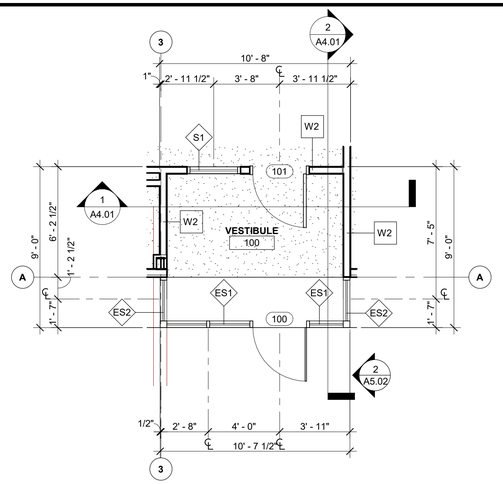
STOREFRONT/ WINDOW SCHEDULE

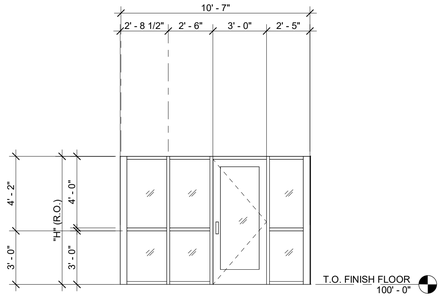
TYPE	ROUGH OPENING WIDTH "W"	ROUGH OPENING HEIGHT "H"	ROUGH OPENING SILL HEIGHT "SH"	DETAILS			GLASS TYPE	NOTES
				HEAD	JAMB	SILL		
ES1	10' -/7"	7' - 2"	0' - 0"	1/A5.03	1/A5.03	1/A5.03	T	
ES2	2' -r10"	7' - 2"	0' - 0"	1/A5.03	1/A5.03	1/A5.03	T	
ES3	6' - 9"	7' - 2"	0' - 0"	1/A5.03	2/A5.03	1/A5.03	T	
ES4	7' - 0"	7' - 2"	0' - 0"	1/A5.03	2/A5.03	1/A5.03	T	
ES5	3' - 0"	4' - 3"	3' - 0"	6/A5.03	8/A5.03	8/A5.03	C	
ES6	5' - 0"	4' - 3 1/2"	2' - 11 1/4"	6/A5.03	8/A5.03	8/A5.03	C	
S1	3' - 0"	6' - 2"	1' - 0"	1/A5.03	1/A5.03	1/A5.03	T	
S2	4' - 0"	6' - 2"	1' - 0"	1/A5.03	1/A5.03	1/A5.03	T	

GLASS LEGEND

C	CLEAR
T	TEMPERED
NOTE: ALL GLASS IN DOORS SHALL BE TEMPERED	



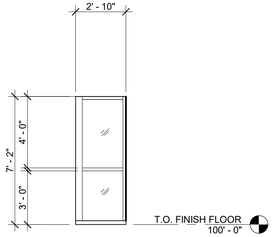
7 A5.02 ENLARGED PLAN - STOREFRONT
1/4" = 1'-0"



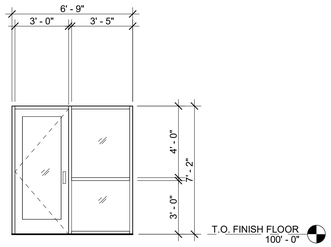
1 A5.02 ES1 - EXTERIOR STOREFRONT
1/4" = 1'-0"

STOREFRONT AND WINDOW GENERAL NOTES

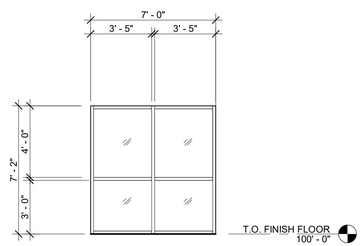
- ALL WINDOWS SHALL COMPLY WITH APPLICABLE REQUIREMENTS OF THE IBC, OSSC, WASHINGTON ENERGY CODE, AND OTHER APPLICABLE CODES.
- PROVIDE SAFETY GLAZING WHERE WINDOWS ARE WITHIN A 24" ARC OF THE VERTICAL EDGE OF AN ADJACENT DOOR AND AT OTHER LOCATIONS REQUIRED BY THE OSSC.
- SEE A0.01 AND SPECIFICATIONS FOR REQUIRED U AND SHGC VALUES OF WINDOWS AND STOREFRONTS PER THE 2021 WASHINGTON ENERGY EFFICIENCY SPECIALTY CODE.
- COORDINATE REQUIRED ROUGH OPENING DIMENSIONS WITH MANUFACTURER PRIOR TO CONSTRUCTION.
- SEE DOOR SCHEDULE FOR INFORMATION ON DOORS AND HARDWARE IN STOREFRONTS
- PROVIDE ROLLER SHADES ON ALL EXTERIOR WINDOWS, TYP.



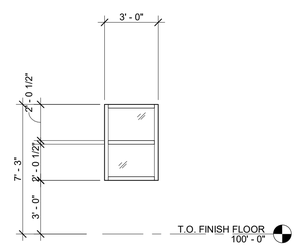
2 A5.02 ES2 - EXTERIOR STOREFRONT
1/4" = 1'-0"



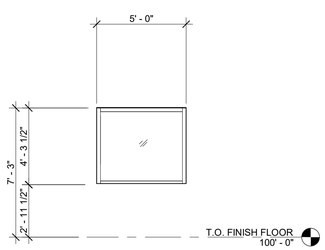
3 A5.02 ES3 - EXTERIOR STOREFRONT
1/4" = 1'-0"



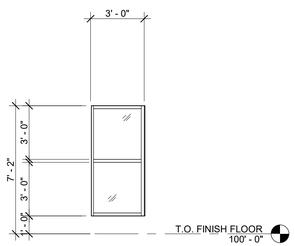
4 A5.02 ES4 - EXTERIOR STOREFRONT
1/4" = 1'-0"



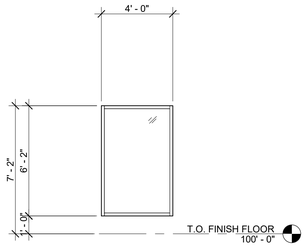
5 A5.02 ES5 - EXTERIOR STOREFRONT
1/4" = 1'-0"



6 A5.02 ES6 - EXTERIOR STOREFRONT
1/4" = 1'-0"



9 A5.02 S1 - INTERIOR STOREFRONT RELITE
1/4" = 1'-0"



8 A5.02 S2 - INTERIOR STOREFRONT RELITE
1/4" = 1'-0"

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PEARSON FIELD
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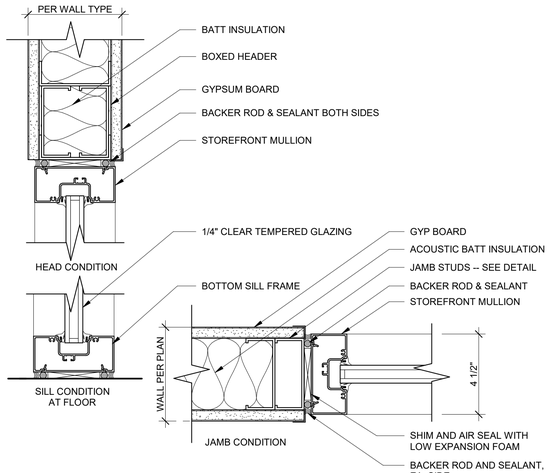
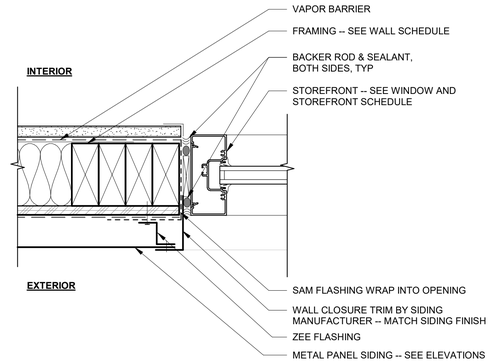
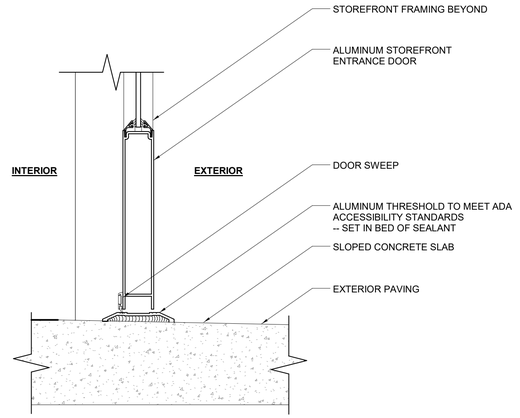


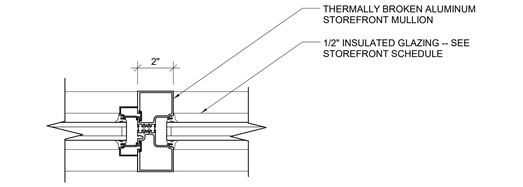
1 A5.03 **INTERIOR STOREFRONT DETAILS**
3" = 1'-0"



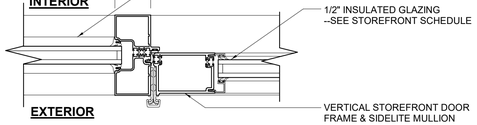
2 A5.03 **EXTERIOR STOREFRONT JAMB @ PANEL SIDING**
3" = 1'-0"



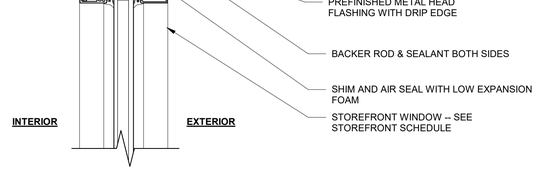
3 A5.03 **STOREFRONT DOOR SILL DETAIL**
3" = 1'-0"



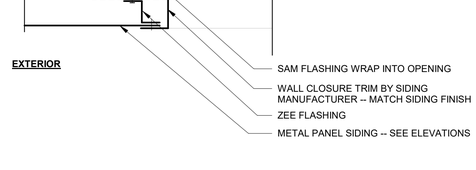
4 A5.03 **VERTICAL STOREFRONT MULLION**
3" = 1'-0"



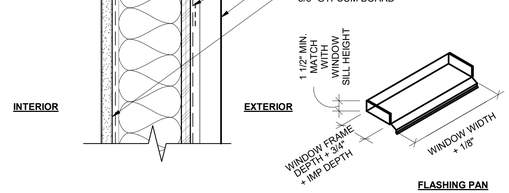
5 A5.03 **STOREFRONT DOOR VERTICAL MULLION**
3" = 1'-0"



6 A5.03 **WINDOW HEAD DETAIL**
3" = 1'-0"



7 A5.03 **WINDOW JAMB DETAIL**
3" = 1'-0"



8 A5.03 **TYP. EXTERIOR WINDOW SILL**
3" = 1'-0"

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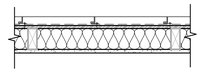
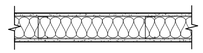
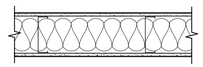
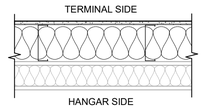
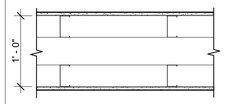
WALL TYPE SCHEDULE

WALL TYPE	WALL ASSEMBLY DESCRIPTION	WALL HEIGHT	CONNECTION DETAIL	NOTES	
W1	EXTERIOR WALL --METAL SIDING PANELS --WEATHER RESISTANT BARRIER (WRB) --PLYWOOD SHEATHING --(E) 2X4 WOOD STUDS @ 24" O.C. --FILL STUD CAVITIES WITH BATT INSULATION (R-15) --VAPOR BARRIER --5/8" GYPSUM WALL BOARD	FULL HEIGHT	--	1	
W2	INTERIOR NON-BEARING WALL --5/8" GYPSUM WALL BOARD (GREEN BOARD AT WET LOCATIONS) --3 5/8" METAL STUDS @ 24" O.C. UNLESS NOTED OTHERWISE --FILL STUD CAVITIES WITH ACCOUSTICAL BATT INSULATION --5/8" GYPSUM WALL BOARD (GREEN BOARD AT WET LOCATIONS) NOTE: NO GYPSUM BOARD ON CAVITY SIDE @ SIM CONDITION	--	--	1	
W3	INTERIOR NON-BEARING WALL --5/8" GYPSUM WALL BOARD (GREEN BOARD AT WET LOCATIONS) --6" METAL STUDS @ 24" O.C. UNLESS NOTED OTHERWISE --FILL STUD CAVITIES WITH ACCOUSTICAL BATT INSULATION --5/8" GYPSUM WALL BOARD (GREEN BOARD AT WET LOCATIONS) NOTE: NO GYPSUM BOARD ON CAVITY SIDE @ SIM CONDITION	--	--	1	
W4	INTERIOR NON-BEARING WALL --5/8" GYPSUM WALL BOARD (GREEN BOARD AT WET LOCATIONS) --6" METAL STUDS @ 24" O.C. UNLESS NOTED OTHERWISE --FILL STUD CAVITIES WITH ACCOUSTICAL BATT INSULATION --EXISTING DEMISING WALL	--	--	1	
W5	INTERIOR NON-BEARING WALL - CHASE WALL --5/8" GYPSUM WALL BOARD (GREEN BOARD) --3-5/8" METAL STUDS @ 24" O.C. UNLESS NOTED OTHERWISE --CHASE -- 3-5/8" METAL STUDS @ 24" O.C. UNLESS NOTED OTHERWISE --5/8" GYPSUM WALL BOARD				

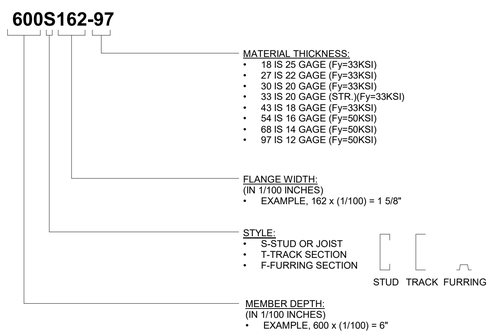
WALL TYPE NOTES:

1. CONTRACTOR TO VERIFY WALL HEIGHTS WITH PLANS. FIELD VERIFY CONDITIONS PRIOR TO START OF CONSTRUCTION.

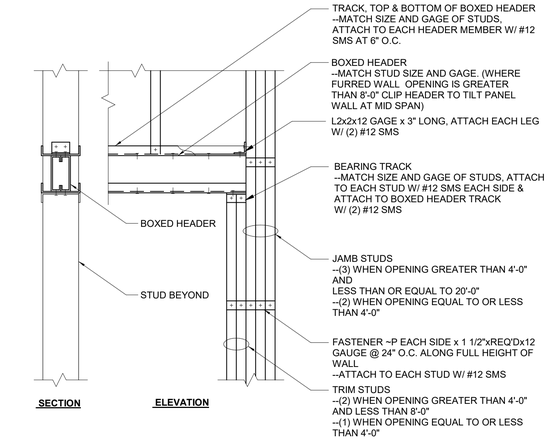
CEILING TYPE SCHEDULE

CEILING TYPE	CEILING TYPE ASSEMBLY DESCRIPTION	NOTES	
C1	GYPSUM BOARD CEILING ON METAL FRAMING -- 6" METAL JOIST @ 16" O.C. --5/8" GYPSUM WALL BOARD (GREEN BOARD AT WET LOCATIONS)	1	
C3	2x4 ACOUSTIC CEILING TILE	2	
C4	2x2 ACOUSTIC CEILING TILE	3	

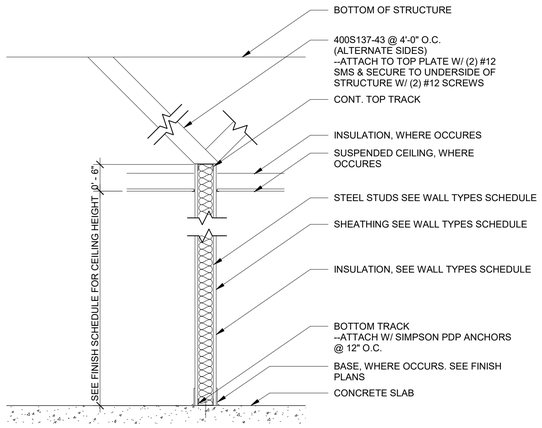
1. SEE REFLECTED CEILIGN PLAN FOR LOCATIONS AND HEIGHTS
2. SEE SHEET A9.02 FOR SUSPENDED CEILING DETAILS



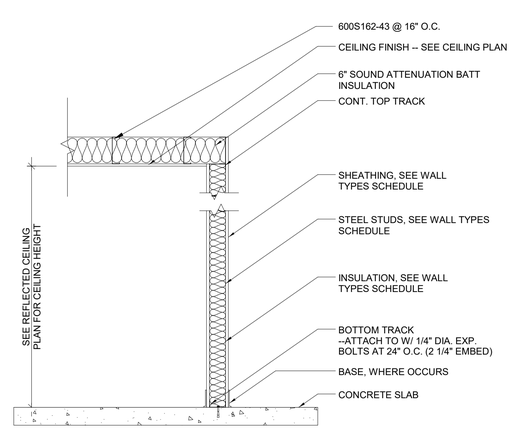
1 A6.01 **STUD DESIGNATION**
1" = 1'-0"



2 A6.01 **HEADER AT NONBEARING WALL**
1" = 1'-0"



3 A6.01 **INTERIOR PARTITION HEIGHT WALL**
3/4" = 1'-0"



4 A6.01 **INTERIOR PARTITION WALL AT HARD LID**
3/4" = 1'-0"

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PEARSON FIELD
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VANCOUVER, WA 98661

DRAWING TITLE:
WALL TYPE SCHEDULE AND DETAILS
DRAWN BY: MAW
CHECKED BY: GGB

A6.01

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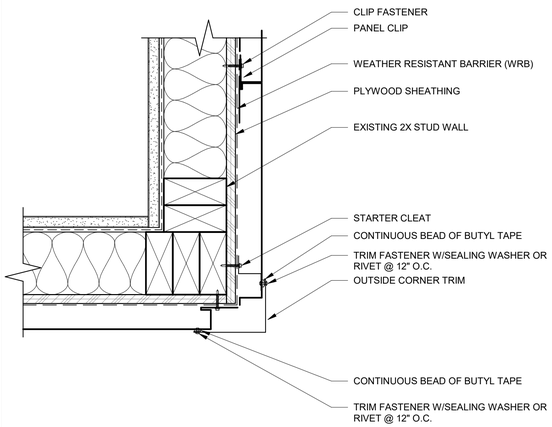
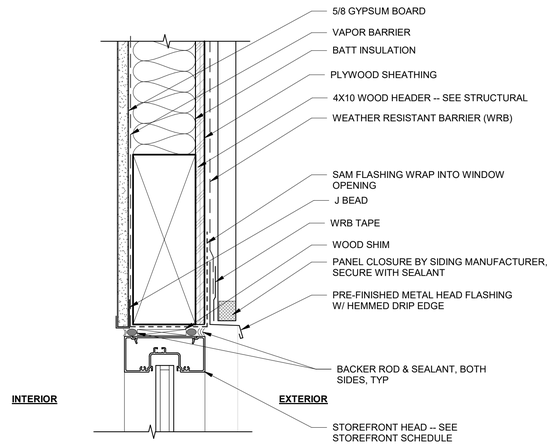


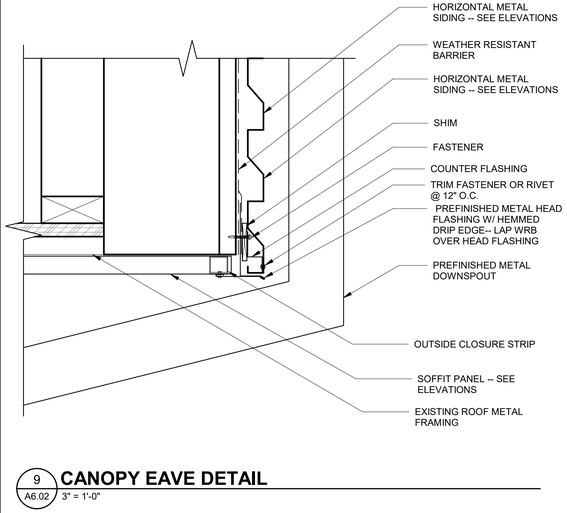
1 EXTERIOR WALL CORNER - PLAN DETAIL
A6.02 — 3" = 1'-0"

2 NOT USED
A6.02 — 3" = 1'-0"

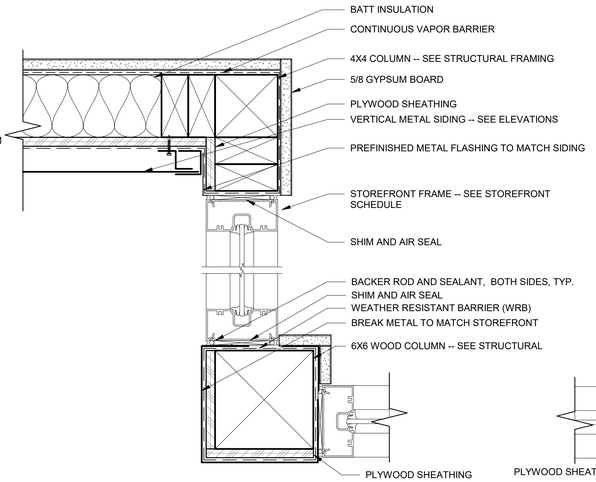
3 NOT USED
A6.02 — 3" = 1'-0"



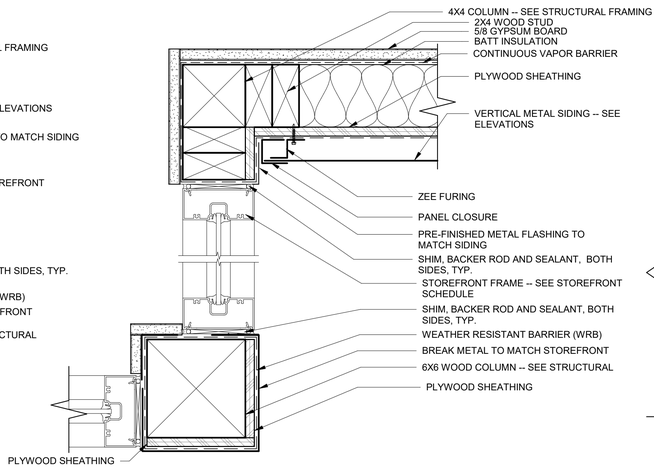
4 STOREFRONT HEAD @ METAL SIDING
A6.02 — 3" = 1'-0"



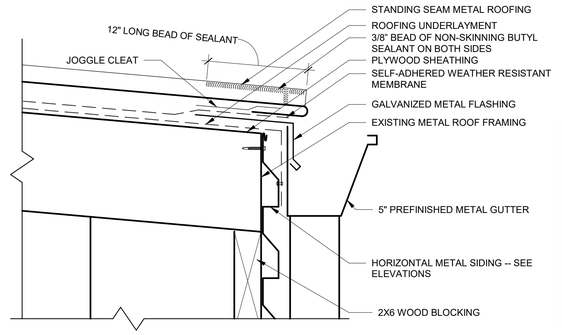
5 STOREFRONT SILL DETAIL @ VESTIBULE
A6.02 — 3" = 1'-0"



6 STOREFRONT CORNER DETAILS - LEFT SIDE SECTION DETAIL
A6.02 — 3" = 1'-0"

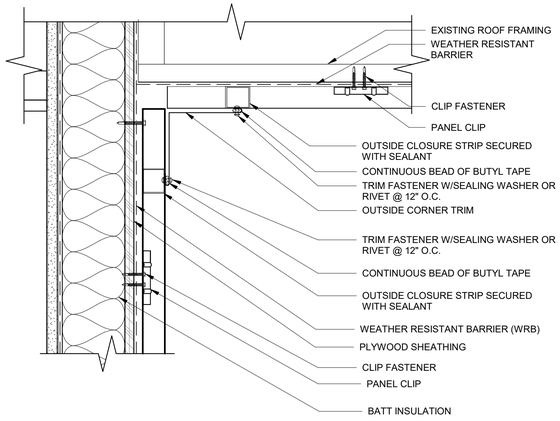


7 STOREFRONT CORNER DETAILS - RIGHT SIDE SECTION DETAIL
A6.02 — 3" = 1'-0"



8 EAVE DETAIL
A6.02 — 3" = 1'-0"

9 CANOPY EAVE DETAIL
A6.02 — 3" = 1'-0"



10 SOFFIT AND METAL PANEL CONNECTION
A6.02 — 3" = 1'-0"

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PEARSON FIELD
TERMINAL RENOVATION PROJECT
PEARSON FIELD
101 EAST RESERVE ST.
VANCOUVER, WA 98661

DRAWING TITLE:
EXTERIOR WALL DETAILS

DRAWN BY: NBA
CHECKED BY: GGB

A6.02

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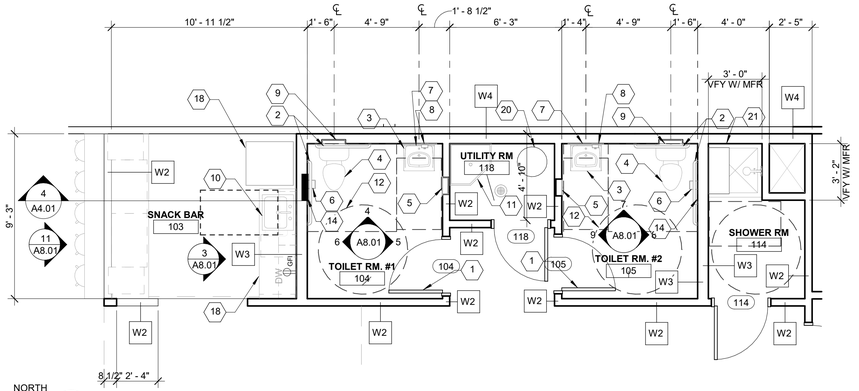
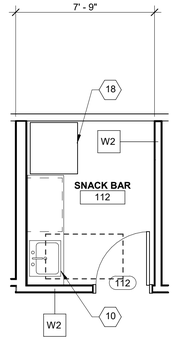
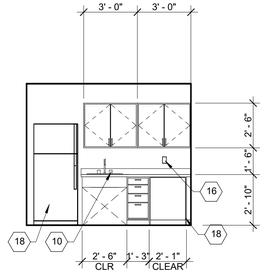


1 A8.01 **ENLARGED KITCHENS AND TOILET ROOMS**
1/4" = 1'-0"



2 A8.01 **ENLARGED KITCHENETTE PLAN**
1/4" = 1'-0"



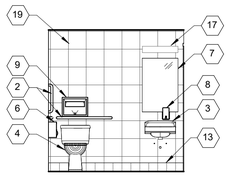
3 A8.01 **KITCHEN ELEVATION RM 103**
1/4" = 1'-0"

INTERIOR ELEVATION GENERAL NOTES

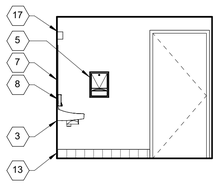
- CONTRACTOR TO VERIFY EXISTING CONDITIONS AND DIMENSIONS SHOWN OR IMPLIED PRIOR TO THE START OF CONSTRUCTION AND NOTIFY ARCHITECT/ENGINEER OF RECORD OF ANY DISCREPANCIES WHICH WILL AFFECT THE WORK
- SEE WALL TYPES AND FINISH PLANS FOR WALL FINISH INFORMATION
- SEE ACCESSIBILITY DETAILS ON A-801 FOR TYPICAL MOUNTING HEIGHTS AND CONFIGURATIONS

ENLARGED RESTROOM PLAN & ELEVATION KEYNOTES

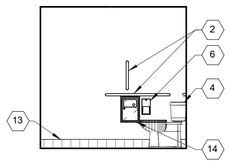
1. ACCESSIBLE SIGNAGE PER 5/A0.02
2. GRAB BARS PER 3/A0.03
3. ACCESSIBLE HAND-SINK W/ FAUCET PER 8/A0.02
4. FLOOR MOUNT ACCESSIBLE WATER CLOSET PER 3/A0.03
5. SEMI - RECESSED TOWEL DISPENSER/ DISPOSAL MOUNT PER 6/A0.02
6. TOILET TISSUE DISPENSER -- PROVIDE BLOCKING PER 3/A0.03
7. MIRROR PER 8/A0.02 -- SEE ELEVATIONS FOR DIMENSIONS
8. SOAP DISPENSER PER 8/A0.02
9. TOILET PROTECTOR SHEET DISPENSER
10. KITCHEN SINK WITH FORWARD APPROACH CLEAR SPACE SEE **7/A0.02**
11. MOP SINK
12. 5'-0" DIAMETER TURNING RADIUS
13. 6"H TILE COVE BASE
14. SANITARY NAPKIN DISPOSAL - PROVIDE BLOCKING
15. PLASTIC LAMINATE COUNTER TOP AND BACKSPLASH
16. GFCI ELECTRICAL OUTLET SPACED 4'-0" O.C. OR LESS BEHIND COUNTER
17. LIGHT SCONCE COORDINATE WITH ELECTRICAL, MOUNT @ 7'-0" AFF
18. OWNER FURNISHED APPLIANCE
19. WALL TILE -- FULL HEIGHT
20. WATER HEATER
21. TRANSFER-TYPE SHOWER COMPARTMENT
22. PARTIAL WALL WITH BAR TOP
23. HI-LOW DRINKING FOUNTAIN



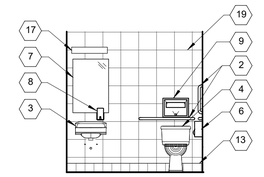
4 A8.01 **INTERIOR ELEVATION TOILET RM 104 (NORTH)**
1/4" = 1'-0"



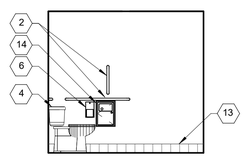
5 A8.01 **INTERIOR ELEVATION TOILET RM 104 (EAST)**
1/4" = 1'-0"



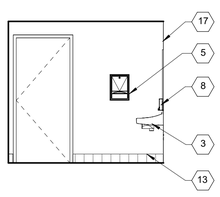
6 A8.01 **INTERIOR ELEVATION TOILET RM 104 (WEST)**
1/4" = 1'-0"



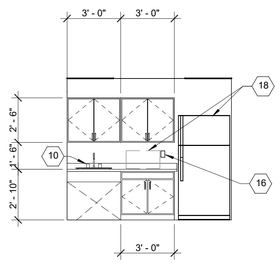
7 A8.01 **INTERIOR ELEVATION TOILET RM 105 (NORTH)**
1/4" = 1'-0"



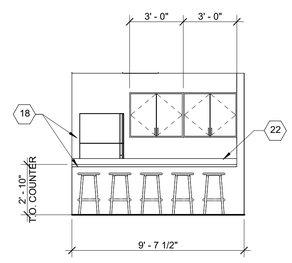
8 A8.01 **INTERIOR ELEVATION TOILET RM 105 (EAST)**
1/4" = 1'-0"



9 A8.01 **INTERIOR ELEVATION TOILET RM 105 (WEST)**
1/4" = 1'-0"



10 A8.01 **KITCHENETTE INTERIOR ELEVATION**
1/4" = 1'-0"



11 A8.01 **KITCHEN INTERIOR ELEVATION RM 103**
1/4" = 1'-0"

NO	DATE	ISSUE
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2	11/18/25	ISSUE FOR CONSTRUCTION

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DRAWING TITLE:
ENLARGED RESTROOM PLAN AND ELEVATIONS

DRAWN BY: NBA
CHECKED BY: GGB

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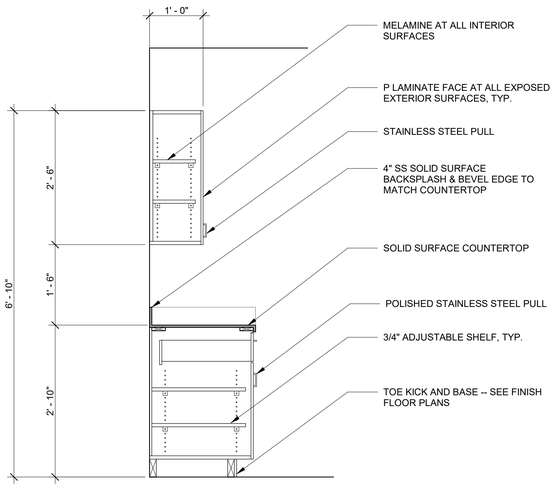
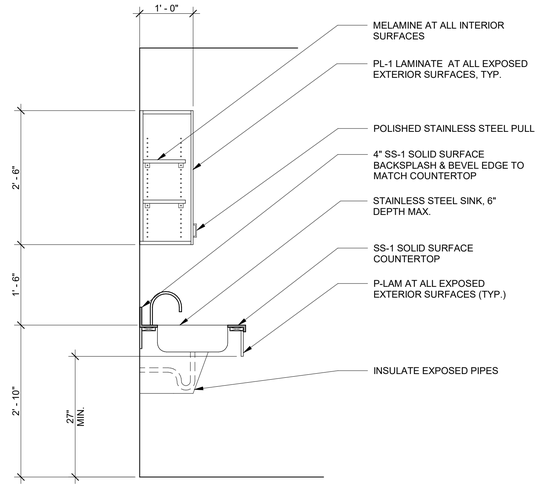


1 A8.02 **CABINET SECTION - TYPICAL**
3/4" = 1'-0"



2 A8.02 **CABINET SECTION AT SINK - TYPICAL**
3/4" = 1'-0"

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DRAWING TITLE:
CASEWORK DETAILS

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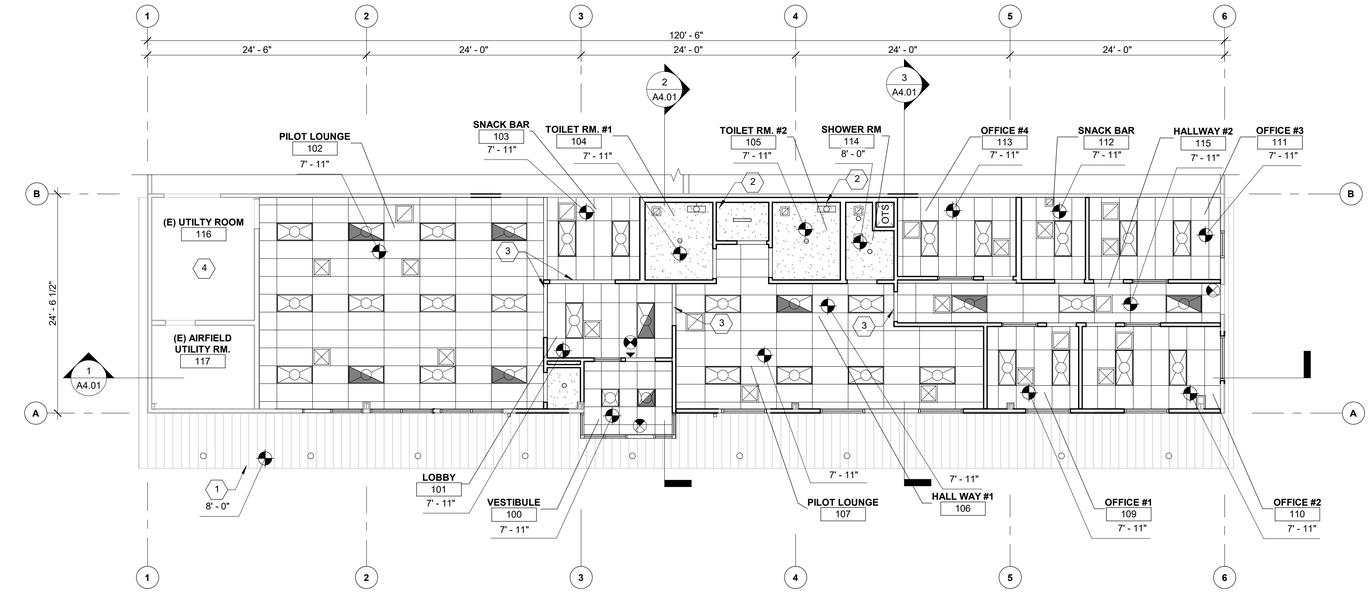

NORTH

1 A9.01 **REFLECTED CEILING PLAN**

1/8" = 1'-0"

REFLECTED CEILING PLAN GENERAL NOTES

- THIS DRAWING IS DIAGRAMMATIC AND FOR DESIGN PURPOSES ONLY. SEE ELECTRICAL DRAWINGS FOR LIGHTING LAYOUT AND TYPE
- SEE MECHANICAL DRAWINGS FOR DIFFUSER AND DUCTWORK LAYOUT.
- REFER TO SHEET A600 FOR STANDARD CEILING DETAILS
- CEILING GRID SHALL BE CENTERED IN ROOM OR SPACE UNLESS NOTED OTHERWISE.

REFLECTED CEILING PLAN LEGEND

0'-0" — BOTTOM OF FINISH CEILING ABOVE FINISH FLOOR ELEVATION

C-1: GYPSUM BOARD CEILING ON METAL JOIST FRAMING, SEE FINISH SCHEDULE

C-2: ACT-01 2' X 4' ACOUSTICAL TILE CEILING GRID, COLOR WHITE, SEE FINISH SCHEDULE

C-3: ACT-01 2' X 2' ACOUSTICAL TILE CEILING GRID, COLOR WHITE, SEE FINISH SCHEDULE

LIGHT FIXTURE -- SEE ELECTRICAL DRAWINGS

DIFFUSER -- SEE MECHANICAL DRAWINGS

EXIT SIGN -- SEE ELECTRICAL

REFLECTED CEILING PLAN KEYNOTES

1. (E) EXTERIOR SOFFIT OVERHANG W/ NEW METAL SOFFIT PANELS -- SEE A3.01 FOR MORE INFORMATION
2. WALL SCONCE LIGHT CENTERED ON MIRROR -- SEE ELECTRICAL
3. GYPSUM BOARD SOFFIT -- SEE DETAIL 9/A9.02
4. CEILING WORK NOT IN SCOPE -- NO CHANGES PROPOSED ASIDE FROM MODIFCATIONS NECESSARY TO ACCOMODATE NEW WORK INCLUDING HVAC DUCTWORK, ELECTRICAL RUNS, ETC.

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DRAWING TITLE:
REFLECTED CEILING PLAN

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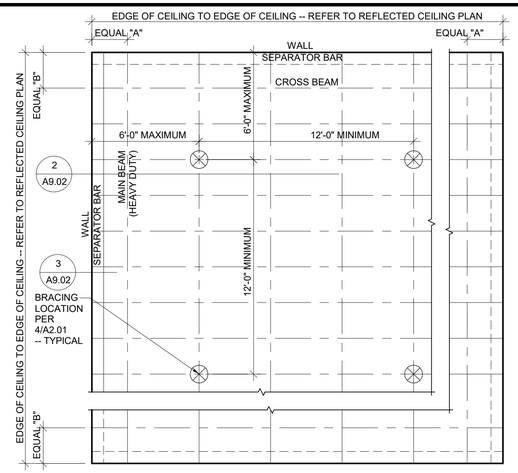
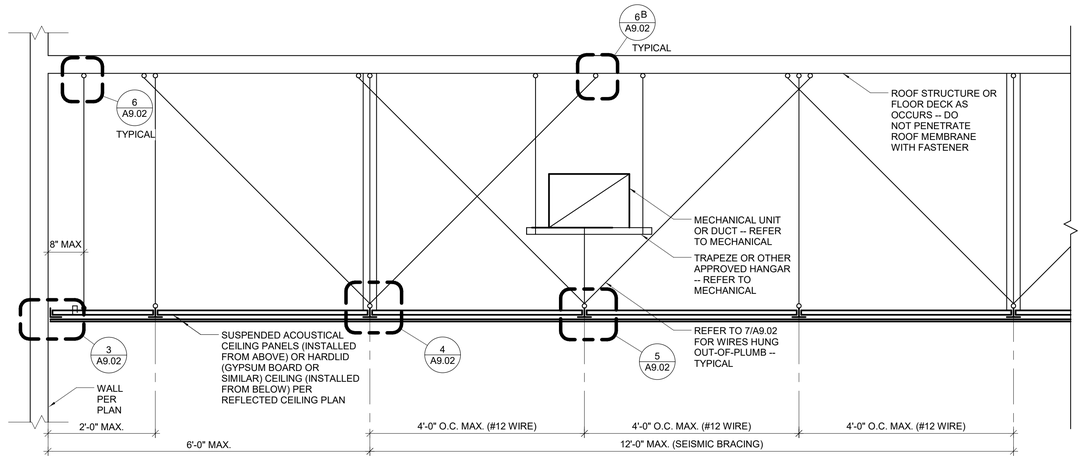


1 A9.02 TYPICAL SUSPENDED CEILING PLAN

1/4" = 1'-0"



2 A9.02 LATERAL BRACING FOR SUSPENDED CEILING

3/4" = 1'-0"

SUSPENDED CEILING GENERAL NOTES

CEILING DESIGN REQUIREMENTS PER ASCE 7, SECTION 13.5.6.2

WIRES:
- WIRE LOOPS SHALL HAVE A MINIMUM OF 3 TIGHT TURNS AROUND THEMSELVES WITHIN 3"
- SPLAY WIRES SHALL BE WITHIN 2" OF THE CONNECTION OF THE VERTICAL STRUTS.
- BRACING WIRES TO BE ATTACHED A MAXIMUM OF 45° TO THE PLANE OF THE CEILING AND PARALLEL TO THE COMPONENTS AT THE BRACING POINT. BRACE WIRES TO BE TAUT AND TIED BOTH ENDS WITH THREE TIGHT WRAPS.
- WIRES SHALL NOT ATTACH TO OR BEND AROUND INTERFERING MATERIALS OR EQUIPMENT. TRAPEZE OR EQUAL DEVICES SHALL BE USED WHERE OBSTRUCTIONS PRECLUDE DIRECT SUSPENSION.

BEAMS:
- MAIN BEAMS @ A MAXIMUM OF 4'-0" SHALL BE HD (HEAVY DUTY) PER ASTM E580 SECTION 5.1.1
- CONTINUOUS SPACE BAR TO BE LOOPED TO COMPONENTS ON THE UNATTACHED WALL.

COMPRESSION POSTS:
- STEEL STUD COMPRESSION POSTS @ 12'-0" O.C. MINIMUM AND A MAXIMUM OF 6'-0" FROM WALLS. CHANGES IN CEILING PLANES REQUIRE POSITIVE BRACING.

JOINTS:
- THE UNATTACHED PERIMETER SHALL HAVE A MINIMUM OF 1/2" CLEARANCE AT THE ENDS OF THE COMPONENTS.
- COMPONENT TERMINAL ENDS MUST BE SUPPORTED BY A 12 GA. HANGAR WIRE ON ALL WALLS.
- PROVIDE SEISMIC JOINTS AT A MINIMUM OF 30'-0" O.C. FOR CONTINUOUS RUNS GREATER THAN 40'-0". MAXIMUM AREA BETWEEN SEISMIC JOINT OR WALLS SHALL NOT EXCEED 2500 S.F. -- REFER TO 1/A9.02.

LIGHT SUPPORTS:
- LIGHT FIXTURES WEIGHING LESS THAN 10 LBS SHALL HAVE ONE 12-GAUGE HANGER WIRE CONNECTED FROM THE FIXTURE TO THE STRUCTURE ABOVE. THIS WIRE MAY BE SLACK.
- LIGHT FIXTURES WEIGHING MORE THAN 10 LBS AND LESS THAN 56 LBS SHALL HAVE ONE 12-GAUGE HANGER WIRE ATTACHED AT OPPOSITE CORNERS OF THE FIXTURE.
- LIGHT FIXTURES WEIGHING MORE THAN 56 LBS SHALL BE SUPPORTED FROM THE STRUCTURE ABOVE BY APPROVED HANGARS. MECHANICAL SUPPORTS AND BRACING NOT INCLUDED IN CEILING DESIGN:
- DESIGN BY OTHERS, SEE MECHANICAL DRAWINGS FOR ADDITIONAL INFORMATION.

UTILITIES:
- PROVIDE 2" OVERSIZE ADAPTOR FOR SPRINKLER PIPE FITTINGS THROUGH CEILING TILES TO ALLOW FOR FREE MOVEMENT OF 1" ON ALL SIDES.

COMPRESSION POST SIZING CHART

COMPRESSIONS POST MEMBER	MAXIMUM HEIGHT FROM CEILING TO STRUCTURE ABOVE
1/2" EMT CONDUIT	5'-10"
3/4" EMT CONDUIT	7'-8"
1" EMT CONDUIT	9'-9"
SINGLE 1-5/8" 20 GA. METAL STUDS	12'-0"
BACK-TO-BACK 1-5/8" 20 GA. METAL STUDS	15'-0"
SINGLE 2-1/2" 20 GA. METAL STUDS	13'-6"
BACK-TO-BACK 2-1/2" 25 GA. METAL STUDS	15'-0"

3 A9.02 WALL MOLDING REQUIREMENTS

3" = 1'-0"

BRACING NOTES:
1. SPLAY WIRES SHALL BE WITHIN 2" OF THE CONNECTION OF THE VERTICAL STRUTS.
2. BRACING WIRES TO BE ATTACHED A MAXIMUM OF 45° TO THE PLANE OF THE CEILING AND PARALLEL TO THE COMPONENTS AT THE BRACING POINT. BRACE WIRES TO BE TAUT AND TIED BOTH ENDS WITH THREE TIGHT WRAPS.

PERIMETER NOTES:
3. THE UNATTACHED PERIMETER SHALL HAVE A MINIMUM OF 1/2 " CLEARANCE AT ENDS OF COMPONENTS.
4. CONTINUOUS SPACE BAR TO BE LOCKED TO COMPONENTS ON UNATTACHED WALL.
5. COMPONENT TERMINAL ENDS MUST BE SUPPORTED BY A 12 GA. HANGER WIRE ON ALL WALLS.

4 A9.02 SPLAY WIRE BRACING & COMPRESSION POST

3" = 1'-0"

5 A9.02 SPLAY WIRE AT OBSTRUCTION

3" = 1'-0"

6A - PLUMB WIRE

6B - SPLAY/BRACING WIRE

6 A9.02 WIRE TO STRUCTURE ABOVE

3" = 1'-0"

7 A9.02 SUSPENSION WIRE COUNTERSLOPING

3" = 1'-0"

8 A9.02 STANDARD SEISMIC JOINT

3" = 1'-0"

9 A9.02 SOFFIT AT SUSPENDED CEILING

1 1/2" = 1'-0"

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VANCOUVER, WA 98661

DRAWING TITLE:
CEILING DETAILS

DRAWN BY: MAW
CHECKED BY: GGB

A9.02

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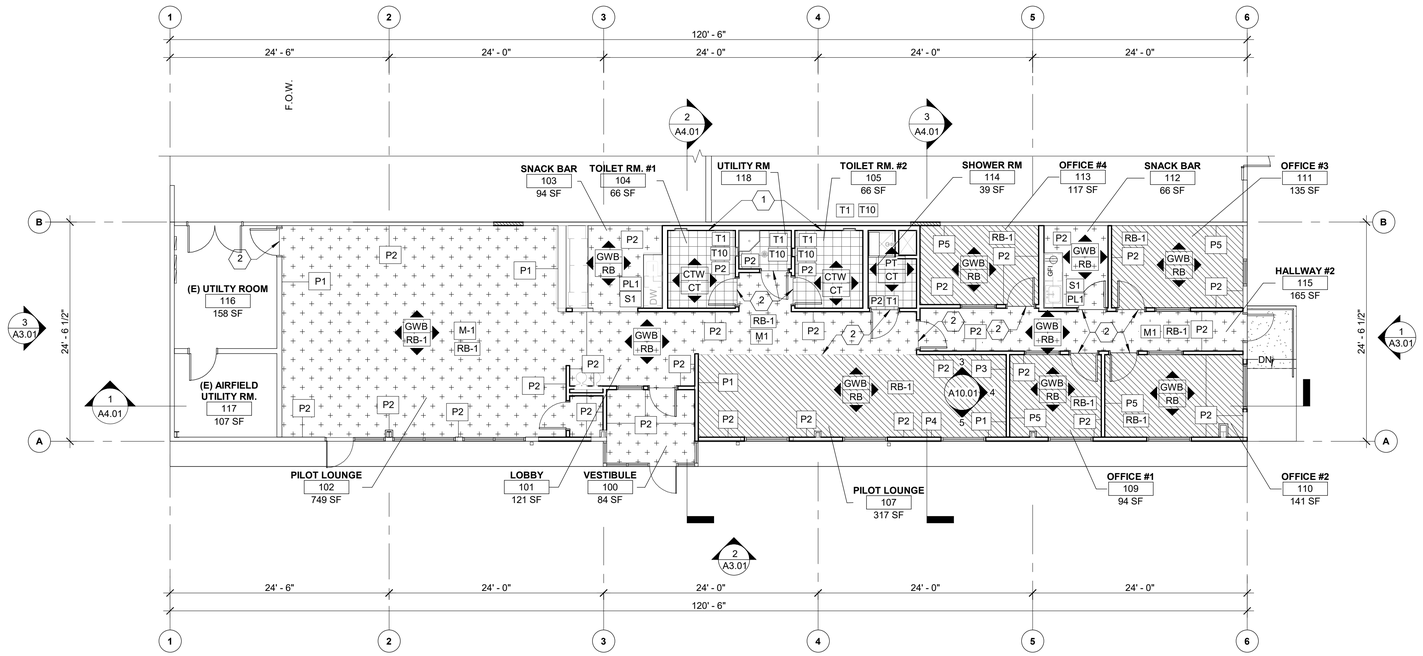


NORTH

1 A10.01 **FINISH PLAN**

1/8" = 1'-0"

FLOOR AND WALL FINISH NOTES

- PROVIDE GREEN BOARD AT ALL WET LOCATIONS INCLUDING TOILET ROOMS AND LOCKER ROOMS, AND ALL SINKS.
- PAINT ALL EXPOSED INTERIOR STEEL, INCLUDING COLUMNS, BEAMS, JOISTS, STEEL DECK, ETC.
- PROVIDE UNDER-SLAB VAPOR BARRIER AT ALL LOCATIONS TO RECEIVE FLOOR FINISHES.
- SEE ENLARGED FLOOR PLANS & WALL TYPE SCHEDULE FOR WALL CONSTRUCTION INFORMATION.
- SEE FINISH SCHEDULE FOR MANUFACTURER, MATERIAL, AND COLOR SELECTIONS.

FLOOR FINISH LEGEND

Room name
101 — ROOM TAG

SEALED CONCRETE

12"x24" CERAMIC FLOOR TILE - T1

CARPET TILE - CPT1

RESILIENT FLOORING - M1

WALL FINISH LEGEND

XX / XX — WALL FINISH MATERIAL -- SEE DESIGNATIONS BELOW / BASE FINISH MATERIAL -- SEE DESIGNATIONS BELOW

XX / XX — ROOM OR SPACE WITH THE SAME WALL FINISH AND BASE ON ALL WALLS, INCLUDING COLUMN FURRING

WALL DESIGNATIONS

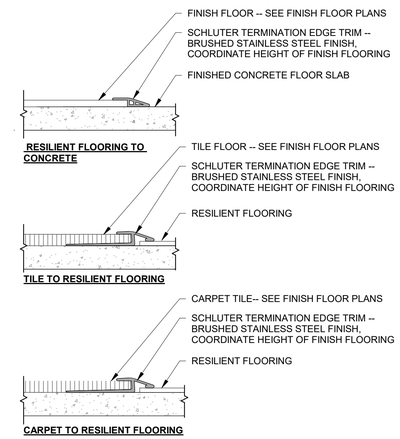
GWB	GYPSUM WALL BOARD - TAPED, SPACKLED, AND PAINTED
CTW	GYPSUM WALL BOARD WITH CERAMIC TILE, FULL HEIGHT.
PX	PAINT

BASE DESIGNATIONS

RB-1	4" RESILIENT BASE
CT	TILE COVE BASE

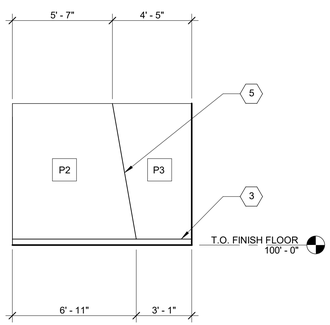
FINISH FLOOR PLAN KEYNOTES

1. CERAMIC TILE WALL, FULL HEIGHT -- REFER TO ENLARGED RESTROOM PLAN & ELEVATIONS SHEET
2. PROVIDE FLOOR FINISH TRANSITION SEE DETAIL 2/A10.01
3. 4" RUBBER BASE
4. EXISTING COLUMN -- PAINT P2 TO MATCH WALL
5. DIAGONAL LINE INDICATING PAINT PATTERN SEPARATING COLORS



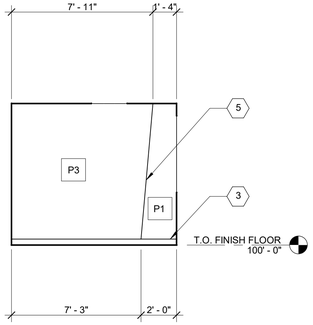
2 A10.01 **FLOOR FINISH EDGE TRANSITION**

6" = 1'-0"



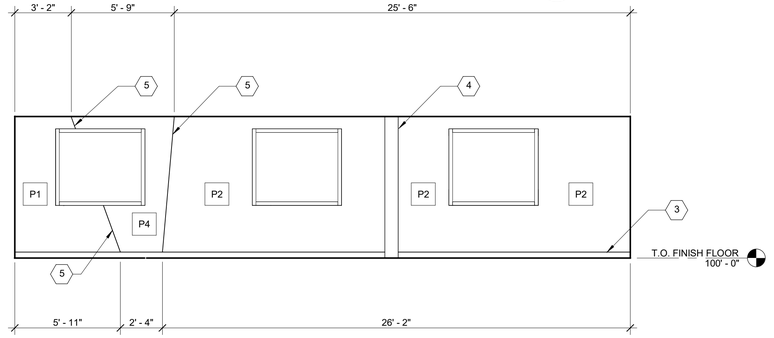
3 A10.01 **PAINT PATTERN ON NORTH WALL - RM 107**

1/4" = 1'-0"



4 A10.01 **PAINT PATTERN ON EAST WALL - RM 107**

1/4" = 1'-0"



5 A10.01 **PAINT PATTERN ON SOUTH WALL - RM 107**

1/4" = 1'-0"

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DRAWING TITLE:
FLOOR AND WALL FINISH PLANS

DRAWN BY: NBA
CHECKED BY: GGB

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INTERIOR FINISH SCHEDULE						
MATERIAL TAG	**MATERIAL**	**MANUFACTURER**	**LOCATION**	**STYLE**	**COLOR**	**PATTERN**
FLOOR FINISHES						
TILE						
T1	GLAZED PORCELAIN TILE	DALTILE	TOILET ROOMS AND SHOWER ROOM	12X12, VOLUME 1.0	AMPLIFY BLACK VL70	GRID PATTERN
FLOORING						
M1	MARMOLEUM	FORBO FLOORING SYSTEMS	PILOT LOUNGE 102, VESTIBULE, LOBBY, SNACK BARS, HALLWAYS	NCS S 7500-N / DECIBEL	3872 VOLCANIC ASH	PER FINISH PLAN
CARPET						
CPT1	CARPET TILE	MOHAWK GROUP	OFFICES	URBAN FRINGE 989 DARKLANDS	989 DARKLANDS	PER FINISH PLAN
RUBBER BASE						
RB-1	RUBBER COVE BASE	FLEXCO	WHERE CARPET AND MARMOLEUM IS INSTALLED	WALL BASE	01 BLACK DAHLIA	PER FINISH PLAN
WALL FINISHES						
PAINT						
P1	PAINT	SHERWIN WILLIAMS	PILOT LOUNGE ROOMS 102 AND 107	EGGSHELL SHEEN	SW 7068 GRIZZLE GRAY	LEVEL 4 DRYWALL FINISH
P2	PAINT	SHERWIN WILLIAMS	INTERIOR WALL PAINT	EGGSHELL SHEEN/ SATIN IN TOILET AND SHOWER ROOMS	SW 7004 SNOWBOUND	LEVEL 4 DRYWALL FINISH
P3	PAINT	SHERWIN WILLIAMS	PILOT LOUNGE RM 107	EGGSHELL SHEEN	SW 0020 PEACOCK PLUME	LEVEL 4 DRYWALL FINISH
P4	PAINT	SHERWIN WILLIAMS	PILOT LOUNGE RM 107	EGGSHELL SHEEN	SW 0031 DUTCH TILE BLUE	LEVEL 4 DRYWALL FINISH
P5	PAINT	SHERWIN WILLIAMS	INTERIOR OFFICE ACCENT WALL	EGGSHELL SHEEN	SW 9644 PORTSMOUTH	LEVEL 4 DRYWALL FINISH
CEILING FINISHES						
C-1	PAINT	SHERWIN WILLIAMS	GYPSUM BOARD CEILINGS AND SOFFITS	FLAT SHEEN	SW 7007 CEILING BRIGHT WHITE	
C-2	ACOUSTICAL CEILING PANELS	ARMSTRONG	PER REFLECTED CEILING PLAN	24X48 CIRRUS HIGH NRC, TEGULAR	WHITE	--
C-3	ACOUSTICAL CEILING PANELS	ARMSTRONG	PER REFLECTED CEILING PLAN	24X24 CIRRUS HIGH NRC, TEGULAR	WHITE	--
WALL TILE						
T-10	GLAZED PORCELAIN TILE	DALTILE	TOILET ROOMS WALL TILE	12X12, VOLUME 1.0	AMPLIFY BLACK VL70	GRID PATTERN
CT	GLAZED PORCELAIN COVE TILE	DALTILE	TOILET ROOMS COVE BASE	6X6, VOLUME 1.0	AMPLIFY BLACK VL70	GRID PATTERN
GROUT 10	EPOXY GROUT	MAPEI	--	KERAPOXY CQ	5027 SILVER	ALIGN WITH FLOOR TILE
MISC. BUILDING ELEMENTS						
	HVAC DUCTS AND GRILLS	PER MECHANICAL	PER MECHANICAL	PER MECHANICAL	WHITE	FACTORY FINISHED
	ELECTRICAL DEVISES & LIGHT TRIMS	PER ELECTRICAL	PER ELECTRICAL	PER ELECTRICAL	WHITE	FACTORY FINISHED
DOORS AND WINDOWS						
INTERIOR DOOR FRAMES	PAINT	SHERWIN WILLIAMS	DOOR FRAMES PER DOOR SCHEDULE	SEMI-GLOSS SHEEN	SW7674 PEPPERCORN	--
CABINETRY FINISHES						
S-1	SOLID SURFACE	WILSONART	SNACK BAR COUNTERTOPS	BULLNOSE	1573MG FROSTY WHITE MIRAGE	
PL-1	LAMINATE CABINET SURFACE	WILSONART	SNACK BAR CABINETS	FINISH 79 RIDGEWOOD	8248 BLACK HILLS OAK	

FINISHES GENERAL NOTES

- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF SUBCONTRACTOR'S WORK.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL FINISHES DURING CONSTRUCTION AND WHEN STORED AFTER RECEIVING FOR THE PROJECT.
- THE FINISHES INDICATED ON THE DRAWINGS ARE SCHEMATIC. NOT EVERY INTERIOR SURFACE MAY BE SHOWN IN THE DRAWINGS. FINISHES SHALL EXTEND AROUND COLUMNS, THE SIDES OF BUMP-OUT, AND INTERIOR (HIDDEN) SIDES OF RECESSES AS REASONABLY IMPLIED BY THE DESIGN. THE CONTRACTOR SHALL REQUEST ADDITIONAL INFORMATION TO VERIFY THE DESIGN INTENT OF FINISHES AT SUCH LOCATIONS.
- ALL NEW CONSTRUCTION SHALL BE LEVEL, PLUM, AND TRUE TO WITHIN 1/8" PER 10'-0" UNLESS UNPRACTICAL TO DO SO BASED ON EXISTING CONDITIONS. NOTIFY THE ARCHITECT IN WRITING OF CONDITIONS WHICH WILL PREVENT A LEVEL, PLUM, AND TRUE LAYOUT IMMEDIATELY WHEN ENCOUNTERED.
- BUILDING UTILITIES SHALL BE INSTALLED IN CONSISTENT DIMENSIONAL ALIGNMENT.
- ADJACENT FINISHES SHALL BE INSTALLED FOR SMOOTH, SEAMLESS TRANSITIONS.
- THE GENERAL CONTRACTOR SHALL DETERMINE THE EFFECT OF CONSTRUCTION ACTIVITIES BY OWNER'S PERSONNEL AND OWNER SUPPLIED SUBCONTRACTORS. ADDITIONAL COMPENSATION WILL NOT BE GIVEN FOR DELAYS CAUSED BY OWNER'S PERSONNEL AND OWNER SUPPLIED SUB-CONTRACTORS WORKING ON THE SITE.
- PATCH AND REPAIR WALL EXISTING CONDITIONS DAMAGED BY DEMOLITION OR CONSTRUCTION ACTIVITIES TO A LIKE NEW CONDITION FOR A SEAMLESS APPEARANCE BETWEEN EXISTING, REPAIRED, AND NEW CONSTRUCTION.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING ALL MATERIALS CONFORM TO THE CONTRACT DOCUMENTS. SUBSTITUTIONS SHALL ONLY BE ALLOWED WITH PRIOR APPROVAL OF THE ARCHITECT AND THE OWNER THROUGH THE SUBSTITUTION SUBMITTAL PROCESS. SUBSTITUTIONS SHALL NOT BE MADE AS A PART OF THE MATERIAL SUBMITTAL OR RFI PROCESSES. APPROVAL OF THE MANUFACTURER SHALL NOT RELIEVE THE CONTRACTOR OF RESPONSIBILITY FOR PROVIDING THE MATERIALS PER THE CONTRACT DOCUMENTS.
- ANY DISCREPANCIES OR INCONSISTENCIES IN THESE DOCUMENTS WITH EACH OTHER OR WITH FIELD CONDITIONS SHALL IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IN WRITING BEFORE PROCEEDING WITH THE WORK FOR DIRECTION. CONTRACTORS PROCEEDING WITHOUT SAID DIRECTION ASSUME ALL LIABILITY AND COSTS FOR CONSTRUCTION OF WORK INCORRECTLY INSTALLED.
- PROVIDE ALL ADEQUATE SUBSTRATE SUPPORTS FOR MATERIALS MOUNTED ON OR AFFIXED TO OTHER SURFACES INCLUDING WALLS, BRACKETS, CABINETS, ETC. WEATHER OR NOT SPECIFICALLY SHOWN IN THE CONSTRUCTION DRAWINGS.
- THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ARCHITECT IF THERE ARE ANY CONDITIONS THAT PREVENT THE WORK FROM COMPLYING WITH ALL NOTES CALLED FOR IN THE CONSTRUCTION DOCUMENTS.
- THE CONSTRUCTION DOCUMENTS ARE INTENDED TO BE CONCEPTUAL IN NATURE AND REPRESENTATIVE OF THE DESIGN INTENT. THE DOCUMENTS ARE IN NO WAY INTENDED TO REPRESENT A COMPLETE MILLWORK PACKAGE OR DETAILED SHOP DRAWINGS THAT SHALL BE PROVIDED AS A PART OF THE CONTRACTOR'S SCOPE OF WORK.
- ALL WOOD VENEER PLYWOOD, MILLWORK, AND BLOCKING SHALL BE IN COMPLIANCE WITH ALL FIRE CODE REQUIREMENTS. FINISH SAMPLES SHALL BE PROVIDE TO THE ARCHITECT FOR APPROVAL.
- WHERE IT IS DEEMED NECESSARY TO INSURE STABILITY, PROVIDE ADDITIONAL ANCHORING AND/OR BLOCKING IN STUD PARTITIONS FOR MILLWORK.
- PAINT COLORS INDICATED ON THE SCHEDULE ARE INTENDED TO GIVE COLOR AND SHEEN INDICATION ONLY. SAMPLES FROM LOCAL SOURCES TO BE SUBMITTED FOR WRITTEN APPROVAL PRIOR TO APPLICAITON ON ANY FINISH SURFACE.
- WHERE NEW GYPSUM BOARD PARTITIONS ARE A CONTINUATION OF AN EXISTING PARTITION, THE FACE OF THE NEW GYPSUM BOARD SHALL BE ALIGNED WITH THE FACE OF THE EXISTING SURFACE.
- THE CONTRACTOR SHALL ASK FOR DETAILS AND/OR INSTRUCTIONS WHEN UNCERTAIN HOW TO PROCEED. THE LACK OF NOT REQUESTING DETAILS DOES NOT EXCUSE SLOPPY OR IMPROPER WORK. CORRECTIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AT NO COST TO THE OWNER.
- THE JOB SITE SHALL BE KEPT IN A CLEAN AND WORKMAN LIKE CONDITION. DEBRIS SHALL BE REMOVED FROM THE SITE DAILY.
- ALL FINISHES SHALL BE INSTALLED PER THE MANUFACTURER'S PRINTED INSTRUCTIONS.
- ALL FINISH MATERIALS SHALL BE REVIEWED BY THE ARCHITECT AND OWNERS AS A PART OF THE SUBMITTAL PROCESS.
- THE GENERAL CONTRACTOR SHALL PROVIDE THE OWNER WITH ALL MAINTENANCE CARE PROCESS DOCUMENTATION AS A PART OF THE PROJECT CLOSE-OUT.
- THE GENERAL CONTRACTOR SHALL CLEAN ALL SURFACES AND FINISHES TO REMOVE ALL MARKS, INCLUDING FINGER PRINTS, PRIOR TO THE OWNER MOVE IN.
- SUBSTRATE FOR ALL TILE SHALL BE CEMENT, FIBER-CEMENT, OR GLASS MAT GYPSUM BACKERS IN COMPLIANCE WITH ASTM C 117, C 1288, OR C1325 AND INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S PRINTED INSTRUCTIONS.
- PROVIDE GREEN BOARD AT ALL WET LOCATIONS INCLUDING TOILET ROOMS, SHOWERS AND AT ALL SINKS.
  - MOISTURE RESISTANT GYPSUM BOARD AT ALL PAINTED AND FRP LOCATIONS
  - BACKER BOARD AT ALL LOCATIONS TO RECEIVE TILE
- SEE FLOOR PLAN FOR LOCATION OF FIRE-RATED WALLS AND ASSEMBLIES
  - SUBSTRATES AND FINISHES SHALL COMPLY WITH THE INDICATED ASSEMBLIES
- PAINT STEEL AND OTHER SURFACES THAT ARE NOT PREFINISHED, GALVANIZED, OR STAINLESS INCLUDING:
  - STEEL PIPE GUARDRAILS AND HANDRAILS
  - HOLLOW METAL DOOR AND RELITE FRAMES, UNLESS FACTORY FINISHED
- MANUFACTURER AND PRODUCT ARE BASIS OF DESIGN PRODUCTS. SUBSTITUTIONS ARE PERMITTED IN ACCORDANCE WITH THE SUBSTITUTION PROCEDURES IN THE SPECIFICATIONS.

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CODE

2021 INTERNATIONAL BUILDING CODE WITH WASHINGTON STATE AMENDMENTS.

GENERAL STRUCTURAL NOTES

1. THE CONTRACT STRUCTURAL DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISHED STRUCTURE. THEY DO NOT INDICATE THE METHOD OF CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE AND IS RESPONSIBLE FOR ALL MEASURES NECESSARY TO PROTECT THE STRUCTURE DURING CONSTRUCTION. SUCH MEASURES MAY INCLUDE BUT ARE NOT LIMITED TO; ERECTION MEANS METHODS AND SEQUENCING, BRACING, TEMPORARY SHORING, FORMWORK, JOB SITE SAFETY, AND/OR LOAD EFFECTS DUE TO CONSTRUCTION EQUIPMENT
   1.1. CONSTRUCTION MATERIAL ON STRUCTURES SHALL BE SPREAD OUT IN A MANNER AS TO NOT EXCEED THE DESIGN LIVE LOAD PER SQUARE FOOT.
   1.2. VISITS TO THE SITE BY THE ENGINEER OF RECORD SHALL NOT INCLUDE INSPECTION OF THE ABOVE ITEMS.
2. THE CONTRACTOR SHALL REVIEW AND REPORT ANY DISCREPANCIES FOUND AMONG THE CONSTRUCTION DRAWINGS, SPECIFICATIONS AND THE EXISTING SITE CONDITIONS PRIOR TO START OF CONSTRUCTION AND REPORT ANY DISCREPANCY TO THE ENGINEER OF RECORD WHO SHALL CORRECT SUCH DISCREPANCIES IN WRITING.
   2.1. ANY WORK PERFORMED BY THE CONTRACTOR AFTER DISCOVERY OF SUCH DISCREPANCIES, BUT BEFORE A WRITTEN CORRECTION IS PROVIDED, SHALL BE AT THE CONTRACTOR'S RISK.
   2.2. WHERE ANY DISCREPANCIES OCCUR BETWEEN PLANS, DETAILS, GENERAL STRUCTURAL NOTES OR SPECIFICATIONS, THE GREATER REQUIREMENTS SHALL GOVERN.
3. THE CONTRACTOR AND SUBCONTRACTORS SHALL BE RESPONSIBLE TO COORDINATE BETWEEN DISCIPLINES INCLUDING BUT NOT LIMITED TO:
   3.1. VERIFICATION OF ALL DIMENSIONS INDICATED ON THE ARCHITECTURAL AND STRUCTURAL DRAWINGS
   3.2. VERIFICATION OF ALL ELEVATIONS INDICATED ON THE ARCHITECTURAL AND STRUCTURAL DRAWINGS
   3.3. VERIFICATION OF ALL MECHANICAL, ELECTRICAL, AND/OR PROCESS EQUIPMENT LOCATIONS AND WEIGHTS
   3.4. VERIFICATION OF LOCATIONS AND SIZE OF ALL MECHANICAL, ELECTRICAL AND PLUMBING PENETRATIONS THROUGH WALLS, FLOORS AND/OR ROOFS
4. OPTIONS ARE PROVIDED FOR CONTRACTOR'S CONVENIENCE, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL CHANGES NECESSARY, AND SHALL COORDINATE ALL DETAILS.
5. ANY ENGINEERING DESIGN PROVIDED BY OTHERS AND SUBMITTED FOR REVIEW SHALL BEAR THE SEAL OF AN ENGINEER REGISTERED IN THE SAME STATE IN WHICH THE PROJECT IS LOCATED.
6. ALL DETAIL CUTS SHOULD BE CONSIDERED TYPICAL AT LIKE CONDITIONS, UNLESS NOTED.
7. WHERE REFERENCE IS MADE TO VARIOUS TEST STANDARDS FOR MATERIALS, SUCH STANDARDS SHALL BE THE LATEST EDITION AND/OR ADDENDUM.

LOADS:

1. DEAD LOADS: ANY CHANGES IN CONSTRUCTION MATERIALS FROM THOSE SHOWN ON THE ARCHITECTURAL OR STRUCTURAL DRAWINGS SHALL BE REPORTED BY THE GENERAL CONTRACTOR TO THE STRUCTURAL ENGINEER FOR VERIFICATION OF LOAD-CARRYING CAPACITY OF THE STRUCTURE.

2. LIVE LOADS: LIVE LOAD REDUCTION HAVE BEEN APPLIED TO THE STRUCTURAL MEMBERS IN ACCORDANCE WITH THE BUILDING CODE.

ROOF	20 PSF
FLOORS	100 PSF

3. SNOW LOAD:

A. GROUND SNOW LOAD (Pg)	30 PSF
B. IMPORTANCE FACTOR (I)	1.0
C. EXPOSURE FACTOR (Ce)	0.9
D. THERMAL FACTOR (Ct)	1.0
E. FLAT ROOF SNOW LOAD (Pt)	25 PSF
F. DESIGN SNOW LOAD (Ps)	25 PSF

4. WIND LOADS:

A. BASIC WIND SPEED	135 MPH
B. WIND IMPORTANCE FACTOR (Iw)	1.0
C. WIND EXPOSURE	C
D. INTERNAL PRESSURE COEFFICIENT	+/- 0.18
E. DESIGN WIND PRESSURE	+39.8/-53.2 PSF C&C (ZONE 5, 10 SF)

5. SEISMIC LOADS:

A. SEISMIC IMPORTANCE FACTOR (Ie)	1.0
B. MAPPED SPECTRAL RESPONSE ACCELERATIONS:	
Ss	0.837
S1	0.379
SITE CLASS	D
SPECTRAL RESPONSE COEFFICIENTS:	
Sds	0.669
Sd1	N/A
C. SEISMIC DESIGN CATEGORY	D

6. SOILS:

A. MAXIMUM ALLOWABLE SOIL BEARING	1500PSF

METALS

1. MISCELLANEOUS STRUCTURAL STEEL TO BE ASTM A36, FY = 36 KSI, UNLESS NOTED OTHERWISE.
2. STRUCTURAL STEEL BEAMS AND WIDE FLANGE COLUMNS TO BE ASTM A992 FY=50 KSI, UNLESS NOTED OTHERWISE.
3. TUBES TO BE ASTM A500 Gr. B, FY = 46 KSI.
4. PIPES TO BE ASTM A53 Gr. B, FY = 36 KSI.
5. BOLTS TO BE ASTM A307 Gr. A, UNLESS NOTED OTHERWISE.
6. WELDING TO BE BY CERTIFIED WELDERS USING E70XX ELECTRODES IN ACCORDANCE WITH AWS STANDARDS.
7. WELDS DESIGNATED AS DEMAND CRITICAL SHALL BE MADE WITH FILLER METALS MEETING THE REQUIREMENTS SPECIFIED IN AWS D1.8/D1.8M CLAUSE 6.3
8. ALL STEEL TO HAVE A SHOP COAT.
9. STEEL FABRICATOR TO SUBMIT SHOP DRAWINGS TO A/E FOR REVIEW PRIOR TO FABRICATION.
10. STEEL WASHERS TO BE USED AT ALL BOLTED CONDITIONS.
11. BRACING RODS TO BE INSTALLED TAUT, ONE STANDARD TURNBUCKLE PER ROD MAY BE USED.
12. LATEST AISC, SJI AND AWS CODES APPLY. ALL CONSTRUCTION PER LATEST AISC HANDBOOK.
13. ALL EXPANSION ANCHORS SHALL BE SIMPSON STRONG BOLT OR APPROVED EQUAL.
14. ALL ADHESIVE ANCHORS TO BE SIMPSON SET-XP ADHESIVE ANCHORS OR APPROVED EQUAL.
15. ALL REFERENCE TO HEADED STUDS (HWS) SHALL INDICATE AUTOMATIC WELDED HEADED STUDS (NELSON OR APPROVED EQUAL).
16. ALL REFERENCE TO POWDER DRIVEN ANCHORS (PDA'S) SHALL BE SIMPSON 0.145" DIA. x 3" LONG PDP OR APPROVED EQUAL.

CARPENTRY

1. ALL NAILS TO BE COMMON WIRE OR EQUIVALENT DIAMETER AND LENGTH.
2. ALL NAILING TO BE IN ACCORDANCE WITH THE INTERNATIONAL BUILDING CODE TABLE 2304.9.1 UNLESS NOTED OTHERWISE.
3. ALL FRAMING HARDWARE TO BE SIMPSON STRONG-TIE BRAND OR EQUIVALENT SPECIFICALLY APPROVED BY THE ENGINEER OF RECORD.
4. LUMBER GRADES
   GLULAM BEAMS:
   24F-V8 DF/DF AT CANTILEVERS AND 24F-V4 DF/DF AT OTHER CONDITIONS
   SOLID SAWN LUMBER:
   DOUGLAS FIR-LARCH #2 OR BETTER, UNLESS NOTED OTHERWISE
5. PLYWOOD
   FLOOR SHEATHING: 3/4" APA INDEX 48/24, EXPOSURE 1
   ROOF SHEATHING: 5/8" APA INDEX 40/20, EXPOSURE 1
   WALL SHEATHING: 1/2" APA INDEX 24/0, EXPOSURE 1
   NAIL AS SHOWN ON PLANS
6. DRILL BOLT HOLES 1/16" OVERSIZE EXCEPT WHERE NOTED LARGER.
7. DO NOT NOTCH OR DRILL JOISTS, BEAMS, COLUMNS OR LOAD BEARING STUDS WITHOUT PRIOR APPROVAL OF ENGINEER OF RECORD.
8. PROVIDE ADDITIONAL DOUBLE FLOOR JOISTS UNDER PARTITIONS AND NON-BEARING WALLS.
9. LOCATE STUDS DIRECTLY BELOW JOIST BEARINGS UNLESS NOTED OTHERWISE.
10. DOUBLE UP STUDS AT JAMBS AND UNDER BEAMS IN BEARING WALLS, UNLESS NOTED OTHERWISE.
11. PROVIDE 2x SOLID BLOCKING AT MID-HEIGHT OF BEARING STUD WALLS.
12. PROVIDE 3x3x1/4" THICK STEEL PLATE WASHERS AT ANCHORAGE OF WOOD SHEARWALL SILL PLATES TO CONCRETE.
13. WOOD IN PERMANENT CONTACT WITH CONCRETE TO BE PRESSURE TREATED
    ALL FASTENERS DRIVEN INTO PRESSURE TREATED WOOD SHALL BE CORROSION RESISTANT.

FOUNDATION

1. FOUNDATIONS TO BEAR ON NATURAL UNDISTURBED SOIL FREE OF ORGANIC MATTER, OR AN ENGINEERED FILL.
2. BOTTOM OF FOOTINGS TO BE A MINIMUM OF 12" BELOW FINISHED GRADE PER LOCAL JURISDICTION.

CONCRETE

1. MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS

FOUNDATIONS	3,500 PSI
SLABS	3,500 PSI

2. CONCRETE TO HAVE A MAXIMUM WATER/CEMENT RATIOS PER ACI 318 TABLE 4.3.1 (PROPORTIONING ON THE BASIS OF FIELD EXPERIENCE AND/OR TRIAL MIXTURES). THESE MAXIMUMS MAY BE EXCEEDED IF TEST RECORDS, PER SECTION 5.3 OF ACI 318, ARE SUBMITTED TO AND APPROVED BY THE ENGINEER.
3. MAXIMUM SLUMP 3" PLUS OR MINUS 1"
4. SAWCUT CONTROL JOINTS 1/4 SLAB DEPTH.
5. CONCRETE AND REINFORCING TO HAVE SPECIAL INSPECTION IN ACCORDANCE WITH IBC CHAPTER 17.
6. MECHANICALLY VIBRATE ALL CONCRETE WHEN PLACED, EXCEPT THAT SLABS ON GRADE MAY BE VIBRATED ONLY AROUND UNDER-FLOOR DUCTS, ETC..

REINFORCING

1. DEFORMED BARS SHALL CONFORM TO THE REQUIREMENTS OF ASTM A615, GRADE 60. WELDED BARS ASTM A706, GRADE 60. WELDED WIRE FABRIC PER ASTM A185, AND WIRE PER ASTM A82.
2. UNLESS NOTED OTHERWISE, LAP SPLICES SHALL BE CLASS 'B' TENSION LAP SPLICES IN ACCORDANCE WITH ACI 318, CHAPTER 12. LAP SPLICES IN COLUMNS SHALL BE STANDARD COMPRESSION LAP SPLICES PER LATEST EDITION OF ACI 318. STAGGER ALTERNATE SPLICES A MINIMUM OF ONE LAP LENGTH. LAPS IN WELDED WIRE FABRIC SHALL BE MADE SO THAT THE OVERLAP MEASURED BETWEEN OUTERMOST CROSS WIRES OF EACH FABRIC SHEET IS NOT LESS THAN THE SPACING OF CROSS WIRES PLUS 2".
3. PROVIDE BENT CORNER BARS TO MATCH AND LAP WITH HORIZONTAL BARS AT CORNERS AND INTERSECTIONS OF FOOTING AND WALLS. REINFORCING BAR SPACING GIVEN ARE MAXIMUM ON CENTERS. ALL BARS PER CRSI SPECIFICATIONS AND HANDBOOK. DOWEL ALL VERTICAL REINFORCING TO FOUNDATION. SECURELY TIE ALL BARS IN LOCATION BEFORE PLACING CONCRETE. CONCRETE COLUMN DOWEL EMBEDMENTS SHALL BE A STANDARD COMPRESSION DOWEL EMBEDMENT LENGTH ACCORDING TO THE LATEST EDITION OF ACI 318.
4. CLEAR CONCRETE COVERAGE AS FOLLOWS FOR CAST-IN-PLACE
   CAST AGAINST & PERMANENTLY EXPOSED TO EARTH: 3"
   EXPOSED TO EARTH OR WEATHER & #6 OR LARGER: 2"
   EXPOSED TO EARTH OR WEATHER & #5 OR SMALLER: 1 1/2"
   COLUMNS (TO TIES): 1 1/2"
   BEAMS (TO STIRRUPS): 1 1/2"
   ALL OTHERS PER LATEST EDITION OF ACI 318.

GENERAL NOTES ON INSPECTIONS

1. INSPECTION, OBSERVATION AND TESTING REQUIREMENTS HAVE BEEN ESTABLISHED PER 2021 INTERNATIONAL BUILDING CODE (IBC)
   1.1 REFERENCE PROJECT DRAWINGS, SPECIFICATIONS AND IBC SECTION 110 AND 17 FOR REQUIREMENTS
   1.2 ABBREVIATIONS USED
   EOR ENGINEER OF RECORD
   AHJ AUTHORITY HAVING JURISDICTION
   NDT NON DESTRUCTIVE TESTING
   SDC SEISMIC DESIGN CATEGORY. SEE S0.01 FOR ADDITIONAL INFORMATION
   SFRS SEISMIC FORCE RESISTING SYSTEM, SEE S0.01 FOR ADDITIONAL INFORMATION
2. REQUIRED INSPECTIONS BY THE BUILDING OFFICIAL (IBC SECTION 110)
   2.1 FOOTING AND FOUNDATION INSPECTION
   2.2 CONCRETE SLAB AND UNDER FLOOR INSPECTION
   2.3 FRAME INSPECTION
   2.4 GYPSUM BOARD INSPECTION
   2.5 FIRE AND SMOKE RESISTANCE PENETRATION INSPECTION
   2.6 ENERGY EFFICIENT INSPECTIONS
   2.7 IN ADDITION TO THE ABOVE REQUIRED INSPECTIONS, THE BUILDING OFFICIAL IS AUTHORIZED TO MAKE OR AUTHORIZE ANY ADDITIONAL INSPECTIONS AS NECESSARY TO ENSURE COMPLIANCE WITH BUILDING CODE OR ANY OTHER LAWS ENFORCED BY THE BUILDING DEPARTMENT
3. SPECIAL INSPECTIONS AND STRUCTURAL TESTING (IBC SECTION 1705)
   3.1 THE OWNER, OR OWNER'S REPRESENTATIVE, SHALL EMPLOY AN APPROVED AGENCY TO PERFORM SPECIAL INSPECTIONS
      3.1.1. SPECIAL INSPECTION SHELL BE ACCOMPLISHED BY A CERTIFIED SPECIAL INSPECTOR FROM AN ESTABLISHED TESTING AGENCY CURRENTLY CERTIFIED AND APPROVED BY THE BUILDING OFFICIAL
   3.2 THE SPECIAL INSPECTOR SHALL OBSERVE THE WORK ASSIGNED FOR CONFORMANCE WITH THE APPROVED DESIGN DRAWINGS AND SPECIFICATIONS
      3.2.1. CONTINUOUS SPECIAL INSPECTION REQUIRES THE SPECIAL INSPECTOR TO BE ON THE SITE AT ALL TIMES OBSERVING THE WORK REQUIRING SPECIAL INSPECTION, INSPECTIONS MUST BE PERFORMED BEFORE FINAL ACCEPTANCE OF THE ITEM
      3.2.2. PERIODIC SPECIAL INSPECTION REQUIRES THE SPECIAL INSPECTOR TO BE ON SITE AT TIME INTERVALS NECESSARY TO CONFIRM THAT ALL WORK REQUIRING SPECIAL INSPECTION IS IN COMPLIANCE, OPERATIONS NEED NOT BE DELAYED PENDING INSPECTION
      3.2.3 SPECIAL INSPECTION IS NOT REQUIRED FOR WORK PERFORMED BY AN APPROVED FABRICATOR PER IBC SECTION 1704.2.5.2
   3.3 THE SPECIAL INSPECTOR SHALL FURNISH INSPECTION REPORTS TO THE BUILDING OFFICIAL, THE ENGINEER OF RECORD, ARCHITECT OF RECORD AND OTHER DESIGNATED PERSONNEL
      3.3.1. ALL DISCREPANCIES SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE GENERAL CONTRACTOR FOR POSSIBLE CORRECTIVE ACTIONS, THEN IF STILL NOT IN CONFORMANCE REPORTED TO THE EOR AND THE BUILDING OFFICIAL
      3.3.2. THE SPECIAL INSPECTOR SHALL SUBMIT A FINAL REPORT STATING THAT THE WORK REQUIRING SPECIAL INSPECTION WAS COMPLETED IN CONFORMANCE WITH THE APPROVED PLANS AND SPECIFICATIONS. ANY INSPECTIONS OR TESTING WHICH IS NOT IN ACCORDANCE SHALL BE CLEARLY INDICATED.
   3.4. SPECIAL INSPECTION AND TESTING SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF IBC SECTION 17 AND ANY ADDITIONAL REQUIREMENTS OF THE BUILDING OFFICIAL. OMISSION FROM THE LISTED REQUIREMENTS DOES NOT RELIEVE THE CONTRACTOR FROM PROVIDING INSPECTING AND TESTING REQUIRED BY THE IBC, STRUCTURAL OBSERVATIONS (IBC 1704.5)
4. STRUCTURAL OBSERVATIONS (IBC 1704.5)
   4.1. STRUCTURAL OBSERVATIONS SHALL BE PREFORMED BY THE EOR OR OTHER REGISTERED DESIGN PROFESSIONAL DURING CONSTRUCTION IN MANNER TO BECOME GENERALLY FAMILIAR WITH THE IN PLACE CONSTRUCTION CONDITION
   4.1.1. GENERAL CONTRACTOR TO COORDINATE STRUCTURAL OBSERVATIONS AND NOTIFY THE ENGINEER IN ADVANCE TO RENDERED INACCESSIBLE
   4.2 THE STRUCTURAL OBSERVER SHALL SUBMIT A REPORT TO THE BUILDING OFFICIAL INDICATING THAT THE SITE VISITS HAVE BEEN MADE AND IDENTIFY ANY DEFICIENCIES OBSERVED
   4.2.1 STRUCTURAL OBSERVATION REPORTS SHALL NOT CONSTITUTE A WARRANTY OR AS A GUARANTEE BY THE STRUCTURAL ENGINEER AND DO NOT CONSTITUTE A SPECIAL INSPECTION
5. CONTRACTOR RESPONSIBILITY (IBC 1704.4)
   5.1 CONTRACTOR SHALL CONVENE A PRE-CONSTRUCTION MEETING THE EOR, AHJ, AND SPECIAL INSPECTOR WHERE THE REQUIREMENTS FOR SPECIAL INSPECTION, TESTING AND STRUCTURAL OBSERVATIONS ARE DISCUSSED. MEETING MINUTES SHALL BE PROVIDED TO THE AHJ AND MAINTAINED ON-SITE AT ALL TIMES
   5.2 IF SEISMIC OR WIND RESISTANCE IS INDICATED IN THE STATEMENT OF SPECIAL INSPECTION, THE CONTRACTOR RESPONSIBLE FOR ITS CONSTRUCTION SHALL SUBMIT A LETTER CONTAINING ACKNOWLEDGEMENT OF THE SPECIAL INSPECTION REQUIREMENTS TO THE AHJ AND THE OWNER

STATEMENT OF SPECIAL INSPECTION

ITEM	SPECIAL INSPECTION	STRUCTURAL OBSERVATION	IBC SECTION
CONCRETE CONSTRUCTION	X		1705.3

COMMENTS:
ITEMS INDICATED WITH AN "X" ABOVE INDICATE THE REQUIREMENT FOR SPECIAL INSPECTION AND/OR STRUCTURAL OBSERVATIONS SEE GENERAL NOTES ON INSPECTIONS BELOW FOR ADDITIONAL INFORMATION.

ALL INSPECTIONS WILL BE COPIED TO THE CITY OF MEBANE BUILDING DEPARTMENT

CONCRETE CONSTRUCTION (IBC TABLE 1705.3)

VERIFICATION AND INSPECTION TASK	INSPECTION [1]	
	FREQUENCY	COMMENTS
INSPECTION OF REINFORCING STEEL, INCLUDING PRESTRESSING TENDONS, AND PLACEMENT	P	
REINFORCING BAR WELDING:		
VERIFY WELDABILITY OF REINFORCING BARS OTHER THAN ASTM A706	P	
INSPECT SINGLE-PASS FILLET WELDS, MAXIMUM 5/16"	P	
INSPECT ALL OTHER WELDS	C	
INSPECTION OF ANCHORS AND OTHER EMBEDDED ITEMS IN CONCRETE	P	
INSPECT ANCHORS POST-INSTALLED IN HARDENED CONCRETE MEMBERS:		
ADHESIVE ANCHORS INSTALLED IN HORIZONTALLY OR UPWARDLY INCLINED ORIENTATIONS TO RESIST SUSTAINED TENSION LOADS	C	
MECHANICAL ANCHORS AND ADHESIVE ANCHORS NOT DEFINED ABOVE	P	
VERIFY USE OF REQUIRED DESIGN MIX	P	
PRIOR TO CONCRETE PLACEMENT, FABRICATE SPECIMENS FOR STRENGTH TESTS, PERFORM SLUMP AND AIR CONTENT TESTS, AND DETERMINE THE TEMPERATURE OF THE CONCRETE	C	
INSPECTION OF THE CONCRETE AND/OR SHOTCRETE PLACEMENT FOR PROPER APPLICATION TECHNIQUES	C	
VERIFY FOR MAINTENANCE OF SPECIFIED CURING TEMPERATURES AND TECHNIQUES	P	
FOR PRECAST CONCRETE DIAPHRAGM CONNECTIONS OR REINFORCEMENT AT JOINTS CLASSIFIED AS MODERATE OR HIGH DEFORMABILITY ELEMENTS (MDE OR HDE) IN STRUCTURE S ASSIGNED TO SEISMIC DESIGN CATEGORY C,D,E AND F, INSPECT SUCH CONNECTION AND REINFORCEMENT IN THE FIELD FOR:		
INSTALLATION OF THE EMBEDDED PARTS	C, --	
COMPLETION OF THE CONTINUITY OF REINFORCEMENT ACROSS JOINTS	C, --	
COMPLETION OF CONNECTIONS IN THE FIELD	C, --	
INSPECT FORMWORK FOR SHAPE, LOCATION AND DIMENSIONS OF THE CONCRETE MEMBER BEING FORMED	P	

COMMENTS:
1. FREQUENCY DEFENITIONS: 'C' CONTINUOUS, 'P' PERIODIC AND '--' DENOTES EITHER A ONE-TIME ACTIVITY OR FREQUENCY IN SOME OTHER MANNER

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CITY OF Vancouver WASHINGTON

FAA GRANT #3-53-0139-022-2026

ISSUE FOR CONSTRUCTION

PEARSON FIELD
TERMINAL RENOVATION PROJECT
PEARSON FIELD
101 EAST RESERVE ST.
VANCOUVER, WA 98661

DRAWING TITLE:
GENERAL NOTES & SPECIAL INSPECTIONS
DRAWN BY: MGV
CHECKED BY: MGV

S0.01

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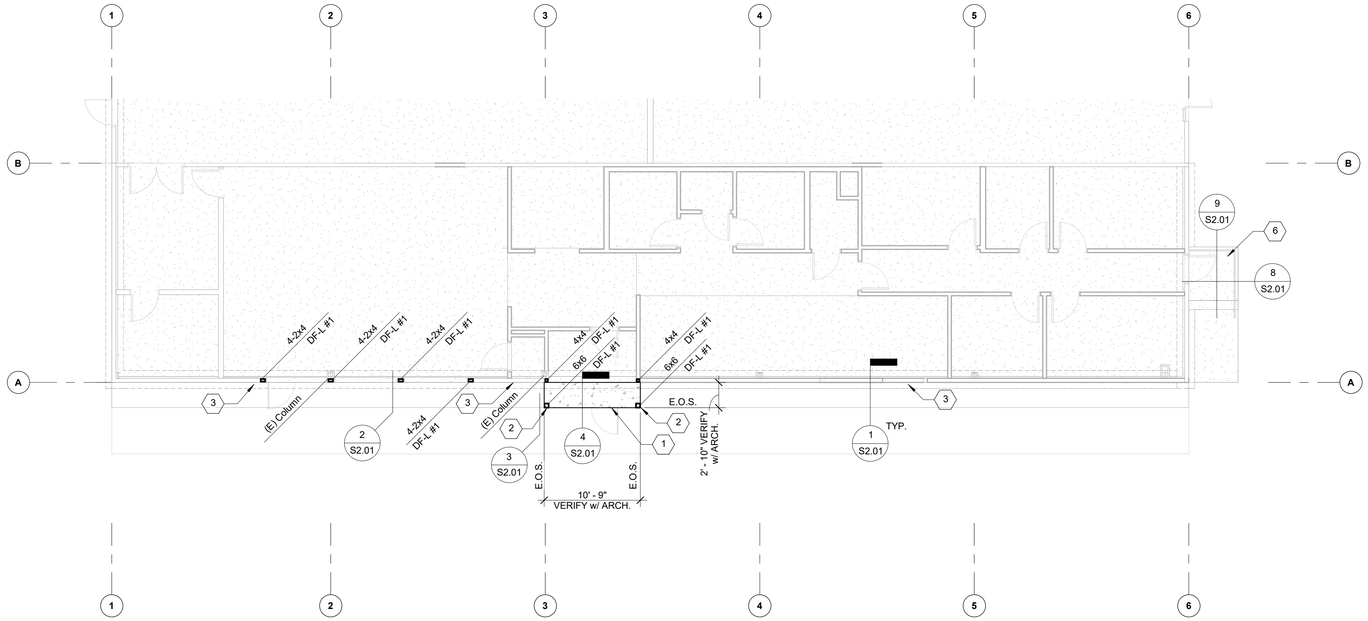
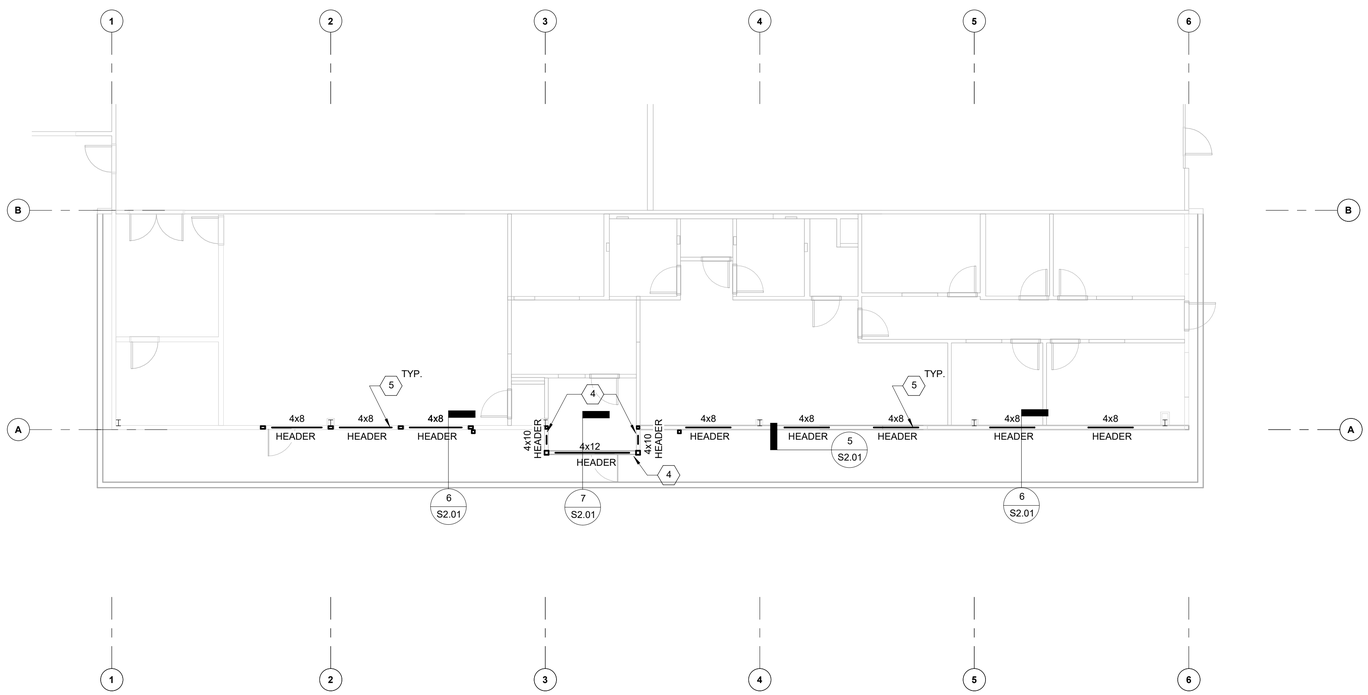


1 S1.01 **FOUNDATION/SLAB PLAN**
1/8" = 1'-0"



2 S1.01 **FRAMING PLAN - HEADER**
1/8" = 1'-0"

GENERAL NOTES

- APPLICABLE CODES: ALL WORK SHALL BE IN CONFORMANCE WITH ALL FEDERAL, STATE, AND LOCAL CODES. SPECIFICATIONS AND STANDARDS SHALL MEAN, AND ARE INTENDED TO BE, THE LATEST EDITION, AMENDMENT OR REVISION OF SUCH REFERENCE STANDARD, IN EFFECT AS OF THE DATE OF THE CONTRACT DOCUMENTS.
- CONTRACTOR TO VERIFY EXISTING CONDITIONS AND DIMENSIONS SHOWN OR IMPLIED PRIOR TO START OF CONSTRUCTION AND NOTIFY A/E OF ANY DISCREPANCIES.
- CONTRACTOR SHALL PROVIDE ALL NECESSARY TESTING AND COORDINATE ALL REQUIRED INSPECTIONS.
- GRID LINES ARE TO CENTERLINE OF COLUMNS UNLESS NOTED OTHERWISE.
- DIMENSIONS ARE TO GRID LINE OR FACE OF GIRT/STUD OR CENTERLINE OF OPENING UNLESS NOTED OTHERWISE.
- SEE ARCHITECTURAL DRAWINGS FOR DIMENSIONS, ELEVATIONS AND WALLS NOT SHOWN
- ALL DETAIL CUTS TO BE CONSIDERED SIMILAR AT LIKE CONDITIONS, TYPICAL.

LEGEND

(E)	EXISTING
℄	CENTERLINE
E.O.S.	EDGE OF SLAB
P.E.M.B.	PRE-ENGINEERED METAL BUILDING
F.V.	FIELD VERIFY
COL.	COLUMN IDENTIFICATION

KEYNOTES

1. 5" THICK CONCRETE SLAB ON MIN. 6" CRUSHED ROCK --REINF. w/ #4 AT 16" O.C. EACH WAY
2. SIMPSON CPT66Z COLUMN BASE w/ (3) 1/2" DIA. DOWELS --INSTALL PER MANUFACTURER RECOMMENDATIONS, SEE 3/S2.01
3. 2x4 AT 12" O.C. WOOD STUD WALL w/ 15/32" PLYWOOD SHEATHING w/ 8d AT 6" O.C. AND 12" O.C. IN FIELDS --REMOVE OR INFILL EXISTING WALL FRAMING AS REQUIRED ALONG GL "A" --REFER TO ARCHITECTURAL FOR AREA OF DEMO AND NEW WORK
4. SIMPSON HUC410 HANGER EACH END w/ (14) 0.162 x 3 1/2" TO COLUMN & (6) 0.148 x 3" TO HEADER --INSTALL PER MANUFACTURER RECOMMENDATIONS
5. SEE 5/S2.01 FOR TYPICAL HEADER DETAIL
6. 5" THICK CONCRETE LANDING SLAB ON MIN. 6" CRUSHED ROCK --REINF. w/ #4 @ 12" O.C. EACH WAY --SEE ARCHITECTURAL FOR DIMENSIONS

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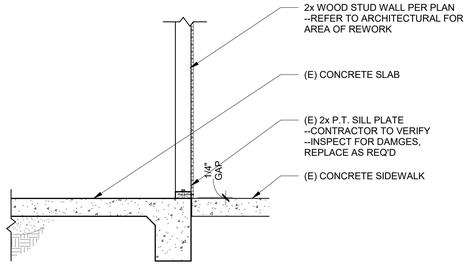
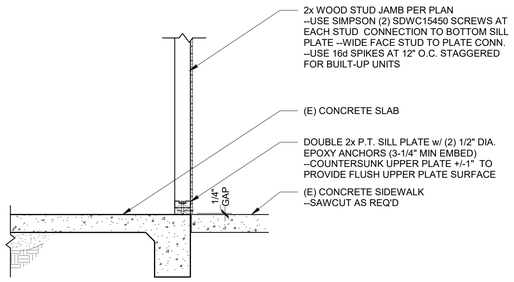
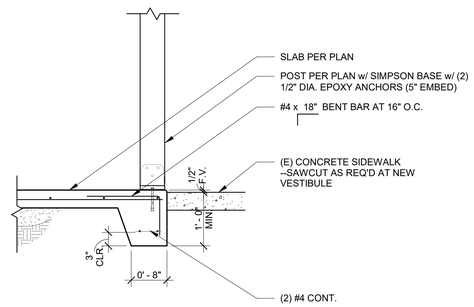


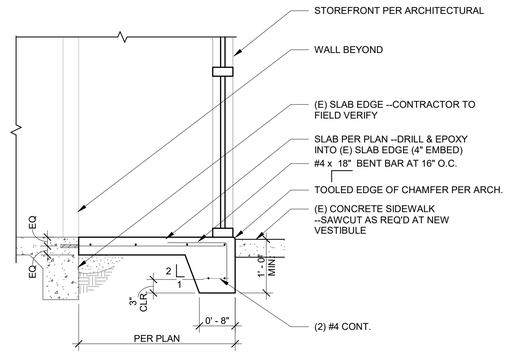
1 STUD WALL AT SLAB DETAIL
S2.01 3/4" = 1'-0"



2 STOREFRONT JAMB AT SLAB DETAIL
S2.01 3/4" = 1'-0"



3 WOOD POST AT SLAB DETAIL
S2.01 3/4" = 1'-0"



4 SLAB DETAIL AT VESTIBULE
S2.01 3/4" = 1'-0"

5 TYPICAL HEADER DETAIL
S2.01 1" = 1'-0"

6 WALL AT ROOF CONNECTION DETAIL
S2.01 1" = 1'-0"

7 WALL AT VESTIBULE ROOF CONNECTION
S2.01 1" = 1'-0"

8 TYP. CONCRETE LANDING DETAIL
S2.01 3/4" = 1'-0"

9 TYP. CONCRETE STAIR DETAIL
S2.01 3/4" = 1'-0"

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DRAWN BY: MGV
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MECHANICAL LEGEND

NOTE: NOT ALL SYMBOLS OR ABBREVIATIONS ARE APPLICABLE TO THIS PROJECT. REFER TO DETAILS AND NOTES FOR MOUNTING HEIGHTS.

ABBREVIATIONS

(N)	NEW	FPM	FEET PER MINUTE	RTU	ROOFTOP UNIT
(E)	EXISTING TO REMAIN	FPS	FEET PER SECOND	S	SUPPLY OR SLOPE
(D)	EXISTING TO BE REMOVED	FSD	FIRE/SMOKE DAMPER	SA	SUPPLY AIR
(ER)	EXISTING TO BE RELOCATED	FT	FOOT OR FEET	SCFM	CFM, STANDARD CONDITIONS
(RL)	NEW LOCATION OF RELOCATED ITEM	GA	GAUGE	SD	SMOKE DAMPER
(F)	FUTURE	GAL	GALLONS	SEER	SEASONAL ENERGY EFFICIENCY RATING
AAV	AUTOMATIC AIR VENT	GALV	GLAVANIZED	SEN	SENSIBLE
AC	AIR CONDITIONING	GC	GENERAL CONTRACTOR	SF	SUPPLY FAN OR SQUARE FEET
ACCEPT	ACCEPTANCE	GLV	GLOBE VALVE	SIU	SPLIT INDOOR UNIT
ACU	AIR CONDITIONING UNIT	GPM	GALLONS PER MINUTE	SOU	SPLIT OUTDOOR UNIT
AD	ACCESS DOOR	GND	GROUND	SP	STATIC PRESSURE
AFF	ABOVE FINISHED FLOOR	GV	GATE VALVE	SPD	SPLITTER DAMPER
AFMS	AIR FLOW MEASURING STATION	H	HEIGHT	SPEC	SPECIFICATIONS
AFUE	ANNUAL FUEL UTILIZATION EFFICIENCY	HB	HOSE BIBB	SQ IN	SQUARE INCH
AG	AIR GAP	HC	HEATING COIL	ST	STRAINER OR SOUND TRAP
AHJ	AUTHORITY HAVING JURISDICTION	HD	HEAD	STD	STANDARD
AHU	AIR HANDLING UNIT	HOR	HORIZONTAL	T	THERMOSTAT (NOT TEMPERATURE SENSOR
AMB	AMBIENT	HP	HIGH PRESSURE	T	THERMOMETER
A	AMPERE	HP	HORSEPOWER	TCP	TEMPERATURE CONTROL PANEL
AP	ACCESS PANEL	HP	HEAT PUMP	TDH	TOTAL DYNAMIC HEAD
APPROX	APPROXIMATELY	HPC	HIGH PRESSURE CONDENSATE	TEMP	TEMPERATURE
ARCH	ARCHITECT	HPS	HIGH PRESSURE STEAM	TFA/TFB	TO FLOOR ABOVE/BELOW
ARI	AMERICAN REFIRGERATION INSTITUTE	HR	HOUR(S)	TI	TENANT IMPROVEMENT
AS	AIR SEPARATOR	HRU	HEAT RECOVERY UNIT	TRG	TRANSFER GRILLE
AUTO	AUTOMATIC	HS	HUMIDITY SENSOR	TS	TEMPERATURE SENSOR
AUX	AUXILIARY	HV	HOSE VALVE	TSP	TOTAL STATIC PRESSURE
B	BOILER	HVAC	HEATING, VENTILATING AND AIR CONDITIONING	TT	TEST TAP OR TEST TEE
BAS	BUILDING MANAGEMENT SYSTEM			TXV	THERMAL EXPANSION VALVE
BDD	BACKDRAFT DAMPER	HW	HEATING WATER	(TYP)	TYPICAL
BHP	BRAKE HORSEPOWER	HWP	HEATING WATER PUMP	U	HEAT TRANSFER COEFFICIENT
BOD	BOTTOM OF DUCT	HWR	HEATING WATER RETURN	UG	UNDERGROUND
BOP	BOTTOM OF PIPE	HWS	HEATING WATER SUPPLY	UH	UNIT HEATER
BFP	BACKFLOW PREVENTER	HX	HEAT EXCHANGER	UON	UNLESS OTHERWISE NOTED
BSMT	BASEMENT	HZ	FREQUENCY (HERTZ)	V	VENT OR VOLUME OR VELOCITY
BTU	BRITISH THERMAL UNIT	ID	INSIDE DIAMETER	VAV	VARIABLE AIR VOLUME
BTUH	BTU PER HOUR	IN	INCH(ES)	VB	VACUUM BREAKER
BV	BALL VALVE OR BALANCING VALVE	INPLV	INTEGRATED PART LOAD VALUE	VD	VOLUME DAMPER
BYV	BUTTERFLY VALVE	KW	KILOWATT	VEL	VELOCITY
C	COMMON, CONDENSATE OR CONDUIT	KWH	KILOWATT HOUR	VERT	VERTICAL
CA	CONTROL AIR	L	LENGTH	VFD	VARIABLE FREQUENCY DRIVE
CAP	CAPACITY	LAT	LEAVING AIR TEMPERATURE	VOL	VOLUME
CAV	CONSTANT AIR VOLUME	LBS	POUNDS	W	WASTE OR WIDTH OR WATTS
CB	CHILLED BEAM	LDB	LEAVING DRY BULB	W/	WITH
CC	COOLING COIL OR CONTROLS CONTRACTOR	LF	LINEAR FEET	W/O	WITHOUT
CD	CONDENSATE DRAIN	LP	LOW PRESSURE	WB	WET BULB TEMPERATURE
CEG	CEILING EXHAUST GRILLE	LPC	LOW PRESSURE CONDENSATE	WC	WATER COLUMN
CER	CEILING EXHAUST REGISTER	LPS	LOW PRESSURE STEAM	WEG	WALL EXHAUST GRILLE
CFF	CAP FOR FUTURE	LWB	LEAVING WET BULB	WG	WATER GAUGE
CFM	CUBIC FEET PER MINUTE	LWT	LEAVING WATER TEMPERATURE	WP	WORKING PRESSURE
CFS	CUBIC FEET PER SECOND	M	MOTOR	WPD	WATER PRESSURE DROP
CHWP	CHILLED WATER PUMP	MA	MIXED AIR	WRR	WALL RETURN REGISTER
CHWR	CHILLED WATER RETURN	MAD	MIXED AIR DAMPER	WSHP	WATER-SOURCE HEAT PUMP
CHWS	CHILLED WATER SUPPLY	MAX	MAXIMUM	WSR	WALL SUPPLY REGISTER
CH	CHILLER	MBH	THOUSAND BTU PER HOUR	WT	WEIGHT
CHV	CHECK VALVE	MC	MECHANICAL CONTRACTOR	Z	ZONE
CL	CENTERLINE	MCA	MINIMUM CIRCUIT AMPACITY	ZD	ZONE DAMPER
CLG	CEILING	MCC	MOTORIZED CONTROL CENTER		
CO	CLEANOUT	MD	MOTORIZED DAMPER		
CONN	CONNECTION	MECH	MECHANICAL		
CONT	CONTINUATION	MERV	MINIMUM EFFICIENCY RATING VALUE		
CONTR	CONTRACTOR	MFR	MANUFACTURER		
COP	COEFFICIENT OF PERFORMANCE	MIN	MINIMUM		
CP	CONTROL PANEL OR CONDENSATE PUMP	MOCP	MINIMUM OVER CURRENT PROTECTION		
CR	CONDENSATE RETURN	MV	MANUAL AIR VENT		
CRG	CEILING RETURN GRILLE	N/A	NOT APPLICABLE		
CRR	CEILING RETURN REGISTER	NC	NORMALLY CLOSED		
CSD	CEILING SUPPLY DIFFUSER	NIC	NOT IN CONTRACT		
CTE	CONNECT TO EXISTING	NO	NORMALLY OPEN OR NUMBER		
CUFT	CUBIC FEET	NOM	NOMINAL		
CUIN	CUBIC INCHES	NPSH	NET POSITIVE SUCTION HEAD		
CV	CONSTANT VOLUME OR CONTROL VALVE	NTS	NOT TO SCALE		
CW	COLD WATER	OA	OUTSIDE AIR		
CWP	CONDENSER WATER PUMP	OAD	OUTSIDE AIR DAMPER		
CWR	CONDENSER WATER RETURN	OAT	OUTSIDE AIR TEMPERATURE		
CWS	CONDENSER WATER SUPPLY	OBD	OPPOSED BLADE DAMPER		
DBT	DRY BULB TEMPERATURE	OC	ON CENTER		
DDC	DIRECT DIGITAL CONTROL	OD	OUTSIDE DAMPER		
DIA	DIAMETER	OFCI	OWNER FURNISHED CONTRACTOR INSTALLED		
DIFF	DIFFERENCE	OFOI	OWNER FURNISHED OWNER INSTALLED		
DN	DOWN	OPER	OPERATING		
DP	DIFFERENTIAL PRESSURE	OV	OUTLET VELOCITY		
DPT	DEW POINT TEMPERATURE	P	PUMP OR PRESSURE OR POLE		
DSD	DUCT SMOKE DETECTOR	PC	PUMPED CONDENSATE		
DWG(S)	DRAWINGS(S)	PD	PRESSURE DROP		
DX	DIRECT EXPANSION	PF	PREFILTER		
EA	EXHAUST AIR OR EACH	PG	PIPE GUIDE OR PRESSURE GAUGE		
EAD	EXHAUST AIR DAMPER	PH	PHASE (ELECTRICAL)		
EAT	ENTERING AIR TEMPERATURE	PHC	PREHEAT COIL		
EC	ELECTRICAL CONTRACTOR	POC	POINT OF CONNECTION		
ECON	ECONOMIZER	POD	POINT OF DISCONNECTION		
EDB	ENTERING DRY BULB TEMPERATURE	PRESS	PRESSURE		
EWT	ENTERING WATER TEMPERATURE	PRV	PRESSURE REDUCING VALVE		
EER	ENERGY EFFICIENCY RATING	PS	PRESSURE SENSOR		
EF	EXHAUST FAN	PSI	POUNDS PER SQUARE INCH		
EFF	EFFICIENCY	PSIA	PSI ABSOLUTE		
ELEC	ELECTRICAL	PSIG	PSI GAUGE		
EQUIP	EQUIPMENT	QTY	QUANTITY		
ESP	EXTERNAL STATIC PRESSURE	R	RELOCATE, RISE, RISER		
ET	EXPANSION TANK	RA	RETURN AIR		
EWB	ENTERING WET BULB TEMPERATURE	RAD	RETURN AIR DAMPER		
EXH	EXHAUST	RD	REFRIGERANT DISCHARGE		
EXT	EXTERNAL	REF	ROOFTOP EXHAUST FAN		
F	FAHRENHEIT	REFRIG	REFRIGERATION		
FPB	FAN POWERED BOX	REV	REVISE, REVISION OR REVOLUTIONS		
FC	FLEXIBLE CONNECTION OR FAIL CLOSED	RF	RETURN FAN		
FCU	FAN COIL UNIT	RH	RELATIVE HUMIDITY		
FD	FIRE DAMPER	RHC	REHEAT COIL		
FF	FINAL FILTER OR FINISHED FLOOR	RHT	RADIANT HEATER		
FFA/FFB	FROM FLOOR ABOVE/BELOW	RPM	REVOLUTIONS PER MINUTE		
FO	FAIL OPEN	RS	REFRIGERANT SUCTION		
FPI	FINS PER INCH				

DUCTWORK

SYMBOL	DESCRIPTION
AD/AP	ACCESS DOOR / ACCESS PANEL
	FLEXIBLE CONNECTION
	FLEXIBLE DUCT RUNOUT TO DIFFUSER
12x6	RECTANGULAR DUCT SIZE (WIDTH x DEPTH IN INCHES)
18ø	ROUND DUCT SIZE (DIAMETER IN INCHES)
24x12ø	OVAL DUCT SIZE (WIDTH x DEPTH IN INCHES)
	DUCT THROUGH BEAM PENETRATION
R. D.	DUCT OFFSET (RISE OR DROP)
VD RVD	VOLUME DAMPER OR REMOTE VOLUME DAMPER
FD SD FSD	FIRE, SMOKE OR FIRE/SMOKE DAMPER
MD BDD	MOTORIZED DAMPER, BACKDRAFT DAMPER
	SUPPLY DUCT UP
	SUPPLY DUCT DOWN
	EXHAUST DUCT UP
	EXHAUST DUCT DOWN
	RETURN DUCT UP
	RETURN DUCT DOWN
	CROSS SECTION OF SUPPLY DUCT
	CROSS SECTION OF EXHAUST AIR DUCT
	CROSS SECTION OF RETURN AIR DUCT
	CROSS SECTION OF ROUND DUCT
	DUCT ELBOW WITH TURNING VANES
	SMOOTH RADIUS DUCT ELBOW WITHOUT TURNING VANES
	CONICAL BRANCH FITTING
	45 DEGREE BOOT LO-LOSS BRANCH FITTING
	WYE BRANCH FITTING
12x6	ACOUSTICAL LINING DUCT (DIMENSION IS INSIDE DIMENSION)
M	MOTORIZED DAMPER INSIDE DUCT
TAG NECK SIZE-CFM	TRANSFER DUCT (WITH LINER)
8' - 11" BOD	INDICATES 8'11" TO BOTTOM OF DUCT
TAG NECK SIZE-CFM	RECTANGULAR OR ROUND SUPPLY DIFFUSER OR REGISTER (SEE SCHEDULE). 4-WAY THROW UNLESS INDICATED OTHERWISE. EXAMPLE: SB12X12-400 REFERS TO TAG SB WITH 12"X12" NECK AND 400 CFM
TAG NECK SIZE-CFM	RECTANGULAR OR ROUND EXHAUST GRILLE OR REGISTER (SEE SCHEDULE)
TAG NECK SIZE-CFM	RECTANGULAR OR ROUND RETURN GRILLE OR REGISTER (SEE SCHEDULE)
TAG NECK SIZE-CFM	WALL SUPPLY GRILLE OR REGISTER (SEE SCHEDULE)
TAG NECK SIZE-CFM	WALL RETURN OR EXHAUST GRILLE OR REGISTER (SEE SCHEDULE)
TAG NECK SIZE-LENGTH-CFM	LINEAR SLOT DIFFUSER (SEE SCHEDULE FOR NUMBER OF SLOTS). 2-WAY THROW UNLESS NOTED OTHERWISE. EXAMPLES: SN10-48-250 REFERS TO TAG SN WITH 10" ROUND NECK, 48" SLOT LENGTH AND 250 CFM.
	VARIABLE AIR VOLUME TERMINAL UNIT
	VARIABLE AIR VOLUME TERMINAL UNIT W/ REHEAT
	FAN POWERED TERMINAL UNIT
	FAN POWERED TERMINAL UNIT W/ REHEAT

CONTROLS

SYMBOL	DESCRIPTION
WALL / CEILING MOUNTED DEVICE	
TS	TEMPERATURE SENSOR
T	THERMOSTAT OR THERMOMETER
CO2	CARBON DIOXIDE SENSOR
OS	OCCUPANCY SENSOR
H	HUMIDITY SENSOR OR HUMIDISTAT
SP	STATIC PRESSURE SENSOR
RS	REFRIGERANT SENSOR
CO	CARBON MONOXIDE SENSOR
H	HYDROGEN SENSOR
EQUIPMENT / SYSTEM MOUNTED DEVICE	
DSD	DUCT SMOKE DETECTOR
TS	TEMPERATURE SENSOR
SP	STATIC PRESSURE SENSOR
PS	PRESSURE SENSOR OR SWITCH
DPS	DIFFERENTIAL PRESSURE SENSOR
AFMS	AIR FLOW MEASURING STATION
HS	HUMIDITY SENSOR
FS	FLOW SENSOR OR SWITCH
FM	FLOW METER
CS	CURRENT SENSOR
M	MOTOR
A	ACTUATOR
HM	HYDROGEN MONITOR
RM	REFRIGERANT MONITOR
AI	ANALOG INPUT
AO	ANALOG OUTPUT
DI	DIGITAL INPUT
DO	DIGITAL OUTPUT
BAS	BUILDING AUTOMATION SYSTEM
PI	PULSING INPUT

PIPING SYSTEMS

SYMBOL	DESCRIPTION
RD	REFRIGERANT DISCHARGE
RS	REFRIGERANT SUCTION

DEFERRED SUBMITTALS

1. SEISMIC BRACING FOR MECHANICAL AND PLUMBING SYSTEMS, INCLUDING EQUIPMENT, PIPING, AND DUCTWORK.

*FOR ALL ITEMS LISTED ABOVE, THE PLUMBING AND/OR MECHANICAL CONTRACTOR SHALL PROVIDE A DELEGATED DESIGN SUBMITTAL WITH DOCUMENTATION AND ENGINEERING REQUIRED TO SATISFY REQUIREMENTS OF THE AUTHORITY HAVING JURISDICTION (AHJ). THE DELEGATED DESIGN SUBMITTAL SHALL INCLUDE BUT NOT BE LIMITED TO ANALYSIS DATA SIGNED AND SEALED BY A QUALIFIED PROFESSIONAL ENGINEER RESPONSIBLE FOR THEIR PREPARATION.

MECHANICAL DRAWING LIST

SHEET NUMBER	SHEET NAME	60% CD	90% CD	PERMIT	IFC
M0.0	MECHANICAL LEGEND AND ABBREVIATIONS	X	X	X	X
M0.1	BASIS OF DESIGN AND TABULATED DATA		X	X	X
M0.2	SCHEDULES	X	X	X	X
M0.3	LOAD AND VENTILATION CALCS	X	X	X	X
MD2.01	DEMO FLOOR PLAN - HVAC	X	X	X	X
M2.01	FLOOR PLAN - HVAC	X	X	X	X
M3.01	FLOOR PLAN - ZONING	X	X	X	X
M4.01	FLOOR PLAN - REFRIGERANT PIPING	X	X	X	X
M9.01	MECHANICAL DETAILS	X	X	X	X
M9.02	MECHANICAL DETAILS	X	X	X	X
Grand total: 10					

GENERAL SYMBOLS

SYMBOL	DESCRIPTION
(N)	NEW
(E)	EXISTING TO REMAIN
(D)	EXISTING TO BE REMOVED
(ER)	EXISTING TO BE RELOCATED
(RL)	NEW LOCATION OF RELOCATED ITEM
(F)	FUTURE
℄	CENTER LINE
	POINT OF CONNECTION OR POINT OF DISCONNECTION
1 / M-1	DETAIL 1, DRAWING M-1
A / M-1	SECTION A, DRAWING M-1
1 / M-1	ELEVATION 1, DRAWING M-1
EXH / 1	RISER IDENTIFICATION EXHAUST #1
HP / 1	EQUIPMENT IDENTIFICATION HEAT PUMP UNIT #1
1	KITCHEN EQUIPMENT TAG
#	KEYED NOTE
150 / 78°F	DIRECTION OF TRANSFER AIRFLOW (150 CFM) 78 DEGREES FAHRENHEIT

7/18/25	60% OWNER REVIEW		
8/27/25	90% OWNER REVIEW		
9/12/25	ISSUE FOR PERMIT		
11/18/25	ISSUE FOR CONSTRUCTION		

MICHAEL ALIAGA — STATE OF WASHINGTON — 59976 — REGISTERED PROFESSIONAL ENGINEER

Digitally signed by Michael Aliaga
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CITY OF Vancouver WASHINGTON

ISSUE FOR CONSTRUCTION

FAA GRANT #3-53-0139-022-2026

PEARSON FIELD
TERMINAL RENOVATION PROJECT
PEARSON FIELD
101 EAST RESERVE ST.
VANCOUVER, WA 98661

DRAWING TITLE:
MECHANICAL LEGEND AND ABBREVIATIONS

DRAWN BY: Author
CHECKED BY: Checker

M0.0

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MECHANICAL - BASIS OF DESIGN

A. PEARSON FIELD IS A ONE-STORY EXISTING PILOT LOUNGE LOCATED AT 101 EAST RESERVE ST. VANCOUVER, WA.
   1. THIS PROJECT IS ~2,694 SF AND CONSISTS OF AN AMMENITY SPACE, KITCHEN, AND OFFICES.
B. THE DESIGN INCLUDES THE FOLLOWING NOTABLE FEATURES, BUT IS NOT LIMITED TO THIS SCOPE. CONTRACTOR IS RESPONSIBLE FOR REVIEWING ALL CONTRACT DOCUMENTS AND COORDINATING WITH ALL DISCIPLINES.
   1. SPLIT SYSTEM HEAT PUMPS CONNECTED TO INDOOR FAN COIL UNITS DISTRIBUTE HEATING AND COOLING TO THE SPACES.
   2. AN ELECTRIC UNIT HEATER PROVIDES HEATING TO THE VESTIBULE SPACE.
   3. AN ENERGY RECOVERY UNIT PROVIDES BALANCED VENTILATION FOR ALL SPACES.
   4. CONTROLS: DIRECT DIGITAL BUILDING AUTOMATION SYSTEM (BAS) TO OPERATE ALL SYSTEM FUNCTIONS AND SCHEDULES.
C. CODES AND STANDARDS (LATEST EDITIONS UNLESS OTHERWISE REQUIRED BY AHJ) (NOTE TO EDITOR: VERIFY FOR EACH JURISDICTION AS THE ADOPTED CODE MAY BE DIFFERENT.)
   1. AMERICANS WITH DISABILITIES ACT (ADA).
   2. NFPA 90A: STANDARD FOR THE INSTALLATION OF AIR-CONDITIONING AND VENTILATING SYSTEMS.
   3. NFPA 90B: STANDARD FOR THE INSTALLATION OF WARM AIR HEATING AND AIR-CONDITIONING SYSTEMS.
   4. ASHRAE STANDARDS
   5. SMACNA STANDARDS
   6. **WASHINGTON** BUILDING CODES ENFORCED BY THE AUTHORITY HAVING JURISDICTION (AHJ):
      A. 2021 INTERNATIONAL BUILDING CODE
      B. 2021 INTERNATIONAL MECHANICAL CODE
      C. 2021 WASHINGTON STATE ENERGY CODE (WAC 51-11, WSEC).
D. OUTDOOR DESIGN CONDITIONS:
   1. LOCATION: VANCOUVER, WA
   2. SUMMER: 91.4°F DB/66.7°F WB
   3. WINTER: 22.9°F
   4. ELEVATION: 20
   5. CLIMATE ZONE: 4B
E. INDOOR DESIGN CONDITIONS: BASED ON +/-2°F CONTROL ACCURACY FROM SETPOINTS.
   A. ALL CONDITIONED AREAS:
      a. COOLING: 75°F
      b. HEATING: 70°F
   B. HUMIDITY CONTROL : NONE. NO ACTIVE HUMIDIFICATION SYSTEMS.
F. VENTILATION CRITERIA:
   1. ALL AREAS: 20 CFM/PERSON
   2. EXCEPTIONS:
      A. RECEPTION AREA: 15 CFM/PERSON
      B. WAITING AREA: 15 CFM/PERSON
      C. LOBBY: 15 CFM/PERSON
      D. CLASSROOM: 15 CFM/PERSON
      E. CORRIDOR: 0.1 CFM/SQ.FT.
      F. STORAGE: 0.1 CFM/SQ.FT.
      G. LIVING UNITS: CONTINUOUS MECHANICAL VENTILATION
   3. COMPLY WITH CHAPTER 4 OF OMSC/IMC OR ASHRAE 62.1.
G. EXHAUST TO OUTDOORS (MINIMUM RATES):
   1. TOILET ROOMS: 50 CFM/WATER CLOSET (MINIMUM)
   2. JANITOR CLOSET: 100 CFM OR 10 AIR CHANGES PER HOUR, WHICHEVER IS GREATER.
   3. BREAK ROOM: 0.3 CFM/SQFT
H. BUILDING ENVELOPE:
   1. GLAZING: GLASS/FRAME COMBINATION:
      A. TYPICAL VERTICAL:
         1. DESCRIPTION: DOUBLE PANE, LOW-E, AND THERMAL BREAK FRAME
         2. U = 0.319 (WITH FRAME)
         3. SOLAR HEAT GAIN FACTOR (SHADING COEFFICIENT) = 0.264
   2. WALL CONSTRUCTION:
      A. OVERALL U-VALUE = 0.25
   3. ROOF CONSTRUCTION:
      A. OVERALL U-VALUE = 0.05
I. INTERNAL HEAT GAINS:
   A. LIGHTING: OFFICE: 0.75 W/SQ.FT.
   B. CONFERENCE ROOM: 1.0 W/SQ.FT.
   C. LOBBY: 1.0 W/SQ.FT.
   D. CORRIDOR: 0.5 W/SQ.FT.
   E. RESTROOM: 0.5 W/SQ.FT.
   F. RETAIL: 1.5 W/SQ.FT.
   1. OCCUPANCY CRITERIA:
      A. OFFICE OCCUPANT: 250 BTUH SENSIBLE/200 BTUH LATENT
      B. OPEN OFFICE: 1 PERSON/142.8 SQ.FT.
      C. CLOSED OFFICE: 1 PERSON
      D. RECEPTION AREA: 1 PERSON/16.7 SQ.FT.
      E. CONFERENCE ROOM: 1 PERSON/20 SQ.FT.
      F. BREAK ROOM: 1 PERSON/20 SQ.FT.
      G. LOBBY: 1 PERSON/33.3 SQ.FT.
   2. ZONING CRITERIA:
      A. PRIVATE OFFICES: ONE ZONE (TEMPERATURE SENSOR) PER FOUR (MAXIMUM) PRIVATE OFFICES AND ONE PER EACH CORNER/EXECUTIVE OFFICE.
      B. OPEN OFFICE SPACES: ONE ZONE (TEMPERATURE SENSOR) PER 1,000 SQUARE FEET OR AS INDICATED ON THE DRAWINGS.
      C. CONFERENCE ROOMS: ONE ZONE (TEMPERATURE SENSOR) PER ROOM
      D. LOBBY: ONE ZONE (TEMPERATURE SENSOR)

J. DUCTWORK DESIGN CRITERIA:
   1. DESIGN DUCTWORK TO PROVIDE HIGH EFFICIENCY OPERATION WITH MINIMAL ACOUSTICAL NOISE. DUCT STATIC PRESSURE FRICTION LOSS SHALL NOT EXCEED 0.2" PER 100 FEET IN MECHANICAL ROOMS AND SHAFTS. LOW PRESSURE SUPPLY DUCT STATIC PRESSURE FRICTION LOSS BASED ON A MAXIMUM OF 0.08" PER 100 FEET. LOW PRESSURE RETURN AND EXHAUST DUCT STATIC PRESSURE FRICTION LOSS BASED ON A MAXIMUM OF 0.06" PER 100 FEET. MEDIUM PRESSURE DUCTWORK SHALL NOT EXCEED A DUCT STATIC PRESSURE FRICTION LOSS BASED ON A MAXIMUM OF 0.1" PER 100 FEET.
   2. MAXIMUM SUPPLY, RETURN AND EXHAUST DUCT AIR FLOW VELOCITIES, REGARDLESS OF PRESSURE DROP, SHALL NOT EXCEED THE FOLLOWING CRITERIA:
      A. MAINS ABOVE CEILING: 1300 FPM
      B. MAINS ABOVE OPEN OCCUPIED SPACES: 1100 FPM
      C. BRANCHES ABOVE CEILING: 900 FPM
      D. BRANCHES ABOVE OPEN OCCUPIED SPACES: 750 FPM
      E. RUN-OUTS TO DIFFUSERS: 725 FPM
K. ACOUSTICAL:,
   1. THE FOLLOWING NOISE NC/RC CRITERIA LEVELS WILL BE ACHIEVED AND AS DEFINED IN THE ASHRAE HVAC APPLICATIONS HANDBOOK. THESE LEVELS ADDRESS THE MECHANICAL SYSTEMS ONLY. ACTUAL SOUND PERFORMANCE REQUIREMENTS FOR EACH SPACE MUST BE VERIFIED WITH ACOUSTICAL CONSULTANT.
      a. OPEN OFFICES: 40
      B. CONFERENCE ROOMS: 30
      C. PRIVATE OFFICES: 30
      D. CORRIDORS: 40
      E. LOBBIES: 35
L. AIR FILTERS:
   1. OUTSIDE AIR PRE-FILTERS: MERV-8 (MINIMUM)
   2. FINAL FILTERS: MERV-13 (MINIMUM):
M. SEISMIC:
   1. ANCHORAGE AND RESTRAINTS MUST BE COORDINATED WITH STRUCTURAL ENGINEER AND AUTHORITY HAVING JURISDICTION.

2021 WSEC COMPLIANCE

GENERAL REQUIREMENTS

1. HVAC EQUIPMENT PERFORMANCE AT SPECIFIED RATING CONDITIONS SHALL NOT BE LESS THAN AS INDICATED IN SECTION C403.3.2 AND AS INDICATED ON THE CONTRACT DOCUMENTS.
2. MOTOR FULL-LOAD EFFICIENCY SHALL NOT BE LESS THAN AS INDICATED IN SECTION C405.8

AIR-SIDE SYSTEMS

1. AIR ECONOMIZERS SHALL BE PROVIDED ON COOLING SYSTEMS AS REQUIRED BY SECTION C403.5 SHALL BE EXEMPT PER EXCEPTION 9
2. BUILDING SHALL BE PROVIDED WITH A DEDICATED OUTDOOR AIR SYSTEM (DOAS) FOR VENTILATION PER C403.3.5
3. PROVIDE APPROPRIATE LOW, MEDIUM AND HIGH PRESSURE DUCT CONSTRUCTION PER SECTION C403.10.2.1 THROUGH C403.10.2.3
4. PROVIDE BALANCING DEVICES IN ALL BRANCH DUCTS AND PIPE RUNS TO TERMINAL DEVICES AS INDICATED ON THE CONTRACT DOCUMENTS
5. DUCTWORK SHALL COMPLY WITH SMACNA STANDARDS FOR CONSTRUCTION OF GALVANIZED DUCTWORK. ALL DUCTWORK SHALL BE SEALED AS REQUIRED BY SECTION C403.10.1 AND C403.10.2. DUCTWORK STATIC PRESSURE AND SEAL CLASS:

PRESSURE (IN. WC.)	SEAL CLASS
< 0.2"	SEAL TRANSVERSE AND LONGITUDINAL JOINTS, SEAMS AND DUCT PENETRATIONS (EXCEPT CONTINUOUSLY WELDED AND LOCKING-TYPE LONGITUDINAL JOINTS AND SEAMS).
0.2" - 0.3"	SEAL TRANSVERSE AND LONGITUDINAL JOINTS, SEAMS AND DUCT PENETRATIONS.
> 0.3"	SEAL TRANSVERSE AND LONGITUDINAL JOINTS, SEAMS AND DUCT PENETRATIONS; DUCTS AND PLEUMS LEAK-TESTED IN ACCORDANCE WITH SECTION C403.10.2.3.

6. DUCTWORK SHALL BE INSULATED AS REQUIRED BY SECTION C403.10.1 AND AS DESCRIBED IN THE SPECIFICATIONS.

DUCT TYPE	LOCATION	MINIMUM R-VALUE
OUTDOOR AIR	CONDITIONED SPACE, UPSTREAM OF AUTO SHUTOFF DAMPER, CLIMATE ZONE 4C & 5B, MORE THAN 2800 CFM	R-16
	CONDITIONED SPACE, DOWNSTREAM OF AUTO SHUTOFF DAMPER, CLIMATE ZONE 4C	R-8
	CONDITIONED SPACE, DOWNSTREAM OF AUTO SHUTOFF DAMPER, CLIMATE ZONE 5B	R-12
	CONDITIONED SPACE, LESS THAN 2800 CFM	R-7
SUPPLY OR RETURN AIR	OUTSIDE BUILDING, CLIMATE ZONE 4C	R-8
	OUTSIDE BUILDING, CLIMATE ZONE 5B	R-12
	UNCONDITIONED SPACE	R-6
	UNCONDITIONED SPACE, DUCT AIR WITHIN 15 F OF SURROUNDING AIR TEMP.	R-3.3
	IN BUILDING ENVELOPE ASSEMBLY	R-16
SUPPLY AIR	CONDITIONED SPACE, DUCT AIR LESS THAN 55 F OR GREATER THAN 105 F	R-3.3
	CONDITIONED SPACE WHERE DUCT DIRECTLY SERVES SPACE, DUCT AIR LESS THAN 55 F OR GREATER THAN 105 F	NONE
	CONDITIONED SPACE, DUCT AIR 55 F OR GREATER AND 105 F OR LESS	NONE
RETURN OR EXHAUST AIR	CONDITIONED SPACE, DOWNSTREAM OF ENERGY RECOVERY MEDIA, UPSTREAM OF AN AUTO SHUTOFF DAMPER, CLIMATE ZONE 4C	R-8
	CONDITIONED SPACE, DOWNSTREAM OF ENERGY RECOVERY MEDIA, UPSTREAM OF AN AUTO SHUTOFF DAMPER, CLIMATE ZONE 5B	R-12
RELIEF OR EXHAUST AIR	CONDITION SPACE, DOWNSTREAM OF AN AUTO SHUTOFF DAMPER	R-16

CONTROLS

1. PROVIDE DEADBAND BETWEEN HEATING/COOLING SPACE SENSOR SETPOINTS OF AT LEAST 5 DEGREES PER SECTION C403.4.1.2 AND AS DESCRIBED IN CONTRACT DOCUMENTS
2. SIMULTANEOUS HEATING AND COOLING TO INDIVIDUAL ZONES IS PROHIBITED PER SECTION C403.4.1 OF THE SEC.
3. INDIVIDUAL ZONES AND HVAC SYSTEMS SHALL BE CAPABLE OF AUTOMATIC SETBACK OR SHUTDOWN DURING UNOCCUPIED PERIODS AS REQUIRED BY SECTION C403.4.2 AND AS DESCRIBED IN CONTRACT DOCUMENTS.
4. PROVIDE OCCUPANCY SENSOR CONTROL OF VENTILATION SYSTEM PER SECTION C403.7.2 AND AS DESCRIBED IN CONTRACT DOCUMENTS
5. DAMPERS FOR OUTDOOR AIR INTAKE, EXHAUST AND RELIEF OUTLETS SHALL BE CONTROLLED TO CLOSE IN UNOCCUPIED MODE OR MEET EXCEPTION PER C403.7.8.4.
6. CONTROLS SYSTEM SHALL BE CAPABLE OF RESETTING SPACE SETPOINTS IN RESPONSE TO A BINARY INPUT FROM THE UTILITY PER C403.4.1.7 AND C403.4.11.4
7. PROVIDE ENERGY END USE METERS AS REQUIRED BY C409.3 FOR APPLICABLE HVAC EQUIPMENT.

HYDRONIC SYSTEMS

1. SUPPLY WATER TEMPERATURES SHALL BE AUTOMATICALLY RESET AS REQUIRED IN SECTION C403.4.4 AND AS DESCRIBED IN CONTRACT DOCUMENTS
2. PIPING SHALL BE INSULATED AS REQUIRED BY SECTION C403.10.3 AND AS DESCRIBED IN SPECIFICATIONS

SYSTEM TEMP. (F)	INSULATION CONDUCTIVITY	PIPE DIAMETER				
		< 1.0"	1.0" - 1.5"	1.5" - 4.0"	4.0" - 8.0"	> 8.0"
		INSULATION THICKNESS (IN.)				
> 350	0.32 - 0.34	4.5	5.0	5.0	5.0	5.0
251 - 350	0.29 - 0.32	3.0	4.0	4.5	4.5	4.5
201 - 250	0.27 - 0.30	2.5	2.5	2.5	3.0	3.0
141 - 200	0.25 - 0.29	1.5	1.5	2.0	2.0	2.0
105 - 140	0.21 - 0.28	1.0	1.0	1.5	1.5	1.5
40 - 60	0.21 - 0.27	0.5	0.5	1.0	1.0	1.0
< 40	0.20 - 0.26	0.5	1.0	1.0	1.0	1.5

3. CHILLED AND CONDENSER WATER PIPING SYSTEMS SHALL COMPLY WITH C403.3.7.
4. HEAT REFECTION AND HEAT RECOVERY EQUIPMENT SHALL COMPLY WITH C403.9.
5. PROVIDE MODULATING PRESSURE INDEPENDENT CONTROL VALVES FOR ALL HEATING AND COOLING WATER COILS WITH A DESIGN FLOW ≥ 5 GPM PER C403.4.12

TESTING & BALANCING

1. HVAC SYSTEMS SHALL BE BALANCED AS REQUIRED BY SECTION C408.2.2.
2. C403.10.2.3 PRESSURE TESTING; PROVIDE TEST RESULTS TO JURISDICTION WHEN COMPLETED.

COMMISSIONING

1. ALL SYSTEMS SHALL BE COMMISSIONED AND A COMMISSIONING REPORT PROVIDED TO THE OWNER AS REQUIRED BY SECTION C408 AND AS REQUIRED BY THE SPECIFICATIONS.
2. RECORD DRAWINGS SHALL BE PROVIDED TO THE OWNER WITHIN 90 DAYS OF SYSTEM ACCEPTANCE AS REQUIRED BY SECTION C103.6 AND AS REQUIRED BY THE SPECIFICATIONS. AT A MINIMUM, RECORD DRAWINGS SHALL INDICATE THE LOCATION AND PERFORMANCE DATA OF EQUIPMENT, GENERAL CONFIGURATION OF DUCTWORK AND PIPING DISTRIBUTION SYSTEMS INCLUDING FLOW RATES.
3. OPERATION AND MAINTENANCE MANUALS SHALL BE PROVIDED TO THE OWNER AS REQUIRED BY SECTION C103.6.2 AND AS REQUIRED BY THE SPECIFICATIONS. AT A MINIMUM, THE MANUALS SHALL INCLUDE:
   - SUBMITTAL DATA
   - OPERATION AND MAINTENANCE DATA FOR EQUIPMENT.
   - NAMES AND ADDRESSES OF SERVICE AGENCIES.
   - HVAC CONTROLS SYSTEM MAINTENANCE AND CALIBRATION INFORMATION.
   - NARRATIVE OF HOW SYSTEM IS INTENDED TO OPERATE

7/18/25	60% OWNER REVIEW
8/27/25	90% OWNER REVIEW
9/12/25	ISSUE FOR PERMIT
11/18/25	ISSUE FOR CONSTRUCTION

MICHAEL ALAGNICK — STATE OF WASHINGTON — 19976 — REGISTERED PROFESSIONAL ENGINEER

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TERMINAL RENOVATION PROJECT
PEARSON FIELD
101 EAST RESERVE ST.
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DRAWING TITLE:
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ENERGY RECOVERY VENTILATOR SCHEDULE

TAG	#	MANUFACTURER	MODEL	AREA SERVED	LOCATION	SUPPLY AIR FAN			EXHAUST AIR FAN			HEAT EXCHANGER				ELECTRICAL							UNIT SIZE (L"xW"xH")	OPER. WT. (LBS)	NOTES
												SUMMER		WINTER											
						FLOW (CFM)	DRIVE	ESP (IN WG)	FLOW (CFM)	DRIVE	ESP (IN WG)	OA/EAT (DB/WB °F)	LAT (DB/WB °F)	EAT (DB/WB °F)	LAT (DB/WB °F)	VOLTS	PH	FLA (A)	MOCP (A)	VFD (Y/N)	SINGLE POC (Y/N)	EMERG POWER (Y/N)			
ERV	1.1	ALDES	H650A-FI-EC-N	TERMINAL	KITCHEN 103	570	DIRECT	0.5	570	DIRECT	0.4	86.1/65.6	78.1/63.4	24	57/48.1	208	1	6.3 A	15 A		Yes	No	36"x23"x47"	206	1-7

NOTES:
1. COORDINATE WITH ELECTRICAL FOR POWER AND DISCONNECT AS REQUIRED.
2. MOTORS SHALL BE DIRECT DRIVE.
3. ERV SHALL RUN CONTINOUSLY DURING OCCUPIED HOURS.
4. PROVIDE OUTSIDE AIR DAMPERS. DAMPERS SHALL BE AMCA CLASS 1A WITH MAXIMUM LEAKAGE OF 3 CFM/SF AT 1" WG. DAMPERS SHALL CLOSE TIGHT UPON COMMAND.
5. PROVIDE EXHAUST AIR DAMPERS. DAMPERS SHALL BE AMCA CLASS 1A WITH MAXIMUM LEAKAGE OF 3 CFM/SF AT 1" WG. DAMPERS SHALL CLOSE TIGHT UPON COMMAND.
6. PROVIDE MERV-13 FILTER BANK IN OUTSIDE AIR INTAKE PATH. TOTAL STATIC PRESSURE SHALL BE CALCULATED BASED ON LOADED FILTER PRESSURE DROPS. FINAL FILTER LOADED PRESSURE DROP=0.5" WG.
7. PROVIDE MERV-8 FILTER BANK IN EXHAUST AIR PATH ON INLET SIDE OF HEAT EXCHANGER. TOTAL STATIC PRESSURE SHALL BE CALCULATED BASED ON LOADED FILTER PRESSURE DROP=0.25" WG.

SPLIT SYSTEM HEAT PUMP FAN COIL SCHEDULE

TAG	#	COND UNIT TAG	MANUFACTURER	MODEL	AREA SERVED	LOCATION	COOLING CAPACITY		HEATING CAPACITY	SUPPLY						ELECTRICAL						UNIT SIZE (L"xW"xH")	OPER. WT. (LBS)	NOTES
							TOTAL (MBH)	SENSIBLE (MBH)	TOTAL (MBH)	AIR FLOW (CFM)	MIN OSA (CFM)	EAT (°F)	LAT (°F)	ESP (IN WG)	HP	VOLTS	PH	MCA (A)	MOCP (A)	EMERG POWER (Y/N)			
FCU	1.1	1.1	DAIKIN	FXTA42AAVJUA	PILOT LOUNGE, KITCHEN, LOBBY	PILOT LOUNGE	34.3	26.4	23.1	1000	380	78	53.5	0.3	0.5	208	1	6.5	15 A	No	49x10x27	85.3	1-3
FCU	1.2	1.2	DAIKIN	FXMA24AAVJU	HALLWAY, TOILETS, PILOT QUIET ROOM, FLIGHT PLAN ROOM	OFFICE #3	19.1	15.2	9.7	600	75	78	54.5	0.3	0.5	208	1	1.9	15 A	No	31x39x10	77	1-3
FCU	1.3	1.2	DAIKIN	FXMA18AAVJU	OFFICES, HALLWAY	UTILITY ROOM	15.4	12.5	9.5	500	40	78	54.8	0.3	0.5	208	1	1.9	15 A	No	49x10x27	82.9	1-3
FCU	1.4	1.2	DAIKIN	FXMA15AAVJU	OFFICES, KITCHENETTE, JANITOR CLOSET	HALLWAY #1	12.3	9.8	12.2	360	75	78	54.1	0.3	0.5	208	1	1.8	15 A	No	49x10x27	82.9	1-3

NOTES:
1. COORDINATE WITH ELECTRICAL FOR POWER AND DISCONNECT AS REQUIRED.
2. PROVIDE PROGRAMMABLE THERMOSTAT WITH TEMPERATURE SETPOINTS FOR AT LEAST FOUR SCHEDULING PERIODS WITHIN 24 HOURS.
3. HORIZONTAL FAN COIL WITH INTERGRAL CONDENSATE PUMP.

HEAT PUMP OUTDOOR UNIT SCHEDULE

TAG	#	FAN COIL TAG	MANUFACTURER	MODEL	LOCATION	COOLING			HEATING		REFRIG TYPE	REFRIG (LBS)	ELECTRICAL					UNIT SIZE (L"xW"xH")	OPER. WT. (LBS)	NOTES
						NOM. CAP. (MBH)	EER	SEER	NOM. CAP. (MBH)	COP			VOLTS	PH	MCA (A)	MOCP (A)	EMERG POWER (Y/N)			
HP	1.1	1.1	DAIKIN	KUSXB361A	GROUND - WEST	34.2	14	23	37	2	R32	7.6	208	1	19.8	20	No	37"x54"x13"	220	1-3
HP	1.2	1.2,1.3,1.4	DAIKIN	ZRUM048GSS0	GROUND - EAST	45.5	12	20	47.5	2	R32	9.8	208	1	29.4	30	No	18"x43"x34"	234	1-3

NOTES:
1. COORDINATE WITH ELECTRICAL FOR POWER AND DISCONNECTS AS REQUIRED.
2. PROVIDE DISTRIBUTION CONTROLLER AND REFRIGERANT PIPING PER MANUFACTURER'S REQUIREMENTS.
3. PROVIDE MANUFACTURER'S CONTROL SYSTEM.

ELECTRIC UNIT HEATER SCHEDULE

TAG	#	MANUFACTURER	MODEL	AREA SERVED	LOCATION	TYPE	AIR FLOW (CFM)	TEMP RISE (°F)	ELECTRICAL					UNIT SIZE (L"xW"xH")	OPER. WT. (LBS)	NOTES
									HEAT CAP (KW)	VOLTS	PH	MCA (A)	EMERG POWER (Y/N)			
EUH	1.1	MARKEL	E3055T2DWB	VESTIBULE 100	VESTIBULE 100	WALL	100	40	1.5	120	1	13	No	9"x12"3"	6	1-4

NOTES:
1. DISCONNECT PROVIDED BY ELECTRICAL.
2. MOUNT PER MANUFACTURER'S REQUIREMENTS AND MAINTAIN REQUIRED CLEARANCES.
3. UNIT SHALL BE PROVIDED WITH ADJUSTABLE DISCHARGE BLADES OR LOUVERS TO ALLOW DIRECTIONAL CONTROL OF AIRFLOW.
4. PROVIDE WITH UNIT INTEGRAL THERMOSTAT. SET TO MAINTAIN MINIMUM 50°F SPACE TEMPERATURE.

AIR TERMINAL SCHEDULE

TAG	MANUFACTURER	MODEL	DESCRIPTION	FACE TYPE	FACE SIZE	COLOR	MATERIAL	OBD	NOTES
EA	TITUS	50F	SQUARE CEILING EXHAUST	1/2" x 1/2" x 1/2" EGGCRATE	8x8	WHITE	STEEL	NO	1-6
EB	TITUS	PAR	SQUARE CEILING EXHAUST	PERFORATED	24"x24"	WHITE	STEEL	NO	1-6
RA	TITUS	PAR	SQUARE CEILING RETURN	PERFORATED	24"x24"	WHITE	STEEL	NO	1-6
RC	TITUS	56FS	AEROBLADE GRILLE RETURN	3/4" SINGLE SPACING, 45° DEFLECTION	24"x24"	WHITE	STEEL	YES	1-6
SA	TITUS	TDC	SQUARE CEILING SUPPLY	LOUVERED	12x12	WHITE	STEEL	NO	1-6
SB	TITUS	TMS	SQUARE CEILING SUPPLY	3-CONE	24"x24"	WHITE	STEEL	NO	1-6
SC	TITUS	272RS	AEROBLADE SUPPLY GRILLE	3/4" SPACING, DOUBLE DEFLECTION	24"x24"	WHITE	STEEL	NO	1-6

NOTES:
1. MAXIMUM TOTAL PRESSURE DROP SHALL NOT EXCEED 0.15" WG WITH DUCT TRANSITION.
2. MAXIMUM NC LEVEL SHALL BE 30.
3. ALL VISIBLE SURFACES AND DUCTWORK BEHIND FACE SHALL BE PAINTED FLAT BLACK.
4. COORDINATE WITH ARCHITECTURAL REFLECTED CEILING PLANS FOR BORDER TYPES.
5. NECK SIZE AND CFM SHOWN ARE ON PLANS (EXAMPLE: SA12x12-400 REFERS TO TAG "SA" WITH 12x12 NECK AND 400 CFM).
6. PROVIDE RECTANGULAR/SQUARE TO ROUND TRANSITION AS REQUIRED AND SIZED FOR MAXIMUM 0.01" WG TOTAL PRESSURE DROP.

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OUTDOOR AIR CALCULATION - SINGLE ZONE OR 100% OSA SCHEDULE

SYSTEM:		DOAS-#	BASED ON ASHRAE 62.1-2019															
ROOM #	ZONE	NAME	CATEGORY	AREA (SF)	TABLE 6-1 OUTDOOR AIR (CFM/SF)	TABLE 6-1 OCCUPANCY (P/1000 SF)	CALCULATED OCCUPANTS	OVERRIDE # OCCUPANTS/ # FIXTURES	NUMBER OF # OCCUPANTS / FIXTURES	OCCUPANTS	OUTDOOR AIR REQ. (CFM/PERSON)	EXHAUST RATE REQ. (CFM/SF)	(Rp X Pz)	(Ra X Az)	BREATHING ZONE OUTDOOR AIRFLOW (CFM) Vbz	TABLE 6-4 ZONE AIR DIST. EFFECTIVENESS Ez	ZONE OUTDOOR AIR FLOW (CFM) Voz	EXHAUST REQUIRED (CFM)	OSA/EXH AIRFLOW PROVIDED (CFM)	AIR CLASS
102	FCU-1-1	PILOT LOUNGE	LECTURE CLASSROOM	759.83	0.06	65	49.4	25	25.0	25.0	7.5	--	187.5	45.6	233	0.8	291	--	300	1
103	FCU-1-1	KITCHEN	BREAK ROOMS	152.2	0.06	25	3.8	4	4.0	4.0	5.0	--	20.0	9.1	29	0.8	36	150	40	1
110	FCU-1-1	LOBBY	LOBBIES/PREFUNCTION	112.29	0.06	30	3.4		3.4	3.4	7.5	--	25.3	6.7	32	0.8	40	--	40	1
106	FCU-1-2	HALLWAY #1	COMMON CORRIDORS	68.64	0.06	0	0.0	1	1.0	1.0	--	--	0.0	4.1	4	0.8	5	--	5	1
104	FCU-1-2	TOILET 1	[EXH] TOILETS--PRIVATE	65.65	--	--	--	1	1.0	1.0	--	25/50	0.0	0.0	0	0.8	0	75	0	2
105	FCU-1-2	TOILET 2	[EXH] TOILETS--PRIVATE	69.83	--	--	--		0.0	0.0	--	25/50	0.0	0.0	0	0.8	0	75	0	2
108	FCU-1-2	PILOT QUIET ROOM	DAYROOM	221.77	0.06	30	6.7		6.7	6.7	5.0	--	33.3	13.3	47	0.8	58	--	60	1
107	FCU-1-2	FLIGHT PLAN ROOM	OFFICE SPACE	26.77	0.06	5	0.1		0.1	0.1	5.0	--	0.7	1.6	2	0.8	3	--	10	1
109	FCU-1-3	OFFICE #1	OFFICE SPACE	115.5	0.06	5	0.6	3	3.0	3.0	5.0	--	15.0	6.9	22	0.8	27	--	30	1
110	FCU-1-3	OFFICE #2	OFFICE SPACE	81.44	0.06	5	0.4		0.4	0.4	5.0	--	2.0	4.9	7	0.8	9	--	10	1
115	FCU-1-3	HALLWAY #2	COMMON CORRIDORS	111.85	0.06	0	0.0		0.0	0.0	--	--	0.0	6.7	7	0.8	8	--	15	1
112	FCU-1-4	BREAKROOM	BREAK ROOMS	144.92	0.06	25	3.6		3.6	3.6	5.0	--	18.1	8.7	27	0.8	34	100	35	1
114	FCU-1-4	JANITOR CLOSET	[EXH] JANITOR CLOSETS, TRASH ROOMS, RECYCLING	144.92	--	--	--		0.0	0.0	--	1.0	0.0	0.0	0	0.8	0	150	0	3
113	FCU-1-4	OFFICE #4	OFFICE SPACE	144.92	0.06	5	0.7		0.7	0.7	5.0	--	3.6	8.7	12	0.8	15	--	15	1
111	FCU-1-4	OFFICE #3	OFFICE SPACE	153.94	0.06	5	0.8		0.8	0.8	5.0	--	3.8	9.2	13	0.8	16	--	15	1
				2,374				Total all zones Pz:	**50**			**SUM**	**309**	**126**				**550**	**575**	

LEED +30% VENT: NO

OUTDOOR AIR INTAKE FLOW (CFM) , Vot: **542**

LOAD SUMMARY

EQUIPMENT	CU TAG #	AREA SERVED	COOLING				HEATING	
			CALCULATED		PROVIDED		CALCULATED	PROVIDED
			TOTAL MBH	SENSIBLE MBH	TOTAL MBH	SENSIBLE MBH	TOTAL MBH	TOTAL MBH
HEAT PUMP	HP-1.1	PILOT LOUNGE, LOBBY	35.4	29.9	34.3	27.9	23.1	27.9
HEAT PUMP	HP-1.2	OFFICES, CORRIDOR, BREAKROOM	41.7	39.4	46.5	46.5	31.4	40.9

NOTES:
1. CALCULATIONS WERE PERFORMED BY THE TRANE TRACE 700 SOFTWARE IN COMPLIANCE WITH ASHRAE FUNDAMENTALS.
2. EQUIPMENT SIZING MEETS THE REQUIREMENTS OF SEC C403.2.2.

LOAD SUMMARY

EQUIPMENT	CU TAG #	AREA SERVED	COOLING				HEATING	
			CALCULATED		PROVIDED		CALCULATED	PROVIDED
			TOTAL MBH	SENSIBLE MBH	TOTAL MBH	SENSIBLE MBH	TOTAL MBH	TOTAL MBH
FCU	1.1	PILOT LOUNGE, LOBBY, KITCHEN	35.4	29.9	34.3	26.4	23.1	27.9
FCU	1.2	BATHROOM, CORRIDOR, QUIET ROOM, FLIGHT PLAN ROOM	17.3	16.6	12.3	9.8	12.2	14.1
FCU	1.3	OFFICES	12.2	11.8	15.4	12.5	9.5	17.7
FCU	1.4	OFFICES, KITCHENETTE, CORRIDOR, UTILITY	12.2	10.9	19.1	15.2	9.7	22.2

NOTES:
1. CALCULATIONS WERE PERFORMED BY THE TRANE TRACE 700 SOFTWARE IN COMPLIANCE WITH ASHRAE FUNDAMENTALS.
2. EQUIPMENT SIZING MEETS THE REQUIREMENTS OF SEC C403.2.2.

ASHRAE 15 REFRIGERATION CONCENTRATION CALCULATIONS

EQUIPMENT TAG	OCCUPANCY	ROOM/ZONE NAME	ROOM AREA (SF)	CEILING HEIGHT (FT)	CONNECTED SPACE VOLUME (FT^3)	Veff, EFFECTIVE DISPERSAL VOLUME (FT^3)	REFRIGERANT TYPE	REFRIGERANT SAFETY GROUP	EQUIPMENT REFRIGERANT CHARGE (LBS)	PIPING REFRIGERANT CHARGE (LBS)	**ms, TOTAL SYSTEM CHARGE (LBS)**	LFL, LOWER FLAMMABILITY LIMIT (LBS/1000FT^3)	Focc, OCCUPANCY ADJUSTMENT FACTOR	**EDVC, EFFECTIVE DISPERSAL VOLUME CHARGE (LB)**	COMPLIES WITH SECTION 7.6.1.1? ms≤EDVC (YES/NO)	NOTES
HP-1-1	NON-INSTITUTIONAL	BREK001	119	9	1510	1,071	R32	A2L	6.6	1.0	**7.6**	19.1	1.0	**10.23**	YES	1
HP-1-2	NON-INSTITUTIONAL	PVOF001	104	9	1039	1,782	R32	A2L	6.0	3.8	**9.8**	19.1	1.0	**17.02**	YES	1

NOTES:
1. MAXIMUM ALLOWABLE REFRIGERANT CONCENTRATION LIMITS PER ASHRAE STANDARD 34 TABLES 4-1 AND 4-2.
2. INDICATED ROOM IS CONNECTED TO ADJACENT SPACE VIA DUCTED AIR DISTRIBUTION SYSTEM PER 7.2.3.3; INDICATED EFFECTIVE DISPERSAL VOLUME IS THE SUM OF INDICATED ROOM AND CONNECTED SPACE(S) VOLUMES, INCLUDING DUCTWORK.
3. INDICATED ROOM IS CONNECTED TO ADJACENT SPACE VIA PERMANENT NATURAL VENTILATION OPENING LOCATED A MAXIMUM OF 12" AFF PER 7.2.3.2; INDICATED EFFECTIVE DISPERSAL VOLUME IS THE SUM OF INDICATED ROOM AND CONNECTED SPACE(S) VOLUMES.

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8/27/25 90% OWNER REVIEW
9/12/25 ISSUE FOR PERMIT
11/18/25 ISSUE FOR CONSTRUCTION

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LOAD AND VENTILATION CALCS

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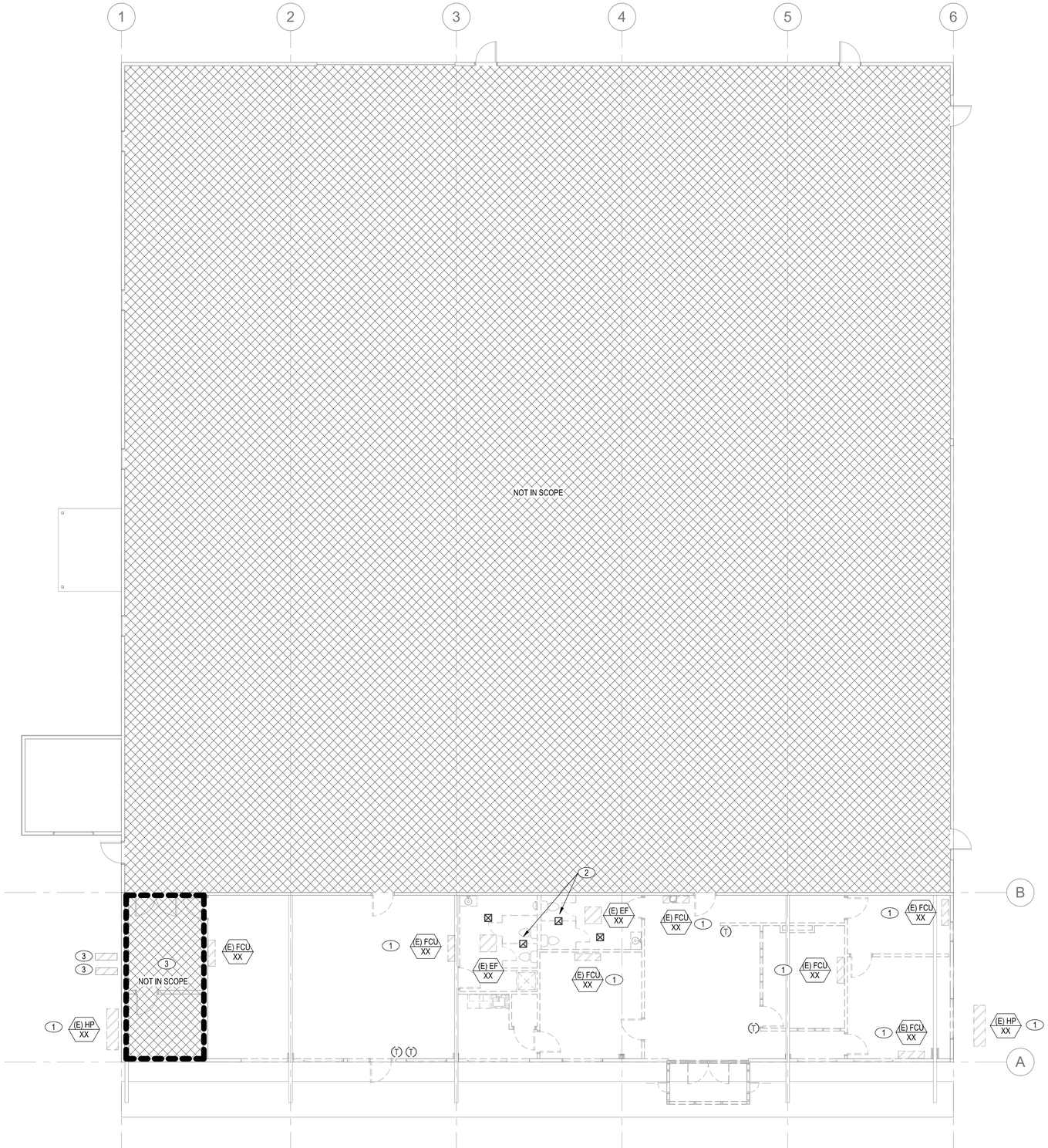

1 DEMO FLOOR PLAN - HVAC

SCALE: 1/8" = 1'-0"

SHEET NOTES

A. FIELD VERIFY EXISTING CONDITIONS PRIOR TO BEGINNING WORK AND NOTIFY A/E OF ANY DISCREPANCIES.
B. ANY UTILITY SHUTDOWNS ARE TO BE COORDINATED WITH THE OWNER PRIOR TO BEGINNING OF DEMOLITION WORK.
C. DEMOLISH EXISTING EQUIPMENT MARKED FOR DEMOLITION TO INDICATED LOCATION INCLUDING ALL REFRIGERANT PIPING, CONTROLS, DUCTWORK, DAMPERS AND SUPPORTS. CAP EXHAUST DUCT TERMINATION FOR FUTURE CONNECTION.
D. PROTECT EXISTING FIRE PROTECTION SPRINKLER HEADS AND PIPING FROM DAMAGE DURING DEMOLITION.

KEYED NOTES ⟨#⟩

1. DEMO EXISTING SPLIT SYSTEM HEAT PUMP AND DUCTLESS WALL MOUNTED FAN COIL UNITS.
2. DEMO EXISTING CEILING FAN.
3. RETAIN EXISTING CONDENSING UNITS SERVING SPACE NOT IN SCOPE.

1/8" = 1'-0"

0 8' - 0" 16' - 0" 24' - 0" 32' - 0"

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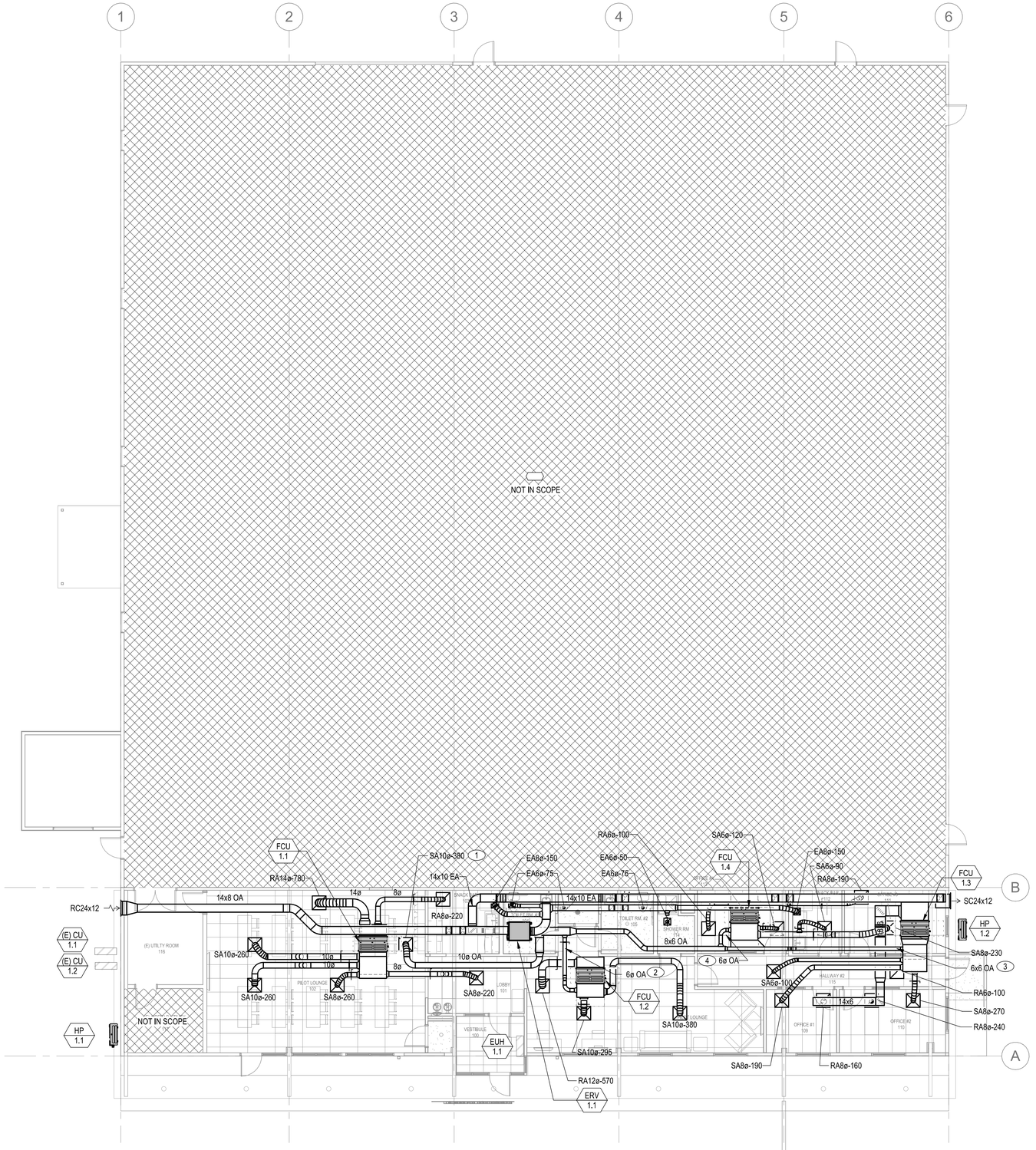

KEYED NOTES

1. OA DISTRIBUTED FROM ERV-1.1
2. BALANCE OA DUCT TO 75 CFM TO FCU-1.2 SUPPLY PLENUM
3. BALANCE OA DUCT TO 50 CFM TO FCU-1.3 SUPPLY PLENUM
4. BALANCE OA DUCT TO 65 CFM TO FCU-1.4 SUPPLY PLENUM

1 FLOOR PLAN - HVAC

SCALE: 1/8" = 1'-0"

1/8" = 1'-0"

0 8' - 0" 16' - 0" 24' - 0" 32' - 0"

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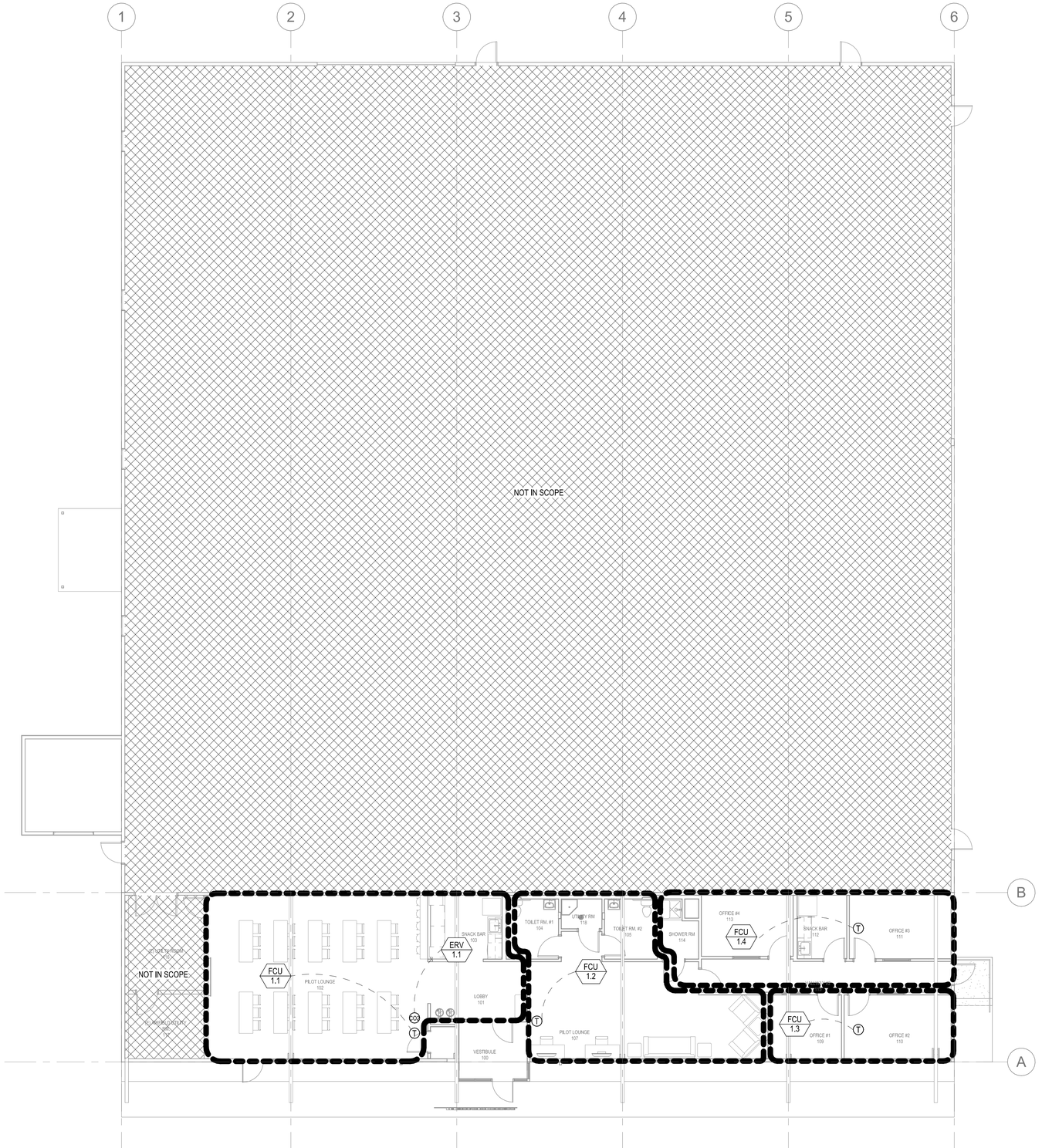

1 FLOOR PLAN - ZONING

SCALE: 1/8" = 1'-0"

1/8" = 1'-0"

0 8' - 0" 16' - 0" 24' - 0" 32' - 0"

7/18/25	60% OWNER REVIEW
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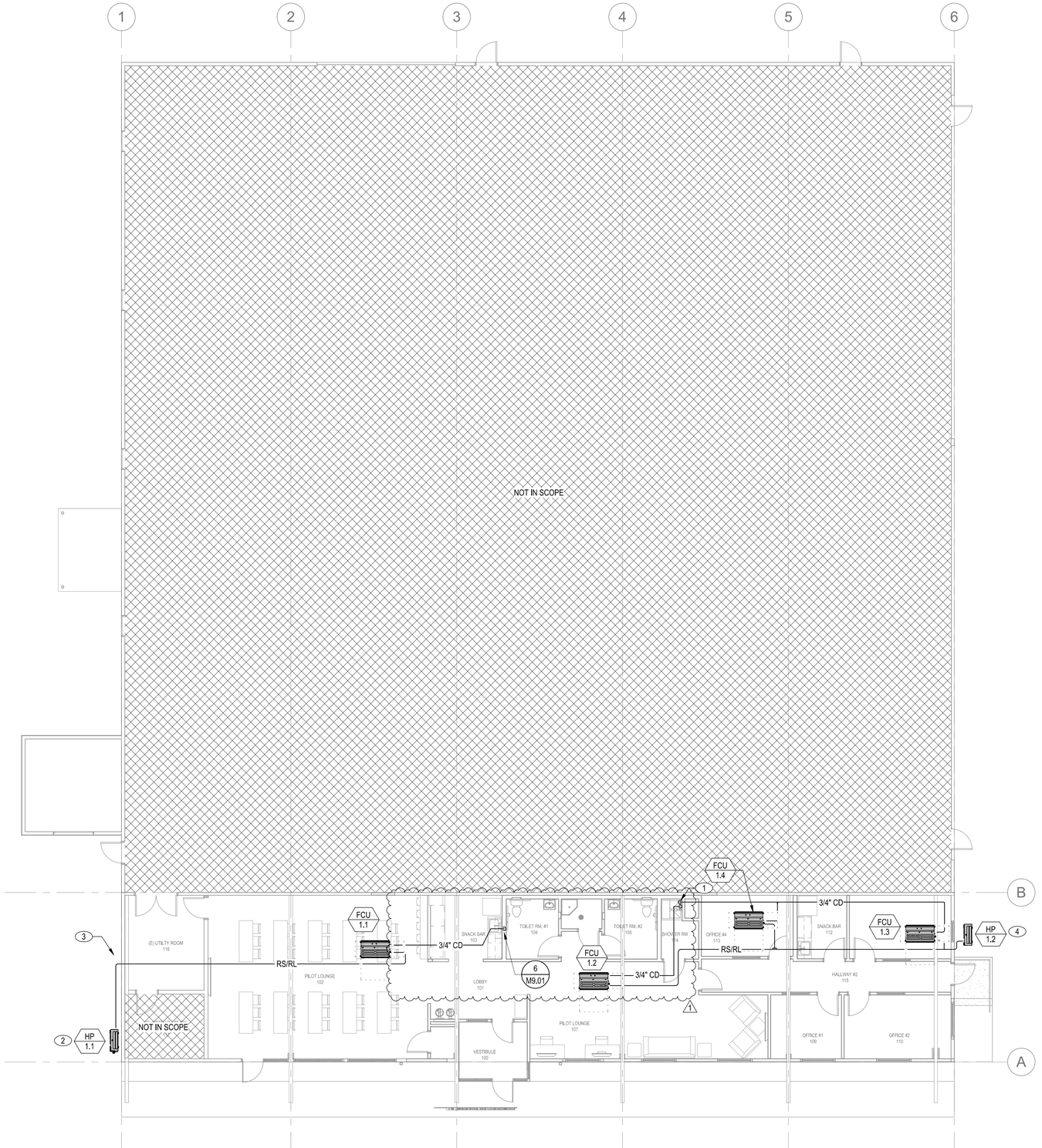

SHEET NOTES

A. INSTALL AND SIZE REFRIGERANT PIPING PER MANUFACTURER'S INSTRUCTIONS AND ACCORDING TO ASHRAE 15 STANDARDS.

KEYED NOTES ⟨#⟩

1. ROUTE 3/4" CD TO MOP SINK WITH 1" ARI GAP
2. UTILIZE EXISTING CONCRETE PAD TO MOUNT HP.
3. UTILIZE EXISTING WALL PENETRATION.
4. COORDINATE WITH ARCH AND STRUCT FOR NEW CONCRETE EQUIPMENT PAD.

1 **FLOOR PLAN - REFRIGERANT PIPING**
SCALE: 1/8" = 1'-0"

1/8" = 1'-0"
0 8' - 0" 16' - 0" 24' - 0" 32' - 0"

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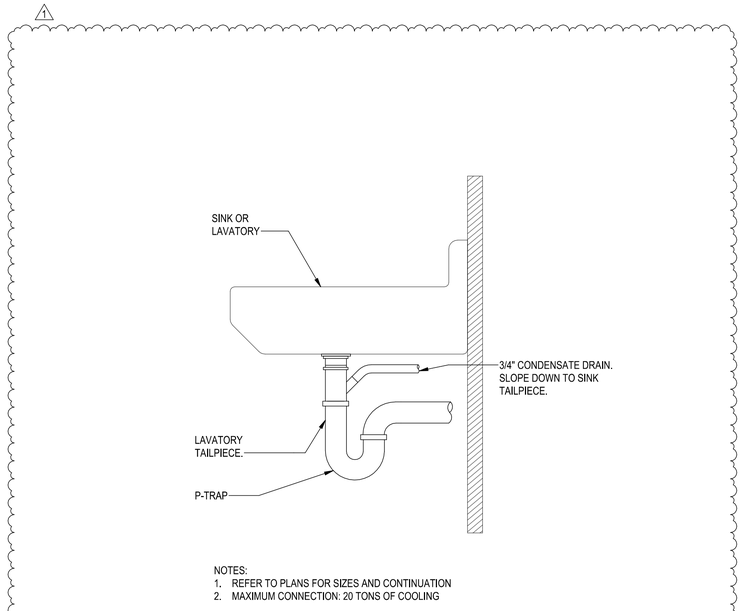
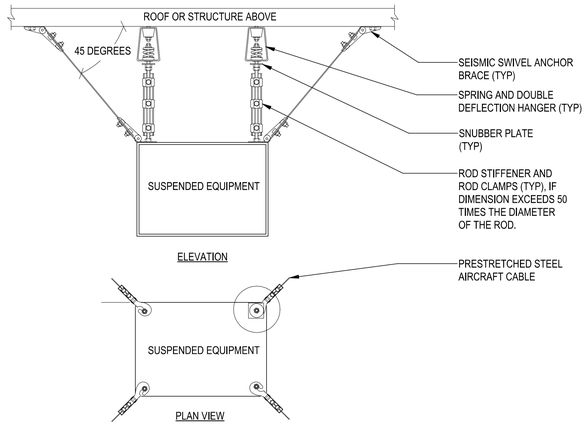


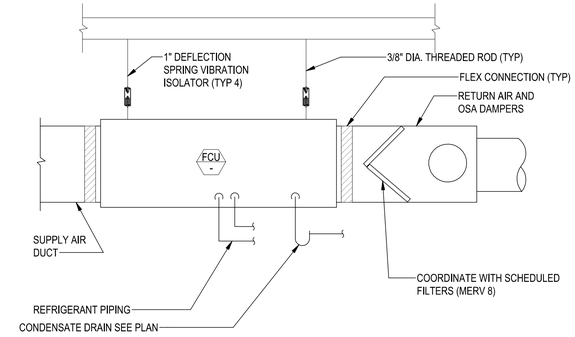
NOTES:
1. REFER TO PLANS FOR SIZES AND CONTINUATION
2. MAXIMUM CONNECTION: 20 TONS OF COOLING

6 CONDENSATE CONNECTION TO SINK TAILPIECE
SCALE: NONE



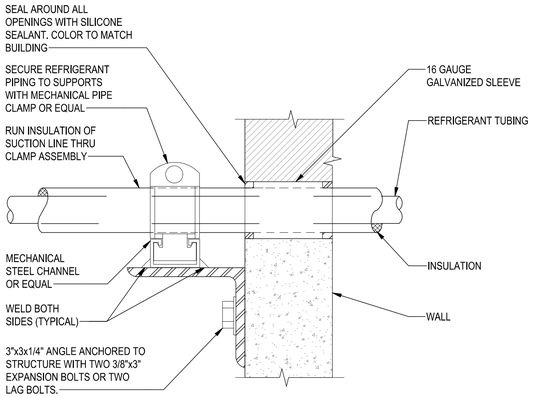
NOTES:
1. REFER TO SMACNA SEISMIC RESTRAINT MANUAL GUIDELINES FOR MECHANICAL SYSTEMS.
2. REFER TO ASHRAE PRACTICAL GUIDE TO SEISMIC RESTRAINT GUIDELINES.
3. SUPPORTS SHALL MEET ALL STATE AND LOCAL SEISMIC RESTRAINT REQUIREMENTS.
4. COORDINATE ANCHORAGE ATTACHMENT REQUIREMENTS WITH STRUCTURAL DESIGN.
5. INSTALL AS HIGH AS POSSIBLE ABOVE FLOOR TO ALLOW CLEARANCE FOR WORK OF OTHER TRADES.
6. PROVIDE SEISMIC BRACING AS REQUIRED BY BUILDING CODE AND ASCE STANDARD 7-10.

4 SUSPENDED EQUIPMENT MOUNTING
SCALE: NONE



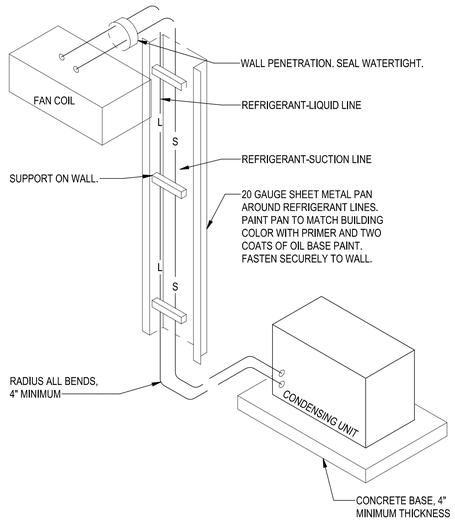
NOTES:
1. REFER TO PLANS FOR SIZES AND CONTINUATION.
2. PROVIDE MOISTURE ALARM IN SECONDARY DRAIN PAN WHERE NOTED ON THE EQUIPMENT SCHEDULE.

2 FAN COIL-SUSPENDED
SCALE: NONE



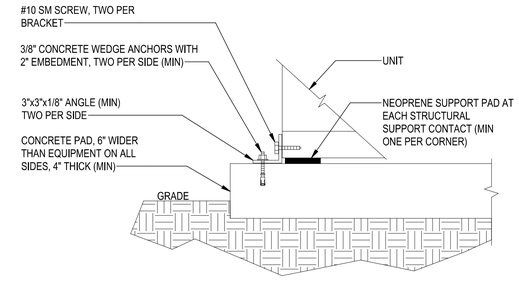
NOTES:
1. REFER TO PLANS FOR SIZES AND CONTINUATION.

5 REFRIGERANT PIPE SUPPORT AT WALL
SCALE: NONE



NOTES:
1. USE PRE-CHARGED LINE SETS. LENGTHS ARE TO BE KEPT AS SHORT AS POSSIBLE. COILING OF LINES THAT ARE TOO LONG WILL NOT BE ACCEPTABLE.

3 SPLIT SYSTEM REFRIGERANT PIPING SCHEMATIC
SCALE: NONE



NOTES:
1. COORDINATE ANCHORAGE REQUIREMENTS WITH STRUCTURAL DESIGN.

1 CONDENSING UNIT-PAD MOUNTED
SCALE: NONE

7/18/25	60% OWNER REVIEW	
8/27/25	90% OWNER REVIEW	
9/12/25	ISSUE FOR PERMIT	
11/18/25	ISSUE FOR CONSTRUCTION	
1	11/14/25	PERMIT CORRECTIONS

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CITY OF Vancouver WASHINGTON

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TERMINAL RENOVATION PROJECT
PEARSON FIELD
101 EAST RESERVE ST.
VANCOUVER, WA 98661

DRAWING TITLE:
MECHANICAL DETAILS

DRAWN BY: Author
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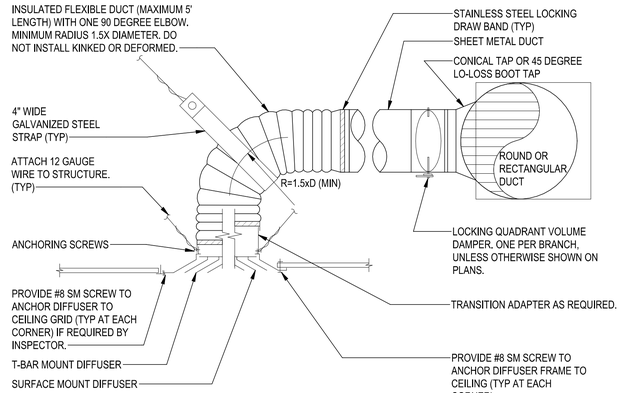
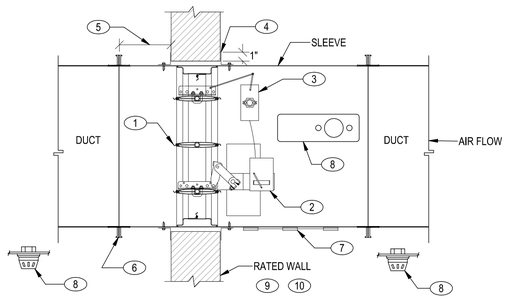


NOTES:
1. ACCESS TO BALANCING DAMPER MAY BE PROVIDED THRU REMOVABLE RETURN AIR REGISTER OR HINGED LIGHT FIXTURE.
2. FOR INACCESSIBLE CEILING USE REMOTE FLEXIBLE STEEL SHAFT DAMPER OPERATOR OR PROVIDE 18"x18" (MIN) ACCESS DOOR.
3. DIFFUSER FRAME SHALL MATCH ARCHITECTURAL CEILING TYPE.
4. IF FLEXIBLE DUCT SIZE INDICATED ON PLAN IS LARGER OR SMALLER THAN DIFFUSER NECK OR IF DIFFUSER NECK IS SQUARE OR RECTANGULAR PROVIDE TRANSITION FITTING AT DIFFUSER NECK.
5. REFER TO STRUCTURAL DESIGN FOR ATTACHMENT REQUIREMENTS AND ADDITIONAL SUPPORT OPTIONS.

2 CEILING DIFFUSER MOUNTING-FLEXIBLE

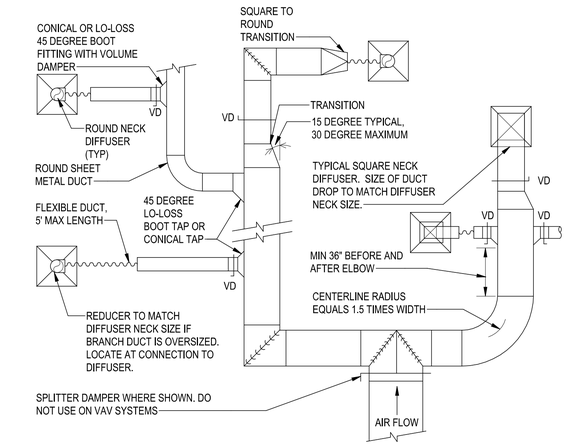
SCALE: NONE



NOTES: (#)
1. DAMPER BLADES
2. ELECTRIC ACTUATOR MOTOR INTERLOCKED WITH SMOKE DETECTOR OR FIRE ALARM SYSTEM. COORDINATE WITH ELECTRICAL DESIGN FOR POWER, CONTROL WIRING AND SEQUENCE OF OPERATION.
3. ELECTRIC RESETTABLE FUSIBLE LINK CLOSES AND LOCKS THE DAMPER WHEN TEMPERATURE EXCEEDS PRESET TEMPERATURE. DAMPER MAY BE RESET BY PRESSING RESET BUTTON. INTEGRAL DAMPER BLADE INDICATOR SWITCH FOR REMOTE MONITORING OF OPEN AND CLOSED POSITIONS.
4. STEEL RETAINING ANGLES, MINIMUM 1-1/2"x1-1/2"x0.060", FASTENED TO FIRE DAMPER SLEEVE. ANGLES SHALL BE INSTALLED ON ALL FOUR SIDES OF DAMPER AND ON EACH SIDE OF THE WALL. FASTEN ANGLE TO SLEEVE WITH #10 SHEET METAL SCREWS (MINIMUM). ANGLE GAUGE AND FASTENING METHOD AS PERMITTED AS A CONDITION OF DAMPER LISTING. REFER TO MANUFACTURER'S WRITTEN INSTALLATION INSTRUCTIONS. MINIMUM 1" ANGLE OVERLAP ON ALL SIDES OF PARTITION WALL.
5. DAMPER SLEEVE ON OPPOSITE SIDE OF WALL FROM ACTUATOR MUST BE MINIMUM 3" AND MAXIMUM OF 6" LONG.
6. DUCT CONNECTION AS PERMITTED PER DAMPER LISTING. FLANGED BREAK-AWAY STYLE DUCT/SLEEVE CONNECTIONS ARE SHOWN.
7. ACCESS DOOR SHOWN ON BOTTOM OF SLEEVE FOR ACCESS TO FIRE DAMPER BLADES. PANEL TO BE HINGED WITH AIRTIGHT SEAL. ACCESS SIZE MUST BE MINIMUM OF 12" BY 12" OR THE WIDTH OF DUCT IF SMALLER THAN 12" WIDE. ACCESS PANEL MUST BE LABELED WITH THE WORDS, "FIRE DOOR - DO NOT OBSTRUCT" IN LETTERS NO LESS THAN 1" IN HEIGHT. EXTERNAL INSULATION SHALL NOT CONCEAL ACCESS UNLESS A LABEL IS ATTACHED TO THE INSULATION WHICH INDICATES THE EXACT LOCATION OF THE OPENING.
8. DUCT SMOKE DETECTOR MOUNTED IN SLEEVE ON OPPOSITE SIDE FROM ACTUATOR WITHIN FIVE FEET OF DAMPER. OR, AREA SMOKE DETECTORS CONNECTED TO CENTRAL FIRE ALARM SYSTEM. SMOKE DETECTORS SHALL BE ADDRESSABLE AND UNIQUELY TAGGED.
9. LOCATE 3/4" HIGH WHITE PLASTIC LAMINATE SIGNS WITH 3/8" HIGH BLACK LETTERING WITH THE INITIALS "FSD" AND UNIQUE NUMBER ON THE CEILING ACCESS DOOR OR T-BAR CEILING GRID IN THE AREA OF THE DAMPER ACCESS PANEL. ATTACH TO CEILING WITH EPOXY ADHESIVE.
10. FIRE/SMOKE DAMPER DETAIL FOR REFERENCE ONLY. FIRE DAMPER SHALL BE STATE FIRE MARSHAL APPROVED. INSTALL PER MANUFACTURER'S PRINTED INSTALLATION INSTRUCTIONS WHICH SHALL BE MADE AVAILABLE TO INSPECTION AUTHORITIES.
11. UL 555 & 555S COMPLIANT. LISTINGS: RUSKIN#R5531, GREENHECK#R13317, POTTORFF#R11767, NAILOR#R9492, CESCO#R6462 .
12. REFER TO SPECIFICATION SECTION 233113 FOR ADDITIONAL REQUIREMENTS.

3 FSD WALL AIRFOIL BLADE

SCALE: NONE



NOTES:
1. PROVIDE DUCT LINER AND/OR EXTERNAL DUCT INSULATION AS NOTED ON PLANS OR IN SPECIFICATIONS.
2. PROVIDE HANGERS AND SEISMIC BRACING PER SMACNA AND BUILDING CODE REQUIREMENTS.
3. LOCATE MANUAL BALANCING DAMPERS IMMEDIATELY DOWNSTREAM OF EACH DUCT TAP.
4. CUSHION HEADS OR BULLHEAD TEES ARE NOT ALLOWED.
5. MAINTAIN MINIMUM 36" CLEARANCE BETWEEN LEADING OR TRAILING ELBOW JOINT AND DUCT TAP FITTINGS.
6. RADIUSED ELBOWS OR TURNING VANES REQUIRED ON RECTANGULAR DUCT SYSTEM ELBOWS. SINGLE THICKNESS VANES UP TO 25" HEIGHT AND DOUBLE THICKNESS VANES IN DUCTS GREATER THAN 25" HEIGHT.

1 SUPPLY DUCT FITTINGS

SCALE: NONE

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ISSUE FOR CONSTRUCTION

FAA GRANT #3-53-0139-022-2026

ELECTRICAL LEGEND

NOTE: NOT ALL SYMBOLS OR ABBREVIATIONS ARE APPLICABLE TO THIS PROJECT. REFER TO DETAILS AND NOTES FOR MOUNTING HEIGHTS.

DISTRIBUTION & EQUIPMENT

SYMBOL	DESCRIPTION
	BRANCH CIRCUIT PANELBOARDS, SURFACE AND RECESS MOUNTED
	MOTOR CONTROL CENTER WITH CODE CLEARANCES SHOWN
	TRANSFORMER WITH CODE CLEARANCES SHOWN
	EQUIPMENT OR TERMINAL ENCLOSURE AS NOTED, SURFACE AND RECESS MOUNTED
	TWO STACKED 120/208-VOLT PANELBOARDS
	SERVICE AND/OR DISTRIBUTION EQUIPMENT WITH CODE CONCRETE EQUIPMENT PAD SHOWN.
	CONNECTION TO MOTOR PROVIDED BY OTHERS
VFD	CONNECTION TO VARIABLE FREQUENCY DRIVE WITH INTEGRAL DISCONNECT
30A	DISCONNECT SWITCH, SIZE AS NOTED OR IF NOT SHOWN SIZE PER CONNECTED MOTOR SIZE AND MOTOR DISCONNECT SCHEDULE
F 30A	FUSED DISCONNECT SWITCH, SIZE AS NOTED. SIZE FUSE PER MANUFACTURER'S RECOMMENDATIONS
C 60AT	ENCLOSED CIRCUIT BREAKER DISCONNECT SWITCH, TRIP SIZE AS NOTED.
	DISCONNECT W/ MAGNETIC MOTOR STARTER (CONTROLLER) OR CONTACTOR. SIZE PER LOAD SERVED. NEMA SIZE #1 MINIMUM.
	MAGNETIC MOTOR STARTER (CONTROLLER) OR CONTACTOR. SIZE PER LOAD SERVED. NEMA SIZE #1 MINIMUM.
DM	DAMPER MOTOR CONNECTION
	BUSWAY RISER
	CONNECTION TO EQUIPMENT PROVIDED BY OTHERS. SHADED = ON ALT. POWER SOURCE NOTED
	CONNECTION TO EQUIPMENT WITH INTEGRAL DISCONNECT PROVIDED BY OTHERS. SHADED = ON ALTERNATE POWER SOURCE NOTED

WIRING

SYMBOL	DESCRIPTION
	WIRING CONCEALED IN FLOOR OR UNDER GRADE OR ROUTED IN CEILING SPACE OF FLOOR BELOW.
T	TELEPHONE SYSTEM CONDUIT
MV	MEDIUM VOLTAGE CONDUIT
	WHEN SHOWN, STROKES INDICATE QUANTITY OF CONDUCTORS. NOTE: WIRING STROKES FOR 20A BRANCH CIRCUITS ARE NOT SHOWN ON DRAWINGS. CONTRACTOR SHALL USE INFORMATION IN PANEL AND BRANCH CIRCUIT SCHEDULES TO PROVIDE REQUIRED CIRCUITING.
	GROUND
	HOT
	NEUTRAL
L1A-1,3	HOME RUN WIRING TO INDICATED DESTINATION, 3/4"C. MIN. OR AS OTHERWISE NOTED. CONTRACTOR SHALL USE CIRCUIT SIZES NOTED IN RESPECTIVE SCHEDULES AND INFORMATION IN THE FEEDER AND BRANCH CIRCUIT SCHEDULES.
	CONDUIT OR WIRE BREAK SYMBOL
	CONDUIT RUN TURNED UP THROUGH FLOOR OR CEILING. CORE & FIREPROOF AS REQUIRED.
	CONDUIT RUN TURNED DOWN THROUGH FLOOR OR CEILING. CORE & FIREPROOF AS REQUIRED.
	CONDUIT STUBBED OUT AT LOCATION SHOWN. PROVIDE INSULATED BUSHING & PULLROPE.
	TELEPHONE/DATA SLEEVE THROUGH WALL. ABOVE CEILING. EXTEND TO ACCESSIBLE TILE CLG. BOTH SIDES. TERMINATE WITH BUSHINGS. (1) 1.25" CO UON. COORDINATE LOCATIONS WITH CABLE INSTALLER(S) PRIOR TO ROUGH-IN.
J J J	JUNCTION BOXES, WALL, CEILING AND FLUSH FLOOR MOUNTED. 4" SQ. BOX MIN., LARGER IF REQUIRED
	WIRING EXTENSION POINT - CONDUIT TO MC CABLE OR MANUFACTURED WIRING SYSTEM J-BOX ABOVE ACCESSIBLE CEILINGS AREAS, OR EXTEND CONDUIT & WIRE IN EXPOSED OR "HARD" CEILING AREAS. SHADED= ON ALT. POWER SOURCE (EMERG,UPS,ETC.)
PB	PULL BOX, MIN. SIZE PER NEC., UON.
	FLEXIBLE CONDUIT CONNECTION
	UNDERFLOOR RACEWAY WITH ACTIVATION BOXES
	LADDER STYLE CABLE TRAY, WIDTH AND RUNG SPACING AS SPECIFIED.
	BASKET STYLE CABLE TRAY. WIDTH AS SPECIFIED.

GENERAL SYMBOLS

SYMBOL	DESCRIPTION
(N)	NEW
(E)	EXISTING TO REMAIN
(D)	EXISTING TO BE REMOVED
(ER)	EXISTING TO BE RELOCATED
(RL)	NEW LOCATION OF RELOCATED ITEM
(F)	FUTURE
XX	KEYED NOTE REFERENCE
125.4	BRANCH CIRCUIT OR FEEDER TAG; REFER TO BRANCH CIRCUIT AND FEEDER SCHEDULE FOR WIRE AND CONDUIT SIZES & QUANTITY.
1 / E4.1	REFER TO DETAIL ON DRAWING INDICATED
2 / E4.1	ELEVATION TAG: REFER TO ELEVATION NUMBER ON DRAWING INDICATED
A / M-1	SECTION TAG: REFER TO SECTION NUMBER ON DRAWING INDICATED
K112	KITCHEN EQUIPMENT TAG, REFER TO KITCHEN EQUIPMENT SCHEDULE
CH 1	MECHANICAL EQUIPMENT IDENTIFICATION TAG
EQUIP NAME	EQUIPMENT BY OTHERS IDENTIFICATION TAG

SIGNAL DEVICES

SYMBOL	DESCRIPTION
	FIRE RATED PLYWOOD BACKBOARD, SIZE AS INDICATED ON PLANS
	SIGNAL SYSTEM EQUIPMENT ENCLOSURES AS NOTED- SURFACE, RECESSED MOUNTED
W	COMBO TELE/DATA OUTLET. PROVIDE 4" SQUARE J-BOX WITH 1-GANG MUD RUNG AND 1"C.O. TO ABOVE NEAREST ACCESSIBLE CEILING
W	TELEPHONE OUTLET - W = USE HIGHER MOUNTING HEIGHT PER MOUNTING HEIGHT DETAIL. ROUGH-IN BE SAME AS COMBO TELE/DATA OUTLET ABOVE.
	DATA OUTLET - WALL. ROUGH-IN TO BE SAME AS COMBO TELE/DATA OUTLET ABOVE.
B	BELL
	BUZZER
	CHIME
C C	SYSTEM CLOCK - WALL , CEILING
M I	INTERCOM STATION - WALL, DESK. M = MASTER STATION
	PUSHBUTTON OR PUSHBUTTONS
	PUSHBUTTON OR PUSHBUTTONS PROVIDED WITH EQUIPMENT
	RF COAX CABLE OUTLET (TV, VCR, ETC.)
	COMBINATION RF COAX CABLE AND DATA OUTLET
T	FURNITURE DATA FEED - WALL. PROVIDE 4" SQUARE J-BOX WITH 2-GANG MUD RING AND 1.75"C.O. TO ABOVE NEAREST ACCESSIBLE CEILING.
T	FURNITURE FLOOR DATA FEED. PROVIDE 2"C.O. STUBBED THROUGH FLOOR.
	FLUSH FLOOR DEVICE - DEVICE TYPE PER SYMBOLS ABOVE
	PEDESTAL FLOOR DEVICE - DEVICE TYPE PER SYMBOLS ABOVE

POWER DEVICES

SYMBOL	DESCRIPTION
	SIMPLEX RECEPTACLE - WALL, CEILING, ON ALT.
	DUPLEX RECEPTACLE - WALL, CEILING, ON ALT.
	DOUBLE DUPLEX RECEPTACLE - WALL, CLG, ON ALT.
	SPECIAL PURPOSE RECEPTACLE -WALL, CEILING ON ALT. POWER; NEMA CONFIGURATION AS NOTED
"ON ALT."	SHADED RECEPTACLES NOTED "ON ALT." ABOVE ARE CONNECTED TO ALTERNATE POWER SOURCE (EMERG., STANDBY, UPS, ETC.) PER CIRCUITING INDICATED
AB AB	LETTER DESIGNATIONS ADJACENT TO RECEPTACLE: AB = ABOVE COUNTER BACKSPLASH. S.A.D. C = HALF OF ONE DUPLEX CONTROLLED BY ROOM OCCUPANCY SENSOR R = HALF OF ONE DUPLEX CONTROLLED BY TIMERLOCK RELAY DC = ONE WHOLE DUPLEX CONTROLLED BY ROOM OCCUPANCY SENSOR DR = ONE WHOLE DUPLEX CONTROLLED BY TIMECLOCK RELAY GFI = DUPLEX RECEPTACLE W/ INTEGRAL GROUND FAULT CIRCUIT INTERRUPTER WP = WEATHERPROOF DUPLEX RECEPTACLE W/ IN-USE COVER AND INTEGRAL GFI
	DUPLEX RECEPTACLE - WALL - HALF SWITCHED
S	COMBINATION SWITCH/DUPLEX RECEPTACLE
+42"	RECEPTACLE TYPE SHOWN AT SPECIAL HEIGHT
	WALL, FLOOR MOUNTED ELECTRICAL CONNECTION TO ELECTRIFIED FURNITURE. PROVIDE 8 WIRES (4 HOTS, 1 DEDICATED NEUTRAL, 1 COMMON NEUTRAL, 1 IG) NEUTRALS TO BE #10 AWG. USE LIQUID-TIGHT FLEX.
	FLUSH FLOOR POKE THRU DEVICE - SIMPLEX, DUPLEX, DOUBLE DUBLEX
	FLUSH FLOOR BOX DEVICE - SIMPLEX, DUPLEX, DOUBLE DUPLEX
	PEDESTAL FLOOR DEVICE - SIMPLEX, DUPLEX, DOUBLE DUPLEX
	FLOOR POKE THRU PEDESTAL MOUNTED DEVICE - SIMPLEX, DUPLEX, DOUBLE DUPLEX RECEPTACLE
	POKE THRU UNIT WITH DOUBLE DUPLEX RECEPTACLE - FLUSH, PEDESTAL MOUNTED.
	COMBO POKE THRU UNIT WITH DUPLEX RECEPTACLE AND TELE\DATA OUTLET - FLUSH, PEDESTAL MOUNTED.
	MULTI-SERVICE FLOOR BOX CAST IN CONC. OR IN RAISED FLOOR - SEE ARCH DWGS; WITH RECEPTACLES & SIGNAL OUTLETS AS NOTED.
J	POKE THRU UNIT WITH JUNCTION BOX ABOVE FLOOR.
J	TELE/POWER POLE, POWER POLE
J	TWO-PIECE SURFACE METAL RACEWAY WITH RECEPTACLES AS NOTED, BACK LENGTH AS INDICATED ON THE DRAWINGS AND WITH ALL FITTINGS AS REQUIRED.
J	TWO OR THREE COMPARTMENT SURFACE METAL RACEWAY WITH RECEPTACLES AND OUTLETS AS INDICATED, LENGTH AS INDICATED ON THE DRAWINGS. PROVIDE ALL FITTINGS AS REQUIRED.

GROUNDING SYSTEM

SYMBOL	DESCRIPTION
G	BARE GROUNDING GRID OR CONDUCTORS, UON.
GC	GROUNDING CONDUCTOR(S) ROUTED IN CODE SIZED CONDUIT, UON.
	GROUND GRID BOND POINT
	GROUND GRID BOND POINT - MECHANICAL CONNECTION
	GROUND GRID BOND POINT - EXOTHERMIC WELD CONNECTION
	GROUND BAR, SEE PLANS AND SPECIFICATIONS FOR DIMENSIONS AND REQUIREMENTS
	GROUND ROD LOCATION
	GROUND ROD IN TEST WELL

ELECTRICAL DRAWING LIST

SHEET NUMBER	SHEET NAME	60% CD	90% CD	PERMIT	IFC
E0.00	ELECTRICAL LEGEND AND ABBREVIATIONS	X	X	X	X
E0.01	ELECTRICAL LEGEND AND ABBREVIATIONS	X	X	X	X
E0.02	CALCULATION TABLES AND NOTES	X	X	X	X
E0.03	MECHANICAL & PLUMBING EQUIPMENT CONNECTION SCHEDULE	X	X	X	X
E0.04	ENERGY CHECKLIST		X	X	X
E0.05	ENERGY CHECKLIST		X	X	X
E0.06	ENERGY CHECKLIST		X	X	X
E0.07	ENERGY CHECKLIST		X	X	X
ED2.01	DEMO FLOOR PLAN - POWER AND LIGHTING	X	X	X	X
E2.01	FLOOR PLAN - POWER	X	X	X	X
E5.01	ELECTRICAL SINGLE LINE DIAGRAM	X	X	X	X
E5.02	PANELBOARD SCHEDULES	X	X	X	X
E9.01	ELECTRICAL DETAILS	X	X	X	X
EL0.01	BASIS OF DESIGN AND LUMINAIRE SCHEDULE	X	X	X	X
EL2.01	FLOOR PLAN - LIGHTING	X	X	X	X

Grand total: 15

DIAGRAMS

SYMBOL	DESCRIPTION
	TRANSFER SWITCH. ATS = AUTOMATIC. MTS = MANUAL TRANSFER
	AUTOMATIC TRANSFER SWITCH WITH MAINTENANCE BYPASS(BIATS)
	SWITCH
60AT 30A	BUSWAY STAB-IN TYPE CIRCUIT BREAKER OR FUSE DISCONNECT. SIZE AS NOTED.
	FIELD INSTALLED CONTROL CIRCUIT WIRING TO DESTINATION SHOWN, U.O.N.
	OVERLOADS
	NORMALLY CLOSED CONTACTOR OR RELAY CONTACTS
	NORMALLY OPEN CONTACTOR OR RELAY CONTACTS
	BUS DUCT
	BUS BAR
	BATTERY GENERAL
	RESISTOR
	CONNECTOR, FEMALE AND MALE RESPECTIVELY
	PIPE GROUND
C	CONTACTOR COIL
R	RELAY COIL
D	LIGHTNING SURGE ARRESTOR D = DISTRIBUTION CLASS I = INTERMEDIATE CLASS
SPD	SURGE PROTECTION DEVICE
	CURRENT TRANSFORMER
	POTENTIAL TRANSFORMER
	NORMALLY OPEN PUSH BUTTON
	NORMALLY CLOSED PUSH BUTTON
	FUSED VOLTAGE SENSE LEADS
PF	METER: POWER FACTOR
KWH	METER: KILOWATT HOUR
M M	UTILITY CO. APPROVED SOCKET WITH METER INSTALLED. SQUARE = REMOTE MOUNTED
DMU	DIGITAL METER UNIT. REFER TO SPECIFICATIONS.
STB	CURRENT TRANSFORMER SHORTING TERMINAL BLOCK.
	TERMINAL FOR FIELD CONNECT, SIZE & TYPE SUITABLE FOR CONDUCTOR INSTALLED.
	LED INDICATOR LIGHT, PUSH TO TEST, R=RED, G= GREEN, B= BLUE, Y= YELLOW, W= WHITE
	DELTA CONNECTION
	GROUNDED WYE CONNECTION
	CONNECTION TO GROUND
100AT 225AF	CIRCUIT BREAKER, WITH TRIP & FRAME AMPERE RATING
225AF 400AS	FUSED SWITCH, WITH FUSE AND SWITCH AMPERE RATING
	INDIVIDUALLY MOUNTED CIRCUIT BREAKER
52	CIRCUIT BREAKER, MEDIUM VOLTAGE, DRAWOUT
	DRAWOUT CIRCUIT BREAKER
GF	GROUND FAULT TRIP UNIT
GFA	GROUND FAULT ALARM ONLY
BA	BELL ALARM TRIP MODULE CONTACTS
ST	SHUNT TRIP UNIT, 120VAC OR VOLTAGE AS NOTED
MCM	MONITORING COMMUNICATION MODULE
AM	INTEGRAL AMMETER DISPLAY
K	KEY INTERLOCK
10	CAPACITOR, POWER FACTOR CORRECTION, SIZE IN KVAR
	FUSE, HOLDER & PULLER
	SOLENOID

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ELECTRICAL LEGEND

NOTE: NOT ALL SYMBOLS OR ABBREVIATIONS ARE APPLICABLE TO THIS PROJECT. REFER TO DETAILS AND NOTES FOR MOUNTING HEIGHTS.

LIGHTING

SYMBOL	DESCRIPTION
	RECESSED 2X4 LUMINAIRE
	SURFACE MOUNTED 2X4 LUMINAIRE
	RECESSED 1X4 LUMINAIRE
	SURFACE MOUNTED 1X4 LUMINAIRE
	RECESSED 2X2 LUMINAIRE
	SURFACE MOUNTED 2X2 LUMINAIRE
	SHADING OF ANY LUMINAIRE INDICATES CONNECTION TO ALTERNATE POWER SOURCE (EMERGENCY, UPS, STANDBY, ETC.) PER CIRCUITING INDICATED
	SUSPENDED LINEAR LUMINAIRE (SIZE VARIES)
	WALL MOUNTED LINEAR LUMINAIRE (SIZE VARIES)
	SUSPENDED PENDANT LUMINAIRE (SIZE VARIES)
	RECESSED DOWNLIGHT, CEILING MOUNTED
	SURFACE DOWNLIGHT, CEILING MOUNTED
WW DIRECTION	RECESSED WALLWASH
WW DIRECTION	SURFACE WALLWASH
	RECESSED LINEAR WALLWASH
	SURFACE LINEAR WALLWASH
	RECESSED WALL MOUNTED LUMINAIRE
	TRACK LIGHTING WITH HEADS AS INDICATED.
	RECESSED CEILING ADJUSTABLE POINT SOURCE
	SURFACE CEILING ADJUSTABLE POINT SOURCE
	WALL MOUNTED LUMINAIRE
	WALL MOUNTED DIRECTIONAL (SIZE VARIES)
	STRIPLIGHT - POWER FEED SECTION, FEED THROUGH SECTION. LENGTH AS SHOWN.
	WALL MOUNTED STRIPLIGHT
	UNDERCABINET STRIPLIGHT
	CONTINUOUS LINEAR
	BATTERY POWER EMERGENCY UNIT EQUIPMENT (SEE LUMINAIRE SCHEDULE FOR QUANTITY OF HEADS) - WALL, CEILING MOUNTED.
	ILLUMINATED EXIT SIGN, SHADED QUADRANT INDICATES FACES, ARROWS AS SHOWN
	BOLLARD
	POLE MOUNTED LUMINAIRE- SINGLE OR DUAL HEAD
	INDICATES ROTATED OPTICS
	POST TOP MOUNTED LUMINAIRE
	IN-GRADE POINT SOURCE
	GARAGE LIGHTING LUMINAIRE WITH CUTOFF LOUVERS
HA 3c	LUMINAIRE MARKING CONVENTION LEGEND: HA = LUMINAIRE TYPE IDENTIFICATION. SEE LUMINAIRE SCHEDULE. 3c = CIRCUIT NUMBER VIA LOCAL SWITCH (LOWERCASE LETTER) THAT SERVES THE LUMINAIRE. 3A = CIRCUIT NUMBER/UPPERCASE LETTER COMBINATION INDICATES LOW VOLTAGE RELAY OR LIGHTING CONTACTOR THAT SERVES THE LUMINAIRE
HA 3A	

SWITCHING CONTROLS

SYMBOL	DESCRIPTION
S[a] OS a,b	LOWER CASE LETTER NOTATIONS ADJACENT TO SWITCH OR LIGHTING CONTROL DEVICE INDICATE SIMILARLY MARKED LUMINARIES THAT ARE TO BE CONTROLLED BY THAT SWITCH OR DEVICE
S_{xx}	LINE VOLTAGE SWITCH. DESIGNATION ADJACENT TO SWITCH INDICATES TYPE AS FOLLOWS: 2 = TWO POLE SWITCH 3 = THREE WAY SWITCH 4 = FOUR WAY SWITCH K = KEY OPERATED SWITCH XP = EXPLOSION PROOF WP = WEATHERPROOF P = PILOT IS "ON" WHEN SWITCH IS "ON" PL = PILOT IS "ON" WHEN SWITCH IS "OFF" TS = TIMER SWITCH OR# = LIGHTING CONTROL OVERRIDE SWITCH NUMBER INDICATES ZONE CONTROLLED
S_V	LINE VOLTAGE, VARIABLE SPEED FAN CONTROL SWITCH, PROVIDED BY DIV. 23 INSTALLED BY DIV. 26. LOCATE ADJACENT TO ADJACENT LIGHT SWITCHES.
D	LINE VOLTAGE DIMMER SWITCH WITH RATING EQUAL TO LOAD. DESIGNATION ADJACENT TO DIMMER INDICATES ADDITIONAL FEATURES AS FOLLOWS: OS = INTEGRAL OCCUPANCY SENSOR
D	DIMMER SWITCH UNDER SEPARATE COVERPLATE
S_T	MOTOR-RATED THERMAL OVERLOAD SWITCH
S^{a} $\square^{a}$	LOW VOLTAGE SWITCH/DIMMER. SEE SEQUENCE OF OPERATION FOR BUTTON QUANTITY AND ZONE/SCENE PROGRAMMING REQUIREMENTS. DESIGNATION ADJACENT TO SWITCH INDICATES ADDITIONAL FEATURES AS FOLLOWS: K = KEY OPERATED OS = INTEGRAL OCCUPANCY SENSOR T = TIMER TS = TOUCH SCREEN
PC	PHOTOCELL
TC	TIME CLOCK
OS a,b	OCCUPANCY SENSOR \ SWITCH - WALL MOUNTED PROVIDE 1 OR 2 SWITCH UNIT AS REQUIRED TO SERVE LIGHTING IN ROOM PER SWITCH DESIGNATION.
OS	OCCUPANCY SENSOR; CEILING MOUNTED U.O.N 360 DEGREE COVERAGE
OS	OCCUPANCY SENSOR; CEILING MOUNTED U.O.N 180 DEGREE COVERAGE
OS	OCCUPANCY SENSOR; CEILING MOUNTED U.O.N CORRIDOR/AISLE COVERAGE
RCL	LIGHTING SYSTEM ROOM CONTROLLER
RCR	LIGHTING SYSTEM RECEPTACLE CONTROLLER
EM	UL294 EMERGENCY LIGHTING RELAY
T T	THERMOSTAT - WALL, CEILING. PROVIDED BY DIV. 23, INSTALLED AND WIRED BY DIV. 26
EPO	EMERGENCY POWER OFF
LCP-#	LIGHTING CONTROL PANEL AND ASSOCIATED COMPONENTS. PROVIDE 120V OR 277V CONTROL POWER AS REQUIRED OR AS INDICATED.
TX	REMOTE MOUNTED LINE TO LOW-VOLTAGE FUSED TRANSFORMER. CONCEAL FROM VIEW.

SECURITY SYSTEM

SYMBOL	DESCRIPTION
CR	CARD READER. PROVIDE BACKBOX AS REQUIRED BY EQUIPMENT MANUFACTURER WITH 3/4"C.O. TO ABOVE ACCESSIBLE CEILING SPACE FOR INSTALLATION OF DEVICE AND WIRING BY SECURITY SYSTEM INSTALLER.
KP	ACCESS CONTROL KEYPAD. ROUGH-IN SAME AS CARD READER ABOVE.

FIRE ALARM SYSTEM

SYMBOL	DESCRIPTION
FACP	FIRE ALARM CONTROL PANEL AND ASSOCIATED COMPONENTS. PROVIDE 120V POWER AS REQUIRED OR AS INDICATED.
FSA	FIRE ALARM SYSTEM ANNUNCIATOR
F	FIRE ALARM SYSTEM MANUAL PULL STATION, WALL MOUNTED
	ALARM BELL OR GONG
	STROBE LIGHT - WALL, CEILING MOUNTED (# = CANDELA RATING)
	SPEAKER - WALL, CEILING MOUNTED
	COMBINATION SPEAKER/STROBE, WALL MOUNTED (# = CANDELA RATING)
	HORN - CEILING, WALL MOUNTED
	COMBINATION HORN/STROBE - WALL, CEILING MOUNTED (# = CANDELA RATING)
	COMBINATION MINI HORN/STROBE - WALL, CEILING MOUNTED (# = CANDELA RATING)
	SPRINKLER VALVE TAMPER SWITCH CONNECTION
	SPRINKLER FLOW SWITCH CONNECTION
BR,BT	LIGHT BEAM TYPE SMOKE DETECTOR (BR=BEAM RECEIVER, BT=BEAM TRANSMITTER)
	SMOKE DETECTOR, DUCT MOUNTED, WITH FULL WIDTH SAMPLING TUBES. PHOTOELECTRIC TYPE U.O.N.
D	SMOKE DETECTOR, LOW AIR VELOCITY IN DUCT MOUNTED PHOTOELECTRIC TYPE U.O.N.
P,B,R,C	SMOKE DETECTOR - WALL, CEILING MOUNTED (P=PLENUM MOUNTED, B=W/ RELAY BASE, R=ELEVATOR RECALL, C=INTEGRAL TO DOOR CLOSURE)
	SMOKE DETECTOR MOUNTED BELOW RAISED FLOOR
C	ELECTROMAGNETIC DOOR HOLDER - WALL, FLOOR, DOOR CLOSURE MOUNTED. VERIFY REQUIREMENTS WITH DOOR SUPPLIER.
LM	DATA LOOP ISOLATION MODULE
CM	ADDRESSABLE CONTROL MODULE
MM	ADDRESSABLE MONITOR MODULE
EOL	END OF LINE RESISTOR (NOT SHOWN ON PLANS)
J	FIREMAN'S PHONE JACK, WALL MOUNTED
P	FIREMAN'S PHONE HANDSET, WALL MOUNTED
	FIRE/SMOKE DAMPER, WIDTH OF SYMBOL WILL VARY WITH DUCT WIDTH. PROVIDE POWER AND MONITORING AS INDICATED. REFER TO FSD CONNECTION DETAIL.
	FLAME DETECTOR (FLICKER DETECTOR)
	HEAT DETECTOR, CEILING MOUNTED. RATE OF RISE AND FIXED TEMPERATURE TYPE, UON.
R/C,F,R	HEAT DETECTOR (R/C=RATE OF COMBUSTION, F=FIXED TEMP. ONLY, R=RATE OF RISE ONLY)
EWSD	EARLY WARNING SMOKE DETECTION SYSTEM - INCLUDES ALL PIPING BY ELECTRICAL
	LIGHT (LAMP, SIGNAL LIGHT, INDICATOR LAMP, STROBE)
A	FIRE ALARM OUTPUT OR RELEASE ABORT PUSHBUTTON, REFER TO SPECIFICATIONS AND DETAILS.
	AGENT RELEASE INITIATING VALVE
	BELL SILENCE SWITCH
	AGENT DISCHARGE SWITCH

DEFERRED SUBMITTALS/ DELEGATED DESIGN

FOR ALL ITEMS LISTED BELOW, THE ELECTRICAL CONTRACTOR SHALL PROVIDE A DELEGATED DESIGN SUBMITTAL WITH DOCUMENTATION AND ENGINEERING REQUIRED TO SATISFY REQUIREMENTS OF THE AUTHORITY HAVING JURISDICTION (AHJ) AND OWNER. THE DELEGATED DESIGN SUBMITTAL SHALL INCLUDE BUT NOT BE LIMITED TO ANALYSIS DATA SIGNED AND SEALED BY A QUALIFIED PROFESSIONAL ENGINEER RESPONSIBLE FOR THEIR PREPARATION.

1. HANGERS AND SUPPORTS FOR ELECTRICAL SYSTEMS
2. SHORT-CIRCUIT STUDIES
3. ARC-FLASH HAZARD ANALYSIS
4. LIGHTING CONTROL DEVICES
5. ADDRESSABLE FIRE-ALARM SYSTEMS

ABBREVIATIONS

(N)	NEW
(E)	EXISTING TO REMAIN
(D)	EXISTING TO BE REMOVED
(ER)	EXISTING TO BE RELOCATED
(RL)	NEW LOCATION OF RELOCATED ITEM
(F)	FUTURE
AB	ABOVE COUNTER BACKSPLASH
ACU	AIR CONDITIONING UNIT
AC	ALTERNATING CURRENT
A, AMP	AMPERES
ADJ	ADJACENT
AF	AMPERE (RATED) FUSE OR CB FRAME
AFF	ABOVE FINISHED FLOOR
AFG	ABOVE FINISHED GRADE
AHJ	AUTHORITY HAVING JURISDICTION
AIC	EQUIPMENT SHORT CIRCUIT INTERRUPT RATING (RMS SYM. AMPS)
AL	ALUMINUM (ALLOY)
ALC	AUTOMATIC LIGHTING CONTROL
AS	AMPERE (RATED) SWITCH
AT	CIRCUIT BRKR TRIP SETTING (AMPS)
ATS	AUTOMATIC TRANSFER SWITCH
AUTO	AUTOMATIC
AUX	AUXILIARY
AWG	AMERICAN WIRE GAUGE
BATT	BATTERY
BC	BARE COPPER
BG	BELOW GRADE
BRKR	CIRCUIT BREAKER
C	CONDUIT (CIRCULAR RACEWAY)
CAB	CABINET
CB	CIRCUIT BREAKER
CFM	CUBIC FEET PER MINUTE
CKT	CIRCUIT
CLG	CEILING
CO	CONDUIT ONLY
CPT	CONTROL POWER TRANSFORMER
CT	CURRENT TRANSFORMER
CU	COPPER
DC	DIRECT CURRENT
DISC	DISCONNECT
DIA	DIAMETER
DIV	DIVISION
DP	DISTRIBUTION PANEL
DPDT	DOUBLE POLE DOUBLE THROW
DPST	DOUBLE POLE SINGLE THROW
DWG	DRAWING
E.EMER	EMERGENCY
EF	EXHAUST FAN
EMT	ELECTRICAL METALLIC TUBING
ENCL	ENCLOSURE
EO	ELECTRICALLY OPERATED
EOL	END OF LINE
EWC	ELECTRIC WATER COOLER
EWH	ELECTRIC WATER HEATER
FA	FIRE ALARM
FAA	FIRE ALARM ANNUNCIATOR
FACP	FIRE ALARM CONTROL PANEL
FBO	FURNISHED BY OTHERS
FC	FOOT CANDLES
FF	FLUSH FLOOR MOUNTED
FLA	FULL LOAD AMPERES
FLEX	FLEXIBLE
FPB	FAN POWERED BOX
FSD	FIRE/SMOKE DAMPER
FW	FLUSH WALL MOUNTED
FU	FUSE
GEN	GENERATOR
GFI	GROUND FAULT CIRCUIT INTERRUPTER
G,GND	GROUND
GRAP	GENERATOR REMOTE ANNUNCIATOR PANEL
GRC	GALVANIZED RIGID STEEL CONDUIT
HLO	HANDLE LOCK-ON(OFF)
HP	HORSEPOWER
HPF	HIGH POWER FACTOR
HTR	HEATER
HZ	HERTZ (CYCLES PER SECOND)
IES	ILLUMINATING ENGINEERING SOCIETY
IBC	INDIVIDUAL BRANCH CIRCUIT
ID	INSIDE DIAMETER
IG	ISOLATED GROUND
IMC	INTERMEDIATE METAL CONDUIT
KCMIL	THOUSAND CIRCULAR MILS
KN	KEYED NOTE
KO	KNOCK OUT
KW	KILOWATTS
KVA	KILOVOLT-AMPERES
LTG	LIGHTING
LCP	LIGHTING CONTROL PANEL
MAX	MAXIMUM
MCA	MINIMUM CIRCUIT AMPERES
MCB	MAIN CIRCUIT BREAKER
MFR	MANUFACTURER
MIN	MINIMUM
MISC	MISCELLANEOUS
MLO	MAIN LUGS ONLY
MO	MANUAL OPERATOR
MTD	MOUNTED
MTR	MOTOR
N	NEUTRAL (GROUNDED CONDUCTOR)
NC	NORMALLY CLOSED
NEC	NATIONAL ELECTRICAL CODE
-,NEG	NEGATIVE
NEMA	NATIONAL ELECTRICAL MFGR'S ASSOC.
NL	NIGHT LIGHT (UNSWITCHED)
NO	NORMALLY OPEN
NTS	NOT TO SCALE
NP	NAMEPLATE
OC	ON CENTER
OD	OUTSIDE DIAMETER
OFCI	OWNER FURNISHED CONTRACTOR INSTALLED
ODOI	OWNER FURNISHED, OWNER INSTALLED
OS	OCCUPANCY SENSOR
P	POLE
PB	PUSHBUTTON
PDZ	PRIMARY DAYLIGHT ZONE
PH,Ø	PHASE
PNL	PANEL
+,POS	POSITIVE
PRI	PRIMARY
REQD	REQUIRED
RNC	RIGID NON-METALLIC CONDUIT (PVC)
RS	RAPID START
RST	REMOTE STATION TRANSMITTER
SAD	SEE ARCHITECTURAL DRAWINGS
SDZ	SECONDARY DAYLIGHT ZONE
SEC	SECONDARY
SN	SHEET NOTE
SOL	SOLENOID
SPD	SURGE PROTECTION DEVICE
SPDT	SINGLE POLE DOUBLE THROW
SPST	SINGLE POLE SINGLE THROW
SUB	SUBSTATION
SWBD	SWITCHBOARD
SWGR	SWITCHGEAR
TB	TERMINAL BOARD
TDC	TIME DELAY CLOSING
TDO	TIME DELAY OPENING
TEL	TELEPHONE
TYP	TYPICAL
UF	UNDERFLOOR
UG	UNDERGROUND
UL	UNDERWRITERS LAB
UON	UNLESS OTHERWISE NOTED
UPS	UNINTERRUPTIBLE POWER SUPPLY
UTX	UTILITY TRANSFORMER
V	VOLTS
VA	VOLT-AMPERES
VFD	VARIABLE FREQUENCY DRIVE
W	WATT
W/	WITH
W/O	WITHOUT
WP	WEATHERPROOF
XFR	TRANSFORMER
XP	EXPLOSION PROOF
Z	ZONE
",IN	INCHES
',FT	FEET
Ø	PHASE
>	GREATER THAN
<	LESS THAN
>	GREATER THAN OR EQUAL TO

BASIS OF DESIGN

A. PROJECT DESCRIPTION: PEARSON FIELD IS AN EXISTING ONE-STORY EXISTING PILOT LOUNGE LOCATED AT 101 EAST RESERVE ST. VANCOUVER, WA. THIS PROJECT IS 2,694 SF AND CONSISTS OF AN AMMENITY SPACE, KITCHEN, AND OFFICES.

B. THE DESIGN INCLUDES THE FOLLOWING NOTABLE FEATURES, BUT IS NOT LIMITED TO THIS SCOPE. CONTRACTOR IS RESPONSIBLE FOR REVIEWING ALL CONTRACT DOCUMENTS AND COORDINATING WITH ALL DISCIPLINES.
   A. BRANCH CIRCUIT DISTRIBUTION INCLUDING ALL REQUIRED PANELBOARDS, CONDUIT, WIRING, AND DEVICES.
   B. LIGHTING SYSTEMS, INCLUDING CONTROLS AND DAYLIGHTING CONTROL.
   C. NEW HVAC AND PLUMBING SYSTEM.
   D. NEW FIRE ALARM SYSTEM.

C. CODES AND STANDARDS
   A. THE COMPLETE INSTALLATION SHALL CONFORM TO ALL APPLICABLE FEDERAL, STATE, AND LOCAL CODES, ORDINANCES, UTILITY COMPANY REQUIREMENTS AND REGULATIONS INCLUDING NECESSARY PERMITS AND INSPECTIONS REQUIRED BY THE GOVERNING AUTHORITIES.
      A. AMERICANS WITH DISABILITIES ACT, (ADA)
      B. NFPA 101: LIFE SAFETY CODE: 2023 EDITION
      C. NFPA 110: STANDARD FOR EMERGENCY AND STANDBY POWER SYSTEMS: 2023 EDITION
      D. WASHINGTON BUILDING CODES ENFORCED BY THE AUTHORITY HAVING JURISDICTION (AHJ):
         A. 2021 INTERNATIONAL BUILDING CODE (IBC) WITH STATE AND LOCAL AMENDMENTS.
         B. 2021 INTERNATIONAL MECHANICAL CODE (IMC) WITH STATE AND LOCAL AMENDMENTS.
         C. 2021 UNIFORM PLUMBING CODE (UPC) WITH STATE AND LOCAL AMENDMENTS.
         D. 2021 INTERNATIONAL FIRE CODE (IFC) WITH STATE AND LOCAL AMENDMENTS.
         E. 2021 NATIONAL FUEL GAS CODE (NFGC) NFPA 54, WAC 51-52
         F. 2023 NATIONAL ELECTRICAL CODE (NEC)
         G. 2021 WASHINGTON STATE ENERGY CODE (WAC 51-11, WSEC)

D. PROJECT PHASING
   a. DESIGN IS NOT BASED ON ANY SPECIAL CONSTRUCTION PROJECT PHASING OTHER THAN VARIOUS DESIGN PACKAGES. CONTRACTORS TO COORDINATE WORK FOR THE OVERALL PROJECT PHASING PER CONSTRUCTION SCHEDULE.

E. DEMOLITION
   a. EXISTING DEVICES TYPICALLY PROVIDED BY DIVISION 26 DURING NEW CONSTRUCTION SHALL BE SUBSTANTIALLY DEMOLISHED. INFRASTRUCTURE (POWER PANELS) SHALL REMAIN, BUT RECEPTACLES, LIGHTING, LIGHTING CONTROLS AND OTHER MISCELLANEOUS ITEMS IN THE PROJECT SCOPE SHALL GENERALLY BE COMPLETELY REMOVED UNLESS NOTED OTHERWISE. ALL ASSOCIATED BRANCH CIRCUITING SHALL BE DEMOLISHED BACK TO THE ORIGINATING BRANCH PANEL.

F. POWER SYSTEM DESIGN
   a. POWER SYSTEM DESCRIPTION
      - EXISTING SPACE INCLUDES (3) 208/120V, 3PH, 4W BRANCH PANELS THAT ARE FED FROM THE EXTERIOR UTILITY VIA A GUTTER. PROVIDE (1) NEW 208/120V, 3PH, 4W BRANCH PANEL FED FROM EXISTING BRANCH PANEL. ALL RECEPTACLES, LIGHTING, PLUMBING AND HVAC EQUIPMENT TO BE CIRCUITED TO NEW PANEL, EXCEPT WHERE REPLACING EXISTING EQUIPMENT (HVAC SPLIT SYSTEMS).
      - THERE IS EXPECTED TO BE ADEQUATE SPARE CAPACITY IN EXISTING BRANCH PANELS AND UTILITY EQUIPMENT TO ACCOMODATE THE NEW BRANCH CIRCUIT PANEL AND ASSOCIATED LOADS.
   b. EMERGENCY POWER - BATTERY BACKUP
      - EMERGENCY POWER TO BE PROVIDED TO SERVE EGRESS LIGHTING AND EXIT SIGNS BY BATTERY BACKUP IN LIGHTING FIXTURES.
   c. STANDBY POWER
      - STANDBY POWER IS NOT A PROJECT REQUIREMENT.

G. COMMERCIAL OFFICE DESIGN
   A. ASSUMED LOAD PER WORKSTATION 360 W
   B. FLOOR OUTLETS/ BOXES ARE TO BE INSTALLED PER DIMENSIONS SHOWN ON THE ARCHITECTURAL FLOOR PLANS
   C. GENERAL LIGHTING LOAD BY OCCUPANCY IN PER NEC TABLE 220-42(A):
      A. OCCUPANCY TYPE OFFICE, UNIT LOAD PER SF 1.3VA/SF
   D. MECHANICAL/PLUMBING
      a. PROVIDE POWER TO ALL DIVISION 22 AND DIVISION 23 EQUIPMENT/DEVICES REQUIRING POWER.
      b. IT SHALL BE THE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR TO VERIFY POWER REQUIREMENTS WITH THE MECHANICAL AND PLUMBING CONTRACTOR WITH THE SUBMITTED AND APPROVED MECHANICAL AND PLUMBING EQUIPMENT/DEVICES PRIOR TO THE PURCHASE AND INSTALLATION OF MATERIALS, AND TO PROVIDE THE VERIFIED POWER REQUIREMENTS. IF CHANGES TO ELECTRICAL DESIGN ARE NECESSARY TO PROVIDE THE VERIFIED POWER REQUIREMENTS, COORDINATE WITH THE ENGINEER TO DETERMINE A RESOLUTION.
   E. MISCELLANEOUS POWER CONNECTIONS
      a. PROVIDE POWER AND ASSOCIATED COMPONENTS TO ALL NEW POWERED EQUIPMENT/DEVICES WITHIN PROJECT, EVEN IF NOT EXPLICITLY STATED IN THIS DRAWING SET, EXAMPLES INCLUDE:
         - FUSED DISCONNECTS FOR FAN COIL UNITS
         - POWER FOR MECHANICAL CONTROLS
         - POWER FOR SECURITY POWER SUPPLIES
         - POWER FOR FIRE ALARM SYSTEM
   F. CONTROLLED RECEPTACLES
      a. CONTROLLED RECEPTACLES ARE NOT REQUIRED FOR THE PROJECT PER WASHINGTON STATE ENERGY CODE C503.7.7 EXCEPTION (1) DUE TO ALTERATION AREA BEING SMALLER THAN 5,000 SQUARE FEET.

H. FIRE ALARM DESIGN
   A. FIRE ALARM SYSTEM IS DESIGN/BUILD BY THE FIRE ALARM SYSTEM VENDOR. DEVICES AND LAYOUT SHOWN ON THESE DRAWINGS ARE TO AID IN ARCHITECTURAL COORDINATION AND TO ESTABLISH A MINIMUM LEVEL FOR BIDDING PURPOSES. REFER TO SPECIFICATIONS FOR ADDITIONAL DESIGN CRITERIA.

7/16/25	60% OWNER REVIEW	
8/27/25	90% OWNER REVIEW	
9/12/25	ISSUE FOR PERMIT	
11/18/25	ISSUE FOR CONSTRUCTION	

ISSUE FOR CONSTRUCTION

FAA GRANT #3-53-0139-022-2026

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PEARSON FIELD
TERMINAL RENOVATION PROJECT
PEARSON FIELD
101 EAST RESERVE ST.
VANCOUVER, WA 98661

DRAWING TITLE:
ELECTRICAL LEGEND AND ABBREVIATIONS

DRAWN BY: Author
CHECKED BY: Checker

E0.01

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COPPER FEEDER SCHEDULE

FEEDER TAG	CONDUITS			CONDUCTORS PER SET		NOTES
	MET	SETS	RNC	PHASE/NEUTRAL	GROUND	
4000.4	3.50"	11	4.00"	(4) 500 KCMIL	500 KCMIL	-
4000.3	3.00"	11	4.00"	(3) 500 KCMIL	500 KCMIL	-
3500.4	3.50"	10	4.00"	(4) 500 KCMIL	500 KCMIL	-
3500.3	3.00"	10	4.00"	(3) 500 KCMIL	500 KCMIL	-
3000.4	3.50"	8	4.00"	(4) 500 KCMIL	400 KCMIL	-
3000.3	3.00"	8	4.00"	(3) 500 KCMIL	400 KCMIL	-
2500.4	3.50"	7	4.00"	(4) 500 KCMIL	350 KCMIL	-
2500.3	3.00"	7	4.00"	(3) 500 KCMIL	350 KCMIL	-
2000.4	3.00"	6	4.00"	(4) 400 KCMIL	250 KCMIL	-
2000.3	3.00"	6	4.00"	(3) 400 KCMIL	250 KCMIL	-
1600.4	3.00"	5	4.00"	(4) 400 KCMIL	#4/0	-
1600.3	3.00"	5	4.00"	(3) 400 KCMIL	#4/0	-
1200.4	3.00"	4	4.00"	(4) 350 KCMIL	#3/0	-
1200.3	3.00"	4	3.00"	(3) 350 KCMIL	#3/0	-
1000.4	3.00"	3	4.00"	(4) 400 KCMIL	#2/0	-
1000.3	3.00"	3	4.00"	(3) 400 KCMIL	#2/0	-
800.4	3.00"	3	3.00"	(4) 300 KCMIL	#1/0	-
800.3	2.50"	3	3.00"	(3) 300 KCMIL	#1/0	-
700.4	3.50"	2	4.00"	(4) 500 KCMIL	#1/0	-
700.3	3.00"	2	4.00"	(3) 500 KCMIL	#1/0	-
600.4	3.00"	2	4.00"	(4) 350 KCMIL	#1	-
600.3	2.50"	2	3.00"	(3) 350 KCMIL	#1	-
500.4	2.50"	2	3.00"	(4) 250 KCMIL	#2	-
500.3	2.50"	2	2.50"	(3) 250 KCMIL	#2	-
450.4	2.50"	2	3.00"	(4) #4/0	#2	-
450.3	2.00"	2	2.50"	(3) #4/0	#2	-
400.4	2.00"	2	2.50"	(4) #3/0	#2	-
400.3	2.00"	2	2.50"	(3) #3/0	#2	-
350.4	3.50"	1	4.00"	(4) 500 KCMIL	#2	-
350.3	3.50"	1	4.00"	(3) 500 KCMIL	#2	-
300.4	3.00"	1	3.00"	(4) 350 KCMIL	#4	-
300.3	2.50"	1	3.00"	(3) 350 KCMIL	#4	-
250.4	2.50"	1	3.00"	(4) 250 KCMIL	#4	-
250.3	2.50"	1	3.00"	(3) 250 KCMIL	#4	-
225.4	2.50"	1	3.00"	(4) #4/0	#4	-
225.3	2.00"	1	2.50"	(3) #4/0	#4	-
200.4	2.00"	1	2.50"	(4) #3/0	#6	-
200.3	2.00"	1	2.50"	(3) #3/0	#6	-
175.4	2.00"	1	2.50"	(4) #2/0	#6	-
175.3	1.50"	1	2.00"	(3) #2/0	#6	-
150.4	2.00"	1	2.00"	(4) #1/0	#6	-
150.3	1.50"	1	2.00"	(3) #1/0	#6	-
125.4	1.50"	1	1.50"	(4) #1	#6	-
125.3	1.25"	1	1.50"	(3) #1	#6	-
110.4	1.25"	1	1.50"	(4) #2	#6	-
110.3	1.25"	1	1.50"	(3) #2	#6	-
100.4	1.25"	1	1.50"	(4) #2	#8	-
100.3	1.25"	1	1.50"	(3) #2	#8	-
90.4	1.25"	1	1.50"	(4) #2	#8	-
90.3	1.25"	1	1.50"	(3) #2	#8	-
80.4	1.25"	1	1.50"	(4) #4	#8	-
80.3	1.00"	1	1.50"	(3) #4	#8	-
70.4	1.25"	1	1.50"	(4) #4	#8	-
70.3	1.00"	1	1.50"	(3) #4	#8	-
60.4	1.00"	1	1.00"	(4) #6	#10	-
60.3	0.75"	1	1.00"	(3) #6	#10	-
50.4	1.00"	1	1.00"	(4) #6	#10	-
50.3	0.75"	1	1.00"	(3) #6	#10	-
40.4	0.75"	1	1.00"	(4) #8	#10	-
40.3	0.75"	1	1.00"	(3) #8	#10	-
30.4	0.75"	1	1.00"	(4) #10	#10	-
30.3	0.75"	1	1.00"	(3) #10	#10	-
20.4	0.75"	1	1.00"	(4) #12	#12	-
20.3	0.75"	1	1.00"	(3) #12	#12	-
---.-K						1
XFR						2
SCHD						3

GENERAL NOTES:

A. CONDUCTORS AND CONDUITS SHOWN IN THIS SCHEDULE ARE BASED ON COPPER CONDUCTORS WITH THHN/THWN INSULATION.
B. THIS SCHEDULE SHALL BE USED ON ALL FEEDERS SERVING LOADS WHERE THE CIRCUIT BREAKER SIZE MATCHES THE AMPACITY OF ITS FEEDER. USE THE "MOTOR CIRCUIT SCHEDULE" FOR LOADS, SUCH AS MOTORS, PUMPS, FANS, CHILLERS, ETC., WHERE THE CIRCUIT BREAKER SIZE IS LARGER THAN THE AMPACITY OF ITS FEEDER.
C. PROVIDE GROUND WIRE NOTED ABOVE IN ALL FEEDERS AND BRANCH CIRCUITS. WHERE MULTIPLE CONDUITS ARE INDICATED PROVIDE NOTED GROUND WIRE IN EACH CONDUIT.
D. NOT ALL FEEDERS ARE NECESSARILY USED ON THIS PROJECT.
E. NOMINAL AMPACITIES GREATER THAN 100 AMPS ARE FOR 75 DEG. C TERMINALS.
F. "MET"= EMT, IMC, GRC, RAC, OR PVC COATED GRC TYPE CONDUITS. "RNC"= PVC 40, PVC 80 OR FIBERGLASS TYPE CONDUITS ROUTED UNDERGROUND. REFER TO SIZING ON DRAWINGS IF "RNC" CONDUITS ARE ROUTED ABOVEGROUND. CONDUIT SIZES NOTED ON SINGLE-LINE DIAGRAM OR ON PLANS SUPERSEDE SIZES NOTED ABOVE IF LARGER
G. NEUTRAL CONDUCTORS THAT CARRY UNBALANCED CURRENT ARE CONSIDERED NON-CURRENT CARRYING CONDUCTORS.

KEYED NOTES:

1. OVERSIZED (173% MIN.) NEUTRAL FOR FEEDERS CONNECTED TO A K-4 OR HIGHER RATED TRANSFORMER.
2. REFER TO TRANSFORMER SCHEDULE FOR STANDARD PRIMARY AND SECONDARY FEEDER SIZES.
3. REFER TO MCC OR PANEL SCHEDULES FOR FEEDER SIZES TO EQUIPMENT NOTED WITH THIS TAG.

ARCHITECTURAL EQUIP. ABBREVIATIONS & MOUNTING HEIGHTS

MICROWAVE	**MW**	+46" AFF, SAD
COPIER/ PRINTER	**CP**	+20" AFF
VENDING MACHINE	**VM**	+42" AFF
REFRIGERATOR	**RF**	+24" AFF
DISHWASHER	**DW**	+20" AFF
TELEVISION	**TV**	+60" AFF, SAD

NOTES:

1. HEIGHTS SHOWN ARE TYPICAL TO TOP OF BOX, UNLESS OTHERWISE NOTED.
2. MOUNTING HEIGHTS SHOWN ON ARCHITECTURAL ELEVATIONS SHALL GOVERN OVER THOSE NOTED ABOVE. CONTRACTOR SHALL ALWAYS REFER TO ARCHITECTURAL DRAWINGS PRIOR TO INSTALLING J-BOXES AND BACKBOXES. INFORM ENGINEER AND ARCHITECT OF CONFLICTS.

BRANCH CIRCUIT SCHEDULE

CIRCUIT TAG	CONDUITS			CONDUCTORS PER SET		NOTES
	MET	SETS	RNC	PHASE/NEUTRAL	GROUND	
60.2N	0.75"	1	1.00"	(2) #6, (1) #6N	#10	_
60.2	0.75"	1	1.00"	(2) #6	#10	_
60.1	0.75"	1	1.00"	(1) #6, (1) #6N	#10	_
50.2N	0.75"	1	1.00"	(2) #6, (1) #6N	#10	_
50.2	0.75"	1	1.00"	(2) #6	#10	_
50.1	0.75"	1	1.00"	(1) #6, (1) #6N	#10	_
40.2N	0.75"	1	1.00"	(2) #8, (1) #8N	#10	_
40.2	0.75"	1	1.00"	(2) #8	#10	_
40.1	0.75"	1	1.00"	(1) #8, (1) #8N	#10	_
30.2N	0.75"	1	1.00"	(2) #10, (1) #10N	#10	_
30.2	0.75"	1	1.00"	(2) #10	#10	_
30.1	0.75"	1	1.00"	(1) #10, (1) #10N	#10	_
20.2N	0.50"	1	1.00"	(2) #12, (1) #12N	#12	1,2
20.2	0.50"	1	1.00"	(2) #12	#12	1,2
20.1	0.50"	1	1.00"	(1) #12, (1) #12N	#12	1,2

GENERAL NOTES:

A. CONDUCTORS AND CONDUITS SHOWN IN THIS SCHEDULE ARE BASED ON COPPER CONDUCTORS WITH THHN/THWN INSULATION.
B. THIS SCHEDULE SHALL BE USED FOR ALL BRANCH CIRCUITS WHERE THE CIRCUIT BREAKER SIZE MATCHES THE BRANCH CIRCUIT AMPACITY.
C. NOT ALL BRANCH CIRCUITS SHOWN ABOVE ARE NECESSARILY USED ON THIS PROJECT.
D. "MET"= EMT, IMC, GRC, RAC, OR PVC COATED GRC TYPE CONDUITS. "RNC"= PVC 40, PVC 80 OR FIBERGLASS TYPE CONDUITS ROUTED UNDERGROUND. CONDUIT SIZES NOTED ON SINGLE LINE DIAGRAM OR ON PLANS SUPERSEDE SIZES NOTED ABOVE IF LARGER.
E. UPSIZE WIRING AS REQUIRED TO MEET MINIMUM VOLTAGE DROP REQUIREMENTS INDICATED IN SPECIFICATIONS AND UPSIZE GROUND CONDUCTOR PROPORTIONATELY .
F. ALL HOMERUNS SHALL USE 0.75" CONDUIT SIZE MINIMUM.

KEYED NOTES:

1. THESE BRANCH CIRCUITS TAGS ARE TYPICALLY NOT SHOWN ON PLANS FOR CLARITY REASONS. CONTRACTOR SHALL USE THIS INFORMATION AS IT APPLIES FOR ALL CONDUITS CONTAINING ONE OR MORE 20A/1P CIRCUITS.
2. CONTRACTOR MAY COMBINE 20A 1 AND 2-POLE CIRCUITS, UP TO A MAXIMUM OF (3) PHASE CONDUCTORS, IN ONE CONDUIT. ALL 3-PHASE AND CIRCUITS LARGER THAN 20A SHALL BE IN DEDICATED CONDUITS, UON. PROVIDE DEDICATED NEUTRALS FOR EACH 1-POLE CIRCUIT.

VOLTAGE DROP TABLE

		MAXIMUM ALLOWED RUN LENGTH (FT)				
VOLT	AMP	#12	#10	#8	#6	#4
120	2	500	800	1200	2000	3250
	4	250	400	600	1000	1625
	6	175	250	400	650	1100
	8	125	200	325	500	800
	10	100	150	250	400	650
	12	85	125	200	350	550
	14	75	110	175	300	450
	16	60	100	150	250	400
277	2	1100	1800	2750		
	4	550	900	1375		
	6	350	600	950		
	8	275	450	700		
	10	225	350	550		
	12	175	300	475		
	14	150	250	400		
	16	140	225	360		

NOTES:

1. THIS SCHEDULE APPLIES TO ALL BRANCH CIRCUITS. CONTRACTOR SHALL PROVIDE UPSIZED CONDUCTORS AND CONDUIT/ RACEWAYS AS REQUIRED FOR EACH SITUATION.
2. THIS SCHEDULE IS FOR 3% VOLTAGE DROP USING COPPER CONDUCTORS. ALUMINUM CONDUCTORS ARE NOT ALLOWED TO SERVE BRANCH CIRCUITS.
3. USE 12-AMPS FOR ALL CIRCUITS SERVING ONE OR MORE RECEPTACLES, UNLESS HIGHER AMPACITY IS APPROPRIATE OR REQUIRED. USE FULL LOAD AMPS (FLA) OF EQUIPMENT SERVED X 125% FOR ALL OTHER CIRCUITS THAT SERVE A DEDICATED LOAD WITH NO PLANS FOR ADDING FUTURE EQUIPMENT OR A RECEPTACLE TO THAT CIRCUIT.
4. WHENEVER BRANCH CIRCUIT CONDUCTORS ARE UPSIZED THE ASSOCIATED GROUND CONDUCTOR SHALL ALSO BE UPSIZED, PER NEC 250.122.

POWER NOTES

A. FLOOR PLANS ARE DIAGRAMMATIC. COORDINATE EXACT LOCATIONS WITH ARCHITECTURAL DRAWINGS AND FIELD DETERMINE EXACT CONDUIT, PULL BOX AND ROUTING REQUIREMENTS.
B. COORDINATE WITH ARCHITECTURAL FLOOR PLANS, INTERIOR ELEVATIONS AND DETAIL DRAWINGS PRIOR TO ROUGH-IN OF DEVICES. INFORM ENGINEER OF CONFLICTS.
C. CONFIRM CEILING TYPES WITH ARCHITECT IN ALL SPACES AND USE THE APPROPRIATE WIRING METHOD FOR EACH TYPE. DO NOT LOCATE ANY JUNCTION BOXES ON HARD-LID CEILINGS; ALL WIRING MUST BE ACCESSIBLE THROUGH LUMINAIRE ONLY IN DAISY-CHAIN METHOD. JUNCTION BOXES MAY BE LOCATED ABOVE ACCESS DOORS IF FEASIBLE. ENSURE ALL JUNCTION BOXES ARE ACCESSIBLE AFTER OTHER TRADES' WORK IS COMPLETED.
D. CIRCUIT SIZES ARE NOT SHOWN ON THE PLANS. USE CIRCUIT SIZES INDICATED IN NOTES OR RESPECTIVE SCHEDULES.
E. REFER TO MECHANICAL AND PLUMBING EQUIPMENT - ELECTRICAL CONNECTION SCHEDULE FOR MECHANICAL EQUIPMENT CONNECTION REQUIREMENTS.
F. COORDINATE EXACT MECHANICAL EQUIPMENT LOCATIONS AND REQUIREMENTS WITH MECHANICAL AND CONTROLS CONTRACTORS PRIOR TO ROUGH-IN.
G. PROVIDE HOUSEKEEPING PADS FOR ALL FLOOR MOUNTED ELECTRICAL EQUIPMENT. REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION.
H. BOXES SHALL BE IN SEPARATE STUD SPACES FROM BOXES SERVING OTHER ROOMS WHERE POSSIBLE TO MINIMIZE SOUND TRANSFER.
I. PROVIDE SPECIAL RECEPTACLES THAT MATCH CORD AND CAP PROVIDED WITH EQUIPMENT, UON. USE ADJACENT NEMA CONFIGURATION NUMBER, IF ONE IS SHOWN.
J. INSTALL NEW RACEWAY AND CONDUCTORS CONCEALED; CUT AND PATCH EXISTING WALLS TO ACCOMMODATE NEW RACEWAY INSTALLATION. INSTALL CONDUIT 90 DEG TO BUILDING LINES.
K. THE EXISTING BUILDING INCLUDING PORTIONS OF THE RENOVATED AREA SHALL REMAIN IN SERVICE DURING THE CONSTRUCTION PHASE OF THIS PROJECT. ANY MODIFICATIONS TO THE EXISTING ELECTRICAL SYSTEMS THAT MAY REQUIRE THE TEMPORARY INTERRUPTION OF EXISTING SERVICES SHALL BE COMPLETED AFTER NORMAL WORKING HOURS. PRE-SCHEDULE ANY SERVICE INTERRUPTIONS WITH THE OWNER PRIOR TO STARTING ANY WORK.
L. UTILITY OUTAGES: NOTIFY AND OBTAIN WRITTEN APPROVAL FROM FACILITY NOT LESS THAN TEN (10) WORKING DAYS PRIOR TO A REQUIRED UTILITY OUTAGE. LOCK-OUT AND RED-TAG THE APPROPRIATE EQUIPMENT. TAG SHALL INCLUDE OUTAGE DURATION AND CONTACT INFORMATION.
M. EXISTING CONDITIONS ARE BASED ON AVAILABLE AS-BUILT DRAWINGS AND FIELD INFORMATION. VERIFY ALL EXISTING CONDITIONS PRIOR TO CONSTRUCTION.
N. WHERE NOTED AS OWNER-SUPPLIED ON DRAWINGS, INSTALL AND CONNECT EQUIPMENT PER MANUFACTURER'S REQUIREMENTS. INSPECT AND TEST ALL EQUIPMENT AND INFORM OWNER OF ANY DEFECTS PRIOR TO INSTALLATION. INSTALLED EQUIPMENT IS ASSUMED TO BE IN GOOD WORKING CONDITION.
O. PROVIDE A METAL, LOCKABLE, WEATHERPROOF WHILE-IN-USE COVER FOR ALL EXTERIOR RECEPTACLES, UON.
P. CONTROLLED RECEPTACLES SHALL BE PROVIDED IN QUANTITIES AND LOCATIONS AS REQUIRED BY WASHINGTON ENERGY CODE. DUE TO THE AREA OF THE FLOOR PLAN BEING UNDER 5,000 SQUARE FEET, THE PROJECT CAN USE WAC 51-11C-50300 SECTION C503.7.7 EXCEPTION 1 AND DOES NOT REQUIRE CONTROLLED RECEPTACLES.

DEMO NOTES

A. EXISTING WALLS AND CEILINGS TO BE DEMOLISHED ARE SHOWN DASHED. REFER TO ARCHITECTURAL DRAWINGS FOR FULL EXTENT OF DEMOLITION.
B. REFER TO SPECIFICATIONS FOR ADDITIONAL DEMOLITION SCOPE OF WORK.
C. REMOVE ALL DEVICES AND WIRING IN PORTIONS OF BUILDING BEING DEMOLISHED. MAINTAIN CONTINUITY TO ALL DEVICES THAT ARE EXISTING TO REMAIN.
D. EXISTING CONDUIT AND WIRING MAY BE REUSED IF IN GOOD CONDITION.
E. JUNCTION BOXES SHALL ONLY BE PROVIDED ON WALLS OR CEILINGS WHERE REQUIRED FOR DEVICE MOUNTING.
F. REMOVE ALL EXISTING BRANCH CIRCUIT CONDUCTORS AND CONDUITS ASSOCIATED WITH REMOVED ELECTRICAL EQUIPMENT AND DEVICES BACK TO THE EXISTING HOMERUN FROM WHICH THEY ARE FED OR THE NEAREST ACTIVE DEVICE THAT IS TO REMAIN.
G. VERIFY CIRCUITS WITH TRACING DEVICE AND LABEL CIRCUITS AVAILABLE AT EACH JUNCTION BOX. MODIFY DRAWINGS AS REQUIRED TO DOCUMENT ACTUAL CIRCUITING.
H. DO NOT REMOVE ANY CONDUITS SERVING EXISTING TO REMAIN ITEMS.
I. DO NOT REMOVE ANY TELECOM INFRASTRUCTURE, I.E. CONDUITS CONNECTING TELECOM CLOSETS, CABLE TRAYS, BRIDAL RINGS IN AREAS THAT WILL BE ABOVE SUSPENDED CEILINGS.
J. ALL REMOVED ELECTRICAL MATERIAL INCLUDING WIRING, RACEWAYS, OUTLETS, DEVICES, SUPPORTS SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE REMOVED FROM THE JOB SITE, UNLESS OTHERWISE DIRECTED BY OWNER.
K. DAMAGE TO OTHER TRADES' WORK AS A RESULT OF THIS WORK IS TO BE PROMPTLY REPAIRED AT NO EXPENSE TO THE OWNER AND TO THE COMPLETE SATISFACTION OF THE OWNER.
L. VISIT THE JOB SITE PRIOR TO SUBMISSION OF BID AND FIELD VERIFY ALL EXISTING CONDITIONS AND THE EXTENT OF THE DEMOLITION WORK. ALL ASSOCIATED DEMOLITION COSTS SHALL BE INCLUDED IN THE BID PRICE. NO EXTRA PAYMENT WILL BE ALLOWED FOR WORK REQUIRED BECAUSE OF DISCERNIBLE CONDITIONS, WHETHER OR NOT SPECIFICALLY SHOWN ON THESE DRAWINGS.
M. THE EXISTING BUILDING INCLUDING PORTIONS OF THE RENOVATED AREA SHALL REMAIN IN SERVICE DURING THE CONSTRUCTION PHASE OF THIS PROJECT. ANY MODIFICATIONS TO THE EXISTING ELECTRICAL SYSTEMS THAT MAY REQUIRE THE TEMPORARY INTERRUPTION OF EXISTING SERVICES SHALL BE COMPLETED AFTER NORMAL WORKING HOURS. PRE-SCHEDULE ANY SERVICE INTERRUPTIONS WITH THE OWNER PRIOR TO STARTING ANY WORK.
N. UTILITY OUTAGES: NOTIFY AND OBTAIN WRITTEN APPROVAL FROM FACILITY NOT LESS THAN TEN (10) WORKING DAYS PRIOR TO A REQUIRED UTILITY OUTAGE. LOCK-OUT AND RED-TAG THE APPROPRIATE EQUIPMENT. TAG SHALL INCLUDE OUTAGE DURATION AND CONTACT INFORMATION.
O. EXISTING CONDITIONS ARE BASED ON AVAILABLE FIELD INFORMATION. VERIFY ALL EXISTING CONDITIONS PRIOR TO CONSTRUCTION.
P. WHERE IT IS UNFEASIBLE TO REMOVE CONDUITS (SUCH AS BELOW CONCRETE SLAB, EMBEDDED IN CONCRETE SLAB, OR CONCEALED IN INACCESSIBLE LOCATION), REMOVE CONDUCTORS, CUT, CAP, AND ABANDON CONDUIT IN PLACE AT ENTRY INTO INACCESSIBLE LOCATIONS.
Q. REPROGRAM EXISTING LIGHTING CONTROL SYSTEM AS REQUIRED TO REMOVE ADDRESSIBLE CONTROL ITEMS AND LUMINAIRES FROM SYSTEM.

7/18/25	60% OWNER REVIEW	
8/27/25	90% OWNER REVIEW	
9/12/25	ISSUE FOR PERMIT	
11/18/25	ISSUE FOR CONSTRUCTION	

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CITY OF Vancouver WASHINGTON

ISSUE FOR CONSTRUCTION

FAA GRANT #3-53-0139-022-2026

PEARSON FIELD
TERMINAL RENOVATION PROJECT
PEARSON FIELD
101 EAST RESERVE ST.
VANCOUVER, WA 98661

DRAWING TITLE:
CALCULATION TABLES AND NOTES

DRAWN BY: Author
CHECKED BY: Checker

E0.02

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MECHANICAL AND PLUMBING EQUIPMENT - ELECTRICAL CONNECTION SCHEDULE

TAG			LOAD							CIRCUITING INFORMATION					DISCONNECT		STARTER		LOCATION	
NAME	#	DESCRIPTION	HP	KVA	FLA	LOAD CLASS	VOLTS	Ø	ALT POWER	PANEL	CIRCUIT	POLES	OCP	FEEDER	DIV.	TYPE	DIV	TYPE	LEVEL	NOTES
CP	1	DOMESTIC RECIRCULATION PUMP	0.1 hp	0.04 kVA	0.65 A	N	120 V	1	No	LC4	17	1	20 A	20.1	DIV. 26	SWITCH	DIV. 22	INTEGRAL	T.O. FINISH FLOOR	
ERV	1.1	ENERGY RECOVERY VENTILATOR	0.5 hp	1.31 kVA	6.30 A	N	208 V	1	No	LC4	1,3	2	20 A	20.2	DIV. 26	FUSED	DIV. 23	INTEGRAL	T.O. FINISH FLOOR	
EUH	1.1	ELECTRIC UNIT HEATER	0 hp	1.5 kVA	12.50 A	N	120 V	1	No	LC4	13	1	20 A	20.1	DIV. 26	INTEGRAL	DIV. 23	INTEGRAL	T.O. FINISH FLOOR	
EWH	1	DOMESTIC WATER HEATER	0 hp	11 kVA	30.56 A	N	208 V	3	No	LC2	32,34,36	3	40 A	40.3	DIV. 26	FUSED	NA	NA	T.O. FINISH FLOOR	
FCU	1.1	SPLIT SYSTEM HEAT PUMP FAN COIL	0.5 hp	1.35 kVA	6.50 A	C	208 V	1	No	LC4	5,7	2	15 A	20.2	DIV. 26	FUSED	DIV. 23	INTEGRAL	T.O. FINISH FLOOR	
FCU	1.2	SPLIT SYSTEM HEAT PUMP FAN COIL	0.5 hp	0.4 kVA	1.90 A	C	208 V	1	No	LC4	9,11	2	15 A	20.2	DIV. 26	FUSED	DIV. 23	INTEGRAL	T.O. FINISH FLOOR	
FCU	1.3	SPLIT SYSTEM HEAT PUMP FAN COIL	0.5 hp	0.4 kVA	1.90 A	C	208 V	1	No	LC4	9,11	2	15 A	20.2	DIV. 26	FUSED	DIV. 23	INTEGRAL	T.O. FINISH FLOOR	
FCU	1.4	SPLIT SYSTEM HEAT PUMP FAN COIL	0.5 hp	0.4 kVA	1.90 A	C	208 V	1	No	LC4	9,11	2	15 A	20.2	DIV. 26	FUSED	DIV. 23	INTEGRAL	T.O. FINISH FLOOR	
HP	1.1	HEAT PUMP OUTDOOR UNIT	0 hp	3.33 kVA	16.00 A	C	208 V	1	No	LC1	31,33	2	20 A	20.2	DIV. 26	FUSED	DIV. 23	INTEGRAL	T.O. FINISH FLOOR	
HP	1.2	HEAT PUMP OUTDOOR UNIT	0 hp	4.99 kVA	24.00 A	C	208 V	1	No	LC1	32,34	2	30 A	30.2	DIV. 26	FUSED	DIV. 23	INTEGRAL	T.O. FINISH FLOOR	

SCHEDULE REMARKS:

A. ALL LISTED ITEMS ARE PROVIDED BY DIVISION 22 AND/OR DIVISION 23. PROVIDE POWER TO ITEMS AS INDICATED ON PLANS AND IN THE SCHEDULE. REFER TO MECHANICAL AND PLUMBING SCHEDULES FOR ADDITIONAL INFORMATION.

B. COORDINATE WITH DIVISION 22 AND 23 PRIOR TO INSTALLATION AND VERIFY OVERCURRENT PROTECTION AND FEEDER REQUIREMENTS WITH SUBMITTED MANUFACTURER DATA. INFORM ENGINEER OF CONFLICT(S).

C. WHERE HP IS SHOWN AS "0", REFER TO FLA AND KVA FOR ELECTRICAL LOAD.

7/18/25 60% OWNER REVIEW
8/27/25 90% OWNER REVIEW
9/12/25 ISSUE FOR PERMIT
11/18/25 ISSUE FOR CONSTRUCTION

YIN YONG LI — STATE OF WASHINGTON — 24379 — REGISTERED PROFESSIONAL ENGINEER

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DRAWING TITLE:
MECHANICAL & PLUMBING EQUIPMENT CONNECTION SCHEDULE
DRAWN BY: Author
CHECKED BY: Checker

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ISSUE FOR CONSTRUCTION

FAA GRANT #3-53-0139-022-2026

LIGHTING COMPLIANCE SUMMARY

2021 WSEC Compliance Forms for Commercial Buildings including Group R2, R3 & R4 over 3 stories and all R1 — Administered by: ©2025 NEEA. All rights reserved

Project & Applicant Information			For Building Department Use:	Date: Sep 10, 2025
	Project Title	Pearson Airport FIeld - 2021 WSEC		
	Project Address	101 East Reserve St. Vancouver, WA 98661		
	Applicant Name	Max Hoffman		
	Applicant Phone	512-651-2435		
	Applicant Email	mhoffman@glumac.com		

For questions about this report, contact WSEC Commercial Technical Support at 360-539-5300 or via email at com.techsupport@waenergycodes.com

General Occupancy	All Commercial		General Building Use Type		Office, Other	Building Cond. Floor Area	2,568
General Project Types	Alteration	New Building or Addition Lighting Scope		Alteration Lighting Scope	Interior Lighting Exterior Lighting	Project Cond. Floor Area	2,568
						Floors Above Grade	1
Lighting Project Description						Compliance Method	General Prescriptive

Lighting Compliance Scope and Method	Project Type	Interior / Exterior (Interior includes both interior & parking)	Luminaire Replacement Scope	Compliance Method	LPA Calculation Adjustment	Compliance Verification
	Alteration	Interior Lighting	20% or more replaced	Space by space	No Calculation Adjustments allowed	COMPLIES
	Alteration	Exterior Lighting	20% or more replaced		Not applicable to exterior	COMPLIES
Additional Energy Efficiency (AEC) Measures Included	No lighting or electrical additional energy efficiency measures included in project		Load Management (LDM) Measures Included		No lighting or electrical load management measures included in project	

Project Title	Pearson Airport FIeld - 2021 WSEC	Date	Sep 10, 2025
Lighting Power Calculation	ALTERATION - INTERIOR LIGHTING (20% or more replaced)	Compliance Verification	COMPLIES
Compliance Method	Space by space	LPA Calculation Adjustment	none

Interior Lighting Power Allowance - Space by Space

General Space Type	Specific Space Type	Gross Interior Area (SF)	LPA (Watts/SF)	Total Watts Allowed (SF x LPA x 1)	Total Proposed Watts (LPD > Display LPD)	Compliance Status
Classroom/lecture/training	General	755	0.71	536		
Corridors	General	388	0.41	159		
Food preparation		163	1.09	180		
Lobby	General	118	0.84	99		
Office	Enclosed ≤ 250 sf	498	0.74	369		
Office	Open plan	315	0.61	192		
Restroom	General	170	0.63	107		
Storage room	Less than 50 sf	44	0.51	22		
			Proposed Total LPD		1,434	
	Totals			1,664	1,434	COMPLIES

Proposed Lighting Power Density

Fixture Type	Fixture ID	Quantity of Fixtures (#F)	Watts or Wattage Limit per Fixture (WpF)	Total Linear Feet (LF)	Watts per Linear Foot (WpLF)	Total Watts Proposed (#F x WpF) or (LF x WpLF)
Individual Fixtures						
Troffer	RA1 (RA1E)	35	28			984
Troffer	RB1 (RB1E)	2	20			39
Recessed downlight	DA1	4	12			48
Recessed downlight	DA2	2	12			24
Wall-mounted	WA1	2	18			36
Linear Fixture per LF						
LED strip	UA1			19	16	304
					Proposed Total LPD	1,434

Project Title	Pearson Airport FIeld - 2021 WSEC	Date	Sep 10, 2025
Proposed Fixtures Details	ALTERATION - INTERIOR LIGHTING (20% or more replaced)		

Fixture Type/Application	Fixture ID	Location in Documents	Lamp Type	New or Existing-to-Remain
Individual Fixtures				
Troffer	RA1 (RA1E)	EL2.01	LED	New
	Fixture Description:			Are these fixtures located within a daylight zone?: Yes, controls provided
	Daylight zone location(s): Sidelit daylight zones (primary and/or secondary)			Do these fixtures require specific application lighting controls?: None required
Troffer	RB1 (RB1E)	EL2.01	LED	New
	Fixture Description:			Are these fixtures located within a daylight zone?: No
	Do these fixtures require specific application lighting controls?: None required			
Recessed downlight	DA1	EL2.01	LED	New
	Fixture Description:			Are these fixtures located within a daylight zone?: No
	Do these fixtures require specific application lighting controls?: None required			
Recessed downlight	DA2	EL2.01	LED	New
	Fixture Description:			Are these fixtures located within a daylight zone?: No
	Do these fixtures require specific application lighting controls?: None required			
Wall-mounted	WA1	EL2.01	LED	New
	Fixture Description:			Are these fixtures located within a daylight zone?: No
	Do these fixtures require specific application lighting controls?: None required			
Linear Fixture per LF				
LED strip	UA1	EL2.01	LED	New
	Fixture Description:			Are these fixtures located within a daylight zone?: No
	Do these fixtures require specific application lighting controls?: Supplemental task lighting, occupancy or time switch			

Project Title	Pearson Airport FIeld - 2021 WSEC	Date	Sep 10, 2025
Lighting Power Calculation	ALTERATION - EXTERIOR LIGHTING (20% or more replaced)	Compliance Verification	COMPLIES
Exterior Lighting Zone	ZONE 3	Base Site Allowance	400

Exterior Lighting Power Allowance

Exterior Surface	Surface Sub-Type	Surface Area (SF)	LPA (Watts/SF)	Linear Feet (LF)	LPA (Watts/LF)	Total Watts Allowed (LPA x SF) or (LPA x LF)	Total Proposed Watts	Compliance Status
Building entrances and exits	Entry canopies	707	0.18			127		
					Base Site Allowance	400		
					Totals	527	50	COMPLIES

Proposed Exterior Lighting Power Density

Fixture Type	Fixture ID	Exterior Surface Type	Quantity of Fixtures (#F)	Watts or Wattage Limit per Fixture (WpF)	Total Linear Feet (LF)	Watts per Linear Foot (WpLF)	Total Watts Proposed (#F x WpF) or (LF x WpLF)
Individual Fixtures							
Canopy	SA1	Building entrances and exits - Entry canopies	10	4			40
Wall-mounted	WB1E	Building entrances and exits - Entry canopies	1	10			10
						Proposed Total LPD	50

7/18/25	60% OWNER REVIEW
8/27/25	90% OWNER REVIEW
9/12/25	ISSUE FOR PERMIT
11/18/25	ISSUE FOR CONSTRUCTION

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CITY OF Vancouver WASHINGTON

PEARSON FIELD
TERMINAL RENOVATION PROJECT
PEARSON FIELD
101 EAST RESERVE ST.
VANCOUVER, WA 98661

DRAWING TITLE:
ENERGY CHECKLIST

DRAWN BY: Author
CHECKED BY: Checker

E0.04

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ISSUE FOR CONSTRUCTION

FAA GRANT #3-53-0139-022-2026

Lighting, Motor and Electrical Requirements List, pg 1 of 13

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Project:
Pearson Airport Field - 2021 WSEC
101 East Reserve St.
Vancouver, WA 98661

Date: 2025-09-10

Applies	Code Section	Component	Compliance Information Required In Permit Documentation	Location in Documents	Building Department Notes
LIGHTING SCOPE					
NA	C103.1	Construction documents - General	For a shell & core or tenant space (first build-out) project, indicate if there is no lighting scope included in the project.		
NA	C103.1	Construction documents - General	For an alteration project, indicate if there is no lighting scope included in the project.		
NA	C405.1	Lighting in sleeping units	Indicate general compliance path for permanently installed luminaires in sleeping units - vacancy controls & luminaire efficacy; or lighting power allowance.		
INTERIOR LIGHTING CONTROLS					
YES	C405.2	Interior lighting controls, general	For all interior lighting systems, indicate lighting control method (general lighting controls requirements or luminaire level lighting controls) on plans for all spaces and lighting zone(s) served; indicate exceptions applied to eligible spaces and light	EL0.01	
YES	C405.2.3	Manual controls	Indicate on plans the method of manual lighting control, location of manual control device and the area or specific application it serves.	EL2.01	
NA	C405.2.4 C405.2.4.1	Manual interior light reduction controls	For general lighting not controlled by occupancy sensors, indicate on plans which method of manual 50% lighting load reduction is provided, or indicate applicable exception.		
YES	C405.2.1 C405.2.2	Method of automatic shut-off control	Indicate on plans the method of automatic shut-off control during unoccupied periods (occupancy sensor or time switch) for all lighting zones.	EL2.01, EL0.01	
YES	C405.2.1	Occupant sensor controls	Indicate on plans all luminaires that are controlled by occupant sensor controls; indicate controls are configured to turn luminaires 100% off when the space is unoccupied	EL2.01, EL0.01	
YES	C405.2.1 C405.2.1.1	Occupant sensor controls	Indicate if occupant sensor controls are configured to be manual on or automatic on to not more than 50% power; indicate spaces eligible for exception that allows automatic on to 100% power.	EL0.01	
NA	C405.2.1.2	Occupant sensor controls - warehouse storage areas & library stacks	Indicate each aisleway within a warehouse or library stack space designated as a separate zone that is independently controlled		

Lighting, Motor and Electrical Requirements List, pg 2 of 13

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NA			Indicate occupant sensors are configured to automatically reduce lighting power by ≥ 50% when the zone is unoccupied for over 20 minutes; indicate controls are configured to automatically restore lighting to full power when the zone or space is occupie		
NA	C405.2.1.2	Occupant sensor controls - warehouse storage areas & library stacks	Indicate method of automatic 100% shut-off (occupancy sensor or time switch)		
YES	C405.2.1.3	Occupant sensor controls - open plan office areas	For open plan office areas larger than 300 sf, indicate all general lighting control zones are ≤ 600 sf	EL2.01	
YES	C405.2.1.3	Occupant sensor controls - open plan office areas	Indicate all general lighting control zones are provided with vacancy controls that are configured to reduce lighting power by not less than 80% when the zone is unoccupied and turn luminaires 100% off when the control zone is unoccupied; indicate unoccup	EL0.01	
NA	C405.2.1.4	Occupant sensor controls - enclosed fire-rated stairwells	Indicate stairway lighting is provided with occupancy sensor controls that reduce lighting power by not less than 50% when the stairway in unoccupied and restore lighting to 100% when it is occupied.		
YES	C405.2.1.5	Occupant sensor controls - corridors	Indicate corridor lighting is provided with occupancy sensor controls that reduce lighting power by not less than 50% when the corridor is unoccupied.	EL0.01	
YES	C405.2.2.1	Automatic time switch controls	Indicate spaces on plans where time switch controls are configured to turn luminaires 100% off during unoccupied hours	EL0.01	
YES			Indicate spaces on plans where time switch controls are configured to turn on lighting to full power versus 50% power	EL0.01	
YES			Indicate locations of override switches on plans and the lighting zone(s) served; indicate that the area(s) served by each override switch does not exceed 5,000 sf.	EL2.01	
YES	C405.2.5.2 C405.2.5.4	Daylight zones - Sidelit zones	Indicate primary and secondary sidelit daylight zone floor areas on plans	EL2.01	
NA			For small vertical fenestration assemblies (rough opening less than 10% of primary daylight zone floor area) where daylight responsive controls are not required, provide fenestration area to daylight zone floor area calculation(s).		
NA			Indicate toplit daylight zone floor areas on plans.		
YES	C405.2.5 C405.2.5.1	Daylight responsive controls	Indicate on plans all lighting zone(s) served by daylight responsive controls; indicate that the area served by each control device does not exceed 2,500 SF	EL2.01	

Lighting, Motor and Electrical Requirements List, pg 3 of 13

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YES			Identify sidelit and toplit daylight zones that are not provided with daylight responsive controls and the exception(s) that apply	EL0.01	
YES	C405.2.5.1	Daylight responsive controls	Indicate on plans that all daylight responsive controls provide continuous dimming to ≤15% full light output	EL2.01, EL0.01	
YES	C405.2.5.1	Daylight responsive controls	Indicate that daylight responsive controls are configured to completely shut off all controlled lighting fixtures within the lighting zone.	EL0.01	
NA	C405.2.6	Additional controls - Specific application lighting controls	Identify spaces and lighting fixtures on plans that require specific application lighting controls per this section.		
YES	C405.2.6, Items 1.1 thru 1.6	Additional lighting controls for display, accent & supplemental task lighting	Indicate on plans that all display, accent and supplemental task lighting fixtures are controlled independently from general area lighting	EL2.01	
NA	C405.2.6, Items 1.1 and 1.2	Display and accent lighting	For display and accent lighting fixtures, including lighting fixtures added per the C405.2.2.1 additional interior lighting power allowance, indicate on plans the separate manual controls for these fixtures and the type of automatic off controls (occupanc	EL2.01	
NA			For display case lighting fixtures, indicate on plans the separate manual controls for these fixtures and the type of automatic off controls (occupancy sensor or time-switch)		
YES	C405.2.6, Item 1.4	Supplemental task lighting	For supplemental task lighting fixtures including under-shelf or under-cabinet lighting, indicate on plans the separate manual controls for these fixtures and the type of automatic off controls (occupancy sensor or time-switch)	EL2.01	
NA	C405.2.6, Item 1.5	Lighting equipment for sale or demonstration	For lighting equipment for sale or demonstration, indicate on plans the separate manual controls for these fixtures and the type of automatic off controls (occupancy sensor or time-switch)		
NA			For exhibit lighting fixtures in galleries, museums and monuments, indicate on plans the separate manual controls for these fixtures and the type of automatic off controls (occupancy sensor or time-switch).		
	C405.2.6, Item 2	Permanently installed lighting in sleeping units	Indicate method of automatic off control of all installed luminaires in sleeping units (vacancy or captive key card control); also refer to Receptacles.		

Lighting, Motor and Electrical Requirements List, pg 4 of 13

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NA	C405.2.6, Item 3	Lighting for non-visual applications	For lighting serving non-visual applications (food warming and lighting for life support of nonhuman life forms), indicate on plans that lighting fixtures are controlled independently from both general area lighting and other lighting applications within		
NA			Indicate on plans separate manual controls for non-visual lighting application fixtures and applicable automatic lighting controls; indicate that the area served by each control device does not exceed 4,000 sf.		
NA			For task lighting that serves medical & dental purposes, indicate on plans that lighting fixtures are provided with manual control that is independent from general area lighting.		
YES	C405.2.6, Item 5	Means of egress lighting	Identify all means of egress lighting fixtures on plans including fixtures that function as both normal and emergency illumination	EL2.01	
YES			Provide calculation for total lighting power density (LPD) of all means of egress lighting fixtures; if total LPD is ≥ 0.01 Watts/SF, indicate on plans the method of automatic shut-off control during unoccupied periods (emergency relay & occupancy sens	EL0.01	
NA	C405.2.8	Advanced lighting controls in open office areas	For open office areas ≥ 5,000 sf, indicate which advanced lighting control system is provided (luminaire level lighting controls or networked lighting controls).		
	C405.2.8.1	Luminaire level lighting controls (LLLC)	Where LLLC are provided to comply with C405.2.8, or provided as the alternate lighting controls compliance method per C405.2, or to comply with C406.2.4.2 Enhanced digital interior lighting controls; provide sequence of operations that describes required		
NA	C405.2.8.1 C405.2.8.3	Luminaire level lighting controls (LLLC)	Indicate on plans that each LLLC luminaire is configured with occupancy sensing control functions (including C405.2.1.3 requirements for open office areas) and continuous full range dimming controls to brighten or dim lights based on occupancy and availab		
NA	C405.2.8.2	Networked lighting control (NLC)	Where NLC are provided to comply with C405.2.8, or to comply with C406.2.4.2 Enhanced digital interior lighting controls; provide sequence of operations that describes required NLC capabilities and performance parameters		
NA	C405.2.8.2 C405.2.8.3	Networked lighting control (NLC)	Indicate on plans that each NLC luminaire is individually addressable or document exception applied; Indicate on plans that each NLC luminaire is configured with occupancy sensing control functions (including C405.2.1.3 requirements for open office areas)		

Lighting, Motor and Electrical Requirements List, pg 5 of 13

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NA	C405.8.3	High end trim	Where high end trim is required, luminaires shall be initially configured to limit maximum lumen output or lighting power to 85% or to the target design lighting power.		
INTERIOR LIGHTING CONTROLS - ADDITIONAL ENERGY EFFICIENCY MEASURE					
	C406.2.4.2	Enhanced digital interior lighting controls	To comply with the enhanced interior lighting controls measure, provide calculations that demonstrate that lighting in ≥ 50% of the project floor area is provided with LLLC (C405.2.8.1) or NLC (C405.2.8.2) controls with high end trim (C405.2.8.3)		
			Where LLLC is provided, indicate on plans that each LLLC controlled luminaire is configured with integral sensors; where NLC is provided, indicate on plans that each NLC controlled luminaire is configured to be independently addressable; provide sequence		
NA	C406.2.4.1	Enhanced lighting controls in Group R-2	In Group R-2 occupancies, indicate on plans a master control at the main entrance to each dwelling or sleeping unit that switches off all lights and switched receptacles (may be two controls, one for lights and the other for receptacles); indicate on plan		
INTERIOR LIGHTING CONTROLS - LIGHTING LOAD MANAGEMENT MEASURE					
NA	C406.3.1	Interior lighting DDC controls & real-time demand response	To comply with the interior lighting load management measure, indicate automatic lighting controls are connected to a central DDC system capable of activation by an external utility signal; where utility real-time demand or pricing program exists, indicat		
NA	C406.3.1	Interior lighting power reduction controls	Indicate lighting controls are configured to gradually reduce by continuous dimming the interior general area lighting power by ? 20% in response to a peak demand signal; calculate the percentage of total building floor area served by load management ligh		
NA	C406.3.1	Warehouse & retail storage interior lighting power reduction controls	For warehouse & retail storage areas, indicate method of interior general area lighting power reduction (continuous dimming by ? 20%; switching off ? 25% of lighting power).		
EXTERIOR LIGHTING CONTROLS					
YES	C405.2.9 C405.2.9.1 C405.2.9	Exterior lighting controls	For all exterior lighting, indicate on plans automatic controls (either daylight sensing or astronomic time clock) configured to turn lighting off when daylight is present; or indicate exception applied.	EL0.01	
NA			For exterior building facade & landscape lighting, indicate that controls are configured to turn this lighting off when daylight is present for a minimum of 6 hours per night, or from 1 hour after closing to 1 hour before opening per the occupancy schedul		

Lighting, Motor and Electrical Requirements List, pg 6 of 13

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NA			For outdoor parking area (not parking garage) luminaires that are mounted ≤ 24 feet high and are rated at ≥ 40 watts, indicate that controls are configured to turn this lighting off when daylight is present; in addition, indicate controls are config		
YES			For exterior lighting other than building facade, landscape and outdoor parking area lighting, indicate controls are configured to reduce lighting power by at least 50% from 12am-6am, or 1 hour after closing to 1 hour before opening, or when no activity i	EL0.01	
	C405.2.10	Parking garage lighting control	Indicate all interior parking garage lighting fixtures are provided with time switch controls (per C405.2.2.1) or occupancy sensor controls (per C405.2.1.1); indicate controls are configured to reduce lighting power by at least 30% when no activity is det		
NA	C405.2.10	Parking garage lighting control - Perimeter lighting zones	For parking garage lighting fixtures located within 20 feet of perimeter wall openings, indicate on plans that daylight sensing controls are configured to reduce lighting power by at least 50%, or exception applied		
	C405.2.10	Parking garage lighting control - Eye adaptation lighting	For lighting fixtures at vehicle entrances & exits, indicate on plans that daylight sensing controls are configured to reduce lighting power by at least 50% from sunrise to sunset.		
NA	C405.3	Lighting for plant growth and maintenance	For permanently installed lighting fixtures used specifically for plant growth and maintenance, indicate that the photosynthetic photon efficacy measured at the lamp or luminaire is ≥ 1.7 ¡¿½mol/J in greenhouses and ≥ 1.9 ¡¿½mol/J in all other indoo		
NA	C405.5.4	Exterior gas-fired lighting appliances	Indicate ignition system is a method other then continuously burning pilot light.		
INTERIOR & EXTERIOR LIGHTING CONTROL CIRCUITS					
YES	C405.2.7	Area controls - Master control switches	Indicate location(s) of lighting master control switch(es) intended to control multiple independent switches; a circuit breaker may not be used as a lighting master control switch	E2.01 (LCP)	
YES			Verify the maximum power controlled by any single lighting control switch or automatic control device is no more than a 20 amp circuit loaded to ? 80%.	E5.02	
INTERIOR LIGHTING POWER & EFFICACY					
	C405.4.1	Total connected interior lighting power	Include all luminaires in interior lighting fixture schedule; indicate fixture types, lamps, ballasts and rated watts per fixture; include rated wattage of lamps for luminaires with lamps connected directly to building power; include wattage limit of tran	EL0.01	

7/16/25	60% OWNER REVIEW
8/27/25	90% OWNER REVIEW
9/12/25	ISSUE FOR PERMIT
11/18/25	ISSUE FOR CONSTRUCTION

XIN DONG LIU — STATE OF WASHINGTON — 54379 — REGISTERED PROFESSIONAL ENGINEER

GLUMAC
A TETRA TECH COMPANY
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Seattle, WA 98101
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CITY OF Vancouver WASHINGTON

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TERMINAL RENOVATION PROJECT
PEARSON FIELD
101 EAST RESERVE ST.
VANCOUVER, WA 98661

DRAWING TITLE:
ENERGY CHECKLIST

DRAWN BY: Author
CHECKED BY: Checker

E0.05

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ISSUE FOR CONSTRUCTION

FAA GRANT #3-53-0139-022-2026

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NA			Identify spaces eligible for lighting power exemption on plans and in WSEC interior lighting compliance reports; indicate the exception applied		
NA			Identify lighting equipment eligible for lighting power exemption in fixture schedule and in WSEC interior lighting compliance reports; indicate the exception applied.		
	C405.1.1	Lighting in dwelling units	Include all permanently installed luminaires in dwelling units in interior lighting fixture schedule; include luminaire lighting power and efficacy (lumens)		
			Include all permanently installed luminaires in sleeping units in interior lighting fixture schedule; include luminaire lighting power or efficacy (lumens) depending on compliance path taken per C405.1		
NA			For all permenantly installed luminaires, indicate in interior lighting fixture schedule that rated lamp efficacy is ≥ 65 lumens/watt or luminaire efficacy is ≥ 45 lumens/watt.		
YES	C405.4.2	Interior lighting power allowance (LPA)	Indicate which interior LPA method is applied to the entire building (Building Area Method or Space-by-Space Method); indicate LPA applied is Space-by-Space Method for partial building projects and for buildings with unfinished spaces.	E0.04	
INTERIOR LIGHTING POWER CALCULATION - INDICATE COMPLIANCE PATH TAKEN					
NA	C405.4.2.1	Building Area Method	Demonstrate that total proposed interior lighting wattage per building does not exceed the sum of the maximum allowed wattages for all building area types; identify locations of building areas on plans; provide WSEC interior lighting compliance reports.		
YES	C405.4.2.2	Space-By-Space Method	Demonstrate that total proposed interior lighting wattage does not exceed the maximum allowed wattage; identify locations of space types on plans, including additional allowance retail display areas and areas with display, highlight and decorative lightin	E0.04	
INTERIOR LIGHTING POWER & EFFICACY - ADDITIONAL ENERGY EFFICIENCY MEASURES					
NA	C406.2.3.1 C406.2.3.2	Reduced interior lighting power density (LPD)	To comply with the reduced interior LPD additional energy efficiency measure, demonstrate that total proposed interior LPD wattage is 10% or 20% lower than the total interior LPA wattage for the area the reduced lighting power measure is being applied to		

Lighting, Motor and Electrical Requirements List, pg 8 of 13

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	C406.2.3.3	Reduced interior LPD - Dwelling & sleeping unit lamp efficacy	To comply with reduced interior LPD additional energy efficiency measure for a building with dwelling units or sleeping units, indicate in interior lighting fixture schedule that all permenantly installed luminaires have a rated lamp efficacy ≥ 90 lume		
EXTERIOR LIGHTING POWER & EFFICACY					
	C405.5.2	Total connected exterior lighting power	Include all luminaires in exterior lighting fixture schedule; indicate fixture types, lamps, ballasts and rated watts per fixture; include rated wattage of lamps for luminaires with lamps connected directly to building power; include wattage limit of tran	EL0.01	
NA			Identify exterior lighting applications eligible for lighting power exemption on plans and in WSEC exterior lighting compliance reports; indicate the exception applied.		
YES	TABLE C405.5.3(1)	Exterior lighting zone	Indicate the building exterior lighting zone as specified by the AHJ.	E0.04	
NA	C405.5.1	Exterior building grounds lighting	For building grounds lighting fixtures rated at greater than 25 watts, indicate in exterior lighting fixture schedule that fixtures have a rated lamp efficacy ≥ 100 lumens/watt or indicate the exception applied.		
EXTERIOR LIGHTING POWER CALCULATION					
YES	C405.5.3	Exterior lighting power allowance (LPA)	Demonstrate that total proposed exterior surface lighting wattage does not exceed the maximum allowed wattage (including base site allowance); identify locations of exterior surfaces on plans; provide WSEC exterior lighting compliance reports	E0.04	
YES			Demonstrate that total proposed wattage for each additional allowance exterior surface type does not exceed the LPA for the surface type (includes base site allowance remaining after C405.5.3 LPA calculation); identify locations of additional allowance ex	E0.04	
LIGHTING SYSTEMS ALTERATIONS					
NA	C503.7.1	New lighting systems and controls	Where new interior or exterior lighting systems are installed within an existing building site, indicate new lighting controls comply with C405.2; indicate commissioning of lighting controls (C408.4) and lighting system energy end-use metering (C409.3) wi		
YES	C503.7.2	Interior lighting & parking garage lighting alteration	Include all new luminaires in interior lighting fixture schedule in plans, provide same lighting fixture information as for new construction per C405.4.1 and C405.4.2	EL0.01, E0.04, spec div 26	

Lighting, Motor and Electrical Requirements List, pg 9 of 13

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			For alterations that add or replace ≥ 20% of luminaires within an interior space or parking garage, indicate which interior lighting power allowance (LPA) method is applied to the alteration project area (Space-by-Space Method for partial building alte		
			Demonstrate that total proposed interior lighting wattage (including existing-to-remain lighting wattage) within the alteration project area does not exceed the maximum allowed wattage (Space-by-Space Method) or the sum of the maximum allowed wattages for		
NA	C503.7.2	Interior lighting alterations (LPA) - Add/replace	For alterations that add or replace < 20% of luminaires in an interior space or parking garage, calculate total existing interior lighting wattage within the project area prior to the alteration		
NA	C503.7.2	Interior lighting alterations (LPD) - Add/replace	Demonstrate that total proposed interior lighting wattage (including existing-to-remain lighting wattage) within the alteration project area does not exceed the total existing interior lighting wattage prior to the alteration; provide WSEC interior lighti		
YES			Include all new luminaires in exterior lighting fixture schedule in plans, provide same lighting fixture information as for new construction per C405.5.2	EL0.01	
	C503.7.2	Exterior lighting alterations (LPA) - Add/replace &ge 20%	For alterations that add or replace ≥ 20% of exterior lighting wattage, indicate exterior lighting power allowance (LPA) calculated in the same manner as for new construction		
NA	C503.7.2	Exterior lighting alterations (LPD) - Add/replace &ge 20%	Demonstrate that total proposed exterior lighting wattage (including existing-to-remain lighting wattage) does not exceed the maximum allowed wattage; identify locations of surface types on plans, including additional allowance surfaces; provide WSEC exte		
NA	C503.7.2	Exterior lighting alterations (LPA) - Add/replace	For alterations that add or replace < 20% of exterior lighting wattage, calculate total existing exterior lighting wattage prior to the alteration		
NA	C503.7.2	Exterior lighting alterations (LPD) - Add/replace	Demonstrate that total proposed exterior lighting wattage (including existing-to-remain lighting wattage) does not exceed the total existing exterior lighting wattage prior to the alteration; identify locations of surface types on plans, including additio		
YES	C503.7.3	Interior lighting wiring & circuiting alterations	Where new wiring is installed to serve new interior luminaires and /or luminaires are relocated to a new circuit; indicate manual and automatic lighting controls are provided (as applicable) - manual & light reduction (C405.2.3 & C405.2.4); occupancy sens	EL0.01, EL2.01	

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YES			Where new wiring is installed to serve new exterior luminaires and /or luminaires are relocated to a new circuit; indicate circuit power area controls (C405.2.7) are provided; indicate commissioning of exterior lighting controls (C408.4) will be provided,	div 26 spec	
NA	C503.7.4	Lighting panel alterations	Where a new interior and/or exterior lighting panel is installed or an existing panel is moved (including all new raceway and conductor wiring), indicate all of the same interior lighting controls requirements as for wiring & circuiting alterations apply,		
	C503.7.5	Newly-created rooms	Where interior space(s) are reconfigured (permanently installed walls or ceiling-height partitions) to create new enclosed spaces, indicate the following manual and automatic lighting controls are provided (as applicable) - manual & light reduction (C405.		
NA	C504.2	Lighting repairs	Identify existing luminaires being upgraded with bulb and / or ballast replacement; indicate fixture alteration does not increase existing fixture wattage		
NA	C505.1	Change of interior space use	Identify spaces on plans where the building area type or space use type is being changed from one type to another per Tables C405.4.2(1) or (2) including additional allowance retail display areas and areas with display, highlight and decorative lighting		
NA			Demonstrate that total proposed interior lighting wattage (including existing-to-remain lighting wattage) within the alteration project area does not exceed the maximum allowed wattage (Space-by-Space Method) or the sum of maximum allowed wattage per each		
RECEPTACLES					
NA	C405.10	Automatic receptacle control	Provide schedule on electrical plans that lists the number of controlled and uncontrolled receptacles in each space where controlled receptacles are required - classrooms, enclosed offices, conference rooms, copy/print rooms, break rooms and individual wo		
NA			Identify all controlled and uncontrolled receptacles on electrical plans; indicate that ≥ 50% of all receptacles are provided with automatic controls in each space where they are required; include receptacle configuration such as spacing between contro		
NA			Indicate on plans the method of automatic control for each controlled receptacle zone (occupant sensor or programmable time-of-day control); indicate that the area served by each control device does not exceed 5,000 sf.		

Lighting, Motor and Electrical Requirements List, pg 11 of 13

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The following information is necessary to check a permit application for compliance with the lighting systems, motors and electrical system requirements in the Washington State Energy Code, Commercial Provisions.
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NA	C405.2.6, Item 2	Switched receptacles in sleeping units	Indicate method of automatic off control of all switched receptacles in sleeping units (vacancy or key card control).		
NA	C405.7.1	Electric receptacles at dwelling unit gas appliances	In all designated appliance locations within dwelling units (kitchen cooking appliances, laundry and domestic water heating), indicate electric receptacles or junction box & circuit within 12 inches of the appliance location with sufficient capacity to se		
NA	C503.7.7	Electrical receptacle alerations	For alteration project areas ≥ 5,000 sf where electric receptacles are added or replaced, indicate receptacles are provided with automatic controls per C405.10, or exception applied.	Square footage of alteration is less than 5,000SF	
ELECTRIC MOTORS					
NA	C405.8	Electric motor efficiency	Include all motors, including fractional hp motors, in electric motor schedule on electrical plans; indicate motor type, horsepower, rpm, rated efficiency, or exception applied.	No motors on project	
ELEVATORS, ESCALATORS & MOVING WALKS					
NA	C405.9.1	Elevator cabs	For luminaires in each elevator cab, provide calculations that demonstrate average efficacy is not less than 35 lumens per watt		
NA			For elevators that do not have an integral air conditioning system, indicate rated watts per cFm for elevator cab ventilation fans do not exceed 0.33 watts per cFm		
NA			Indicate automatic controls that de-energize lighting and ventilation fans when elevator is stopped and unoccupied for a period of 15 minutes or more.		
NA	C405.9.2	Escalators and moving walks	Indicate escalators and moving walks comply with ASME A17.1/CSA B44 and are provided with automatic controls that are configured to reduce operational speed to the minimum permitted when not in use, or exception applied.		
NA	C405.9.3	Escalator energy recovery	Indicate escalators are designed to recover electrical energy when resisting overspeed in the down direction.		
RENEWABLE ENERGY					
NA	C411	Renewable Energy	For new construction, including additions, change of use, and change of occupancy, with floor area ≥ 10000sf; provide documentation of on-site renewable energy capacity; provide calculations supporting applicable exceptions; if qualifying by exception provide an accounting for the additional Additional Energy Efficiency Credits that will be required		

Lighting, Motor and Electrical Requirements List, pg 12 of 13

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RENEWABLE ENERGY - ADDITIONAL ENERGY EFFICIENCY MEASURE					
NA	C406.2.5	On-site and off-site renewable energy	To comply with the renewable energy measure, provide an accounting of on-site and any contracted off-site renewable energy capacity; for all off-site sources, indicate the C411.2 renewable energy source type, energy factor, and the rated capacity and calculated code credited kW; indicate on-site renewables used to comply with C411 or for a code exception elsewhere in the code; with the remaining renewable energy provide Equation 4-17 calculations showing the achieved credits and that the achieved credits are ? the base credits for the measure		
NA	C406.2.5	On-site and off-site renewable energy	Provide documentation that all off-site renewable energy systems comply with Sections C411.2.2 and C411.2.3 including all contracts, and the ownership and location of off-site generation		
ELECTRIC ENERGY STORAGE - LOAD MANAGMENT MEASURE					
NA	C406.3.4	Electric energy storage	To comply with the electrical energy storage load managment measure, indicate automatic controls shall store electricity in electric storage devices during nonpeak periods and use stored energy during peak periods; Document the total electric storage device capacity; indicate it is ? 5 Wh/sf (58 Wh/sm) of gross building area; for proration provide the proration calculations supporting the claimed credit		
GENERAL ELECTRICAL SYSTEMS					
NA	C405.6	Electrical transformers	Include electrical transformer schedule on electrical plans; indicate transformer type, size (kVA), efficiency, or exception applied.		
NA	C405.7	Dwelling unit electrical energy consumption	Indicate on electrical plans that each dwelling unit in a Group R-2 building has a separate electrical energy meter, or exception applied.		
YES	C405.11	Voltage drop	Indicate wire conductors are sized so that the maximum voltage drop from customer service conductors to branch circuit conductors is &le 5%.	Refer to sheet E0.02 and E2.01	
NA	C405.12	Alternating current-output uninterruptible power supplies (AC-output UPS)	Indicate in plans that AC-output UPS systems serving computer rooms meet or exceed the calculation and testing requirements identified in ENERGY STAR Program Requirements for Uninterruptible Power Supplies (UPS) ? Eligibility Criteria Version 2.0.	UPS is not in project	
COMMISSIONING (CX)					

7/16/25	60% OWNER REVIEW
8/27/25	90% OWNER REVIEW
9/12/25	ISSUE FOR PERMIT
11/18/25	ISSUE FOR CONSTRUCTION

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CITY OF Vancouver WASHINGTON

ISSUE FOR CONSTRUCTION

FAA GRANT #3-53-0139-022-2026

PEARSON FIELD
TERMINAL RENOVATION PROJECT
PEARSON FIELD
101 EAST RESERVE ST.
VANCOUVER, WA 98661

DRAWING TITLE:
ENERGY CHECKLIST

DRAWN BY: Author
CHECKED BY: Checker

E0.06

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Lighting, Motor and Electrical Requirements List, pg 13 of 13

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	C408.4	Scope of electrical power & lighting systems commissioning	Indicate that all electrical systems (receptacles, transformers, motors, vertical & horizontal transportation) for which the WSEC requires control functions and/or configuration to perform specific functions are required to be commissioned; include docume		
			Where total building lighting load is ≥ 10 kW or the total lighting load of luminaires requiring daylight sensing and/or occupancy control is ≥ 5 kW, indicate that all automatic lighting control systems are required to be commissioned; or provide ca		
	C408.1.1	Commissioning requirements in construction documents	Indicate Cx requirements in plans and specifications for all applicable electrical and lighting control systems		
	C408.1.2 C103.6.3	Commissioning requirements in construction documents	General summary of Cx plan shall include the following: 1) Narrative description of activities; 2) Responsibilities of the Cx team; 3) Schedule of activities including verification of project close out documentation (C103.6); 4) Conflict of interest plan		
	C408.1.3 C408.1.4	Commissioning requirements in construction documents	Include in general summary that a Cx project report and Cx Compliance Checklist (Figure C408.1.4.1) shall be completed by the Certified Cx Professional and provided to the owner prior to the final electrical inspection.		
YES	C408.4.1	Functional performance testing criteria	Identify in plans and specifications the intended operation of all electrical equipment and controls during all modes of operation, including interfacing between new and existing-to-remain systems.	Refer to sheet E0.00, E0.01 and specifications.	
PROJECT CLOSE OUT					
YES	C103.6.3	Documentation requirements	Indicate in plans that project close out documentation is required; indicate information shall include WSEC lighting compliance reports that document all interior lighting areas and space types, exterior lighting surface types, interior/exterior lighting	Refer to sheet E0.00, E0.01, E0.04 and specifications.	
If "no" is selected for any question, provide explanation.					

7/16/25 60% OWNER REVIEW
8/27/25 90% OWNER REVIEW
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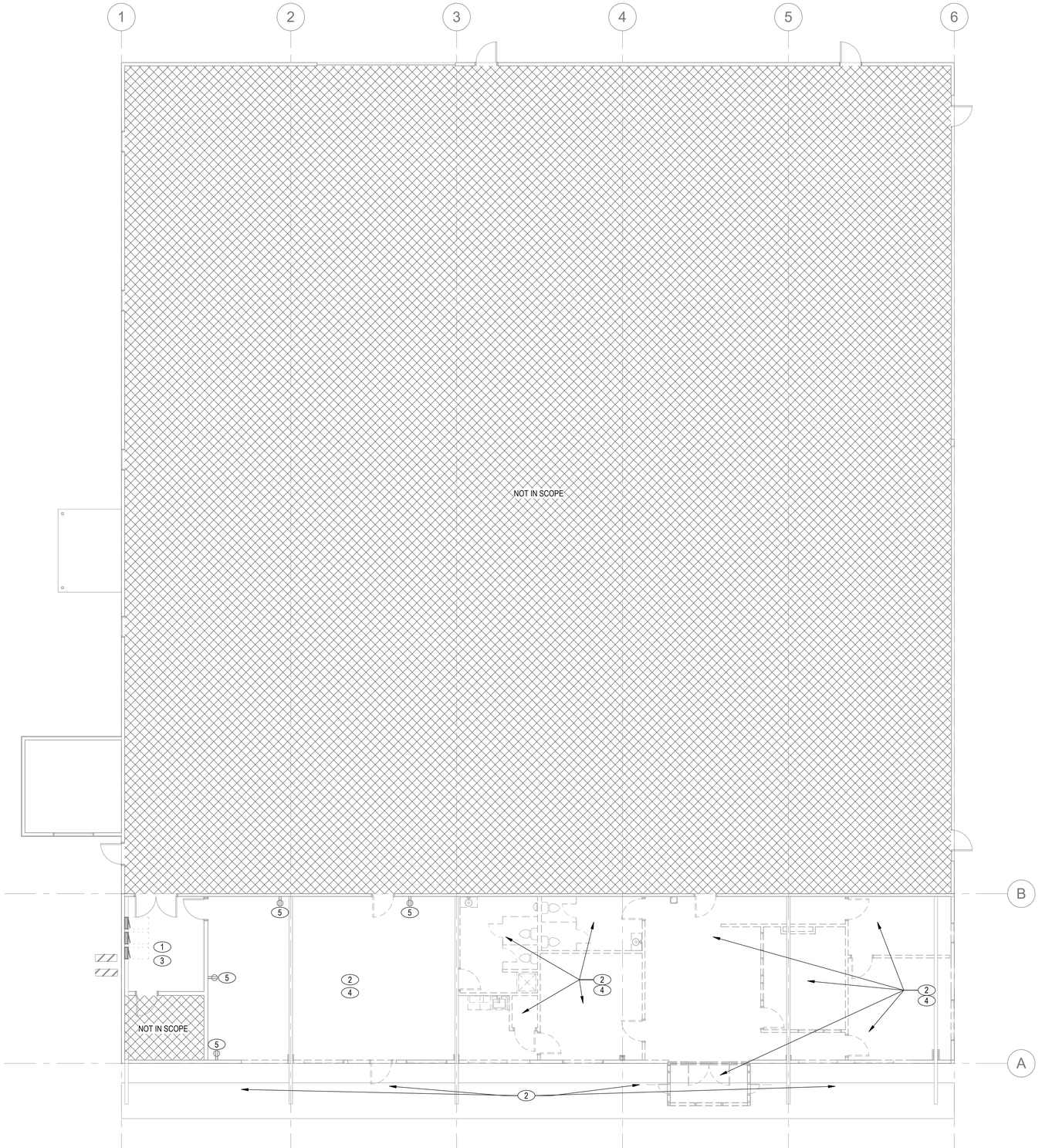

KEYED NOTES (#)

1. EXISTING LIGHTING AND LIGHTING CONTROLS IN THIS SPACE TO REMAIN.
2. DEMOLITION SCOPE OF WORK AREA. CONTRACTOR TO REMOVE AND DEMOLISH ALL LIGHT FIXTURES AND LIGHTING CONTROLS.
3. NOT IN SCOPE OF WORK. EXISTING ELECTRICAL INFRASTRUCTURE TO REMAIN.
4. REMOVE ALL EXISTING ELECTRICAL DEVICES ON WALLS TO BE DEMOLISHED. REMOVE BRANCH CIRCUIT WIRING TO SOURCE OR LAST DEVICE TO REMAIN. REFER TO DEMO NOTES ON SHEET E0.02.
5. EXISTING RECEPTACLE TO REMAIN. MAINTAIN CONTINUITY OF EXISTING BRANCH CIRCUIT WIRING.

1 DEMO FLOOR PLAN - POWER

SCALE: 1/8" = 1'-0"

1/8" = 1'-0"

0 8' - 0" 16' - 0" 24' - 0" 32' - 0"

7/18/25	60% OWNER REVIEW
8/27/25	90% OWNER REVIEW
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DRAWING TITLE:
DEMO FLOOR PLAN - POWER AND LIGHTING

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CHECKED BY: Checker

ED2.01

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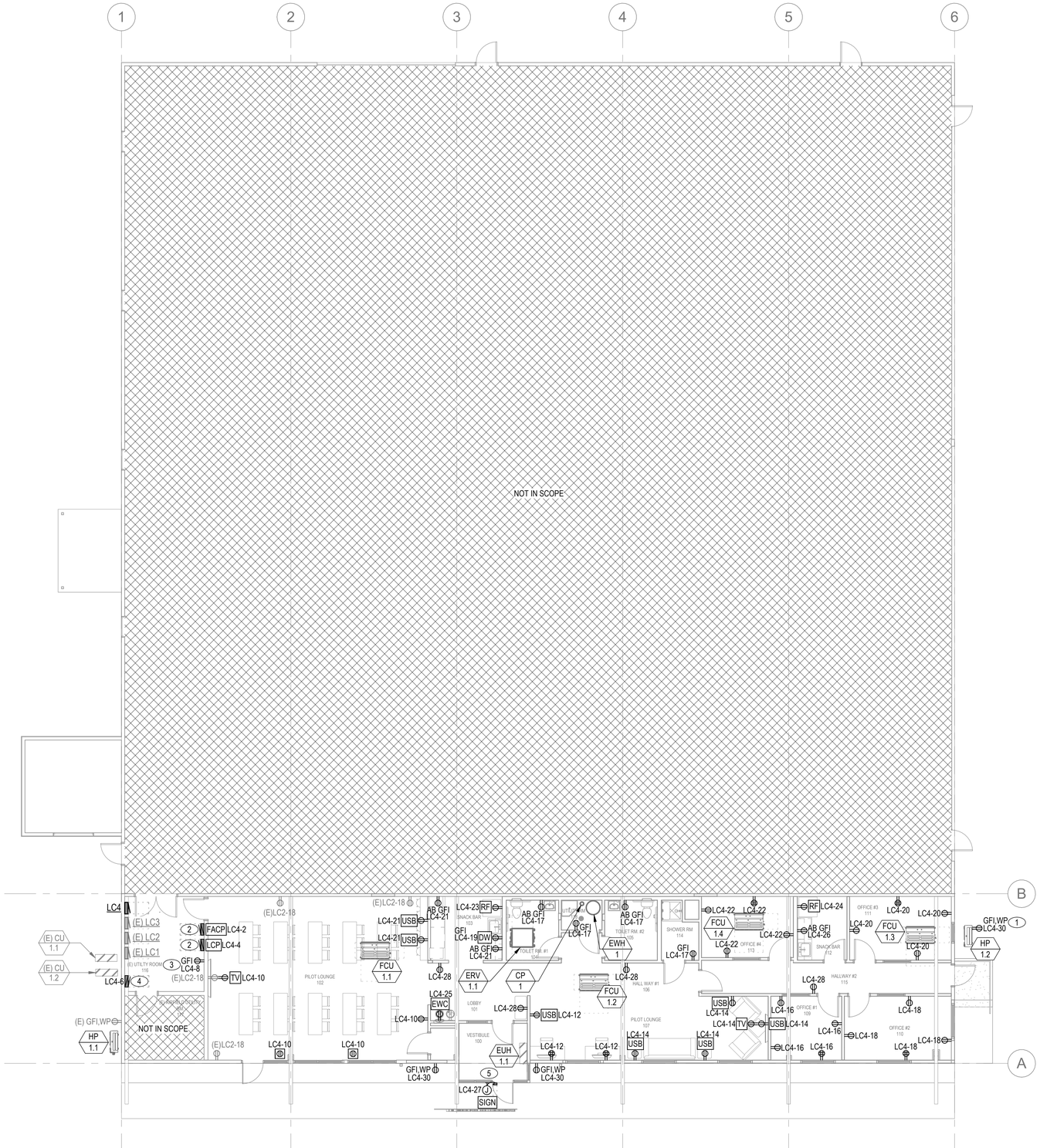

KEYED NOTES (#)

1. CONTRACTOR TO FIELD VERIFY THAT MECHANICAL UNIT IS WITHIN 25' OF CONVENIENCE RECEPTACLE. IF NOT, PROVIDE GFCI RECEPTACLE WITH WEATHERPROOF HOUSING AT UNIT. CIRCUIT TO NEAREST RECEPTACLE CIRCUIT.
2. PROVIDE 120V, 20A CIRCUIT TO CONTROL PANEL. COORDINATE EXACT LOCATION WITH ARCHITECT.
3. CONTRACTOR TO FIELD VERIFY THAT ELECTRICAL PANELS ARE WITHIN 25' OF CONVENIENCE GFCI RECEPTACLE. IF NOT, PROVIDE GFCI RECEPTACLE.
4. PROVIDE 120V, 20A CIRCUIT TO ACCESS CONTROL PANEL. COORDINATE EXACT LOCATION WITH ARCHITECT AND EXACT REQUIREMENTS WITH MANUFACTURER.
5. PROVIDE ELECTRICAL POWER WITH WEATHERPROOF DISCONNECT FOR SIGN ABOVE VESTIBULE. REFER TO ARCHITECTURAL DRAWINGS FOR EXACT LOCATION AND MANUFACTURER FOR POWER REQUIREMENTS.

1 **FLOOR PLAN - POWER**
SCALE: 1/8" = 1'-0"

1/8" = 1'-0"
0 8' - 0" 16' - 0" 24' - 0" 32' - 0"

7/18/25	60% OWNER REVIEW
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FLOOR PLAN - POWER

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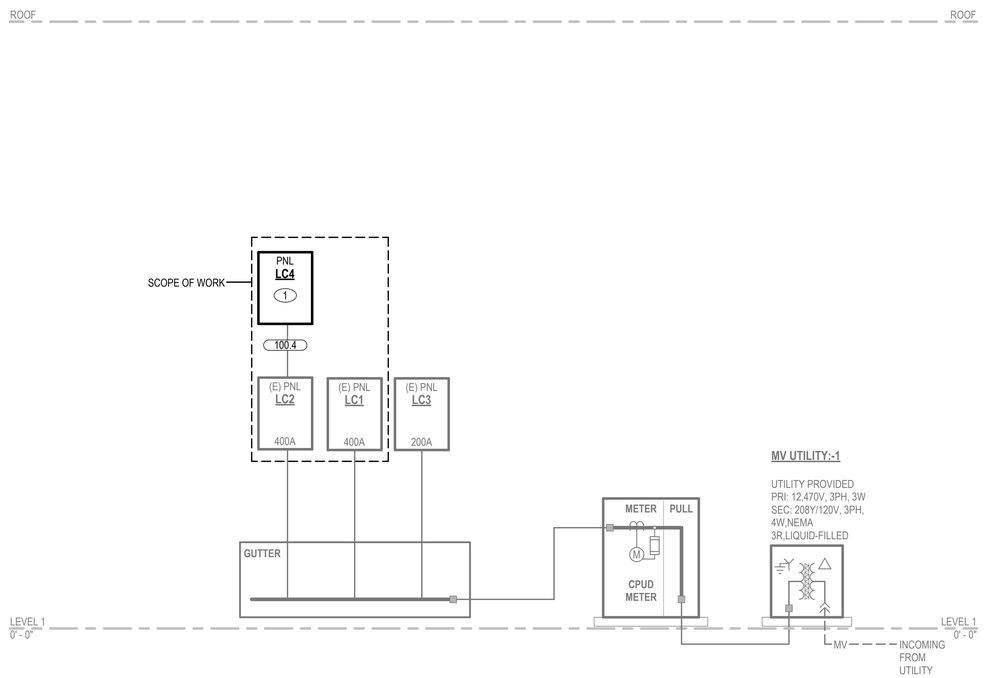
ELECTRICAL LOAD SUMMARY

PANEL DESCRIPTION	NEW LOAD	EXISTING LOAD TO BE REMOVED (KW)	NET LOAD CHANGE (KW)	NEW LOAD (KW)	PANEL VOLTAGE	NEW LOAD (AMPS)	PANEL BUS RATING	PANEL MAIN CB OR FEEDER CB
LC1	HP 1.1 & HP 1.2	11.26	-2.94	8.32	208	23.09	400A	400A
LC2	LC4 & EWH 1	31.10	1.53	32.63	208	90.57	400A	400A
	TOTALS		-1.41					



1 **PARTIAL ELECTRICAL SINGLE LINE DIAGRAM**
SCALE: NONE

SHEET NOTES

A. PARTIAL SINGLE LINE DIAGRAM INCLUDED FOR REFERENCE ONLY.
B. REFER TO SCHEDULES FOR FEEDER SIZES.
C. ALL COMPONENTS SHALL BE FULLY RATED FOR MAXIMUM AVAILABLE FAULT CURRENT. SERIES RATED EQUIPMENT IS NOT ALLOWED.
D. PROVIDE CABLE SUPPORTS FOR CONDUCTORS IN VERTICAL RACEWAYS PER NEC 300.19.
E. WHERE FEEDER CONDUCTORS HAVE BEEN OVERSIZED FOR VOLTAGE DROP AND ARE LARGER THAN THE LANDING BLOCKS OF THE DESTINATION BREAKER, REDUCE THE FEEDER SIZE PRIOR TO LANDING ON THE BREAKER. ALL REDUCTIONS AND SPLICING SHALL OCCUR OUTSIDE OF THE PANEL ENCLOSURE AT THE NEAREST PRACTICAL LOCATION IN AN ENCLOSURE LISTED FOR THIS PURPOSE.
F. ALL VARIABLE FREQUENCY DRIVES AND MOTOR CONTROLLERS, INCLUDING THOSE PROVIDED BY OTHER TRADES, SHALL BE SIZED FOR THE MOTOR BEING SERVED, RATED FOR AVAILABLE FAULT CURRENT AND INCLUDE OVERLOAD PROTECTION FOR THE MOTOR HP AND CLASS BEING SERVED.
G. PROVIDE ARC-FLASH HAZARD ANALYSIS STUDY BASED ON INSTALLED EQUIPMENT AND CONDUCTORS PER NEC 110.16. INSTALL ARC-FLASH WARNING LABELS ON ALL ELECTRICAL EQUIPMENT INCLUDED IN STUDY.

KEYED NOTES (#)

1. BRANCH PANEL TO MATCH KAIC RATING OF UPSTREAM ELECTRICAL PANEL.

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ELECTRICAL SINGLE LINE DIAGRAM
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PANEL SCHEDULE NOTES

[E] EXISTING TO REMAIN.
[D] CIRCUIT TO BE DEMOLISHED. CONTRACTOR TO FIELD VERIFY. LABEL CIRCUIT AS SPARE.
[NL] NEW LOAD ON EXISTING BREAKER.
[NB] NEW LOAD ON NEW BREAKER.
[GFI] PROVIDE 5MA GFCI CIRCUIT BREAKER FOR PERSONNEL PROTECTION.

PANEL: (E) LC1 — EXISTING

VOLTAGE: 208Y/120V, 3PH, 4W
MOUNTING: SURFACE
BUS RATING: 400 A
MAIN AMPS: 400 A MCB
AIC RATING: SEE EXISTING
NEMA RATING: Type 1
INTEGRAL SPD: No
ISOL GROUND BAR: No
FEED-THRU LUGS: No
DOUBLE-LUGS: No
LOCATION: (E) UTILTY ROOM 116
SUPPLY FROM: GUTTER

CKT	TRIP	POLE	DESCRIPTION	TYPE	A (kVA)		B (kVA)		C (kVA)		TYPE	DESCRIPTION	POLE	TRIP	CKT
1					3.84	3.84									2
3	40 A	3	[E] HANGAR UNIT HTR NW	--			3.84	3.84			--	[E] HANGAR UNIT HTR CENTER E	3	40 A	4
5									3.84	3.84					6
7					3.84	3.84									8
9	40 A	3	[E] HANGAR UNIT HTR SW	--			3.84	3.84			--	[E] HANGAR UNIT HTR CENTER E	3	40 A	10
11									3.84	3.84					12
13					3.84	3.84									14
15	40 A	3	[E] HANGAR UNIT HTR SE	--			3.84	3.84			--	[E] HANGAR UNIT HTR CENTER E	3	40 A	16
17									3.84	3.84					18
19					3.84	3.84									20
21	40 A	3	[E] HANGAR UNIT HTR	--			3.84	3.84			--	[E] HANGAR UNIT HTR CENTER E	3	40 A	22
23									3.84	3.84					24
25					3.84	3.84									26
27	40 A	3	[E] HANGAR UNIT HTR	--			3.84	3.84			--	[E] HANGAR UNIT HTR NE	3	40 A	28
29									3.84	3.84					30
31	20 A	2	[NB] HP 1.1	C	1.66	2.5					C	[NB] HP 1.2	2	30 A	32
33							1.66	2.5							34
35									3.84	1.5	--	[E] EXTERIOR GFCI	1	20 A	36
37	40 A	3	[E] STRIP HEAT WEST	--	3.84	1.5					--	[E] EAST OUTSIDE OUTLET	1	20 A	38
39							3.84	0			--	[E] SPARE	2	40 A	40
41	20 A	1	[E] SPARE	--					0	0					42
SPECIAL PANEL FEATURES					47.9 kVA		46.4 kVA		43.74 kVA		CIRCUIT NOTES				

LOAD TYPE	CONNECTED	DEMAND FACTOR	DEMAND LOAD
C	8.32 kVA	125%	10.4 kVA
Spare	129.72 kVA	100%	129.72 kVA

LOAD TYPE KEY: C = CONTINUOUS; E = ELEVATOR; K = KITCHEN; L = LIGHTING; M = MOTOR; MOTOR = LARGEST MOTOR; N = NON-CONTINUOUS; R = RECEPTACLE

PANEL TOTALS	KVA	AMPS
TOTAL CONNECTED LOAD:	138.04 kVA	383.2 A
TOTAL DEMAND LOAD:	140.12 kVA	388.9 A
SPARE CAPACITY:	0%	0%
DESIGNED CAPACITY:	**140.12 kVA**	**389 A**

PANEL: (E) LC2 — EXISTING

VOLTAGE: 208Y/120V, 3PH, 4W
MOUNTING: SURFACE
BUS RATING: 400 A
MAIN AMPS: 400 A MCB
AIC RATING: SEE EXISTING
NEMA RATING: Type 1
INTEGRAL SPD: No
ISOL GROUND BAR: No
FEED-THRU LUGS: No
DOUBLE-LUGS: No
LOCATION: (E) UTILTY ROOM 116
SUPPLY FROM: GUTTER

CKT	TRIP	POLE	DESCRIPTION	TYPE	A (kVA)		B (kVA)		C (kVA)		TYPE	DESCRIPTION	POLE	TRIP	CKT
1	20 A	1	[E] WORK BENCH LITES	--	1.5	1.5					--	[E] HANGAR LITES	1	20 A	2
3	20 A	1	[E] HANGAR LITES W ROW	--			1.5	1.5			--	[E] HANGAR LITES	1	20 A	4
5	20 A	1	[E] HANGAR LITES W ROW	--					1.5	1.5	--	[E] WEST NIGHT LITES	1	20 A	6
7	20 A	1	[E] HANGAR LITES W ROW	--	1.5	0					--	[D] PHONE RECEPT / COMPUTER	1	20 A	8
9	20 A	1	[E] PARTS LITES	--			1.5	0			--	[D] RM 7,8 RECEPT	1	20 A	10
11	20 A	1	[D] RM 12 LITES	--					0	1.5	--	[E] BENCH RECEPT	1	20 A	12
13	20 A	1	[D] RM 7 & 8 LITES EAST TO WEST	--	0	1.5					--	[E] BENCH RECEPT	1	20 A	14
15	20 A	1	[D] OFFICE 4,6,7 LITES	--			0	1.5			--	[E] BENCH RECEPT	1	20 A	16
17	30 A	1	[D] RM 2,3 LITES	--					0	1.5	--	[E] HANGAR RECEPT NE	1	20 A	18
19	30 A	1	[D] RM 2,3 RECEPTS	--	0	1.5					--	[E] HANGAR RECEPT CENTER W	1	20 A	20
21							3.84	1.5			--	[E] OUTSIDE LITES & DOOR	1	20 A	22
23	40 A	3	[E] HANGAR UNIT HTR NE	--					3.84	1.5	--	[E] WASH RM LITES & RECEPT. OUTSID...	1	20 A	24
25					3.84	7.23					L; R;				26
27							3.84	8.06			K; C;	[NB] PNL-LC4	3	100 A	28
29	40 A	3	[E] HANGAR UNIT HTR NE	--					3.84	7.27	N;...				30
31					3.84	3.67									32
33	30 A	2	[D] WATER HEATER	--			0	3.67			N	[NB] EWH 1	3	40 A	34
35									0	3.67					36
37					1.5	2.88									38
39	20 A	3	[E] COMPRESSOR NE	--			1.5	2.88			--	[E] HANGAR DOOR SE	3	30 A	40
41									1.5	2.88					42
SPECIAL PANEL FEATURES					30.46 kVA		31.29 kVA		30.5 kVA		CIRCUIT NOTES				

LOAD TYPE	CONNECTED	DEMAND FACTOR	DEMAND LOAD
C	3.14 kVA	125%	3.92 kVA
K	2.52 kVA	90%	2.27 kVA
L	2.24 kVA	125%	2.79 kVA
N	15.35 kVA	100%	15.35 kVA
R	8.82 kVA	100%	8.82 kVA
Motor	1.5 kVA	125%	1.88 kVA
Spare	58.68 kVA	100%	58.68 kVA

LOAD TYPE KEY: C = CONTINUOUS; E = ELEVATOR; K = KITCHEN; L = LIGHTING; M = MOTOR; MOTOR = LARGEST MOTOR; N = NON-CONTINUOUS; R = RECEPTACLE

PANEL TOTALS	KVA	AMPS
TOTAL CONNECTED LOAD:	92.24 kVA	256 A
TOTAL DEMAND LOAD:	93.71 kVA	260.1 A
SPARE CAPACITY:	0%	0%
DESIGNED CAPACITY:	**93.71 kVA**	**260 A**

PANEL: (E) LC3 — EXISTING

VOLTAGE: 208Y/120V, 3PH, 4W
MOUNTING: SURFACE
BUS RATING: 200 A
MAIN AMPS: 200 A MCB
AIC RATING: SEE EXISTING
NEMA RATING: Type 1
INTEGRAL SPD: No
ISOL GROUND BAR: No
FEED-THRU LUGS: No
DOUBLE-LUGS: No
LOCATION: (E) UTILTY ROOM 116
SUPPLY FROM: GUTTER

CKT	TRIP	POLE	DESCRIPTION	TYPE	A (kVA)		B (kVA)		C (kVA)		TYPE	DESCRIPTION	POLE	TRIP	CKT
1	20 A	1	[E] HANGAR LITES E SIDE	--	0	0					--	[E] HANGAR LITES E SIDE	1	20 A	2
3	20 A	1	[E] OUTSIDE LITES	--			0	0			--	[E] HANGAR LITES E SIDE	1	20 A	4
5	20 A	1	[E] OUTSIDE LITES	--					0	0	--	[E] HANGAR LITES E SIDE	1	20 A	6
7	30 A	1	[E] OUTLETS & LITES NW CORN.	--	0	0					--	[E] HANGAR LITES E SIDE	1	20 A	8
9	20 A	1	[E] HANGAR RECEPT SE	--			0	0			--	[E] HANGAR LITES E SIDE	1	20 A	10
11	70 A	2	[E] HANGAR HEAT E SIDE	--					0	0	--	[E] HANGAR LITES E SIDE	1	20 A	12
13					0	0									14
15	70 A	2	[E] HANGAR HEAT E SIDE	--			0	0			--	[E] SEWER PUMP STATION	2	30 A	16
17									0	0					18
19	50 A	2	[E] 220 OUTLETS E SIDE HANGAR	--	0	0					--	[E] HOIST RECEPT	2	20 A	20
21							0	0							22
23	15 A	1	[E] RECEPT.	--					0	0	--	[E] 220 OUTLETS E SIDE HANGAR	2	20 A	24
25	20 A	1	[E] RECEPT	--	0	0					--	[E] REGULATOR RM OUTLETS	1	20 A	26
27	20 A	1	[E] SPARE	--			0	0							28
29	50 A	3	[E] BENCH LITES E HANGAR, LATHE	--					0	0	--	[E] BATTERY CHARGER RECEPT. W WALL, REGULATOR RM HTR	3	20 A	30
31					0	0									32
33							0	0							34
35	15 A	3	[E] CONTROL CIR HEAT WEST HANGAR	--					0	0	--	[E] HANGAR DOOR	3	30 A	36
37					0	0									38
39							0	0			--	[E] UPS CARD READERS (SPARE?)	1	30 A	40
41															42
SPECIAL PANEL FEATURES					0 kVA		0 kVA		0 kVA		CIRCUIT NOTES				

LOAD TYPE	CONNECTED	DEMAND FACTOR	DEMAND LOAD

LOAD TYPE KEY: C = CONTINUOUS; E = ELEVATOR; K = KITCHEN; L = LIGHTING; M = MOTOR; MOTOR = LARGEST MOTOR; N = NON-CONTINUOUS; R = RECEPTACLE

PANEL TOTALS	KVA	AMPS
TOTAL CONNECTED LOAD:	0 kVA	0 A
TOTAL DEMAND LOAD:	0 kVA	0 A
SPARE CAPACITY:	0%	0%
DESIGNED CAPACITY:	**0 kVA**	**0 A**

PANEL: LC4

VOLTAGE: 208Y/120V, 3PH, 4W
MOUNTING: SURFACE
BUS RATING: 100 A
MAIN AMPS: 100 A MLO
AIC RATING: SEE ONE LINE
NEMA RATING: Type 1
INTEGRAL SPD: No
ISOL GROUND BAR: No
FEED-THRU LUGS: No
DOUBLE-LUGS: No
LOCATION: (E) UTILTY ROOM 116
SUPPLY FROM: LC2

CKT	TRIP	POLE	DESCRIPTION	TYPE	A (kVA)		B (kVA)		C (kVA)		TYPE	DESCRIPTION	POLE	TRIP	CKT
1	20 A	2	ERV 1.1	N	0.66	0.5					N	FIRE ACCESS CONTROL PANEL	1	20 A	2
3							0.66	0.5			N	LIGHTING CONTROL PANEL	1	20 A	4
5	15 A	2	FCU 1.1	C					0.68	0.5	N	ACCESS CONTROL PANEL	1	20 A	6
7					0.68	0.18					R	ELECTRICAL RM - RECEPT	1	20 A	8
9	15 A	2	FCU 1.2, 1.3, 1.4	C			0.59	0.84			R; C	PILOT LOUNGE - RECEPTS	1	20 A	10
11									0.59	0.9	R	FLIGHT PLAN RM - RECEPTS	1	20 A	12
13	20 A	1	EUH 1.1	N	1.5	1.02					R; C	FLIGHT PLAN RM - RECEPTS	1	20 A	14
15	20 A	1	PILOT LOUNGE - LIGHTING	L			1.24	0.9			R	OFFICE #1 - RECEPTS	1	20 A	16
17	20 A	1	CP 1 & UTILITY, TOILETS - RECEPTS	R; N					0.76	0.9	R	OFFICE #2 - RECEPTS	1	20 A	18
19	20 A	1	KITCHEN - DISHWASHER	K	1.5	0.9					R	OFFICE #3 - RECEPTS	1	20 A	20
21	20 A	1	KITCHEN - RECEPTS	R			0.72	0.9			R	OFFICE #4 - RECEPTS	1	20 A	22
23	20 A	1	[GFI] KITCHEN - FRIDGE	K					1.2	1.2	K	[GFI] KITCHENETTE - FRIDGE	1	20 A	24
25	20 A	1	[GFI] ELECTRIC WATER COOLER	K	0.12	0.18					R	KITCHENETTE - RECEPT	1	20 A	26
27	20 A	1	SIGN POWER	L			1	0.72			R	HALLWAY, LOBBY - RECEPTS	1	20 A	28
29	20 A	1	SPARE	--					0	0.54	R	EXTERIOR - RECEPTS	1	20 A	30
31	20 A	1	SPARE	--	0	0					--	SPARE	1	20 A	32
33	20 A	1	SPARE	--			0	0			--	SPARE	1	20 A	34
35	20 A	1	SPARE	--					0	0	--	SPARE	1	20 A	36
37	--	1	SPACE	--	--	--					--	SPACE	1	--	38
39	--	1	SPACE	--			--	--			--	SPACE	1	--	40
41	--	1	SPACE	--					--	--	--	SPACE	1	--	42
SPECIAL PANEL FEATURES					7.23 kVA		8.06 kVA		7.27 kVA		CIRCUIT NOTES				

LOAD TYPE	CONNECTED	DEMAND FACTOR	DEMAND LOAD
C	3.14 kVA	125%	3.92 kVA
K	2.52 kVA	90%	2.27 kVA
L	2.24 kVA	125%	2.79 kVA
N	4.35 kVA	100%	4.35 kVA
R	8.82 kVA	100%	8.82 kVA
Motor	1.5 kVA	125%	1.88 kVA

LOAD TYPE KEY: C = CONTINUOUS; E = ELEVATOR; K = KITCHEN; L = LIGHTING; M = MOTOR; MOTOR = LARGEST MOTOR; N = NON-CONTINUOUS; R = RECEPTACLE

PANEL TOTALS	KVA	AMPS
TOTAL CONNECTED LOAD:	22.56 kVA	62.6 A
TOTAL DEMAND LOAD:	24.03 kVA	66.7 A
SPARE CAPACITY:	20%	20%
DESIGNED CAPACITY:	**28.84 kVA**	**80 A**

PANEL SCHEDULE KEY	
(E) PNL-LC1	(E) PNL-LC2
(E) PNL-LC3	PNL-LC4

7/16/25	60% OWNER REVIEW
8/27/25	90% OWNER REVIEW
9/12/25	ISSUE FOR PERMIT
11/18/25	ISSUE FOR CONSTRUCTION

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CITY OF Vancouver WASHINGTON

ISSUE FOR CONSTRUCTION

FAA GRANT #3-53-0139-022-2026

PEARSON FIELD
TERMINAL RENOVATION PROJECT
PEARSON FIELD
101 EAST RESERVE ST.
VANCOUVER, WA 98661

DRAWING TITLE:
PANELBOARD SCHEDULES

DRAWN BY: Author
CHECKED BY: Checker

E5.02

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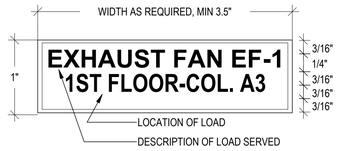
GENERAL EQUIPMENT



CIRCUIT BREAKERS IN DIST. PANELS

NOTES:

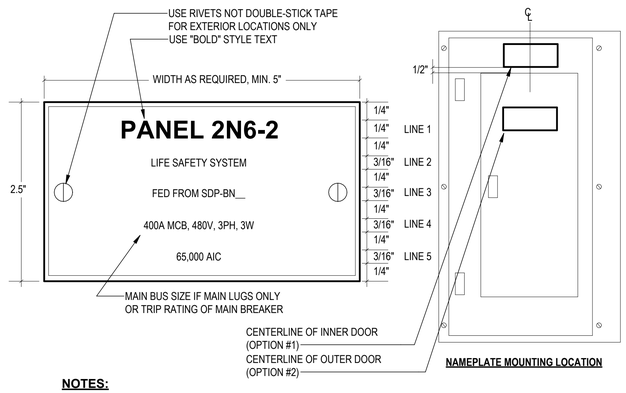
A. SEE DRAWINGS FOR ADDITIONAL NAMEPLATE INFORMATION AND COLORS OF NAMEPLATES FOR DIFFERENT SYSTEMS.

B. TEXT SHOWN ABOVE IS FOR EXAMPLE ONLY. MODIFY TEXT AS REQUIREDTO MATCH EQUIPMENT SPECIFICATIONS.

C. CENTER ALL TEXT HORIZONTALLY.

4 EQUIPMENT IDENTIFICATION NAMEPLATES

SCALE: NONE



NAMEPLATE MOUNTING LOCATION

NOTES:

A. SEE DRAWINGS FOR ADDITIONAL NAMEPLATE INFORMATION AND COLORS OF NAMEPLATES FOR DIFFERENT SYSTEMS.

B. PROVIDE ONE NAMEPLATE FOR EACH PANEL OR MCC SECTION. WHERE SECTION NUMBER TWO AND ABOVE ARE WITHIN. SAME ROOM AND WITHIN 10' OF EACH OTHER SMALLER SIZE NAMEPLATE CAN BE USED.

C. CENTER ALL TEXT HORIZONTALLY.

D. TEXT SHOWN ABOVE IS FOR EXAMPLE ONLY. MODIFY TEXT AS REQUIRED TO MATCH EQUIPMENT SPECIFICATIONS

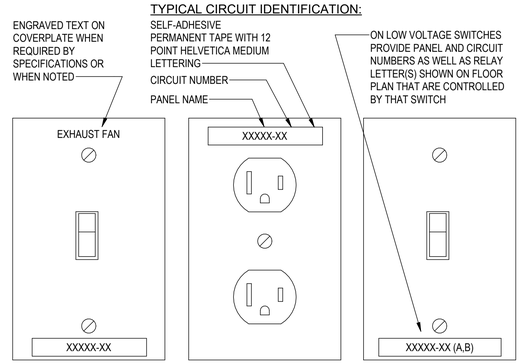
E. DRILL HOLES ON EXTERIOR NAMEPLATES ONLY.

F. PROVIDE TYPED PANEL SCHEDULES IN DOOR SLEEVES FOR ALL PANELS. INDICATE LOAD DESCRIPTION AND BREAKER.

G. NAMEPLATES ARE NOT REQUIRED FOR APARTMENT AND CONDO PANELS.

3 BRANCH PANEL NAMEPLATE

SCALE: NONE



SPECIALTY DEVICE OR SWITCH | **RECEPTACLES** | **LIGHT SWITCHES**

NOTES:

A. REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION AND COLORS OF TAPE REQUIRED FOR DIFFERENT SYSTEMS.

B. TEXT SHOWN ABOVE IS FOR EXAMPLE ONLY. MODIFY TEXT AS REQUIRED TO MATCH INSTALLATION.

C. LABEL DEVICES IN SURFACE METAL RACEWAYS, POWER POLES, FLOOR BOXES, CONCEALED MULTI-SERVICE POWER BOXES, ETC. SIMILARLY.

D. WHERE MULTIPLE SWITCHES ARE GROUPED UNDER COMMON COVERPLATE AND ARE SERVED FROM SAME CIRCUIT, PROVIDE ONLY ONE LABEL FOR MIDDLE SWITCH. PROVIDE MULTIPLE LABELS IF DIFFERENT CIRCUITS ARE USED.

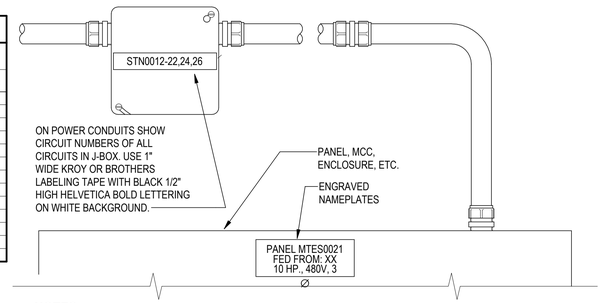
E. LABELS ARE NOT REQUIRED FOR DEVICES IN APARTMENTS AND CONDOS.

2 DEVICE & SWITCH LABELING

SCALE: NONE

NAMEPLATE COLOR LEGEND

SERVICE	NAMEPLATE COLOR (1)		
	TEXT	BACKGROUND	ROWMARK #
NORMAL	WHITE	BLACK	122-402
EMERGENCY	WHITE	RED	122-602
FIRE ALARM & SECURITY	RED	WHITE	122-206
UPS - SYSTEM "A"	WHITE	ORANGE	122-612
UPS - SYSTEM "B"	BLUE	YELLOW	122-705
STANDBY	WHITE	BLUE	122-512
GENERATOR	WHITE	BRIGHT GREEN	122-932
15KV MEDIUM VOLTAGE	WHITE	PURPLE	122-582
OTHERS	BLACK	WHITE	122-204



NOTES:

A. REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION.

B. TEXT SHOWN ABOVE IS FOR EXAMPLE ONLY. MODIFY TEXT AS REQUIRED TO MATCH EQUIPMENT SPECIFICATIONS.

C. ROWMARK # IS THE COLOR OF THE PLASTIC ENGRAVING MATERIAL. USE ROWMARK 1/16" SATIN STOCK AS NOTED.

1 RACEWAY AND NAMEPLATE IDENTIFICATION - COMMERCIAL BUILDING

SCALE: NONE

7/18/25	60% OWNER REVIEW
8/27/25	90% OWNER REVIEW
9/12/25	ISSUE FOR PERMIT
11/18/25	ISSUE FOR CONSTRUCTION

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DRAWING TITLE:
ELECTRICAL DETAILS

DRAWN BY: Author
CHECKED BY: Checker

E9.01

ISSUE FOR CONSTRUCTION

FAA GRANT #3-53-0139-022-2026

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LUMINAIRE SCHEDULE

TAG	DESCRIPTION	MANUFACTURER	MODEL	FINISH	LAMP			CCT	POWER SUPPLY		VOLTAGE	LOAD	MOUNTING	COMMENTS
					TYPE	LUMENS	CRI		DRIVER	DIMMING TYPE			TYPE	
DA1	3-INCH RECESSED DOWNLIGHT WITH WIDE OPTICS	PRESCOLITE	LTR-3RD-H SL 10L DM1 LTR-3RD-T SL 30K 9 WD SS WT	WHITE	LED	1000	90+	3000K	INTEGRAL	0-10V 1%	120 V	11.9 W	RECESSED	
DA2	3-INCH RECESSED DOWNLIGHT WITH WIDE OPTICS; SHOWER RATED	PRESCOLITE	LTR-3RD-H SL 10L DM1 LTR-3RD-T SH SL 30K 9 WD SS WT	WHITE	LED	1000	90+	3000K	INTEGRAL	0-10V 1%	120 V	11.9 W	RECESSED	
RA1	2X4 RECESSED ARCHITECTURAL TROFFER; MOUNTING FOR GRID CEILING	COLUMBIA	LCAT24 S 9 30 L042 G ED1 U	STANDARD	LED	4177	90+	3000K	INTEGRAL	0-10V 1%	120 V	28.1 W	RECESSED	
RA1E	2X4 RECESSED ARCHITECTURAL TROFFER; MOUNTING FOR GRID CEILING; PROVIDE WITH INTEGRAL BATTERY BACKUP	COLUMBIA	LCAT24 S 9 30 L042 G ED1 U ELL14	STANDARD	LED	4177	90+	3000K	INTEGRAL	0-10V 1%	120 V	28.1 W	RECESSED	
RB1	2X2 RECESSED ARCHITECTURAL TROFFER; MOUNTING FOR GRID CEILING	COLUMBIA	LCAT22 S 9 30 LW G ED1 U	STANDARD	LED	2816	90+	3000K	INTEGRAL	0-10V 1%	120 V	19.6 W	RECESSED	
RB1E	2X2 RECESSED ARCHITECTURAL TROFFER; MOUNTING FOR GRID CEILING; PROVIDE WITH INTEGRAL BATTERY BACKUP	COLUMBIA	LCAT22 S 9 30 LW G ED1 U ELL14	STANDARD	LED	2816	90+	3000K	INTEGRAL	0-10V 1%	120 V	19.6 W	RECESSED	
SA1	3-INCH RECESSED EXTERIOR DOWNLIGHT	HUNZA	EAVE/L D7 (FINISH) 25 3	TBD	LED	420	90+	3000K	INTEGRAL	0-10V 1%	120 V	4.0 W	RECESSED	FINISH TO BE DETERMINED
SA1E	3-INCH RECESSED EXTERIOR DOWNLIGHT; BATTERY BACKUP	HUNZA	EAVE/L D7 (FINISH) 25 3	TBD	LED	420	90+	3000K	INTEGRAL	0-10V 1%	120 V	4.0 W	RECESSED	FINISH TO BE DETERMINED; PROVIDE 3RD PARTY REMOTE BATTERY BACKUP
UA1	0.6-INCH LED STRIP LIGHT AND CHANNEL; PROVIDE CONTINUOUS LENGTHS PER PLAN	PUREEDGE	LCS.6 2.5 12-120 D 30K SA	STANDARD	LED	127 / FT	90+	3000K	REMOTE	0-10V	120 V	2.5 W / FT	SURFACE	CONCEAL REMOTE DRIVER IN ACCESSIBLE LOCATION AT KITCHEN CASEWORK
WA1	2-FOOT WALL MOUNTED VANITY; MOUNT HORIZONTALLY OVER MIRROR	AFX	LIAV 2404 LAJ U D (FINISH)	TBD	LED	1700	90+	3000K	INTEGRAL	0-10V	120 V	18.0 W	WALL	FINISH TO BE DETERMINED
WB1E	7-INCH BY 5-INCH WALL PACK	BEACON	EWL1 48L-10 3K8 3 UNV (FINISH) E	TBD	LED	1000	80	3000K	INTEGRAL	0-10V	120 V	10.1 W	WALL	MOUNTING HEIGHT: 7'-0" TO BOTTOM OF FIXTURE
XA1E	CEILING MOUNTED EXIT SIGN WITH RED LETTERING; PROVIDE FACES AND CHEVRONS AS SHOWN ON PLANS; PROVIDE WITH INTEGRAL BATTERY BACKUP	DUAL LITE	LES C (FACES) (ARROWS) N E	ALUMINUM	LED	-	-	-	INTEGRAL	-	120 V	5.0 W	PENDANT	

SCHEDULE NOTES

A. FURNISH ALL LUMINAIRES COMPLETE WITH MOUNTING ACCESSORIES TO MEET JOB REQUIREMENTS. VERIFY MOUNTING WITH CEILING TYPES AND COORDINATE LUMINAIRE TRIM AND ACCESSORIES PRIOR TO ORDERING.
B. SERIES LUMINAIRES SHALL SATISFY LENGTHS AS SHOWN ON THE DRAWINGS. LUMINAIRE TAGS SHOWN ON A CONTINUOUS LUMINAIRE SHALL BE TYPICAL FOR THE ENTIRE LENGTH, UON. VERIFY TOTAL LENGTH AND MOUNTING OF ALL SERIES LUMINAIRES WITH ARCHITECT.
C. PROVIDE ALL LUMINAIRES BY SPECIFIED MANUFACTURER OR APPROVED EQUIVALENT LISTED AS AN ADDITIONAL MANUFACTURER IN THE LUMINAIRE SCHEDULE. SEE ADDITIONAL INFORMATION UNDER THE SUBSTITUTION SECTION WITHIN THE DIVISION 26 SPECIFICATION.
D. PROVIDE AND INSTALL ALL DRIVERS AND/OR TRANSFORMERS REQUIRED TO OPERATE ALL LAMPS SPECIFIED, INCLUDING REMOTE DRIVERS AND/OR TRANSFORMERS AND THE ENCLOSURES FOR THE SAME. VERIFY COMPATIBILITY BETWEEN LAMPS, DRIVERS AND/OR TRANSFORMERS. NOTIFY ARCHITECT AND ENGINEER/LIGHTING CONSULTANT OF ANY INCOMPATIBILITY PRIOR TO ORDERING EQUIPMENT.
E. PRELIMINARY AIMING OF ALL ADJUSTABLE LIGHTING EQUIPMENT SHALL BE PERFORMED DURING INSTALLATION BY THE ELECTRICAL CONTRACTOR AS INDICATED ON THE LIGHTING PLANS / AIMING DIAGRAM. FINAL AIMING OF ALL ADJUSTABLE LIGHTING EQUIPMENT SHALL BE DONE BY THE ELECTRICAL CONTRACTOR AS DIRECTED BY THE ARCHITECT.
F. IN ALL LUMINAIRES WITH ADJUSTABLE SOCKETS, SET SOCKETS DURING INSTALLATION TO LOCATE SPECIFIED LAMP IN CORRECT RELATIONSHIP TO REFLECTOR AS RECOMMENDED BY LUMINAIRE MANUFACTURER.
G. PROVIDE SHOP DRAWINGS FOR ALL CUSTOM LUMINAIRES.
H. PROVIDE SHOP DRAWINGS FOR ALL CONTINUOUS LENGTH LUMINAIRES. IF LUMINAIRES SPAN ACROSS MULTIPLE DAYLIGHT OR OCCUPANCY SENSOR ZONES, PROVIDE MULTIPLE DROPS FOR REVIEW ON THE SHOP DRAWING SUBMITTAL.
I. PROVIDE SHOP DRAWINGS FOR ALL LUMINAIRES WITH DIFFERING CHARACTERISTICS (I.E. MOUNTING TYPE FOR ACT VS. "HARD" CEILING).
J. ALL LUMINAIRE FINISHES AND MOUNTING HEIGHTS SHALL BE REVIEWED AND VERIFIED BY INTERIOR DESIGNER AND/OR ARCHITECT PRIOR TO PURCHASE.
K. COORDINATE ALL ACCESS PANELS, DRIVER AND OR TRANSFORMER LOCATIONS, AND LIGHTING RELAY CONTROLLER LOCATIONS WITH ARCHITECT PRIOR TO INSTALLATION.
L. MOUNTING HEIGHTS INDICATED ARE FROM FINISHED FLOOR TO BOTTOM EDGE OF LUMINAIRE.

LIGHTING CONTROL SEQUENCE OF OPERATION (SOO)

SPACE TYPE *	ZONING		PHOTOCELL **						TIMECLOCK		OCCUPANCY SENSOR ***									MANUAL OVERRIDE †			
	ONE ZONE	DEDICATED ZONE PER FIXTURE TYPE	PRIMARY ZONE	SECONDARY ZONE	TOPLIT ZONE	GENERAL ZONE	FC SET POINT	MEASURED AT (INCHES AFF)	AUTO-ON TIME	AUTO-OFF TIME	MANUAL-ON	LIGHT LEVEL (UPON DETECTION)	AUTO-ON	LIGHT LEVEL (UPON DETECTION)	PARTIAL AUTO-OFF	LIGHT LEVEL (UPON TIMEOUT)	TIMEOUT TO PARTIAL OFF (MINUTES)	FULL AUTO-OFF	LIGHT LEVEL (UPON TIMEOUT)	TIMEOUT TO FULL OFF (MINUTES)	ON / OFF	RAISE / LOWER	OVERRIDE DURATION (MINUTES)	NETWORKED
OFFICE	X										X	100%						X	0%	20	X	X		X
FLIGHT PLAN	X		X	X			30	30			X	100%						X	0%	20	X	X		X
KITCHENETTE		X									X	100%						X	0%	20	X	X		X
RR/SHOWER	X										X	100%			X	50%	15	X	0%	20	X	X		X
LOBBY/VEST/CORRIDOR	X								OPEN	CLOSE			X	100%	X	50%	15	X	0%	60	X	X	120	X
PILOT LOUNGE	X		X	X			30	30			X	100%						X	0%	20	X	X		X
EXTERIOR BLDG/CANOPY		X							DUSK	12AM											X	X		X

GENERAL NOTES

A. FOR LIGHTS SHOWN ON PLANS THAT ARE DENOTED AS EMERGENCY, PROVIDE UL924 DEVICE(S) SO THAT LIGHTS TURNS ON TO FULL BRIGHTNESS UPON LOSS OF NORMAL POWER OR FIRE ALARM SYSTEM ACTIVATION. ALL EMERGENCY LIGHTS SHALL BE CONTROLLED IN THE SAME MANNER AS THE NEARBY NORMAL POWER LIGHTS.

B. DAYLIGHT RESPONSIVE CONTROLS TO PROVIDE CONTINUOUS DIMMING TO <=15% OUTPUT.

C. CONFIRM TIMECLOCK SCHEDULING WITH OWNER PRIOR TO SEQUENCING

LIGHTING BOD

A. LIGHTING SCOPE OF WORK ENTAILS DEMOLITION OF EXISTING LIGHTING SYSTEMS AND REPLACEMENT WITH NEW FOR ALTERATION AREAS.

B. THE DESIGN INCLUDES THE FOLLOWING NOTABLE FEATURES, BUT IS NOT LIMITED TO THIS SCOPE. CONTRACTOR IS RESPONSIBLE FOR REVIEWING ALL CONTRACT DOCUMENTS AND COORDINATING WITH ALL DISCIPLINES.

C. CODES AND STANDARDS
1. AMERICANS WITH DISABILITIES ACT, (ADA)
2. IESNA: ILLUMINATING ENGINEERING SOCIETY OF NORTH AMERICA
3. BUILDING CODES ENFORCED BY THE AUTHORITY HAVING JURISDICTION (AHJ):
   a. 2021 WASHINGTON STATE BUILDING CODE (CBC) (BASED ON THE 2021 INTERNATIONAL BUILDING CODE WITH STATE AND LOCAL AMENDMENTS).
   b. 2021 WASHINGTON STATE ENERGY CODE (WSEC) FOR COMMERCIAL COMPLIANCE.

D. DESIGN CRITERIA
1. THE PRIMARY LIGHT SOURCE FOR ALL LUMINAIRES WILL BE LED LAMPS OR LUMINAIRES WITH INTEGRATED LED LIGHT ENGINES TO KEEP MAINTENANCE SIMPLE AND COSTS AS LOW AS POSSIBLE.
2. THE LIGHTING WILL BE A FULL LED PACKAGE WITH DIMMING CAPABILITY. SEE CONTROL INTENT NARRATIVE FOR MORE DETAIL.
3. LUMINAIRES AND SYSTEMS WILL BE SELECTED TO MATCH THE BUILDING'S AESTHETIC IN CONJUNCTION WITH THE ARCHITECT, INTERIOR DESIGNER, AND LANDSCAPE ARCHITECT WHILE ALSO MEETING EFFICIENCY, DURABILITY AND EASE OF MAINTENANCE CONCERNS.
4. REFERENCE LUMINAIRE SCHEDULE FOR REQUIRED LED LIGHT ENGINE CHARACTERISTICS.
5. REFERENCE LUMINAIRE SCHEDULE FOR REQUIRED LUMINAIRE ELECTRICAL CHARACTERISTICS.
6. THE PROPOSED WATTS FOR INSTALLED LIGHTING SHALL MEET ALL APPLICABLE CODE REQUIREMENTS.
7. EMERGENCY EGRESS LIGHTING:
   a. EMERGENCY EGRESS LIGHTING PLANS WILL BE BASED ON THE ARCHITECT'S LIFE SAFETY PLAN AND REVIEWED BY THE AHJ FOR CONFORMITY.
   b. INTERNALLY ILLUMINATED LED EXIT SIGNS WILL BE PROVIDED AS REQUIRED TO MARK THE PATH OF EGRESS.
   c. EGRESS LIGHTING WILL BE INTEGRATED WITH THE NORMAL LIGHTING OF THE GENERAL BUILDING LIGHTING SYSTEMS. EGRESS LIGHTING WILL BE DESIGNED TO COMPLY WITH LOCAL CODE REQUIREMENTS. EGRESS LIGHTING WILL BE POWERED BY BATTERY PACKS INTEGRATED INTO EACH EMERGENCY LUMINAIRE.
8. THE LIGHTING DESIGN WILL CONFORM TO RECOMMENDED DESIGN PRACTICES OF THE IESNA AND LOCAL OR NATIONAL CODE REQUIRED ILLUMINATION LEVELS. ADDITIONAL LIGHTING WILL BE PROVIDED WHERE NECESSARY PER OWNER REQUIREMENTS.
   a. OFFICE: 30 FC AT TASK SURFACE
   b. ASSEMBLY (PILOT LOUNGE): 30 FC AT TASK SURFACE
   c. FLIGHT PLAN ROOM: 30 FC AT TASK SURFACE
   d. RESTROOM: 20 FC AT FLOOR
   e. LOBBY/CORRIDOR: 10 FC AT FLOOR
9. LIGHTING CONTROLS: REFER TO LIGHTING CONTROL INTENT NARRATIVE.

CONTROL INTENT NARRATIVE (CIN)

A. REFER TO LIGHTING PLANS AND ASSOCIATED NOTES AND SPECIFICATIONS FOR FUNCTIONAL CONTROL INTENT.
B. LIGHTING CONTROL COMPLIANCE USING GENERAL CONTROLS REQUIREMENTS.
C. PROVIDE MANUFACTURER SHOP DRAWINGS INDICATING ALL DEVICES AND EQUIPMENT NECESSARY TO MEET THE REQUIREMENTS OUTLINED IN THE LIGHTING PLANS, DETAILS, AND ASSOCIATED NOTES AND SPECIFICATIONS FOR FUNCTIONAL CONTROL INTENT, AS WELL AS THE CONTROL INTENT NARRATIVE OUTLINED HERE.
D. PROVIDE A COMPLETE AND FUNCTIONAL LIGHTING CONTROL SYSTEM WITH ALL COMPONENTS, INTERCONNECTIONS, AND PROGRAMMING NECESSARY TO MEET THE SPECIFIED CONTROL INTENT; INCLUDING BUT NOT LIMITED TO ALL POWER PACKS, DISCRETE RELAYS, HUBS, AND/OR CONTROL PANELS, ETC. COORDINATE LIGHTING CONTROL DESIGN WITH LIGHTING CONTROL VENDOR(S) AND LUMINAIRE VENDOR(S) AS NECESSARY.
E. THE CONTROL SYSTEM SHALL INCLUDE SOFTWARE FOR PROGRAMMING AND MANAGEMENT OF LIGHTING. ELECTRICAL CONTRACTOR SHALL PROVIDE A LOCAL SERVER AND COORDINATE ITS LOCATION WITH FACILITIES.
F. SPECIFIED CONTROL ZONES ON PLANS INDICATE HOW LUMINAIRES ARE TO NORMALLY BEHAVE. CONTROL ZONES DO NOT INDICATE SPECIFIC LEGS OF POWER OR SPECIFIC CONTROL WIRES. PROVIDE ALL CONTROL COMPONENTS AND INTERCONNECTIONS REQUIRED TO MEET THE FUNCTIONAL CONTROL INTENT SHOWN.
G. LIGHTING CONTROLS SHALL SHALL BE BACNET-COMPATIBLE (OR OWNER-SPECIFIED PROTOCOL) FOR INTEGRATION WITH BMS BY DIVISION 23. LIGHTING CONTROLS SHALL BE CAPABLE OF PROVIDING OCCUPANCY SENSOR STATUS UPDATES TO MECHANICAL EQUIPMENT AND UTILIZE THE BMS ASTRONOMICAL TIMECLOCK FOR LIGHTING CONTROL PROFILES.
H. LIGHTING PLANS DO NOT SHOW ALL REQUIRED LIGHTING CONTROL EQUIPMENT, DEVICES, AND INTERCONNECTIONS. WHERE SPECIFIC COMPONENTS OR INTERCONNECTIONS ARE SHOWN, THEY ARE SHOWN TO:
   a. ASSIST IN ARCHITECTURAL COORDINATION, AND/OR
   b. BE A CLARIFYING VISUAL AID, INTENDED TO HELP COMMUNICATE SPECIFIC CONTROL FUNCTIONS
I. OCCUPANCY/VACANCY SENSORS
   a. PROVIDE OCCUPANCY/VACANCY SENSORS AS INDICATED IN THE LIGHTING CONTROLS SEQUENCE OF OPERATIONS MATRIX.
   b. PLANS ARE DIAGRAMMATIC AND FOR COORDINATION PURPOSES ONLY. THE QUANTITY AND LAYOUT OF OCCUPANCY/VACANCY SENSORS SHALL BE DETERMINED BY THE LIGHTING CONTROL VENDOR.
   c. PROVIDE AUXILIARY CONTACT IN ALL SPACES WITH OCCUPANCY SENSING FOR HVAC INTEGRATION AND TEMPERATURE SETBACK.
J. DAYLIGHT SENSORS
   a. PROVIDE AUTOMATIC DAYLIGHT RESPONSIVE CONTROLS AS INDICATED IN THE LIGHTING CONTROLS SEQUENCE OF OPERATIONS MATRIX.
   b. PLANS ARE DIAGRAMMATIC AND FOR COORDINATION PURPOSES ONLY. THE QUANTITY AND LAYOUT OF DAYLIGHT SENSORS SHALL BE DETERMINED BY THE LIGHTING CONTROL VENDOR.
   c. REFER TO PLANS FOR DAYLIGHTING ZONES. PROVIDE SEPARATE CONTROL FOR LIGHTS THAT FALL UNDER DAYLIGHTING ZONES. LIGHTS THAT PARTIALLY FALL UNDER DAYLIGHT ZONES SHALL BE INCLUDED IN THAT PARTICULAR DAYLIGHT ZONE. PROVIDE MULTIPLE DRIVERS FOR LINEAR FIXTURES AS NEEDED TO SATISFY DAYLIGHT AND GENERAL ZONES AS INDICATED ON PLANS.
K. EGRESS LIGHTING
   a. EGRESS LUMINAIRES SHALL MIMIC THE BEHAVIOR OF SIMILAR LUMINAIRES WITHIN THE SAME SPACE WHEN NORMAL POWER IS PRESENT.
   b. EGRESS LUMINAIRES SHALL BE CONTROLLED BY A UL924 LISTED DEVICE SUCH THAT WHEN NORMAL POWER IS NOT PRESENT OR FIRE ALARM ACTIVATION, EGRESS LUMINAIRES WILL TURN ON TO FULL OUTPUT, UNLESS OTHERWISE NOTED.
   c. PROVIDE ADDITIONAL LIGHTING CONTROL ZONES AS NECESSARY TO MEET THE EGRESS LIGHTING CONTROL REQUIREMENTS INDICATED.
   d. FOR EMERGENCY LUMINAIRES CONTROLLED BY A LIGHTING CONTROL PANEL, PROVIDE A BARRIER THAT SEPARATES EMERGENCY POWER FROM NORMAL POWER.
L. DEMAND RESPONSE
   a. ALL LIGHTING AND LIGHTING OCCUPANCY SENSORS TO BE INTEGRATED INTO BMS SYSTEM AND BE CAPABLE OF DEMAND RESPONSE. CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL CONDUIT AND ANCILLARY DEVICES FOR A FULLY FUNCTIONAL SYSTEM.

7/18/25	60% OWNER REVIEW
8/27/25	90% OWNER REVIEW
9/12/25	ISSUE FOR PERMIT
11/18/25	ISSUE FOR CONSTRUCTION

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ISSUE FOR CONSTRUCTION

FAA GRANT #3-53-0139-022-2026

PEARSON FIELD
TERMINAL RENOVATION PROJECT
PEARSON FIELD
101 EAST RESERVE ST.
VANCOUVER, WA 98661

DRAWING TITLE:
BASIS OF DESIGN AND LUMINAIRE SCHEDULE

DRAWN BY: Author
CHECKED BY: Checker

EL0.01

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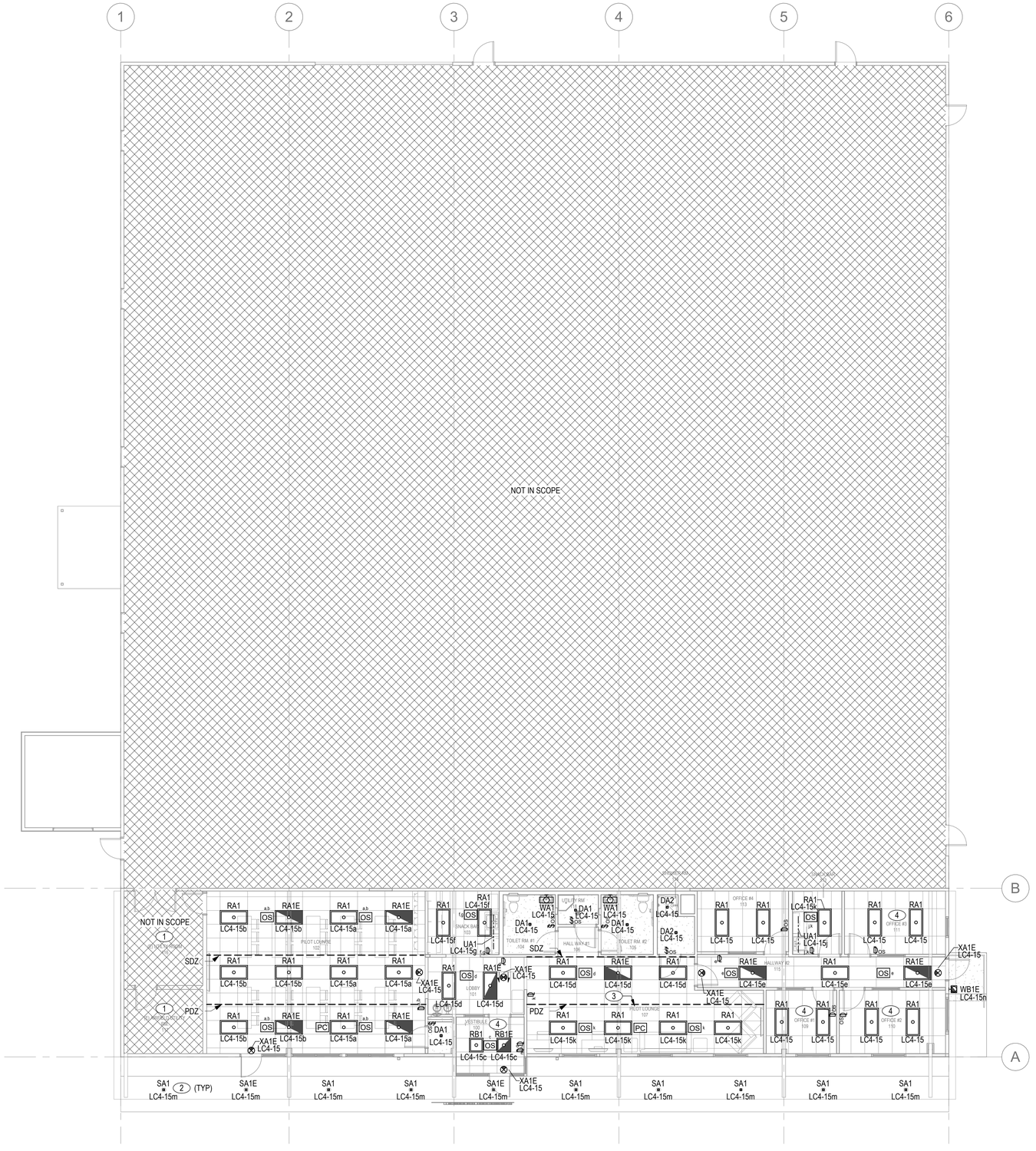

SHEET NOTES

A. COORDINATE ALL LIGHTING FIXTURE EXACT LOCATIONS, DIMENSIONS, AND MOUNTING HEIGHTS WITH ARCHITECTURAL DRAWINGS AND ALL SYSTEMS, SUCH AS DUCTWORK AND PIPING. INFORM GLUMAC OF CONFLICTS.
B. CONFIRM CEILING TYPES WITH ARCHITECT IN ALL SPACES AND USE THE APPROPRIATE WIRING METHOD FOR EACH TYPE. DO NOT LOCATE ANY JUNCTION BOXES ON HARD-LID CEILINGS; ALL WIRING MUST BE ACCESSIBLE THROUGH LUMINAIRE ONLY IN DAISY-CHAIN METHOD. JUNCTION BOXES MAY BE LOCATED ABOVE ACCESS DOORS IF FEASIBLE. ENSURE ALL JUNCTION BOXES ARE ACCESSIBLE AFTER OTHER TRADES' WORK IS COMPLETED.
C. CIRCUIT SIZES ARE NOT SHOWN ON THE PLANS. USE CIRCUIT SIZES INDICATED IN NOTES OR RESPECTIVE SCHEDULES.
D. ALL LOW VOLTAGE CABLING TO LUMINAIRES AND CONTROL DEVICES SHALL BE PLENUM RATED.
E. EXIT SIGNS SHALL BE INTERNALLY ILLUMINATED AT ALL TIMES AND FURNISHED WITH AN INTEGRAL EMERGENCY BATTERY SOURCE FOR A MINIMUM OF 90 MINUTES AFTER LOSS OF NORMAL POWER.
F. CONTRACTOR SHALL CONFIRM ALL EXIT SIGN LOCATIONS, MOUNTING REQUIREMENTS, AND DIRECTIONAL CHEVRONS WITH THE ARCHITECTURAL LIFE SAFETY PLANS AND REFLECTED CEILING PLANS. CONFIRM FINAL LOCATIONS WITH ON-SITE INSPECTOR AND AHJ.
G. ENSURE LIGHTING CONTROL DEVICES ARE NOT LOCATED BEHIND DOOR SWINGS. WHERE POSSIBLE, LOCATE LIGHTING CONTROL DEVICES NEAR THERMOSTATS. VERIFY FINAL LOCATIONS WITH ARCHITECT PRIOR TO ROUGH-IN.
H. PHOTOCELL CONTROL ZONES TO BE <2500 SQFT.

KEYED NOTES (#)

1 EXISTING ROOM LIGHTING AND CONTROLS TO REMAIN.
2 CONNECT ALL EXTERIOR FIXTURES TO ASTRONOMICAL TIMECLOCK FOR AUTOMATIC-ON BETWEEN DUSK AND MIDNIGHT. CONTROLS OVERRIDE (120 MINUTES) LOCATED AT ENTRY VESTIBULE.
3 OPEN OFFICE OCCUPANCY CONTROL ZONE IS 307 SQFT (<600).
4 SIDELIT DAYLIGHT ZONE CONTAINS LESS THAT 75W IN ITS PRIMARY ZONE AND EXEMPT FROM DAYLIGHT RESPONSE PER WSEC C405.2.5.

1 **FLOOR PLAN - LIGHTING**
SCALE: 1/8" = 1'-0"

1/8" = 1'-0"
0 8' - 0" 16' - 0" 24' - 0" 32' - 0"

7/18/25	60% OWNER REVIEW
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PLUMBING BASIS OF DESIGN

A. THIS IS PROJECT IS A PARTIAL REMODEL OF THE SINGLE STORY PILOT LOUNGE AT PEARSON FIELD IN VANCOUVER, WA. EXISTING FIXTURES IN RESTROOMS, BREAK ROOMS, AND ELSEWHERE INDICATED ON PLAN WILL BE DEMOLISHED. NEW PLUMBING FIXTURES WILL BE INSTALLED IN NEW LOCATIONS TO MATCH ARCHITECTURAL CHANGES. WATER HEATER IS NEAR END OF LIFE AND WILL BE REPLACED.
B. CODES AND STANDARDS (LATEST EDITIONS UNLESS OTHERWISE REQUIRED BY AHJ)
   1. AMERICANS WITH DISABILITIES ACT (ADA)
   2. WASHINGTON BUILDING CODES ENFORCED BY THE AUTHORITY HAVING JURISDICTION (AHJ):
      a. 2021 INTERNATIONAL BUILDING CODE (IBC) WITH STATE AND LOCAL AMENDMENTS.
      b. 2021 UNIFORM PLUMBING CODE (UPC) WITH STATE AND LOCAL AMENDMENTS.
      c. 2021 NATIONAL FUEL GAS CODE (NFGC) NFPA 54, WAC 51-52
      d. 2021 WASHINGTON STATE ENERGY CODE (WAC 51-11, WSEC)
C. WATER SUPPLY:
   1. WATER SERVICE AND METER SIZE TO BE VALIDATED BY CONTRACTOR PRIOR TO WORK. ASSUMED WATER PRESSURE IS 50 PSI. FIXTURES APPEAR TO BE OPERATIONAL IN CURRENT CONDITION BUT NEAR END OF LIFE AND NOT FOR REUSE. REMODEL WILL RESULT IN A NET REDUCTION OF 5 WATER SUPPLY FIXTURE UNITS.
      A. DEMO SCOPE: (2) LAVATORIES, (1) URINAL, (4) WATER CLOSETS, (1) DRINKING FOUNTAIN, (1) SHOWER, (1) KITCHEN SINK, AND (1) WALL HYDRANT
      B. NEW SCOPE: (2) LAVATORIES, (2) WATER CLOSETS, (2) KITCHEN SINKS, (1) SHOWER, AND (1) WALL HYDRANT, AND (1) DRINKING FOUNTAIN
D. DOMESTIC HOT WATER:
   1. WATER HEATER SET POINT: 140° F
   2. MASTER MIXING VALVE SET POINT: 120° F
   3. POINT-OF-USE LAVATORY AND HAND WASHING MIXING VALVES: 110° F
   4. RECIRC PUMP:
      - TIMER: SET TO "ON" DURING OCCUPIED HOURS
      - IF TIMER "ON" AND RETURN TEMP <95°F: PUMP "ON"
      - IF TIMER "ON" AND RETURN TEMP >104°F: PUMP "OFF"
   5. DOMESTIC SHOWER DEMAND PERIOD: 2 HOURS BETWEEN 6 AM AND 8 AM.
      a. DEMAND PERIOD FOR PEAK SHOWER WATER USAGE: 5 MINUTES PER SHOWER AND 4 SHOWERS PER HOUR OR 20 MINUTES PER HOUR PER SHOWER COMPARTMENT.
E. SANITARY SEWER:
   1. BUILDING SEWER SIZE AND LOCATION IS UNKNOWN. CONTRACTOR SHALL FIELD VERIFY LOCATIONS OF SERVICES UNDER SLAB. FIXTURES APPEAR TO BE OPERATIONAL IN CURRENT CONDITION BUT NEAR END OF LIFE AND NOT FOR REUSE. REMODEL WILL RESULT IN A NET REDUCTION OF 3.5 DRAINAGE FIXTURE UNITS.
   2. SLOPE: NEW PIPE SHALL BE 2% UNLESS OTHERWISE NOTED
F. GREASE WASTE:
   1. NO GREASE WASTE SCOPE
G. STORM DRAIN:
   1. NO STORM DRAIN SCOPE
H. NATURAL GAS SERVICE:
   1. NO NATURAL GAS SCOPE
I. IRRIGATION:
   1. NO NATURAL GAS SCOPE
J. SEISMIC:
   1. ANCHORAGE AND RESTRAINTS MUST BE COORDINATED WITH STRUCTURAL ENGINEER AND AUTHORITY HAVING JURISDICTION.

GENERAL NOTES

A. PROVIDE ALL MATERIALS AND EQUIPMENT AND PERFORM ALL LABOR REQUIRED TO INSTALL COMPLETE AND OPERABLE PLUMBING SYSTEMS AS INDICATED ON THE DRAWINGS, AS SPECIFIED AND AS REQUIRED BY CODE.
B. RUN ALL SOIL WASTE AND VENT PIPING WITH 2% MINIMUM GRADE UNLESS OTHERWISE NOTED. HORIZONTAL BURIED VENT PIPING SHALL BE GRADED TO DRIP BACK TO THE SOIL OR WASTE PIPE BY GRAVITY.
C. ELEVATIONS AS SHOWN ON THE DRAWINGS ARE TO THE CENTERLINE OF ALL PRESSURE PIPING AND TO THE INVERT OF ALL GRAVITY PIPING.
D. ADJUST SEWER INVERTS TO KEEP TOPS OF PIPE IN LINE WHERE PIPE SIZE CHANGES.
E. PROVIDE SHUTOFF VALVES IN ALL DOMESTIC WATER PIPING SYSTEM BRANCHES IN WHICH BRANCH PIPING SERVES HOSEBIBS AND/OR TWO OR MORE FIXTURES.
F. UNLESS OTHERWISE NOTED, ALL PIPING IS OVERHEAD, TIGHT TO UNDERSIDE OF SLAB, WITH SPACE FOR INSULATION IF REQUIRED.
G. INSTALL PIPING SO THAT ALL VALVES, STRAINERS, UNIONS, TRAPS, FLANGES, AND OTHER APPURTENANCES REQUIRING ACCESS ARE ACCESSIBLE.
H. WHERE DOMESTIC COLD AND HOT WATER PIPING DROPS INTO A PIPE CHASE, THE SIZE SHOWN FOR THE PIPE DROPS SHALL BE USED TO THE LAST FIXTURE.
I. INSTALL ALL PIPING WITHOUT FORCING OR SPRINGING.
J. ALL PIPING SHALL CLEAR DOORS AND WINDOWS.
K. ALL PIPING SHALL GRADE TO LOW POINTS. PROVIDE HOSE END DRAIN VALVES AT THE BOTTOM OF ALL RISERS AND LOW POINTS.
L. UNIONS AND/OR FLANGES SHALL BE INSTALLED AT EACH PIECE OF EQUIPMENT, IN BYPASSES, AND IN LONG PIPING RUNS (100 FEET OR MORE) TO PERMIT DISASSEMBLY FOR ALTERATION AND REPAIRS.
M. ALL VALVES SHALL BE ADJUSTED FOR SMOOTH AND EASY OPERATION.
N. ALL VALVES (EXCEPT CONTROL VALVES) AND STRAINERS SHALL BE FULL SIZE OF PIPE BEFORE REDUCING SIZE TO MAKE CONNECTIONS TO EQUIPMENT AND CONTROLS.
O. PROVIDE ALL PLUMBING FIXTURES AND EQUIPMENT WITH ACCESSIBLE STOPS.
P. UNLESS OTHERWISE NOTED, DRAINS SHALL BE INSTALLED AT THE LOW POINT OF ROOFS, AREAWAYS, FLOORS, ETC.
Q. PROVIDE CLEANOUTS IN SANITARY AT ENDS OF RUNS, AT CHANGES IN DIRECTION, NEAR THE BASE OF STACKS, EVERY 100 FEET IN HORIZONTAL RUNS AND ELSEWHERE AS INDICATED.
R. ALL CLEANOUTS SHALL BE FULL SIZE OF PIPE FOR PIPE SIZES 4 INCHES AND SMALLER AND SHALL BE 4 INCHES FOR PIPE SIZES LARGER THAN 6 INCHES.
S. ALL BALANCING VALVES SHALL BE PROVIDED WITH POSITION INDICATORS AND MAXIMUM ADJUSTABLE STOPS (MEMORY STOPS).
T. ALL VALVES SHALL BE INSTALLED SO THAT VALVE REMAINS IN SERVICE WHEN EQUIPMENT OR PIPING ON EQUIPMENT SIDE OF VALVE IS REMOVED.
U. ALL PIPING WORK SHALL BE COORDINATED WITH ALL TRADES INVOLVED. OFFSETS IN PIPING AROUND OBSTRUCTIONS SHALL BE PROVIDED AT NO ADDITIONAL COST TO THE OWNER.
V. PROVIDE FLEXIBLE CONNECTIONS IN ALL PIPING SYSTEMS CONNECTED TO PUMPS AND OTHER EQUIPMENT WHICH REQUIRE VIBRATION ISOLATION. FLEXIBLE CONNECTIONS SHALL BE PROVIDED AS CLOSE TO THE EQUIPMENT AS POSSIBLE OR AS INDICATED ON THE DRAWINGS.

ABBREVIATIONS

(N)	NEW
(E)	EXISTING TO REMAIN
(D)	EXISTING TO BE REMOVED
(ER)	EXISTING TO BE RELOCATED
(RL)	NEW LOCATION OF RELOCATED ITEM
(F)	FUTURE
ABV	ABOVE
AD	ACCESS DOOR
ADA	AMERICANS WITH DISABILITIES ACT
AFF	ABOVE FINISHED FLOOR
AFG	ABOVE FINISHED GRADE
AP	ACCESS PANEL
ARCH	ARCHITECT
ASR	AUTO FIRE SPRINKLER RISER
BAS	BUILDING AUTOMATION SYSTEM
BFV	BUTTERFLY VALVE
BHP	BRAKE HORSEPOWER
BTU	BRITISH THERMAL UNIT
BV	BALL VALVE
BWV	BACKWATER VALVE
CA	COMPRESSED AIR
CD	CONDENSATE DRAIN
CR	STEAM CONDENSATE RETURN
CFF	CAP FOR FUTURE
CFH	CUBIC FEET PER HOUR
CFM	CUBIC FEET PER MINUTE
CFS	CUBIC FEET PER SECOND
CI	CAST IRON
CLG	CEILING
CO	CLEANOUT
CONC	CONCRETE
CV	CHECK VALVE
CW	DOMESTIC COLD WATER
CWFU	COLD WATER FIXTURE UNIT
DN	DOWN
DCVA	DOUBLE CHECK VALVE ASSEMBLY
DDCVA	DOUBLE DETECTOR CHECK VALVE ASSEMBLY
DFU	DRAINAGE FIXTURE UNIT
DIA	DIAMETER
DSN	DOWNSPOUT NOZZLE
DWG	DRAWING
DWV	DRAINAGE WASTE AND VENT
ELEC	ELECTRICAL
FA	FLOW ALARM
FC	FLEXIBLE CONNECTION
FCO	FLOOR CLEANOUT
FDV	FIRE DEPARTMENT VALVE
FDVC	FIRE DEPARTMENT VALVE CABINET
FFA/FFB	FROM FLOOR ABOVE/BELOW
FFE	FINISHED FLOOR ELEVATION
FH	FIRE HYDRANT
FHV	FIRE HOSE VALVE
FIN	FINISHED
FO	FUEL OIL
FPS	FEET PER SECOND
FT	FEET
FT	FLUSH TANK
FU	FIXTURE UNIT
FV	FLUSH VALVE
G	GAS
GAL	GALLONS
GC	GAS COCK
GPH	GALLONS PER HOUR
GPM	GALLONS PER MINUTE
GV	GATE VALVE
HD	HUB DRAIN
HP	HORSEPOWER
HW	DOMESTIC HOT WATER
HWR	DOMESTIC HOT WATER RECIRCULATION
HWFU	HOT WATER FIXTURE UNIT
IAPMO	INTERNATIONAL ASSOCIATION OF PLUMBING AND MECHANICAL OFFICIALS
ICBO	INTERNATIONAL CONFERENCE OF BUILDING OFFICIALS
IE	INVERT ELEVATION
IRR	IRRIGATION
LAV	LAVATORY
LBS	POUNDS (UNIT OF FORCE)
MAX	MAXIMUM
MBH	THOUSANDS BTU/HR
MECH	MECHANICAL
MFR	MANUFACTURER
MIN	MINIMUM
MH	MANHOLE
NC	NORMALLY CLOSED
NFPA	NATIONAL FIRE PROTECTION ASSOCIATION
NO	NORMALLY OPEN OR NUMBER
NIC	NOT IN CONTRACT
OFCI	OWNER FURNISHED CONTRACTOR INSTALLED
OW	OIL WASTE
POC	POINT OF CONNECTION
POD	POINT OF DISCONNECTION
PRV	PRESSURE REDUCING VALVE
PS	PRESSURE SWITCH
PSI	POUNDS PER SQUARE INCH
RI&C	ROUGH IN AND CONNECT
R	RISE, RISER
RP	REDUCED-PRESSURE PRINCIPLE BACKFLOW PREVENTION ASSEMBLY
RPM	REVOLUTIONS PER MINUTE
SD	STORM DRAIN
SF	SQUARE FEET
SHWR	SOLAR HOT WATER RETURN
SHWS	SOLAR HOT WATER SUPPLY
SOV	SHUT-OFF VALVE
SPK	SPRINKLER
SS	SANITARY SEWER
TFA/TFB	TO FLOOR ABOVE/BELOW
TP	TRAP PRIMER
TS	TAMPER SWITCH
TT	TEST TEE
TYP	TYPICAL
U/UR	URINAL
VB	VACUUM BREAKER
V	VENT
VTR	VENT THROUGH ROOF
W	WASTE
WC	WATER CLOSET
WHA	WATER HAMMER ARRESTOR
WCO	WALL CLEANOUT
W/	WITH
YB	YARD BOX

SYMBOL	DESCRIPTION
	TRAP PRIMER
	BALL VALVE
	BUTTERFLY VALVE
	GATE VALVE
	BALANCING VALVE
	SHUT OFF VALVE IN CONCRETE YARD BOX
	ANGLE GATE VALVE
	SOLENOID VALVE
	CHECK VALVE
	PRESSURE REDUCING VALVE
	MIXING VALVE
	ELECTRONIC MIXING VALVE
	SEISMIC VALVE
	PLUG VALVE / GAS COCK
	RELIEF VALVE
	VACUUM RELIEF VALVE
	PRESSURE & TEMPERATURE RELIEF VALVE
	AUTOMATIC AIR VENT
	BACKWATER VALVE
	REDUCED - PRESSURE PRINCIPLE BACKFLOW PREVENTION ASSEMBLY (RP)
	UNION
	STRAINER
	STRAINER WITH BLOW OFF HOSE BIBB
	PIPE ANCHOR
	PIPE ALIGNMENT GUIDE
	EXPANSION JOINT
	FLEXIBLE CONNECTOR
	CAP OR PLUG
	BLIND FLANGE
	CONCENTRIC REDUCER
	AQUASTAT
WHA	WATER HAMMER ARRESTOR
PG	PRESSURE GAUGE WITH COCK
T	THERMOMETER
CO/WCO	CLEANOUT / WALL CLEANOUT
FCO/COTG	FLOOR CLEANOUT / CLEANOUT TO GRADE
YCO/COTG	YARD CLEANOUT / CLEANOUT TO GRADE
TT	TEST TEE
WH	WALL HYDRANT
HB	HOSE BIBB
	ROOF HYDRANT
YH	YARD HYDRANT
	THRUST BLOCK
FD	FLOOR DRAIN
FS	FLOOR SINK W/ GRATE AS SHOWN
	HUB DRAIN
	ROOF RECEPTOR
	STORM DRAIN
	OVERFLOW DRAIN
	DOWN SPOUT NOZZLE
M	SUB-METER

NOTE: NOT ALL SYMBOLS OR ABBREVIATIONS ARE APPLICABLE TO THIS PROJECT. REFER TO DETAILS AND NOTES FOR MOUNTING HEIGHTS.

SYMBOL	DESCRIPTION
1% SLOPE	DIRECTION OF SLOPE
	DIRECTION OF FLOW
	PIPE UP OR UP & DN
	PIPE DOWN
	PIPE DROP
	TOP CONNECTION - BRANCH LINE
	BOTTOM CONNECTION - BRANCH LINE
	COLD WATER
FW	FLUSH WATER
	HOT WATER
	HOT WATER RECIRCULATION
140	HOT WATER (140°F)
	VENT
	PIPING BELOW GRADE OR FLOOR
	PIPING ABOVE GRADE OR FLOOR
SS	SANITARY SEWER, WASTE OR SOIL
SD	STORM DRAIN, RAINWATER DRAIN PIPING
OD	OVERFLOW STORM DRAIN PIPING
PD	PUMPED DISCHARGE
PS	PUMPED STORM
D	DRAIN LINE
IW	INDIRECT WASTE
GW	GREASE WASTE
GRW	GREY WATER WASTE
G	NATURAL GAS (7"W.C.)
MG	MEDIUM PRESSURE GAS (2 PSIG TO 5 PSIG)
LG	LOW PRESSURE GAS
CA	COMPRESSED AIR
TW	TEMPERED WATER
TWR	TEMPERED WATER RETURN
6"	PIPE SIZE (DIAMETER IN INCHES)

GENERAL SYMBOLS

SYMBOL	DESCRIPTION
(E)	EXISTING WORK TO REMAIN
(D)	EXISTING TO BE REMOVED
(ER)	EXISTING TO BE RELOCATED
(RL)	NEW LOCATION OF RELOCATED ITEM
(F)	FUTURE
	CENTER LINE
	POINT OF CONNECTION OR POINT OF DISCONNECTION
SS	SANITARY SEWER STACK
V	VENT STACKS
CW	COLD WATER RISER
HW	HOT WATER RISER
HWC	HOT WATER RECIRC. RISER
G	GAS RISER
SD	STORM DRAIN RISER
OD	OVERFLOW DRAIN RISER
CA	COMPRESSED AIR RISER
XX / X	PLUMBING EQUIPMENT
#	KEYED NOTE
1 / P2	DETAIL NO. SHEET NO.
#	POUNDS OR NUMBER
A / P-1	SECTION A, DRAWING P-1
XXX	EQUIPMENT BY OTHERS (KITCHEN)

PLUMBING DRAWING LIST

SHEET NUMBER	SHEET NAME	60% CD	90% CD	PERMIT	IFC
P0.00	PLUMBING LEGEND AND ABBREVIATIONS	X	X	X	X
P0.02	SCHEDULES	X	X	X	X
PD2.01	DEMO FLOOR PLAN - PLUMBING	X	X	X	X
P2.00	UNDERGROUND PLAN - PLUMBING			X	X
P2.01	FLOOR PLAN - PLUMBING	X	X	X	X
P6.01	ENLARGED PLANS	X	X	X	X
Grand total: 6					

DEFERRED SUBMITTALS

1. SEISMIC BRACING FOR MECHANICAL AND PLUMBING SYSTEMS, INCLUDING EQUIPMENT, PIPING, AND DUCTWORK.
2. PIPE SYSTEM CERTIFICATION AND ANALYSIS:
   A. DESIGN: DESIGN AND CALCULATE REQUIREMENTS FOR THERMAL EXPANSION OF PIPING SYSTEMS AND FOR SELECTING AND DESIGNING EXPANSION JOINTS AND LOOPS.
   B. ANCHOR DETAILS: DETAIL FABRICATION OF EACH ANCHOR. SHOW DIMENSIONS AND METHODS OF ASSEMBLY AND ATTACHMENT TO BUILDING STRUCTURE. SUPPORTS, ANCHORS, AND GUIDES SHALL BE DESIGNED FOR COMBINED GRAVITY, SEISMIC, PRESSURE, AND THERMAL LOADS.
   C. ALIGNMENTS GUIDE DETAILS: DETAIL FIELD ASSEMBLY AND ATTACHMENT TO BUILDING STRUCTURE.
   D. SCHEDULE: EACH EXPANSION JOINT SHALL BE SCHEDULE WITH MANUFACTURER, TYPE, MATERIAL, SIZE, PRESSURE RATING, END CONNECTIONS, AND LOCATION.
   E. FULLY COORDINATE WITH DESIGN OF SEISMIC RESTRAINT AND ANCHORAGE.

*FOR ALL ITEMS LISTED ABOVE, THE PLUMBING AND/OR MECHANICAL CONTRACTOR SHALL PROVIDE A DELEGATED DESIGN SUBMITTAL WITH DOCUMENTATION AND ENGINEERING REQUIRED TO SATISFY REQUIREMENTS OF THE AUTHORITY HAVING JURISDICTION (AHJ). THE DELEGATED DESIGN SUBMITTAL SHALL INCLUDE BUT NOT BE LIMITED TO ANALYSIS DATA SIGNED AND SEALED BY A QUALIFIED PROFESSIONAL ENGINEER RESPONSIBLE FOR THEIR PREPARATION.

DISINFECTION PROCEDURE

DISINFECTION OF POTABLE WATER DISTRIBUTION SYSTEM SHALL BE AS PRESCRIBED BY THE LOCAL HEALTH AUTHORITY OR THE FOLLOWING MINIMUM REQUIREMENT.

INITIAL COLIFORM SAMPLE IS REQUIRED PRIOR TO ADMINISTERING WATER-CHLORINE SOLUTION. AFTER PRESSURE TESTS HAVE BEEN MADE THOROUGHLY FLUSH THE ENTIRE DOMESTIC WATER DISTRIBUTION SYSTEM WITH WATER UNTIL ALL ENTRAINED DIRT AND MUD HAVE BEEN REMOVED AND STERILIZE BY CHLORINATING MATERIAL. THE CHLORINATING MATERIAL SHALL BE LIQUID CHLORINE. THE CHLORINATING MATERIAL SHALL PROVIDE A DOSAGE OF NOT LESS THAN 50 PARTS PER MILLION AND SHALL BE INTRODUCED INTO THE SYSTEM OR PART THEREOF IN AN APPROVED MANNER. RETAIN THE TREATED WATER IN THE PIPE FOR 24 HOURS, OR, FILL THE SYSTEM OR PART THEREOF WITH A WATER-CHLORINE SOLUTION CONTAINING AT LEAST 200 PARTS PER MILLION OF CHLORINE AND ALLOW TO STAND FOR THREE (3) HOURS. OPEN AND CLOSE ALL VALVES IN THE SYSTEM BEING DISINFECTED THREE TIMES DURING THE CONTACT PERIOD. THEN FLUSH THE SYSTEM WITH CLEAN POTABLE WATER UNTIL THE RESIDUAL CHLORINE IS REDUCED TO LESS THAN 1.0 PPM. DURING THE FLUSHING PERIOD OPEN AND CLOSE ALL VALVES AND FAUCETS THREE TIMES. FROM AT LEAST THREE DIVERGENT POINTS IN THE SYSTEM, TAKE SAMPLES OF WATER IN PROPERLY STERILIZED CONTAINERS FOR BACTERIAL EXAMINATION. 48 HOUR WAITING PERIOD MUST BE OBSERVED PRIOR TO BACTERIOLOGICAL TEST.

BACTERIOLOGICAL TEST SHALL BE CONDUCTED BY A LABORATORY CERTIFIED FOR DRINKING WATER IN WASHINGTON STATE AFFIRMING WATER QUALITY CONTAINS NO COLIFORM BY SAMPLE TESTING THE FURTHEST FIXTURE FROM PUBLIC WATER SOURCE AND NOT LESS THAN TWO OTHER LOCATIONS PART OF THE WATER SUPPLY SYSTEM. REPEAT THE DISINFECTING UNTIL TESTS INDICATE THAT SATISFACTORY BACTERIOLOGICAL RESULTS HAVE BEEN OBTAINED. CHLORINE LEVEL IN THE NEW OR REPAIRED WATER SUPPLY SYSTEM SHALL NOT BE LESS THAN THE MEAN AVERAGE OF THE AREA IN RELATIONSHIP FROM THE WATER PURVEYOR SOURCE.

TAKING OF SAMPLES SHALL BE WITNESSED BY OWNER'S REPRESENTATIVE. WRITTEN REPORTS SHALL BE SUPPLIED TO OWNER'S REPRESENTATIVE FOR APPROVAL.

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TERMINAL RENOVATION PROJECT
PEARSON FIELD
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DRAWING TITLE:
PLUMBING LEGEND AND ABBREVIATIONS

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GENERAL REQUIREMENTS

1. WATER HEATER EQUIPMENT PERFORMANCE AT SPECIFIED RATING CONDITIONS SHALL NOT BE LESS THAN AS INDICATED IN SECTION C404.2 OF THE WSEC AND AS INDICATED ON THE CONTRACT DOCUMENTS.
2. MOTOR FULL-LOAD EFFICIENCY SHALL NOT BE LESS THAN AS INDICATED IN SECTION C405.8
3. RECIRCULATION PUMPS SHALL BE ECM TYPE PER SECTION C404.7.1

WATER SYSTEMS

1. DOMESTIC HOT WATER AND HOT WATER CIRCULATING PIPING SHALL BE SIZED IN CONFORMANCE WITH SECTION C404.3.
2. HEAT TRAPS FOR HOT WATER STORAGE TANKS SHALL BE INSTALLED PER SECTION 404.4.
3. WATER HEATERS INSTALLED ON UNCONDITIONED SPACES OR CONCRETE FLOORS SHALL BE INSTALLED ON AN INSULATED SURFACE WITH MINIMUM RESISTANCE OF R-10 PER SECTION C404.5
4. PIPING SHALL BE INSULATED AS REQUIRED BY SECTIONS C404.6, C404.7.3.1,AND TABLE C403.10.3 (SUMMARIZED BELOW)

SYSTEM TEMP (F)	CONDUCTIVITY BTU • IN./ (H • FT2 • °F)	PIPE DIAMETER				
		< 1.0"	1.0" - 1.25"	1.5" - 3"	4" - 6"	≥ 6"
		INSULATION THICKNESS (IN.)				
141 - 200	0.25 - 0.29	2.5	2.5	3.0	3.0	3.0
105 - 140	0.21 - 0.28	2.0	2.0	2.5	2.5	2.5
40 - 60	0.21 - 0.27	0.5	0.5	1.0	1.0	1.0
< 40	0.20 - 0.26	0.5	1.0	1.0	1.0	1.5

5. HOT WATER CIRCULATION SYSTEMS SHALL BE INSTALLED PER SECTION C404.7.
6. MAXIMUM DEADLEGS SHALL BE IN COMPLIANCE WITH TABLE C404.3.1 (SUMMARIZED BELOW)

NOMINAL PIPE SIZE (IN)	MAXIMUM PIPING LENGTH (FT)	
	PUBLIC LAVATORY FAUCETS	OTHER FIXTURES AND APPLIANCES
3/8	3	50
1/2	8	43
5/8	8	32
3/4	0.5	21
7/8	0.5	16

CONTROLS

1. RECIRC PUMP SHALL:
   A. START UPON SENSING FLOW IN THE HOT WATER SYSTEM, AND
   B. LIMIT RETURN WATER TO 104F PER SECTION C404.8

COMMISSIONING

1. FUNCTIONAL TESTING REQUIRED PER SECTIONS C408.1 AND C408.3
   A. PERFORMANCE TESTING SHALL DEMONSTRATE THAT THE DOMESTIC HOT WATER HEATING SYSTEM IS INSTALLED PER THE CONTRACT DOCUMENTS
   B. TESTING SHALL BE CONDUCTED UNDER AT LEAST 50% LOAD AND UNDER THE FOLLOWING CONDITIONS:
      a. NORMAL OPERATION
      b. PERFORMANCE OF ALARMS
      c. MODE OF OPERATION UPON LOSS OF POWER AND RESTORATION OF POWER

PLUMBING FIXTURE SCHEDULE

TAG	FIXTURE	MANUFACTURER	MODEL	ADA (Y/N)	FLOW (GPF/GPM)	CONNECTION SIZE				ELECTRICAL			REMARKS
						W	V	HW	CW	V	PH	A	
EWC-1	ELECTRIC WATER COOLER	ELKAY	LZWS-LRPBM28K	YES	0.133	1 1/2"	1 1/2"		1/2"	115	1	5	BARRIER FREE, FILTERED, REFRIGERATED, DOUBLE ROUND W/ BOTTLE FILLER
L-1	LAVATORY - UNDERMOUNT	AMERICAN STANDARD	0496 "OVALYN"	YES	0.5	2"	1 1/2"	1/2"	1/2"				FAUCET: CHICAGO 405-E2805-390XKAB 0.5 GPM WITH 1-099XKJKABNF R/H AND 1-100XKJKABNF L/H CARTRIDGES PROVIDE WITH LOCAL ASSE 1070 MIXING VALVE: MV-2
MS-1	MOP SINK	STERN-WILLIAMS	SBC-1700	-	2	3"	2"	3/4"	3/4"				SINK:PROVIDE WITH BP-2-24 STAINLESS STEEL BACKSPLASH, T-35 HOSE AND WALL BRACKET, AND T-40 WALL MOP HANGER FAUCET: CHICAGO 897-CRCF WITH VACUUM BREAKER AND 2.0 GPM OMNI FLOW REDUCER
OB-1	ICE MAKER OUTLET BOX	SIOUX CHIEF	696-1010MR						1/2"				QUARTER TURN VALVE WITH WATER HAMMER ARRESTOR
S-1	SINGLE BOWL SINK - ADA	ELKAY	LRADQ312260	YES	1	2"	2"	3/4"	3/4"				SINK: 31"X22"X6" 3-HOLE SINGLE BOWL DROP-IN SINK FAUCET:CHICAGO 231-ABCP FAUCET WITH CHICAGO 230-105KJKCP DECK PLATE - PROVIDE WITH OMNI 1.0 GPM AERATOR PROVIDE WITH: CHICAGO 2300-XJKABNF CARTRIDGE
SH-1	SHOWER - FULL ENCLOSURE - ADA	AQUATICBATH	1363BFRF	YES	1.5	2"	1 1/2"	3/4"	3/4"				FAUCET:MOEN 8342EP15 DRAIN:SIOUX CHIEF 827-2B PROVIDE WITH: SEAT AND BARS
TP-1	TRAP PRIMER	MIFAB	M-500						1/2"				PRESSURE ACTIVATED TRAP PRIMER
WC-1	WATER CLOSET, FLOOR MOUNT, TANK - ADA	KOHLER	HIGHLINE K-3989	YES	1.1	4"	2"		3/4"				SEAT: BEMIS 1655SSCT TRIP LEVER ON APPROACH SIDE
WH-1	WALL HYDRANT	WOODFORD	B67		0				3/4"				
DRAINS													
FD-1	FLOOR DRAIN - FINISHED	JR SMITH	2010-A-02			2"							ENAMEL COATED CAST IRON BODY WITH FLANGE, INTEGRAL REVERSIBLE CLAMPING COLLAR, SEEPAGE OPENINGS, ADJUSTABLE ROUND SATIN NICKEL BRONZE STRAINER, SEDIMENT BUCKET, BOTTOM OUTLET, CAULK INSIDE OR TY SEAL OR NO-HUB JOINT. PROVIDE TRAP PRIMER.

NOTES:

A. COMPLY WITH ALL MANUFACTURER INSTALLATION REQUIRMENTS TO PROVIDE COMPLETE AND OPERATIONAL FIXTURES.
B. PROVIDE TRANSITION FITTING AS REQUIRED TO CONNECT TO BRANCH PIPING, WHICH MAY BE A DIFFERENT SIZE, AND AS SHOWN ON DRAWINGS.
C. PROVIDE STOP VALVES, BACKFLOW PREVENTERS AND SUPPORTS AS REQUIRED BY THE MANUFACTURER AND PLUMBING CODE.
D. COORDINATE WITH ELECTRICAL DESIGN FOR POWER SUPPLY AND LOCATIONS.
E. HOT WATER SHALL BE LIMITED TO ALL FIXTURES IN ACCORDANCE WITH ASSE STANDARDS: PUBLIC LAVATORIES SHALL BE LIMITED TO 110 F (ASSE 1070), SHOWERS LIMITED TO 120 F (ASSE 1016/1069)

DOMESTIC WATER HEATER SCHEDULE

TAG	#	MANUFACTURER	MODEL	LOCATION	VOL (GAL)	RECOV (GPH)	EWT (°F)	LWT (°F)	CONNECTION SIZE		ELECTRICAL				UNIT SIZE (L"xW"xH")	OPER. WT. (LBS)	NOTES
									CW (IN)	HW (IN)	KW	VOLTS	PH	FLA			
EWH	1	BRADFORD WHITE	LE350S3-3	JANITOR CLOSET	50	27	50	140	3/4"	3/4"	11	208	3	30.5	48X24X24	700	1-2

NOTES
1. COORDINATE WITH ELECTRICAL FOR POWER AND DISCONNECT AS REQUIRED.
2. TANK TYPE, ELECTRIC WATER HEATER, TWO NON-SIMULTANEOUS ELEMENTS 5500 WATTS EACH.

PLUMBING EXPANSION TANK SCHEDULE

TAG	#	MANUFACTURER	MODEL	LOCATION	TYPE	TANK VOL. (GAL)	ACCEPT. VOL. (GAL)	FILL PRESS. (PSIG)	OPER. PRESS. (PSIG)	RELIEF PRESS. (PSIG)	MIN. TEMP. (°F)	MAX. TEMP. (°F)	SYSTEM CONN. (IN)	SIZE (DIA"XH") (DIA x H IN)	OPER. WT. (LBS)	NOTES
PET	1	WATTS	DETA-5	JANITOR CLOSET	BLADDER	4	1	80	80	100	50	140	3/4"	10X14	55	1-3

NOTES
1. PROVIDE TANK RATED FOR ASME WORKING PRESSURE OF 125 PSIG.
2. PROVIDE TANK WITH VERTICAL CONFIGURATION.
3. ANCHOR TO WALL. COORDINATE WITH STRUCTURAL DESIGN

DOMESTIC RECIRCULATION PUMP SCHEDULE

TAG	#	MANUFACTURER	MODEL	LOCATION	TYPE	FLOW (GPM)	HEAD (FT WG)	RPM	CONNECTION SIZE (IN)	ON/OFF SETPOINT (°F)	ELECTRICAL				EMERG POWER (Y/N)	OPER. WT. (LBS)	NOTES
											HP	WATTS	VOLTS	PH			
CP	1	BELL & GOSSET	ECOCIRC 20-35	UTILITY & STORAGE 109	ECM	1	15	2800	3/4"	95/104	1/12	39	115	1	No	9	1-3

NOTES
1. COORDINATE WITH ELECTRICAL FOR POWER AND DISCONNECT AS REQUIRED.
2. PUMP TO CONTAIN LESS THAN 0.25% LEAD CONTENT ON WETTED SURFACE FOR DOMESTIC DISTRIBUTION.
3. MAXIMUM WORKING PRESSURE 150 PSIG AND MAXIMUM OPERATING TEMPERATURE OF 225° F.

MIXING VALVE SCHEDULE

TAG	#	MANUFACTURER	MODEL	SYSTEM SERVED	LOCATION	FLOW RATE		MAX PRESSURE DROP (PSI)	CONNECTION		OUTLET	ELECTRICAL			MOUNTING (CABINET/EXPOSED)	UNIT SIZE (L"xW"xH")	NOTES
						MIN (GPM)	MAX (GPM)		INLET (IN)	OUTLET (IN)	SETPOINT (°F)	V	PH	FLA			
MV	1	LEONARD	270-LF	BUILDING	UTILITY & STORAGE 109	0.25	5.5	10	1/2"	1/2"	120	0	0	0.0	EXPOSED	6X6X6	1-3,5
MV	2	LEONARD	170-LF	PUBLIC LAVATORIES	RESTROOMS	0.25	2.3	10	1/2"	1/2"	110	0	0	0.0	EXPOSED	6X6X6	1-4

NOTES
1. COORDINATE WITH WATER HEATER SUPPLY AND PLUMBING FIXTURE DEMANDS.
2. LOW LEAD CONTAINING LESS THAN 0.25% LEAD BY WEIGHT.
3. SELF REGULATING THERMOSTATIC MIXING VALVE TO MAINTAIN OUTLET TEMPERATURE OVER FULL RANGE OF FLOW.
4. VALVE ASSEMBLY TO BE ASSE 1070 CERTIFIED. (FOR SINKS, LAVATORIES, AND TUBS)
5. VALVE ASSEMBLY TO BE ASSE 1017 CERTIFIED. (FOR MASTER MIXING VALVE)

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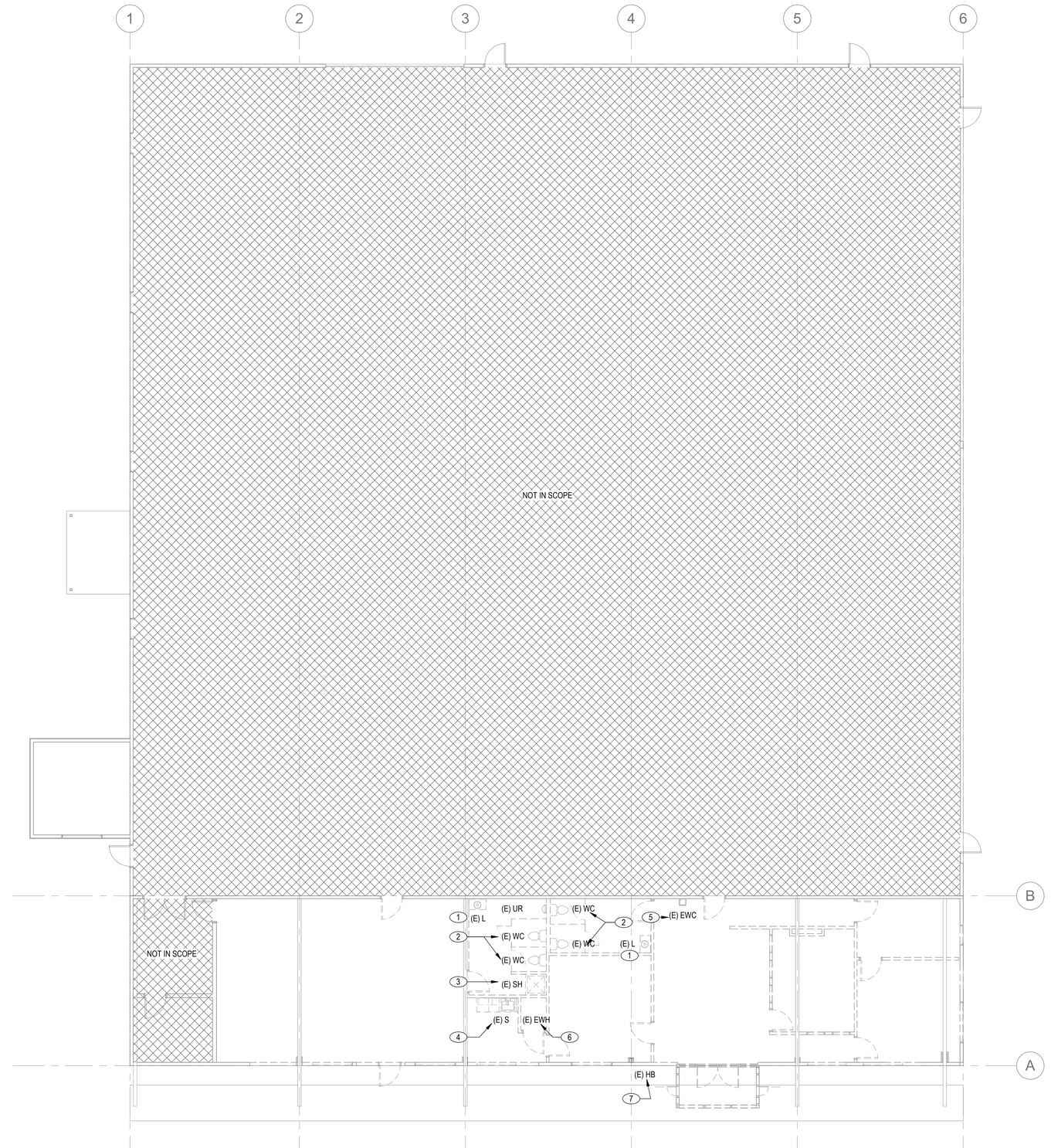

1 DEMO FLOOR PLAN - PLUMBING

SCALE: 1/8" = 1'-0"

SHEET NOTES

A. ALL EXISTING CONDITIONS MUST BE VERIFIED BY THE CONTRACTOR IN THE FIELD. REPRESENTATION ON DRAWINGS IS BASED ON THE BEST INFORMATION AVAILABLE AT THE TIME OF THEIR CREATION.
B. CONTRACTOR SHALL VISIT THE JOB SITE PRIOR TO SUBMISSION OF BID AND FIELD VERIFY ALL EXISTING CONDITIONS AND THE EXTENT OF THE DEMOLITION WORK.
C. UNLESS OTHERWISE NOTED, ALL REMOVED PIPING, FIXTURES, AND APPURTENANCES SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE REMOVED FROM THE JOB SITE, UNLESS OTHERWISE DIRECTED BY OWNER.
D. THE CONTRACTOR IS RESPONSIBLE FOR ALL COORDINATION INCLUDING TEMPORARY SERVICES DURING CONSTRUCTION.
E. THE EXISTING BUILDING, INCLUDING PORTIONS OF THE RENOVATED AREA SHALL REMAIN IN SERVICE DURING THE CONSTRUCTION PHASE OF THIS PROJECT. ANY MODIFICATIONS TO THE EXISTING SYSTEMS THAT MAY REQUIRE THE TEMPORARY INTERRUPTION OF EXISTING SERVICES SHALL BE COMPLETED AFTER NORMAL WORKING HOURS. PRE-SCHEDULE ANY SERVICE INTERRUPTIONS WITH THE OWNER PRIOR TO STARTING ANY WORK.
F. UTILITY OUTAGES: NOTIFY AND OBTAIN WRITTEN APPROVAL FROM FACILITY NOT LESS THAN TEN (10) WORKING DAYS PRIOR TO A REQUIRED UTILITY OUTAGE. LOCK-OUT AND RED-TAG THE APPROPRIATE EQUIPMENT. TAG SHALL INCLUDE OUTAGE DURATION AND CONTACT INFORMATION.
G. WHERE IT IS UNFEASIBLE TO REMOVE PIPING (SUCH AS BELOW CONCRETE SLAB, EMBEDDED IN CONCRETE SLAB, OR CONCEALED IN INACCESSIBLE LOCATION), REMOVE ACCESSIBLE PIPING, THEN CUT, CAP, AND ABANDON IN PLACE AT ENTRY INTO INACCESSIBLE LOCATIONS.
H. DAMAGE TO OTHER TRADES' WORK AS A RESULT OF THIS WORK IS TO BE PROMPTLY REPAIRED AT NO EXPENSE TO THE OWNER AND TO THE COMPLETE SATISFACTION OF THE OWNER.
I. CONTRACTOR TO VERIFY LOCATIONS, SIZE, AND CONDITION OF EXISTING PIPING. PIPING ON DRAWINGS IS DIAGRAMMATIC AND MEANT TO RELAY DESIGN INTENT. EXISTING PIPING MAY VARY FROM ROUTING SHOWN ON DRAWINGS.

KEYED NOTES (#)

1 DEMOLISH EXISTING LAVATORY. DEMOLISH PIPING AND CUT, CAP, AND MAKE SAFE PIPING BACK TO MAINS.
2 DEMOLISH EXISTING WATER CLOSETS. DEMOLISH WATER CLOSET PIPING AND CUT, CAP, AND MAKE SAFE PIPING BACK TO MAINS.
3 DEMOLISH EXISTING SHOWER. DEMOLISH SHOWER PIPING AND CUT, CAP, AND MAKE SAFE PIPING BACK TO MAINS.
4 DEMOLISH EXISTING SINK. DEMOLISH SINK PIPING AND CUT, CAP, AND MAKE SAFE PIPING BACK TO MAINS.
5 DEMOLISH EXISTING ELECTRIC WATER COOLER. DEMOLISH ELECTRIC WATER COOLER PIPING AND CUT, CAP, AND MAKE SAFE PIPING BACK TO MAINS.
6 DEMOLISH EXISTING WATER HEATER. DEMOLISH WATER HEATER PIPING AND CUT, CAP, AND MAKE SAFE PIPING BACK TO MAINS.
7 DEMOLISH EXISTING HOSEBIB. CUT, CAP, AND MAKE SAFE PIPING FOR CONNECTION TO NEW HOSEBIB AT SAME LOCATION.

1/8" = 1'-0"

0 8' - 0" 16' - 0" 24' - 0" 32' - 0"

7/18/25	60% OWNER REVIEW
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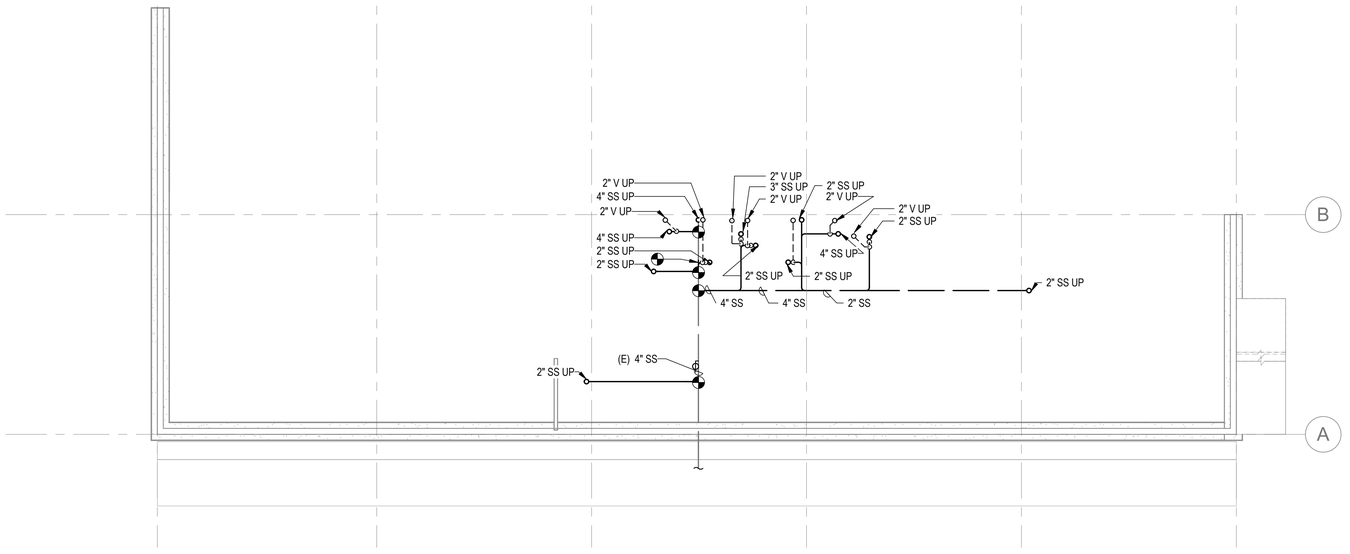
SHEET NOTES

A. EXISTING LOCATIONS AND SIZES OF SANITARY LINES AND WATER LINES HAVE NOT BEEN VERIFIED. CONTRACTOR TO FIELD VERIFY BURIED SANITARY LOCATIONS FOR CONNECTION TO NEW FIXTURES AT THEIR NEW LOCATIONS.
B. ALL EXISTING CONDITIONS MUST BE VERIFIED BY CONTRACTOR IN THE FIELD. REPRESENTATION ON DRAWINGS IS BASED ON THE BEST INFORMATION AT THE TIME OF THEIR CREATION.
C. CONTRACTOR TO VERIFY LOCATIONS, SIZE, AND CONDITION OF EXISTING PIPING. PIPING ON DRAWINGS IS DIAGRAMMATIC AND MEANT TO RELAY DESIGN INTENT. EXISTING PIPING MAY VARY FROM ROUTING SHOWN ON DRAWINGS.



1 UNDERGROUND PLAN - PLUMBING

SCALE: 1/8" = 1'-0"

1/8" = 1'-0"
0 8' - 0" 16' - 0" 24' - 0" 32' - 0"

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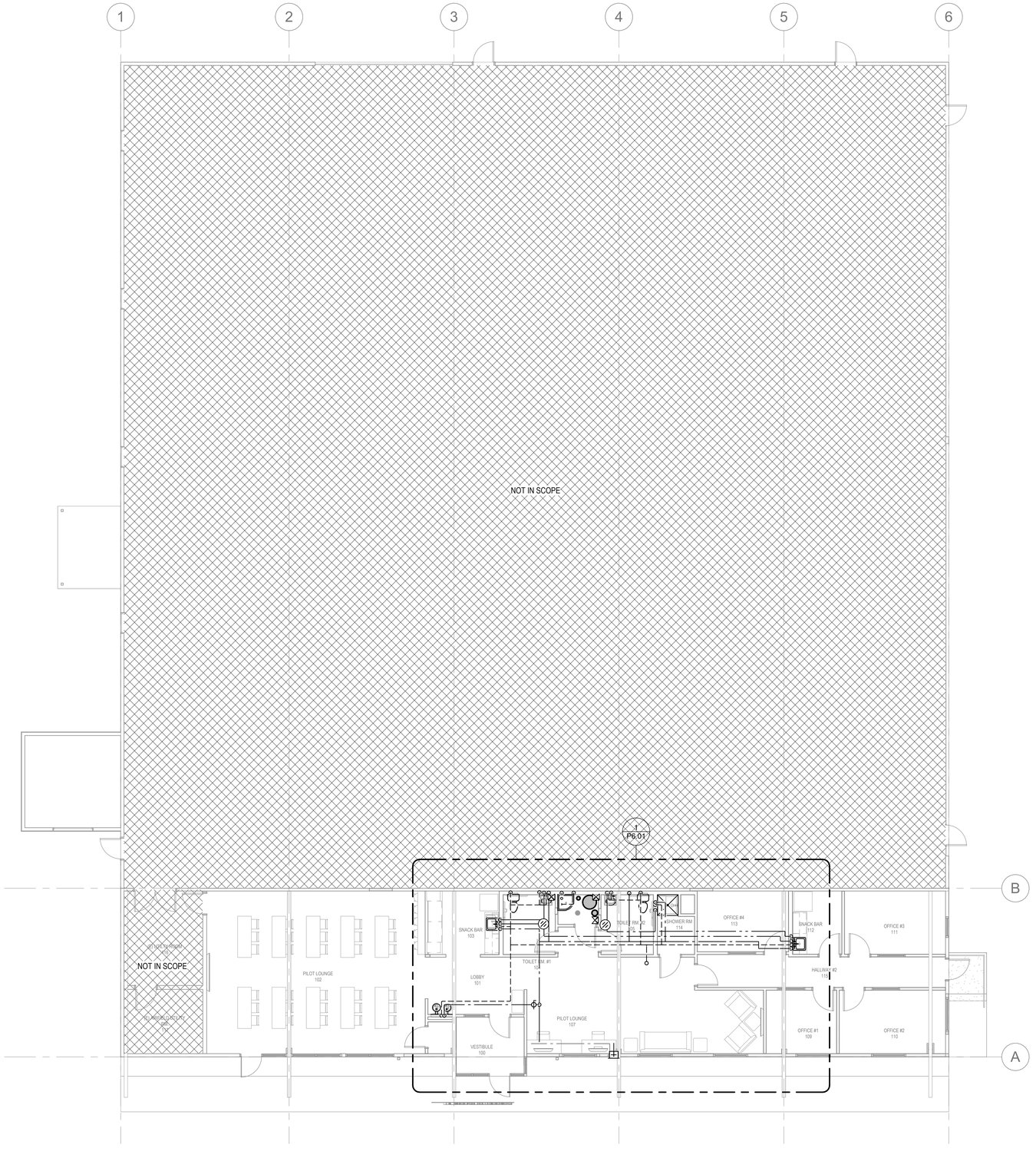

1 FLOOR PLAN - PLUMBING

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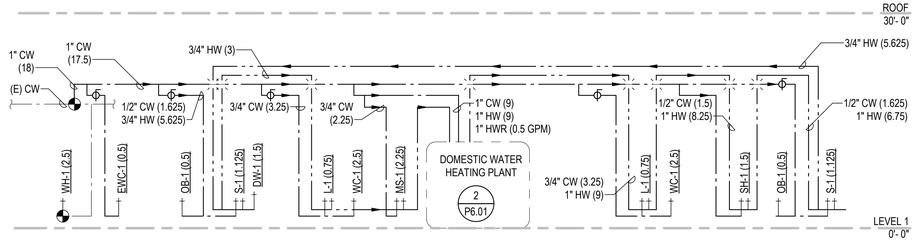
WATER AND WASTE SERVICE CALCULATIONS

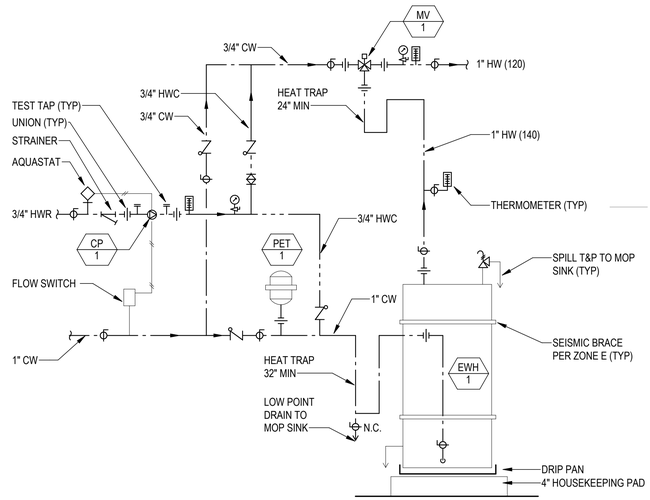
JOB NAME:	PEARSON FIELD PILOT LOUNGE					DATE:		11/20/25
JOB NUMBER:	150-25US00186					USER:		EGN
FIXTURE TYPE	NO.	WASTE		COLD WATER		HOT WATER		TOTAL WATER
		FU	TOTAL	FU	TOTAL	FU	TOTAL	FU
SHOWER	1	2	2	1.5	1.5	1.5	1.5	2
DRINKING FOUNTAIN	1	0.5	0.5	0.5	0.5	0	0	0.5
DISHWASHER (DOMESTIC)	1	0	0	0	0	1.5	1.5	1.5
KITCHEN SINK (DOMESTIC)	2	2	4	1.125	2.25	1.125	2.25	3
LAVATORY	2	1	2	0.75	1.5	0.75	1.5	2
MOP SINK	1	3	3	2.25	2.25	2.25	2.25	3
WATER CLOSET, TANK, PUBLIC	2	4	8	2.5	5	0	0	5
ICE MAKER OUTLET BOX	2	0	0	0.5	1	0	0	1
TOTAL FU			19.5		14.0		9.0	18.0
PRESSURE AVAILABLE AT MAIN (PSI):						50		
METER LOSS (PSI):						6		
BACKFLOW PREVENTER LOSS (PSI):						10		
PRESSURE DROP FROM UTILITY TO BUILDING (PSI):						5		
TOTAL SUPPLY PRESSURE AVAILABLE:						29		
MINIMUM REQUIRED FIXTURE PRESSURE (PSI):						15		
ELEVATION RISE (FT):						10		
EQUIVALENT PIPE LENGTH TO MOST REMOTE FIXTURE (FT):						100		
ESTIMATED FRICTION LOSS (PSI):						3		
MAXIMUM ALLOWABLE PIPE FRICTION LOSS (PSI):						10		
MAXIMUM ALLOWABLE PIPE FRICTION LOSS (PSI/100FT):						9.67		
MAXIMUM WATER FLOW VELOCITY (FPS):						5.05		
MINIMUM REQUIRED 'WATER' PIPE SIZE (INCHES):						1		
MINIMUM REQUIRED 'WASTE' AT 2% SLOPE PIPE SIZE (INCHES):						3		
MINIMUM REQUIRED 'WASTE' AT 1% SLOPE PIPE SIZE (INCHES):						Must Use 2% Slope		
(CALCULATIONS PER THE PLUMBING CODE)								



NOTES:
A. NUMBERS IN PARENTHESIS ARE COLD AND HOT WATER FIXTURE UNITS (CWFU & HWFU)
B. REFER TO SPECIFICATIONS FOR ADDITIONAL APPURTENANCES AND REQUIREMENTS.

3 DOMESTIC WATER RISER DIAGRAM

SCALE: NONE

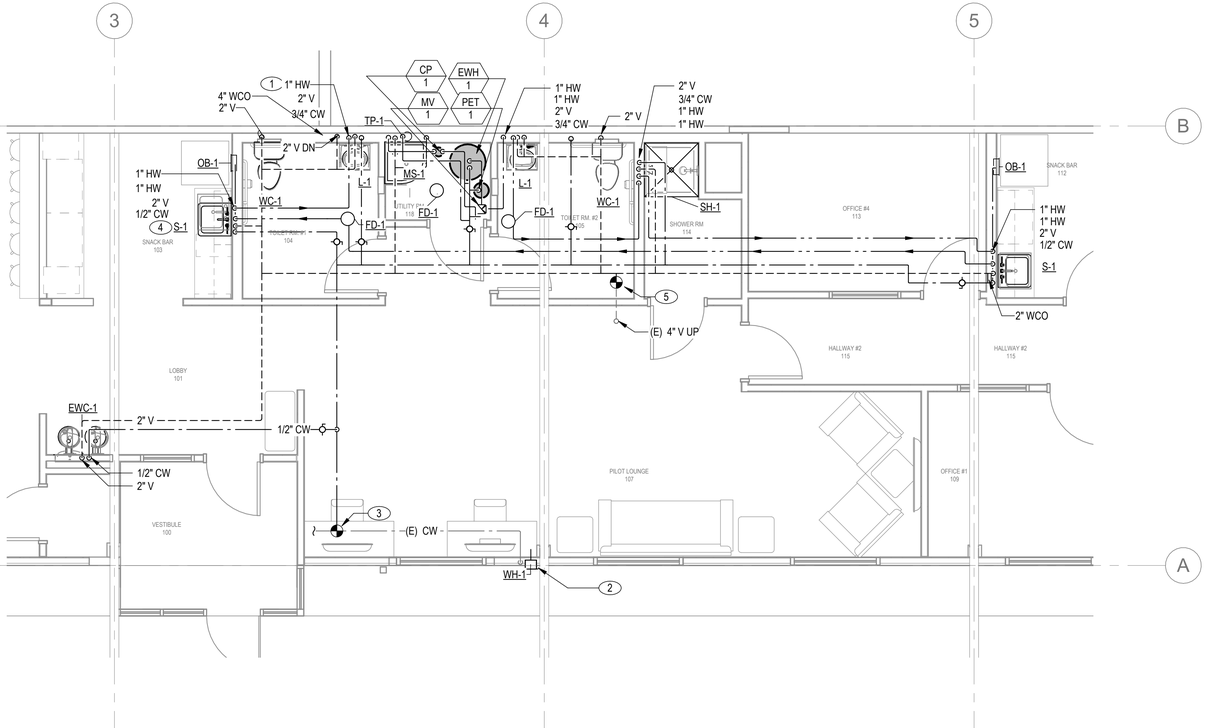


NOTES:
1. REFER TO PLANS FOR SCHEDULE, SIZES, LOCATION, AND CONTINUATION.
2. INSTALL PER MANUFACTURER'S INSTRUCTIONS.
3. REFER TO SPECIFICATIONS FOR SEISMIC RESTRAINT REQUIREMENTS.
4. THE TEMPERATURE AND PRESSURE RELIEF VALVE SHALL NOT EXCEED PRESSURE RATING OF ANY COMPONENT IN SYSTEM.

CIRC PUMP SOO
1. RUN CONDITIONS:
   A. OCCUPIED HOURS (BUILDING SCHEDULE)
      a. ENABLE PUMP WHEN THE CW MAKEUP FLOW SWITCH SENSES FLOW.
      b. PUMP SHALL CONTINUE TO RUN UNTIL THE DHWR TEMPERATURE READS 104°F (ADJUSTABLE) OR GREATER, AT WHICH POINT THE PUMP SHALL BE DISABLED.
      c. PUMP SHALL REMAIN OFF UNTIL DHWR TEMPERATURE REACHES 95°F (ADJUSTABLE) AT WHICH POINT THE PUMP SHALL BE ENABLED AGAIN.
   B. UNOCCUPIED HOURS (BUILDING SCHEDULE)
      a. THE CONTROLLER SHALL ENABLE THE PUMP WHENEVER THE CW MAKEUP FLOW SWITCH SENSES FLOW.
      b. PUMP SHALL CONTINUE TO RUN UNTIL THE DHWR TEMPERATURE FROM THE BUILDING READS 104°F (ADJUSTABLE) OR GREATER AT WHICH POINT THE PUMP SHALL BE DISABLED.
      c. PUMP SHALL REMAIN OFF UNTIL FLOW SWITCH SENSES FLOW AGAIN.

2 DOMESTIC HOT WATER HEATER

SCALE: NONE



1 MAIN FLOOR - FLOOR PLAN - PLUMBING - ENLARGED PLAN

SCALE: 1/4" = 1'-0"

SHEET NOTES

A. EXISTING LOCATIONS AND SIZES OF SANITARY LINES AND WATER LINES HAVE NOT BEEN VERIFIED. CONTRACTOR TO FIELD VERIFY BURIED SANITARY LOCATIONS FOR CONNECTION TO NEW FIXTURES AT THEIR NEW LOCATIONS.
B. ALL EXISTING CONDITIONS MUST BE VERIFIED BY CONTRACTOR IN THE FIELD. REPRESENTATION ON DRAWINGS IS BASED ON THE BEST INFORMATION AT THE TIME OF THEIR CREATION.
C. CONTRACTOR TO VERIFY LOCATIONS, SIZE, AND CONDITION OF EXISTING PIPING. PIPING ON DRAWINGS IS DIAGRAMMATIC AND MEANT TO RELAY DESIGN INTENT. EXISTING PIPING MAY VARY FROM ROUTING SHOWN ON DRAWINGS.

KEYED NOTES (#)

1 1-INCH HOT WATER LOOP DROPS IN WALL AND MAINTAINS SIZE, ROUTES HORIZONTALLY SERVING LAVATORY AND MOP SINK
2 PROVIDE NEW WALL HYDRANT UTILIZING EXISTING PIPING FROM DEMOLISHED HYDRANT IN SAME LOCATION
3 CONNECT 1-INCH COLD WATER SUPPLY TO EXISTING WATER MAIN TO SERVE FIXTURES. EXISTING WATER LOCATION AND SIZE HAS NOT BEEN VERIFIED AND POINT OF CONNECTION IS DIAGRAMMATIC, CONTRACTOR TO FIELD VERIFY LOCATION OF EXISTNG MAIN WATER LINE FOR POINT OF CONNECTION PRIOR TO START OF WORK.
4 PROVIDE ANGLE STOP AND AIR GAP DRAINAGE FITTING FOR DISHWASHER.
5 CONNECT 4-INCH VENT TO EXISTING EXISTING VENT THROUGH ROOF. EXISTING VENT LOCATION AND SIZE HAS NOT BEEN VERIFIED AND POINT OF CONNECTION IS DIAGRAMMATIC, CONTRACTOR TO FIELD VERIFY LOCATION OF EXISTNG VENT FOR POINT OF CONNECTION PRIOR TO START OF WORK.

1/4" = 1'-0"
0 4' - 0" 8' - 0" 12' - 0" 16' - 0"

7/16/25	60% OWNER REVIEW
8/27/25	90% OWNER REVIEW
9/12/25	ISSUE FOR PERMIT
11/18/25	ISSUE FOR CONSTRUCTION

NEIL LESTER — STATE OF WASHINGTON — 37060 — REGISTERED PROFESSIONAL ENGINEER

GLUMAC
A TETRA TECH COMPANY
1809 7th Ave, Suite 1700
Seattle, WA 98101
www.glumac.com
T: 206.262.1010
Project Manager B. Ramagna
Job No.: 25US00186

Livermore A&E
Job No:223073.00

CITY OF Vancouver WASHINGTON

PEARSON FIELD
TERMINAL RENOVATION PROJECT
PEARSON FIELD
101 EAST RESERVE ST.
VANCOUVER, WA 98661

DRAWING TITLE:
ENLARGED PLANS

DRAWN BY: Author
CHECKED BY: Checker

P6.01

ISSUE FOR CONSTRUCTION

FAA GRANT #3-53-0139-022-2026

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Staff Report: 051-26

To: Mayor and City Council
From: City Manager
Date: March 16, 2026

Subject
Bid Award — 2026 East Curb Ramps Project - ITB 26-12

Key Points

- Under the City's Street Preservation and Resurfacing program, the City will award contracts in 2026 for resurfacing streets with hot mix asphalt (HMA) overlay treatments and preserving streets with microsurfacing treatments.
- These types of preservation and resurfacing projects are considered an alteration of the roadway requiring curb ramps to meet current ADA requirements.
- The Project would include construction curb ramps at 43 locations. Approximate curb ramp locations are shown on the attached vicinity map.
- In-house City maintenance crews do not have the capacity or equipment to do this work.

Strategic Plan Alignment
Transportation and Mobility – a safe, future-ready and convenient transportation system

Present Situation
The City is issuing two separate curb ramp contracts this year as part of its 2026 pavement management program. These contracts include the "St. Johns Road Curb Ramps" and the "2026 East Curb Ramps". The work is being split into two contracts to reduce each contract to a manageable size, which helps expedite ramp construction. From a construction sequencing standpoint, it is far more efficient to construct the new curb ramps in advance of the on-street pavement management resurfacing work.

This staff report and recommended action is to award the 2026 East Curb Ramps. A request to award a construction contract for the St. Johns Road Curb Ramps will be in a separate staff report.

On February 10, 2026, the City received nine bids for this project. The bids ranged between $344,074 to $446,895.25. The low bidder was responsive. The bids are as follows:

SUMMARY OF BIDS	
BIDDER	**AMOUNT**
Halme Excavating, Inc., Battle Ground, WA	$344,074.00
Advanced Excavating Specialists, Kelso, WA	$359,359.00
Grade Werks Excavating, LLC, Battle Ground, WA	$366,578.00
Apex Mechanical, LLC., Battle Ground, WA	$369,580.00

Lee Contractors, LLC, Vancouver, WA	$413,470.00
NW Construction General Contracting, Battle Ground, WA	$414,013.50
SLE, Inc, Vancouver, WA	$430,619.00
Dewitt Construction, Vancouver, WA	$446,895.25
TMC Contractors, LLC	Non-responsive
Engineers Cost Estimate	$420,000.00

There is no apprenticeship goal for this project because the engineer's estimate was under the minimum $500,000 threshold.

Advantage(s)

1. Will construct curb ramps in advance of the annual resurfacing contracts, which will allow paving to be done much faster and more efficiently.
2. Will ensure that cuts in the street from ramp construction are completed before the final paving, which will prolong the life of the new pavement.
3. Will install ADA-compliant curb ramps at intersections with sidewalks currently lacking ramps.

Challenge(s)

1. Neighborhood residents, businesses and local traffic will be inconvenienced during the construction period at the various locations; however, the construction duration at each location is short, with traffic able to drive through construction zones, which will minimize the temporary inconvenience.
2. Construction will generate noise in the area; however, the contractor will not be working in one spot the entire time with all work expected to be complete within a few days at each location.

Budget Impact

The project is currently funded through the Pavement Management Program in the Street Fund. No additional budget appropriation is required.

Prior Council Review

None

Action Requested

On Monday, March 16, 2026, award a construction contract for the 2026 East Curb Ramps Project to the lowest responsive and responsible bidder, and authorize the City Manager, or designee, to finalize and execute a contract with Halme Excavating, Inc., Battle Ground, Washington at their bid price of $344,074, which includes Washington State sales tax.

Staff Contact

Chris Sneider, Senior Civil Engineer, chris.sneider@cityofvancouver.us

Attachments:

1. ITB26-12 - Contract - Final
2. Vicinity Map

CONSTRUCTION CONTRACT #C-102208
ITB 26-12: 2026 East Curb Ramps

This Contract (hereinafter referred to as the "Contract") is entered into by and between the City of Vancouver, Washington, a municipal corporation organized under the laws of the State of Washington (hereinafter referred to as the "City") and Halme Excavating, Inc., 22514 NE 72nd Avenue, Battle Ground, WA 98604 (hereinafter referred to as the "Contractor"). The City and the Contractor may be collectively referred to herein as the "Parties" or individually as a "Party."

WHEREAS, the City desires to engage the Contractor to provide public works construction and other related services for the work described herein;

WHEREAS, Contractor has agreed to offer its services to perform said work per the City issued Invitation to Bid (ITB) No. 26-12 and all addenda thereto, Contractor's Bid to said ITB, the Project Plan Set and Special Provisions, and City Council's approval on Monday, March 16, 2026 per Staff Report No. ##-##; and

WHEREAS, the Contractor represents by entering into this Contract that it is fully qualified to perform the work to which it will be assigned in a competent and professional manner, and to the standards required by the City.

NOW, THEREFORE, in consideration of the terms, conditions, covenants, and performance contained herein, or attached an incorporated and made a part hereof, the parties hereto agree as follows:

1. **STATEMENT OF WORK**: The Contractor hereby agrees to furnish all materials, labor, tools, machinery and implements of every description necessary to complete the work in a professional manner within the time limits stated in this Contract for the construction and installation of the following improvements and will make all necessary arrangements for the obtaining of permits from the United States, State of Washington, and/or any of its agencies as may be necessary to do the work required and covered by this Contract.

   This Contract provides for the improvements of curb ramps, curbs, sidewalks, excavation, minor paving, signal systems and other work, all in accordance with the attached Plan Set, these Contract Provisions, and the Standard Specifications, hereinafter referred to as "Work."

   The Contract Work shall be Physically Complete within 50 Working Days from the Notice to Proceed.

2. **EFFECTIVE DATE:** This Contract is effective as of the last signature of the Contract.

3. **E-VERIFY PROGRAM:** Contractor shall register and enter into a Memorandum of Understanding (MOU) with the Department of Homeland Security E-Verify program within sixty days after execution of this Contract. Contractor shall ensure all Contractor employees and any subcontractor(s) assigned to perform work under this Contract are eligible to work in the United States. Contractor shall provide verification of compliance upon City request. Failure by Contractor to comply with this subsection shall be considered a material breach.

4. **CONTRACTOR RESPONSIBLITIES FOR SUBCONTRACTOR:** The Contractor shall include the language of this section in all tier subcontracts and shall require each of its subcontractors to include the same language of this section in each of their subcontracts, adjusting only as necessary the terms used for the contracting parties. The requirements of this section apply to all subcontractors regardless of tier. The Contractor shall require all subcontractors to comply with all federal, state and municipal laws, rules and regulations whatsoever.

   At any time of the subcontract execution, the Contractor shall verify that all tier subcontractors meet the following bidder responsibility criteria:

   a. Have a current certificate of registration in compliance with Chapter 18.27 RCW, which must have been in effect at the time of subcontract bid submittal.
   b. Have a current Washington Unified Business Identifier (UBI) number.
   c. Have received training on the requirements related to public works and prevailing wage as required by RCW 39.04.350.
   d. Within the three-year period immediately preceding the date of the bid solicitation, not have been determined by a final and binding citation and notice of assessment issued by the department of labor and industries or through civil judgement entered by a court of limited or general jurisdiction to have willfully violated, as defined in RCW 49.48.082, any provision of Chapter 49.46, 49.48 or 49.52 RCW.
   e. If applicable, have:
      i. Industrial Insurance (worker's compensation) coverage for the subcontractor's employees working in Washington, as required in Title 51 RCW.
      ii. A Washington Employment Security Department reference number, as required in Title 50 RCW.
      iii. A Washington Department of Revenue state excise tax registration number, as required in Title 82 RCW.
      iv. An electrical contractor license, if required by Chapter 19.28 RCW.
      v. An elevator contractor license, if required by Chapter 70.87 RCW.
   f. Not be disqualified from bidding on any public works contract under RCW 39.06.010 or 39.12.065(3).

5. **DELINQUENT STATE TAXES**: The Contractor shall not owe delinquent taxes to the Washington State Department of Revenue without a payment plan approved by the Department of Revenue.

6. **COMPENSATION AND SCHEDULE OF PAYMENTS**: In consideration of the promises and agreements of the Contractor as set forth herein, and in consideration of the faithful

performance and furnishing of the work and materials required by this Contract to the satisfaction of the City, the City agrees to pay to the Contractor as prescribed in the solicitation and Contractor's Bid, and in accordance with the ordinances of the City of Vancouver and the laws of the State of Washington, the following sum as indicated, which amount does include 8.8% Washington State Sales Tax (if applicable) $344,074.00 USD.

The amount finally to be paid is, however, variable upon the Work actually performed, and final payment will be made upon the basis of the amount of work performed and the materials furnished, and at the lump sum or unit prices fixed in the Contractor's Bid as modified by any and all approved Change Orders.

7. **CONTRACTOR'S INSURANCE**: The Contractor agrees to the following requirements relating to insurance coverage. Provide a Certificate of Liability Insurance. Said certificate must be provided on a standard "ACORD" form, or its equivalent, and must provide that coverage shall not be canceled or modified without 30 days prior written notice to the City of Vancouver.

   The City of Vancouver may inspect all policies, and copies shall be provided to the City upon request. The Contractor shall obtain the insurance described in this section from insurers approved by the State Insurance Commissioner pursuant to RCW Title 48. The insurance must be provided by an insurer with a rating of A-: VII or higher in the A.M. Best's Key Rating Guide, which is licensed to do business in the state of Washington (or issued as a surplus line by a Washington Surplus lines broker). The City reserves the right to approve or reject the insurance provided, based on the insurer (including financial condition), terms and coverage, the Certificate of Insurance, and/or endorsements.

   The Contractor agrees to procure insurance coverage as required below:

COVERAGE	LIMITS OF LIABILITY
I. Commercial General Liability:	
Policy shall include Bodily Injury, Property Damage, Personal Injury and Broad Form Contractual Liability	
Each Occurrence	$1,000,000
General Aggregate Per Occurrence	$2,000,000
Products & Completed Operations Aggregate	$2,000,000
Personal and Advertising Injury	$1,000,000
Blanket Contractual Liability	$1,000,000
II. Commercial Automobile Liability	
Policy shall include Bodily Injury and Property Damage, for any owned, Hired, and/or non-owned vehicles used in the operation, installation and maintenance of facilities under this Contract.	
Combined Single Limit	$1,000,000
III. Workers' Compensation (applicable to the State of Washington)	
Per Occurrence	Statutory
Employer's Liability	$1,000,000
Disease Each Employee	$1,000,000
Disease Policy Limit	$1,000,000

COVERAGE	LIMITS OF LIABILITY
Each Claim Annual Aggregate	$1,000,000 $2,000,000
IV. Pollution Legal Liability	
Each Claim Annual Aggregate	$1,000,000 $2,000,000

In addition to the coverage and limits listed above the Contractor's insurance must all contain the following:

a. City Listed as Additional Insured. The City of Vancouver, its Agents, Representatives, Officers, Directors, Elected and Appointed Officials, and Employees must be named as additional insured. The required Additional Insured endorsements shall be at least as broad as ISO CG 20 10 11 85, or its equivalent CG 20 10 07 04 and CG 20 37 07 04 must be included with the Certificate of Insurance.

b. Either the Commercial General Liability or the Worker's Compensation policy must be endorsed to include "Washington Stop Gap" insurance. The limits and aggregates referenced must apply to the Stop Gap coverage as well and must be indicated on the certificate.

c. Commercial General Liability insurance shall be written on coverage forms at least as broad as ISO occurrence form CG 00 01, including but not limited to liability arising from premises, operations, stop gap liability, independent contractors, products-completed operations, personal and advertising injury, and liability assumed under an insured contract. There shall be no exclusion for liability arising from explosion, collapse or underground property damage. The Commercial General Liability insurance shall be endorsed to provide a per project general aggregate limit, using ISO form CG 25 03 05 09 or an equivalent endorsement.

d. The City of Vancouver shall be listed on the Certificate as Certificate Holder.

e. Cover Trigger: The insurance must be written on an "occurrence" basis. This must be indicated on the Certificate.

f. Contractor shall ensure that each subcontractor of every tier obtains and maintains at a minimum the insurance coverages required for Commercial General Liability and Auto Liability. Upon request of the City, the Contractor shall provide evidence of such insurance.

g. The Contractor shall keep this insurance in force during the term of the Contract and for thirty (30) days after the Physical Completion date. The Contractor shall provide the City and all Additional Insured with written notice of any policy cancellation, within two business days of their receipt of such notice.

h. Failure on the part of the Contractor to maintain the insurance as required shall constitute a material breach of contract, upon which the City may, suspend work or terminate the contract.

i. All costs for insurance shall be incidental to and included in the unit or lump sum prices of the contract and no additional payment will be made.

8. **CONTRACTOR'S BOND**: The Contractor agrees that before it undertakes performance of this Contract, it will file with the City a Performance Bond and a Payment Bond, in the forms prescribed by the City of Vancouver, in the full amount of the Contract price with a company authorized to do business in the State of Washington as a surety. The bonds shall comply with the laws of the State of Washington, especially with the provisions of Chapter 39.08 RCW.

9. **DISPUTE RESOLUTION**: In the event of a dispute between the Parties which cannot be resolved by the contract managers, the Contractor and the City shall review such dispute and may attempt to resolve the dispute. Any controversy or claim arising out of or relating to this Contract or alleged breach of this Contract that cannot be resolved by the Parties within 30 days of receipt of written notice may be submitted to mediation. If the dispute cannot be resolved through mediation, either party may initiate litigation pursuant to the governing law and venue provisions of this Contract. The Parties agree to pay their own attorneys' fees and expenses.

10. **GOVERNING LAW/VENUE**: This Contract shall be deemed to have been executed and delivered within the State of Washington, and the rights and obligations of the parties hereunder shall be construed and enforced in accordance with, and governed by, the laws of the State of Washington without regard to the principles of conflict of laws. Any action or suit brought in connection with this Contract shall be brought in the Superior Court of Clark County, Washington.

11. **EMPLOYMENT OF LABOR**: The Contractor agrees that all persons employed by the Contractor and by any of its subcontractor and any of their lower tier contractors in work performed pursuant to this Contract shall not be employed in excess of eight (8) hours in any day, except as provided or allowed by Chapter 49.28 RCW and WAC 296.127 and any amendment thereto.

12. **PAYMENT OF LABOR**: The Contractor agrees that all laborers, workers, or mechanics employed by it or by any subcontractor in the performance of this Contract will be paid not less than the prevailing wage rate for an hour's work, in accordance with the provisions of Chapter 39.12 RCW, and all rules and regulations promulgated pursuant thereto.

    The prevailing wage rates in effect at the time of the bid submittal deadline shall apply for the duration of the project, no matter how long it lasts. However, if the Contract is awarded more than six (6) months after the bids were due, the prevailing wage rates in effect on the award date shall apply.

    In case any dispute arises as to what the prevailing rate of wages for work of a similar nature are and such dispute cannot be adjusted by the parties involved, the matter shall

be referred to the director of the Department of Labor and Industries of the State of Washington for arbitration, and the director's decision shall be final, conclusive and binding on all parties involved in the dispute.

13. **PAYMENT TO THE CONTRACTOR**: Progress payments to the Contractor shall be made within 30 days of a fully executed Pay Estimate pending all compliance with all contractual requirements. A sum equal to 5% may be reserved and retained from monies earned by the Contractor in accordance with Chapter 60.28 RCW. The City reserves the right to require Contractor to correct any submitted or paid erroneous invoices according to the rates set forth herein. City and Contractor agree that any amount paid in error by City does not constitute a change in the agreed upon amount; Contractor agrees to issue a refund of any of any overages paid in error by the City.

    Release of the retained percentage or the retainage bond shall be in accordance with Chapter 60.28 RCW. Every person performing labor or furnishing supplies toward the completion of said improvement of work shall have a lien upon said monies so reserved; provided, that such notice of the lien of such claimant shall be given in the manner provided in RCW 39.08.030 and within the time provided in Chapter 60.28 RCW as now existing and in accordance with any amendments that may hereafter be made thereto.

    No payment shall be made to the Contract, however, until the Contractor and all subcontractors who have performed work shall have filed and received approval of a Statement of Intent to Pay Prevailing Wage as required by RCW 39.12.040 from the Washington State Department of Labor and Industries. Said Contractor and all subcontractors shall also keep accurate payroll records for three years from the date of acceptance as described in RCW 39.12.120. A Contractor and all subcontractors shall, file a copy of its certified payroll records using the Department of Labor and Industries online system on a monthly basis. A Contractor's noncompliance with this section shall constitute a violation of RCW 39.12.050.

14. **INDEMNIFICATION**: Contractor agrees to indemnify, defend, save and hold harmless the City, its officials, employees and agents from any and all liability, including but not limited to demands, claims, causes of action, suits or judgements, claims of copyright or patent infringement, including costs, attorney fees and expenses incurred in connection therewith, or whatsoever kind or nature, arising out of, or in connection with, or incident to, the performance of services by Contractor pursuant to this Contract.

    In the event that any suit based on such a claim, demand, loss, damage, cost or cause of action is brought against the Contractor, the City retains the right to participate in said suit.

    This indemnity and hold harmless shall include any claim made against the City by an employee of the Contractor or subcontractor or agent of the Contractor, even if Contractor is thus otherwise immune from liability pursuant to worker's compensation statute, Title 51 RCW. To the extent that such liability arises from the concurrent negligence of both the City and the Contractor, such cost, fees and expenses shall be shared between the City and the Contractor in proportion to their relative degrees of negligence. This indemnity and hold harmless shall NOT apply in the case where liability arises from the sole negligence of the City. The Contractor specifically acknowledges that the provisions

contained herein have been mutually negotiated by the Parties and it is the intent of the Parties that Contractor provide the broadest scope of indemnity permitted by RCW 4.24.115.

15. **OWNERSHIP OF RECORDS AND DOCUMENTS**: Any and all work product prepared by the Contractor in the course of performing this Contract shall immediately become the property of the City. In consideration of the compensation provided for by this Contract, the Contractor hereby further assigns all copyright interests in such work product to the City. A copy may be retained by the Contractor. Previously owned intellectual property of Contractor or any third party, and any know-how, methodologies or processes used by Contractor to provide the services or project deliverables under this Contract shall remain property of the original City.

16. **PUBLIC DISCLOSURE COMPLIANCE**: The parties acknowledge that the City is an "agency" within the meaning of the Washington Public Records Act, Chapter 42.56 RCW, and that materials submitted by the Contractor to the City become public record. Such records may be subject to public disclosure, in whole or part and may be required to be released by the City in the event of a request for disclosure. In the event the City receives a public record request for any data or deliverable that is provided to the City and that is licensed from the Contractor, the City shall notify the Contractor of such request and withhold disclosure of such information for not less than five business days, to permit the Contractor to seek judicial protection of such information, provided that the Contractor shall be responsible for attorney fees and costs in such action and shall save and hold harmless the City from any costs, attorney fees or penalty assessment under Chapter 42.56 RCW for withholding or delaying public disclosure of such information.

17. **COOPERATIVE PURCHASING**: The Washington State interlocal Cooperation Act, Chapter 39.34 RCW, authorizes public agencies to cooperatively purchase goods and services if all parties agree. By having executed this Agreement, the Contractor agrees that other public agencies may purchase goods and services under this solicitation or contract at their own cost and without the City incurring any financial or legal liability for such purchases. The City agrees to allow other public agencies to purchase goods and services under this solicitation or contract, provided that the City is not held financially or legally liable for purchases and that any public agency purchasing under solicitation or contract file a copy of this invitation and such contract in accordance with RCW 39.34.040.

18. **AMENDMENTS**: All changes to this Contract, including changes to the statement of work and compensation, must be made by written Change Order and/or Amendment and signed by all parties to this Contract.

19. **AUTHORIZATION AND COMPLIANCE WITH THE LAW**: The Contractor certifies that the person signing the Contract is legally authorized to enter into this binding Contract and that the Contractor shall fully comply with all relevant, federal, state and municipal laws, rules, regulations and policies.

20. **CITY BUSINESS AND OCCUPATION LICENSE**: The Contractor will be required to obtain a business license when contracting with the City unless allowable exemptions apply. The Contractor shall contact the State of Washington Business License Service website or by

phone at 800-451-7985, or the City's website to determine whether a business license is required pursuant to the Vancouver Municipal Code (VMC) Chapter 5.04.

21. **RELATION OF PARTIES**: The Contractor, its subcontractors, agents and employees are independent contractors performing services for the City and are not employees of the City; shall not as a result of this Contract, accrue leave, retirement, insurance, bonding or any other benefits afforded to City employees; and, shall not have the authority to bind the City in any way except as may be specifically provided in the Statement of Work.

22. **ASSIGNMENT**: This Contract is binding on each party, its successors, assigns, and legal representatives and may not, under any circumstances, be assigned or transferred by either party without the other party's express written authorization.

23. **TERMINATION FOR CONVENIENCE**: The City, at its sole discretion, may terminate this Contract for convenience at any time for any reason deemed appropriate. Termination is effective immediately upon notice of termination given by the City.

    In the event this Contract is terminated prior to the completion of Work, Contractor will only be paid for the Work completed at the time of termination of the Contract.

24. **TERMINATION FOR CAUSE**: In the event the Contractor is, or has been, in violation of the terms of this Contract, including the solicitation, the City reserves the right, upon written notice to the Contractor, to cancel, terminate or suspend this Contract in whole or in part for default. Termination shall be effected by serving a notice of termination on the Contractor setting forth the manner in which the Contractor is in default. The Contractor will be paid only the contract price for services performed in accordance with the manner of performance set forth in the Contract.

    If it is later determined by the City that the Contractor had an excusable reason for not performing, such as a strike, fire or flood, or events which are not the fault of or are beyond the control of the Contractor, the City after setting up a new delivery or performance schedule, may allow the Contractor to continue work or treat the termination as a termination for convenience.

25. **OPPORTUNITY TO CURE**: The City at its sole discretion may in lieu of a termination allow the Contractor to cure the defect(s), by providing a "Notice to Cure" to Contractor setting forth the remedies sought by the City and the deadline to accomplish the remedies. If the Contractor fails to remedy to the City's satisfaction the breach or default of any of the terms, covenants, or conditions of this Contract within the time stated time, the City shall have the right to terminate the Contract without any further obligation to the Contractor. Any such termination for default shall not in any way operate to preclude the city from also pursuing all available remedies against the Contractor and its sureties for said breach or default, including but not limited to, termination of this Contract for convenience.

26. **WAIVER AND REMEDIES**: City's failure to enforce the terms or conditions herein or to exercise any right or privilege, or the City's waiver of any breach hereunder shall not thereafter waive any other term, condition or privilege, whether of the same or similar

type. Remedies under this Contract are cumulative; the use of one remedy shall not be taken to exclude or waive the right to use another.

27. **ENTIRETY OF CONTRACT:** This Contract incorporates all the agreements, covenants and understanding between the parties hereto and are merged into this written Contract. No prior agreement or prior understanding, verbal or otherwise, of the parties or their agents shall be valid or enforceable unless set forth in this Contract.

28. **USE OF CITY'S NAME:** Contractor may not use any of City's name, trademark, service marks, or logo in connection with the services contemplated by this Contract or otherwise without the prior written permission of City, which permission may be withheld for any or no reason and may be subject to certain conditions.

29. **DEBARMENT:** The Contractor certifies that that it is not presently debarred, suspended, proposed for debarment, and declared ineligible or voluntarily excluded from covered transactions by any Federal, State or local department or agency.

30. **NON-DISCRIMINATION AND EQUAL EMPLOYMENT OPPORTUNITY**: During the term of this Contract, Contractor will not discriminate against any employee or applicant for employment in accordance with RCW Chapter 49.60, including, but not limited to creed, religion, race, color, age, sex, marital status, sexual orientation, sexual identity, pregnancy, military status, political ideology, ancestry, national origin, or the presence of any sensory, mental or physical disability, unless based upon a bona fide occupational qualification. The Contractor will take affirmative action to ensure that applicants and employees are treated fairly, without regard to their creed, religion, race, color, sex, national origin, or the presence of any sensory, mental or physical disability. Such action shall include all terms and conditions of employment, compensation and benefits, including apprenticeship.

31. **BINDING EFFECT:** The provisions, covenants and conditions in this Contract bind the parties, their legal heirs, representatives, successors and assigns.

32. **RATIFICATION:** Acts taken pursuant to this Contract but prior to its effective date are hereby ratified and confirmed.

33. **CONTRACT DOCUMENTS AND ORDER OF PRECEDENCE:** The complete Contract includes these parts, all of which are incorporated herein by reference, and any inconsistency in the parts of the contract shall be resolved by following this order of precedence (e.g., 1 presiding over 2, 2 over 3, 3 over 4, and so forth):

    1. Amendments to the Contract,
    2. This Contract,
    3. Contractor's Bid including all Addenda to the Solicitation,
    4. Special Provisions,
    5. Contract Plan Set,
    6. City of Vancouver Amendments to the specified WSDOT Standard Specifications,
    7. City of Vancouver Standard Plans,

8. WSDOT Standard Specifications,
9. WSDOT Standard Plans.

On the Contract Plans, Working Drawings and Standard Plans, figured dimensions shall take precedence over scaled dimensions.

Whenever reference is made in these Specifications or the Special Provisions to codes, rules, specifications and standards, the reference shall be construed to mean the code, rule, specification or standard that is in effect on the Invitation to Bid advertisement date, unless otherwise stated or as required by law.

If any part of the Contract requires Work that does not include a description for how the Work is to be performed, the Work shall be performed in accordance with standard trade practice(s). For purposes of the Contract, a standard trade practice is one having such regularity of observance in the trade as to justify an expectation that it will be observed by the Contractor in doing the Work.

34. NOTICES: All notices which are given or required to be given pursuant to this Contract shall be hand delivered, mailed postage paid or sent by electronic mail as follows:

For the City:
Anna Vogel
City of Vancouver
415 W 6th Street
P O Box 1995
Vancouver WA 98668-1995
anna.vogel@cityofvancouver.us

For the Contractor:
Andrew Halme
Halme Excavating, Inc.
22514 NE 72nd Ave.
Battle Ground, WA 98604
office@halmepnw.com

The undersigned, as the authorized representatives of the City and Contractor respectively, agree to all of the terms and conditions contained in this Contract, as of the dates set forth below.

CITY OF VANCOUVER
A municipal corporation

Lon Pluckhahn, City Manager

Date

Attest:

Anthony Glenn, Deputy City Clerk

CONTRACTOR:
Halme Excavating, Inc.

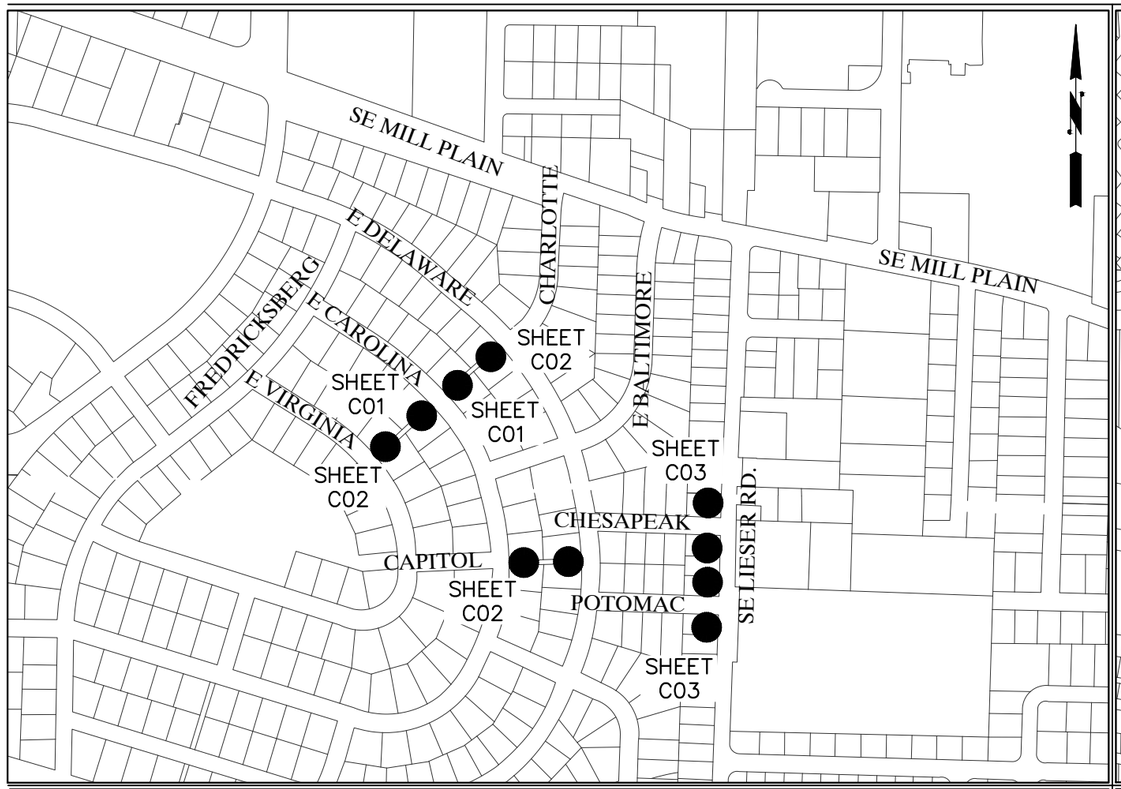
Signature

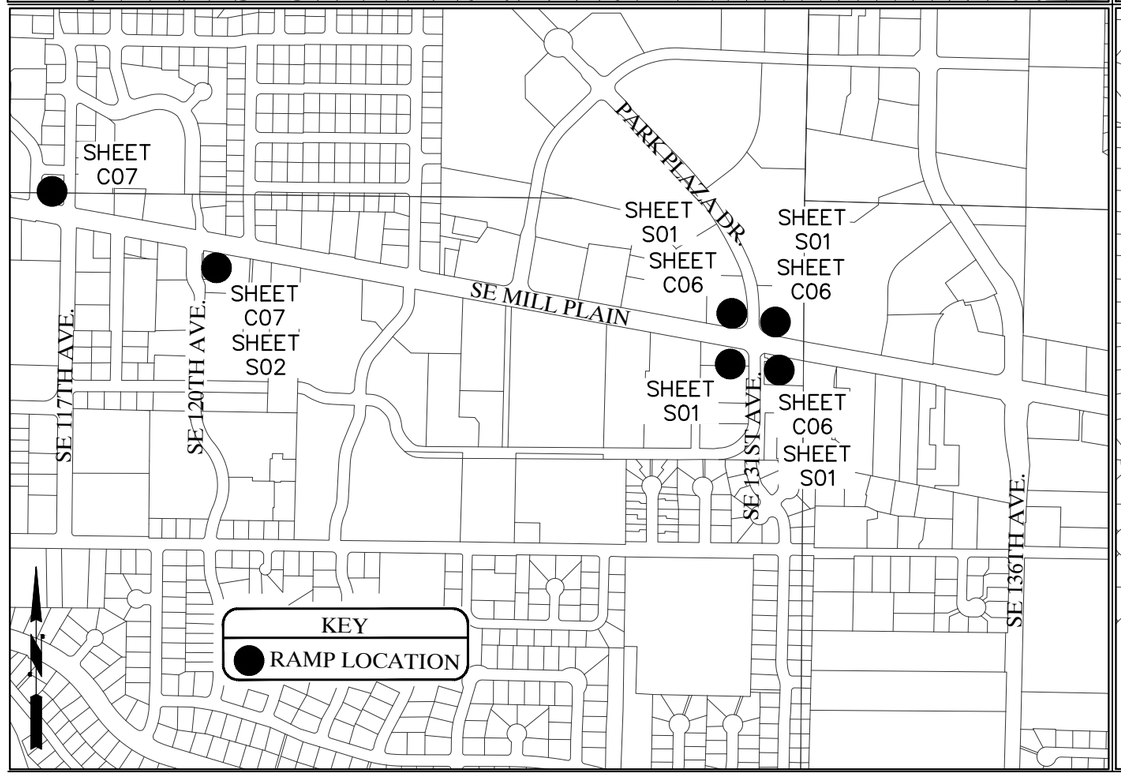
Printed Name /Title

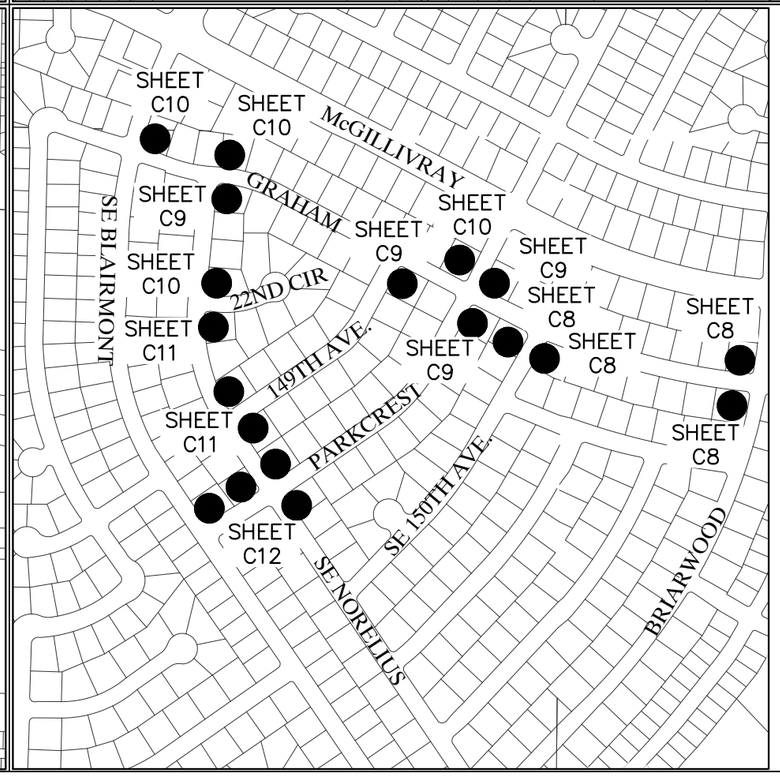
Date

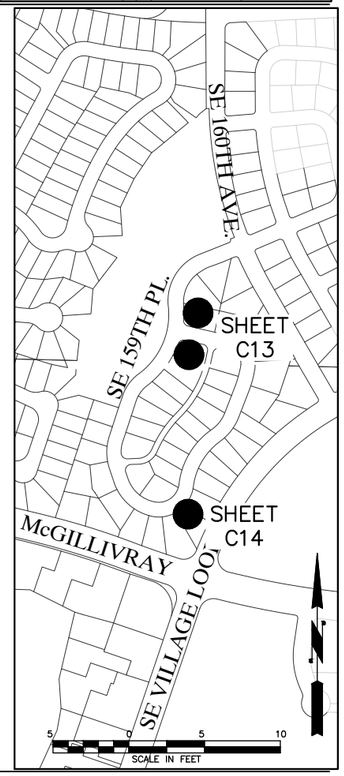
Approved as to form:

Nena Cook, City Attorney









811 Know what's below. Call before you dig.

FILE NAME:	G03
SCALE:	
HORIZONTAL:	
VERTICAL:	
DATE:	JANUARY 26
DESIGNED BY:	JRB
DRAWN BY:	JRB
CHECKED BY:	CS
APPROVED BY:	CS

DATE	No.	REVISIONS

2026 EAST CURB RAMPS

VICINITY MAP

City of Vancouver Public Works

JOB NUMBER
PRJ101252

ACTIVITY

I:\PROJECTS\ACTIVE_PROJECTS\072826 - 2026_PAVEMENT_MANAGEMENT_PROJECTS\4 - EAST_CURB_RAMPS\PS&E\SHEETS\G03.DWG 1/12/2026

Staff Report: 052-26

To: Mayor and City Council
From: City Manager
Date: March 16, 2026

Subject

Bid Award — Fourth Plain Blvd. – Mill Plain to Main St. — National Highway System Resurfacing Project — ITB 26-11

Key Points

- The City maintains over 1,900 lane miles of streets in its transportation system.
- The City's annual resurfacing and preventive maintenance contracts are the primary way that streets asphalt treatment.
- Funding includes a National Highway System (NHS) federal grant of $980,000.

Strategic Plan Alignment

Transportation and Mobility – a safe, future-ready and convenient transportation system

Present Situation

The Fourth Plain Blvd. – Mill Plain Blvd to Main St - NHS Resurfacing Project is part of the 2026 Pavement Management program. This project involves paving approximately 4.35 lane miles on Fourth Plain Blvd. with hot mix asphalt from Mill Plain to Main Street.

The attached vicinity map shows where the paving will occur along Fourth Plain Blvd.

On February 17, 2026, the City received 2 bids ranging from $1,808,808 to $1,920,920. The low bidder was responsive. The bids are as follows:

SUMMARY OF BIDS	
BIDDER	**AMOUNT**
Lakeside Industries, Vancouver, WA	$1,808,808.00
Granite Construction Company, Vancouver, WA	$1,920,920.00
Engineers Cost Estimate	$2,200,000.00

Pursuant to federal funding requirements, the Washington State Department of Transportation (WSDOT) set a Federal Small Business Enterprise (FSBE) goal of 11%. Lakeside Industries has committed to meeting this goal. Federal guidelines for grant projects preclude the inclusion of local agency apprenticeship programs. Consequently, there are no City apprenticeship goals for this project.

Advantage(s)

1. Would result in new pavement on 4.35 lane miles of City streets, protecting the City's investment in its street network.
2. Would reduce higher future maintenance costs on City streets.
3. Would follow through on commitments and improve neighborhood mobility and safety for vulnerable road users with the implementation of the complete streets elements with the project.

Challenge(s)

1. Neighborhood residents, businesses and local traffic will be inconvenienced during the construction period along the corridors. However, the construction duration is short, and lane closures will be limited, which will minimize the temporary inconvenience.
2. Construction will generate noise and dust in the work areas. To mitigate for noise, the contractor will be required to comply with a noise variance for nighttime work. The contractor will also be required to implement a dust control and erosion control strategy at all locations.

Budget Impact

The project is currently funded through the Pavement Management Program ($1,808,808). Sufficient funds are budgeted to construct the project.

Prior Council Review

None

Action Requested

On Monday, March 16, 2026, award a construction contract for the W Fourth Plain Blvd – Mill Plain to Main St - NHS Resurfacing Project to the lowest responsive and responsible bidder, Lakeside Industries, Vancouver, Washington, at their bid price of $1,808,808, which includes Washington State sales tax, and authorize the City Manager or designee to finalize and execute the same.

Staff Contact

Chris Sneider, Senior Civil Engineer, chris.sneider@cityofvancouver.us

Attachments:

1. ITB26-11 - Contract - Final
2. Vicinity Map

CONSTRUCTION CONTRACT # C-102209

ITB #26-11: W Fourth Pl Blvd - Mill Pl to Main St NHS Resurfacing

This Contract (hereinafter referred to as the "Contract") is entered into by and between the City of Vancouver, Washington, a municipal corporation organized under the laws of the State of Washington (hereinafter referred to as the "City") and Lakeside Industries, Inc., 8705 NE 117th Ave., Vancouver, WA 98662 (hereinafter referred to as the "Contractor"). The City and Contractor may be collectively referred to herein as the "parties" or individually as a "party".

WHEREAS, the City desires to engage the Contractor to provide public works construction and other related services for the work described herein;

WHEREAS, Contractor has agreed to offer its services to perform said work per the City issued Invitation to Bid (ITB) No. 26-11 and all addenda thereto, Contractor's Bid to said ITB, the Project Plan Set and Special Provisions, and City Council's approval on March 16, 2026 per Staff Report No. ##-##; and

WHEREAS, the Contractor represents by entering into this Contract that it is fully qualified to perform the work to which it will be assigned in a competent and professional manner, and to the standards required by the City.

NOW, THEREFORE, in consideration of the terms, conditions, covenants, and performance contained herein, or attached and incorporated and made a part hereof, the parties hereto agree as follows:

1. **STATEMENT OF WORK:** The Contractor hereby agrees to furnish all materials, labor, tools, machinery and implements of every description necessary to complete the work in a professional manner within the time limits stated in this Contract for the construction and installation of the following improvements and will make all necessary arrangements for the obtaining of permits from the United States, State of Washington, and/or any of its agencies as may be necessary to do the work required and covered by this Contract.

   This Contract provides for the improvements of W 4th Plain Blvd from Mill Plain Boulevard to Main Street within the City of Vancouver including pavement repair, milling of roadways, paving of existing roads, minor utility adjustments, striping and other work, all in accordance with the attached Contract Plans, these Contract Provisions, and the Standard Specifications.

   The Contract Work shall be Physically Complete within 25 Working Days from the Notice to Proceed.

2. **EFFECTIVE DATE:** This Contract is effective as of the last signature of the Contract.

3. **E-VERIFY PROGRAM:** Contractor shall register and enter into a Memorandum of Understanding (MOU) with the Department of Homeland Security E-Verify program within sixty (60) days after execution of this Contract. Contractor shall ensure all Contractor employees and any sub-contractor(s) assigned to perform work under this Contract are eligible to work in the United States. Contractor shall provide verification of compliance upon City request. Failure by Contractor to comply with this subsection shall be considered a material breach.

4. **CONTRACTOR RESPONSIBILITIES FOR SUBCONTRACTORS:** The Contractor shall include the language of this section in all tier subcontracts and shall require each of its subcontractors to include the same language of this section in each of their subcontracts, adjusting only as necessary the terms used for the contracting parties. The requirements of this section apply to all subcontractors regardless of tier. The Contractor shall require all subcontractors to comply with all relevant federal, state and municipal laws, rules and regulations whatsoever.

   At the time of subcontract execution, the Contractor shall verify that all tier subcontractors meet the following bidder responsibility criteria:

   1. Have a current certificate of registration in compliance with chapter 18.27 RCW, which must have been in effect at the time of subcontract bid submittal;
   2. Have a current Washington Unified Business Identifier (UBI) number;
   3. Have received training on the requirements related to public works and prevailing wage as required by RCW 39.04.350;
   4. Within the three-year period immediately preceding the date of the bid solicitation, not have been determined by a final and binding citation and notice of assessment issued by the department of labor and industries or through a civil judgment entered by a court of limited or general jurisdiction to have willfully violated, as defined in RCW 49.48.082, any provision of chapter 49.46, 49.48, or 49.52 RCW.
   5. If applicable, have:
      i. Have Industrial Insurance (workers' compensation) coverage for the subcontractor's employees working in Washington, as required in Title 51 RCW;
      ii. A Washington Employment Security Department reference number, as required in Title 50 RCW;
      iii. A Washington Department of Revenue state excise tax registration number, as required in Title 82 RCW;
      iv. An electrical contractor license, if required by Chapter 19.28 RCW;
      v. An elevator contractor license, if required by Chapter 70.87 RCW.
   6. Not be disqualified from bidding on any public works contract under RCW 39.06.010 or 39.12.065 (3).

5. **DELINQUENT STATE TAXES:** The Contractor shall not owe delinquent taxes to the Washington State Department of Revenue without a payment plan approved by the Department of Revenue.

6. **COMPENSATION AND SCHEDULE OF PAYMENTS:** In consideration of the promises and agreements of the Contractor as set forth herein, and in consideration of the faithful

performance and furnishing of the work and materials required by this Contract to the satisfaction of the City, the City agrees to pay to the Contractor as prescribed in the solicitation and Contractor's Bid, and in accordance with the ordinances of the City of Vancouver and the laws of the State of Washington, the following sum as indicated, which amount does include 8.8% Washington State Sales Tax (if applicable) $1,808,808.00 USD.

The amount finally to be paid is, however, variable upon the Work actually performed and final payment will be made upon the basis of the amount of work performed and the materials furnished, and at the lump sum or unit prices fixed in the Contractor's Bid and as modified by any and all approved Change Orders.

7. **CONTRACTOR'S INSURANCE:** The Contractor agrees to obtain and provide coverage as described in the WSDOT Standard Specifications 1-07.18 or the Special Provisions as applicable.

8. **CONTRACTOR'S BOND:** The Contractor agrees that before it undertakes performance of this Contract, it will file with the City of Vancouver a Performance Bond and Payment Bond, in the forms prescribed by the City of Vancouver, in the full amount of the Contract price with a company authorized to do business in the State of Washington as a surety. The bonds shall comply with the laws of the State of Washington, and especially with the provisions of Chapter 39.08 RCW.

9. **DISPUTE RESOLUTION:** In the event of a dispute between the Parties which cannot be resolved by the contract managers, the Contractor and the City shall resolve the dispute pursuant to WSDOT Specification 1-09.11 Disputes and Claims and WSDOT Specification 1-09.13 Claims Resolution or the Special Provisions as applicable.

10. **GOVERNING LAW/VENUE:** This Contract shall be deemed to have been executed and delivered within the State of Washington, and the rights and obligations of the parties hereunder shall be construed and enforced in accordance with, and governed by, the laws of the State of Washington without regard to the principles of conflict of laws. Any action or suit brought in connection with this Contract shall be brought in the Superior Court of Clark County, Washington.

11. **EMPLOYMENT OF LABOR:** The Contractor agrees that all persons employed by Contractor and by any of its subcontractors and any of their lower tier contractors in work performed pursuant to this Contract shall not be employed in excess of eight (8) hours in any one day, except as provided or allowed by Chapter 49.28 RCW and WAC 296-127 and any amendment thereto.

12. **PAYMENT OF LABOR:** The contract will require the payment and tracking of federal wages through Davis Bacon and will be subject to regulations of the U.S. Department of Labor. The higher wage rate between the Federal and State rates, at minimum shall prevail per WAC 296-127-025.

    The Contractor agrees that all laborers, workers, or mechanics employed by it or by any subcontractor in the performance of this Contract will be paid not less than the prevailing rate of wage for an hours work, in accordance with the provisions of the Chapter 39.12 RCW, and all rules and regulations promulgated pursuant thereto.

The prevailing wage rates in effect at the time of the bid submittal deadline shall apply for the duration of the project, no matter how long it lasts. However, if the Contract is awarded more than six (6) months after the bids were due, the prevailing wage rates in effect on the award date shall apply.

In case any dispute arises as to what the prevailing rates of wages for work of a similar nature are and such dispute cannot be adjusted by the parties involved, the matter shall be referred to the director of the Department of Labor and Industries of the State of Washington for arbitration, and the director's decision shall be final, conclusive and binding on all parties involved in the dispute.

13. **DAVIS-BACON ACT, AS AMENDED (40 U.S.C. 3141-3148):** When required by Federal program legislation, all prime construction contracts in excess of $2,000 awarded by non-Federal entities must include a provision for compliance with the Davis-Bacon Act (40 U.S.C. 3141-3144, and 3146-3148) as supplemented by Department of Labor regulations (29 CFR Part 5, "Labor Standards Provisions Applicable to Contracts Covering Federally Financed and Assisted Construction"). In accordance with the statute, contractors must be required to pay wages to laborers and mechanics at a rate not less than the prevailing wages specified in a wage determination made by the Secretary of Labor. In addition, contractors must be required to pay wages not less than once a week. The non-Federal entity must place a copy of the current prevailing wage determination issued by the Department of Labor in each solicitation. The decision to award a contract or subcontract must be conditioned upon the acceptance of the wage determination. The non-Federal entity must report all suspected or reported violations to the Federal awarding agency. The contracts must also include a provision for compliance with the Copeland "Anti-Kickback" Act (40 U.S.C. 3145), as supplemented by Department of Labor regulations (29 CFR Part 3, "Contractors and Subcontractors on Public Building or Public Work Financed in Whole or in Part by Loans or Grants from the United States"). The Act provides that each contractor or subrecipient must be prohibited from inducing, by any means, any person employed in the construction, completion, or repair of public work, to give up any part of the compensation to which he or she is otherwise entitled. The non-Federal entity must report all suspected or reported violations to the Federal awarding agency.

14. **CONTRACT WORK HOURS AND SAFETY STANDARDS ACT (40 U.S.C. 3701-3708):** Under 40 U.S.C. 3702 of the Act, each Contractor must be required to compute the wages of every mechanic and laborer on the basis of a standard work week of 40 hours. Work in excess of the standard work week is permissible provided that the worker is compensated at a rate of not less than one and a half times the basic rate of pay for all hours worked in excess of 40 hours in the work week. The requirements of 40 U.S.C. 3704 are applicable to construction work and provide that no laborer or mechanic must be required to work in surroundings or under working conditions which are unsanitary, hazardous or dangerous. These requirements do not apply to the purchases of supplies or materials or articles ordinarily available on the open market, or contracts for transportation or transmission of intelligence.

15. **PAYMENT TO THE CONTRACTOR:** Progress payments to the Contractor shall be made within 30 days of a fully executed Pay Estimate pending all compliance with all contractual requirements. The City reserves the right to require Contractor to correct any submitted or paid erroneous invoices according to the rates set forth herein. City and Contractor agree

that any amount paid in error by City does not constitute a change in the agreed upon amount; Contractor agrees to issue a refund of any overages paid in error by the City.

No payment shall be made to the Contractor, however, until the Contractor and all subcontractors who have performed work shall have filed and received approval of a Statement of Intent to Pay Prevailing Wage as required by RCW 39.12.040 from the Washington State Department a Labor and Industries. Said Contractor and all subcontractors shall also keep accurate payroll records for three years from the date of acceptance as described in RCW 39.12.120. A Contractor and all subcontractors shall, file a copy of its certified payroll records using the Department of Labor and Industries online system on a monthly basis. A Contractor's noncompliance with this section shall constitute a violation of RCW 39.12.050.

16. **INDEMNIFICATION:** Contractor agrees to indemnify, defend, save and hold harmless the City, its officials, employees and agents from any and all liability, including but not limited to demands, claims, causes of action, suits or judgments, claims of copyright or patent infringement, including costs, attorney fees and expenses incurred in connection therewith, or whatsoever kind or nature, arising out of, or in connection with, or incident to, the performance of services by Contractor pursuant to this Contract as described in WSDOT Standard Specifications or Special Provisions as applicable.

17. **OWNERSHIP OF RECORDS AND DOCUMENTS:** Any and all work product prepared by the Contractor in the course of performing this Contract shall immediately become the property of the City. In consideration of the compensation provided for by this Contract, the Contractor hereby further assigns all copyright interests in such work product to the City. A copy may be retained by the Contractor. Previously owned intellectual property of Contractor or any third party, and any know-how, methodologies or processes used by Contractor to provide the services or project deliverables under this Contract shall remain property of the original City.

18. **PUBLIC DISCLOSURE COMPLIANCE:** The parties acknowledge that the City is an "agency" within the meaning of the Washington Public Records Act, Chapter 42.56 RCW, and that materials submitted by the Contractor to the City become public record. Such records may be subject to public disclosure, in whole or part and may be required to be released by the City in the event of a request for disclosure. In the event the City receives a public record request for any data or deliverable that is provided to the City and that is licensed from the Contractor, the City shall notify the Contractor of such request and withhold disclosure of such information for not less than five (5) business days, to permit the Contractor to seek judicial protection of such information, provided that the Contractor shall be responsible for attorney fees and costs in such action and shall save and hold harmless the City from any costs, attorney fees or penalty assessment under Chapter 42.56 RCW for withholding or delaying public disclosure of such information.

19. **AMENDMENTS:** All changes to this Contract, including changes to the statement of work and compensation, must be made by written Change Order and/or Amendment and signed by all parties to this Contract.

20. **AUTHORIZATION AND COMPLIANCE WITH THE LAW:** The Contractor certifies that the person signing the Contract is legally authorized to enter into this binding Contract and that the Contractor shall fully comply with all relevant, federal, state and municipal laws, rules, regulations and policies.

21. **CITY BUSINESS AND OCCUPATION LICENSE:** The Contractor will be required to obtain a business license when contracting with the City unless allowable exemptions apply. The Contractor shall contact the State of Washington Business License Service (BLS) at: http://bls.dor.wa.gov/file.aspx, or by phone at 800-451-7985, or go to www.bls.dor.wa.gov/cities/vancouver.aspx or www.cityofvancouver.us/businesslicense, to determine whether a business license is required pursuant to the Vancouver Municipal Code (VMC) Chapter 5.04.

22. **RELATION OF PARTIES:** The Contractor, its subcontractors, agents and employees are independent contractors performing services for The City and are not employees of City; shall not, as a result of this Contract, accrue leave, retirement, insurance, bonding or any other benefits afforded to City employees; and, shall not have the authority to bind the City in any way except as may be specifically provided in the Statement of Work.

23. **ASSIGNMENT:** This Contract is binding on each party, its successors, assigns, and legal representatives and may not, under any circumstances, be assigned or transferred by either party without the other party's express written authorization.

24. **TERMINATION FOR CONVENIENCE:** The City, at its sole discretion, may terminate this Contract for convenience as described in the WSDOT Standard Specifications 1-08.10.

25. **TERMINATION FOR CAUSE:** In the event the Contractor is, or has been, in violation of the terms of this Contract, including the solicitation, the City reserves the right, upon written notice to the Contractor, to cancel, terminate, or suspend this contract in whole or in part for default as described in the WSDOT Standard Specifications 1-08.10.

26. **WAIVER AND REMEDIES:** City's failure to enforce the terms or conditions herein or to exercise any right or privilege, or the City's waiver of any breach hereunder shall not thereafter waive any other term, condition, or privilege, whether of the same or similar type. Remedies under this Contract are cumulative; the use of one remedy shall not be taken to exclude or waive the right to use another.

27. **ENTIRETY OF CONTRACT:** This Contract incorporates all the agreements, covenants and understanding between the parties hereto and are merged into this written Contract. No prior agreement or prior understanding, verbal or otherwise, of the parties or their agents shall be valid or enforceable unless set forth in this Contract.

28. **USE OF CITY'S NAME:** Contractor may not use any of City's name, trademark, service marks, or logo in connection with the services contemplated by this Contract or otherwise without the prior written permission of City, which permission may be withheld for any or no reason and may be subject to certain conditions.

29. **NON-DISCRIMINATION AND EQUAL EMPLOYMENT OPPORTUNITY**: During the term of this Contract, Contractor will not discriminate against any employee or applicant for

employment in accordance with RCW Chapter 49.60, including, but not limited to creed, religion, race, color, age, sex, marital status, sexual orientation, sexual identity, pregnancy, military status, political ideology, ancestry, national origin, or the presence of any sensory, mental or physical disability, unless based upon a bona fide occupational qualification. The Contractor will take affirmative action to ensure that applicants and employees are treated fairly, without regard to their creed, religion, race, color, sex, national origin, or the presence of any sensory, mental or physical disability. Such action shall include all terms and conditions of employment, compensation, and benefits, including apprenticeship.

30. **EQUAL OPPORTUNITY CLAUSE:** During the performance of this contract, the Contractor agrees as follows:

    a. The Contractor will not discriminate against any employee or applicant for employment because of race, color, religion, sex, sexual orientation, gender identity, or national origin. The contractor will take affirmative action to ensure that applicants are employed, and that employees are treated during employment, without regard to their race, color, religion, sex, sexual orientation, gender identity, or national origin. Such action shall include, but not be limited to the following: Employment, upgrading, demotion, or transfer, recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship. The Supplier agrees to post in conspicuous places, available to employees and applicants for employment, notices to be provided by the contracting officer setting forth the provisions of this nondiscrimination clause.
    b. The Contractor will, in all solicitations or advertisements for employees placed by or on behalf of the Supplier, state that all qualified applicants will receive consideration for employment without regard to race, color, religion, sex, sexual orientation, gender identity, or national origin.
    c. The Contractor will not discharge or in any other manner discriminate against any employee or applicant for employment because such employee or applicant has inquired about, discussed, or disclosed the compensation of the employee or applicant or another employee or applicant. This provision shall not apply to instances in which an employee who has access to the compensation information of other employees or applicants as a part of such employee's essential job functions discloses the compensation of such other employees or applicants to individuals who do not otherwise have access to such information, unless such disclosure is in response to a formal complaint or charge, in furtherance of an investigation, proceeding, hearing, or action, including an investigation conducted by the employer, or is consistent with the contractor's legal duty to furnish information.
    d. The Contractor will send to each labor union or representative of workers with which it has a collective bargaining agreement or other contract or understanding, a notice to be provided by the agency contracting officer, advising the labor union or workers' representative of the contractor's commitments under section 202 of Executive Order 11246 of September 24, 1965, and shall post copies of the notice in conspicuous places available to employees and applicants for employment.
    e. The Contractor will comply with all provisions of Executive Order 11246 of September 24, 1965, and of the rules, regulations, and relevant orders of the Secretary of Labor.
    f. The Contractor will furnish all information and reports required by Executive Order 11246 of September 24, 1965, and by the rules, regulations, and orders of the Secretary of Labor, or pursuant thereto, and will permit access to his books, records, and

accounts by the contracting agency and the Secretary of Labor for purposes of investigation to ascertain compliance with such rules, regulations, and orders.

g. In the event of the Contractor's non-compliance with the nondiscrimination clauses of this contract or with any of such rules, regulations, or orders, this contract may be canceled, terminated or suspended in whole or in part and the contractor may be declared ineligible for further Government contracts in accordance with procedures authorized in Executive Order 11246 of September 24, 1965, and such other sanctions may be imposed and remedies invoked as provided in Executive Order 11246 of September 24, 1965, or by rule, regulation, or order of the Secretary of Labor, or as otherwise provided by law.

h. The Contractor will include the provisions of paragraphs (1) through (8) in every subcontract or purchase order unless exempted by rules, regulations, or orders of the Secretary of Labor issued pursuant to section 204 of Executive Order 11246 of September 24, 1965, so that such provisions will be binding upon each subcontractor or vendor. The contractor will take such action with respect to any subcontract or purchase order as may be directed by the Secretary of Labor as a means of enforcing such provisions including sanctions for noncompliance: Provided, however, that in the event the contractor becomes involved in, or is threatened with, litigation with a subcontractor or vendor as a result of such direction, the contractor may request the United States to enter into such litigation to protect the interests of the United States.

31. **CLEAN AIR ACT:** The Contractor agrees to comply with all applicable standards, orders or regulations issued pursuant to the Clean Air Act (42 U.S.C. 7401–7671q) and the Federal Water Pollution Control Act as amended (33 U.S.C. 1251–1387). Violations must be reported to the Federal awarding agency and the Regional Office of the Environmental Protection Agency (EPA).

32. **DEBARMENT:** The Contractor certifies that that it is not presently debarred, suspended, proposed for debarment, and declared ineligible or voluntarily excluded from covered transactions by any Federal, State or local department or agency.

33. **BINDING EFFECT:** The provisions, covenants and conditions in this Contract bind the parties, their legal heirs, representatives, successors, and assigns.

34. **RATIFICATION:** Acts taken pursuant to this Contract but prior to its effective date are hereby ratified and confirmed.

35. **CONTRACT DOCUMENTS AND ORDER OF PRECEDENCE:** The complete Contract includes all parts listed in the Special Provisions WSDOT Standard Specification Section 1-04.2. On the Contract Plans, Working Drawings, and Standard Plans, figured dimensions shall take precedence over scaled dimensions.

    Whenever reference is made in these Specifications or the Special Provisions to codes, rules, specifications, and standards, the reference shall be construed to mean the code, rule, specification, or standard that is in effect on the Invitation to Bid advertisement date, unless otherwise stated or as required by law.

    If any part of the Contract requires Work that does not include a description for how the Work is to be performed, the Work shall be performed in accordance with standard trade

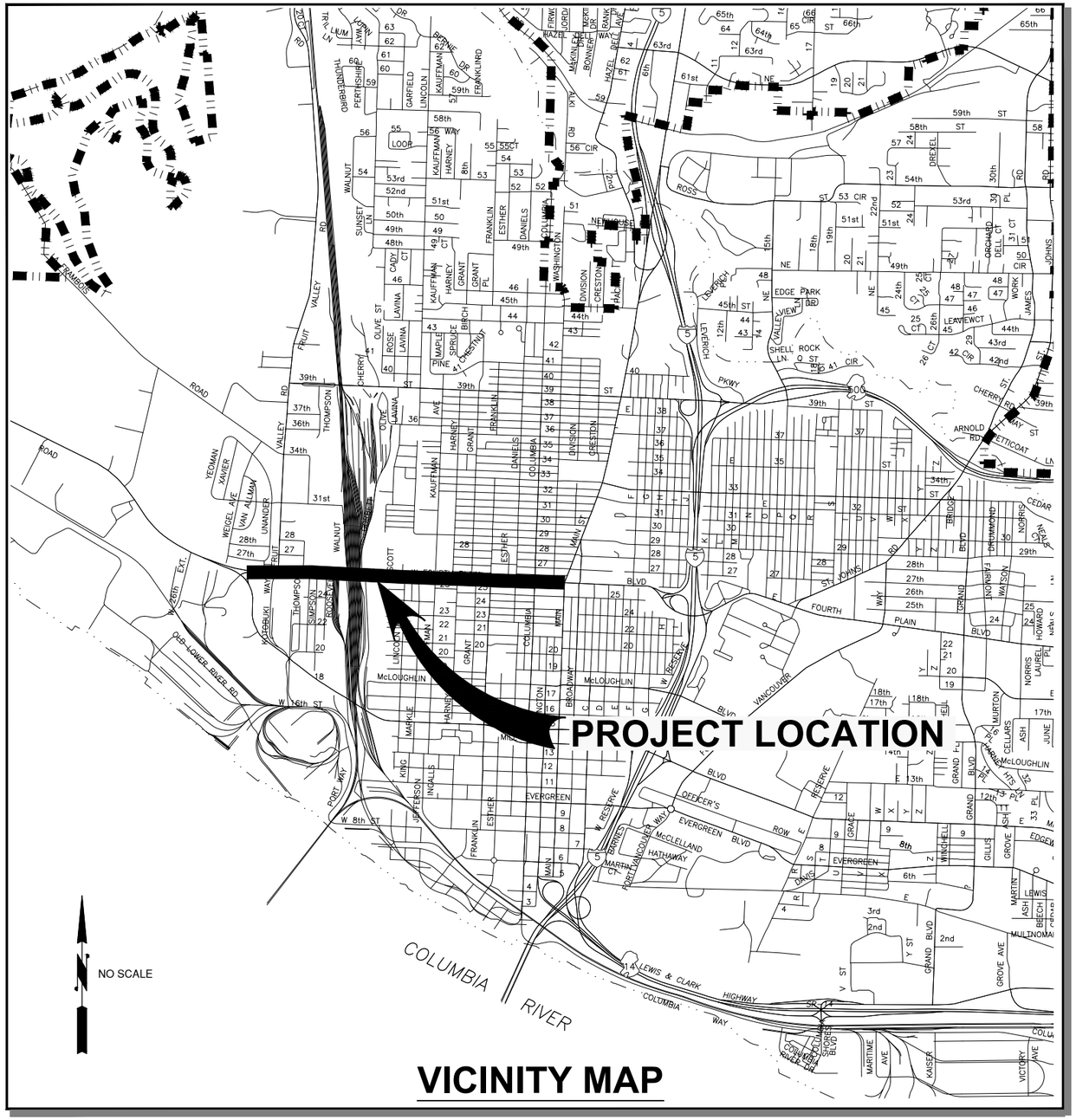
practice(s). For purposes of the Contract, a standard trade practice is one having such regularity of observance in the trade as to justify an expectation that it will be observed by the Contractor in doing the Work.

36. NOTICES: All notices which are given or required to be given pursuant to this Contract shall be hand delivered, mailed postage paid, or sent by electronic mail as follows:

For the City:	For the Contractor:
Anna Vogel	Kenny Butcher
City of Vancouver	Lakeside Industries, Inc.
415 W 6th Street	8705 NE 117th Ave.
P O Box 1995	Vancouver, WA 98662
Vancouver WA 98668-1995	kenny.butcher@lakesideindustries.com
anna.vogel@cityofvancouver.us	

The undersigned, as the authorized representatives of the City and Contractor respectively, agree to all of the terms and conditions contained in this Contract, as of the dates set forth below.

CITY OF VANCOUVER A municipal corporation	**CONTRACTOR:** Lakeside Industries, Inc.
Lon Pluckhahn, City Manager	Signature
Date	Printed Name /Title
Attest:	Date
Anthony Glenn, Deputy City Clerk	
Approved as to form:	
Nena Cook, City Attorney	



CITY OF
Vancouver
WASHINGTON

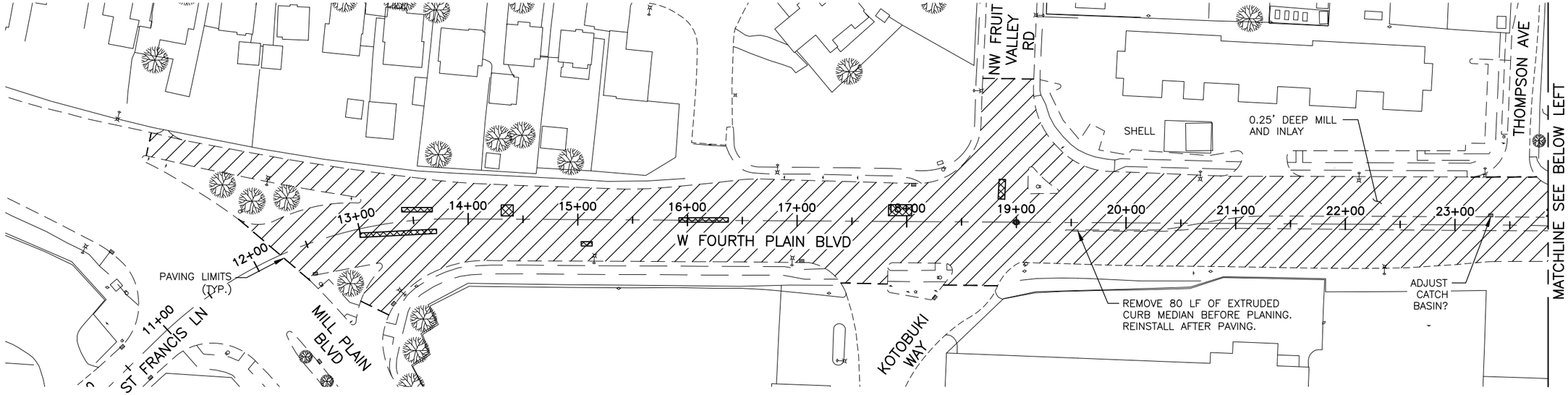
PLANS FOR PROPOSED

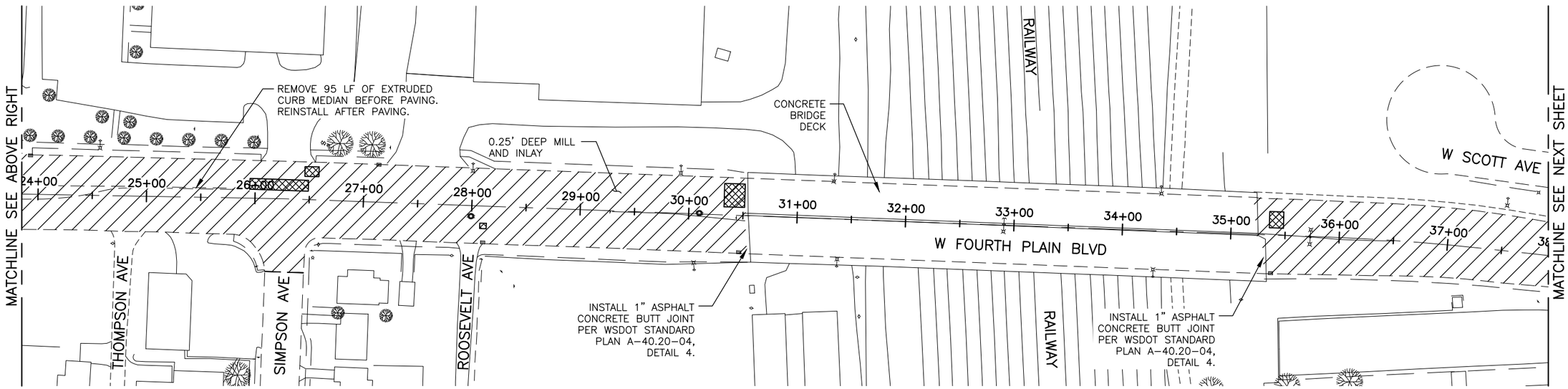
W FOURTH PLAIN BLVD
NHS RESURFACING PROJECT

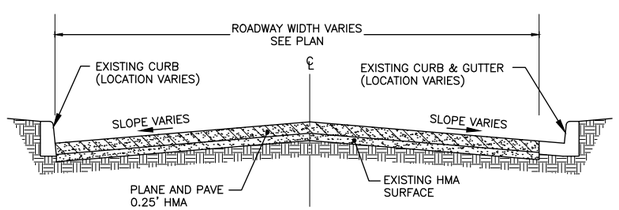
MILL PLAIN BLVD TO MAIN STREET

I:\PROJECTS\ACTIVE PROJECTS\072825 – 2025 PAVEMENT MANAGEMENT PROJECTS\9. 2025 4TH PLAIN PAVING – MILL PLAIN TO MAIN\PS&E\SHEETS\W 4TH PL G SHTS.DWG 9/30/2024

FEDERAL CONTRACT NUMBER: TX-XXXX | FEDERAL AID NUMBER: XX-XX-XXXX (XXX)







TYPICAL FULL WIDTH PLANE AND PAVE
NOT TO SCALE

0.25' MILL AND INLAY

PAVEMENT REPAIR

FOUND SURVEY MONUMENT (APPROX. LOCATION)

APPROXIMATE CORE HOLE LOCATION HMA DEPTH AND GRAVEL DEPTH IF MEASURED.

NOTE:

1. PAVEMENT REPAIRS SHALL EXTEND TO THE BOTTOM OF EXISTING HMA.
2. PROTECT ALL CONCRETE BRT BUS PADS.
3. PROTECT ALL CATCH BASINS AND RAISE TO FINAL GRADE.

50 0 50 100
SCALE IN FEET

811 Know what's below. Call before you dig.

FILE NAME: W 4TH PL C SHTS | DATE: OCT 2024
SCALE: | DESIGNED BY: CS
HORIZONTAL: AS SHOWN | DRAWN BY: CS
VERTICAL: | CHECKED BY: CS
APPROVED BY: RM

DATE	No.	REVISIONS

DRAFT
NOT FOR CONSTRUCTION

W FOURTH PLAIN BLVD NHS RESURFACING PROJECT

MILL PLAIN BLVD TO MAIN STREET RESURFACING PLAN

City of Vancouver Public Works

JOB NUMBER
PRJ072825

J:\PROJECTS\ACTIVE PROJECTS\072825 - 2025 PAVEMENT MANAGEMENT PROJECTS\9. 2025 4TH PLAIN PAVING - MILL PLAIN TO MAIN\PS&E\SHEETS\W 4TH PL C SHTS.DWG 10/3/2024

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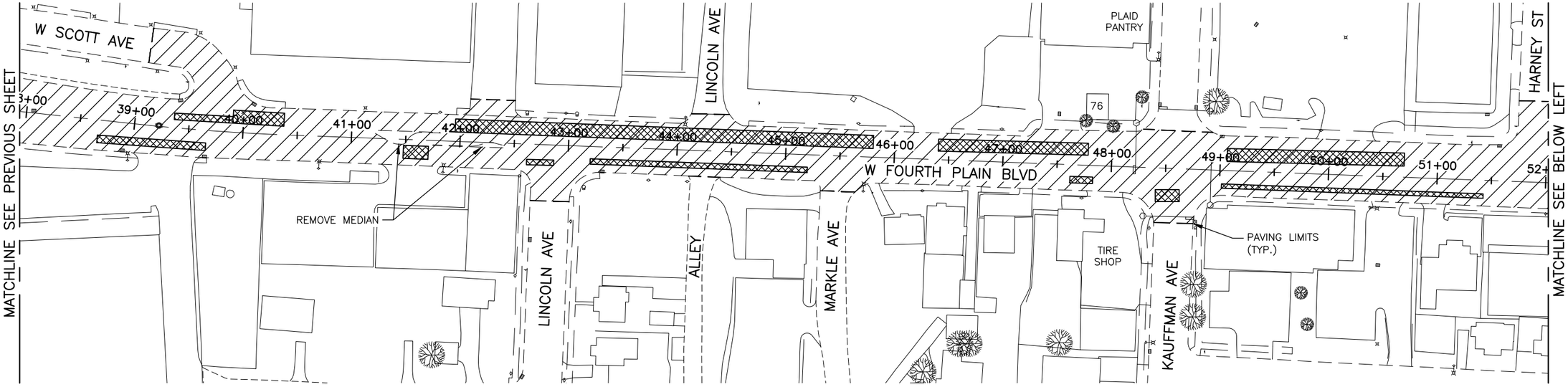

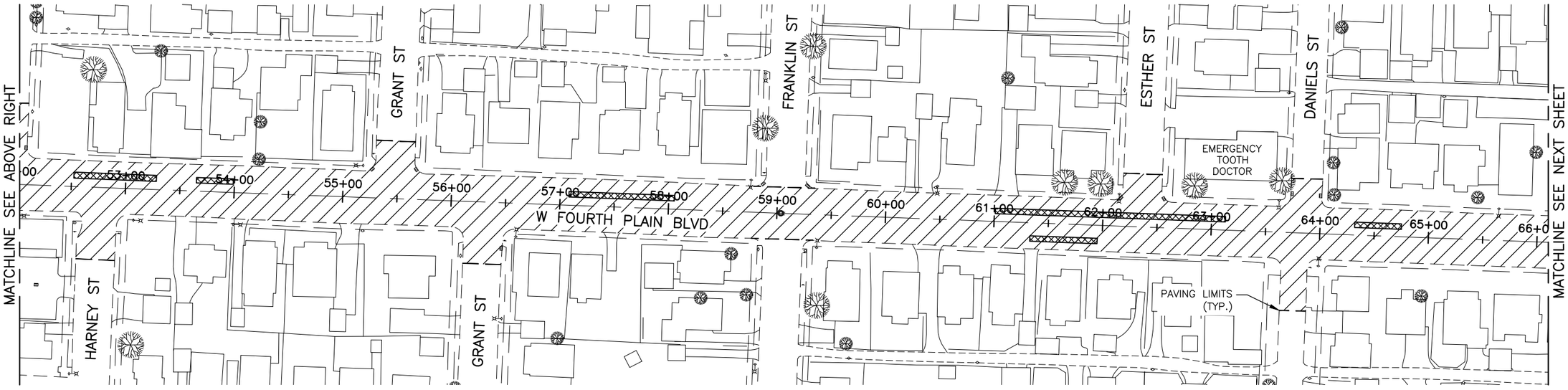

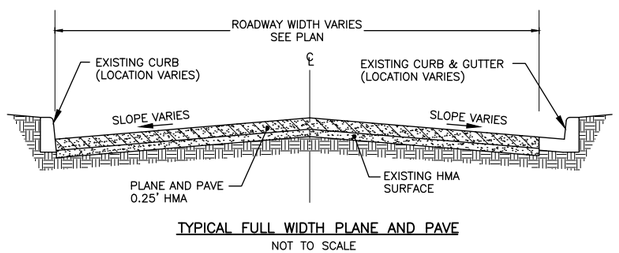

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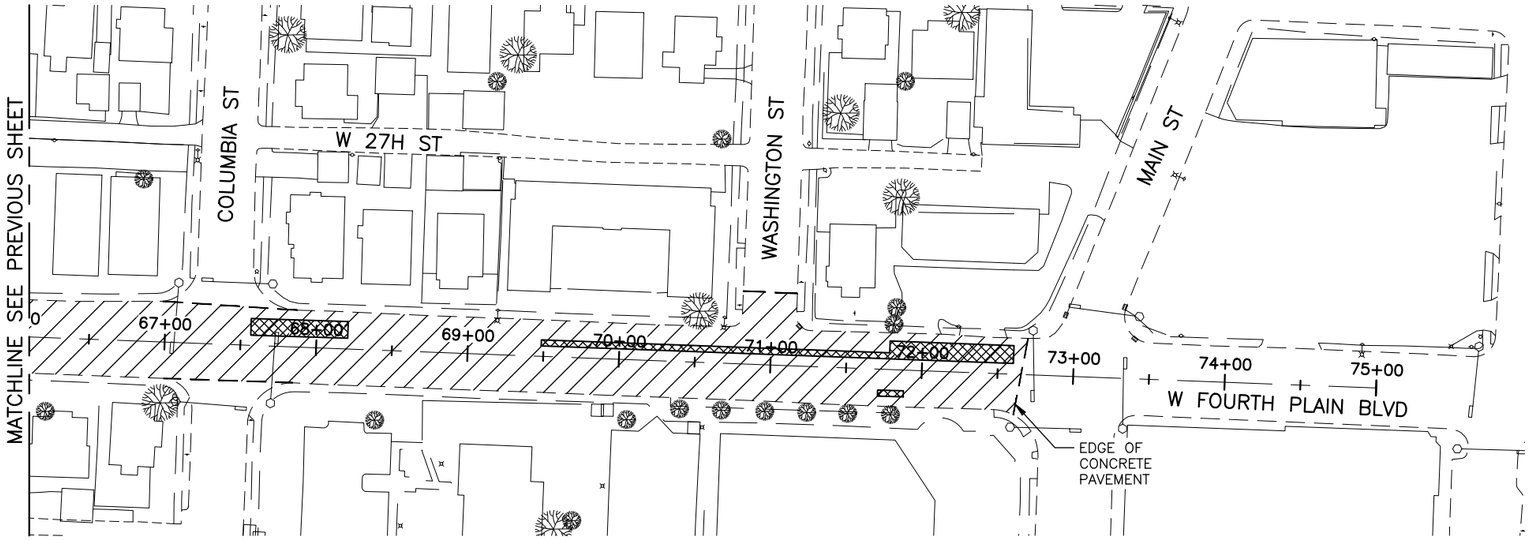

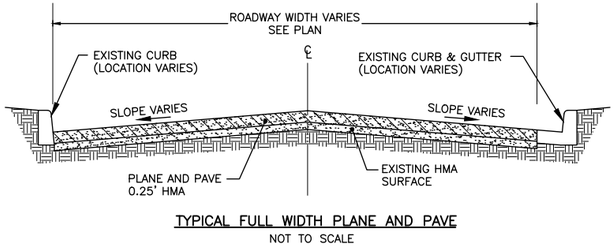

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Staff Report: 053-26

To: Mayor and City Council
From: City Manager
Date: March 16, 2026

Subject

Contract Amendment - 2025 Pavement Preservation Project (072825) for Pavement Preservation in 2026 (072826) - C-101976

Key Points

- The City maintains approximately 1,900 lane miles of streets in its system.
- The City's annual resurfacing and preservation contracts are the primary way that the streets receive asphalt treatments to reduce maintenance and extend useful life.
- The project includes approximately 48 lane miles of street preservation. Additional street preservation work will be performed under the 2026 Slurry Seal contract.
- City maintenance crews do not have the staff or equipment to do the type of work being done as part of this project.

Strategic Plan Alignment

Transportation and Mobility – a safe, future-ready and convenient transportation system

Present Situation

On May 13, 2025, the City received bids for the 2025 Pavement Preservation Project, which was awarded to Doolittle Construction, LLC, of Bellevue, WA with the City's portion of the work being approved for $3,113,000, which was subsequently approved by the City Council. In addition, the City reserved the right to extend the contract for two additional one-year periods with the same terms and conditions giving the contractor the option to review unit prices and propose adjustments resulting from inflation and the amount of work.

At the end of 2025, City staff discussed a contract extension with Doolittle Construction, LLC, for 2026, including unit price adjustments for a maximum of $3,781,479.50, subject to Council approval.

There is a minimum apprenticeship goal of 15% of labor hours for this project. Doolittle Construction, LLC, of Bellevue, WA has submitted an Apprenticeship Utilization Plan to meet or exceed this goal by using approximately 1,240 apprentice hours of the estimated 8,272 labor hours for the project.

Advantage(s)

1. Will result in improved pavement on approximately 48 lane miles of streets in Vancouver, protecting the City's investment in its street network.
2. Will reduce higher maintenance costs on City streets, as well as extend the life of the pavement before more costly treatments are required.

Challenge(s)

1. Neighborhood residents, businesses and local traffic will be inconvenienced during the construction period at the various locations. However, the construction duration at each location is short, with traffic able to drive over the new surface within a few hours at most, which would minimize the temporary inconvenience.
2. Construction would generate noise in the area; however, the contractor will not be working in one spot the entire time, with all work expected to be complete in a few days at each location.

Budget Impact

The project is funded through the Pavement Management Program in the Street Fund $3,781,479.50. No additional budget appropriation is required.

Prior Council Review

None

Action Requested

On Monday, March 16, 2026, authorize the City Manager, or designee, to finalize and execute an amendment to the Doolittle Construction, LLC, Bellevue, WA construction contract for the 2025 Pavement Preservation Contract Amendment for street preservation project for one additional year for their adjusted bid price of $3,781,479.50 for a total contract amount of $6,894,479.50, which includes Washington State sales tax.

Staff Contact

Chris Sneider, Senior Civil Engineer, chris.sneider@cityofvancouver.us

Attachments:

1. C-101976 - Amendment No. 1
2. Contract
3. 2026 Pavement Preservation Streets Map

CONSTRUCTION CONTRACT # C-101976
AMENDMENT No. 1
ITB 25-26: 2025 PAVEMENT PRESERVATION PROJECT - REBID

This Amendment amends the Construction Contract number C-101976 by and between the City of Vancouver, hereinafter referred to as “City”, and Doolittle Construction, LLC. hereinafter referred to as "Contractor", whose address is PO Box 1819, Snoqualmie, WA 98065 for services offered.

This amendment amends the original agreement as follows:

1. This Work shall be performed on the “2026 Preservation Streets List” herein attached spreadsheet and by reference made part of this Amendment “2026 Pavement Preservation Proposal” and as shown on herein attached “2026 Street Preservation and Resurfacing Maps.”
2. Compensation for work performed shall be calculated based on updated pricing contained in herein attached document and hereby reference made part of this Amendment “2026 Pavement Preservation Proposal”.
3. Total compensation to Contractor for above work performed shall not exceed $3,781,480.00 as detailed in herein attached spreadsheet and hereby reference made part of this Amendment. Any changes must be approved by written change order on City authorized forms and signed by all parties.
4. The following special conditions shall apply to work performed under this Amendment. In case of conflict these special conditions shall apply.
5. This project shall be Physically Completed within *** 70 *** Working Days. The anticipated notice to proceed date is June 15, 2026.
6. The Contractor shall also meet the following interim dates once work is started:
    a. Hot Chip seal work may not start before July 6, 2026 unless a different date is approved by the Engineer.
    b. Microsurfacing on SE 192nd Ave. may not start before August 1, 2026 unless a different date is approved by the Engineer.
    c. Microsurfacing and Hot Chip seal work shall be completed by August 21, 2026
7. Ratification: Acts taken pursuant to this Amendment but prior to its effective date are hereby ratified and confirmed.

This amendment in no way alters any other provisions of the original agreement.

CITY OF VANCOUVER
A municipal corporation

Lon Pluckhahn, City Manager

Date

Attest:

Anthony Glenn, Deputy City Clerk

Approved as to form:

Nena Cook, City Attorney

CONTRACTOR:
Doolittle Construction, LLC.

Signature

Printed Name /Title

Date

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CONSTRUCTION CONTRACT # C-101976
BID 25-26: 2025 Pavement Preservation Project - ReBid

This Contract (hereinafter referred to as the "Contract") is entered into by and between the City of Vancouver, Washington, a municipal corporation organized under the laws of the State of Washington (hereinafter referred to as the "City") and Doolittle Construction, LLC, PO Box 1819, Snoqualmie, WA 98065 (hereinafter referred to as the "Contractor"). The City and the Contractor may be collectively referred to herein as the "Parties" or individually as a "Party."

WHEREAS, the City desires to engage the Contractor to provide public works construction and other related services for the work described herein;

WHEREAS, Contractor has agreed to offer its services to perform said work per the City issued Invitation to Bid (ITB) No. 25-26 and all addenda thereto, Contractor's Bid to said ITB, the Project Plan Set and Special Provisions, and City Council's approval on Monday, June 9, 2025 per Staff Report No. 112-25; and

WHEREAS, the Contractor represents by entering into this Contract that it is fully qualified to perform the work to which it will be assigned in a competent and professional manner, and to the standards required by the City.

NOW, THEREFORE, in consideration of the terms, conditions, covenants, and performance contained herein, or attached an incorporated and made a part hereof, the parties hereto agree as follows:

1. **STATEMENT OF WORK**: The Contractor hereby agrees to furnish all materials, labor, tools, machinery and implements of every description necessary to complete the work in a professional manner within the time limits stated in this Contract for the construction and installation of the following improvements and will make all necessary arrangements for the obtaining of permits from the United States, State of Washington, and/or any of its agencies as may be necessary to do the work required and covered by this Contract.

   This Contract provides for the improvement of various roads in City of Vancouver by placing slurry seal, chip seal, micro-surfacing, fog seal, striping and pavement marking other work, all in accordance with the attached Contract Plans, these Contract Provisions and the Standard Specifications.

   The Contract Work shall be Physically Complete within 70 Working Days from the Notice to Proceed.

2. **EFFECTIVE DATE:** This Contract is effective as of the last signature of the Contract.

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3. **E-VERIFY PROGRAM:** Contractor shall register and enter into a Memorandum of Understanding (MOU) with the Department of Homeland Security E-Verify program within sixty days after execution of this Contract. Contractor shall ensure all Contractor employees and any subcontractor(s) assigned to perform work under this Contract are eligible to work in the United States. Contractor shall provide verification of compliance upon City request. Failure by Contractor to comply with this subsection shall be considered a material breach.

4. **CONTRACTOR RESPONSIBLITIES FOR SUBCONTRACTOR:** The Contractor shall include the language of this section in all tier subcontracts and shall require each of its subcontractors to include the same language of this section in each of their subcontracts, adjusting only as necessary the terms used for the contracting parties. The requirements of this section apply to all subcontractors regardless of tier. The Contractor shall require all subcontractors to comply with all federal, state and municipal laws, rules and regulations whatsoever.

   At any time of the subcontract execution, the Contractor shall verify that all tier subcontractors meet the following bidder responsibility criteria:

   a. Have a current certificate of registration in compliance with Chapter 18.27 RCW, which must have been in effect at the time of subcontract bid submittal.
   b. Have a current Washington Unified Business Identifier (UBI) number.
   c. Have received training on the requirements related to public works and prevailing wage as required by RCW 39.04.350.
   d. Within the three-year period immediately preceding the date of the bid solicitation, not have been determined by a final and binding citation and notice of assessment issued by the department of labor and industries or through civil judgement entered by a court of limited or general jurisdiction to have willfully violated, as defined in RCW 49.48.082, any provision of Chapter 49.46, 49.48 or 49.52 RCW.
   e. If applicable, have:
      i. Industrial Insurance (worker's compensation) coverage for the subcontractor's employees working in Washington, as required in Title 51 RCW.
      ii. A Washington Employment Security Department reference number, as required in Title 50 RCW.
      iii. A Washington Department of Revenue state excise tax registration number, as required in Title 82 RCW.
      iv. An electrical contractor license, if required by Chapter 19.28 RCW.
      v. An elevator contractor license, if required by Chapter 70.87 RCW.
   f. Not be disqualified from bidding on any public works contract under RCW 39.06.010 or 39.12.065(3).

5. **DELINQUENT STATE TAXES**: The Contractor shall not owe delinquent taxes to the Washington State Department of Revenue without a payment plan approved by the Department of Revenue.

6. **COMPENSATION AND SCHEDULE OF PAYMENTS**: In consideration of the promises and agreements of the Contractor as set forth herein, and in consideration of the faithful

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performance and furnishing of the work and materials required by this Contract to the satisfaction of the City, the City agrees to pay to the Contractor as prescribed in the solicitation and Contractor's Bid, and in accordance with the ordinances of the City of Vancouver and the laws of the State of Washington, the following sum as indicated: $3,113,000.00 USD.

The amount finally to be paid is, however, variable upon the Work actually performed, and final payment will be made upon the basis of the amount of work performed and the materials furnished, and at the lump sum or unit prices fixed in the Contractor's Bid as modified by any and all approved Change Orders.

7. **CONTRACTOR'S INSURANCE**: The Contractor agrees to the following requirements relating to insurance coverage. Provide a Certificate of Liability Insurance. Said certificate must be provided on a standard "ACORD" form, or its equivalent, and must provide that coverage shall not be canceled or modified without 30 days prior written notice to the City of Vancouver.

   The City of Vancouver may inspect all policies, and copies shall be provided to the City upon request. The Contractor shall obtain the insurance described in this section from insurers approved by the State Insurance Commissioner pursuant to RCW Title 48. The insurance must be provided by an insurer with a rating of A-: VII or higher in the A.M. Best's Key Rating Guide, which is licensed to do business in the state of Washington (or issued as a surplus line by a Washington Surplus lines broker). The City reserves the right to approve or reject the insurance provided, based on the insurer (including financial condition), terms and coverage, the Certificate of Insurance, and/or endorsements.

   The Contractor agrees to procure insurance coverage as required below:

COVERAGE	LIMITS OF LIABILITY
I. Commercial General Liability:	
Policy shall include Bodily Injury, Property Damage, Personal Injury and Broad Form Contractual Liability	
Each Occurrence	$1,000,000
General Aggregate Per Occurrence	$2,000,000
Products & Completed Operations Aggregate	$2,000,000
Personal and Advertising Injury	$1,000,000
Blanket Contractual Liability	$1,000,000
II. Commercial Automobile Liability	
Policy shall include Bodily Injury and Property Damage, for any owned, Hired, and/or non-owned vehicles used in the operation, installation and maintenance of facilities under this Contract.	
Combined Single Limit	$1,000,000
III. Workers' Compensation (applicable to the State of Washington)	
Per Occurrence	Statutory
Employer's Liability	$1,000,000
Disease Each Employee	$1,000,000
Disease Policy Limit	$1,000,000

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COVERAGE	LIMITS OF LIABILITY
Each Claim Annual Aggregate	$1,000,000 $2,000,000
IV. Pollution Legal Liability	
Each Claim Annual Aggregate	$3,000,000 $6,000,000

In addition to the coverage and limits listed above the Contractor's insurance must all contain the following:

a. City Listed as Additional Insured. The City of Vancouver, its Agents, Representatives, Officers, Directors, Elected and Appointed Officials, and Employees must be named as additional insured. The required Additional Insured endorsements shall be at least as broad as ISO CG 20 10 11 85, or its equivalent CG 20 10 07 04 and CG 20 37 07 04 must be included with the Certificate of Insurance.

b. Either the Commercial General Liability or the Worker's Compensation policy must be endorsed to include "Washington Stop Gap" insurance. The limits and aggregates referenced must apply to the Stop Gap coverage as well and must be indicated on the certificate.

c. Commercial General Liability insurance shall be written on coverage forms at least as broad as ISO occurrence form CG 00 01, including but not limited to liability arising from premises, operations, stop gap liability, independent contractors, products-completed operations, personal and advertising injury, and liability assumed under an insured contract. There shall be no exclusion for liability arising from explosion, collapse or underground property damage. The Commercial General Liability insurance shall be endorsed to provide a per project general aggregate limit, using ISO form CG 25 03 05 09 or an equivalent endorsement.

d. The City of Vancouver shall be listed on the Certificate as Certificate Holder.

e. Cover Trigger: The insurance must be written on an "occurrence" basis. This must be indicated on the Certificate.

f. Contractor shall ensure that each subcontractor of every tier obtains and maintains at a minimum the insurance coverages required for Commercial General Liability and Auto Liability. Upon request of the City, the Contractor shall provide evidence of such insurance.

g. The Contractor shall keep this insurance in force during the term of the Contract and for thirty (30) days after the Physical Completion date. The Contractor shall provide the City and all Additional Insured with written notice of any policy cancellation, within two business days of their receipt of such notice.

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h. Failure on the part of the Contractor to maintain the insurance as required shall constitute a material breach of contract, upon which the City may, suspend work or terminate the contract.

i. All costs for insurance shall be incidental to and included in the unit or lump sum prices of the contract and no additional payment will be made.

8. **CONTRACTOR'S BOND**: The Contractor agrees that before it undertakes performance of this Contract, it will file with the City a Performance Bond and a Payment Bond, in the forms prescribed by the City of Vancouver, in the full amount of the Contract price with a company authorized to do business in the State of Washington as a surety. The bonds shall comply with the laws of the State of Washington, especially with the provisions of Chapter 39.08 RCW.

9. **DISPUTE RESOLUTION**: In the event of a dispute between the Parties which cannot be resolved by the contract managers, the Contractor and the City shall review such dispute and may attempt to resolve the dispute. Any controversy or claim arising out of or relating to this Contract or alleged breach of this Contract that cannot be resolved by the Parties within 30 days of receipt of written notice may be submitted to mediation. If the dispute cannot be resolved through mediation, either party may initiate litigation pursuant to the governing law and venue provisions of this Contract. The Parties agree to pay their own attorneys' fees and expenses.

10. **GOVERNING LAW/VENUE**: This Contract shall be deemed to have been executed and delivered within the State of Washington, and the rights and obligations of the parties hereunder shall be construed and enforced in accordance with, and governed by, the laws of the State of Washington without regard to the principles of conflict of laws. Any action or suit brought in connection with this Contract shall be brought in the Superior Court of Clark County, Washington.

11. **EMPLOYMENT OF LABOR**: The Contractor agrees that all persons employed by the Contractor and by any of its subcontractor and any of their lower tier contractors in work performed pursuant to this Contract shall not be employed in excess of eight (8) hours in any day, except as provided or allowed by Chapter 49.28 RCW and WAC 296.127 and any amendment thereto.

12. **PAYMENT OF LABOR**: The Contractor agrees that all laborers, workers, or mechanics employed by it or by any subcontractor in the performance of this Contract will be paid not less than the prevailing wage rate for an hour's work, in accordance with the provisions of Chapter 39.12 RCW, and all rules and regulations promulgated pursuant thereto.

    The prevailing wage rates in effect at the time of the bid submittal deadline shall apply for the duration of the project, no matter how long it lasts. However, if the Contract is awarded more than six (6) months after the bids were due, the prevailing wage rates in effect on the award date shall apply.

    In case any dispute arises as to what the prevailing rate of wages for work of a similar nature are and such dispute cannot be adjusted by the parties involved, the matter shall

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be referred to the director of the Department of Labor and Industries of the State of Washington for arbitration, and the director's decision shall be final, conclusive and binding on all parties involved in the dispute.

13. **PAYMENT TO THE CONTRACTOR**: Progress payments to the Contractor shall be made within 30 days of a fully executed Pay Estimate pending all compliance with all contractual requirements. A sum equal to 5% may be reserved and retained from monies earned by the Contractor in accordance with Chapter 60.28 RCW. The City reserves the right to require Contractor to correct any submitted or paid erroneous invoices according to the rates set forth herein. City and Contractor agree that any amount paid in error by City does not constitute a change in the agreed upon amount; Contractor agrees to issue a refund of any of any overages paid in error by the City.

    Release of the retained percentage or the retainage bond shall be in accordance with Chapter 60.28 RCW. Every person performing labor or furnishing supplies toward the completion of said improvement of work shall have a lien upon said monies so reserved; provided, that such notice of the lien of such claimant shall be given in the manner provided in RCW 39.08.030 and within the time provided in Chapter 60.28 RCW as now existing and in accordance with any amendments that may hereafter be made thereto.

    No payment shall be made to the Contract, however, until the Contractor and all subcontractors who have performed work shall have filed and received approval of a Statement of Intent to Pay Prevailing Wage as required by RCW 39.12.040 from the Washington State Department of Labor and Industries. Said Contractor and all subcontractors shall also keep accurate payroll records for three years from the date of acceptance as described in RCW 39.12.120. A Contractor and all subcontractors shall, file a copy of its certified payroll records using the Department of Labor and Industries online system on a monthly basis. A Contractor's noncompliance with this section shall constitute a violation of RCW 39.12.050.

14. **INDEMNIFICATION**: Contractor agrees to indemnify, defend, save and hold harmless the City, its officials, employees and agents from any and all liability, including but not limited to demands, claims, causes of action, suits or judgements, claims of copyright or patent infringement, including costs, attorney fees and expenses incurred in connection therewith, or whatsoever kind or nature, arising out of, or in connection with, or incident to, the performance of services by Contractor pursuant to this Contract.

    In the event that any suit based on such a claim, demand, loss, damage, cost or cause of action is brought against the Contractor, the City retains the right to participate in said suit.

    This indemnity and hold harmless shall include any claim made against the City by an employee of the Contractor or subcontractor or agent of the Contractor, even if Contractor is thus otherwise immune from liability pursuant to worker's compensation statute, Title 51 RCW. To the extent that such liability arises from the concurrent negligence of both the City and the Contractor, such cost, fees and expenses shall be shared between the City and the Contractor in proportion to their relative degrees of negligence. This indemnity and hold harmless shall NOT apply in the case where liability arises from the sole negligence of the City. The Contractor specifically acknowledges that the provisions

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contained herein have been mutually negotiated by the Parties and it is the intent of the Parties that Contractor provide the broadest scope of indemnity permitted by RCW 4.24.115.

15. **OWNERSHIP OF RECORDS AND DOCUMENTS**: Any and all work product prepared by the Contractor in the course of performing this Contract shall immediately become the property of the City. In consideration of the compensation provided for by this Contract, the Contractor hereby further assigns all copyright interests in such work product to the City. A copy may be retained by the Contractor. Previously owned intellectual property of Contractor or any third party, and any know-how, methodologies or processes used by Contractor to provide the services or project deliverables under this Contract shall remain property of the original City.

16. **PUBLIC DISCLOSURE COMPLIANCE**: The parties acknowledge that the City is an "agency" within the meaning of the Washington Public Records Act, Chapter 42.56 RCW, and that materials submitted by the Contractor to the City become public record. Such records may be subject to public disclosure, in whole or part and may be required to be released by the City in the event of a request for disclosure. In the event the City receives a public record request for any data or deliverable that is provided to the City and that is licensed from the Contractor, the City shall notify the Contractor of such request and withhold disclosure of such information for not less than five business days, to permit the Contractor to seek judicial protection of such information, provided that the Contractor shall be responsible for attorney fees and costs in such action and shall save and hold harmless the City from any costs, attorney fees or penalty assessment under Chapter 42.56 RCW for withholding or delaying public disclosure of such information.

17. **COOPERATIVE PURCHASING**: The Washington State interlocal Cooperation Act, Chapter 39.34 RCW, authorizes public agencies to cooperatively purchase goods and services if all parties agree. By having executed this Agreement, the Contractor agrees that other public agencies may purchase goods and services under this solicitation or contract at their own cost and without the City incurring any financial or legal liability for such purchases. The City agrees to allow other public agencies to purchase goods and services under this solicitation or contract, provided that the City is not held financially or legally liable for purchases and that any public agency purchasing under solicitation or contract file a copy of this invitation and such contract in accordance with RCW 39.34.040.

18. **AMENDMENTS**: All changes to this Contract, including changes to the statement of work and compensation, must be made by written Change Order and/or Amendment and signed by all parties to this Contract.

19. **AUTHORIZATION AND COMPLIANCE WITH THE LAW**: The Contractor certifies that the person signing the Contract is legally authorized to enter into this binding Contract and that the Contractor shall fully comply with all relevant, federal, state and municipal laws, rules, regulations and policies.

20. **CITY BUSINESS AND OCCUPATION LICENSE**: The Contractor will be required to obtain a business license when contracting with the City unless allowable exemptions apply. The Contractor shall contact the State of Washington Business License Service website or by

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phone at 800-451-7985, or the City's website to determine whether a business license is required pursuant to the Vancouver Municipal Code (VMC) Chapter 5.04.

21. **RELATION OF PARTIES**: The Contractor, its subcontractors, agents and employees are independent contractors performing services for the City and are not employees of the City; shall not as a result of this Contract, accrue leave, retirement, insurance, bonding or any other benefits afforded to City employees; and, shall not have the authority to bind the City in any way except as may be specifically provided in the Statement of Work.

22. **ASSIGNMENT**: This Contract is binding on each party, its successors, assigns, and legal representatives and may not, under any circumstances, be assigned or transferred by either party without the other party's express written authorization.

23. **TERMINATION FOR CONVENIENCE**: The City, at its sole discretion, may terminate this Contract for convenience at any time for any reason deemed appropriate. Termination is effective immediately upon notice of termination given by the City.

    In the event this Contract is terminated prior to the completion of Work, Contractor will only be paid for the Work completed at the time of termination of the Contract.

24. **TERMINATION FOR CAUSE**: In the event the Contractor is, or has been, in violation of the terms of this Contract, including the solicitation, the City reserves the right, upon written notice to the Contractor, to cancel, terminate or suspend this Contract in whole or in part for default. Termination shall be effected by serving a notice of termination on the Contractor setting forth the manner in which the Contractor is in default. The Contractor will be paid only the contract price for services performed in accordance with the manner of performance set forth in the Contract.

    If it is later determined by the City that the Contractor had an excusable reason for not performing, such as a strike, fire or flood, or events which are not the fault of or are beyond the control of the Contractor, the City after setting up a new delivery or performance schedule, may allow the Contractor to continue work or treat the termination as a termination for convenience.

25. **OPPORTUNITY TO CURE**: The City at its sole discretion may in lieu of a termination allow the Contractor to cure the defect(s), by providing a "Notice to Cure" to Contractor setting forth the remedies sought by the City and the deadline to accomplish the remedies. If the Contractor fails to remedy to the City's satisfaction the breach or default of any of the terms, covenants, or conditions of this Contract within the time stated time, the City shall have the right to terminate the Contract without any further obligation to the Contractor. Any such termination for default shall not in any way operate to preclude the city from also pursuing all available remedies against the Contractor and its sureties for said breach or default, including but not limited to, termination of this Contract for convenience.

26. **WAIVER AND REMEDIES**: City's failure to enforce the terms or conditions herein or to exercise any right or privilege, or the City's waiver of any breach hereunder shall not thereafter waive any other term, condition or privilege, whether of the same or similar

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type. Remedies under this Contract are cumulative; the use of one remedy shall not be taken to exclude or waive the right to use another.

27. **ENTIRETY OF CONTRACT:** This Contract incorporates all the agreements, covenants and understanding between the parties hereto and are merged into this written Contract. No prior agreement or prior understanding, verbal or otherwise, of the parties or their agents shall be valid or enforceable unless set forth in this Contract.

28. **USE OF CITY'S NAME:** Contractor may not use any of City's name, trademark, service marks, or logo in connection with the services contemplated by this Contract or otherwise without the prior written permission of City, which permission may be withheld for any or no reason and may be subject to certain conditions.

29. **DEBARMENT:** The Contractor certifies that that it is not presently debarred, suspended, proposed for debarment, and declared ineligible or voluntarily excluded from covered transactions by any Federal, State or local department or agency.

30. **NON-DISCRIMINATION AND EQUAL EMPLOYMENT OPPORTUNITY**: During the term of this Contract, Contractor will not discriminate against any employee or applicant for employment in accordance with RCW Chapter 49.60, including, but not limited to creed, religion, race, color, age, sex, marital status, sexual orientation, sexual identity, pregnancy, military status, political ideology, ancestry, national origin, or the presence of any sensory, mental or physical disability, unless based upon a bona fide occupational qualification. The Contractor will take affirmative action to ensure that applicants and employees are treated fairly, without regard to their creed, religion, race, color, sex, national origin, or the presence of any sensory, mental or physical disability. Such action shall include all terms and conditions of employment, compensation and benefits, including apprenticeship.

31. **BINDING EFFECT:** The provisions, covenants and conditions in this Contract bind the parties, their legal heirs, representatives, successors and assigns.

32. **RATIFICATION:** Acts taken pursuant to this Contract but prior to its effective date are hereby ratified and confirmed.

33. **CONTRACT DOCUMENTS AND ORDER OF PRECEDENCE:** The complete Contract includes these parts, all of which are incorporated herein by reference, and any inconsistency in the parts of the contract shall be resolved by following this order of precedence (e.g., 1 presiding over 2, 2 over 3, 3 over 4, and so forth):

    1. Amendments to the Contract,
    2. This Contract,
    3. Contractor's Bid including all Addenda to the Solicitation,
    4. Special Provisions,
    5. Contract Plan Set,
    6. City of Vancouver Amendments to the specified WSDOT Standard Specifications,
    7. City of Vancouver Standard Plans,
    8. WSDOT Standard Specifications,

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9. WSDOT Standard Plans.

On the Contract Plans, Working Drawings and Standard Plans, figured dimensions shall take precedence over scaled dimensions.

Whenever reference is made in these Specifications or the Special Provisions to codes, rules, specifications and standards, the reference shall be construed to mean the code, rule, specification or standard that is in effect on the Invitation to Bid advertisement date, unless otherwise stated or as required by law.

If any part of the Contract requires Work that does not include a description for how the Work is to be performed, the Work shall be performed in accordance with standard trade practice(s). For purposes of the Contract, a standard trade practice is one having such regularity of observance in the trade as to justify an expectation that it will be observed by the Contractor in doing the Work.

34. NOTICES: All notices which are given or required to be given pursuant to this Contract shall be hand delivered, mailed postage paid or sent by electronic mail as follows:

For the City:
Anna Vogel
City of Vancouver
415 W 6th Street
P O Box 1995
Vancouver WA 98668-1995
anna.vogel@cityofvancouver.us

For the Contractor:
Marc Thoreson
Doolittle Construction, LLC
PO Box 1819
Snoqualmie, WA 98065
mthoreson@doolittlellc.com

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The undersigned, as the authorized representatives of the City and Contractor respectively, agree to all of the terms and conditions contained in this Contract, as of the dates set forth below.

CITY OF VANCOUVER
A municipal corporation

Signed by:
C084EA446CF9483...
Lon Pluckhahn, City Manager

6/20/2025
Date

Attest:

DocuSigned by:
Natasha Ramras
493E940414AE4BD...
Natasha Ramras, City Clerk

Approved as to form:

DocuSigned by:
Nena Cook
A17C6E7EA2AC4D4...
Nena Cook, City Attorney

CONTRACTOR:
Doolittle Construction, LLC

DocuSigned by:
1E5475394956E4EA...
Signature

Marc Thoreson Senior Vice President
Printed Name /Title

6/11/2025
Date

Legend

2026 Preservation

- HOT CHIP SEAL
- MICROSURFACING - TYPE 2
- MICROSURFACING - TYPE 3

Updated: 1/7/2026

CITY OF Vancouver WASHINGTON

2026 Street Preservation & Resurfacing Map

Subject to Change

Staff Report: 054-26

To: Mayor and City Council
From: City Manager
Date: March 16, 2026

Subject
Contract Amendment - 2024 Joint Agency Slurry Seal Project Contract Amendment #2 - C-101617

Key Points

- The City maintains approximately 1,900 lane miles of streets in its system.
- The City's annual resurfacing and preservation contracts are the primary way that the streets get asphalt treatment work completed.
- The project includes approximately 28 lane miles of street preservation.
- City maintenance crews do not have adequate staff or equipment to do the type of work needed for this project.

Strategic Plan Alignment
Transportation and Mobility – a safe, future-ready and convenient transportation system

Present Situation
The City and Clark County entered a joint bid for asphalt slurry sealing services in 2024. On March 26, 2024, the City received bids for the 2024 Joint Agency Slurry Seal Project, which was awarded to Blackline, Inc, of Vancouver, Washington. As part of the bid, the contractor executed a separate contract with each agency. At the time, Vancouver's portion of the work was approved for $412,030. In addition, the participating agencies reserved the right to extend the contract for up to two additional one-year periods with the same terms and conditions, giving the contractor the option to review and propose adjusted unit prices to account for inflation and the amount of work.

At the end of 2024, the City and Clark County discussed a contract extension with Blackline for 2025 and decided that it was in our best interests to do so. All 2025 work quantities were sent to Blackline, Inc. and proposed 2025 pricing was agreed upon for the unit bid items. Vancouver's 2025 portion of the work was proposed at $389,650. On March 17, 2025, Council approved the first contract amendment for these services.

At the end of 2025, the City and Clark County once again discussed the option of a contract extension with Blackline for 2026, and again decided that it was in our best interests to do so. All 2026 work quantities were sent to Blackline, Inc. and proposed 2026 pricing was agreed upon for the unit bid items. Vancouver's portion of the work for 2026 was proposed at $405,250.

There is no Apprenticeship Goal on this project as it's below the minimum threshold per the Apprenticeship Policy.

Advantage(s)

1. Would result in improved pavement on approximately 28 lane miles of City streets, protecting

the City's investment in its street network.
2. The City and Clark County are working cooperatively to make the best use of limited funds and save administrative costs and time during the bidding process by extending the contract.
3. Will reduce higher maintenance costs on City streets, as well as extend the life of the pavement before more costly treatments are required.

Challenge(s)

1. Neighborhood residents, businesses and local traffic will be inconvenienced during the construction period at the various locations. However, the construction duration at each location is short, with traffic able to drive over the new surface within a few hours at most, which will minimize the temporary inconvenience.
2. Construction will generate noise in the area. However, the contractor will not be working in one spot the entire time, with all work expected to be complete in a few days at each location.

Budget Impact

The project is funded through the Pavement Management Program in the Street Fund. No additional budget appropriation is required.

Prior Council Review

None

Action Requested

On Monday, March 16, 2026, amend for the second time, the Blackline, Inc, of Vancouver, Washington construction contract for the 2024 Joint Agency Slurry Seal Project for asphalt sealing for one additional year for their adjusted bid price of $405,250, which includes Washington State sales tax.

Staff Contact

Chris Sneider, Senior Civil Engineer, chris.sneider@cityofvancouver.us

Attachments:

1. Amendment No. 2
2. Amendment No.1
3. Contract - C-101617
4. City of Vancouver 2026 Slurry Seals Street Map

CONSTRUCTION CONTRACT #C-101617
AMENDMENT No. 2
ITB 24-22: 2024 JOINT AGENCY SLURRY SEAL PROJECT

This Amendment amends the Construction Contract number C-101617 by and between the City of Vancouver, hereinafter referred to as "City", and Blackline, Inc. hereinafter referred to as "Contractor", whose address is 13023 NE Hwy 99 Ste #7 PMB 196 for services offered.

This amendment amends the original agreement as follows:

1. This Work shall be performed on the "2026 Slurry Seal Streets List" herein attached spreadsheet and by reference made part of this Amendment "2026 Pavement Slurry Seal Proposal" and as shown on herein attached "2026 Slurry Seal Streets Maps."
2. Compensation for work performed shall be calculated based on updated pricing contained in herein attached document and hereby reference made part of this Amendment "2026 Pavement Slurry Seal Proposal".
3. Total compensation to Contractor for above work performed shall not exceed $405,250.00 as detailed in herein attached spreadsheet and hereby reference made part of this Amendment. Any changes must be approved by written change order on City authorized forms and signed by all parties.
4. The following special conditions shall apply to work performed under this Amendment. In case of conflict these special conditions shall apply.
   a) Work in the City of Vancouver shall begin on or after July 6, 2026. Slurry sealing on City of Vancouver streets shall be completed by August 21, 2026.
   b) Striping may be removed with either a hydroblaster or a grinder. Road surfaces shall be undamaged, clean and dry after striping removal.
   c) The City will complete all striping and will be responsible for its layout.
   d) Speed Bump Clarification – treatment shall cover any speed bumps.
   e) The City of Vancouver will require that the contractor place a cone in all driveways of residents that will be affected by the slurry seal work that day.
   f) The 2025 Ride-Around-Clark County event will be on July 25, 2026. Because of the event, no works shall occur on July 26, 2026 unless otherwise approved by the Engineer.
5. Ratification: Acts taken pursuant to this Amendment but prior to its effective date are hereby ratified and confirmed.

This amendment in no way alters any other provisions of the original agreement.

CITY OF VANCOUVER
A municipal corporation

Lon Pluckhahn, City Manager

Date

Attest:

Anthony Glenn, Deputy City Clerk

Approved as to form:

Nena Cook, City Attorney

CONTRACTOR:
Blackline, Inc.

Signature

Printed Name /Title

Date

2026 Pavement Slurry Seal Proposal

6-Jan-26

SCHEDULE "A" - CITY OF VANCOUVER

Item No.	DESCRIPTION	QUANTITY	UNIT	COST	TOTAL
1A	Mobilization	1	LS	$8,232	$8,232
2A	Flaggers	150	HR	$82.32	$12,348
3A	Portable Changeable Messsage Sign	2	EA	$1,235	$2,470
4A	Latex Modified Slurry Seal Type 2	196,000	SY	$1.95	$382,200
				Total Schedule "A":	$405,250

2026 Slurry Seal Streets List

MAP #	STREET & SEGMENT ID	STREET_NAME	FROM_STREET_NAME	TO_STREET_NAME	LENGTH	WIDTH	AREA (SY)
1	00042750 - 0100	NE 47TH CIR	CUL-DE-SAC	NE 155TH AVE	400	30	1333
1	00042900 - 0450	NE 47TH ST	NE 158TH AVE	NE 160TH AVE	635	30	2117
1	00042900 - 0460	NE 47TH ST	NE 160TH AVE	NE 161ST AVE	275	30	917
1	00043100 - 0100	NE 48TH CIR	NE 158TH AVE	END SECTION	565	30	1883
1	00043300 - 0360	NE 48TH ST	NE 155TH AVE	NE 157TH CT	330	32	1173
1	00043300 - 0370	NE 48TH ST	NE 157TH CT	NE 158TH AVE	250	30	833
1	00044100 - 0150	NE 50TH CIR	NE 155TH AVE	CUL-DE-SAC	300	30	1000
1	00044400 - 0280	NE 50TH ST	NE 150TH AVE	NE 151ST AVE	550	40	2444
1	00044400 - 0290	NE 50TH ST	NE 151ST AVE	NE 152ND CT	250	30	833
1	00044400 - 0300	NE 50TH ST	NE 152ND CT	NE 155TH AVE	950	30	3167
1	00044900 - 0220	NE 51ST ST	NE 147TH AVE	NE 150TH AVE	950	40	4222
1	00044900 - 0230	NE 51ST ST	NE 150TH AVE	NE 151ST AVE	329	40	1462
1	00104700 - 0150	NE 150TH AVE	NE 48TH ST	NE 49TH WAY	250	40	1111
1	00104700 - 0170	NE 150TH AVE	NE 50TH ST	NE 51ST ST	200	40	889
1	00105400 - 0200	NE 151ST AVE	NE 48TH ST	NE 50TH ST	200	40	889
1	00105400 - 0210	NE 151ST AVE	NE 50TH ST	NE 51ST ST	200	40	889
1	00106500 - 0020	NE 152ND CT	NE 50TH ST	CUL-DE-SAC	200	32	711
1	00108400 - 0220	NE 155TH AVE	NE 47TH ST	NE 47TH CIR	190	30	633
1	00108400 - 0230	NE 155TH AVE	NE 47TH CIR	NE 48TH ST	200	30	667
1	00108400 - 0240	NE 155TH AVE	NE 48TH ST	NE 50TH CIR	150	30	500
1	00110000 - 0070	NE 157TH CT	END SECTION	NE 48TH ST	165	30	550
1	00110400 - 0140	NE 158TH AVE	NE POPLAR ST	NE NOBLE ST	150	36	600
1	00110400 - 0150	NE 158TH AVE	NE NOBLE ST	NE 47TH ST	275	30	917
1	00110400 - 0160	NE 158TH AVE	NE 47TH ST	NE 48TH CIR	245	30	817
1	00112000 - 0270	NE 160TH AVE	NE POPLAR ST	NE NOBLE ST	155	30	517
1	00112000 - 0280	NE 160TH AVE	NE NOBLE ST	NE 47TH ST	285	30	950
1	00112700 - 0170	NE 161ST AVE	NE NOBLE ST	NE 47TH ST	215	30	717

1	00247250 - 0010	NE NOBLE ST	NE 155TH AVE	NE 158TH AVE	700	30	2333
1	00247250 - 0020	NE NOBLE ST	NE 158TH AVE	NE 160TH AVE	645	30	2150
1	00247250 - 0030	NE NOBLE ST	NE 160TH AVE	NE 161ST AVE	285	30	950
							38174
2	00090100 - 0150	NE 130TH AVE	NE 49TH ST	NE 50TH ST	390	34	1473
							1473
3	00005000 - 0050	NE 5TH ST	NE 117TH AVE	NE 118TH AVE	325	40	1444
3	00005000 - 0060	NE 5TH ST	NE 118TH AVE	NE 120TH AVE	375	40	1667
3	00005000 - 0070	NE 5TH ST	NE 120TH AVE	NE 122ND AVE	425	40	1889
3	00005000 - 0080	NE 5TH ST	NE 122ND AVE	NE 123RD AVE	250	40	1111
3	00005000 - 0090	NE 5TH ST	NE 123RD AVE	NE 124TH AVE	450	40	2000
3	00005800 - 0040	NE 6TH ST	NE 118TH AVE	NE 120TH AVE	400	34	1511
3	00006500 - 0010	NE 7TH PL	NE PINEBROOK AVE	END SECTION	250	26	722
3	00006800 - 0120	NE 7TH ST	NE 117TH AVE	NE 118TH AVE	325	39	1408
3	00006800 - 0130	NE 7TH ST	NE 118TH AVE	END SECTION	140	39	607
3	00007900 - 0175	NE 8TH ST	NE 118TH AVE	END SECTION	115	39	498
3	00082800 - 0060	NE 117TH AVE	END SECTION	NE 7TH ST	125	39	542
3	00082800 - 0070	NE 117TH AVE	NE 7TH ST	NE 8TH ST	250	39	1083
3	00082800 - 0080	NE 117TH AVE	NE 8TH ST	NE 9TH ST	250	39	1083
3	00083300 - 0040	NE 118TH AVE	NE 5TH ST	NE 6TH ST	300	34	1133
3	00083300 - 0050	NE 118TH AVE	NE 6TH ST	NE 7TH ST	400	40	1778
3	00083300 - 0060	NE 118TH AVE	NE 7TH ST	NE 8TH ST	275	39	1192
3	00083300 - 0070	NE 118TH AVE	NE 8TH ST	NE 9TH ST	225	39	975
3	00084200 - 0040	NE 120TH AVE	NE 5TH ST	NE 6TH ST	275	34	1039
3	00085800 - 0030	NE 123RD AVE	NE 5TH ST	NE 7TH ST	700	40	3111
3	00085800 - 0040	NE 123RD AVE	NE 7TH ST	NE 8TH ST	200	40	889
3	00086400 - 0060	NE 124TH AVE	NE 5TH ST	NE 8TH ST	900	40	4000
3	00087000 - 0010	NE 125TH AVE	NE PINEBROOK AVE	NE TIFFANY DR	250	34	944
3	00087000 - 0020	NE 125TH AVE	NE TIFFANY DR	NE 8TH ST	200	40	889
3	00087000 - 0030	NE 125TH AVE	NE 8TH ST	NE 9TH ST	200	40	889
3	00089000 - 0020	NE 128TH AVE	NE PINEBROOK ST	NE 9TH ST	155	26	448
3	00253000 - 0010	NE PINEBROOK AVE	NE 7TH PL	NE 8TH PL	225	26	650

3	00253000 - 0020	NE PINEBROOK AVE	NE 8TH PL	NE PINEBROOK ST	143	26	412
3	00253100 - 0020	NE PINEBROOK ST	NE 127TH AVE	NE 125TH AVE	155	26	448
3	00253100 - 0030	NE PINEBROOK ST	NE 125TH AVE	NE 7TH PL	225	26	650
3	00253100 - 0035	NE PINEBROOK ST	NE PINEBROOK AVE	NE 128TH AVE	137	26	395
3	00253100 - 0040	NE PINEBROOK ST	NE 128TH AVE	NE 130TH CT	425	26	1228
3	00253100 - 0050	NE PINEBROOK ST	NE 130TH CT	NE 132ND AVE	440	26	1271
3	00266000 - 0010	NE TIFFANY DR	END SECTION	NE 125TH AVE	300	34	1133
3	00266000 - 0020	NE TIFFANY DR	NE 125TH AVE	END SECTION	225	34	850
							39890
4	00015300 - 0140	SE 15TH ST	SE 125TH AVE	SE 126TH AVE	275	38	1161
4	00015300 - 0150	SE 15TH ST	SE 126TH AVE	SE 127TH AVE	300	38	1267
4	00015300 - 0160	SE 15TH ST	SE 127TH AVE	SE CASCADE AVE	600	38	2533
4	00016300 - 0100	SE 16TH ST	SE 125TH AVE	SE 126TH CT	250	38	1056
4	00016600 - 0010	SE 17TH CIR	SE 125TH AVE	CUL-DE-SAC	335	38	1414
4	00017700 - 0030	SE 18TH CIR	SE 125TH AVE	CUL-DE-SAC	200	38	844
4	00018200 - 0010	SE 18TH ST	SE 127TH AVE	SE 128TH CT	250	32	889
4	00019300 - 0080	SE 19TH ST	SE 131ST AVE	SE MANOR AVE	225	40	1000
4	00019300 - 0090	SE 19TH ST	SE MANOR AVE	SE TALTON AVE	375	40	1667
4	00087500 - 0010	SE 126TH AVE	SE 15TH ST	SE PARK ST	275	38	1161
4	00087800 - 0010	SE 126TH CT	SE 16TH ST	CUL-DE-SAC	220	38	929
4	00088300 - 0010	SE 127TH AVE	SE RIVERIDGE DR	SE 18TH ST	250	38	1056
4	00088300 - 0020	SE 127TH AVE	SE 18TH ST	SE 15TH ST	1000	38	4222
4	00089100 - 0010	SE 128TH CT	SE 18TH ST	CUL-DE-SAC	375	32	1333
4	00090000 - 0040	SE 130TH AVE	SE FOREST ST	SE RIVERIDGE DR	1200	40	5333
4	00209200 - 0010	SE CASCADE AVE	SE 19TH ST	SE 15TH ST	900	40	4000
4	00209200 - 0020	SE CASCADE AVE	SE 15TH ST	SE PARK ST	250	38	1056
4	00238900 - 0010	SE MANOR AVE	SE 19TH ST	SE PARK ST	1005	40	4467
4	00251400 - 0010	SE PARK ST	SE 126TH AVE	SE CASCADE AVE	900	38	3800
4	00251400 - 0020	SE PARK ST	SE CASCADE AVE	SE MANOR AVE	250	40	1111
4	00256000 - 0060	SE RIVERIDGE DR	SE 125TH CT	SE 127TH AVE	600	38	2533
4	00256000 - 0070	SE RIVERIDGE DR	SE 127TH AVE	SE 130TH AVE	250	40	1111
4	00256000 - 0075	SE RIVERIDGE DR	SE 130TH AVE	SE 131ST AVE	281	40	1250
							45193

5	00256100 - 0010	SE RIVERSHORE DR	END SECTION	SE 147TH AVE	515	30	1717
5	00256100 - 0020	SE RIVERSHORE DR	SE 147TH AVE	PAVEMENT CHANGE	3575	30	11917
5	00256100 - 0030	SE RIVERSHORE DR	PAVEMENT CHANGE	SE 164TH AVE	1025	30	3417
							17050
6	00021300 - 0080	SE 21ST ST	SE 172ND AVE	SE 173RD PL	255	32	907
6	00021350 - 0110	SE 21ST WAY	SE 173RD PL	SE 175TH PL	440	32	1564
6	00022200 - 0042	SE 22ND ST	SE 173RD PL	SE 174TH PL	165	28	513
6	00022200 - 0045	SE 22ND ST	SE 174TH PL	SE 175TH PL	200	28	622
6	00022200 - 0047	SE 22ND ST	SE 175TH AVE	SE 176TH AVE	190	28	591
6	00022675 - 0100	SE 23RD DR	SE 22ND ST	SE 174TH PL	785	38	3314
6	00022975 - 0100	SE 23RD WAY	SE 173RD AVE	SE 175TH AVE	400	28	1244
6	00023200 - 0025	SE 24TH CIR	CUL-DE-SAC	SE 173RD AVE	335	26	968
6	00024000 - 0130	SE 24TH ST	SE 173RD AVE	SE 174TH PL	220	28	684
6	00024000 - 0140	SE 24TH ST	SE 174TH PL	SE 175TH AVE	195	28	607
6	00116100 - 0130	SE 172ND AVE	SE 21ST ST	SE 20TH ST	200	30	667
6	00116275 - 0050	SE 173RD AVE	SE 24TH ST	SE 24TH CIR	125	28	389
6	00116275 - 0060	SE 173RD AVE	SE 24TH CIR	SE 23RD WAY	125	28	389
6	00116300 - 0040	SE 173RD CT	CUL-DE-SAC	SE 173RD PL	308	28	958
6	00116500 - 0100	SE 173RD PL	SE 22ND ST	SE 21ST WAY	145	28	451
6	00117300 - 0100	SE 174TH PL	SE 25TH ST	SE 24TH ST	160	28	498
6	00117300 - 0110	SE 174TH PL	SE 23RD WAY	SE 23RD DR	174	28	541
6	00117300 - 0120	SE 174TH PL	SE 23RD DR	SE 22ND ST	295	28	918
6	00117500 - 0115	SE 175TH AVE	SE 24TH ST	SE 23RD WAY	420	28	1307
6	00117700 - 0100	SE 175TH PL	SE 22ND ST	SE 21ST WAY	170	28	529
							17662
7	00028950 - 0090	SE 30TH CIR	SE 30TH ST	CUL-DE-SAC	145	27	435
7	00029600 - 0070	SE 30TH ST	SE 31ST ST	SE 31ST DR	422	30	1407
7	00029600 - 0080	SE 30TH ST	SE 31ST DR	SE 32ND DR	345	30	1150
7	00029650 - 0080	SE 30TH WAY	SE 30TH ST	SE 30TH CIR	430	27	1290
7	00029650 - 0090	SE 30TH WAY	SE 31ST WAY	SE 30TH CIR	430	27	1290
7	00030110 - 0070	SE 31ST DR	SE 193RD AVE	SE 30TH ST	540	27	1620

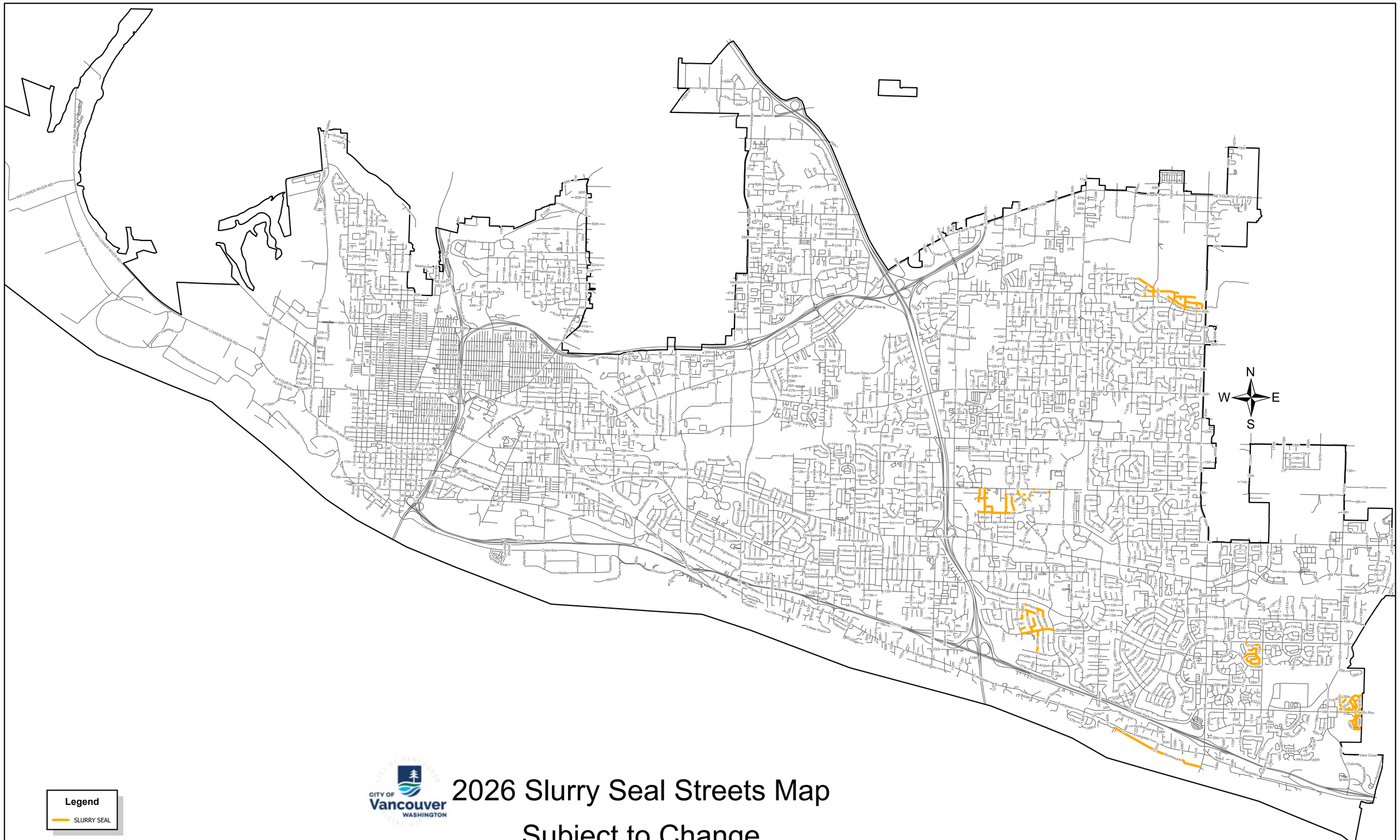
7	00030500 - 0050	SE 31ST ST	SE 192ND AVE	SE 193RD AVE	678	35	2637
7	00030600 - 0090	SE 31ST WAY	SE 196TH AVE	SE 197TH CT	325	27	975
7	00031110 - 0080	SE 32ND DR	SE 193RD AVE	SE 195TH AVE	525	27	1575
7	00031110 - 0090	SE 32ND DR	SE 195TH AVE	SE 196TH AVE	225	27	675
7	00031500 - 0080	SE 32ND ST	SE 195TH AVE	SE 196TH AVE	169	27	507
7	00031500 - 0090	SE 32ND ST	SE 196TH AVE	SE 197TH CT	253	27	759
7	00031775 - 0080	SE 33RD CIR	CUL-DE-SAC	SE 193RD AVE	172	26	497
7	00032450 - 0080	SE 33RD ST	SE 193RD AVE	SE 194TH CT	365	27	1095
7	00032450 - 0090	SE 33RD ST	SE 194TH CT	SE 195TH AVE	210	27	630
7	00119100 - 0050	SE 193RD AVE	SE 32ND DR	SE 31ST DR	325	30	1083
7	00119100 - 0060	SE 193RD AVE	SE 31ST DR	SE 30TH ST	277	31	954
7	00119419 - 0040	SE 194TH CT	SE 33RD ST	END SECTION	110	27	330
7	00119500 - 0020	SE 195TH AVE	SE 33RD ST	SE 32ND ST	145	27	435
7	00119500 - 0030	SE 195TH AVE	SE 32ND ST	SE 32ND DR	345	27	1035
7	00119600 - 0065	SE 196TH AVE	SE 34TH ST	SE 32ND ST	338	40	1502
7	00119600 - 0075	SE 196TH AVE	SE 32ND ST	SE 31ST WAY	310	27	930
7	00119600 - 0080	SE 196TH AVE	SE 31ST WAY	SE 32ND DR	215	27	645
7	00119710 - 0050	SE 197TH CT	CUL-DE-SAC	SE 32ND ST	306	27	918
7	00119710 - 0060	SE 197TH CT	SE 32ND ST	CUL-DE-SAC	140	27	420
7	00119710 - 0070	SE 197TH CT	CUL-DE-SAC	SE 31ST WAY	75	68	567
							25361
8	00034600 - 0070	SE 35TH ST	SE 196TH AVE	SE 197TH AVE	134	40	596
8	00034700 - 0200	SE 35TH WAY	SE 197TH AVE	SE 198TH AVE	100	25	278
8	00035650 - 0200	SE 36TH WAY	SE 197TH AVE	SE 198TH AVE	100	26	289
8	00036500 - 0200	SE 37TH WAY	SE 196TH AVE	SE 198TH AVE	555	26	1603
8	00037500 - 0200	SE 38TH WAY	SE 196TH AVE	SE 198TH AVE	790	26	2282
8	00119600 - 0045	SE 196TH AVE	SE 38TH WAY	SE 37TH WAY	180	26	520
8	00119600 - 0050	SE 196TH AVE	SE 37TH WAY	SE 35TH ST	327	36	1308
8	00119600 - 0060	SE 196TH AVE	SE 196TH AVE	SE 34TH ST	324	15	540
8	00119700 - 0045	SE 197TH AVE	SE 36TH WAY	SE 35TH ST	372	26	1075
8	00119700 - 0050	SE 197TH AVE	SE 35TH ST	SE 35TH WAY	95	26	274
8	00119800 - 0045	SE 198TH AVE	SE 38TH WAY	SE 37TH WAY	175	26	506
8	00119800 - 0050	SE 198TH AVE	SE 37TH WAY	SE 36TH WAY	115	26	332

8	00119800 - 0055	SE 198TH AVE	SE 36TH WAY	SE 35TH WAY	375	26	1083
							10686

NOTE:

* The City of Vancouver's streets are segmented block to block, south to north and west to east, therefore, intersections are double counted. Quantities listed are approximations and are listed to provide a proposal for cost estimation. All quantities will be measured in the field and agreed upon between the inspector and contractor.

Total SY = 195489

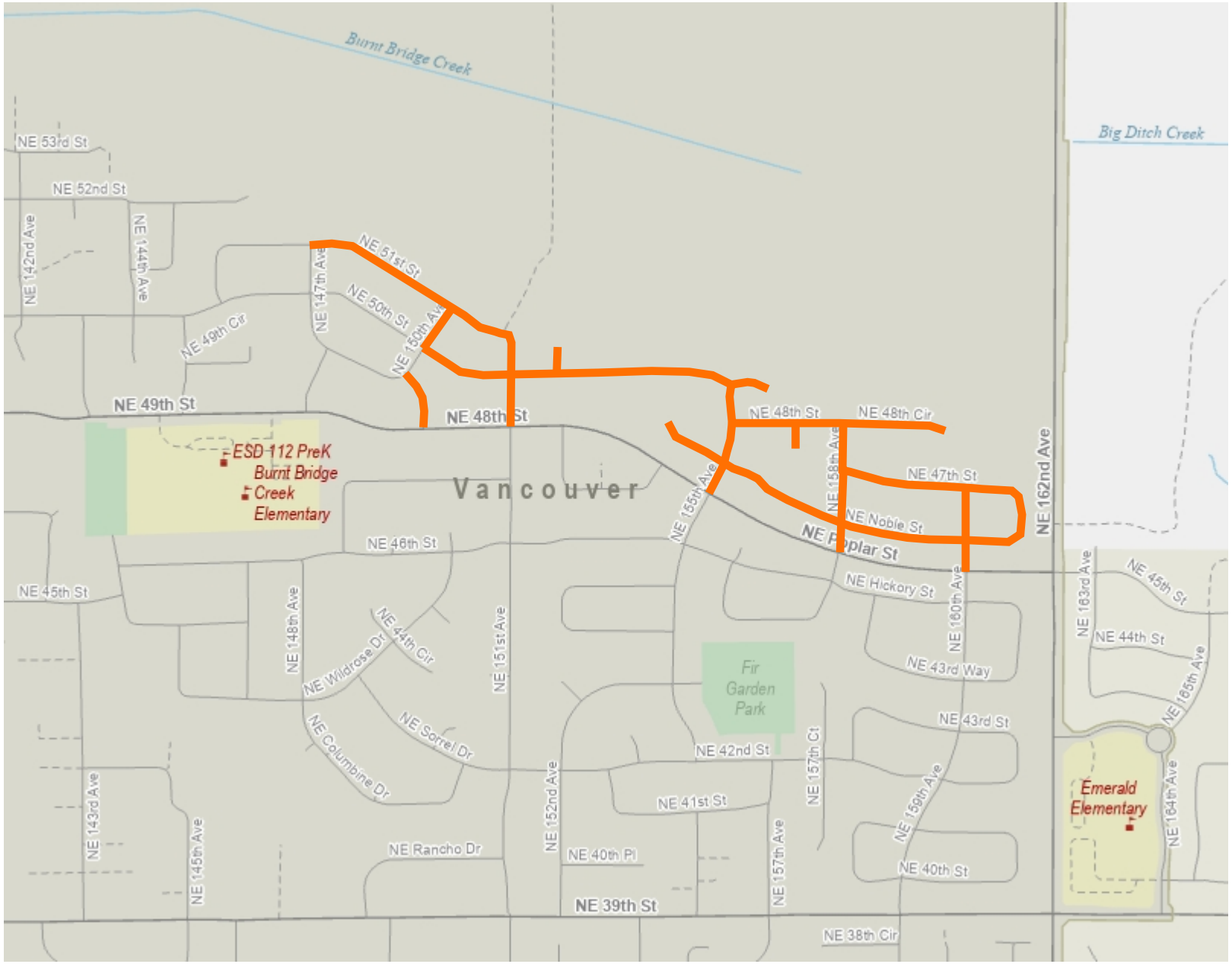


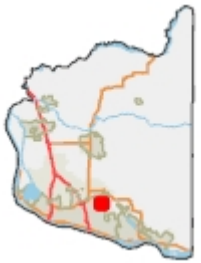
CITY OF Vancouver WASHINGTON

2026 Slurry Seal Streets Map

Subject to Change

Map #1 - City of Vancouver 2026 Slurry Seals - Burnt Bridge Creek Neighborhood





Notes:

= Slurry Seal

1. Treatment limits will be marked in the field.

2. Treatments that extend to arterial streets shall begin at the nearside face-of-curb of the intersection unless otherwise noted.

Map #2 - City of Vancouver 2026 Slurry Seals - North Image Neighborhood

Notes:

1. Treatment limits will be marked in the field.

2. Treatments that extend to arterial streets shall begin at the nearside face-of-curb of the intersection unless otherwise noted.

= Slurry Seal

Map #3 - City of Vancouver 2026 Slurry Seals - Fircrest Neighborhood

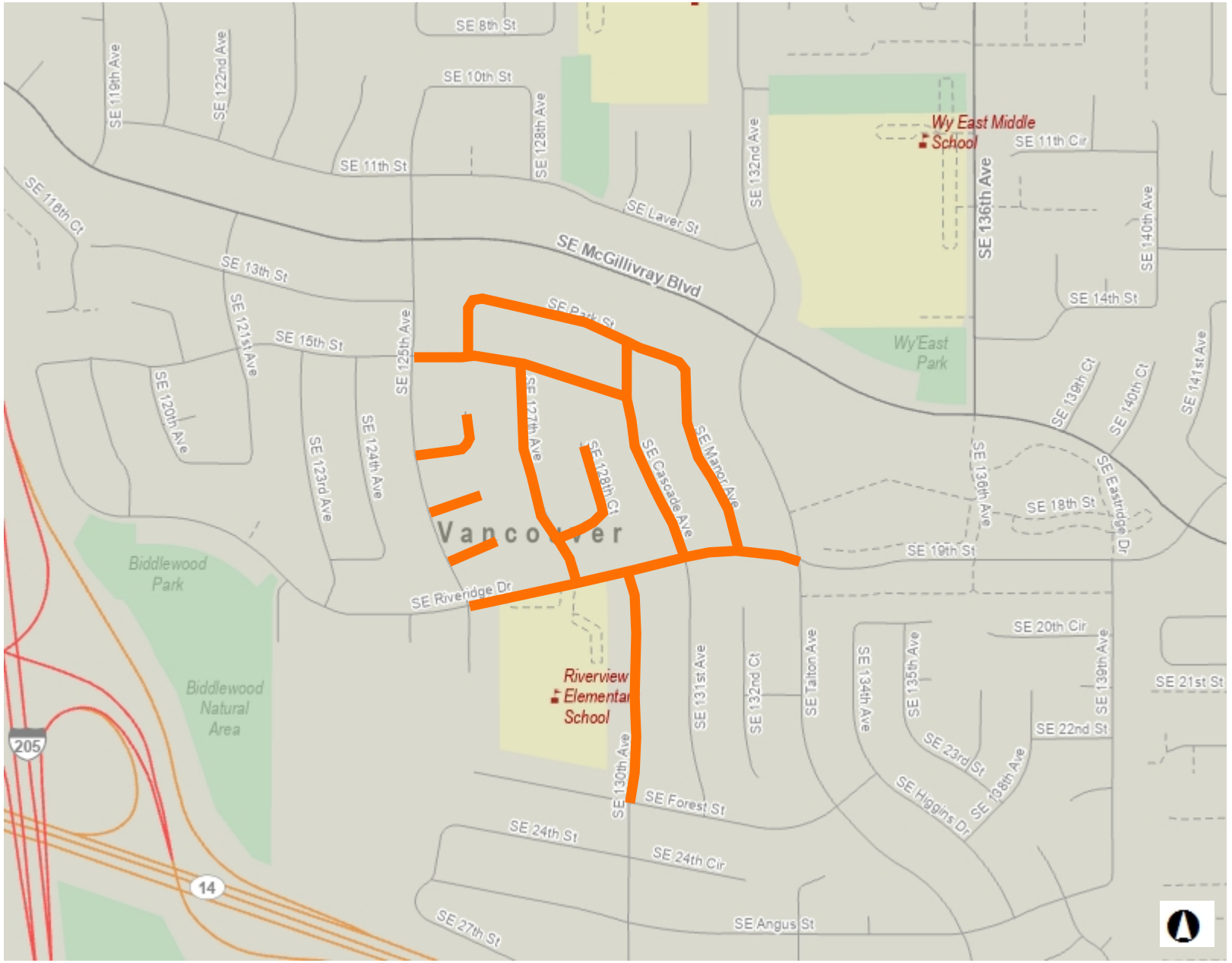
Notes:

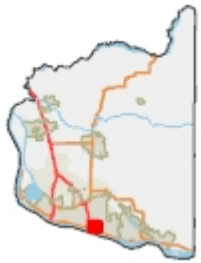
1. Treatment limits will be marked in the field.

2. Treatments that extend to arterial streets shall begin at the nearside face-of-curb of the intersection unless otherwise noted.

= Slurry Seal

Map #4 - City of Vancouver 2026 Slurry Seals - Riveridge Neighborhood





Notes:

1. Treatment limits will be marked in the field.

2. Treatments that extend to arterial streets shall begin at the nearside face-of-curb of the intersection unless otherwise noted.

= Slurry Seal

Map #5 - City of Vancouver 2026 Slurry Seals - SE Rivershore Dr

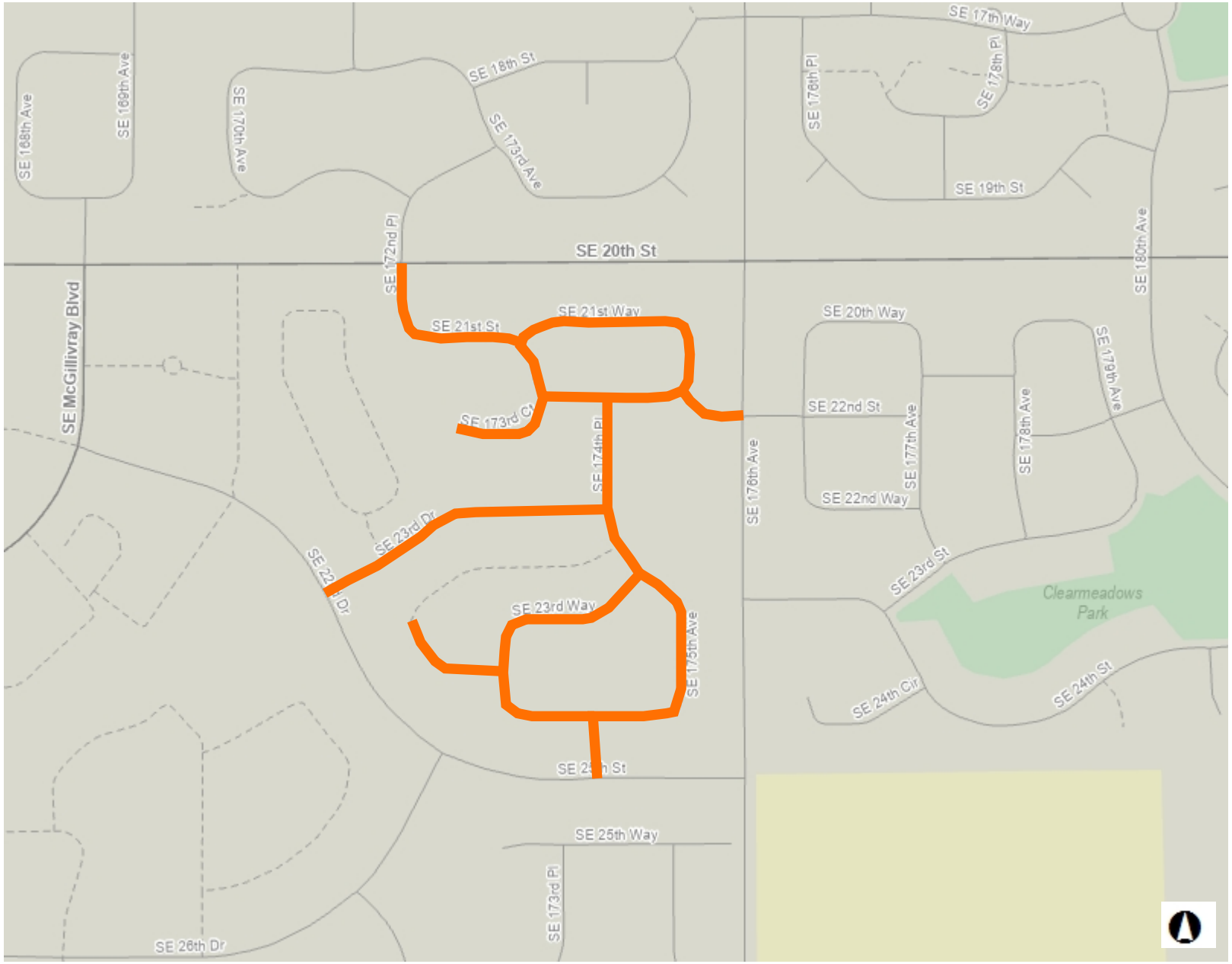
Notes:

= Slurry Seal

1. Treatment limits will be marked in the field.

2. Treatments that extend to arterial streets shall begin at the nearside face-of-curb of the intersection unless otherwise noted.

Map #6 - City of Vancouver 2026 Slurry Seals - Fisher's Landing East Neighborhood



Notes:

1. Treatment limits will be marked in the field.

2. Treatments that extend to arterial streets shall begin at the nearside face-of-curb of the intersection unless otherwise noted.

Map #7 - City of Vancouver 2026 Slurry Seals - Terrace at Fisher's Landing

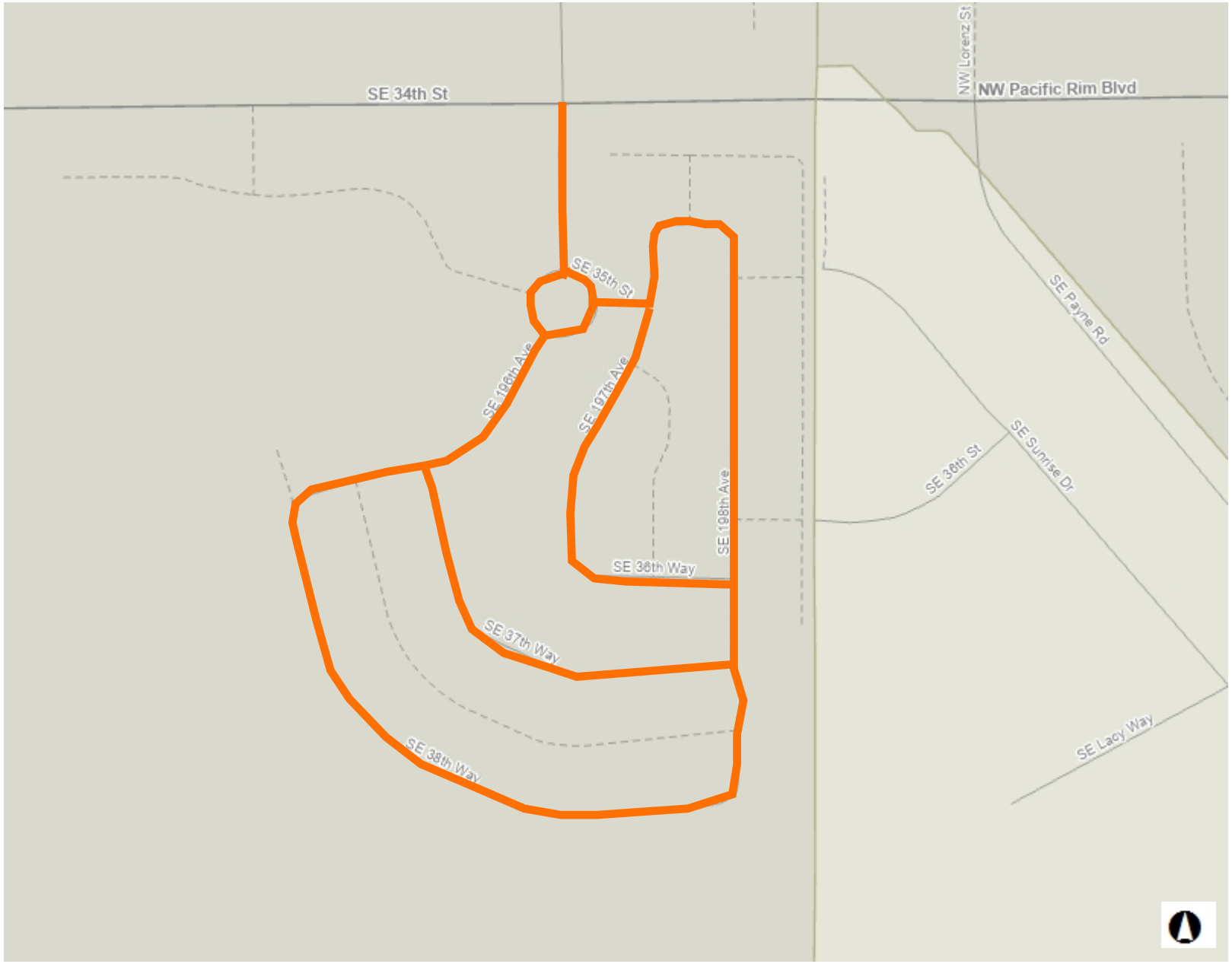
Notes:

= Slurry Seal

1. Treatment limits will be marked in the field.

2. Treatments that extend to arterial streets shall begin at the nearside face-of-curb of the intersection unless otherwise noted.

Map #8 - City of Vancouver 2026 Slurry Seals - Glen at Fisher's Landing



Notes:

= Slurry Seal

1. Treatment limits will be marked in the field.

2. Treatments that extend to arterial streets shall begin at the nearside face-of-curb of the intersection unless otherwise noted.

Docusign Envelope ID: 1139DAF4-4BB7-4D95-91C9-FBD87582FDD0

CONTRACT #C-101617

AMENDMENT No. 1

ITB 24-22: 2024 JOINT AGENCY SLURRY SEAL PROJECT

This Agreement amends the public works Contract number C-101617 by and between the City of Vancouver, hereinafter referred to as "City", and Blackline, Inc hereinafter referred to as "Contractor", whose address is 13023 NE Hwy 99, Ste #7, PMB 196, Vancouver, WA 98686 for services offered.

This amendment amends the original Contract as follows:

1. This Work shall be performed on the streets listed in herein attached spreadsheet and by reference made part of this Amendment "2025 Pavement Slurry Seal Proposal" and as shown on herein attached "2025 Slurry Seal Streets Maps."
2. Compensation for work performed shall be calculated based on updated pricing contained in herein attached document and hereby reference made part of this Amendment "2025 Pavement Slurry Seal Proposal".
3. Total compensation to Contractor for above work performed shall not exceed $389,650.00 as detailed in herein attached spreadsheet and hereby reference made part of this Amendment. Any changes must be approved by written change order on City authorized forms and signed by all parties.
4. The following special conditions shall apply to work performed under this Amendment. In case of conflict these special conditions shall apply.
   a. Work in the City of Vancouver shall begin on or after June 23, 2025. Slurry sealing on City of Vancouver streets shall be completed by September 12, 2025.

   b. Striping may be removed with either a hydroblaster or a grinder. Road surfaces shall be undamaged, clean and dry after striping removal.

   c. The City will complete all striping and will be responsible for its layout.

   d. Speed Bump Clarification – treatment shall cover any speed bumps.

   e. The City of Vancouver will require that the contractor place a cone in all driveways of residents that will be affected by the slurry seal work that day.

   f. The 2025 Ride-Around-Clark County event will be on July 26, 2025. Because of the event, no works shall occur on July 26, 2025 unless otherwise approved by the Engineer.

5. Ratification: Acts taken pursuant to this Amendment but prior to its effective date are hereby ratified and confirmed.

Docusign Envelope ID: 1139DAF4-4BB7-4D95-91C9-FBD87582FDD0

This amendment in no way alters any other provisions of the original agreement.

CITY OF VANCOUVER
A municipal corporation

Signed by:
C084EA446CF9483...
Lon Pluckhahn, City Manager

4/7/2025
Date

Attest:

DocuSigned by:
Natasha Ramras
493E940414AE4BD...
Natasha Ramras, City Clerk

Approved as to form:

DocuSigned by:
Nena Cook
A17C8F7FA2AC4D4...
Nena Cook, City Attorney

CONTRACTOR:
Blackline, Inc.

Signed by:
781F864DA14C41C...
Signature

Cody Lorenzen PRESIDENT
Printed Name /Title

4/2/2025
Date

Docusign Envelope ID: 1139DAF4-4BB7-4D95-91C9-FBD87582FDD0

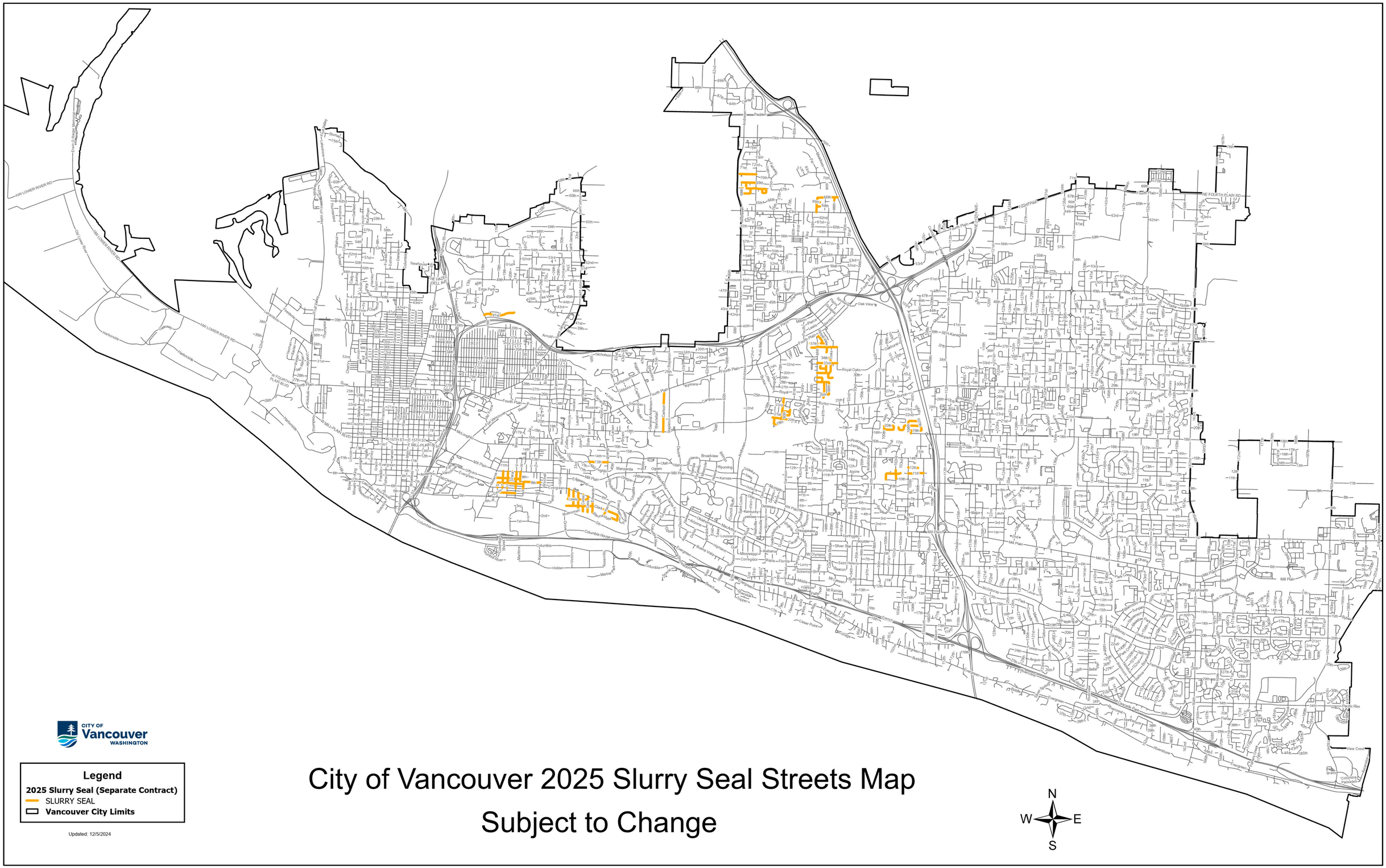
2025 Pavement Slurry Seal Proposal

ROUND 2

SCHEDULE "A" - CITY OF VANCOUVER

Item No.	DESCRIPTION	QUANTITY	UNIT	COST	TOTAL
1A	Mobilization	1	LS	8232	8232
2A	Flaggers	150	HR	$82.32	12348
3A	Portable Changeable Messsage Sign	2	EA	$1,235.00	2470
4A	Latex Modified Slurry Seal Type 2	188,000	SY	$1.95	366600
				Total Schedule "A":	**$389,650**

Docusign Envelope ID: 1139DAF4-4BB7-4D95-91C9-FBD87582FDD0



CITY OF Vancouver WASHINGTON

Legend

2025 Slurry Seal (Separate Contract)

SLURRY SEAL

Vancouver City Limits

Updated: 12/5/2024

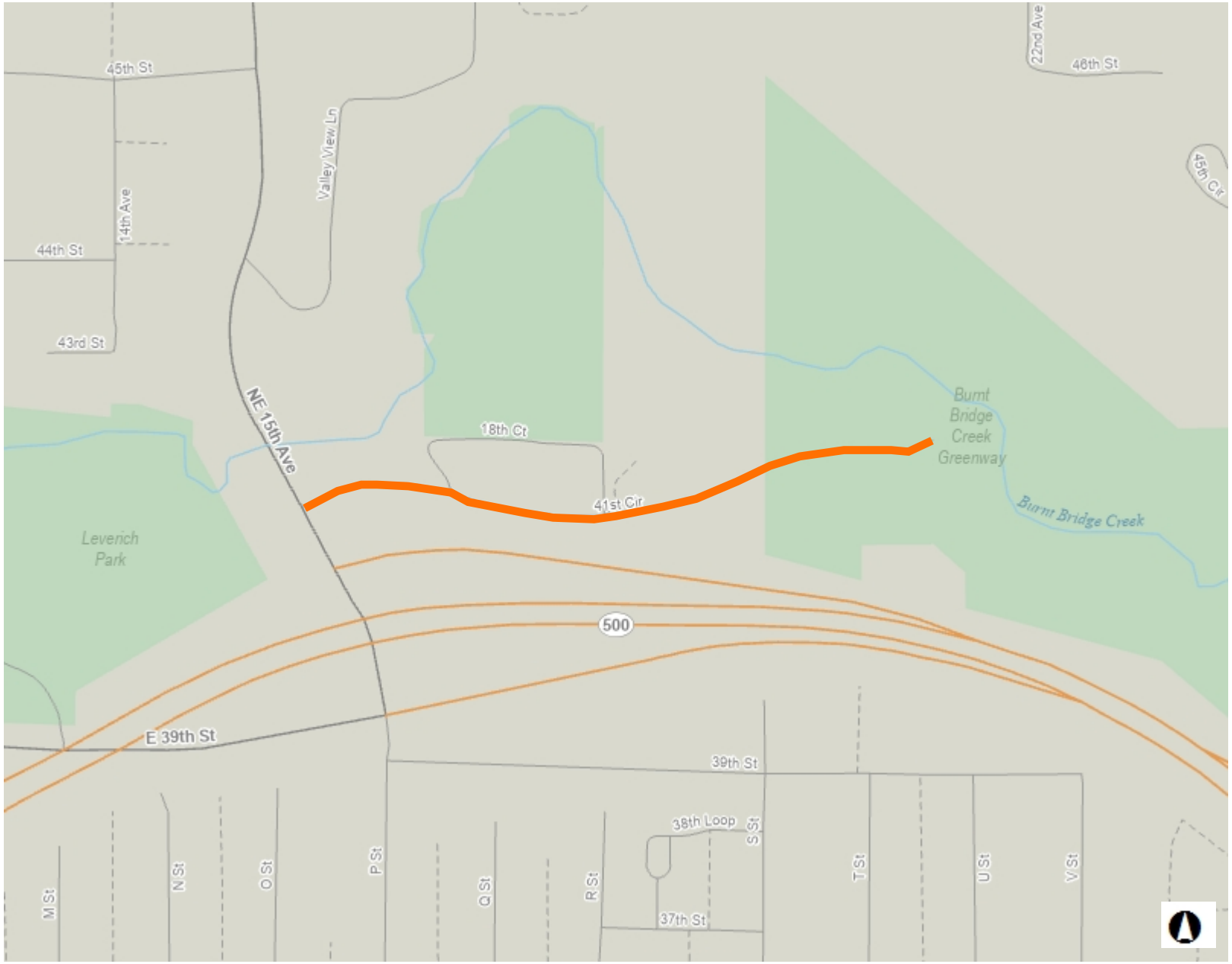
City of Vancouver 2025 Slurry Seal Streets Map

Subject to Change

N W E S

Docusign Envelope ID: 1139DAF4-4BB7-4D95-91C9-FBD87582FDD0

Map #1 - City of Vancouver 2025 Slurry Seals - West Minnehaha Neighborhood



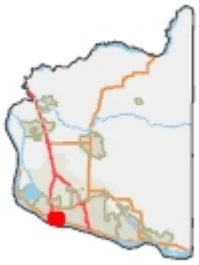
Notes:

= Slurry Seal

1. Treatment limits will be marked in the field.
2. Treatments that extend to arterial streets shall begin at the nearside face-of-curb of the intersection unless otherwise noted.

Docusign Envelope ID: 1139DAF4-4BB7-4D95-91C9-FBD87582FDD0

Map #2 - City of Vancouver 2025 Slurry Seals - Hudson's Bay Neighborhood



Notes:

= Slurry Seal

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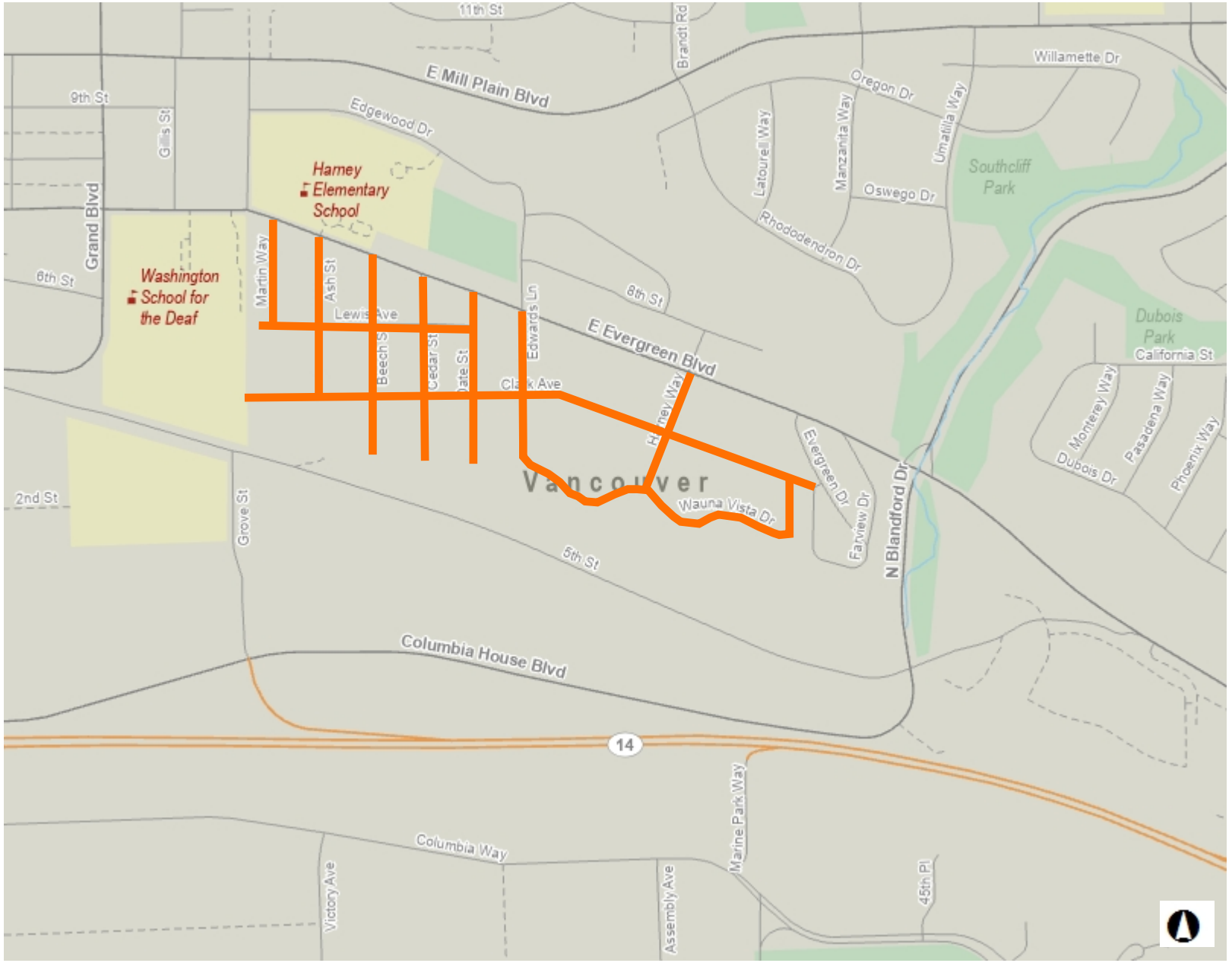
Docusign Envelope ID: 1139DAF4-4BB7-4D95-91C9-FBD87582FDD0

Map #3 - City of Vancouver 2025 Slurry Seals -Edgewood Park Neighborhood

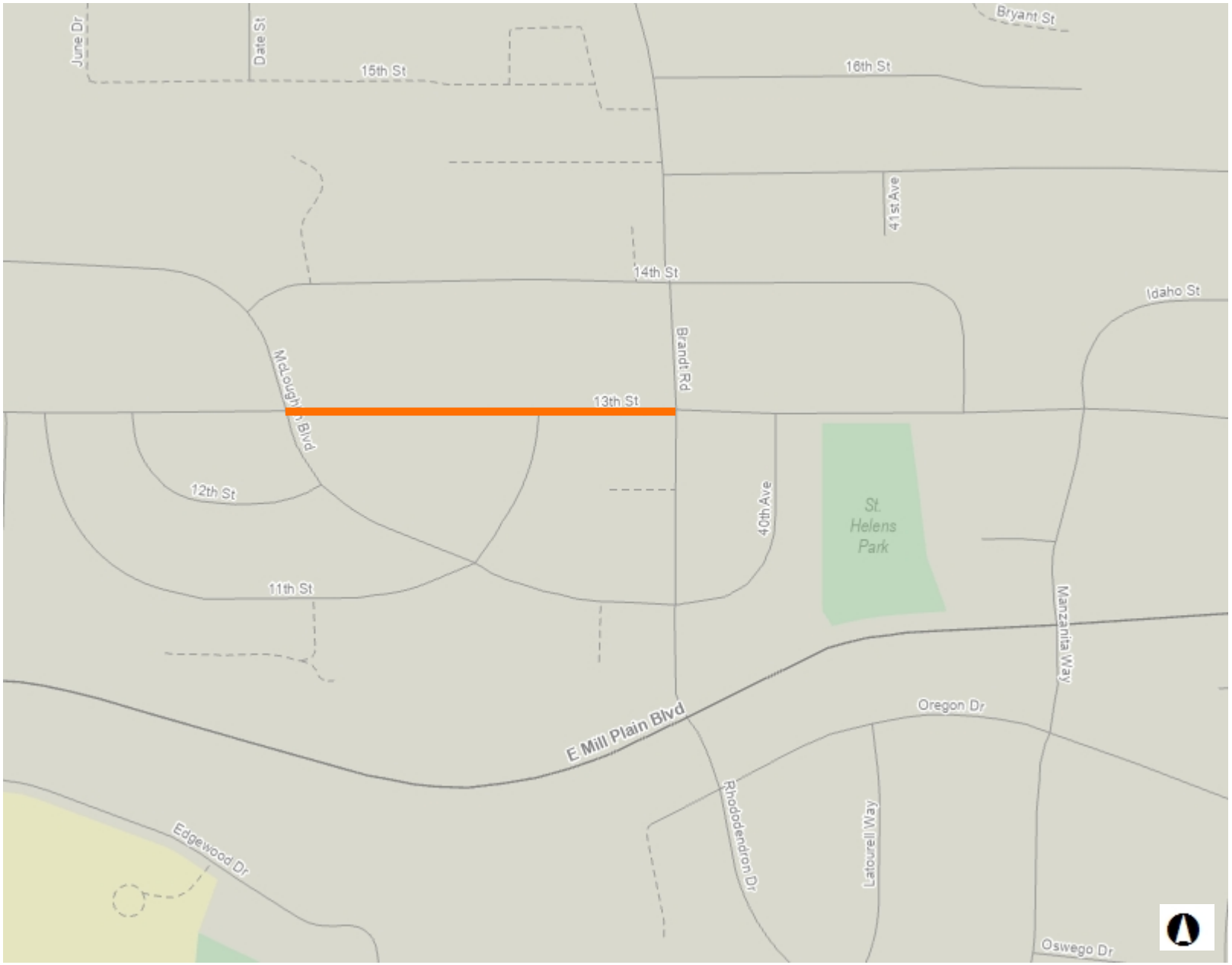


Notes:

= Slurry Seal

1. Treatment limits will be marked in the field.
2. Treatments that extend to arterial streets shall begin at the nearside face-of-curb of the intersection unless otherwise noted.

Map #4 - City of Vancouver 2025 Slurry Seals -Harney Heights Neighborhood



Notes:

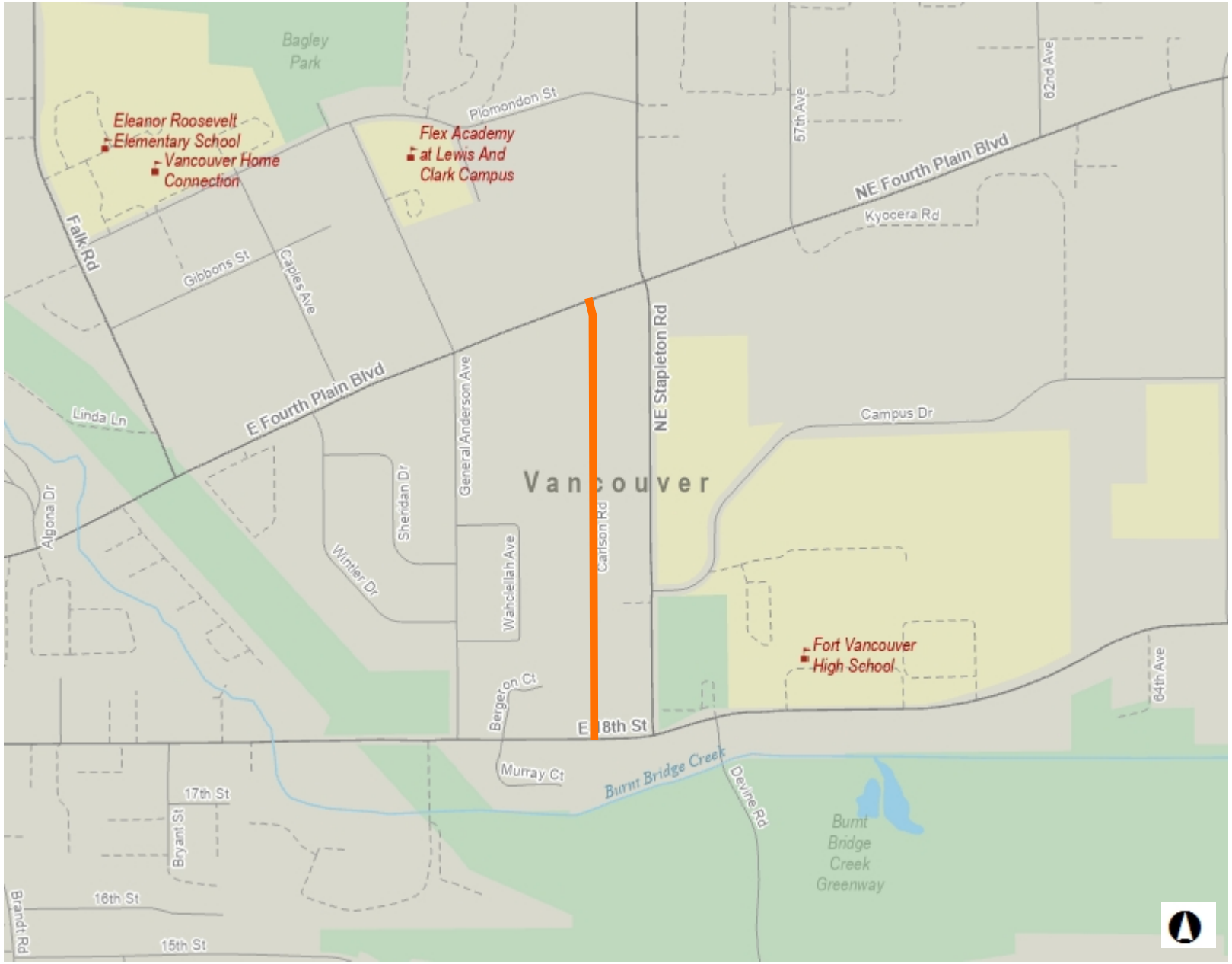
= Slurry Seal

1. Treatment limits will be marked in the field.

2. Treatments that extend to arterial streets shall begin at the nearside face-of-curb of the intersection unless otherwise noted.

Docusign Envelope ID: 1139DAF4-4BB7-4D95-91C9-FBD87582FDD0

Map #5 - City of Vancouver 2025 Slurry Seals - Meadow Homes Neighborhood



Notes:

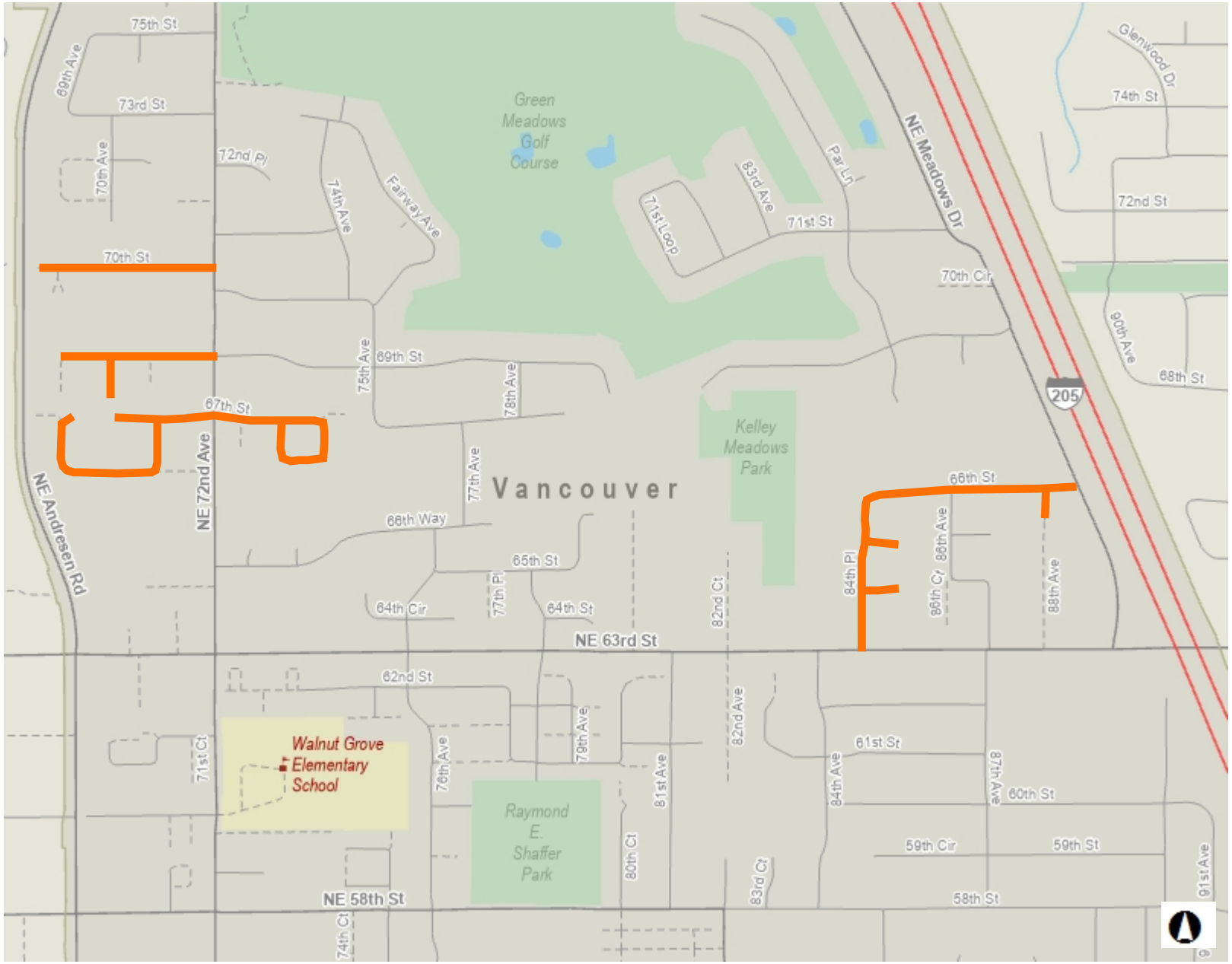
= Slurry Seal

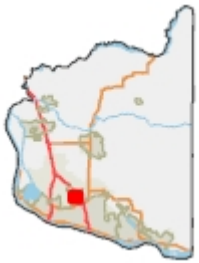
1. Treatment limits will be marked in the field.

2. Treatments that extend to arterial streets shall begin at the nearside face-of-curb of the intersection unless otherwise noted.

Docusign Envelope ID: 1139DAF4-4BB7-4D95-91C9-FBD87582FDD0

Map #6 - City of Vancouver 2025 Slurry Seals - Green Meadows Neighborhood





Notes:

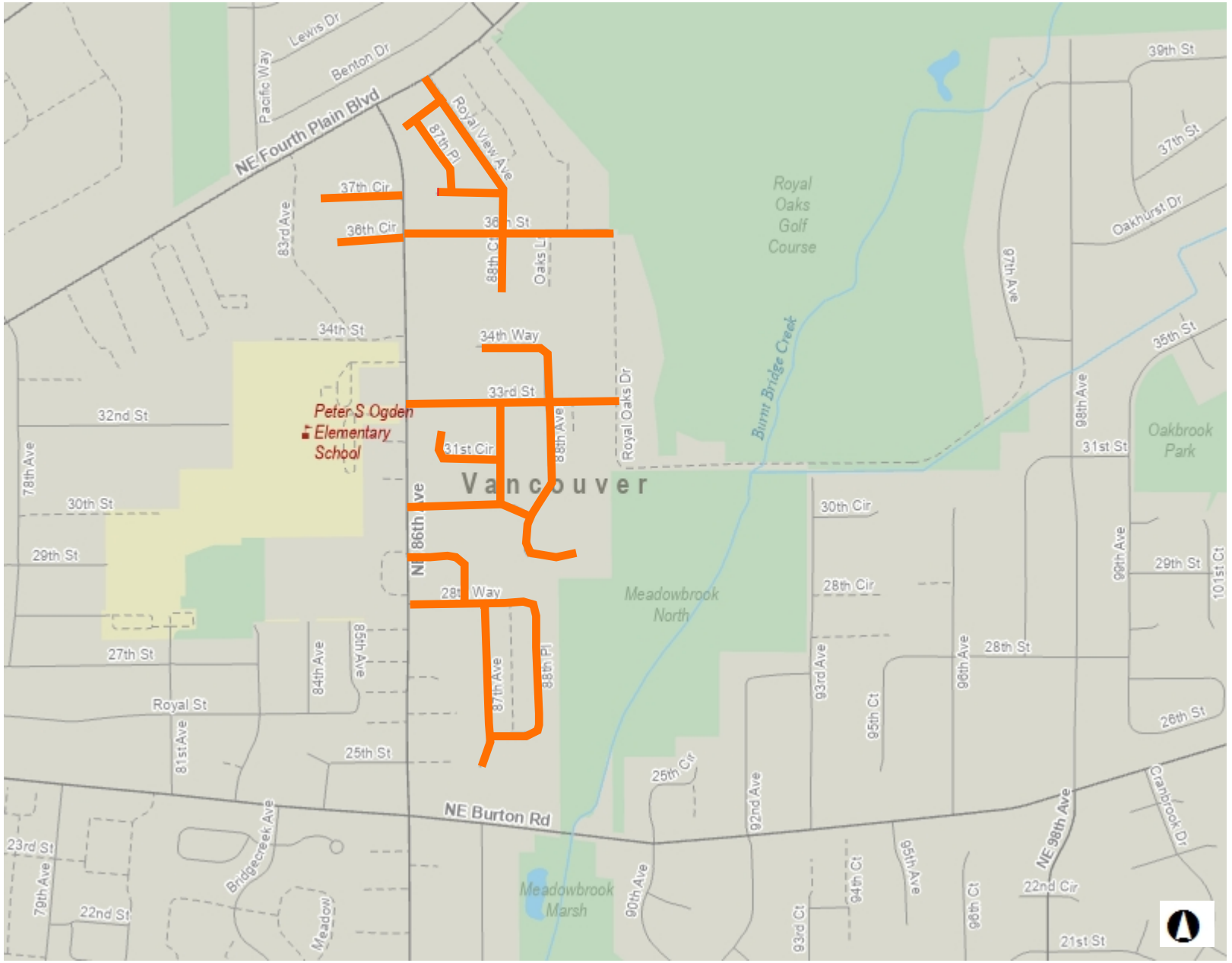
= Slurry Seal

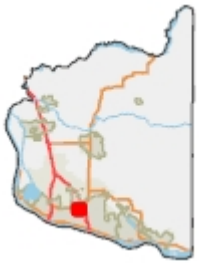
1. Treatment limits will be marked in the field.

2. Treatments that extend to arterial streets shall begin at the nearside face-of-curb of the intersection unless otherwise noted.

Docusign Envelope ID: 1139DAF4-4BB7-4D95-91C9-FBD87582FDD0

Map #7 - City of Vancouver 2025 Slurry Seals - Ogden Neighborhood (North)





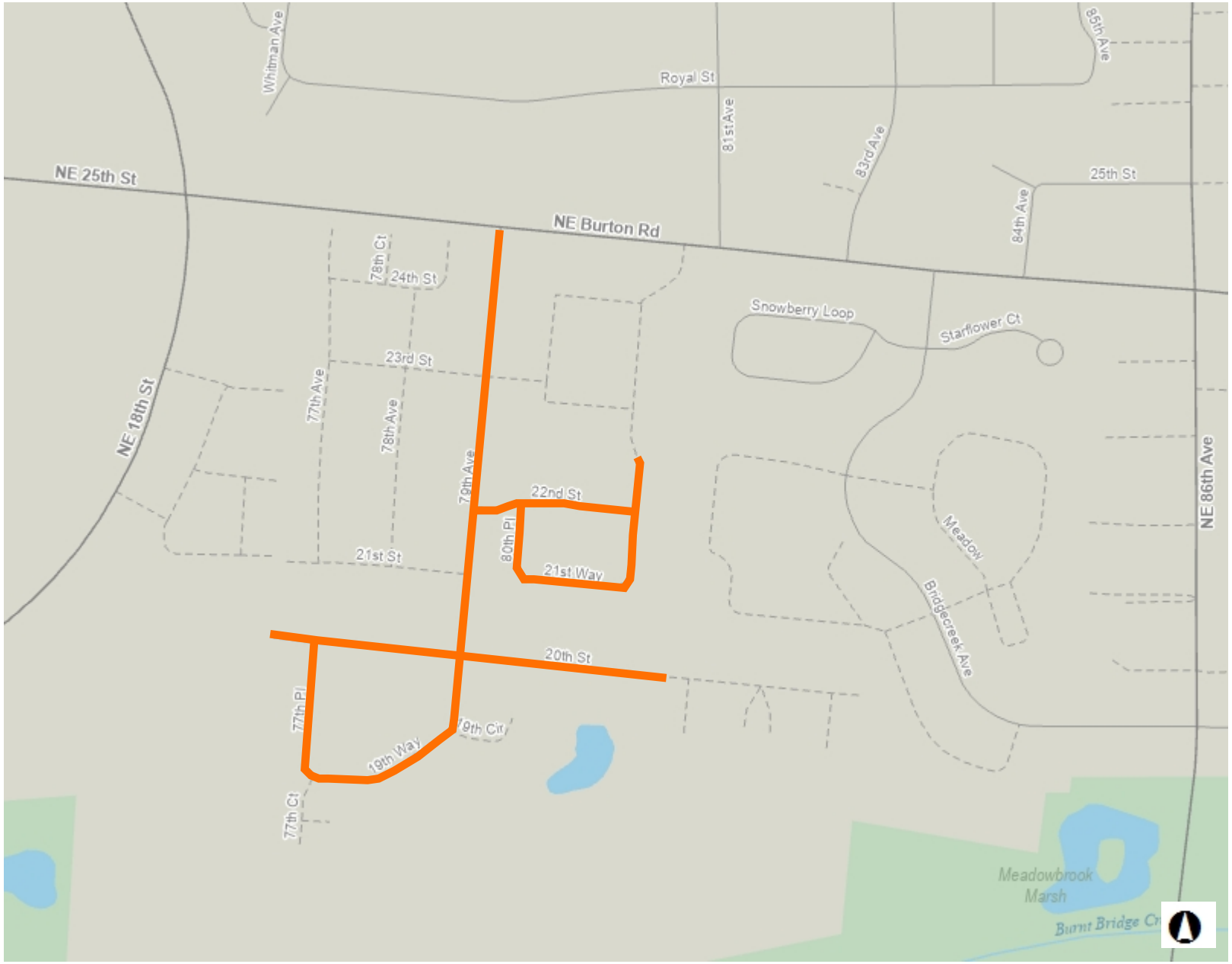
Notes:

= Slurry Seal

1. Treatment limits will be marked in the field.

2. Treatments that extend to arterial streets shall begin at the nearside face-of-curb of the intersection unless otherwise noted.

Map #8 - City of Vancouver 2025 Slurry Seals - Ogden Neighborhood (South)



Notes:

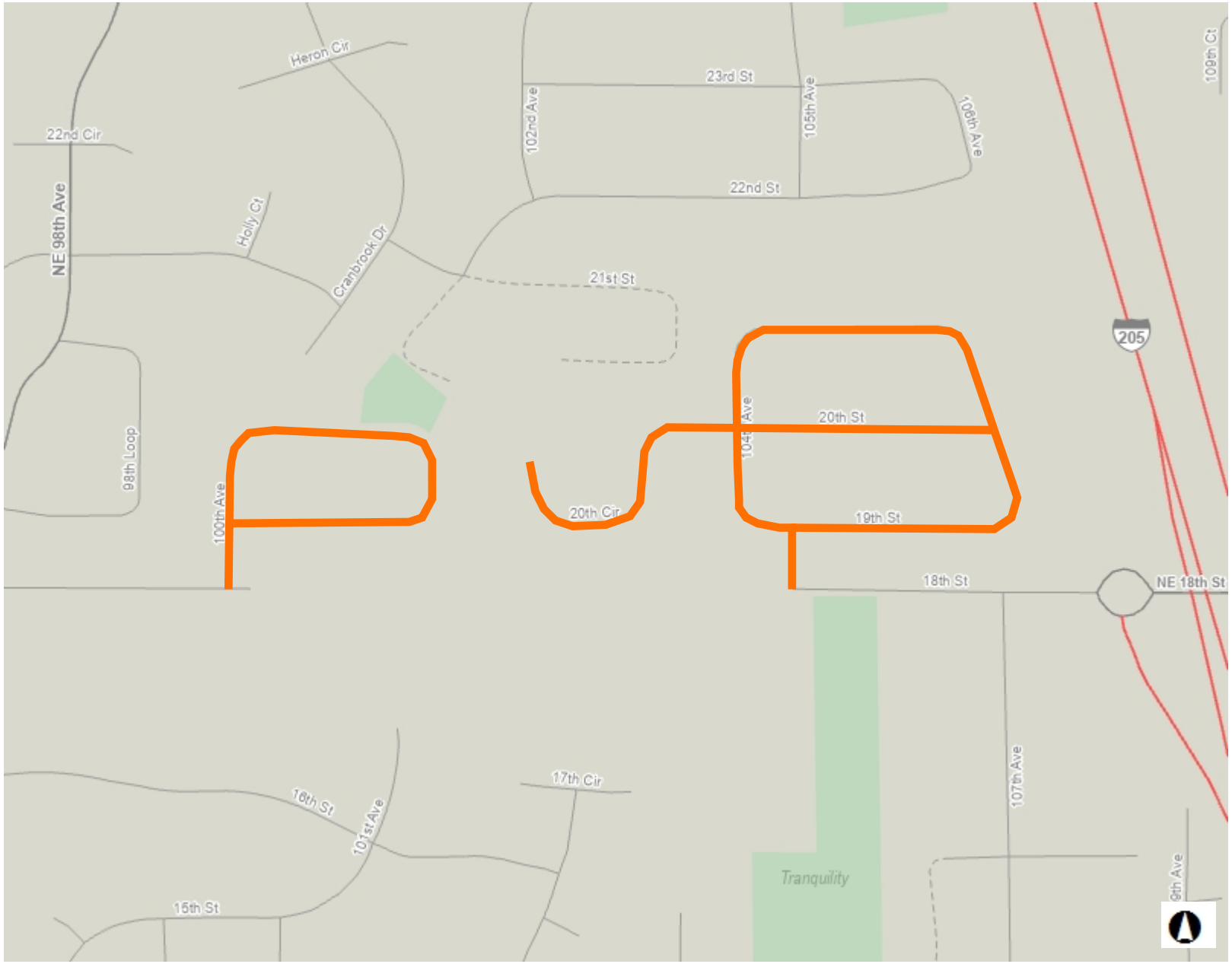
= Slurry Seal

1. Treatment limits will be marked in the field.

2. Treatments that extend to arterial streets shall begin at the nearside face-of-curb of the intersection unless otherwise noted.

Docusign Envelope ID: 1139DAF4-4BB7-4D95-91C9-FBD87582FDD0

Map #9 - City of Vancouver 2025 Slurry Seals - Burton Ridge Neighborhood



Notes:

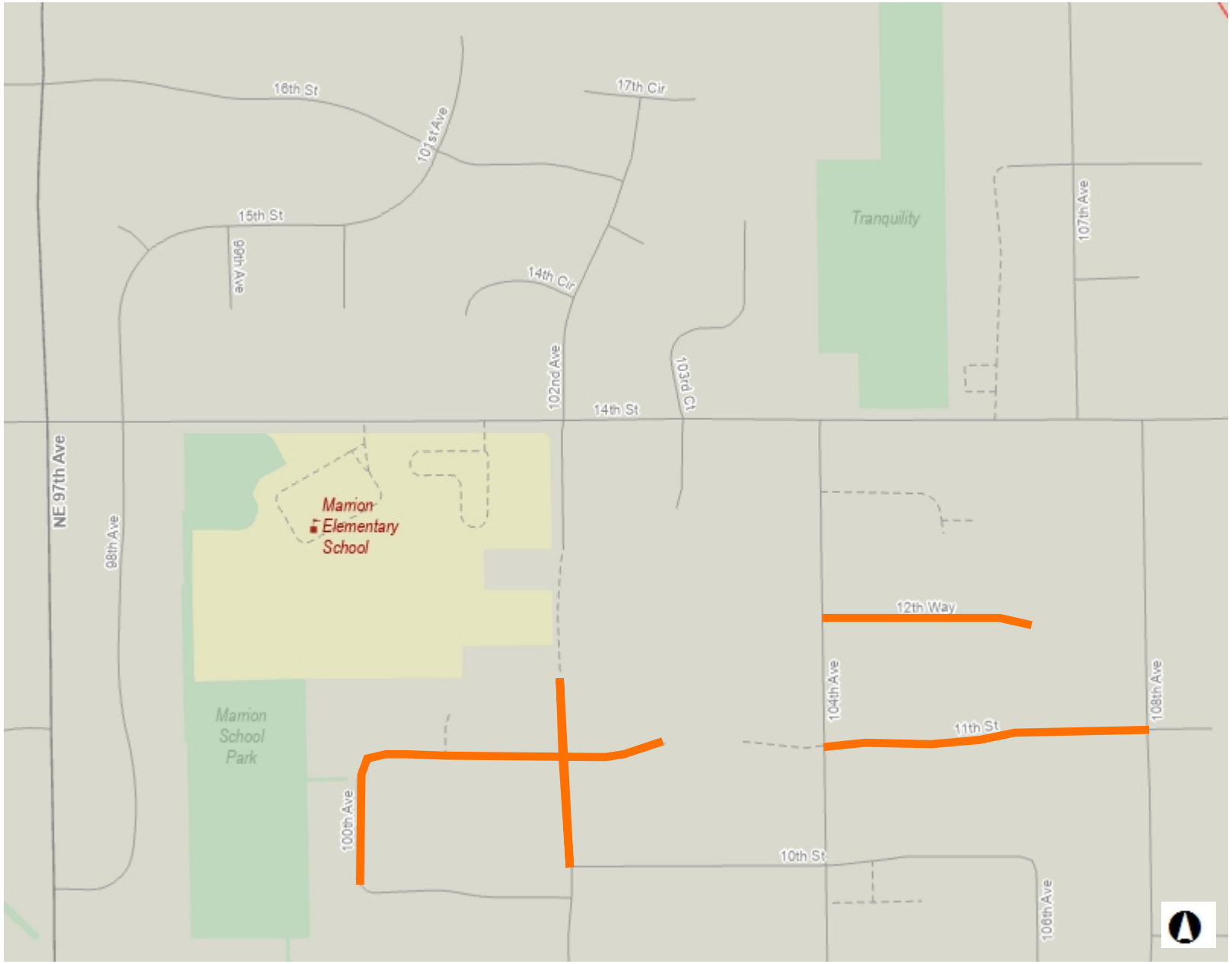
= Slurry Seal

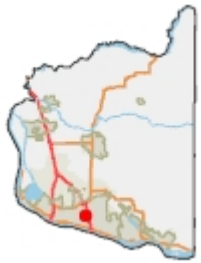
1. Treatment limits will be marked in the field.

2. Treatments that extend to arterial streets shall begin at the nearside face-of-curb of the intersection unless otherwise noted.

Docusign Envelope ID: 1139DAF4-4BB7-4D95-91C9-FBD87582FDD0

Map #10 - City of Vancouver 2025 Slurry Seals - Marrion Neighborhood





Notes:

= Slurry Seal

1. Treatment limits will be marked in the field.

2. Treatments that extend to arterial streets shall begin at the nearside face-of-curb of the intersection unless otherwise noted.

DocuSign Envelope ID: 502E23DB-0A3C-4AF9-A51A-F3DAA61F51C7

CONSTRUCTION CONTRACT # C-101617
ITB 24-22: 2024 JOINT AGENCY SLURRY SEAL PROJECT

This Contract (hereinafter referred to as the "Contract") is entered into by and between the City of Vancouver, Washington, a municipal corporation organized under the laws of the State of Washington (hereinafter referred to as the "City") and Blackline Inc., 13023 NE Hwy 99 Ste#7 PMB 196, Vancouver, WA 98686 (hereinafter referred to as the "Contractor"). The City and Contractor may be collectively referred to herein as the "parties" or individually as a "party".

WHEREAS, the City desires to engage the Contractor to provide public works construction and other related services for the work described herein;

WHEREAS, Contractor has agreed to offer its services to perform said work per the City issued Invitation to Bid (ITB) No. 24-22 and all addenda thereto, Contractor's Bid to said ITB, the Project Plan Set and Special Provisions, and City Council's approval on April 15, 2024 per Staff Report No. 075-24; and

WHEREAS, the Contractor represents by entering into this Contract that it is fully qualified to perform the work to which it will be assigned in a competent and professional manner, and to the standards required by the City.

NOW, THEREFORE, in consideration of the terms, conditions, covenants, and performance contained herein, or attached and incorporated and made a part hereof, the parties hereto agree as follows:

1. **STATEMENT OF WORK:** The Contractor hereby agrees to furnish all materials, labor, tools, machinery and implements of every description necessary to complete the work in a professional manner within the time limits stated in this Contract for the construction and installation of the following improvements and will make all necessary arrangements for the obtaining of permits from the United States, State of Washington, and/or any of its agencies as may be necessary to do the work required and covered by this Contract.

   This Contract provides for the improvement of various roads in the City of Vancouver and Clark County by placing slurry seal and other work, all in accordance with the attached Project Lists and Maps, these Contract Provisions, and the Standard Specifications.

   The contract work shall be Physically Complete within 25 Working Days from the Notice to Proceed.

2. **EFFECTIVE DATE:** This Contract is effective as of the last signature of the Contract.

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3. **E-VERIFY PROGRAM:** Contractor shall register and enter into a Memorandum of Understanding (MOU) with the Department of Homeland Security E-Verify program within sixty (60) days after execution of this Contract. Contractor shall ensure all Contractor employees and any sub-contractor(s) assigned to perform work under this Contract are eligible to work in the United States. Contractor shall provide verification of compliance upon City request. Failure by Contractor to comply with this subsection shall be considered a material breach.

4. **CONTRACTOR RESPONSIBILITIES FOR SUBCONTRACTORS:** The Contractor shall include the language of this section in all tier subcontracts and shall require each of its subcontractors to include the same language of this section in each of their subcontracts, adjusting only as necessary the terms used for the contracting parties. The requirements of this section apply to all subcontractors regardless of tier. The Contractor shall require all subcontractors to comply with all relevant federal, state and municipal laws, rules and regulations whatsoever.

   At the time of subcontract execution, the Contractor shall verify that all tier subcontractors meet the following bidder responsibility criteria:

   1. Have a current certificate of registration in compliance with chapter 18.27 RCW, which must have been in effect at the time of subcontract bid submittal;
   2. Have a current Washington Unified Business Identifier (UBI) number;
   3. Have received training on the requirements related to public works and prevailing wage as required by RCW 39.04.350;
   4. Within the three-year period immediately preceding the date of the bid solicitation, not have been determined by a final and binding citation and notice of assessment issued by the department of labor and industries or through a civil judgment entered by a court of limited or general jurisdiction to have willfully violated, as defined in RCW 49.48.082, any provision of chapter 49.46, 49.48, or 49.52 RCW.
   5. If applicable, have:
      i. Have Industrial Insurance (workers' compensation) coverage for the subcontractor's employees working in Washington, as required in Title 51 RCW;
      ii. A Washington Employment Security Department reference number, as required in Title 50 RCW;
      iii. A Washington Department of Revenue state excise tax registration number, as required in Title 82 RCW;
      iv. An electrical contractor license, if required by Chapter 19.28 RCW;
      v. An elevator contractor license, if required by Chapter 70.87 RCW.
   6. Not be disqualified from bidding on any public works contract under RCW 39.06.010 or 39.12.065 (3).

5. **DELINQUENT STATE TAXES:** The Contractor shall not owe delinquent taxes to the Washington State Department of Revenue without a payment plan approved by the Department of Revenue.

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6. **COMPENSATION AND SCHEDULE OF PAYMENTS:** In consideration of the promises and agreements of the Contractor as set forth herein, and in consideration of the faithful performance and furnishing of the work and materials required by this Contract to the satisfaction of the City, the City agrees to pay to the Contractor as prescribed in the solicitation and Contractor's Bid, and in accordance with the ordinances of the City of Vancouver and the laws of the State of Washington, the following sum as indicated, which amount does include 8.7% Washington State Sales Tax (if applicable) $412,030.00 USD.

   The amount finally to be paid is, however, variable upon the Work actually performed and final payment will be made upon the basis of the amount of work performed and the materials furnished, and at the lump sum or unit prices fixed in the Contractor's Bid and as modified by any and all approved Change Orders.

7. **CONTRACTOR'S INSURANCE:** The Contractor agrees to the following requirements relating to insurance coverage. Provide a Certificate of Liability Insurance. Said certificate must be provided on a standard "ACORD" form, or its equivalent, and must provide that coverage shall not be canceled or modified without 30 days prior written notice to the City of Vancouver.

   In addition, all policies shall be issued by an insurance company licensed to do business in the State of Washington. The City of Vancouver may inspect all policies and copies shall be provided to the City upon request.

   The Contractor agrees to procure insurance coverage as required below:

COVERAGE	LIMITS OF LIABILITY
I. Commercial General Liability:	
Policy shall include Bodily Injury, Property Damage, Personal Injury and Broad Form Contractual Liability	
Each Occurrence	$1,000,000
General Aggregate Per Occurrence	$2,000,000
Products & Completed Operations Aggregate	$2,000,000
Personal and Advertising Injury	$1,000,000
Blanket Contractual Liability	$1,000,000
II. Commercial Automobile Liability	
Policy shall include Bodily Injury and Property Damage, for any owned, Hired, and/or Non-owned vehicles used in the operation, installation and maintenance of facilities under this Contract.	
Combined Single Limit	$1,000,000
III. Workers' Compensation (applicable to the State of Washington)	
Per Occurrence	Statutory
Employer's Liability	$1,000,000
Disease Each Employee	$1,000,000

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COVERAGE	LIMITS OF LIABILITY
Disease Policy Limit	$1,000,000
Each Claim	$1,000,000
Annual Aggregate	$2,000,000
IV. Pollution Legal Liability	
Each Claim	$1,000,000
Annual Aggregate	$2,000,000

In addition to the coverage and limits listed above the Contractor's insurance must all contain the following:

a. City Listed as an Additional Insured. The City of Vancouver, its Agents, Representatives, Officers, Directors, Elected and Appointed Officials, and Employees must be named as an additional insured. The required Additional Insured endorsements shall be at least as broad as ISO CG 20 10 11 85, or its equivalent CG 20 10 07 04 and CG 20 37 07 04 must be included with the Certificate of Insurance.

b. Either the Commercial General Liability or the Workers' Compensation policy must be endorsed to include "Washington Stop Gap" insurance. The limits and aggregates referenced must apply to the Stop Gap coverage as well and must be indicated on the certificate.

c. Employment Security. The Contractor shall comply with all employment security laws of the State in which services are provided and shall timely make all required payments in connection therewith.

d. The City of Vancouver shall be listed on the Certificate as the Certificate Holder.

e. Coverage Trigger: The insurance must be written on an "occurrence" basis. This must be indicated on the Certificate.

Contractor shall provide evidence of all insurance required, at the City's request, by submitting an insurance certificate to the City on a standard "ACORD" or comparable form.

All policies shall be issued by an insurance company licensed to do business in the State of Washington. The City of Vancouver may inspect all policies and copies shall be provided to the City upon request.

8. **CONTRACTOR'S BOND:** The Contractor agrees that before it undertakes performance of this Contract, it will file with the City of Vancouver a Performance Bond and Payment Bond, in the forms prescribed by the City of Vancouver, in the full amount of the Contract price with a company authorized to do business in the State of Washington as a surety. The bonds shall

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comply with the laws of the State of Washington, and especially with the provisions of Chapter 39.08 RCW.

9. **DISPUTE RESOLUTION:** In the event of a dispute between the Parties which cannot be resolved by the contract managers, the Contractor and the City shall review such dispute and may attempt to resolve the dispute. Any controversy or claim arising out of or relating to this Contract or the alleged breach of this Contract that cannot be resolved by the Parties within 30 days of receipt of written notice may be submitted to mediation. If the dispute cannot be resolved through mediation, either party may initiate litigation pursuant to the governing law and venue provisions of this Contract The Parties agree to pay their own attorneys' fees and expenses.

10. **GOVERNING LAW/VENUE:** This Contract shall be deemed to have been executed and delivered within the State of Washington, and the rights and obligations of the parties hereunder shall be construed and enforced in accordance with, and governed by, the laws of the State of Washington without regard to the principles of conflict of laws. Any action or suit brought in connection with this Contract shall be brought in the Superior Court of Clark County, Washington.

11. **EMPLOYMENT OF LABOR:** The Contractor agrees that all persons employed by Contractor and by any of its subcontractors and any of their lower tier contractors in work performed pursuant to this Contract shall not be employed in excess of eight (8) hours in any one day, except as provided or allowed by Chapter 49.28 RCW and WAC 296-127 and any amendment thereto.

12. **PAYMENT OF LABOR:** The Contractor agrees that all laborers, workers, or mechanics employed by it or by any subcontractor in the performance of this Contract will be paid not less than the prevailing rate of wage for an hours work, in accordance with the provisions of the Chapter 39.12 RCW, and all rules and regulations promulgated pursuant thereto.

    The prevailing wage rates in effect at the time of the bid submittal deadline shall apply for the duration of the project, no matter how long it lasts. However, if the Contract is awarded more than six (6) months after the bids were due, the prevailing wage rates in effect on the award date shall apply.

    In case any dispute arises as to what the prevailing rates of wages for work of a similar nature are and such dispute cannot be adjusted by the parties involved, the matter shall be referred to the director of the Department of Labor and Industries of the State of Washington for arbitration, and the director's decision shall be final, conclusive and binding on all parties involved in the dispute.

13. **PAYMENT TO THE CONTRACTOR:** Progress payments to the Contractor shall be made within 30 days of a fully executed Pay Estimate pending all compliance with all contractual requirements. A sum equal to 5% may be reserved and retained from monies earned by the Contractor in accordance with Chapter 60.28 RCW. The City reserves the right to require Contractor to correct any submitted or paid erroneous invoices according to the rates set forth herein. City and Contractor agree that any amount paid in error by City does not constitute a

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change in the agreed upon amount; Contractor agrees to issue a refund of any overages paid in error by the City.

Release of the retained percentage or the retainage bond shall be in accordance with Chapter 60.28 RCW. Every person performing labor or furnishing supplies toward the completion of said improvement of work shall have a lien upon said monies so reserved; provided, that such notice of the lien of such claimant shall be given in the manner provided in RCW 39.08.030 and within the time provided in Chapter 60.28 RCW as now existing and in accordance with any amendments that may hereafter be made thereto.

No payment shall be made to the Contractor, however, until the Contractor and all subcontractors who have performed work shall have filed and received approval of a Statement of Intent to Pay Prevailing Wage as required by RCW 39.12.040 from the Washington State Department a Labor and Industries. Said Contractor and all subcontractors shall also keep accurate payroll records for three years from the date of acceptance as described in RCW 39.12.120. A Contractor and all subcontractors shall, file a copy of its certified payroll records using the Department of Labor and Industries online system on a monthly basis. A Contractor's noncompliance with this section shall constitute a violation of RCW 39.12.050.

14. **INDEMNIFICATION:** Contractor agrees to indemnify, defend, save and hold harmless the City, its officials, employees and agents from any and all liability, including but not limited to demands, claims, causes of action, suits or judgments, claims of copyright or patent infringement, including costs, attorney fees and expenses incurred in connection therewith, or whatsoever kind or nature, arising out of, or in connection with, or incident to, the performance of services by Contractor pursuant to this Contract.

    In the event that any suit based on such a claim, demand, loss, damage, cost, or cause of action is brought against the Contractor, the City retains the right to participate in said suit.

    This indemnity and hold harmless shall include any claim made against the City by an employee of Contractor or subcontractor or agent of the Contractor, even if Contractor is thus otherwise immune from liability pursuant to the workers' compensation statute, Title 51 RCW. To the extent that such liability arises from the concurrent negligence of both the City and the Contractor, such cost, fees and expenses shall be shared between the City and the Contractor in proportion to their relative degrees of negligence. This indemnity and hold harmless shall NOT apply in the case where liability arises from the sole negligence of the City. Contractor specifically acknowledges that the provisions contained herein have been mutually negotiated by the Parties and it is the intent of the Parties that Contractor provide the broadest scope of indemnity permitted by RCW 4.24.115.

15. **OWNERSHIP OF RECORDS AND DOCUMENTS:** Any and all work product prepared by the Contractor in the course of performing this Contract shall immediately become the property of the City. In consideration of the compensation provided for by this Contract, the Contractor hereby further assigns all copyright interests in such work product to the City. A copy may be retained by the Contractor. Previously owned intellectual property of Contractor or any third party, and any know-how, methodologies or processes used by Contractor to provide the services or project deliverables under this Contract shall remain property of the original City.

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16. **PUBLIC DISCLOSURE COMPLIANCE:** The parties acknowledge that the City is an "agency" within the meaning of the Washington Public Records Act, Chapter 42.56 RCW, and that materials submitted by the Contractor to the City become public record. Such records may be subject to public disclosure, in whole or part and may be required to be released by the City in the event of a request for disclosure. In the event the City receives a public record request for any data or deliverable that is provided to the City and that is licensed from the Contractor, the City shall notify the Contractor of such request and withhold disclosure of such information for not less than five (5) business days, to permit the Contractor to seek judicial protection of such information, provided that the Contractor shall be responsible for attorney fees and costs in such action and shall save and hold harmless the City from any costs, attorney fees or penalty assessment under Chapter 42.56 RCW for withholding or delaying public disclosure of such information.

17. **COOPERATIVE PURCHASING:** The Washington State Inter-local Cooperation Act, Ch. 39.34 RCW, authorizes public agencies to cooperatively purchase goods and services if all parties agree. By having executed this Agreement, the Contractor agrees that other public agencies may purchase goods and services under this solicitation or contract at their own cost and without the City incurring any financial or legal liability for such purchases. The City agrees to allow other public agencies to purchase goods and services under this solicitation or contract, provided that the City is not held financially or legally liable for purchases and that any public agency purchasing under such solicitation or contract file a copy of this invitation and such contract in accordance with RCW 39.34.040.

18. **AMENDMENTS:** All changes to this Contract, including changes to the statement of work and compensation, must be made by written Change Order and/or Amendment and signed by all parties to this Contract.

19. **AUTHORIZATION AND COMPLIANCE WITH THE LAW:** The Contractor certifies that the person signing the Contract is legally authorized to enter into this binding Contract and that the Contractor shall fully comply with all relevant, federal, state and municipal laws, rules, regulations and policies.

20. **CITY BUSINESS AND OCCUPATION LICENSE:** The Contractor will be required to obtain a business license when contracting with the City unless allowable exemptions apply. The Contractor shall contact the State of Washington Business License Service (BLS) at: http://bls.dor.wa.gov/file.aspx, or by phone at 800-451-7985, or go to www.bls.dor.wa.gov/cities/vancouver.aspx or www.cityofvancouver.us/businesslicense, to determine whether a business license is required pursuant to the Vancouver Municipal Code (VMC) Chapter 5.04.

21. **RELATION OF PARTIES:** The Contractor, its subcontractors, agents and employees are independent contractors performing services for The City and are not employees of City; shall not, as a result of this Contract, accrue leave, retirement, insurance, bonding or any other benefits afforded to City employees; and, shall not have the authority to bind the City in any way except as may be specifically provided in the Statement of Work.

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22. **ASSIGNMENT:** This Contract is binding on each party, its successors, assigns, and legal representatives and may not, under any circumstances, be assigned or transferred by either party without the other party's express written authorization.

23. **TERMINATION FOR CONVENIENCE:** The City, at its sole discretion, may terminate this Contract for convenience at any time for any reason deemed appropriate. Termination is effective immediately upon notice of termination given by the City.

In the event this Contract is terminated prior to the completion of Work, Contractor will only be paid for the Work completed at the time of termination of the Contract.

24. **TERMINATION FOR CAUSE:** In the event the Contractor is, or has been, in violation of the terms of this Contract, including the solicitation, the City reserves the right, upon written notice to the Contractor, to cancel, terminate, or suspend this contract in whole or in part for default. Termination shall be effected by serving a notice of termination on the Contractor setting forth the manner in which the Contractor is in default. The Contractor will be paid only the contract price for services performed in accordance with the manner of performance set forth in the Contract.

If it is later determined by the City that the Contractor had an excusable reason for not performing, such as a strike, fire, or flood, or events which are not the fault of or are beyond the control of the Contractor, the City after setting up a new delivery or performance schedule, may allow the Contractor to continue work or treat the termination as a termination for convenience.

25. **OPPORTUNITY TO CURE:** The City at its sole discretion may in lieu of a termination allow the Contractor to cure the defect(s), by providing a "Notice to Cure" to Contractor setting forth the remedies sought by City and the deadline to accomplish the remedies. If the Contractor fails to remedy to the City's satisfaction the breach or default of any of the terms, covenants, or conditions of this Contract within the time stated time, the City shall have the right to terminate the Contract without any further obligation to the Contractor. Any such termination for default shall not in any way operate to preclude the City from also pursuing all available remedies against the Contractor and it's sureties for said breach or default, including but not limited to termination of this Contract for convenience.

26. **WAIVER AND REMEDIES:** City's failure to enforce the terms or conditions herein or to exercise any right or privilege, or the City's waiver of any breach hereunder shall not thereafter waive any other term, condition, or privilege, whether of the same or similar type. Remedies under this Contract are cumulative; the use of one remedy shall not be taken to exclude or waive the right to use another.

27. **ENTIRETY OF CONTRACT:** This Contract incorporates all the agreements, covenants and understanding between the parties hereto and are merged into this written Contract. No prior agreement or prior understanding, verbal or otherwise, of the parties or their agents shall be valid or enforceable unless set forth in this Contract.

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28. **USE OF CITY'S NAME:** Contractor may not use any of City's name, trademark, service marks, or logo in connection with the services contemplated by this Contract or otherwise without the prior written permission of City, which permission may be withheld for any or no reason and may be subject to certain conditions.

29. **DEBARMENT:** The Contractor certifies that that it is not presently debarred, suspended, proposed for debarment, and declared ineligible or voluntarily excluded from covered transactions by any Federal, State or local department or agency.

30. **NON-DISCRIMINATION AND EQUAL EMPLOYMENT OPPORTUNITY**: During the term of this Contract, Contractor will not discriminate against any employee or applicant for employment in accordance with RCW Chapter 49.60, including, but not limited to creed, religion, race, color, age, sex, marital status, sexual orientation, sexual identity, pregnancy, military status, political ideology, ancestry, national origin, or the presence of any sensory, mental or physical disability, unless based upon a bona fide occupational qualification. The Contractor will take affirmative action to ensure that applicants and employees are treated fairly, without regard to their creed, religion, race, color, sex, national origin, or the presence of any sensory, mental or physical disability. Such action shall include all terms and conditions of employment, compensation, and benefits, including apprenticeship.

31. **BINDING EFFECT:** The provisions, covenants and conditions in this Contract bind the parties, their legal heirs, representatives, successors, and assigns.

32. **RATIFICATION:** Acts taken pursuant to this Contract but prior to its effective date are hereby ratified and confirmed.

33. **CONTRACT DOCUMENTS AND ORDER OF PRECEDENCE:** The complete Contract includes these parts, all of which are incorporated herein by reference, and any inconsistency in the parts of the contract shall be resolved by following this order of precedence (e.g., 1 presiding over 2, 2 over 3, 3 over 4, and so forth):

    1. Amendments to the Contract,
    2. This Contract,
    3. Contractor's Bid including all Addenda to the Solicitation,
    4. Special Provisions,
    5. Project Streets Lists,
    6. Project Maps,
    7. City of Vancouver Standard Plans,
    8. WSDOT Standard Specifications,
    9. WSDOT Standard Plans.

On the Contract Plans, Working Drawings, and Standard Plans, figured dimensions shall take precedence over scaled dimensions.

Whenever reference is made in these Specifications or the Special Provisions to codes, rules, specifications, and standards, the reference shall be construed to mean the code, rule,

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specification, or standard that is in effect on the Invitation to Bid advertisement date, unless otherwise stated or as required by law.

If any part of the Contract requires Work that does not include a description for how the Work is to be performed, the Work shall be performed in accordance with standard trade practice(s). For purposes of the Contract, a standard trade practice is one having such regularity of observance in the trade as to justify an expectation that it will be observed by the Contractor in doing the Work.

34. NOTICES: All notices which are given or required to be given pursuant to this Contract shall be hand delivered, mailed postage paid, or sent by electronic mail as follows:

For the Owner:
Anna Vogel
City of Vancouver
415 W 6th Street
P O Box 1995
Vancouver WA 98668-1995
anna.vogel@cityofvancouver.us

For the Contractor:
Cody Lorenzen
Blackline Inc.
13023 NE Hwy 99, Ste#7 PMB 196
Vancouver, WA 98686
Cody@blacklineinc.net

The undersigned, as the authorized representatives of the Owner and Contractor respectively, agree to all of the terms and conditions contained in this Contract, as of the dates set forth below.

CITY OF VANCOUVER
A municipal corporation

DocuSigned by:
75A9183485CA467...
Eric Holmes, City Manager

4/24/2024
Date

Attest:

DocuSigned by:
BCF6734E40E94AE...
Natasha Ramras, City Clerk

Approved as to form:

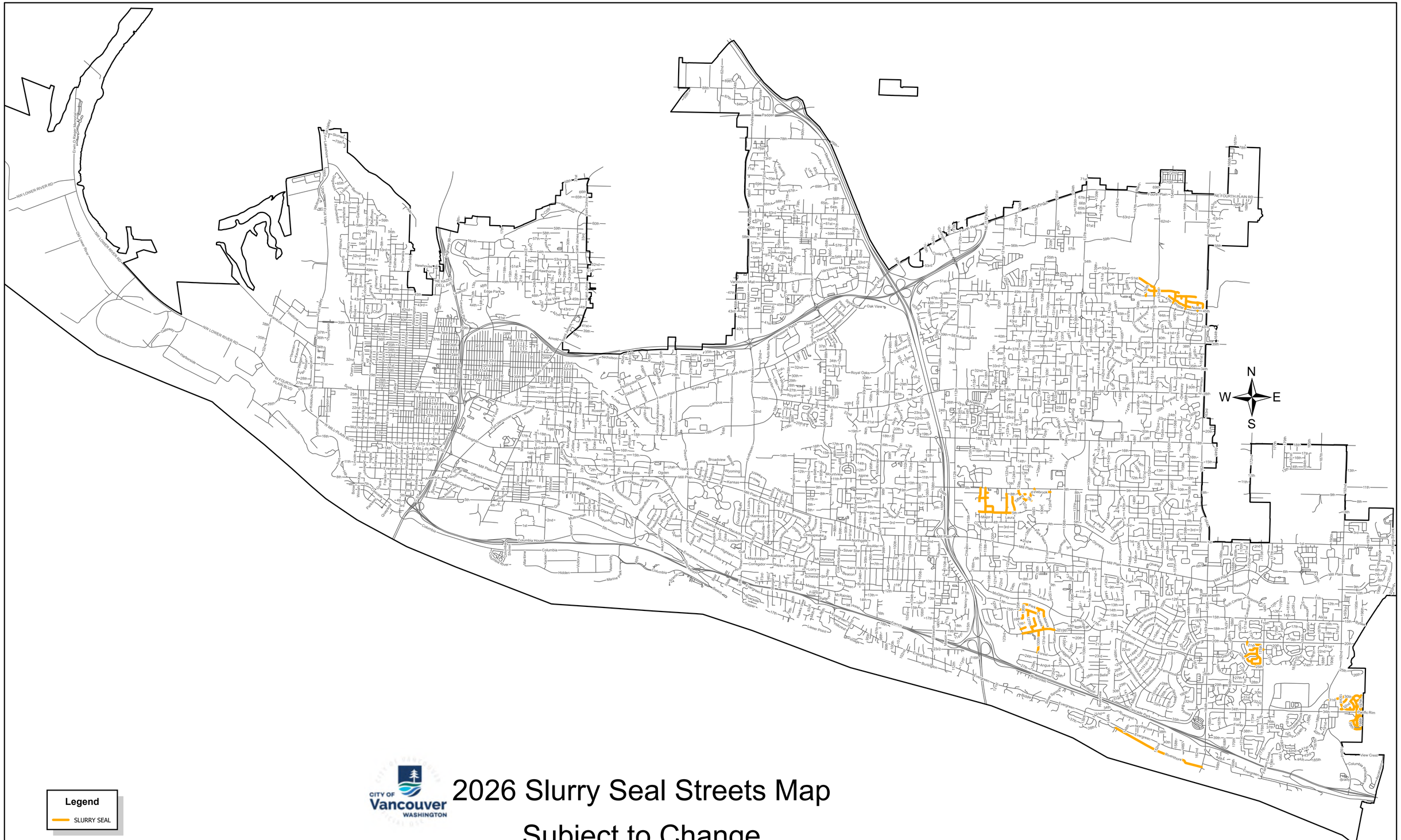
DocuSigned by:
9A7DC2E31F694A2...
Jonathan Young, City Attorney

CONTRACTOR:
Blackline Inc.

DocuSigned by:
781F864DA14C41C...
Signature

Cody Lorenzen PRESIDENT
Printed Name /Title

4/16/2024
Date



Legend

SLURRY SEAL

Updated: 10/2/2025

CITY OF Vancouver WASHINGTON

2026 Slurry Seal Streets Map

Subject to Change

Staff Report: 055-26

To: Mayor and City Council
From: City Manager
Date: March 16, 2026

Subject

Contract Amendment — 1st Amendment to the Supply and Delivery of 5/8" through 2" Water Meters - C-101980

Key Points

- Metering customer water consumption is mandatory and provides a method to track water used for billing.
- The original contract with HD Fowler, which began in June 2025, was approved administratively to provide staff the opportunity to field test the capabilities of a new type of water meter.
- The new meter has met the team's expectations and staff is requesting an extension and increase to this contract to 2030.

Strategic Plan Alignment

High-Performing Government – a government that is reliable, fiscally responsible, equitable, and open to compromise

Present Situation

Staff used the administratively approved contract amount as a pilot test for a new type of water meter and has found the meter to be reliable and customer-friendly. The meter has multiple benefits, including acoustic leak detection, which can signal when small leaks begin, notifying staff so that repairs can be made prior to development of a large leak, and more detailed information for the customer and billing staff to understand when leaks begin. Staff is requesting an increase to the contract as the meter has been determined to be of high quality and will support future infrastructure improvements.

Advantage(s)

The contract amendment will allow staff to continue purchasing new, more technically advanced, water meters to serve new customers.

Challenge(s)

No challenges at this time.

Budget Impact

No budget impacts are anticipated as the baseline budget in the Water Fund includes the purchase of a significant number of meters every year to serve new homes.

Prior Council Review

Council has not reviewed this contract before.

Action Requested

On Monday, March 16, 2026, authorize the City Manager, or designee, to execute Amendment No. 1 to contract C-101980 between the City of Vancouver and HD Fowler Company Inc. to increase the contract's not-to-exceed amount by $750,000, to a total of $1,050,000.

Staff Contact

Brian Wilson, Operations Superintendent, Brian.E.Wilson@cityofvancouver.us

Attachments:

1. Amendment 1
2. C-101980 Contract - Purchase Agreement

PURCHASE AGREEMENT #C-101980
AMENDMENT No. #1
Supply and Delivery of 5/8" Thru 2" Water Meters

This Amendment amends the Purchase Agreement number C-101980 by and between the City of Vancouver, hereinafter referred to as "City", and HD Fowler Company hereinafter referred to as "Contractor", whose address is 4670 Cloudburst Way Eugene, OR 97402 for services offered.

This amendment amends the original agreement as follows:

1. Increase the authorized amount of the Agreement by $750,000 to a revised authorized amount of $1,050,000.

This amendment in no way alters any other provisions of the original agreement.

CITY OF VANCOUVER
A municipal corporation

Lon Pluckhahn, City Manager

Date

Attest:

Anthony Glenn, Deputy City Clerk

Approved as to form:

City Attorney's Office

CONTRACTOR:
HD Fowler Company

Signature

Printed Name /Title

Date

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CITY OF VANCOUVER
PURCHASE AGREEMENT # C-101980
SUPPLY AND DELIVERY OF 5/8" THRU 2" WATER METERS

This agreement for the purchase of commodities ("Agreement") is entered into by and between the City of Vancouver, Washington, a Washington municipal corporation("City") and HD Fowler Company, a Washington corporation ("Contractor") and is effective on June 6, 2025 ("Effective Date"). The City and Contractor may be collectively referred to as the "parties" or individually as a "party".

WHEREAS, the City desires to engage the Contractor to provide the commodities requested as described in this Agreement ("Commodities"); and

WHEREAS, the City advertised and issued Request for Proposals, numbered 13-25 ("solicitation") and after evaluation of the Contractor's responsive proposal, found the Contractor to be capable of providing the required commodities; and

WHEREAS, the Contractor represents by entering into this Agreement that it is fully qualified to provide the commodities described and warranties and guarantees to the full satisfaction of the City.

NOW, THEREFORE, in consideration of the terms, conditions, covenants, and performance contained or attached and incorporated into in this Agreement, the parties agree as follows:

1. **STATEMENT OF WORK:** The Contractor agrees to provide the City all materials set forth in the scope of work described below, and as further described in the City's solicitation, and the Contractor's responsive proposal to the City's solicitation, (collectively referred to herein as the "work") which are each incorporated herein by this reference, and made a part of this Agreement as if fully set forth herein.

   The Contractor will supply and deliver 5/8" through 2" water meters. All water meters must meet the standards set forth in the Agreement and be delivered within thirty (30) days of receipt of a purchase order.

   Water Meters provided through this contract must:

   1) Be Lead Free.
   2) Read in Cubic Feet.
   3) Have a digital register compatible with a future AMR or AMI system.
   4) Have a full face meter face to match the connection to the curb stop, yoke, etc.
   5) Be designed to fit the standard lay length as most standard ultrasonic meters.
   6) All meters 1-1/2" and 2" shall be provided with a flange end.
   7) Meet or exceed AWWA C715 and C750 standard.
   8) Be certified to NSF/ANSI standards 61 and 372.
   9) Be certified to IP68 standards.
   10) Be adaptable for use of a touch pad for reading difficult to access meters.

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11) Ultrasonic meters shall display total flow volume, rate of flow, flow direction, remaining battery life, and leak alarms. They must have no moving parts to service. The meter shall measure instantaneous flow in cubic feet.

2. **TERM OF AGREEMENT**: The term of this Agreement shall commence on June 6, 2025 and continue until June 5, 2030. The maximum term for this Agreement is five (5) years.

3. **ORDER OF PRECEDENCE**: Where there is a conflict among or between any of these documents, the controlling documents shall be the first listed in the following sequence: Amendments to this Agreement; this Agreement; Purchase Orders; the Contractor's responsive proposal to the City's solicitation and the City's solicitation.

4. **GENERAL REQUIREMENTS**: The Contractor, at its sole cost and expense, shall perform and comply with all applicable laws of the United States and the State of Washington; the Vancouver City Charter, the Vancouver Municipal Code (VMC), and ordinance of the City of Vancouver; and rules, regulations, orders, and directives of their respective administrative agencies and officers.

5. **PURCHASE ORDER**: Purchases will be authorized via valid Purchase Orders. Purchases shall correspond with the Purchase Order; any unauthorized advance or excess order is returnable at Contractor's expense.

6. **ORDER QUANTITY**: This is an as-needed Agreement; orders will be placed with Contractor via signed Purchase Orders on an as-needed basis. The City is not obligated to any minimum or maximum quantities under this Agreement.

7. **PRICES**: The applicable prices are set forth herein and must be valid for one year from the effective date of this Agreement. Price adjustments may be requested for consideration each year thereafter; the City, at its sole discretion, may approve that request. Request for price increases shall be supported by the applicable Producer Price Index for the Seattle-Tacoma-Bremerton area for the immediate, previous four (4) quarters.

8. **E-VERIFY**: The Contractor shall enter into and register a Memorandum of Understanding with the Department of Homeland Security E-Verify program within sixty (60) days after execution of this Agreement. The Contractor shall ensure all Contractor employees and any subcontractors assigned to perform work under this Agreement are eligible to work in the United States. The Contractor shall provide verification of compliance upon the request of the City. Failure by the Contractor to comply with this subsection shall be considered a material breach.

9. **SCHEDULE**: Unless the City requests a change in schedule, the Contractor shall deliver the required commodities and any associated services by the "Delivery Date" stated on the signed purchase order.

   In the event that the equipment and related services are not provided and/or delivered in the timelines specified in the Purchase Order, the City reserves the right to reject the product and service and cancel the Purchase Order in its entirety. The City shall bear zero expense due to this breach.

10. **DELIVERY**: All costs referenced must be F.O.B. Vancouver, Washington, Prepaid and Allowed (freight included in the unit cost), prepaid with all transportation and handling charges paid by the Contractor. Responsibility and risk of loss or damage shall remain with the Contractor until final inspection and

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acceptance when responsibility shall pass to the City except as to latent defects, fraud, and the Contractor's warranty obligations.

11. **PAYMENT**: Invoices will be paid at net thirty (30) days after the City's receipt and acceptance of the Commodities, provided that all appropriate information has been listed on the invoice and necessary forms have been submitted. Payment periods may be computed from either the date of delivery of all materials ordered, the completion of all services, or the date of receipt of a correct invoice, or the date the invoice is received in the Accounts Payable department, whichever date is later. No payment shall be due to Contractor prior to the City's receipt and acceptance of the Commodities identified in the invoice.

12. **TAXES**: The Contractor shall pay, before delinquency, all taxes, levies, and assessments arising from its activities and undertakings under this Agreement; taxes levied on its property, equipment and improvements; and taxes on the Contractor's interest in this Agreement, provided, however, that any taxes that apply directly to the sale, such as a state or local sales tax, shall be added to the purchase price set forth in the Purchase Order.

13. **ADJUSTMENTS**: The City at any time may make reasonable changes in the place of delivery, installation or inspection; the method of shipment or packing; labeling and identification; and ancillary matters that the Contractor may accommodate without substantial additional expense to the City.

14. **ASSIGNMENT**: This Agreement is binding on each party, its successors, assigns, and legal representatives and may not, under any circumstances, be assigned or transferred by either party.

15. **WAIVER**: The City's failure to insist on performance of any of the terms or conditions herein or to exercise any right or privilege or the City's waiver of any breach hereunder shall not thereafter waive any other term, condition, or privilege, whether of the same or similar type.

16. **RELATIONSHIP OF PARTIES**: The Contractor, and its subcontractors, agents, employees, or other vendors contracted by the Contractor to provide services or other work for the purpose of meeting the Contractor's obligations under this agreement (collectively referred to as "subcontractors"), are independent contractors and are not employees of the City. The Contractor and its subcontractors shall not, as a result of this Agreement, accrue leave, retirement, insurance, bonding or any other rights, privileges, or benefits afforded to City employees. The Contractor and its subcontractors shall not have the authority to bind City in any way except as may be specifically provided in this Agreement.

17. **OWNERSHIP OF RECORDS AND DOCUMENTS**: Any and all work product prepared by the Contractor in the course of performing this Contract shall immediately become the property of the City. In consideration of the compensation provided for by this Agreement, the Contractor hereby further assigns all copyright interests in such work product to the City. A copy may be retained by the Contractor. Previously owned intellectual property of Contractor, and any know-how, methodologies or processes used by Contractor to provide the services or project deliverables under this Contract shall remain property of Contractor.
18. **PROPRIETARY AND CONFIDENTIAL INFORMATION**: The parties acknowledge that the City is an "agency" within the meaning of the Washington Public Records Act, Chapter 42.56 RCW, and that materials submitted by the Contractor to the City are public records. Such records may be subject to public disclosure, in whole or part and may be required to be released by the City in the event of a request for disclosure. In the event the City receives a public record request for information that Contractor has

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marked as "Proprietary and Confidential," the City shall notify the Contractor of the request and withhold disclosure of the information for not less than FIVE (5) business days, to permit the Contractor to seek judicial protection of such information, provided that the Contractor shall be responsible for attorney fees and costs in such action and shall save and hold harmless the City from any costs, attorney fees or penalty assessment under Chapter 42.56 RCW for withholding or delaying public disclosure of such information.

19. **WARRANTIES**: All products and related services, except as specified below, shall be warranted against faulty workmanship and materials by the Contractor for a minimum period of one (1) year from the date of acceptance by the City. Warranty shall include all costs incurred for repair or replacement except that which is damaged by misuse or abuse. This one (1) year warranty shall in no way affect normal extended or manufacturer's warranty exceeding this one (1) year period. Contractor warrants that all goods and services furnished under this Agreement are new, conform strictly to the specifications herein, are merchantable, good workmanship, free from defect, comply with all applicable safety and health standards established for such products, all goods are properly packaged, and all appropriate instructions or warnings are supplied. All implied and expressed warranty provisions of the Uniform Commercial Code are incorporated into this Agreement.

20. **TERMINATION FOR CONVENIENCE**: The City may terminate this contract for convenience at any time for any reason deemed appropriate in its sole discretion. Termination is effective immediately upon "notice of termination" given by the City.

21. **TERMINATION FOR CAUSE**: In the event the Contractor is, or has been, in violation of the terms of this Agreement, including the Invitation to Bid, the City reserves the right, upon written notice to the Contractor, to cancel, terminate, or suspend this contract in whole or in part for default. Termination shall be effected by serving a notice of termination on the Contractor setting forth the manner in which the Contractor is in default. The Contractor will be paid only the contract price for Commodities rendered in accordance with the manner of performance set forth in the Agreement.

    If it is later determined by the City that the Contractor had an excusable reason for not performing, such as a strike, fire, or flood, or events which are not the fault of or are beyond the control of the Contractor, the City after setting up a new delivery or performance schedule, may allow the Contractor to continue work or treat the termination as a termination for convenience.

22. **OPPORTUNITY TO CURE**: The City at its sole discretion may in lieu of a termination allow the Contractor to cure the defect(s), by providing a "Notice to Cure" to Contractor setting forth the remedies sought by City and the deadline to accomplish the remedies. If the Contractor fails to remedy to the City's satisfaction the breach or default of any of the terms, covenants, or conditions of this Contract within the time stated time, the City shall have the right to terminate the Contract without any further obligation to the Contractor. Any such termination for default shall not in any way operate to preclude the City from also pursuing all available remedies against the Contractor and its sureties for said breach or default.

23. **EVALUATION AND COMPLIANCE WITH THE LAW**: The Contractor shall have the authority to control and direct the performance and details of the work described herein. The Contractor agrees to comply with all relevant, federal, state and municipal laws, rules and regulations.

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24. **CITY BUSINESS AND OCCUPATION LICENSE**: Contractors will be required to obtain a business license when contracting with the City of Vancouver, unless allowable exemptions apply. Businesses/Contractors shall contact the State of Washington Business License Service (BLS) at: http://bls.dor.wa.gov/file.aspx, telephone 800-451-7985, or go to www.bls.dor.wa.gov/cities/vancouver.aspx or www.cityofvancouver.us/businesslicense, to determine whether a business license is required pursuant to VMC Ch. 5.04.

25. **LIABILITY AND HOLD HARMLESS**: Contractor agrees to indemnify, defend, save and hold harmless the City, its officials, employees and agents from any and all liability, demands, claims, causes of action, suits or judgments, including costs, attorney fees and expenses incurred in connection therewith, of whatsoever kind or nature (including patent infringement or copyright claims) to the extent arising out of, or in connection with, or incident to, the negligent performance or willful misconduct pursuant to this Agreement. This indemnity and hold harmless shall include any claim made against the City by an employee of Contractor or subcontractor or agent even if Contractor is thus otherwise immune from liability pursuant to the workers' compensation statute, Title 51 RCW, except to the extent that such liability arises from the concurrent negligence of both the City and the Contractor, such cost, fees and expenses shall be shared between the City and the Contractor in proportion to their relative degrees of negligence. Contractor specifically acknowledges the provisions contained herein have been mutually negotiated by the parties and it is the intent of the parties that Contractor provide the broadest scope of indemnity permitted by RCW 4.24.115. Contractor is an independent contractor and responsible for the safety of its employees.

26. **INSURANCE**: The Contractor shall obtain and keep in force during the entire term of this agreement, liability insurance against any and all claims for damages to person or property which may arise out of the performance of this Agreement. whether such work shall be by the Contractor, subcontractor or anyone directly or indirectly employed by either the Contractor or a subcontractor.

    All liability insurance required herein shall be under a Comprehensive or Commercial General Liability and business policies.

COVERAGE	LIMITS OF LIABILITY
I. Commercial General Liability:	
Policy shall include Bodily Injury, Property Damage, Personal Injury and Broad Form Contractual Liability	
Each Occurrence	$1,000,000
General Aggregate Per Occurrence	$2,000,000
Products & Completed Operations Aggregate	$2,000,000
Personal and Advertising Injury	$1,000,000
Blanket Contractual Liability	$1,000,000
II. Commercial Automobile Liability	

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Policy shall include Bodily Injury and Property Damage, for any owned, Hired, and/or Non-owned vehicles used in the operation, installation and maintenance of facilities under this agreement.	
Combined Single Limit	$1,000,000
III. Workers' Compensation (applicable to the State of Washington)	
Per Occurrence	
Employer's Liability	$1,000,000
Disease Each Employee	$1,000,000
Disease Policy Limit	$1,000,000
Each Claim	$1,000,000
Annual Aggregate	$1,000,000

In addition to the coverage and limits listed above the Contractor's insurance must all contain the following:

a. City Listed as an Additional Insured. The City of Vancouver, its Agents, Representatives, Officers, Directors, Elected and Appointed Officials, and Employees must be named as an additional insured. The required Additional Insured endorsements shall be at least as broad as ISO CG 20 10 11 85, or its equivalent CG 20 10 07 04 and CG 20 37 07 04 must be included with the Certificate of Insurance.

b. Either the Commercial General Liability or the Workers' Compensation policy must be endorsed to include "Washington Stop Gap" insurance. The limits and aggregates referenced must apply to the Stop Gap coverage as well and must be indicated on the certificate.

c. Employment Security. The Contractor shall comply with all employment security laws of the State in which services are provided and shall timely make all required payments in connection therewith.

d. The City of Vancouver shall be listed on the Certificate as the Certificate Holder.

e. Coverage Trigger: The insurance must be written on an "occurrence" basis. This must be indicated on the Certificate.

Contractor shall provide evidence of all insurance required, at the City's request, by submitting an insurance certificate to the City on a standard "ACORD" or comparable form.

All policies shall be issued by an insurance company licensed to do business in the State of Washington. The City of Vancouver may inspect all policies and copies shall be provided to the City upon request.

27. NOTICES: All notices which are given or required to be given pursuant to this Agreement shall be hand delivered, mailed postage paid, or sent by electronic mail as follows:

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For the City:	For the Contractor:
Anna Vogel	Pat Hart
City of Vancouver	HD Fowler Company
415 W 6th Street	4670 Cloudburst Way
P O Box 1995	Eugene, OR 97402
Vancouver WA 98668-1995	Email: patha@hdfowler.com
Email: anna.vogel@cityofvancouver.us	

Either party may change the designated contact or any information listed above by giving advance notice in writing to the other party.

28. **AMENDMENTS**: All changes to this Agreement, including changes to the statement of work and compensation sections, must be made by written amendment and signed by all parties to this Agreement.

29. **SCOPE OF AGREEMENT**: This Agreement incorporates all the agreements, covenants and understanding between the parties hereto and are merged into this written Agreement. No prior agreement or prior understanding, verbal or otherwise, of the parties or their agents shall be valid or enforceable unless set forth in this Agreement.

30. **GOVERNING LAW/VENUE**: This Agreement shall be deemed to have been executed and delivered within the State of Washington, and the rights and obligations of the parties hereunder shall be construed and enforced in accordance with, and governed by, the laws of the State of Washington without regard to the principles of conflict of laws. Any action or suit brought in connection with this Agreement shall be brought in the Superior Court of Clark County, Washington.

31. **COOPERATIVE PURCHASING**: The Washington State Interlocal Cooperation Act, Ch. 39.34 RCW, authorizes public agencies to cooperatively purchase goods and services if all parties agree. By having executed this Agreement, the Contractor agrees that other public agencies may purchase goods and services under this solicitation or contract at their own cost and without the City incurring any financial or legal liability for such purchases. The City agrees to allow other public agencies to purchase goods and services under this solicitation or contract, provided that the City is not held financially or legally liable for purchases and that any public agency purchasing under such solicitation or contract file a copy of this invitation and such contract in accordance with RCW 39.34.040.

32. **DEBARMENT**: The Contractor certifies that that it is not presently debarred, suspended, proposed for debarment, and declared ineligible or voluntarily excluded from covered transactions by any Federal, State or local department or agency.

33. **NONDISCRIMINATION**: During the term of this Contract, the Contractor agrees as follows: The Contractor will not discriminate against any employee or applicant for employment because of creed, religion, race, color, sex, marital status, sexual orientation, political ideology, ancestry, national origin, or the presence of any sensory, mental or physical handicap, unless based upon a bona fide occupational qualification. The Contractor will take affirmative action to ensure that applicants are employed, and that employees are treated during employment, without regard to their creed, religion, race, color, sex,

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national origin, or the presence of any sensory, mental or physical handicap. Such action shall include, but not be limited to the following: employment, upgrading, demotion, or transfer, recruitment or recruitment advertising layoff or termination, rates of pay or other forms of compensation, and selection for training, including apprenticeship.

34. **BINDING EFFECT**: The provisions, covenants, and conditions in this Agreement apply to bind the parties, their legal heirs, representatives, successors, and assigns.

35. **REMEDIES CUMULATIVE**: Remedies under this Agreement are cumulative; the use of one remedy shall not be taken to exclude or waive the right to use another.

36. **SEVERABILITY**: Any invalidity, in whole or in part, of any provision of this Agreement shall not affect the validity of any other of its provisions, unless the result of same would clearly be contrary to the overall intent of the parties in entering into this Agreement.

[Signature page follows.]

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The undersigned, as the authorized representatives of the City and Contractor respectively, agree to all of the terms and conditions contained in this Agreement, as of the Effective Date.

CITY OF VANCOUVER
A municipal corporation

DocuSigned by:
Anna Vogel
7C05B7FF675849B...
Anna L. Vogel, Procurement Manager

6/2/2025
Date

Attest:

DocuSigned by:
Natasha Ramras
493E940414AE4BD...
Natasha Ramras, City Clerk

Approved as to form:

Signed by:
Tricia Juettemeyer
E1935B9517E94D2...
Tricia Juettemeyer, Assistant City Attorney

CONTRACTOR:
HD Fowler Company

DocuSigned by:
Mike Dietzman
C949CABF81094F4...
Signature

Mike Dietzman Vice President
Printed Name /Title

5/30/2025
Date

Staff Report: 056-26

To: Mayor and City Council
From: City Manager
Date: March 16, 2026

Subject
Contract Amendment — 1st Amendment to Supply and Delivery of Crushed Aggregate - C-101436

Key Points

- Crushed aggregate is used by Public Works Operations to fill trenches, compact under roadways, rehabilitate alleys, and improve drainage.
- The crushed aggregate is used by a variety of Public Works departments to maintain utilities and roadways for the community to enjoy services and transportation.
- The crushed aggregate includes drain rock, which maintains drainage, so the community can be ensured limited encounters with flooding due to weather events and runoff.

Strategic Plan Alignment
High-Performing Government – a government that is reliable, fiscally responsible, equitable, and open to compromise

Present Situation
We have exhausted the administratively approved contract amount, requiring an amendment to utilize the remainder of the contract term and continue providing crushed aggregate for operational needs.

Advantage(s)
The crushed aggregate ensures Public Works can provide and maintain the essential services the community expects.

Challenge(s)
No challenges at this time.

Budget Impact
There are no budget impacts, as this product is ordered as needed and can be monitored to keep it within the baseline budget.

Prior Council Review
None

Action Requested
On Monday, March 16, 2026, authorize the City Manager, or designee, to execute Amendment No. 1 to contract C-101436 between the City of Vancouver and Tapani Inc. and increase the not-to-exceed amount by $700,000, to a total of $1,000,000.

Staff Contact

Brian Wilson, Operations Superintendent, Brian.E.Wilson@cityofvancouver.us

Attachments:

1. Amendment 1
2. Contract C-101436 - Purchase Agreement

PURCHASE AGREEMENT #C-101436
AMENDMENT No. #1
Supply and Delivery of Crushed Aggregate

This Amendment amends the Purchase Agreement number C-101980 by and between the City of Vancouver, hereinafter referred to as “City”, and Tapani Inc. hereinafter referred to as "Contractor", whose address is PO Box 1900 Battle Ground, WA 98604 for services offered.

This amendment amends the original agreement as follows:

1. Increase the authorized amount of the Agreement by $700,000 to a revised authorized amount of $1,000,000.

This amendment in no way alters any other provisions of the original agreement.

CITY OF VANCOUVER
A municipal corporation

Lon Pluckhahn, City Manager

Date

Attest:

Anthony Glenn, Deputy City Clerk

Approved as to form:

City Attorney’s Office

CONTRACTOR:
Tapani Inc.

Signature

Printed Name /Title

Date

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CITY OF VANCOUVER
PURCHASE AGREEMENT # C-101436

This agreement for the purchase of commodities (hereinafter referred to as the "Agreement") is entered into by and between the City of Vancouver, Washington, a municipal corporation organized under the laws of the State of Washington, WA (hereinafter referred to as the "City") and Tapani Inc. (hereinafter referred to as the "Contractor"). The City and Contractor may be collectively referred to herein as the "parties" or individually as a "party".

WHEREAS, the City desires to engage the Contractor to provide the commodities requested as described in this Agreement; and

WHEREAS, the City advertised and issued Request for Proposals, numbered RFP 39-23 (hereinafter referred to as the "solicitation") and after evaluation of the Contractor's responsive proposal, found the Contractor be capable of providing the required commodities; and

WHEREAS, the Contractor represents by entering into this Agreement that it is fully qualified to provide the commodities described herein and warranties and guarantees to the full satisfaction of the City.

NOW, THEREFORE, in consideration of the terms, conditions, covenants, and performance contained herein, or attached and incorporated and made a part hereof, the parties hereto agree as follows:

1. **STATEMENT OF WORK:** The Contractor agrees to provide the City all materials set forth in the scope of work described below, and as further described in the City's solicitation, and the Contractor's responsive proposal to the City's solicitation, (collectively referred to herein as the "work") which are each incorporated herein by this reference, and made a part of this Agreement as if fully set forth herein.

2. **TERM OF AGREEMENT**: The term of this Agreement shall commence on upon the last signature and continue for the maximum term for this Agreement, five (5) years.

3. **ORDER OF PRECEDENCE**: Where there is a conflict among or between any of these documents, the controlling documents shall be the first listed in the following sequence: Amendments to this Agreement; this Agreement; Purchase Orders; the Contractor's responsive proposal to the City's solicitation and the City's solicitation.

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4. **GENERAL REQUIREMENTS**: The Contractor, at its sole cost and expense, shall perform and comply with all applicable laws of the United States and the State of Washington; the Vancouver City Charter, the Vancouver Municipal Code (VMC), and ordinance of the City of Vancouver; and rules, regulations, orders, and directives of their respective administrative agencies and officers.

5. **PURCHASE ORDER**: Purchases will be authorized via valid Purchase Orders. Purchases shall correspond with the Purchase Order; any unauthorized advance or excess order is returnable at Contractor's expense.

6. **ORDER QUANTITY**: This is an as-needed Agreement; orders will be placed with Contractor via signed Purchase Orders on an as-needed basis. The City is not obligated to any minimum or maximum quantities under this Agreement.

7. **PRICES**: The applicable prices are set forth herein and must be valid for one year from the effective date of this Agreement. Price adjustments may be requested for consideration each year thereafter; the City, at its sole discretion, may approve that request. Request for price increases shall be supported by the applicable Producer Price Index for the Seattle-Tacoma-Bremerton area for the immediate, previous four (4) quarters.

8. **SUBCONTRACTING**: The City does not permit subcontractors for the work performed under this Agreement. The Contractor shall not subcontract for the performance of any work under this Agreement without prior written permission of the City.

9. **E-VERIFY**: The Contractor shall enter into and register a Memorandum of Understanding with the Department of Homeland Security E-Verify program within sixty (60) days after execution of this Agreement. The Contractor shall ensure all Contractor employees and any subcontractors assigned to perform work under this Agreement are eligible to work in the United States. The Contractor shall provide verification of compliance upon the request of the City. Failure by the Contractor to comply with this subsection shall be considered a material breach.

10. **SCHEDULE**: Unless the City requests a change in schedule, the Contractor shall deliver the required commodities and any associated services by the "Delivery Date" stated on the signed purchase order.

    In the event that the equipment and related services are not provided and/or delivered in the timelines specified in the Purchase Order, the City reserves the right to reject the product and service and cancel the Purchase Order in its entirety. The City shall bear zero expense due to this breach.

11. **DELIVERY**: All costs referenced must be F.O.B. Vancouver, Washington, Prepaid and Allowed (freight included in the unit cost), prepaid with all transportation and handling charges paid by the Contractor. Responsibility and risk of loss or damage shall remain with the Contractor until final

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inspection and acceptance when responsibility shall pass to the City except as to latent defects, fraud, and the Contractor's warranty obligations.

12. **PAYMENT**: Invoices will be paid at net thirty (30) days after the City's receipt and acceptance of the completed apparatus and associated services, provided that all appropriate information has been listed on the invoice and necessary forms have been submitted. Payment periods may be computed from either the date of delivery of all materials ordered, the completion of all services, or the date of receipt of a correct invoice, or the date the invoice is received in the Accounts Payable department, whichever date is later. No payment shall be due prior to the City's receipt and acceptance of the materials identified in the invoice thereof.

13. **TAXES**: The Contractor shall pay, before delinquency, all taxes, levies, and assessments arising from its activities and undertakings under this Agreement; taxes levied on its property, equipment and improvements; and taxes on the Contractor's interest in this Agreement, provided, however, that any taxes that apply directly to the sale, such as a state or local sales tax, shall be added to the purchase price set forth in the Purchase Order.

14. **ADJUSTMENTS**: The City at any time may make reasonable changes in the place of delivery, installation or inspection; the method of shipment or packing; labeling and identification; and ancillary matters that Contractor may accommodate without substantial additional expense to the City.

15. **ASSIGNMENT**: This Agreement is binding on each party, its successors, assigns, and legal representatives and may not, under any circumstances, be assigned or transferred by either party.

16. **WAIVER**: The City's failure to insist on performance of any of the terms or conditions herein or to exercise any right or privilege or the City's waiver of any breach hereunder shall not thereafter waive any other term, condition, or privilege, whether of the same or similar type.

17. **RELATION OF PARTIES**: The Contractor, and its subcontractors, agents, employees, or other vendors contracted by the Contractor to provide services or other work for the purpose of meeting the Contractor's obligations under this agreement (collectively referred to as "subcontractors"), are independent contractors performing professional services for the City and are not employees of the City. The Contractor and its subcontractors shall not, as a result of this Agreement, accrue leave, retirement, insurance, bonding or any other rights, privileges, or benefits afforded to City employees. The Contractor and its subcontractors shall not have the authority to bind City in any way except as may be specifically provided herein.

18. **OWNERSHIP OF RECORDS AND DOCUMENTS**: Any and all work product prepared by the Contractor in the course of performing this Contract shall immediately become the property of the City. In consideration of the compensation provided for by this Agreement, the Contractor hereby further assigns all copyright interests in such work product to the City. A copy may be retained by the Contractor. Previously owned intellectual property of Contractor, and any know-how, methodologies or processes used by Contractor to provide the services or project deliverables under this Contract shall remain property of Contractor.

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19. **PROPRIETARY AND CONFIDENTIAL INFORMATION**: The parties acknowledge that the City is an "agency" within the meaning of the Washington Public Records Act, Chapter 42.56 RCW, and that materials submitted by the CONTRACTOR to the City become public record. Such records may be subject to public disclosure, in whole or part and may be required to be released by the City in the event of a request for disclosure. In the event the City receives a public record request for information that CONTRACTOR has marked as "Proprietary and Confidential," the City shall notify the CONTRACTOR of such request and withhold disclosure of such information for not less than FIVE (5) business days, to permit the CONTRACTOR to seek judicial protection of such information, provided that the CONTRACTOR shall be responsible for attorney fees and costs in such action and shall save and hold harmless the City from any costs, attorney fees or penalty assessment under Chapter 42.17 RCW for withholding or delaying public disclosure of such information.

20. **WARRANTIES**: All products and related services, except as specified below, shall be warranted against faulty workmanship and materials by the Contractor for a minimum period of one (1) year from the date of acceptance by the City. Warranty shall include all costs incurred for repair or replacement except that which is damaged by misuse or abuse. This one (1) year warranty shall in no way affect normal extended or manufacturer's warranty exceeding this one (1) year period. Contractor warrants that all goods and services furnished under this Agreement are new, conform strictly to the specifications herein, are merchantable, good workmanship, free from defect, comply with all applicable safety and health standards established for such products, all goods are properly packaged, and all appropriate instructions or warnings are supplied. All implied and expressed warranty provisions of the Uniform Commercial Code are incorporated into this Agreement.

21. **TERMINATION FOR CONVENIENCE**: The City may terminate this contract for convenience at any time for any reason deemed appropriate in its sole discretion. Termination is effective immediately upon "notice of termination" given by the City.

22. **TERMINATION FOR CAUSE**: In the event the Supplier is, or has been, in violation of the terms of this Contract, including the Invitation to Bid, the Owner reserves the right, upon written notice to the Supplier, to cancel, terminate, or suspend this contract in whole or in part for default. Termination shall be effected by serving a notice of termination on the Supplier setting forth the manner in which the Supplier is in default. The Supplier will be paid only the contract price for goods rendered in accordance with the manner of performance set forth in the Contract.

    If it is later determined by the Owner that the Supplier had an excusable reason for not performing, such as a strike, fire, or flood, or events which are not the fault of or are beyond the control of the Supplier, the City after setting up a new delivery or performance schedule, may allow the Supplier to continue work or treat the termination as a termination for convenience.

23. **OPPORTUNITY TO CURE**: The Owner at its sole discretion may in lieu of a termination allow the Supplier to cure the defect(s), by providing a "Notice to Cure" to Supplier setting forth the remedies sought by Owner and the deadline to accomplish the remedies. If the Supplier fails to

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remedy to the Owner's satisfaction the breach or default of any of the terms, covenants, or conditions of this Contract within the time stated time, the Owner shall have the right to terminate the Contract without any further obligation to the Supplier. Any such termination for default shall not in any way operate to preclude the Owner from also pursuing all available remedies against the Supplier and it's sureties for said breach or default, including but not limited to termination of this Contract for convenience.

24. **EVALUATION AND COMPLIANCE WITH THE LAW**: The Contractor shall have the authority to control and direct the performance and details of the work described herein. The Contractor agrees to comply with all relevant, federal, state and municipal laws, rules and regulations.

25. **CITY BUSINESS AND OCCUPATION LICENSE:** The Contractor, at no expense to the City, shall be responsible to obtain all necessary licenses, permits, and similar legal authorizations required to perform the work associated with this Agreement. The Contractor will be required to hold a city business license if working within Vancouver city limits. The Contractor shall apply for city license via the State of Washington Department of Revenue (DOR), Business Licensing Service (BLS), at: https://secure.dor.wa.gov/. For application assistance, contact DOR BLS at 360-705-6741. For more information about city business license regulations and fees, see: www.cityofvancouver.us/businesslicense or call 360-487-8410 option 3.

26. **LIABILITY AND HOLD HARMLESS**: Contractor agrees to indemnify, defend, save and hold harmless the City, its officials, employees and agents from any and all liability, demands, claims, causes of action, suits or judgments, including costs, attorney fees and expenses incurred in connection therewith, of whatsoever kind or nature (including patent infringement or copyright claims) to the extent arising out of, or in connection with, or incident to, the negligent performance or willful misconduct pursuant to this Agreement. This indemnity and hold harmless shall include any claim made against the City by an employee of Contractor or subcontractor or agent even if Contractor is thus otherwise immune from liability pursuant to the workers' compensation statute, Title 51 RCW, except to the extent that such liability arises from the concurrent negligence of both the City and the Contractor, such cost, fees and expenses shall be shared between the City and the Contractor in proportion to their relative degrees of negligence. Contractor specifically acknowledges the provisions contained herein have been mutually negotiated by the parties and it is the intent of the parties that Contractor provide the broadest scope of indemnity permitted by RCW 4.24.115. Contractor is an independent contractor and responsible for the safety of its employees.

27. **INSURANCE**: The Contractor shall obtain and keep in force during the entire term of this agreement, liability insurance against any and all claims for damages to person or property which may arise out of the performance of this Contract whether such work shall be by the Contractor, subcontractor or anyone directly or indirectly employed by either the Contractor or a subcontractor.

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All liability insurance required herein shall be under a Comprehensive or Commercial General Liability and business policies.

COVERAGE	LIMITS OF LIABILITY
I. Commercial General Liability:	
Policy shall include Bodily Injury, Property Damage, Personal Injury and Broad Form Contractual Liability	
Each Occurrence	$1,000,000
General Aggregate Per Occurrence	$2,000,000
Products & Completed Operations Aggregate	$2,000,000
Personal and Advertising Injury	$1,000,000
Blanket Contractual Liability	$1,000,000
II. Commercial Automobile Liability	
Policy shall include Bodily Injury and Property Damage, for any owned, Hired, and/or Non-owned vehicles used in the operation, installation and maintenance of facilities under this agreement.	
Combined Single Limit	$1,000,000
III. Workers' Compensation (applicable to the State of Washington)	
Per Occurrence	
Employer's Liability	$1,000,000
Disease Each Employee	$1,000,000
Disease Policy Limit	$1,000,000
Each Claim	$1,000,000
Annual Aggregate	$1,000,000

In addition to the coverage and limits listed above the Contractor's insurance must all contain the following:

a. City Listed as an Additional Insured. The City of Vancouver, its Agents, Representatives, Officers, Directors, Elected and Appointed Officials, and Employees must be named as an additional insured. The required Additional Insured endorsements shall be at least as broad as ISO CG 20 10 11 85, or its equivalent CG 20 10 07 04 and CG 20 37 07 04 must be included with the Certificate of Insurance.

b. Either the Commercial General Liability or the Workers' Compensation policy must be endorsed to include "Washington Stop Gap" insurance. The limits and aggregates referenced must apply to the Stop Gap coverage as well and must be indicated on the certificate.

c. Employment Security. The Contractor shall comply with all employment security laws of the State in which services are provided and shall timely make all required payments in connection therewith.

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d. The City of Vancouver shall be listed on the Certificate as the Certificate Holder.

e. Coverage Trigger: The insurance must be written on an "occurrence" basis. This must be indicated on the Certificate.

Contractor shall provide evidence of all insurance required, at the City's request, by submitting an insurance certificate to the City on a standard "ACORD" or comparable form.

All policies shall be issued by an insurance company licensed to do business in the State of Washington. The City of Vancouver may inspect all policies and copies shall be provided to the City upon request.

28. NOTICES: All notices which are given or required to be given pursuant to this Agreement shall be hand delivered, mailed postage paid, or sent by electronic mail as follows:

For the City:
Anna Vogel
City of Vancouver
415 W 6th Street
P O Box 1995
Vancouver WA 98668-1995
Email: anna.vogel@cityofvancouver.us

For the Contractor:
Lance Tapani
Tapani Inc
PO Box 1900
Battle Ground, WA 98604
Email: lancet@tapani.com

Either party may change the designated contact or any information listed above by giving advance notice in writing to the other party.

29. AMENDMENTS: All changes to this Agreement, including changes to the statement of work and compensation sections, must be made by written amendment and signed by all parties to this Agreement.

30. SCOPE OF AGREEMENT: This Agreement incorporates all the agreements, covenants and understanding between the parties hereto and are merged into this written Agreement. No prior agreement or prior understanding, verbal or otherwise, of the parties or their agents shall be valid or enforceable unless set forth in this Agreement.

31. RATIFICATION: Acts taken pursuant to this Agreement but prior to its effective date are hereby ratified and confirmed.

32. GOVERNING LAW/VENUE: This Agreement shall be deemed to have been executed and delivered within the State of Washington, and the rights and obligations of the parties hereunder shall be construed and enforced in accordance with, and governed by, the laws of the State of Washington without regard to the principles of conflict of laws. Any action or suit brought in

DocuSign Envelope ID: 16BE659D-DC62-4660-BD60-79D78BBC5D21

connection with this Agreement shall be brought in the Superior Court of Clark County, Washington.

33. **COOPERATIVE PURCHASING**: The Washington State Inter-local Cooperation Act, Ch. 39.34 RCW, authorizes public agencies to cooperatively purchase goods and services if all parties agree. By having executed this Agreement, the Contractor agrees that other public agencies may purchase goods and services under this solicitation or contract at their own cost and without the City incurring any financial or legal liability for such purchases. The City agrees to allow other public agencies to purchase goods and services under this solicitation or contract, provided that the City is not held financially or legally liable for purchases and that any public agency purchasing under such solicitation or contract file a copy of this invitation and such contract in accordance with RCW 39.34.040.

34. **DEBARMENT**: The Contractor certifies that that it is not presently debarred, suspended, proposed for debarment, and declared ineligible or voluntarily excluded from covered transactions by any Federal, State or local department or agency.

35. **NONDISCRIMINATION**: During the term of this Contract, the Supplier agrees as follows: The Supplier will not discriminate against any employee or applicant for employment because of creed, religion, race, color, sex, marital status, sexual orientation, political ideology, ancestry, national origin, or the presence of any sensory, mental or physical handicap, unless based upon a bona fide occupational qualification. The Supplier will take affirmative action to ensure that applicants are employed, and that employees are treated during employment, without regard to their creed, religion, race, color, sex, national origin, or the presence of any sensory, mental or physical handicap. Such action shall include, but not be limited to the following: employment, upgrading, demotion, or transfer, recruitment or recruitment advertising layoff or termination, rates of pay or other forms of compensation, and selection for training, including apprenticeship.

36. **BINDING EFFECT**: The provisions, covenants, and conditions in this Agreement apply to bind the parties, their legal heirs, representatives, successors, and assigns.

37. **REMEDIES CUMULATIVE**: Remedies under this Agreement are cumulative; the use of one remedy shall not be taken to exclude or waive the right to use another.

38. **SEVERABILITY**: Any invalidity, in whole or in part, of any provision of this Agreement shall not affect the validity of any other of its provisions, unless the result of same would clearly be contrary to the overall intent of the parties in entering into this Agreement.

The undersigned, as the authorized representatives of the City and Contractor respectively, agree to all of the terms and conditions contained in this Agreement, as of the dates set forth below.

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CITY OF VANCOUVER
A municipal corporation

DocuSigned by:
Anna Vogel
7C05B7FF675849B...
Anna L. Vogel, Procurement Manager

9/25/2023
Date

Attest:

DocuSigned by:
Anthony Glenn
AF6D92D4E38847B...
[illegible], City Clerk

Approved as to form:

DocuSigned by:
Cary Driskell
E28C3CAC2A6547D...
Cary Driskell, Assisstant City Attorney

CONTRACTOR
Tapani, Inc

DocuSigned by:
Lance Tapani
40BB180207014F3...
Signature

Lance Tapani
Printed Name /Title

9/25/2023
Date

DocuSign Envelope ID: 16BE659D-DC62-4660-BD60-79D78BBC5D21

ATTACHMENT B

COST PROPOSAL

- Where conflict occurs unit price shall prevail.
- Show prices in legible figures (not words) written in ink or typed.
- The Total Price for Non-Lump Sum Bid Items should be calculated as follow:
  Estimated Annual Quantity (as listed for that bid item) x Unit Cost = Total Cost
- Your bid will be considered irregular and will be rejected if:
  - The unit price is left blank and a price per unit cannot be determined by equally dividing the "Approx. Annual Quantity" into the Total Price and rounding the result to the nearest 2 decimal places.
  - Any of the unit prices are excessively unbalanced (either above or below the amount of a reasonable Bid) to the potential detriment of the Contracting Agency.

- Your bid shall be considered *non-responsive* and therefore, void if:
  - Figures are illegible
  - Minimum bid requirements are not met (when applicable)
  - You are inserting your own terms and conditions.

Materials/services to be provided:

SCHEDULE A: Provide Crushed Aggregate meeting the specification listed delivered to the addresses listed on Purchase Order .

SCHEDULE B: Provide Crushed Aggregate meeting the specification listed delivered to the address listed on Purchase Order.

SCHEDULE C: Provide Clean Round Rock meeting the specification listed. delivered to the address listed on Purchase Order.

Delivery: At the City's sole determination, the City **MAY** decide to transport the requested rock in its own vehicles from all contractor locations , or **MAY** decide to have the materials delivered by the Contractor. This determination will be made when the material is ordered .

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SCHEDULE A – MAINTENANCE ROCK – DELIVERY AS SPECIFIED ON PURCHASE ORDER

Item No.	Item Description	Estimated Annual Quantity	Unit Cost (per Ton)	Total Cost
1A	Maintenance Rock, 5/8" Minus delivery as specified on Purchase Order.	8,000 tons	$ 30.37	$ 242,960.00
			SCHEDULE A SUB-TOTAL	$ 242,960.00
			WASHINGTON SALES TAX @ 8.7%	$ 21,137.52
			SCHEDULE A GRAND TOTAL	$ 264,097.52

SCHEDULE B – CRUSHED SURFACING TOP COURSE AND KEYSTONE – DELIVERY AS SPECIFIED ON PURCHASE ORDER

Item No.	Item Description	Estimated Annual Quantity	Unit Cost (per Ton)	Total Cost
1B	Crushed Surfacing Top Course and Keystone, 5/8" Minus Cruched delivery as specified on Purchase Order	250 tons	$ 30.37	$ 7,592.50
1B-1	Crushed Surfacing Top Course and Keystone, 1-1/4" Minus Cruched, delivery as specified on Purchase Order	100 tons	$ 30.37	$ 3,037.00
			SCHEDULE B SUB-TOTAL	$ 10,629.50
			WASHINGTON SALES TAX @ 8.7%	$ 924.77
			SCHEDULE B GRAND TOTAL	$ 11,554.27

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SCHEDULE C - GRAVEL BACKFILL FOR DRYWELLS – DELIVERY AS SPECIFIED ON PURCHASE ORDER

Item No.	Item Description	Estimated Annual Quantity	Unit Cost (per Ton)	Total Cost
1C	Gravel Backfill for Drywells, 1-1/2" Washed, delivery as specified on Purchase Order.	500 tons	$ 35.89	$ 17,945.00
2C	Gravel Backfill for Drywells 1-1/2" Washed, for pick-up, material only, no delivery charges.	250 tons	$ 24.85	$ 6,212.50
			SCHEDULE C SUB-TOTAL	$ 24,157.50
			WASHINGTON SALES TAX @ 8.7%	$ 2,101.70
			SCHEDULE C GRAND TOTAL	$ 26,259.20

Ordered products shall be delivered within **five (5)** business days from receipt of our Purchase Order. Shorter delivery time is encouraged. Bids with longer delivery time will be rejected as non-responsive.

*Please complete below. **

DELIVERY WILL BE MADE WITHIN * 4 BUSINESS DAYS FROM RECEIPT OF PURCHASE ORDER.

The Proposer declares that before preparing their Proposal they read carefully the specifications and requirements for proposers and that their Proposal is made with the full knowledge of the kind, quality and quantity of product to be furnished, and their said Proposal is as stated on this Proposal page.

Staff Report: 057-26

To: Mayor and City Council
From: City Manager
Date: March 16, 2026

Subject

Contract Amendment – Spending Limit Increase for Remittance Processing/Lockbox Services Agreement with Retail Lockbox Inc. - C-101009

Key Points

- Retail Lockbox processes all utility payments that are mailed in or electronically transmitted to the over 75,000 utility customers.
- Retail Lockbox is the remittance processor for approximately 110,000 utility payments per year in addition to maintaining the PO Box for the payments.
- This is a 5-year contract that will expire in September 2027.
- The current contract was for $300,000 with the requested increase of $71,000, which would bring the total contract amount to $371,000.

Strategic Plan Alignment

High Performing Government – a government that is reliable, fiscally responsible, equitable, and open to compromise

Present Situation

Customer utility payments come to the City from our designated PO Box, ACH transfers or EPay transfer and are processed daily. An electronic file is sent each day to our utilities accounting department for posting. Any payment that is unable to be processed by Retail Lockbox is sent to Utilities by Fed Ex for investigation. The City's large volume of payment images are stored on their website and the storage cost exceeded what was budgeted. To help control this cost since early 2025, images are transferred once a year to portable electronic storage devices and sent to Utilities for further retention consistent with state law. Previously, this was a shared contract with Finance, and the original estimates appeared to be lower than expected. As the City has grown, there has also been an increase in the volume of customers sending in payments.

Advantage(s)

1. Authorizing this contract amendment with Retail Lockbox Inc will ensure the City can continue processing utility payments in a timely and efficient manner.
2. Maintaining our relationship with an experienced contractor also offers more predictability and stability than issuing a new RFP.

Challenge(s)

Not authorizing the contract amendment would disrupt the City's ability to process utility payments and bring in revenue.

Budget Impact
There are no budget impacts as there are sufficient funds within the various Utilities Budgets to pay for this proposal.

Prior Council Review
None

Action Requested
On Monday, March 16, 2026, authorize the City Manager, or designee, to execute Amendment No. (3) to contract C-101009 between the City of Vancouver and Retial Lockbox Inc. Increase the not-to-exceed amount by $71,000 to a total of $371,000.

Staff Contact
Amy Sorenson, Utilities Administration Manager, Amy.Sorenson@cityofvancouver.us

Attachments:
1. Amendment No 3 final
2. Amendment No 2 executed
3. Amendment No 1 executed
4. Services Contract C-101009 executed

Services Agreement C-101009
Amendment No. 3
Remittance Payment Processing

This third amendment ("Amendment") amends the Services Agreement number C-101009 ("Agreement") between the City of Vancouver, ("City"), and Retail Lockbox, Inc., ("Contractor"), a corporation organized under the laws of the State of Washington and is effective on the last day signed by a Party. Terms that are capitalized but undefined will have the meaning given them in the Agreement.

This Amendment amends the Agreement as follows:

1. **Section 2 Compensation** is amended as follows:

   Payment to the Contractor for the Services described in this Agreement shall not exceed $371,000.00 USD.

2. **Entire Agreement**. All unamended terms in the Agreement or any earlier amendment remain in full force and effect. This Amendment, together with the Agreement and any earlier amendments, is the entire agreement between the Parties, and supersedes any other agreement or discussion between them, whether written or oral in nature.

CITY OF VANCOUVER
A municipal corporation

Lon Pluckhahn

Date

Attest:

Anthony Glenn, Deputy City Clerk

Approved as to form:

City Attorney's Office

CONTRACTOR:
Retail Lockbox, Inc.

Signature

Printed Name /Title

Date

Docusign Envelope ID: BF98F80A-6D22-4B9D-8E49-6434C6371943

Services Agreement No. C-101009
Amendment No. 2
Remittance Processing/Lockbox Services

This second amendment ("Amendment") amends the Services Agreement number C-101009 ("Agreement") between the City of Vancouver, ("City"), and Retail Lockbox, Inc. a corporation organized under the laws of the State of Washington ("Contractor") and is effective on the last day signed by a Party. Terms that are capitalized but undefined will have the meaning given them in the Agreement.

This Amendment amends the Agreement as follows:

1. **Section 3 Payment for Contractor Services** is amended as follows:

   The Contractor shall be paid according to the rates in Attachment "A", below.

2. **Entire Agreement**. All unamended terms in the Agreement or any earlier amendment remain in full force and effect. This Amendment, together with the Agreement and any earlier amendments, is the entire agreement between the Parties, and supersedes any other agreement or discussion between them, whether written or oral in nature.

CITY OF VANCOUVER
A municipal corporation

DocuSigned by:
Michael Woods
DECBB1C2CB1E48D...
Michael Woods, Senior Procurement Specialist, For:
Anna L. Vogel, Procurement Manager

8/21/2025
Date

Attest:

DocuSigned by:
Natasha Ramras
493E940414AE4BD...
Natasha Ramras, City Clerk

Approved as to form:

Signed by:
Cary Driskell
E28C3CAC2A6547D...
Cary Driskell, Assistant City Attorney

CONTRACTOR:
Retail Lockbox, Inc.

Signed by:
Craig Dawson
9C4C3D7E6F2643C...
Signature

Craig Dawson President
Printed Name /Title

8/21/2025
Date

Docusign Envelope ID: BF98F80A-6D22-4B9D-8E49-6434C6371943

Attachment A
Pricing for change(s) to Lockbox Processing Services and Corresponding Fees
Effective September 1, 2025

City of Vancouver Utilities	**New Rate (2.7% increase)**
Regular Transaction	$ 0.1545 per transaction
Manual Transaction	$ 0.3087 per transaction
Exception Transaction	$ 0.1545 per transaction
Epay Transaction	$ 0.2520 per transaction
Suspense Transactions	$ 1.20 per suspended transaction
Daily Detail & Summary Reports	$ No Charge
ICL File Transfer	$ No Charge
Daily A/R Posting File	$ No Charge
Image Retrieval	
RetailWEB™ Image Hosting Users	$ 31.4918 per user, per month
Image Storage for RetailWEB™	$ 0.003150 per image, per month
Other Fees	
Overnight/Certified Mail	$ No Charge
Cash Handling	$ No Charge
PO Box Fees	$ As Billed
Courier Fees	$ As Billed
Secure Storage & Shredding	$ No Charge
Annual Compliance Fee (Billed annually in December)	3.15% of Annual Billings
Change Request or Maintenance Charges	$190.00 per hour

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SERVICE AGREEMENT #C-101009
AMENDMENT No. 1
Remittance Processing/Lockbox Services

This Amendment amends the Professional Services Agreement number C-101009 by and between the City of Vancouver, hereinafter referred to as "City", and Retail Lockbox, Inc., hereinafter referred to as "Contractor", for services offered.

This amendment amends the original agreement as follows:

1. **Amend** the language contained in Section 1, Scope of Work, with language in herein attached and by reference made part of the Contract, Attachment A.
    - Close Vancouver's Miscellaneous P.O. Box effective 12/31/24.

2. **Amend** the language contained in Section 3, Payment for Contractor Services, adding language in herein and by reference made part of the Contract.
    - During the life of this Agreement, and in consideration of the City's business needs, the Contractor may make requests for compensation adjustments. In consideration of market conditions, the City may allow an annual adjustment to compensation paid supported by the Consumer Price Index for the Seattle-Tacoma-Bellevue area for the previous four quarters. Contractor shall submit the request for consideration, together with supporting documentation, before the anniversary date of this Agreement. The City will review the request and, at its sole discretion, make a decision. If accepted, the adjustment shall become effective on the anniversary date of the Agreement and will be firm for the remainder of the contracted period. All adjustments will be authorized by written contract amendment.

3. **Amend** the language contained in Section 3, Payment for Contractor Services, with language in herein attached and by reference made part of the Contract, Attachment B.
    - Updating payment rates effective January 1, 2024.

4. Ratification: Acts taken pursuant to this Amendment but prior to its effective date are hereby ratified and confirmed.

This amendment in no way alters any other provisions of the original agreement.

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CITY OF VANCOUVER
A municipal corporation

DocuSigned by:
Anna Vogel
7C05B7FF675849B...
Anna L. Vogel, Procurement Manager

12/20/2024
Date

Attest:

DocuSigned by:
Natasha Ramras
493E940414AE4BD...
Natasha Ramras, City Clerk

Approved as to form:

Signed by:
Tricia Juettemeyer
E1935B9517E94D2...
Tricia Juettemeyer, Assistant City Attorney

CONTRACTOR:
Retail Lockbox, Inc.

Signed by:
Craig Dawson
9C4C3D7E6F2643C...
Signature

Craig Dawson President
Printed Name /Title

12/17/2024
Date

Docusign Envelope ID: B3FB4860-ED63-4ED6-982D-999247E41313

Retail Lockbox, Inc.
105 14th Avenue, Suite 300
Seattle, WA 98122
206-624-2871

Change Request Form

City of Vancouver Misc. CR# 4987007

Description

Account Termination, Archive RetailWEB™ Images, Mail Forward

December 4, 2024

Anthony Glenn
Treasurer
City of Vancouver Misc.
415 W 6th Street, 1st Floor
Vancouver, WA 98006

Dear Anthony,

Please use this change request form as an Addendum to our Professional Lockbox Services Agreement. This Addendum provides for the following modifications to Lockbox services and corresponding fees as listed under Attachment A of this document.

- Retail Lockbox, Inc. will terminate lockbox services for City of Vancouver Misc., as of the termination effective date (**provided by client below**):
    - Effective Date: December 31st, 2024
- Retail Lockbox, Inc. will close City of Vancouver Misc.'s P.O. Box on the Effective Date.
- Retail Lockbox, Inc. will provide an archive of City of Vancouver Misc.'s RetailWEB™ images from the Effective Date and prior. The images will be archived to a USB drive.
    - **NOTE:** Retail Lockbox, Inc. will permanently remove all images from RetailWEB™ and all Retail Lockbox, Inc. systems thirty (30) days after the USB is shipped or after the City of Vancouver acknowledges they have received the images.
- For the security of City of Vancouver Misc.'s data, the USB drive will be shipped via trackable shipping to the following address:
    - ATTN:
    - [TBD]
- Retail Lockbox, Inc. will place a USPS mail forward to the address below for a duration of six (6) months:
    - ATTN:
    - [TBD]

The terms defined in the original Agreement, which are used herein, shall have the same meaning and duration except as stipulated in this Addendum.

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Retail Lockbox, Inc.
105 14th Avenue, Suite 300
Seattle, WA 98122
206-624-2871

Attachment A

Pricing for change(s) to Lockbox Processing Services

Implementation, Programming & Testing (2 hours @ $185.00/hour)	$ 370.00 one-time
Please select from the options below:	
☐USB Image Archive	$ ~~175.00 one-time fee~~ **Waived**
Estimated Image Transfer Fee ($0.0025 per image x 51,950* images) *(Final image count will be determined as of termination date)	$ 129. 88* one-time fee (2018 - 2024)
Trackable Shipping (USB Image Archive)	$ 20.00 one-time fee
☐Mail Forward (6 months)	$ Included

City of Vancouver Misc.

Sign: Anthony Glenn

Print: Anthony Glenn

Date: 12/10/24

Title: Treasurer

Address:
415 W 6th Street, 1st Floor
Vancouver, WA 98006

Retail Lockbox, Inc.

Sign: Craig Dawson

Print: Craig Dawson

Date: 12/12/2024

Title: President

Address:
105 14th Ave, Suite 300
Seattle, Washington 98122

Retail Lockbox Inc. CR# 4987007 for City of Vancouver Misc. - Termination Image Archive - 12 04 2024

Final Audit Report 2024-12-12

Created:	2024-12-11
By:	Shad Lee (shad.lee@retaillockbox.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAATn3UHaRWdM8mnbGbzQF6hcM7rnv_JFbL

"Retail Lockbox Inc. CR# 4987007 for City of Vancouver Misc. - Termination Image Archive - 12 04 2024" History

Document created by Shad Lee (shad.lee@retaillockbox.com)
2024-12-11 - 8:18:50 PM GMT

Document emailed to Craig Dawson (Craig@retaillockbox.com) for signature
2024-12-11 - 8:19:10 PM GMT

Email viewed by Craig Dawson (Craig@retaillockbox.com)
2024-12-12 - 5:54:21 PM GMT

Document e-signed by Craig Dawson (Craig@retaillockbox.com)
Signature Date: 2024-12-12 - 7:32:45 PM GMT - Time Source: server

Agreement completed.
2024-12-12 - 7:32:45 PM GMT

RETAIL LOCKBOX | Powered by Adobe Acrobat Sign

Docusign Envelope ID: B3FB4860-ED63-4ED6-982D-999247E41313

ATTACHMENT "B"

Payment Rates

Lockbox Processing Services

City of Vancouver Utilities

Regular Transactions	$ 0.1504 per transaction
Manual Transactions	$ 0.3006 per transaction
Exception Transactions	$ 0.1504 per transaction
Epay Transactions	$ 0.2454 per transaction
Suspense Transactions	$ 1.17 per transaction
Daily Detail & Summary Reports	$ No Charge
ICL File Transfer	$ No Charge
Daily A/R Posting File	$ No Charge

Image Retrieval

RetailWEB™ Image Hosting (Users)	$ 30.6639 per user, per month
Image Storage for RetailWEB™	$ 0.003067 per image, per month
Implementation & Programming	~~$ 1,665.00~~ one-time Waived

City of Vancouver Misc.

Regular Transactions	$ 0.1504 per transaction
Manual Transactions	$ 0.3006 per transaction
Exception Transactions	$ 0.1504 per transaction
Epay Transactions	$ 0.2454 per transaction
Suspense Transactions	$ 1.17 per transaction
Daily Detail & Summary Reports	$ No Charge
ICL File Transfer	$ No Charge
Daily A/R Posting File	$ No Charge

Image Retrieval

RetailWEB™ Image Hosting (Users)	$ No Charge per user, per month
Image Storage for RetailWEB™	$ 0.003067 per image, per month
Implementation & Programming	~~$ 1,665.00 one-time~~ Waived

Other Fees

Overnight/Certified	$ No Charge
Cash Handling	$ No Charge
P.O. Box Fees	$ As Billed
Courier Fees	$ As Billed

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Secure Storage & Shredding	$ No Charge
Annual Compliance Fee (Billed Annually in December)	3.15% of Annual Billings
Change Request or Maintenance	$ 185.00 per hour

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CITY OF VANCOUVER
REMITTANCE PROCESSING/LOCKBOX SERVICES AGREEMENT
No. C-101009

This Services Agreement (hereinafter referred to as the "Agreement") is entered into by and between the City of Vancouver, Washington, a municipal corporation organized under the laws of the State of Washington, (hereinafter referred to as the "City") and Retail Lockbox, Inc. (hereinafter referred to as the "Contractor"). The City and Contractor may be collectively referred to herein as the "parties" or individually as a "party".

WHEREAS, the City desires to engage the Contractor to perform services as described in this Agreement; and

WHEREAS, the City advertised and issued a Request for Proposal, numbered 36-22 (hereinafter referred to as the "solicitation") and after evaluation of the Contractor's responsive proposal, found the Contractor be capable of performing the required services; and

WHEREAS, the Contractor represents by entering into this Agreement that it is fully qualified to perform the services described herein in a competent and professional manner, and to the full satisfaction of the City.

NOW, THEREFORE, in consideration of the terms, conditions, covenants, and performance contained herein, or attached and incorporated and made a part hereof, the parties hereto agree as follows:

1. **SCOPE OF WORK:** The Contractor agrees to provide the City all services and materials set forth below and in the scope of work identified in Attachment "A", and as further described in the City's solicitation, and the Contractor's responsive proposal to the City's solicitation, (collectively referred to herein as the "work") which are each incorporated herein by this reference, and made a part of this Agreement as if fully set forth herein.

   Contractor shall provide remittance processing/lockbox services for the City's Utility payments, Parking payments and other miscellaneous payments.

   All work must be authorized and approved by the City's Project Manager before any work can begin. The Contractor shall approach each project in a manner consistent with its usual customary business practices. The Contractor shall actively seek collaborative input from City staff.

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2. **COMPENSATION:** Payment to the Contractor for the work described in this Agreement shall not exceed $300,000.00 USD.

   This payment shall be maximum compensation for the work and for all labor, materials, supplies, equipment and incidentals necessary to complete the work as set forth herein, and it shall not be exceeded without the City's prior written authorization in the form of a negotiated and executed amendment.

3. **PAYMENT FOR CONTRACTOR SERVICES**: The Contractor shall submit monthly invoices to City covering both professional fees and project expenses, if any, for fees and expenses from the previous month. Payments to Contractor shall be net thirty (30) days.

   The City reserves the right to correct any invoices paid in error. The Contractor shall be paid according to the rates set forth below in Attachment "B", incorporated herein by this reference, and made a part of this Agreement as if fully set forth herein.

   City and Contractor agree that any amount paid in error by City does not constitute a rate change in the amount of the contract. The City's contract/purchase order (PO) number given on the notice to proceed **must** be referenced on any invoice submitted for payment.

4. **TERM OF AGREEMENT**: The term of this Agreement shall commence on September 1, 2022 and continue until August 31, 2027. Unless directed otherwise by the City, Contractor shall perform the work in accordance with any schedules made a part of this Agreement.

5. **ORDER OF PRECEDENCE:** Where there is a conflict among or between any of these documents, the controlling documents shall be the first listed in the following sequence: Amendments to this Agreement; this Agreement; Contract Purchase Orders; the Contractor's responsive proposal to the City's solicitation, and the City's solicitation.

6. **RELATION OF PARTIES**: The Contractor, and its subcontractors, agents, employees, or other vendors contracted by the Contractor to provide services or other work for the purpose of meeting the Contractor's obligations under this agreement (collectively referred to as "subcontractors"), are independent contractors performing professional services for the City and are not employees of the City. The Contractor and its subcontractors shall not, as a result of this Agreement, accrue leave, retirement, insurance, bonding or any other rights, privileges, or benefits afforded to City employees. The Contractor and its subcontractors shall not have the authority to bind City in any way except as may be specifically provided herein.

7. **SUBCONTRACTING**: The City does not permit subcontractors for the work performed under this Agreement. The Contractor shall not subcontract for the performance of any work under this Agreement without prior written permission of the City.

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8. **E-VERIFY:** The Contractor shall enter into and register a Memorandum of Understanding with the Department of Homeland Security E-Verify program within sixty (60) days after execution of this Agreement. The Contractor shall ensure all Contractor employees and any subcontractors assigned to perform work under this Agreement are eligible to work in the United States. The Contractor shall provide verification of compliance upon the request of the City. Failure by the Contractor to comply with this subsection shall be considered a material breach.

9. **DELAYS AND EXTENSIONS OF TIME:** If the Contractor is delayed at any time in the progress of the work covered by this Agreement, by any causes beyond Contractor's control, the time for performance may be extended by such time as shall be mutually agreed upon by the Contractor and the City and shall be incorporated in a written amendment to this Agreement. Any request for an extension of time shall be made in writing to the City.

10. **OWNERSHIP OF RECORDS AND DOCUMENTS:** Any and all work product prepared by the Contractor in the course of performing this Contract shall immediately become the property of the City. In consideration of the compensation provided for by this Agreement, the Contractor hereby further assigns all copyright interests in such work product to the City. A copy may be retained by the Contractor. Previously owned intellectual property of Contractor, and any know-how, methodologies or processes used by the Contractor to provide the services or project deliverables under this Agreement shall remain property of the Contractor.

11. **TERMINATION FOR PUBLIC CONVENIENCE**: The City, at its sole discretion, may terminate this contract for convenience at any time for any reason deemed appropriate. Termination is effective immediately upon notice of termination given by the City.

    In the event this Agreement is terminated prior to the completion of work, the Contractor will only be paid for the portion of the work completed at the time of termination of the Agreement.

12. **TERMINATION FOR DEFAULT:** If the Contractor defaults by failing to perform any of the obligations of the Agreement, including violating any law, regulation, rule or ordinance applicable to this Agreement, or becomes insolvent or is declared bankrupt or commits any act of bankruptcy or insolvency or makes an assignment for the benefit of creditors, the City may, by depositing written notice to the Contractor in the U.S. mail, postage prepaid, terminate the Agreement, and at the City's option, obtain performance of the work elsewhere.

    If the Agreement is terminated for default, the Contractor shall not be entitled to receive any further payments under the Agreement until all work called for has been fully performed. Any extra cost or damage to the City resulting from such default(s) shall be deducted from any money due or coming due to the Contractor. The Contractor shall bear any extra expenses incurred by the City in completing the work, and all damage sustained, or which may be sustained by the City by reason of such default.

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If a notice of termination for default has been issued and it is later determined for any reason that the Contractor was not in default, the rights and obligations of the parties shall be the same as if the notice of termination had been issued pursuant to the termination for public convenience paragraph herein.

13. **OPPORTUNITY TO CURE:** The City at its sole discretion may in lieu of a termination allow the Contractor to cure the defect(s), by providing a "Notice to Cure" to Contractor setting forth the remedies sought by City and the deadline to accomplish the remedies. If the Contractor fails to remedy to the City's satisfaction the breach or default of any of the terms, covenants, or conditions of this Contract within the time stated time, the City shall have the right to terminate the Contract without any further obligation to the Contractor. Any such termination for default shall not in any way operate to preclude the City from also pursuing all available remedies against the Contractor and it's sureties for said breach or default, including but not limited to termination of this Contract for convenience.

14. **COMPLIANCE WITH THE LAW:** The Contractor agrees to comply with all relevant, Federal, State, and Municipal laws, rules, policies, regulations or ordinances in the performance of work under this Agreement.

15. **CITY BUSINESS AND OCCUPATION LICENSE:** The Contractor will be required to obtain a business license when contracting with the City unless allowable exemptions apply. The Contractor shall contact the State of Washington Business License Service (BLS) at: http://bls.dor.wa.gov/file.aspx, or by phone at 800-451-7985, or go to www.bls.dor.wa.gov/cities/vancouver.aspx or www.cityofvancouver.us/businesslicense, to determine whether a business license is required pursuant to the Vancouver Municipal Code (VMC) Chapter 5.04.

16. **LIABILITY AND HOLD HARMLESS:** The Contractor agrees to indemnify, defend, save and hold harmless the City, its officials, employees and agents from any and all liability, demands, claims, causes of action, suits or judgments, including costs, attorney fees and expenses incurred in connection therewith, of whatsoever kind or nature (including patent infringement or copyright claims) to the extent arising out of, or in connection with, or incident to, the negligent performance or willful misconduct pursuant to this Agreement. This indemnity and hold harmless shall include any claim made against the City by an employee of Contractor or subcontractor or agent even if Contractor is thus otherwise immune from liability pursuant to the workers' compensation statute, Title 51 Revised Code of Washington (RCW), except to the extent that such liability arises from the concurrent negligence of both the City and the Contractor, such costs, fees and expenses shall be shared between the City and the Contractor in proportion to their relative degrees of negligence. The Contractor specifically acknowledges the provisions contained herein have been mutually negotiated by the parties and it is the intent of the parties that the Contractor provide the broadest scope of indemnity permitted by RCW 4.24.115. The Contractor is an independent contractor and responsible for the safety of its employees.

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17. INSURANCE: The Contractor shall obtain and keep in force during the entire term of this agreement, liability insurance against any and all claims for damages to person or property which may arise out of the performance of this Contract whether such work shall be by the Contractor, subcontractor or anyone directly or indirectly employed by either the Contractor or a subcontractor.

All liability insurance required herein shall be under a Comprehensive or Commercial General Liability and business policies.

COVERAGE	LIMITS OF LIABILITY
I. Commercial General Liability:	
Policy shall include Bodily Injury, Property Damage, Personal Injury and Broad Form Contractual Liability	
Each Occurrence	$1,000,000
General Aggregate Per Occurrence	$2,000,000
Products & Completed Operations Aggregate	$2,000,000
Personal and Advertising Injury	$1,000,000
Blanket Contractual Liability	$1,000,000
II. Commercial Automobile Liability	
Policy shall include Bodily Injury and Property Damage, for any owned, Hired, and/or Non-owned vehicles used in the operation, installation and maintenance of facilities under this agreement.	
Combined Single Limit	$1,000,000
III. Workers' Compensation (applicable to the State of Washington)	
Per Occurrence	
Employer's Liability	$1,000,000
Disease Each Employee	$1,000,000
Disease Policy Limit	$1,000,000
Each Claim	$1,000,000
Annual Aggregate	$1,000,000
VI. Cyber Liability	
Policy shall include coverage against claims involving privacy violations, data breach, information theft, damage to or destruction of electronic information, intentional and/or unintentional release of private information, and alteration of electronic information, extortion and network security.	$1,000,000

In addition to the coverage and limits listed above the Contractor's insurance must all contain the following:

a. City Listed as an Additional Insured. The City of Vancouver, its Agents, Representatives, Officers, Directors, Elected and Appointed Officials, and Employees must be named as an additional insured. The required Additional Insured endorsements shall be at least as

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broad as ISO CG 20 10 11 85, or its equivalent CG 20 10 07 04 and CG 20 37 07 04 must be included with the Certificate of Insurance.

b. Either the Commercial General Liability or the Workers' Compensation policy must be endorsed to include "Washington Stop Gap" insurance. The limits and aggregates referenced must apply to the Stop Gap coverage as well and must be indicated on the certificate.

c. Employment Security. The Contractor shall comply with all employment security laws of the State in which services are provided and shall timely make all required payments in connection therewith.

d. The City of Vancouver shall be listed on the Certificate as the Certificate Holder.

e. Coverage Trigger: The insurance must be written on an "occurrence" basis. This must be indicated on the Certificate.

Contractor shall provide evidence of all insurance required, at the City's request, by submitting an insurance certificate to the City on a standard "ACORD" or comparable form.

All policies shall be issued by an insurance company licensed to do business in the State of Washington. The City of Vancouver may inspect all policies and copies shall be provided to the City upon request.

18. NOTICES: All notices which are given or required to be given pursuant to this Agreement shall be hand delivered, mailed postage paid, or sent by electronic mail as follows:

For the City:
Anna Vogel
City of Vancouver
415 W 6th Street
P O Box 1995
Vancouver WA 98668-1995
Email: anna.vogel@cityofvancouver.us

For the Contractor:
Craig Dawson
Retail Lockbox, Inc
105 14th Ave, Suite 300
Seattle, WA 98122
Email: craig@retaillockbox.com

Either party may change the designated contact or any information listed above by giving advance notice in writing to the other party.

19. AMENDMENTS: All changes to this Agreement, including changes to the scope of work and compensation sections, must be made by written amendment and signed by all parties to this Agreement.

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20. **SCOPE OF AGREEMENT**: This Agreement incorporates all the agreements, covenants and understanding between the parties hereto and are merged into this written Agreement. No prior agreement or prior understanding, verbal or otherwise, of the parties or their agents shall be valid or enforceable unless set forth in this Agreement.

21. **RATIFICATION:** Acts taken pursuant to this Agreement but prior to its effective date are hereby ratified and confirmed.

22. **GOVERNING LAW/VENUE**: This Agreement shall be deemed to have been executed and delivered within the State of Washington, and the rights and obligations of the parties hereunder shall be construed and enforced in accordance with, and governed by, the laws of the State of Washington without regard to the principles of conflict of laws. Any action or suit brought in connection with this Agreement shall be brought in the Superior Court of Clark County, Washington.

23. **COOPERATIVE PURCHASING:** The Washington State Inter-local Cooperation Act, Ch. 39.34 RCW, authorizes public agencies to cooperatively purchase goods and services if all parties agree. By having executed this Agreement, the Contractor agrees that other public agencies may purchase goods and services under this solicitation or contract at their own cost and without the City incurring any financial or legal liability for such purchases. The City agrees to allow other public agencies to purchase goods and services under this solicitation or contract, provided that the City is not held financially or legally liable for purchases and that any public agency purchasing under such solicitation or contract file a copy of this invitation and such contract in accordance with RCW 39.34.040.

24. **PUBLIC DISCLOSURE COMPLIANCE:** The parties acknowledge that the City is an "agency" within the meaning of the Washington Public Records Act, Chapter 42.56 RCW, and that materials submitted by the Contractor to the City become public record. Such records may be subject to public disclosure, in whole or part and may be required to be released by the City in the event of a request for disclosure. In the event the City receives a public record request for any data or deliverable that is provided to the City and that is licensed from the Contractor, the City shall notify the Contractor of such request and withhold disclosure of such information for not less than five (5) business days, to permit the Contractor to seek judicial protection of such information, provided that the Contractor shall be responsible for attorney fees and costs in such action and shall save and hold harmless the City from any costs, attorney fees or penalty assessment under Chapter 42.17 RCW for withholding or delaying public disclosure of such information.

25. **DEBARMENT**: The Contractor certifies that that it is not presently debarred, suspended, proposed for debarment, and declared ineligible or voluntarily excluded from covered transactions by any Federal, State or local department or agency.

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26. NONDISCRIMINATION: The City of Vancouver, WA is an equal opportunity employer. In the performance of this Agreement, the Contractor will not discriminate against any employee or applicant for employment on the grounds of race, creed, color, national origin, sex, sexual orientation, marital status, age or the presence of any sensory, mental or physical handicap.

The undersigned, as the authorized representatives of the City and Contractor respectively, agree to all of the terms and conditions contained in this Agreement, as of the dates set forth below.

CITY OF VANCOUVER
A municipal corporation

DocuSigned by:
Anna Vogel
7C05B7FF675849B...
Anna L. Vogel, Procurement Manager

9/9/2022
Date

Attest:
DocuSigned by:
Natasha Ramras
BCF0734E40E94AE...
Natasha Ramras, City Clerk

Approved as to form:
DocuSigned by:
Taylor Hallvik
261B190A330644B...
Taylor Hallvik, Assistant City Attorney
For: Jonathan Young, City Attorney

CONTRACTOR:
Retail Lockbox, Inc

9C4C3D7E6F2643C
Craig Dawson
DocuSigned By: Craig Dawson
Signature

Craig Dawson President
Printed Name /Title

9/8/2022
Date

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ATTACHMENT "A":

Scope of Work

1. City customers will remit an invoice or check to a PO Box authorized by the City.
    a. Contactor shall open a PO Box / lockbox for the following City payment types / departments:
        i. Utilities (approximately 88,000 transactions per year)
        ii. Parking citations (approximately 300 transactions per year)
        iii. Miscellaneous Billing (Workday Customers approximately 1,500 transactions per year)
        iv. Additional payment types as may be required by the City during the life of this Contract
    b. Contactor shall provide a separate Daily A/R Posting File for each department for automated upload into the City's separate and distinct accounts receivables systems.

2. Contactor shall assist in the design and implementation of the coupon processing as well as the electronic file transfer process to update the City's Accounts Receivable system.

3. Information on the remittance stub will be determined by the City and Contactor.

4. The current day's mail shall be picked up at a State of Washington based post office box, approved by the City, and couriered to Contractor's processing location.

5. Contactor shall open mail and sort as follows:
    a. Full Pays & Partial Pays
    b. Multiples
    c. Correspondence on Stub
    d. Checks Only
    e. Correspondence

    *Any other sorts as needed upon City's request.

6. Checks shall be deposited same day and an image copy made to allow the City to research and post the payment to the correct account.

7. Contactor shall image all processed checks and stubs. Images of checks and stubs shall be viewable by the City on the internet with Company the day after the items are processed.

8. The City will provide Contractor a list of acceptable payees. All others to be returned.

9. Contactor shall submit a daily deposit into a designated City account at JP Morgan Chase by the bank's cutoff time each business day using Check 21 Image-based Cash Letter.

10. Contactor shall shred all materials received with an ICL deposit. Other materials shall be

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returned to City as needed overnight via USPS or courier.

11. Contactor shall return all correspondence by a mutually agreed upon means and according to a mutually agreed schedule.

12. Contactor shall provide the City with Detail and Summary Reports electronically on each day work is processed no later than 3:30 pm PST. On days with no incoming remittances to process, Contactor will provide the City with a courtesy "No Work" notification email.

13. All account data shall be communicated daily to the City via electronic transfer based on the file layouts provided to the Contractor by the City.

14. Contactor will provide electronic processing of online bill payments from FIS, Fiserv, iPay Technologies, and other providers. The City currently receives approximately 58,000 transactions per year from electronic online bill payments. Contractor will contract with each provider directly on behalf of the City.

    a. Payment Initiation - Consumers initiate online bill payments to the City through their bank's website.

    b. Payment Deposit - An ACH electronic deposit is made into City's bank account by each provider.

    c. City on-line bill payments information is sent electronically to Contractor to process from the providers.

    d. Contactor will take the payment information and provide an Accounts Receivable posting file in City's format for upload.

    e. Contactor will provide reporting based on the provider, City, and the customer detail information by transaction.

    Items received without posting information, Check Only No Post (CONP) or other items lacking enough information to post, will be imaged, deposited to a holding account such as "9999999", and presented on Contractor for data update by the City. Once the missing information is added by the City, the transaction is flagged. RLI will automatically detect these flagged items and post them to the correct account. Timing shall be at the City's discretion.

    a. RLI processes CONP items on Day 1 and uploads them to Contractor's website with the {S} suspense tag so that images are available by 8am on the next business day. Transactions are deposited to a holding account such as "9999999."

    b. The client may go to Contractor's website to look for {S} items available on the

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next business day and fill in missing account information by a pre-designated time and change the item status to {P} or {R}.

c. RLI will then sweep only the {P} items and include them in the current day's posting file for the correct account and change the status from {P} to {C} on Contractor's website to complete the process.

d. The Suspense transaction fee will be added to the Manual transaction per item fee when invoiced. The Manual Check Only No Post (CONP) items will be batched separately and uploaded to Contractor's website. Suspense items are tagged.

e. Suspense drives a later posting file to allow enough time for client to update Contractor website and for RLI to sweep the transactions into the posting file and reporting. The file send end of day processing will be 5:00 PM or later.

Definitions:

a. Transaction: A Transaction is defined as the posting of an amount to an account and/or the processing of a check.

b. Regular (OCR) Transactions: Regular Transactions will be defined as a coupon transaction that includes an OCR scanline and standardized envelope for remittance. These will include those transactions, mutually agreed upon between Contactor and City, including 1) the dollar amount on the check and coupon match, 2) the check and stub do not match.

c. Manual Transactions: Manual Transactions will be defined as those transactions agreed upon between Contactor and City, where there is no usable OCR scanline. Examples of this could include but are not limited to 1) a check with a damaged coupon 2) a check with or without an account number 3) a check with no coupon 4) illegible coupon information 5) there are multiple checks or remittance stubs associated with a single transaction.

d. Exceptions and/or Unprocessable Transactions: This category includes remittance materials considered to be unprocessable based on City business rules or defective condition of the materials received. Examples include but are not limited to: damaged check; incomplete or inaccurate MICR; or no check enclosed.

Contractor shall:

a. Create and document specific processing instructions for internal use and based

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b. on City's business rules.

c. Present the total of all payments received for the City from the lockbox into a corporate bank account, to be identified by City.

d. Capture payment information as agreed upon with City and based on the materials received for City.

e. Provide detail and summary reports of each day's transactions.

f. Mail or courier all go-back/return work and un-processable materials based on the City's processing instructions.

g. Contactor shall submit a detailed invoice for payment to City according to a mutually agreed upon schedule.

Quality Control:

a. Contractor will perform quality control measures to ensure all documents are captured accurately. Image quality checks will be performed during the scanning process.

b. The Contractor is expected to meet the following performance standards: current quality standards are agreed to be at 98% accuracy. Errors due to inaccurate scanning will be tracked on a monthly basis. First month of missing the quality mark, a discussion between City Project Manager and Contractor will be had. Second month of missing quality mark, a corrective action plan will be put in place. Third month of missing quality mark, a $10 charge back for each error over the 2%.

City will:

a. Provide its customers with a statement document or other form of credit document to be returned with payments, together with directions to mail such returns to the specified post office box ("lockbox").

b. Provide a P.O. Box in a mutually agreeable Post Office facility for receipts of payments. Contactor shall facilitate the acquisition and logistics on behalf of City.

c. Pay to Contactor, the charges provided for in the Contract, as updated from time to time, in accordance with City policies.

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Electronic file layout specification:

Currently the City receives two separate files. The first file is specific to Utility accounts, and the second file contains remittance information for Workday and Parking accounts. The lockbox number is unique to each system. This allows the City to separate the file and upload it to the applicable accounts receivable system.

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ATTACHMENT "B":

Payment Rates

Lockbox Processing Services

City of Vancouver Utilities

Regular Transactions	$ 0.1380 per transaction
Manual Transactions	$ 0.2758 per transaction
Exception Transactions	$ 0.1380 per transaction
Epay Transactions	$ 0.2251 per transaction
Suspense Transactions	$ 1.07 per suspended transaction
Daily Detail & Summary Reports	$ No Charge
ICL File Transfer	$ No Charge
Daily A/R Posting File	$ No Charge

Image Retrieval

RetailWEB™ Image Hosting (Users)	$ 28.13 per user, per month
Image Storage for RetailWEB™	$ 0.0028 per image, per month
Implementation & Programming	~~$ 1,665.00 one-time~~ **Waived**

City of Vancouver Misc.

Regular Transactions	$ 0.1380 per transaction
Manual Transactions	$ 0.2758 per transaction
Exception Transactions	$ 0.1380 per transaction
Suspense Transactions	$ 1.07 per suspended transaction
Daily Detail & Summary Reports	$ No Charge
ICL File Transfer	$ No Charge
Daily A/R Posting File	$ No Charge

Image Retrieval

RetailWEB™ Image Hosting (Users)	$ No Charge
Image Storage for RetailWEB™	$ 0.0028 per image, per month
Implementation & Programming	~~$ 1,665.00 one-time~~ **Waived**

Other Fees

Overnight/Certified Mailed Items	$ No Charge
Cash Handling	$ No Charge
P.O. Box Fees	$ As Billed
Courier Fees	$ As Billed
Secure Storage & Shredding	$ No Charge
Annual Compliance Fee (billed annually in December)	3.15% of Annual Billings
Change Request or Maintenance Charges	$ 185.00 per hour

Staff Report: 058-26

To: Mayor and City Council
From: City Manager
Date: March 16, 2026

Subject
Contract Amendment — Increase in Contract Funding for Ergonomic Assessment and Early Intervention Services - C-101807

Key Points

- Risk Management manages the contract with Work Right NW, which provides ergonomic assessment and early intervention services for Vancouver Police Department (VPD) and Public Works staff.
- These preventative services reduce the occurrence of musculoskeletal disorder (MSD) incidents. If MSD incidents occur, these services greatly reduce claim frequency and claim costs.
- Risk and Safety recommends adding $870,000 to the contract to cover the 5-year agreement.

Strategic Plan Alignment
High Performing Government – a government that is reliable, fiscally responsible, equitable, and open to compromise

Present Situation
The City changed vendors for ergonomic assessment and early intervention services in November 2024. To expedite the transition and maintain services, the new contract was signed with a $300,000 contract limit. The requested increase would allow the City to administer the remainder of the 5-year contract with Work Right NW.

Advantage(s)
By increasing the contract amount, VPD Officers and Public Works staff will continue to be able to rely on these services, reducing injuries, claims, and claim costs.

Challenge(s)
None

Budget Impact
No budget impacts. These services are already included as an ongoing line item in Risk's and Public Works' budget.

Prior Council Review
None

Action Requested
On Monday, March 16, 2026, authorize the City Manager, or designee, to finalize and execute an

amendment to contract C-101807 with Work Right NW, to increase contract funding up to a maximum of $1,170,000.

Staff Contact

Brent Waddle, Risk and Safety Manager, brent.waddle@cityofvancouver.us

Attachments:

1. Amendment No 1
2. Services Contract C-101807 executed

Services Agreement C-101807
Amendment No. 1
Ergonomic Assessment and Early Intervention Services

This first amendment ("Amendment") amends the Services Agreement number C-101807 ("Agreement") between the City of Vancouver, ("City"), and Work Right NW, Inc., ("Contractor") and is effective on the last day signed by a Party. Terms that are capitalized but undefined will have the meaning given them in the Agreement.

This Amendment amends the Agreement as follows:

1. **Section 2 Compensation** is amended as follows:

   Payment to the Contractor for the Services described in this Agreement shall not exceed $1,170,000.00USD.

2. **Entire Agreement**. All unamended terms in the Agreement or any earlier amendment remain in full force and effect. This Amendment, together with the Agreement and any earlier amendments, is the entire agreement between the Parties, and supersedes any other agreement or discussion between them, whether written or oral in nature.

CITY OF VANCOUVER
A municipal corporation

Lon Pluckhahn, City Manager

Date

Attest:

Anthony Glenn, Deputy City Clerk

Approved as to form:

City Attorney's Office

CONTRACTOR:
Work Right NW, Inc.

Signature

Printed Name /Title

Date

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CITY OF VANCOUVER
SERVICES AGREEMENT
No. C-101807
ERGONOMIC ASSESSMENT AND EARLY INTERVENTION SERVICES

This Services Agreement (the “Agreement”), effective on the date last signed below (the “Effective Date”) is entered by the City of Vancouver, Washington, a municipal corporation organized under the laws of the State of Washington (the "City") and Work Right NW, Inc., a corporation organized under the laws of the State of Washington (the "Contractor"). The City and Contractor are collectively referred to as the “Parties” or individually as a “Party”.

RECITALS

A. The City desires to engage the Contractor to perform Services as described in this Agreement; and
B. The City advertised and issued a request for proposals, numbered 55-24 (the “Solicitation”) and after evaluation of the Contractor’s responsive proposal, found the Contractor capable of performing the required Services.

AGREEMENT

In consideration of the terms and conditions in this Agreement, the Parties agree as follows:

1. **SCOPE OF SERVICES:** The Contractor agrees to provide the City with all services and materials provided in the Scope of Services, attached as Exhibit "A", and in the City’s Solicitation, if any, and the Contractor’s responsive proposal to the City’s Solicitation, if any (the “Services”). Contractor shall obtain City Project Manager’s written approval prior to starting the Services.

2. **COMPENSATION:** Payment to the Contractor for the Services described in this Agreement shall not exceed $300,000.00 USD.

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This payment shall be the maximum compensation for all Services including labor, materials, supplies, equipment, and incidentals necessary to complete the Services. And it shall not be exceeded without the City's prior written authorization in the form of a negotiated and executed amendment. Contractor agrees this compensation is adequate and sufficient for the timely provision of all Services under this Agreement.

City will limit compensation to the amount specified for each specific task and/or sub-task, unless amended in writing. Contractor shall complete the Services stated within the number of hours identified for each task, and/or sub-task, or for the lump sum amount associated with a task. If compensation is made on an hourly basis and the Services requires fewer hours than those estimated, the Contractor will be paid for the actual worked hours necessary to complete that task and/or sub-task. If Contractor underestimated the number of hours required to perform the Services, Contractor shall be paid up to the maximum number of hours stated for the task and/or sub-task. Compensation may be amended, at the City's sole discretion, for documentable circumstances not reasonably foreseeable to either party at the time the task and/or subtask is initiated, or for changes to the scope of services requested by City. All Deliverables (as defined in Section 6) must be acceptable to City in its sole discretion.

City will reimburse Contractor for the following travel expenses identified in its proposal upon submission of receipts to City: airfare, mileage at the approved IRS rate and lodging at the U.S. General Services Administration rates. For the avoidance of doubt, City will not reimburse Contractor wages incurred during travel time.

3. **PAYMENT FOR CONTRACTOR SERVICES**: The Contractor shall submit monthly invoices to City covering both professional fees and project expenses, if any, from the previous month. Invoices must be submitted to the Project Manager, Brent Waddle, by email to brent.waddle@cityofvancouver.us and accpay@cityofvancouver.us or by mail to City of Vancouver, Brent Waddle, PO Box 1995, Vancouver, WA 98668.

   City shall pay Contractor within 30 days of receipt of Contractor's invoice. The City will pay Contractor pursuant to Exhibit "B." The City may correct any invoice overpaid in error.

   During the life of this Agreement, and in consideration of the City's business needs, the Contractor may make requests for compensation adjustments. In consideration of market conditions, the City may allow an annual adjustment to compensation paid

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supported by the Consumer Price Index for the Seattle-Tacoma-Bellevue area for the previous four quarters. Contractor shall submit the request for consideration, together with supporting documentation, before the anniversary date of this Agreement. The City will review the request and, at its sole discretion, make a decision. If accepted, the adjustment shall become effective on the anniversary date of the Agreement and will be firm for the remainder of the contracted period. All adjustments will be authorized by written contract amendment.

The Parties agree that any amount paid in error by City does not alter the fee schedule. City's contract/purchase order (PO) number on the notice to proceed must be referenced on any invoice submitted for payment.

4. TERM OF AGREEMENT: The term of this Agreement begins on November 15, 2024 and continues until November 14, 2029. The total term shall not exceed five years.

5. CITY DATA; DATA SECURITY

5.1 City Data. Contractor may obtain and process City Data in connection with the Services. "City Data" means the data City provides to Contractor in connection with the receipt of the Services and any data generated by Contractor in connection with providing the Services to City. City owns all City Data. City licenses City Data to Contractor solely for the purposes of providing the Services to City or improving the Services for City. Contractor shall not use City Data for any other purpose, including as artificial intelligence training data. Contractor acknowledges that compliance with Applicable Laws under Section 31 of the Agreement includes compliance with all applicable federal, state, and local data protection laws in its provision of the Services.

5.2 Data Security. If Contractor maintains City Data on Contractor systems, it will comply with the following data security requirements.

5.2.1 Security Practices. Contractor shall develop, implement, and maintain appropriate administrative, physical, and technical safeguards that are designed to ensure the confidentiality, integrity and availability of City Data. Contractor will enact safeguards that are compliant with industry best practices for the specific City Data obtained by Contractor in connection with the Services.

5.2.2 Location of City Data. Contractor shall maintain City Data solely in data centers located in the United States.

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5.2.3 Security Breaches. A "Security Breach" is any suspected or actual unauthorized access to or use of City Data in Contractor's possession.

a. Notice. Contractor will notify City within 24 hours of any Security Breach. Notice will include details regarding the Security Breach including impacted parties, specific data, and mitigation. Contractor will call 360.487.8888 (if after hours, follow prompt to connect to on-call personnel); email City with a read receipt to help.desk@cityofvancouver.us; and email to the City personnel contact for the Agreement.
b. Coordination. Immediately after Contractor provides notification of a Security Breach the Parties will begin working together to contain, mitigate, investigate, respond to and remediate the Security Breach. Contractor will cooperate with all City requests in relation to the Security Breach in compliance with Applicable Law.
c. Root Cause Analysis. As soon as possible following the Security Breach, Contractor will complete a root cause analysis and will provide a plan to City for remediation and prevention.
d. Third-Party Notice. Contractor will work together with City to ensure compliance with RCW 19.255.010 if necessary and will make no statement or send notice to any third party regarding the Security Breach without City's prior written consent.
e. Costs. In addition to its indemnification obligations, Contractor will reimburse City for all costs City incurs associated with any Security Breach, including forensic investigation, costs of providing notice to impacted parties, call centers and credit monitoring as applicable. Contractor will pay or reimburse City for all regulatory fines and other legal costs the City incurs associated with the Security Breach.

6. **DELIVERABLES - INTELLECTUAL PROPERTY** Contractor may create documents or other work product in connection with providing the Services ("Deliverables"). Contractor assigns and will assign to City all right, title, and interest in and to any Deliverables it creates in connection with providing the Services. Contractor may retain a copy of any Deliverable for its internal business purposes. Contractor's know-how, methodologies and processes are Contractor intellectual property. Contractor grants City a perpetual, irrevocable, royalty-free, worldwide license to use all Contractor intellectual property in connection with the Deliverables for any City purpose.

7. **AUDIT RIGHTS:** Contractor shall maintain records of all matters related to this Agreement in accordance with generally accepted accounting principles.

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Contractor shall provide the records to City or any other governmental agency with jurisdiction for audit, at such reasonable times and places as City designates.

8. PUBLIC DISCLOSURE COMPLIANCE: Records relating to Agreement are subject to the following:

8.1 Confidential Information. Any record of City business, including this Agreement, related records, and City Data, is a public record under the Washington Public Records Act, codified at chapter 42.56 RCW ("PRA"). City may be required to disclose this Agreement or related records, including records in Contractor's possession, pursuant to a public disclosure request. City will provide third-party notice to Contractor before disclosing records. Public records may be subject to exemptions from disclosure under the PRA. City agrees to withhold its release of the requested records in dispute for a reasonable amount of time (approximately 10 days) to allow Contractor an opportunity to seek judicial protection pursuant to RCW 42.56.540 as adopted or amended.

8.2 Public Disclosure Compliance. City will comply with the PRA in its receipt of and response to any public disclosure request for responsive records related to this Agreement, subject to applicable exemptions. Under RCW 42.56.060, City will have no liability to Contractor for disclosure of Contractor information acting in good faith pursuant to its obligations under the PRA.

8.3 Subpoenas. If either Party receives a subpoena requiring the disclosure of the other Party's information, that Party will notify the other party and provide a reasonable time for the affected party to obtain a protective order prior to disclosing information. If a Party is prohibited by a court with jurisdiction over the matter from disclosing the subpoena, that Party will provide only the specific information required to be released under the subpoena on the advice of counsel.

8.4 City Data Confidentiality. Notwithstanding Section 8.1-3, Contractor will maintain the confidentiality of all City Data in its possession in conformance with Section 8.

9. STANDARD OF CARE: Contractor shall exercise the degree of skill and diligence normally employed by consultants in the same industry, performing the same or similar services. Contractor will re-perform any Services that breach this provision at no cost to City.

10. DISPUTE RESOLUTION: City and Contractor agree to negotiate in good faith for a period of 30 days from the date of notice of all disputes between them prior to exercising their rights under this Agreement or under law. All disputes between City and Contractor not resolved by negotiation between the Parties may be mediated only by mutual agreement of both Parties. If not mutually agreed to resolve the

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claim by mediation, the claim will be resolved by legal action. The Parties agree that if litigation is necessary to enforce any of the provisions of this Agreement, each party shall pay all of their own attorney fees and costs related to the litigation.

11. **TERMINATION FOR CONVENIENCE**: City may terminate this Agreement at any time for convenience. City will pay Contractor for all Services completed up to the date of termination for convenience. A decision by City to terminate for convenience does not waive any legal rights City has to enforce the Agreement.

12. **INDEMNIFICATION:** Contractor shall indemnify, defend, and hold harmless City and its officers, councilmembers, commissioners, employees, volunteers, and agents, from any claim, liability, loss, cost, expense, suit, and damages, including attorney's fees and consulting fees relating to (a) a third party claim for intellectual property infringement relating to the Contractor's Services or the Deliverables; (b) Contractor's negligence or willful misconduct; (c) Contractor's material breach of the Agreement; (d) Contractor's non-compliance with applicable law; (e) a third-party Washington Public Records Act claim involving Contractor information; and (f) Contractor's court action to enjoin release of Contractor information under the Washington Public Records Act.

    City will promptly notify Contractor of a claim under this Section 13 and will provide reasonable cooperation to Contractor in the defense of the claim. Contractor will have control over defense and settlement of the claim, except that Contractor will not enter any settlement or related agreement without City's prior written consent. Notwithstanding the preceding sentence, City may participate in the defense or settlement of any claim with counsel of its own choosing.

    Solely for negligence indemnification claims under (b) above, if Contractor is providing architectural, landscape architectural, engineering, or land surveying services as the Services under this Agreement, and Contractor and City are concurrently negligent, then Contractor will be required to indemnify City only to the extent of Contractor's negligence and will have no obligation to indemnify City for City's sole negligence, pursuant to RCW 4.24.115.

    If Contractor or Contractor's employee is a licensed architect, professional engineer, land surveyor, or landscape architect and the Services are related to a construction project, Contractor expressly waives its industrial insurance immunity under the Washington Industrial Insurance Act Title 51 RCW. Contractor

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acknowledges this waiver has been mutually negotiated and the Parties desire to incorporate this waiver pursuant to RCW 4.24.115(1)(b).

13. **INSURANCE:** Contractor shall maintain liability insurance for all claims for damages to the City, persons or property that arise from Contractor's performance during the Term of this Agreement.

Contractor shall maintain the following insurance coverage.

COVERAGE	LIMITS OF LIABILITY
I. Commercial General Liability:	
Policy shall include Bodily Injury, Property Damage, Personal Injury and Broad Form Contractual Liability	
Each Occurrence	$1,000,000
General Aggregate Per Occurrence	$2,000,000
Products & Completed Operations Aggregate	$2,000,000
Personal and Advertising Injury	$1,000,000
Blanket Contractual Liability	$1,000,000
II. Commercial Automobile Liability	
Policy shall include Bodily Injury and Property Damage for any owned, hired, and/or non-owned vehicles arising from the performance of this Agreement.	
Combined Single Limit	$1,000,000
III. Workers' Compensation (applicable to the State of Washington)	
Per Occurrence	
Employer's Liability	$1,000,000
Disease Each Employee	$1,000,000
Disease Policy Limit	$1,000,000
Each Claim	$1,000,000
Annual Aggregate	$1,000,000
IV. Umbrella Liability	
	$5,000,000
V. Professional Liability	
Policy shall include coverage for all claims for damages to person or property arising from the performance of this Agreement.	$1,000,000

In addition to the coverage and limits listed above the Contractor's insurance must all contain the following:

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a. Compliance with other Insurance Policies - Contractor will remain compliant with all other insurance obligations it may have pursuant to its personnel or applicable law.

b. Coverage Trigger - Contractor's insurance must be on an "occurrence" basis rather than claims made. This type of coverage must be indicated on the Certificate of Insurance.

c. Additional Insured Requirement - The City of Vancouver, its Agents, Representatives, Officers, Directors, Elected and Appointed Officials, and Employees must be named as additional insureds where permissible under applicable law. The required Additional Insured endorsements shall be at least as broad as ISO CG 20 10 11 85, or its equivalent CG 20 10 07 04 and CG 20 37 07 04 must be included with the Certificate of Insurance.

d. Certificates - The City of Vancouver shall be listed on the Certificate of Insurance as the Certificate Holder. Contractor will provide the Certificate of Insurance to City upon request on an ACORD or comparable form.

All policies shall be issued by an insurance company authorized to do business as an insurance company in the State of Washington.

14. **RELATIONSHIP OF THE PARTIES**. The relationship of the Parties under this Agreement is that of independent contractors. Contractor is solely responsible for the manner, method, and means of providing the Services. Contractor and its employees are not City employees and will not be entitled to or receive any benefits under this Agreement. Contractor will pay all Contractor personnel and pay all taxes, contributions, and benefits that may be required related to its personnel. Neither Party may bind the other except as expressly stated in this Agreement.

15. **SUBCONTRACTING***:* Contractor may subcontract for Services with City's prior written approval in its sole discretion. Contractor is solely responsible for its subcontractors' compliance with this Agreement and will pass through the terms of this Agreement to all subcontractors.

16. **COMPLIANCE WITH APPLICABLE LAW:** Contractor shall comply with all applicable federal, state, and local laws, rules, and regulations ("Applicable Laws"). Contractor shall modify the Services as necessary to comply with Applicable Laws.

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17. **E-VERIFY:** Contractor shall enter into and register a Memorandum of Understanding with the Department of Homeland Security E-Verify program within 60 days of executing this Agreement. Contractor shall ensure all Contractor employees and any subcontractors assigned to perform Services under this Agreement are eligible to work in the United States. Contractor shall provide compliance verification upon City's request.

18. **TITLE VI COMPLIANCE**: Depending on the Services Contractor provides, the City may use federal funds to compensate Contractor. If federal funds are used. the City, Contractor, and any approved subcontractor must comply with the provisions of Title VI of the Civil Rights Act of 1964, (78 Stat. 252, 42 U.S.C. 2000d to 2000d-4) (CRA) and the Civil Rights Restoration Act of 1987, Pub. L. No. 100-259, 102 Stat. 28 (1988) (CRRA). Contractor must confirm with City whether Title VI is applicable under this Agreement.

19. **EQUAL EMPLOYMENT OPPORTUNITY**: The City is an equal opportunity employer. Contractor shall not discriminate against any of its employees or applicants for employment on the basis of race, color, creed, religion, sex (including gender identity, sexual orientation, and pregnancy), national origin, citizenship or immigration status, age (40 or older), the presence of any sensory, mental, or physical disability or the use of a trained dog guide or service animal by a person with a disability, genetic information, honorably discharged veteran or military status, or any other class protected by federal, state, or local employment discrimination laws.

20. **ANTI-KICKBACK**. City officers and employees shall not have or acquire an interest in the Agreement or solicit, accept, or give any item of value from a person or entity with an interest in this Agreement.

21. **PERMITS, LICENSES, AND CERTIFICATIONS**. Contractor is solely responsible for any license, permit or certificate that may be required by any federal, state or local law in connection with the performance of Contractor's obligations under this Agreement, including any business license. Contractor may contact the State of Washington Business License Service (BLS) at: 800-451-7985, www.bls.dor.wa.gov/cities/vancouver.aspx or visit the City's website found at www.cityofvancouver.us/businesslicense for assistance with the determination.

22. **COOPERATIVE PURCHASING:** The Washington State Interlocal Cooperation Act, chapter 39.34 RCW, authorizes public agencies to cooperatively purchase goods and

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services if all parties agree. By executing this Agreement, Contractor agrees that other public agencies may purchase goods and services under this Agreement at their own cost. City will have no liability or obligation related to Contractor related to that separate agency agreement. Therefore, City agrees to allow other public agencies to purchase services under this Agreement so long as City is not held financially or legally liable for any separate agency services received pursuant to the Agreement, and that any public agency purchasing under this Agreement file a copy of it in accordance with RCW 39.34.040.

23. **DEBARMENT**: Contractor certifies that it is not presently debarred, suspended, proposed for debarment, and declared ineligible or voluntarily excluded from covered transactions by any federal, state or local department or agency.

24. **NOTICES:** All notices will be hand delivered, certified mail, or sent by electronic mail if agreed by the Parties. Notice will be effective when received if hand delivered, on the delivery date if certified mail, or when an email is sent. Notice must be addressed to the Parties at:

For the City:	For the Contractor:
Anna Vogel	Nic Patee
City of Vancouver	Work Right NW, Inc.
415 W 6th Street	1760 Down River Dr
P O Box 1995	Woodland, WA 98674
Vancouver WA 98668-1995	Email: nic@workrightnw.com
Email: anna.vogel@cityofvancouver.us	

Either Party may update its address for notice by giving written notice to the other Party.

25. **ASSIGNMENT.** Contractor shall not assign this Agreement without the express written consent of City. Any assignment in violation of this subsection is void. All terms of this Agreement are binding on any assignee.

26. **ORDER OF PRECEDENCE:** If there is a conflict between the terms of any document, the order of precedence is as follows: Amendments to this Agreement; this Agreement; Contractor's responsive proposal to City's solicitation; and City's solicitation. The Parties agree that terms included on any Purchase Order or other document provided by Contractor are not part of this Agreement.

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27. **SURVIVAL**. Sections 15 - 35 will survive any termination of this Agreement.

28. **WAIVER**. A Party's waiver of any term of this Agreement must be in writing and signed by the Party waiving compliance.

29. **THIRD PARTY BENEFICIARIES**. There are no third-party beneficiaries under this Agreement.

30. **GOVERNING LAW**: This Agreement is governed by the laws of the State of Washington without regard to its conflicts of laws provisions. Venue for any action arising under this Agreement will be the state or federal courts for Clark County, Washington. The Parties waive any claim of inconvenient forum.

31. **SEVERABILITY**. If a court with jurisdiction over the matter determines any clause of this Agreement is unenforceable, it shall revise the clause to reflect the intent of the Parties as closely as possible. If revision is not possible, the Court shall strike the clause and the remainder of the Agreement will remain in full force and effect.

32. **AMENDMENTS:** Any amendments to this Agreement must be in writing and signed by all Parties to this Agreement.

33. **ENTIRE AGREEMENT**: This Agreement, together with any amendments, is the entire agreement between the Parties, and supersedes any other agreement or discussion between them, whether written or oral in nature.

34. **COUNTERPARTS**. This Agreement may be signed in counterparts. Each counterpart will be deemed an original and together the separate parts will form one Agreement.

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City and Contractor enter the Agreement as of the Effective Date.

CITY OF VANCOUVER
A municipal corporation

DocuSigned by:
Anna Vogel
7C05B7FF675849B...

Anna L. Vogel, Procurement Manager

11/7/2024

Date

Attest:

DocuSigned by:
Natasha Ramras
493E940414AE4BD...

Natasha Ramras, City Clerk

Approved as to form:

Signed by:
Tricia Juettemeyer
E1935B9517E94D2...

Tricia Juettemeyer, Assistant City Attorney

CONTRACTOR:
Work Right NW, Inc.

DocuSigned by:
Nic Patee
18B11B5DA668493...

Signature

Nic Patee President, CEO

Printed Name /Title

11/7/2024

Date

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EXHIBIT “A”:
Scope of Work

Contractor to provide ergonomic assessment and early intervention services as follows:

- Provide on-site qualified personnel, including Occupational Therapists, Physical Therapists, Physical Therapist Assistant or Athletic Trainers to provide required services;
- Implement an employee awareness program to provide training to identify early symptoms of injury;
- Provide job site safety and ergonomic practices informational materials to create awareness about proactive measures employees can take to protect themselves from injuries;
- Provide wellness screenings and an analysis of risk factors for individual employees;
- Identify and assess potential job site safety issues and ergonomic hazards. Then make recommendations on how to mitigate, or eliminate, the issues and hazards found;
- Implement an ergonomic focused, team and individual based training program that includes stretches, and strengthening exercises for employees to help reduce and/or prevent injuries; Lead teams in stretching and strengthening activities;
- Conduct facility and job site walk-throughs and provide a detailed report on observed employee general safety and ergonomic practices awareness;
- Provide materials to enhance supervisors and managers communications about job site safety and ergonomic practices awareness;
- Prepare monthly statistical analysis and evaluation of program effectiveness report with graphs illustrating results. Format and contents to be as defined by the City;
- Provide clinical or phone consultations from 8:00 a.m. to 8:00 p.m. Pacific time.

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EXHIBIT "B":
Fee Schedule

Staffing Recommendations:

Work Right recommends that the City of Vancouver provide 1 – Full Time (40 hours per week equivalent) athletic trainer split between the Operations Team & the Police department. The schedule would be divided between 5 – 8 hour days, or 4 – 10 hour days, whatever best serves the needs of the city. Work Right commits to work in good faith with the City of Vancouver EHS leadership to build a schedule that is accommodating and optimizes the coverage between the multiple groups served. Work Right also will provide On Demand Telephonic visits, available between 6am & 8pm to the City of Vancouver employees for days/times when Work Right is not available on-site.

- 1 – Full Time Athletic Trainer split between Operations & Police
- On Demand Telephonic Triage – Additionally billed per call
- Computer Vision Wellness Screening Services (MotionTrack6)
- Industrial Athlete Digest delivered weekly

Recommended Services Fee Schedule:

Service	Description	Cost
On-Site Athletic Trainer (Full Time Equivalent Staffing Rate)	Work Right will prepare (1) on-site Athletic Trainer 40 hours per week (either 5 – 8 hour days or 4 – 10 hour days) to the City of Vancouver. Services included in this rate include early symptom intervention, ergonomic observations & coaching,	$184,370 per Year (Equates to an hourly rate of $88.64 / hour)

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	worksite assessments & wellness screenings.	
On Demand Telephonic Calls (Outside of business hours)	Telephonic early intervention visits handled by Certified Athletic Trainers outside of the scheduled working hours on-site at the City of Vancouver. These calls include intake of incident narrative, review of red flags and risk factors, coaching on first aid interventions.	$75.00 per call
Work Right Program Implementation Fee	This one-time fee, covers the facility setup, program marketing, program launch meetings, Software licenses & staff training	$7,500 (one-time fee)
MotionTrack6 Computer Vision Wellness Screening Technology	Using computer vision technology, Work Right provides the technology & associated licenses, to perform functional movement assessments with computer-vision technology.	Included
Industrial Athlete Digest	A weekly newsletter that includes health & well-being coaching for the working athlete. This publication can be used as a weekly toolbox talk, published in common areas, or directed to the workforce through our customer intranet solutions.	Included

The above recommendations outline the recommended service offering for the City of Vancouver to deliver on the requirements of this RFP. Work Right does provide services beyond the scope, or potentially in addition to the above scope, and felt it prudent to provide a fee schedule for such services. These services would not be provided unless agreed upon by the City of Vancouver in writing.

Oher Available Work Right Services Fee Schedule:

Service	Description	Cost
On-Site Athletic Trainer (Non-Full Time Staffing Rate)	If less than a full-time equivalent athletic trainer is preferred, or additional hours are requested beyond the recommended 1 FTE Athletic Trainer is required, Work	$164.50 per Hour

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	Right operates on an hourly fee. The services included in this hourly rate include early symptom intervention, ergonomic observations & coaching, worksite assessments & wellness screenings.	
Wearable Technology Ergonomic Assessments	Includes the monitoring of 3-5 job titles and delivers a Wearable Technology Playbook. Travel billed separately	$2,600 per assessment day
PREPARED Train the Trainer	8 Hour Course for up to 20 participants; 30' monthly refresher meetings with a facilitator on Zoom for the following 12-months; Customized Pre-Shift Warm Up Template; Electronic Copies of Training Materials. Travel billed separately.	$4,500 per Training
Certified Professional Ergonomist (CPE) Consulting	Consultative, advisory, and/or project-based work. Focused on but not limited to, ergonomic program set up, review, and/or implementation	$275 per hour

Staff Report: 059-26

To: Mayor and City Council
From: City Manager
Date: March 16, 2026

Subject
Contract Amendment - Bridge Shelter Project - Scott Edwards Architecture - C-101824

Key Points

- The duration of the City of Vancouver's Declaration of Civil Emergency related to Homelessness is impacted by the availability of adequate shelter for those experiencing unsheltered homelessness.
- The City's Homelessness Emergency Action Plan identifies a bridge shelter as a critical component of the City's comprehensive strategy to provide adequate shelter.
- As a critical component, the Bridge Shelter project has been proceeding at an accelerated pace, including the initiation of construction ahead of final design coordination.
- The City requires additional services from Scott Edwards Architecture (SEA) to address and resolve design coordination issues during construction and, if approved, the Council's action would authorize the increase of the design contract by $88,382.

Strategic Plan Alignment
Housing and Human Needs – meeting basic needs and partnering with organizations to support the community

Present Situation
On November 6, 2023, multiple emergency orders were ratified by Vancouver City Council to address the critical health and safety issues associated with chronic unsheltered homelessness. Following this ratification, the City adopted a Homelessness Emergency Action Plan, which identified the establishment of a bridge shelter as a critical component of Vancouver's comprehensive strategy to address homelessness and its impacts.

This shelter is planned to be low-barrier emergency housing, providing those experiencing homelessness with a safe and supportive place to stay as they "bridge" between living outside and the next step on their journey to permanent housing. This interim/emergency housing will play a crucial role in providing immediate safety and support to individuals experiencing homelessness.

Because of the urgency of the community need, time is of the essence, and the project team is directed to expedite the project development process. To accelerate the project, the project team developed the building design before finalizing the operating plan. In addition, the City undertook the early procurement of the electrical switchgear and the pre-engineered metal buildings before the designs were complete.

The parallel development of the operating plan and design of the pre-engineered metal buildings has resulted in more-than-planned coordination by SEA during construction. For the consultant team to give the needed attention through the end of construction, an additional fee for the Construction

Administration will be needed.

SEA has estimated the fee needed to complete the Construction Administration for the Bridge Shelter to be no more than $88,382, bringing the total contract amount from $1,396,331 to $1,484,713.

Advantage(s)
The design team has the time to resolve outstanding issues while maintaining project goals and keeping the project on budget and schedule.

Challenge(s)
Failure to approve will limit the ability of the consultant team to respond to project needs that could jeopardize the goals, budget and schedule.

Budget Impact
The amount of the contract increase is within the available budget for the project.

Prior Council Review

- On November 6, 2023, City Council ratified Emergency Order 2023-01, 2023-02, and 2023-03.
- Since the ratification of the emergency orders, the Homeless Response Manager has been presenting Monthly Homeless Emergency Situation Reports.
- On December 16, 2024, City Council authorized the execution of the design contract with Scott Edwards Architecture to provide the Architectural Services for the Bridge Shelter.

Action Requested
On Monday, March 16, 2026, authorize the City Manager, or designee, to execute Amendment No. 1 to contract C-101824 between the City of Vancouver and Scott Edwards Architecture. Increase the not-to-exceed amount by $88,382 to a total of $1,484,713.

Staff Contact
John Kearns, Capital Projects Project Manager, Kevin.Kearns@cityofvancouver.us

Attachments:
1. C-101824 Amendment 2
2. C-101824 Amendment 1 - Executed
3. SEA Contract - Executed

Professional Services Agreement C-101824
Amendment No. 2
Design and Engineering Services for the Bridge Shelter

This second amendment ("Amendment") amends the Professional Services Agreement number C-101824 ("Agreement") between the City of Vancouver, ("City"), and Scott Edwards Architecture ("Contractor") and is effective on the last day signed by a Party. Terms that are capitalized but undefined will have the meaning given them in the Agreement.

This Amendment amends the Agreement as follows:

1. **Section 1 Scope of Services, Exhibit A,** is amended to include the attached scope of work**.**

2. **Section 2 Compensation** is amended as follows:

   Payment to the Contractor for the Services described in this Agreement shall not exceed $ 1,484,713.00 USD.

3. **Entire Agreement**. All unamended terms in the Agreement or any earlier amendment remain in full force and effect. This Amendment, together with the Agreement and any earlier amendments, is the entire agreement between the Parties, and supersedes any other agreement or discussion between them, whether written or oral in nature.

CITY OF VANCOUVER A municipal corporation	CONTRACTOR: Sott Edwards Architecture
Lon Pluckhahn, City Manager	Signature
Date	Printed Name /Title
Attest:	Date
Anthony Glenn, Deputy City Clerk	
Approved as to form:	
City Attorney's Office	

Exhibit A
Scope of Services

The modifications are to accommodate a mix of requests and discussions between the project team and the Owner.

Item 09-01 Additional Construction Administration Fee

A. The modification is a result of additional time required by SEA for the Construction Administration Phase. When looking further into our projected CA needs, we evaluated how many hours we have billed to CA since the start of CA, to understand what the ask of our time has been.
B. This additional service request assumes an average of **28 hours a week** of SEA's time for the entire course of construction, versus the original estimate of 18 hours. This ASR assumes the previously contracted **48 weeks** of construction administration services.
C. This additional service assumes approximately **1,354 hours** of SEA's time for the entire course of construction, versus the original contract and ASR-07 estimate of 870 hours.

Item 10-01 Extending Construction Administration Schedule

A. This modification would allow for additional time by the Architect to provide construction administration services beyond the contracted schedule.
B. This optional service includes an additional 8 weeks of construction administration. The expected time of construction administration is approximately 32 hours per week for the additional 8 weeks, at $4,352 a week for SEA's services.
C. This additional service request extends the construction administration services to 54 weeks. This number of weeks is sufficient to cover CA from 9/22/2025 through 10/22/2026.

Exhibit B

Exhibit A

Vancouver Bridge Shelter

Project Compensation Schedule	11/26/2024
Updated Project Compensation Schedule - REV 01	3/28/2025
Updated Project Compensation Schedule - ASR 01	6/9/2025
Updated Project Compensation Schedule - ASR 02	6/12/2025
Updated Project Compensation Schedule - ASR 03	8/8/2025
Updated Project Compensation Schedule - ASR 04	8/20/2025
Updated Project Compensation Schedule - ASR 05	9/28/2025
Updated Project Compensation Schedule - ASR 06, 07, 08	10/27/2025
Updated Project Compensation Schedule - ASR 09, 10	2/24/2026

Scott Edwards Architecture

Phase	Arch SEA	Civil HHPR	Landscape PLACE	Structural VLMK	MEP PAE	Low Voltage Vertex	Energy BEE Engineers	Acoustics ABD	Cost Estimating KFJ	Surveying HHPR	Archaeological & Cultural Archaeological Services	Traffic DKS	Geotech Columbia West	Building Commissioning PAE	Totals	Phase %
Phase 1																
Conceptual Design	$54,480	$14,390	$16,592	$10,100	$6,500	$3,100	N/A	$6,400	$6,900	$40,500	N/A	$11,400	$17,825	N/A	**$188,187**	18%
Conceptual Design Overage (1 week of addt'l work) - REV 0	$11,000														**$11,000**	1%
Phase 2																
Schematic Design	$52,300	$13,560	$9,584	$4,300	$13,000	$400	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	**$ 93,144**	9%
Design Development	$99,880	$38,775	$8,650	$17,400	$30,000	$3,500	$6,900	$4,000	$8,800	N/A	N/A	N/A	N/A	N/A	**$ 217,905**	21%
Design Review / Land Use	$6,200	$23,010	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	$8,933	$4,490	N/A	N/A	**$ 42,633**	4%
Construction Documents	$134,720	$15,055	$10,800	$35,600	$41,500	$3,800	$7,500	$8,500	$11,000	N/A	N/A	N/A	N/A	N/A	**$ 268,475**	26%
Permitting & Bidding	$38,920	N/A	$7,020	$5,500	$13,000	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	**$ 64,440**	6%
Construction Administration	$108,100	$14,240	$4,661	$8,600	$26,000	$1,200	N/A	$5,300	N/A	N/A	N/A	N/A	N/A	$35,000	**$ 203,101**	20%
Reduced CA Fee for ASR 03	($17,481)														**($17,481)**	-2%
Reduced CA Fee for ASR 04	($22,500)														**($22,500)**	-2%
Reduced CA Fee for ASR 05	($19,275)														**($19,275)**	-2%
Total Estimated Fee	**$ 488,119**	**$ 119,030**	**$ 57,307**	**$ 81,500**	**$ 130,000**	**$ 12,000**	**$ 14,400**	**$24,200**	**$ 26,700**	**$ 40,500**	**$ 8,933**	**$ 15,890**	**$ 17,825**	**$ 35,000**	**$1,029,629**	100%

OPTIONAL SERVICES	Firm	Task	Original Fee	Phase 2 Decision	Revised Fee
~~Surveyor~~	~~HHPR~~	~~Record of Survey~~	~~$ 7,929~~	Not Accepted	$0
Kitchen	JBK	~~Phase 1 Commercial Kitchen Design~~	~~$ 8,990~~	Not Accepted	$0
		Phase 2 Commercial Kitchen Design	$ 34,000	Accepted but Revised	$40,320
	PAE	Phase 2 Kitchen MEP Coordination	$ 28,000	Accepted	$28,000
Renewable Energy	PAE	Solar Design	$ 30,000	Accepted but Revised	$14,500
Traffic Engineering	DKS	Preliminary Schematic Design	$ 22,300	Accepted	$22,300
Air Barrier Testing	BEE Engineers	Air Barrier Testing in Construction	$ 5,500	Accepted	$5,500
~~Security & Accessibility~~	~~Jensen Hughes~~	~~Security Consulting~~	~~$ 12,100~~	Not Accepted	$0
		~~Accessibility Consulting~~	~~$ 14,300~~	Not Accepted	$0
		~~Universal Design Consulting~~	~~$ 3,000~~	Not Accepted	$0
~~Tensile Structure~~	~~Sprung~~	~~Engineering~~	~~$ 4,000~~	Not Accepted	$0
		~~Permitting~~	~~$ 6,000~~	Not Accepted	$0
Resiliency	PAE	Emergency Generator Design	$ 10,000	Accepted	$10,000
~~Construction Management~~	~~KJF~~	~~Conceptual Schedule and Procurement Plan~~		~~Not Accepted on 6/9/25~~	~~$9,000~~
Total Estimated Fee			**$ 186,119**	Revised on 6/9/25	**$ 120,620**

ASR 01	Firm	Task	Original Fee	ASR Decision	Revised Fee
Item 01-1 Multiple Building Permits	SEA	Two Separate Permit Sets	-	Accepted	$2,900
	PAE	Two Separate Permit Sets	-	Accepted	$4,500
Item 01-2 Frontage Improvements	SEA	Revisions to drawings	-	Accepted	$5,800
	HHPR	Revisions to engineering	-	Accepted	$18,000
Item 01-3 Cost Estimate Alternates	KJF	Pricing Alternates in DD	-	Accepted	$2,300
	~~KJF~~	~~Pricing Alternates in CD~~	-	Removed in ASR-05	~~$2,300~~
Total Estimated Fee					**$ 35,800**

	TOTAL	REMAINING FEE
Original Total Contractually Approved Fee	**$1,264,004**	-
Total fee after Phase II Fee Adjustment	**$1,209,505**	**$54,499**
Total Fee after ASR 01	**$1,245,305**	**$18,699**
Total Fee after ASR 02	**$1,251,805**	**$12,199**
Total Fee after ASR 03	**$1,264,004**	**$0**
Total Fee after ASR 04	**$1,264,004**	**$0**
Total Fee after ASR 05	**$1,264,004**	**$0**
Total Fee after ASR 06	**$1,310,814**	**-$46,811**
Total Fee after ASR 07	**$1,374,970**	**-$110,967**
Total Fee after ASR 08	**$1,386,830**	**-$122,827**
Total Fee after ASR 09	**$1,449,897**	**-$185,894**
Total Fee after ASR 10	**$ 1,484,713**	**-$220,710**

ASR 02	Firm	Task	Original Fee	ASR Decision	Revised Fee
Item 02-1 Early Electrical Procurement	PAE	Early Electrical Procurement, T&M	-	Accepted	$6,500
Total Estimated Fee					$ 6,500

ASR 03	Firm	Task	Original Fee	ASR Decision	Revised Fee
Item 03-1 Building Envelope Consulting Services	BEE	Construction Documents Redline	-	Accepted	$9,500
	BEE	Field Service Inspections (5 site visits @ $1,000)	-	Accepted	$5,000
	BEE	Building Envelope Consultant Site Time	-	Accepted	$980
	BEE	RFI's / Submittals	-	Accepted	$2,000
Item 03-2 Peer Review	SEA	Constructability Peer Review	-	Accepted	$2,080
	SEA	Document and Specification Peer Review	-	Accepted	$3,120
Item 03-3 Survey Coordination	HHPR	Demolition Drawing Updated for Survey	-	Accepted	$7,000
Total Estimated Fee					$ 29,680

ASR 04	Firm	Task	Original Fee	ASR Decision	Revised Fee
Item 04-1 Commercial Kitchen Changes	JBK	Equipment changes	-	Accepted	$8,000
	PAE	Mechanical and Electrical Changes	-	Accepted	$6,500
	SEA	Plan Changes and Coordination	-	Accepted	$8,000
Total Estimated Fee					$ 22,500

ASR 05	Firm	Task	Original Fee	ASR Decision	Revised Fee
Item 05-1 Geotechnical Construction Observation	Columbia Wes	Site visits, observations and testing	-	Accepted	$21,575
Total Estimated Fee					$ 21,575

ASR 06	Firm	Task	Original Fee	ASR Decision	Revised Fee
Item 06-1 Fence Extents and Vehicle Gate	HHPR, Civil	Civil site scope integration	-		$6,800
	HHPR, Planning	Vehicle Gate LUR	-		$3,500
	SEA	Vehicle Gate Commercial Permit Filing and Coordina	-		$3,960
	SEA	Site Scope integration	-		$9,400
	PAE, Electrical	Site Electrical revisions	-		$2,500
	PLACE	Fence Design integration	-		$1,750
	Vertex	Site LV & access control revisions	-		$1,000
Item 06-2 ACT Ceiling in Dorm 3	SEA	Ceiling and Lighting Changes	-		$5,800
	PAE	Mechanical and Electrical Changes	-		$5,500
Item 06-3 Alternates Coordination	SEA	Managing, Tracking, Coordinating Bid Alternates	-		$6,600
Total Estimated Fee					$ 46,810

ASR 07	Firm	Task	Original Fee	ASR Decision	Revised Fee
Item 07-1 Extended Construction Administration Schedule	SEA	Extend CA to align with Construction Schedule - (Additional 2 weeks for total of 46 weeks)	-		$4,900
Item 07-2 Reinstated Construction Administration Fee	SEA	Reinstate CA fee from ASR 03, 04, 05	$59,256		$59,256
Total Estimated Fee					$ 64,156

ASR 08	Firm	Task	Original Fee	ASR Decision	Revised Fee
Item 08-1 Optional Service for Extending Envelope	BEE	Field Service Inspections (5 site visits @ $1,000)	-		$5,000
Consulting CA support	BEE	Building Envelope Consultant Site Time			$1,960
Item 08-2 Optional Service for Extending Construction Administration Schedule	SEA	Additional time for CA (2 weeks @ $2,450 per week. Extends CA for a total of 48 weeks)	-		$4,900
Total Estimated Fee					$ 11,860

ASR 09	Firm	Task	Original Fee	ASR Decision	Revised Fee
Item 09-01 Additional Hours for Construction Administration	SEA	Additional time needed to complete CA on schedule (total of 48 weeks)	-		$63,067
Total Estimated Fee					$ 63,067

ASR 10	Firm	Task	Original Fee	ASR Decision	Revised Fee
Item 10-01 Optional Service for Extending Construction Administration Schedule	SEA	Additional time for CA (8 weeks @ $4,352 per week. Extends CA for a total of 56 weeks)	-		$34,816
Total Estimated Fee					$ 34,816

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Professional Services Agreement C-101824
Amendment No. 1
Design and Engineering Services for the Bridge Shelter

This first amendment ("Amendment") amends the Professional Services Agreement number C-101824 ("Agreement") between the City of Vancouver, ("City"), and Scott Edwards Architecture ("Contractor") and is effective on the last day signed by a Party. Terms that are capitalized but undefined will have the meaning given them in the Agreement.

This Amendment amends the Agreement as follows:

1. **Section 1 Scope of Services, Exhibit A, is amended to include the attached scope of work.**

2. **Section 2 Compensation** is amended as follows:

   Payment to the Contractor for the Services described in this Agreement shall not exceed $ 1,396,331.00 USD.

3. **Entire Agreement**. All unamended terms in the Agreement or any earlier amendment remain in full force and effect. This Amendment, together with the Agreement and any earlier amendments, is the entire agreement between the Parties, and supersedes any other agreement or discussion between them, whether written or oral in nature.

CITY OF VANCOUVER
A municipal corporation

Signed by:
02BF78E9C0DB4DB...
Lon Pluckhahn, City Manager

11/10/2025
Date

Attest:

DocuSigned by:
Natasha Ramras
493E940414AE4BD...
Natasha Ramras, City Clerk

Approved as to form:

DocuSigned by:
Nena Cook
A17C6F7FA2AC4D4...
Nena Cook, City Attorney

CONTRACTOR:
Scott Edwards Architecture

Signed by:
Hayley Purdy
A7568A89E335476...
Signature

Hayley Purdy Principal
Printed Name /Title

11/7/2025
Date

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Exhibit A
Scope of Services

The modifications are to accommodate a mix of requests and discussions between the project team and the Owner, as well as some requirements by the AHJ.

Item 01-1 Multiple Building Separate Permits

A. The below scope modification was required by the AHJ. Scope changes include work by Architecture and MEP engineering team. Requested June 9, 2025.
B. The City of Vancouver Community Development Department (AHJ), which oversees the Building Permitting process has noted that each structure on the property will require a separate permit submittal.
    1. This project design has evolved to meet the City's desired needs with two independent structures on the same project site. The original scope of work assumed one structure.
    2. The AHJ notes that obtaining separate permits will allow TCO and CO to be requested independently. This may benefit the overall construction sequencing and allowing one structure to come online and be operational before the other. While phased development or construction sequencing of work is not desired, it is requested that the option to do so be preserved for flexibility, if needed.
C. Accommodating multiple separate permit document sets, specifications, applications and corresponding documentation results in added time for tracking and coordination. This effort impacted both Architecture and MEP Engineering sub-consultant team. Scope includes:
    1. Documenting the structures separately, for the design and drawings as needed for complying with all applicable building codes and owner input.
    2. Multiple building permit applications, forms and processes with the AHJ.
    3. Coordinating responses to each building permit review, which may not occur simultaneously, impacting the efficiency of the time required for responses.

Item 01-2 Frontage / Right of Way (ROW) Improvements

A. The below scope was requested in response to coordination with the Department of Transportation as AHJ. Scope changes include work by Architecture and Civil Engineering, with support from the Land Use Planner. Requested June 9, 2025.
B. Per the pre-application conference, the City of Vancouver Transportation Engineering required frontage improvements for the full extent of the NE 94th ROW. The Design Team followed this direction for the Engineering Review that was included in the Land Use Review (LUR) Application. The site design complied with the standards for the street classification with T10-12 street section.
C. After the LUR application was submitted, direction from the City of Vancouver Dept of Transportation noted that there could be alternate compliance with the code for the ROW due to the trip generation associated with the Bridge Shelter being much less than

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the trips associated with the prior use of the site. Absent the creation of 'new trips', the full frontage improvements can be waived while still providing for an accessible path and illumination for nighttime visibility.

D. Per the above direction and subsequent meetings with relevant City of Vancouver department representatives, an agreed upon design for the frontage with the lower requirements will result in construction cost savings and flexibility for the future development of the southern portion of the property.
E. As this occurred after the LUR initial application, the engineering and design for the ROW scope of work had advanced to the extent of designing for the full frontage improvements to the T10-12 standards. A change in approach that is this significant (and is expected to have a significant positive impact on the construction schedule and construction budget) requires a full redesign for the site, impacting Civil and Architecture.
F. Due to the impact on the documents required for the Land Use Review Application, this scope is also expected to require additional efforts from the Land Use Planning consultant in support of a complete and coordinated review to the Planning Department.

Item 01-3 Cost Estimating Alternates

A. The below modification was in response to budget realignment requests by the Owner. Scope changes include work by the Cost Estimating consultant. Requested June 9, 2025. Scope changes include work by the Cost Estimating consultant.
B. At the 50% Design Development cost estimating milestone, the Cost Estimating Consultant (KJF) provided support for the pricing of alternates at the DD estimate phase above and beyond what was included in the original contract. The forthcoming 50% Construction Document cost estimating milestone will also require support for pricing of alternates. This is required to inform the Engineer's Estimate and General Contractor Invitation to Bid.
    1. In the Design Development phase, scope assumptions anticipated up to (2) alternates. The estimate accommodated (20) alternates which provided a significant amount of feedback on the approach to the design.
C. In the Construction Documents phase, the scope assumed no pricing for alternates. The design team estimates up to (20) alternates will require estimating. [not used, removed in ASR 05]

Item 02-1 Early Electrical Procurement Package

A. The below modification was made to accommodate a request by the Owner via a virtual meeting held on June 11th, 2025 to ensure that the ordering timeline for this equipment will not be a constraint on the construction schedule. Coordination for this scope included Architectural and Electrical.
B. The Electrical team will work on an early procurement package for the long lead electrical system components.

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C. The Electrical team will complete their design and calculations based on the current Mechanical and Plumbing and Kitchen equipment selections. The Architecture team will support these efforts, coordinating the anticipated incidental electrical demand (residential appliances, computers, etc) and commercial Kitchen equipment.
    1. This will result in a small procurement package that consists of the online, panels schedules and specs only.
D. This will incorporate a suitable risk multiplier given that the work is being completed early, not all equipment has been finalized, and there is potential for scope changes and Value Engineering that changes the system further.
    1. This multiplier is likely in the realm of 25%-50% for the main switchboards at each building and the next standard size up for mechanical and plumbing equipment service panelboards (100A goes to 200A, 200A goes to 400A, etc).
E. The multiplier will be TBD based on final numbers and can be discussed prior to issuing the package with the Owner. The Owner has been made aware that inherent to early procurement is some risk. To mitigate this risk, the multiplier for capacity is incorporated. This means larger equipment, which is more expensive but it allows for a changing design later to the electrical system.
F. The design team will evaluate the equipment physical sizes and confirm they fit within the areas allocated for their placement, adjusting the room dimensions if required.

<u>Item 03-1 Building Envelope Consulting Services</u>

A. The below modification was reviewed July 28 with the Owner based on the building construction type. Scope changes include work by the Energy and Envelope Engineering sub-consultant and Architectural.
B. Construction Documents Redline
    1. Scope includes redline comments on the Architect's detail design drawings and review of the building envelope specifications. The Architect will provide all details and specifications for review, including PEMB wall system and roof system drawings from the manufacturer. Select guidance details will also be provided from the consultant's existing library as needed.
    2. The scope of the envelope drawing and detail review will include all envelope assemblies such as roofs, cladding materials, storefront and curtain walls, doors, patios, and other areas of concern that are pertinent to this project.
C. Field Service Inspections
    1. This item includes inspection meetings, assistance with potential mock-up preparation, and visual inspection of the air barrier and building envelope components on a periodic basis.
    2. These visits are intended as periodic Quality Assurance (QA) inspections that support the contractor's Quality Control (QC) Program.
    3. The Contractor is responsible for providing the QC inspections in the field prior to the QA inspections.

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4. Inspections on site for up to two hours per each visit. More visits may be added as needed.

D. Building Envelope Consultant Site Time
   1. Visits to the project site, partaking in preconstruction meetings, phone calls, mock-ups, RFI field reviews, and final walk-throughs.
   2. This estimate, in our opinion, is an adequate number of hours to perform these activities. There may be occasions where these hours are exceeded due to project needs.

E. RFI's and Submittals
   1. RFI and Submittal review and response during the project.
   2. Major material or structural design changes are not included.

Item 03-2 Peer Review

A. The below modification was reviewed July 28 with the Owner, based on Owner requested scope which was outside of the base contract.
B. Constructability Peer Support Review
   1. This is a peer review by OTAK.
   2. The peer review will include the permit drawings, specifications, PEMB drawings, and list of alternates. This is for both buildings and the site design.
      i. OTAK intends to focus on constructability and developing an approximate construction schedule which will be included in the Invitation to Bid.
C. Document and Specification Peer Support Review
   1. This is a peer review by LSW Architects.
   2. The peer review will include the permit drawings, specifications, PEMB drawings, and list of alternates. This is for both buildings and the site design.
      i. LSW intends to draw from lessons learned in working with the City of Vancouver, on elements which are important to a hard bid process and call out known City of Vancouver preferences not captured in the drawings.
D. SEA to respond to comments resulting from the peer review. SEA to coordinate changes with consultants.
E. If either peer review results in extensive changes that impact SEA's design or consultant team's design, and require redesign or reengineering, this will trigger additional services beyond this request. This additional services request assumes only minor changes will be required. Therefore, this request doesn't include consultant fees, only fees for Architectural coordination.

Item 03-3 Survey Coordination

A. The below modification was reviewed July 28 with the Owner, based on an Owner request for drawing alignment with current site conditions after demolition occurred. Scope changes include work by Civil.
B. Review updated survey

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1. HHPR, the Civil Engineer, will review the post-demolition survey by the previous property owner.
    i. It is assumed that the surveyor will match the vertical and horizontal datums provided by the Topographic Survey by HHPR. These datums were provided prior to the post-demolition surveying efforts.
2. The Civil engineer will coordinate the demolition plans with the post-demolition survey to reflect current conditions. This may impact the grading design and engineering work, to more accurately show cut and fill requirements for the hard bid process.
3. The Civil engineer will complete the work in time to include it in the Bid Set.

Item 04-1 Commercial Kitchen Changes

A. The below modification was based on requests from the Owner and their non-profit operating partner, conversations in August 2025.
B. Furniture and Equipment Selection and Revisions
    1. Scope includes coordination meetings and emails to review food sourcing, storage, and food preparation information with the goal to understand the kitchen operational approach for the food service meal provider (Our Streets).
    2. Once the operational information was shared, adjustments were requested to the furniture and equipment as follows:
        i. Provide more space for food preparation. Stainless steel prep tables in lieu of wire shelving for dry storage. Team to receive minimum linear feet of shelving desired by the operator to incorporate into the changed design.
        ii. Remove and relocate the chef's desk and kitchen employee lockers.
        iii. Add refrigeration. Freestanding commercial freestanding reach-in refrigeration.
        iv. Add hot/warm holding cabinet. Add a second cabinet for more capacity.
    3. Scope includes review of the electrical distribution to accommodate the additional loading.
    4. Scope includes review of the mechanical impact of the added equipment.
    5. Scope includes review of the impact on the overall kitchen equipment layout and coordination with the larger consultant team to ensure the drawings match the kitchen layout.

Item 05-1 Geotechnical Construction Observation

A. The below contract modification arose September 29th, via an email request from the Owner to include required construction inspections by the Geotechnical Engineering sub-consultant within this contract.
B. The purpose of the scope listed below is to provide geotechnical construction observation for the Bridge Shelter project. Geotechnical-related activities will include, but may not be limited to, stripping, fill placement and compaction, foundation subgrades, utility trench backfill, floor slab subgrade and base rock preparation,

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pavement subgrade and base rock preparation, pavement testing, conformation infiltration testing, and other miscellaneous geotechnical items.

C. Paving installation is observed on a full-time basis while the remaining activities can generally be observed on a part-time, on-call basis.
D. Geotechnical Construction Observation Scope to include:
    1. Review submittals from the Contractor.
    2. Up to (25) part time site visits for observation of the above Geotechnical-related activities.
    3. Up to (2) full time site visits for observing pavement installation.
        i. Site visits to be requested with a minimum of 24 hrs notice prior to each visit.
    4. Laboratory testing:
        i. (3) laboratory compaction tests on fill materials
        ii. (1) laboratory compaction test on asphalt concrete supplied by the Contractor.
        iii. Furniture and Equipment Selection and Revisions
    5. Scope includes an average of one hour of project management per week during the construction period. This may include administrative support, review of field reports, and telephone consultations.
    6. A final letter of compliance.

<u>Item 06-1 Fence Extent and Vehicle Gate</u>

A. The below modification is in response to a request from the City of Vancouver and non-profit operating partner, Do Good Multnomah, for securing the parking lot area. Scope requested after ITB results, October 13, 2025. This scope includes Civil, Landscape, Land Use Planning, Architectural, Electrical, and Technology sub-consultants.
B. This scope was included in the Invitation to Bid (ITB) documents as an Alternate and includes:
    1. Expanded Fence extent NW – All Labor, Materials, and Equipment required to install a 6 ft tall Black Chain Link fence with vinyl privacy slats per specifications. Location at the northwest south portion of the property, matching the perimeter fence specified in the Base Bid. See Site Plan Drawings, 2/A1.01.
    2. Include a pair of automated vehicle gates at the 25 ft wide vehicle entrance to the parking lot. Include all associated site work for access control with card reader/keypad combo on gooseneck pedestal for vehicle ingress. Install sensor for vehicle exiting and automatic opening and closing of gate(s).
    3. Include (1) 4 ft wide x 6 ft tall person gate with panic hardware for egress and steel plate protection to prevent tampering. Include access control to match Technology drawings. Install video intercom with integral card reader on adjacent fencing. Include a 4” conduit, wiring, and necessary terminations from the electrical room 107 to all gate locations in drawings.
    4. Include a Knox box mounted to the fencing in an approved location for Fire Department site access.

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C. This alternate was a late addition to the project, therefore the design extent and coordination for the documents was not supported prior to ITB.
    1. Site adjustments for grading adjustments for the gate operation, assessment regarding gate operation and controls.
        i. Scope may include reconfiguring of the parking lot drive aisles and parking space locations. Parking space quantity to remain the same. Some parking spaces may become compact.
        ii. Scope may include changes to placement of pole mounted lighting within the parking lot.
        iii. Landscape to respond to Civil design, adjusting trees and other planting scope per fence extent, grading and vehicle gate impacts to the overall site design.
        iv. Scope may include adjustment to driveway width, to allow placement of the gooseneck pedestal for access control within a pavement island with curbs.
    2. Site adjustments for vehicle access control, ingress and egress sensors and credential review, with support from Technology/Low Voltage and Electrical.
D. Scope includes coordination with the Department of Transportation, coordinating the distance required for a vehicle between the back of sidewalk and presenting credentials for entrance to the vehicle gate.
    1. Basis of design for sensors and access control to be coordinated with the sub-consultant team.
E. Coordination with the Fire Marshal regarding access requirements and Knox Switch / Knox Box placement and department overrides for access.
F. Coordination with the City of Vancouver site design and engineering review, as this scope is anticipated to require a **re-review** of the previously approved **Engineering permit**.
G. Per City of Vancouver Planning, adding a vehicle gate requires a **Type I Land Use Review (LUR),** as this was not included in the prior LUR design and documentation, which was completed prior to this scope request.
    1. This scope will require support from Civil and Land Use Planning sub consultants.
H. Per City of Vancouver Building Department, the vehicle gate will require a separate **Commercial Building Permit**.
    1. This scope is expected to require support from Civil, Electrical and Technology sub-consultants.
    2. Fee includes Architectural time for permit application, responding to review comments and any follow up documentation for permit issuance with the AHJ.

<u>Item 06-2 Acoustic Tile Ceiling (ACT) in Dormitory 3</u>

A. The below modification was included as a bid alternate within the Invitation to Bid, which was approved as a preferred alternate within the construction Contract with the GC. This scope includes Architectural, Electrical and Mechanical services.
B. This scope provides an Acoustic Ceiling Tile Ceiling within Dorm 3, in lieu of an open to structure ceiling.

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1. Light fixtures to be provided of the same quantity included in the drawings (A2.21D and E2.31D), revised to be Type L11 and Type L11EM. Ceiling height 10'-6" AFF. Extend ACT ceiling to room perimeter on all sides. Provide closure panels for fully integrated ACT ceiling into this room.
2. Scope includes coordination with Mechanical and Electrical engineering team, for HVAC, lighting and electrical drawing updates due to the ceiling change.
3. Mechanical to confirm the expected equipment demand due to a change to the room volume and any associated design or engineering changes.

Item 06-3 Alternates Coordination

A. The below modification was not included in the original Phase Two scope of services for Permitting and Bidding. SEA provided extensive coordination, tracking and documentation to support ten alternates and design revisions during the bidding process. Eight of these alternates were accepted at the conclusion of the Invitation to Bid.
B. In SEA's contract it explicitly states in Phase Two Permitting & Bidding that "It is assumed that no design revisions will take place in this phase other than as required for permit review comments." The contract also makes no reference to supporting alternates in the Construction Document Phase or Permit Bidding Phase.
C. This scope previously provided:
    1. Consideration and coordination to track viable alternates throughout the Construction Document phase.
    2. Coordination with Architectural and all consultants to validate the potential for scope to be an alternate and verification with the City to confirm the ongoing list of alternates.
    3. Writing the narrative of all Alternates and drafting of the alternatives to support additive or reductive alternates within the construction documents, specifications and bid documents.

Item 07-1 CA Extension

A. The below scope modification is due to the anticipated construction duration for the project with an impact on the Architectural services for construction observation.
B. The original contract included 44 weeks for construction on site. Per discussion with the Owner, the understanding is the schedule is now **46** weeks. Resulting in an increase in construction observation time anticipated by SEA. No change is proposed to the expected time of approximately 18 hours per week for 44 weeks, at $2,450 a week for SEA's services.

Item 07-2 Reinstated Construction Administration Fee

A. The modification below is a result of ASR 03, 04, 05 that utilize fee from the Construction Administration Phase to offset the fees for services provided in these ASR's. This is noted in the Fee Schedule and was deducted as required per ASR. Pulling fee from this

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future phase allowed the project to continue development without pausing to review the additional fee requests or require approval from City Council.

B. This value of the reinstated fee is the sum of fees pulled noted in ASR 03, 04, 05. The fee breakout is provided in the Fee Schedule.
C. As noted in the original contract and in Item 07-01 above, Construction Administration services continue to assume the expected time of approximately 18 hours per week.

Item 08-1 Optional Service for Extending Envelope Consulting CA support

A. This modification would allow for additional site visits by the Building Envelope Consultant; this extends Item 03-1. Each site visit will be as described above, with observation reports and associated follow up with the design and construction team.
    1. This scope would increase the site visit inspections by (5) to a total of (10). This request is a result of conversations with the Building Envelope Consultant and the Owner, now that the anticipated construction schedule staggers the erection and installation of the PEMB for the Commons Building and the Dormitory Building, instead of simultaneously being built. This results in more site visits to cover the full extent of the install.
    2. Scope to include 8 hours of Building Envelope Consultant time. This assumes attendance at a preconstruction meeting, and time allocated for administration and project manager review of documents. This is an increase from the (4) hours listed above in Item 03-1, for a total of (8) hours.

Item 08-2 Optional Service for Extending Construction Administration Schedule

A. This modification would allow for additional time by the Architect to provide construction administration services beyond the contracted schedule of 46 weeks, as noted in 07-01 CA Extension.
B. This optional service includes an additional 2 weeks of construction administration. The expected time of construction administration is approximately 18 hours per week for the additional 2 weeks, at $2,450 a week for SEA's services.

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Exhibit B

Exhibit A

Vancouver Bridge Shelter

Project Compensation Schedule	11/26/2024
Updated Project Compensation Schedule - REV 01	3/18/2025
Updated Project Compensation Schedule - ASR 01	6/9/2025
Updated Project Compensation Schedule - ASR 02	6/12/2025
Updated Project Compensation Schedule - ASR 03	8/8/2025
Updated Project Compensation Schedule - ASR 04	8/20/2025
Updated Project Compensation Schedule - ASR 05	9/29/2025
Updated Project Compensation Schedule - ASR 06, 07, 08	10/27/2025

Phase	Arch SIA	Civil MMM	Landscape PLACE	Structural VLMK	MEP PAE	Low Voltage Vertex	Energy RDH Engineers	Acoustics ABD	Cost Estimating KPJ	Surveying MMM	Archaeological & Cultural Archaeological Services	Traffic DKS	Geotech Columbia West	Building Commissioning PAE	Totals	Phase %
Phase 1																
Conceptual Design	$44,680	$54,990	$16,992	$10,500	$6,500	$4,100	N/A	$6,400	$6,900	$40,600	N/A	$11,600	$17,625	N/A	$188,187	18%
Conceptual Design Overage (1 week of addtl work) - REV 01	$11,000														$11,000	1%
Phase 2																
Schematic Design	$62,800	$18,560	$9,564	$6,800	$18,000	$400	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	$ 93,164	9%
Design Development	$99,800	$28,775	$8,660	$17,600	$40,000	$4,500	$6,900	$4,000	$8,800	N/A	N/A	N/A	N/A	N/A	$ 217,905	21%
Design Review / Land Use	$6,200	$21,013	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	$8,911	$4,490	N/A	N/A	$ 42,833	4%
Construction Documents	$164,720	$28,266	$13,800	$30,600	$41,900	$4,800	$7,900	$8,600	$15,000	N/A	N/A	N/A	N/A	N/A	$ 268,475	26%
Permitting & Bidding	$38,920	N/A	$7,020	$6,500	$14,000	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	$ 64,440	6%
Construction Administration	$108,100	$54,240	$6,661	$8,600	$26,000	$1,200	N/A	$6,400	N/A	N/A	N/A	N/A	N/A	$30,000	$ 203,321	20%
Reduced CA Fee for ASR 03	($17,481)														($17,481)	-2%
Reduced CA Fee for ASR 06	($22,500)														($22,500)	-2%
Reduced CA Fee for ASR 05	($19,275)														($19,275)	-2%
Total Estimated Fee	$ 488,119	$ 229,080	$ 97,827	$ 82,600	$ 160,000	$ 12,000	$ 14,400	$24,200	$ 26,700	$ 40,600	$ 8,911	$ 16,090	$ 17,625	$ 30,000	$1,029,829	100%

OPTIONAL SERVICES	Firm	Task	Original Fee	Phase 2 Decision	Revised Fee
~~Acoustics~~	~~ABD~~	~~Record of Survey~~	~~$ 7,875~~	~~Not Accepted~~	$0
Kitchen	MK	~~Phase 2 Commercial Kitchen Design~~	~~$ 8,000~~	~~Not Accepted~~	$0
		Phase 2 Commercial Kitchen Design	$ 44,000	Accepted but Revised	$40,920
	PAE	Phase 2 Kitchen MEP Coordination	$ 28,000	Accepted	$28,000
~~Renewable Energy~~	PAE	Solar Design	~~$ 30,000~~	~~Accepted but Revised~~	$14,900
Traffic Engineering	DKS	Preliminary Schematic Design	$ 22,000	Accepted	$22,000
Air Barrier Testing	RDH Engineers	Air Barrier Testing in Construction	$ 9,000	Accepted	$9,000
~~Security & Accessibility~~	~~Jensen Hughes~~	~~Security Consulting~~	~~$ 10,000~~	~~Not Accepted~~	$0
		~~Accessibility Consulting~~	~~$ 44,000~~	~~Not Accepted~~	$0
		~~Universal Design Consulting~~	~~$ 8,000~~	~~Not Accepted~~	$0
~~Double Structure~~	~~Arkay~~	~~Engineering~~	~~$ 4,000~~	~~Not Accepted~~	$0
		~~Permitting~~	~~$ 4,000~~	~~Not Accepted~~	$0
Resiliency	PAE	Emergency Generator Design	$ 10,000	Accepted	$10,000
~~Construction Management~~	~~HCP~~	~~Review Schedule and Procurement Plan~~	~~$ -~~	~~Not Accepted as Priced~~	~~$5,000~~
Total Estimated Fee			$ 186,119	Revised on 6/9/25	$ 120,820

	TOTAL	REMAINING FEE
Original Total Contractually Approved Fee	$1,264,304	-
Total Fee after Phase II Fee Adjustment	$1,209,505	$54,699
Total Fee after ASR 01	$1,245,305	$18,999
Total Fee after ASR 02	$1,251,805	$12,199
Total Fee after ASR 03	$1,264,304	$0
Total Fee after ASR 04	$1,264,304	$0
Total Fee after ASR 05	$1,264,304	$0
Total Fee after ASR 06	$1,810,814	-$546,811
Total Fee after ASR 07	$1,376,970	-$112,967
Total Fee after ASR 08	$1,386,830	-$122,827

ASR 01	Firm	Task	Original Fee	ASR Decision	Revised Fee
Item 01-1 Multiple Building Permits	SIA	Two Separate Permit Sets	-	Accepted	$2,400
	PAE	Two Separate Permit Sets	-	Accepted	$4,500
Item 01-2 Frontage Improvements	SIA	Revisions to Drawings	-	Accepted	$6,800
	MMPE	Revisions to engineering	-	Accepted	$18,000
Item 01-4 Cost Estimate Alternates	KJF	Pricing Alternates in DD	-	Accepted	$2,400
	~~KPJ~~	~~Pricing Alternates in CD~~	-	~~Removed in ASR 05~~	~~$2,400~~
Total Estimated Fee					$ 35,900

ASR 02	Firm	Task	Original Fee	ASR Decision	Revised Fee
Item 02-1 Early Electrical Procurement	PAE	Early Electrical Procurement, TBLM	-	Accepted	$6,500
Total Estimated Fee					$ 6,500

ASR 03	Firm	Task	Original Fee	ASR Decision	Revised Fee
Item 03-1 Building Envelope Consulting Services	RDH	Construction Documents Redline	-	Accepted	$6,600
	RDH	Field Service Inspections (5 site visits @ $1,000)	-	Accepted	$5,000
	RDH	Building Envelope Consultant Site Time	-	Accepted	$960
	RDH	RFI's / Submittals	-	Accepted	$2,000
Item 03-2 Peer Review	SIA	Constructability Peer Review	-	Accepted	$2,080
	SIA	Document and Specification Peer Review	-	Accepted	$4,120
Item 03-3 Survey Coordination	MMPE	Demolition Drawing Updated for Survey	-	Accepted	$7,000
Total Estimated Fee					$ 29,660

ASR 04	Firm	Task	Original Fee	ASR Decision	Revised Fee
Item 04-1 Commercial Kitchen Changes	MK	Equipment changes	-	Accepted	$6,000
	PAE	Mechanical and Electrical Changes	-	Accepted	$6,500
	SIA	Plan Changes and Coordination	-	Accepted	$8,000
Total Estimated Fee					$ 22,500

ASR 05	Firm	Task	Original Fee	ASR Decision	Revised Fee
Item 05-1 Geotechnical Construction Observation	Columbia West	Site visits, observations and testing	-	Accepted	$21,575
Total Estimated Fee					$ 21,575

ASR 06	Firm	Task	Original Fee	ASR Decision	Revised Fee
Item 06-1 Fence Inserts and Vehicle Gate	MMPE_Civil	Civil site scope integration	-		$6,800
	MMPE_Planning	Vehicle Gate LUR	-		$4,500
	SIA	Vehicle Gate Commercial Permit Filing and Coordination	-		$8,960
	SIA	Site Scope Integration	-		$6,400
	PAE_Electrical	Site Electrical revisions	-		$2,600
	PLACE	Fence Design Integration	-		$5,750
	Vertex	Site LV & access control revisions	-		$5,000
Item 06-2 ACT Ceiling in Dorm X	SIA	Ceiling and Lighting Changes	-		$6,800
	PAE	Mechanical and Electrical Changes	-		$6,600
Item 06-6 Alternates Coordination	SIA	Managing, Tracking, Coordinating Bid Alternates	-		$6,600
Total Estimated Fee					$ 60,810

ASR 07	Firm	Task	Original Fee	ASR Decision	Revised Fee
Item 07-1 Extended Construction Administration Schedule	SIA	Extend CA to align with Construction Schedule	-		$4,400
Item 07-2 Reinstated Construction Administration Fee	SIA	Reinstate CA fee from ASR 03, 04, 05	$59,756		$59,756
Total Estimated Fee					$ 64,156

ASR 08	Firm	Task	Original Fee	ASR Decision	Revised Fee
Item 08-1 Optional Service for Extending Envelope Consulting CA support	RDH	Field Service Inspections (5 site visits @ $1,000)	-		$5,000
	RDH	Building Envelope Consultant Site Time	-		$5,960
Item 08-2 Optional Service for Extending Construction Administration Schedule	SIA	Additional time for CA (2 weeks @ $2,200 per week)	-		$4,400
Total Estimated Fee					$ 15,360

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CITY OF VANCOUVER
SERVICES AGREEMENT
No. C-101824
DESIGN AND ENGINEERING SERVICES FOR THE BRIDGE SHELTER

This Services Agreement (the “Agreement”), effective on the date last signed below (the “Effective Date”) is entered by the City of Vancouver, Washington, a municipal corporation organized under the laws of the State of Washington (the "City") and Scott Edwards Architecture a Partnership entity organized under the laws of the State of Oregon (the "Contractor"). The City and Contractor are collectively referred to as the “Parties” or individually as a “Party”.

RECITALS

A. The City desires to engage the Contractor to perform Services as described in this Agreement; and
B. The City advertised and issued a request for proposals, numbered 49-24 (the “Solicitation”) and after evaluation of the Contractor’s responsive proposal, found the Contractor capable of performing the required Services.

AGREEMENT

In consideration of the terms and conditions in this Agreement, the Parties agree as follows:

1. **SCOPE OF SERVICES:** The Contractor agrees to provide the City with all services and materials provided in the Scope of Services, attached as Exhibit "A", and in the City’s Solicitation, if any, and the Contractor’s responsive proposal to the City’s Solicitation, if any (the “Services”). Contractor shall obtain City Project Manager’s written approval prior to starting the Services.

2. **COMPENSATION:** Payment to the Contractor for the Services described in this Agreement shall not exceed $ 1,273,504.00 USD.

   This payment shall be the maximum compensation for all Services including labor, materials, supplies, equipment, and incidentals necessary to complete the Services. And it shall not be exceeded without the City’s prior written authorization in the form

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of a negotiated and executed amendment. Contractor agrees this compensation is adequate and sufficient for the timely provision of all Services under this Agreement.

City will limit compensation to the amount specified for each specific task and/or sub-task, unless amended in writing. Contractor shall complete the Services stated within the number of hours identified for each task, and/or sub-task, or for the lump sum amount associated with a task. If compensation is made on an hourly basis and the Services require fewer hours than those estimated, the Contractor will be paid for the actual worked hours necessary to complete that task and/or sub-task. If Contractor underestimated the number of hours required to perform the Services, Contractor shall be paid up to the maximum number of hours stated for the task and/or sub-task. Compensation may be amended, at the City's sole discretion, for documentable circumstances not reasonably foreseeable to either party at the time the task and/or subtask is initiated, or for changes to the scope of services requested by City. All Deliverables (as defined in Section 8) must be acceptable to City in its sole discretion.

City will reimburse Contractor for the following travel expenses identified in its proposal upon submission of receipts to City: airfare, mileage at the approved IRS rate and lodging at the U.S. General Services Administration rates. For the avoidance of doubt, City will not reimburse Contractor wages incurred during travel time.

3. **PAYMENT FOR CONTRACTOR SERVICES**: The Contractor shall submit monthly invoices to City covering both professional fees and project expenses, if any, from the previous month. Invoices must be submitted to the Project Manager, Kevin Kearns, by email to kevin.kearns@cityofvancouver.us and accpay@cityofvancouver.us or by mail to City of Vancouver, PM Name, PO Box 1995, Vancouver, WA 98668.

   City shall pay Contractor within 30 days of receipt of Contractor's invoice. *The City will pay Contractor pursuant to Exhibit "B."* The City may correct any invoice overpaid in error.

   During the life of this Agreement, and in consideration of the City's business needs, the Contractor may make requests for compensation adjustments. In consideration of market conditions, the City may allow an annual adjustment to compensation paid supported by the Consumer Price Index for the Seattle-Tacoma-Bellevue area for the previous four quarters. Contractor shall submit the request for consideration, together with supporting documentation, before the anniversary date of this Agreement. The City will review the request and, at its sole discretion, make a

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decision. If accepted, the adjustment shall become effective on the anniversary date of the Agreement and will be firm for the remainder of the contracted period. All adjustments will be authorized by written contract amendment.

The Parties agree that any amount paid in error by City does not alter the fee schedule. City's contract/purchase order (PO) number on the notice to proceed must be referenced on any invoice submitted for payment.

4. **TERM OF AGREEMENT**: The term of this Agreement begins on the Effective Date and continues until December 31, 2026. The Parties may agree in writing to renew the Agreement up to 2 additional years. However, the total term, including any renewal(s), shall not exceed five years. The term and any renewal term are collectively the "Term."

5. **CITY DATA; DATA SECURITY**

5.1 City Data. Contractor may obtain and process City Data in connection with the Services. "City Data" means the data City provides to Contractor in connection with the receipt of the Services and any data generated by Contractor in connection with providing the Services to City. City owns all City Data. City licenses City Data to Contractor solely for the purposes of providing the Services to City or improving the Services for City. Contractor shall not use City Data for any other purpose, including as artificial intelligence training data. Contractor acknowledges that compliance with Applicable Laws under Section 31 of the Agreement includes compliance with all applicable federal, state, and local data protection laws in its provision of the Services.

5.2 Data Security. If Contractor maintains City Data on Contractor systems, it will comply with the following data security requirements.

5.2.1 Security Practices. Contractor shall develop, implement, and maintain appropriate administrative, physical, and technical safeguards that are designed to ensure the confidentiality, integrity and availability of City Data. Contractor will enact safeguards that are compliant with industry best practices for the specific City Data obtained by Contractor in connection with the Services.

5.2.2 Location of City Data. Contractor shall maintain City Data solely in data centers located in the United States.

5.2.3 Security Breaches. A "Security Breach" is any suspected or actual unauthorized access to or use of City Data in Contractor's possession.

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a. Notice. Contractor will notify City within 24 hours of any Security Breach. Notice will include details regarding the Security Breach including impacted parties, specific data, and mitigation. Contractor will call 360.487.8888 (if after hours, follow prompt to connect to on-call personnel); email City with a read receipt to help.desk@cityofvancouver.us; and email to the City personnel contact for the Agreement.
b. Coordination. Immediately after Contractor provides notification of a Security Breach, the Parties will begin working together to contain, mitigate, investigate, respond to and remediate the Security Breach. Contractor will cooperate with all City requests in relation to the Security Breach in compliance with Applicable Law.
c. Root Cause Analysis. As soon as possible following the Security Breach, Contractor will complete a root cause analysis and will provide a plan to City for remediation and prevention.
d. Third-Party Notice. Contractor will work together with City to ensure compliance with RCW 19.255.010 if necessary and will make no statement or send notice to any third party regarding the Security Breach without City's prior written consent.
e. Costs. In addition to its indemnification obligations, Contractor will reimburse City for all costs City incurs associated with any Security Breach, including forensic investigation, costs of providing notice to impacted parties, call centers and credit monitoring as applicable. Contractor will pay or reimburse City for all regulatory fines and other legal costs the City incurs associated with the Security Breach.

6. **DELIVERABLES - INTELLECTUAL PROPERTY** Contractor may create documents or other work product in connection with providing the Services ("Deliverables"). Contractor assigns and will assign to City all right, title, and interest in and to any Deliverables it creates in connection with providing the Services. Contractor may retain a copy of any Deliverable for its internal business purposes. Contractor's know-how, methodologies and processes are Contractor intellectual property. Contractor grants City a perpetual, irrevocable, royalty-free, worldwide license to use all Contractor intellectual property in connection with the Deliverables for any City purpose.

7. **AUDIT RIGHTS:** Contractor shall maintain records of all matters related to this Agreement in accordance with generally accepted accounting principles. Contractor shall provide the records to City or any other governmental agency with jurisdiction for audit, at such reasonable times and places as City designates.
8. **PUBLIC DISCLOSURE COMPLIANCE:** Records relating to Agreement are subject to the following:

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8.1 Confidential Information. Any record of City business, including this Agreement, related records, and City Data, is a public record under the Washington Public Records Act, codified at chapter 42.56 RCW ("PRA"). City may be required to disclose this Agreement or related records, including records in Contractor's possession, pursuant to a public disclosure request. City will provide third-party notice to Contractor before disclosing records. Public records may be subject to exemptions from disclosure under the PRA. City agrees to withhold its release of the requested records in dispute for a reasonable amount of time (approximately 10 days) to allow Contractor an opportunity to seek judicial protection pursuant to RCW 42.56.540 as adopted or amended.

8.2 Public Disclosure Compliance. City will comply with the PRA in its receipt of and response to any public disclosure request for responsive records related to this Agreement, subject to applicable exemptions. Under RCW 42.56.060, City will have no liability to Contractor for disclosure of Contractor information acting in good faith pursuant to its obligations under the PRA.

8.3 Subpoenas. If either Party receives a subpoena requiring the disclosure of the other Party's information, that Party will notify the other party and provide a reasonable time for the affected party to obtain a protective order prior to disclosing information. If a Party is prohibited by a court with jurisdiction over the matter from disclosing the subpoena, that Party will provide only the specific information required to be released under the subpoena on the advice of counsel.

8.4 City Data Confidentiality. Notwithstanding Section 8.1-3, Contractor will maintain the confidentiality of all City Data in its possession in conformance with Section 8.

9. STANDARD OF CARE: Contractor shall exercise the degree of skill and diligence normally employed by consultants in the same industry, performing the same or similar services. Contractor will re-perform any Services that breach this provision at no cost to City.

10. DISPUTE RESOLUTION: City and Contractor agree to negotiate in good faith for a period of 30 days from the date of notice of all disputes between them prior to exercising their rights under this Agreement or under law. All disputes between City and Contractor not resolved by negotiation between the Parties may be mediated only by mutual agreement of both Parties. If not mutually agreed to resolve the claim by mediation, the claim will be resolved by legal action. The Parties agree that if litigation is necessary to enforce any of the provisions of this Agreement, each party shall pay all of their own attorney fees and costs related to the litigation.

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11. **TERMINATION FOR CONVENIENCE**: City may terminate this Agreement at any time for convenience. City will pay Contractor for all Services completed up to the date of termination for convenience. A decision by City to terminate for convenience does not waive any legal rights City has to enforce the Agreement.

12. **TERMINATION FOR MATERIAL BREACH:** If Contractor materially breaches by failing to perform any of the obligations of the Agreement, including violating any law, regulation, rule, or ordinance applicable to this Agreement, or becomes insolvent or declares bankruptcy, or makes an assignment for the benefit of creditors. Contractor shall not be entitled to receive any further payments under the Agreement until the Services are completed to City's satisfaction. City may provide Contractor a cure period in its sole discretion or may terminate the Agreement and, at City's option, obtain performance of the Services elsewhere.

13. **INDEMNIFICATION:** Contractor shall indemnify, defend, and hold harmless City and its officers, councilmembers, commissioners, employees, volunteers, and agents, from any claim, liability, loss, cost, expense, suit, and damages, including attorney's fees and consulting fees relating to (a) a third party claim for intellectual property infringement relating to the Contractor's Services or the Deliverables; (b) Contractor's negligence or willful misconduct; (c) Contractor's material breach of the Agreement; (d) Contractor's non-compliance with applicable law; (e) a third-party Washington Public Records Act claim involving Contractor information; and (f) Contractor's court action to enjoin release of Contractor information under the Washington Public Records Act.

    City will promptly notify Contractor of a claim under this Section 13 and will provide reasonable cooperation to Contractor in the defense of the claim. Contractor will have control over defense and settlement of the claim, except that Contractor will not enter any settlement or related agreement without City's prior written consent. Notwithstanding the preceding sentence, City may participate in the defense or settlement of any claim with counsel of its own choosing.

    Solely for negligence indemnification claims under (b) above, if Contractor is providing architectural, landscape architectural, engineering, or land surveying services as the Services under this Agreement, and Contractor and City are concurrently negligent, then Contractor will be required to indemnify City only to the extent of Contractor's negligence and will have no obligation to indemnify City for City's sole negligence, pursuant to RCW 4.24.115.

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If Contractor or Contractor's employee is a licensed architect, professional engineer, land surveyor, or landscape architect and the Services are related to a construction project, Contractor expressly waives its industrial insurance immunity under the Washington Industrial Insurance Act Title 51 RCW. Contractor acknowledges this waiver has been mutually negotiated and the Parties desire to incorporate this waiver pursuant to RCW 4.24.115(1)(b).

14. INSURANCE: Contractor shall maintain liability insurance for all claims for damages to the City, persons or property that arise from Contractor's performance during the Term of this Agreement.

Contractor shall maintain the following insurance coverage.

COVERAGE	**LIMITS OF LIABILITY**
I. Commercial General Liability:	
Policy shall include Bodily Injury, Property Damage, Personal Injury and Broad Form Contractual Liability	
Each Occurrence	$1,000,000
General Aggregate Per Occurrence	$2,000,000
Products & Completed Operations Aggregate	$2,000,000
Personal and Advertising Injury	$1,000,000
Blanket Contractual Liability	$1,000,000
II. Commercial Automobile Liability	
Policy shall include Bodily Injury and Property Damage for any owned, hired, and/or non-owned vehicles arising from the performance of this Agreement.	
Combined Single Limit	$1,000,000
III. Workers' Compensation (applicable to the State of Washington)	
Per Occurrence	
Employer's Liability	$1,000,000
Disease Each Employee	$1,000,000
Disease Policy Limit	$1,000,000
Each Claim	$1,000,000
Annual Aggregate	$1,000,000
IV. Umbrella Liability	
	$5,000,000
V. Professional Liability	
Policy shall include coverage for all claims for damages to person or property arising from the performance of this Agreement.	$5,000,000

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In addition to the coverage and limits listed above the Contractor's insurance must all contain the following:

a. Compliance with other Insurance Policies - Contractor will remain compliant with all other insurance obligations it may have pursuant to its personnel or applicable law.

b. Coverage Trigger - Contractor's insurance must be on an "occurrence" basis rather than claims made. This type of coverage must be indicated on the Certificate of Insurance.

c. Additional Insured Requirement - The City of Vancouver, its Agents, Representatives, Officers, Directors, Elected and Appointed Officials, and Employees must be named as additional insureds where permissible under applicable law. The required Additional Insured endorsements shall be at least as broad as ISO CG 20 10 11 85, or its equivalent CG 20 10 07 04 and CG 20 37 07 04 must be included with the Certificate of Insurance.

d. Certificates - The City of Vancouver shall be listed on the Certificate of Insurance as the Certificate Holder. Contractor will provide the Certificate of Insurance to City upon request on an ACORD or comparable form.

All policies shall be issued by an insurance company authorized to do business as an insurance company in the State of Washington.

15. RELATIONSHIP OF THE PARTIES. The relationship of the Parties under this Agreement is that of independent contractors. Contractor is solely responsible for the manner, method, and means of providing the Services. Contractor and its employees are not City employees and will not be entitled to or receive any benefits under this Agreement. Contractor will pay all Contractor personnel and pay all taxes, contributions, and benefits that may be required related to its personnel. Neither Party may bind the other except as expressly stated in this Agreement.

16. SUBCONTRACTING*:* Contractor may subcontract for Services with City's prior written approval in its sole discretion. Contractor is solely responsible for its subcontractors' compliance with this Agreement and will pass through the terms of this Agreement to all subcontractors.

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17. **COMPLIANCE WITH APPLICABLE LAW:** Contractor shall comply with all applicable federal, state, and local laws, rules, and regulations ("Applicable Laws"). Contractor shall modify the Services as necessary to comply with Applicable Laws.

18. **E-VERIFY:** Contractor shall enter into and register a Memorandum of Understanding with the Department of Homeland Security E-Verify program within 60 days of executing this Agreement. Contractor shall ensure all Contractor employees and any subcontractors assigned to perform Services under this Agreement are eligible to work in the United States. Contractor shall provide compliance verification upon City's request.

19. **TITLE VI COMPLIANCE**: Depending on the Services Contractor provides, the City may use federal funds to compensate Contractor. If federal funds are used. the City, Contractor, and any approved subcontractor must comply with the provisions of Title VI of the Civil Rights Act of 1964, (78 Stat. 252, 42 U.S.C. 2000d to 2000d-4) (CRA) and the Civil Rights Restoration Act of 1987, Pub. L. No. 100-259, 102 Stat. 28 (1988) (CRRA). Contractor must confirm with City whether Title VI is applicable under this Agreement.

20. **EQUAL EMPLOYMENT OPPORTUNITY**: The City is an equal opportunity employer. Contractor shall not discriminate against any of its employees or applicants for employment on the basis of race, color, creed, religion, sex (including gender identity, sexual orientation, and pregnancy), national origin, citizenship or immigration status, age (40 or older), the presence of any sensory, mental, or physical disability or the use of a trained dog guide or service animal by a person with a disability, genetic information, honorably discharged veteran or military status, or any other class protected by federal, state, or local employment discrimination laws.

21. **ANTI-KICKBACK**. City officers and employees shall not have or acquire an interest in the Agreement or solicit, accept, or give any item of value from a person or entity with an interest in this Agreement.

22. **PERMITS, LICENSES, AND CERTIFICATIONS**. Contractor is solely responsible for any license, permit or certificate that may be required by any federal, state or local law in connection with the performance of Contractor's obligations under this Agreement, including any business license. Contractor may contact the State of Washington Business License Service (BLS) at: 800-451-7985,

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www.bls.dor.wa.gov/cities/vancouver.aspx or visit the City's website found at www.cityofvancouver.us/businesslicense for assistance with the determination.

23. **COOPERATIVE PURCHASING:** The Washington State Interlocal Cooperation Act, chapter 39.34 RCW, authorizes public agencies to cooperatively purchase goods and services if all parties agree. By executing this Agreement, Contractor agrees that other public agencies may purchase goods and services under this Agreement at their own cost. City will have no liability or obligation related to Contractor related to that separate agency agreement. Therefore, City agrees to allow other public agencies to purchase services under this Agreement so long as City is not held financially or legally liable for any separate agency services received pursuant to the Agreement, and that any public agency purchasing under this Agreement file a copy of it in accordance with RCW 39.34.040.

24. **DEBARMENT**: Contractor certifies that it is not presently debarred, suspended, proposed for debarment, and declared ineligible or voluntarily excluded from covered transactions by any federal, state or local department or agency.

25. **NOTICES:** All notices will be hand delivered, certified mail, or sent by electronic mail if agreed by the Parties. Notice will be effective when received if hand delivered, on the delivery date if certified mail, or when an email is sent. Notice must be addressed to the Parties at:

For the City:
Anna Vogel
City of Vancouver
415 W 6th Street
P O Box 1995
Vancouver WA 98668-1995
Email: anna.vogel@cityofvancouver.us

For the Contractor:
Hayley Purdy
Scott Edwards Architecture
2525 E Burnside St
Portland, OR 97214
Email: hpurdy@seallp.com

Either Party may update its address for notice by giving written notice to the other Party.

26. **ASSIGNMENT.** Contractor shall not assign this Agreement without the express written consent of City. Any assignment in violation of this subsection is void. All terms of this Agreement are binding on any assignee.

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27. **ORDER OF PRECEDENCE:** If there is a conflict between the terms of any document, the order of precedence is as follows: Amendments to this Agreement; this Agreement; Contractor's responsive proposal to City's solicitation; and City's solicitation. The Parties agree that terms included on any Purchase Order or other document provided by Contractor are not part of this Agreement.

28. **SURVIVAL**. Sections 15 - 35 will survive any termination of this Agreement.

29. **WAIVER**. A Party's waiver of any term of this Agreement must be in writing and signed by the Party waiving compliance.

30. **THIRD PARTY BENEFICIARIES**. There are no third-party beneficiaries under this Agreement.

31. **GOVERNING LAW**: This Agreement is governed by the laws of the State of Washington without regard to its conflicts of laws provisions. Venue for any action arising under this Agreement will be the state or federal courts for Clark County, Washington. The Parties waive any claim of inconvenient forum.

32. **SEVERABILITY**. If a court with jurisdiction over the matter determines any clause of this Agreement is unenforceable, it shall revise the clause to reflect the intent of the Parties as closely as possible. If revision is not possible, the Court shall strike the clause and the remainder of the Agreement will remain in full force and effect.

33. **AMENDMENTS:** Any amendments to this Agreement must be in writing and signed by all Parties to this Agreement.
34. **ENTIRE AGREEMENT**: This Agreement, together with any amendments, is the entire agreement between the Parties, and supersedes any other agreement or discussion between them, whether written or oral in nature.

35. **COUNTERPARTS**. This Agreement may be signed in counterparts. Each counterpart will be deemed an original and together the separate parts will form one Agreement.

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City and Contractor enter the Agreement as of the Effective Date.

CITY OF VANCOUVER
A municipal corporation

Signed by:
C084EA446CF9483...
Lon Pluckhahn, City Manager

12/20/2024
Date

Attest:

DocuSigned by:
Natasha Ramras
493E940414AE4BD...
Natasha Ramras, City Clerk

Approved as to form:

DocuSigned by:
Mina Cook
40EE71606C4444D...
Deputy City Attorney
For Jonathan Young, City Attorney

CONTRACTOR:
Scott Edwards Architecture

DocuSigned by:
Hayley Purdy
A7568A89E335476...
Signature

Hayley Purdy Principal
Printed Name /Title

12/19/2024
Date

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EXHIBIT "A":
Scope of Work

This contract is for the design, coordination, and engineering for a new Bridge Shelter facility, with corresponding planning, site design, and operations considerations for the City of Vancouver and their Operations Partner.

PHASE ONE: CONCEPTUAL DESIGN

A. Project Orientation
   1. Collaboration with the project team and Owner to determine roles and responsibilities, lines of communication and confirm the decision-making process. Define key Stakeholders like user groups, service providers and operator. Confirm roles and responsibilities.
   2. Define project goals and guiding values for the project. Establish what a successful project will include.
   3. Refine and further develop the work plan and schedule. Understand the budget and establish target value design components.

B. Site Review
   1. Due diligence and research to understand the site. Design Team to attend a site and neighborhood visit, noting design opportunities and limitations.
   2. Gather information, this may include optional services such as land survey, geotechnical report, traffic modeling and archaeological and cultural resource evaluations.
   3. Develop site improvement plan including approach to stormwater management, vehicular access and parking.

C. Pre-Planning
   1. Meet with the Owner and Stakeholders to learn about desired spaces, their functions and aspirations.
   2. Tour (2-3) existing facilities of similar scale or capacity for group understanding and shared goals.
   3. Conduct space programming work sessions with the team to establish current and future needs for the entire site. Consider adjacencies, size requirements, technology, acoustics, security, accessibility and other specialty considerations. Classify space by public, semiprivate and private use.
   4. Coordinate with the Owner and their teams to ensure all technology, facilities and maintenance needs are identified and understood.
   5. Conduct research on building construction typologies, associated costs, lead times, construction timelines, advantages and disadvantages.
   6. Review site safety and security concerns with the team.

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D. Establish project sustainability opportunities and to gain an understanding of the project's opportunities.
   1. Scope includes up to (1) meeting with the Owner and Key Stakeholders for this discussion, which will be a starting point for site and design studies.

E. Conceptual Design
   1. Design Team to develop up to 3 shelter and site conceptual options including management analysis, phasing recommendations, building construction types, construction schedules, options for capacity, considerations for future growth opportunities, considerations for additional programming, resiliency, considerations for temporary and permanent structures, timetables, and cost estimates with costs for each concept.
   2. Draft options will be reviewed with Project Team in work session format. Critical program elements to be documented and prioritized so they can be reviewed and evaluated through in later project phases.
   3. Revised selected options to be updated based on feedback from the Project Team.
   4. Design Team to produce final Concept Design and Cost Estimate Report in both hard copy and digital format.

F. Land Surveying
   1. Topographic Survey: Survey Project Setup, Control Survey, Boundary Retracement, Topographic Survey
   2. Record of Survey: This survey will provide a record on file, available to the public in the Clark County Surveyor's Office of a Surveyor's opinion of the Subject Property's boundary.

G. Geotechnical Engineering
   1. Provide geotechnical design and construction recommendations for the proposed site improvements.
   2. Coordinate and manage the field exploration program and complete the following explorations at the site: One drilled boring to a depth of up to 40 feet BGS, Two drilled borings to depths up to 15 feet BGS.
   3. Additional services include: Observe subsurface conditions, complete up to two infiltration tests, Install a vibrating wire piezometer in the deep boring to determine groundwater levels over the wet season, Travel to the site once a month to collect groundwater measurements over the wet season, Perform geotechnical laboratory testing on select soil samples.
   4. Prepare a geotechnical report.

H. Traffic Engineering & Modeling
   1. Phase 1: Final Technical Memorandum: Transportation Analysis Methodology, Site Access and Parking.

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I. Cost Estimates
   1. Work sessions and assistance in developing Target Value Design Components and understanding the project budget.
   2. Develop an estimate of probable construction cost for up to three schemes.
   3. Develop project soft costs for each concept. Owner input must be provided to be accurate for total project costs.

Deliverables: Project directory, project goals, work plan, schedule, sustainability opportunities, site report, program requirements, standards report, concept designs (3), and associated cost estimates.

PHASE TWO: SCHEMATIC DESIGN

A. Project Design
   1. Based on the approved conceptual design option and team decisions made during the previous the phase, SEA and our team will further develop the design.
   2. Utilize the decision-making process to select the "best fit" preferred building system and approach.
   3. Review schematic detailing for design options and evaluate pros and cons for each.
   4. Discuss potential cost implications of design options.
   5. Identify critical items that are essential to project success, provide appropriate escalation within the budget to hold adequate contingency for these items.

B. Meetings
   1. Weekly Owner Architect meetings and design meetings with the Owner as required.

C. Apply and Submit for Pre-Application Meeting with the City of Vancouver.
   1. Scope of service includes preparation of application, narrative, questions, and a site plan.
   2. Meeting may be held during the Design Development phase.

D. Sustainability Workshop to set sustainability goals, establish and prioritize strategies.
   1. Establish energy performance and carbon emissions benchmarks and set reduction goals realistic for project to achieve.
   2. Discuss opportunities for resiliency, water use efficiency, indoor air quality, and occupant health and well-being on the project.

E. Consultant Coordination
   1. Structural Engineering
      i. Confirms requirements for the structural systems.
      ii. Prepares preliminary structural analysis of the selected structural systems

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2. Civil Engineering
    i. Site Grading and Erosion Control
    ii. Site Water System Preliminary Design
    iii. Site Sanitary Sewer System Preliminary Design
    iv. Site Drainage Preliminary Design
    v. Public Street Improvements Preliminary Design
    vi. Agency Coordination
3. Land Use and Civil Review
    i. Attend Pre-App Meeting.
4. Landscape Architecture
    i. Zoning and Code Research
5. Acoustic Engineering
    i. Develop initial concepts of the acoustical design.
    ii. Prepare criteria for the acoustical environment.
    iii. Prepare an Acoustical Guideline Document and drawing mark-up with findings and guidelines.
6. Mechanical, Electrical, Plumbing, Lighting, Technology, and Fire Life Safety
    i. Conduct preliminary studies and analysis for selection of 2 MEP systems and their space requirements.
    ii. Make recommendations for efficient systems based on past project experience and prior studies.
    iii. Conduct preliminary review with authorities to ascertain utility services.

F. Design Drawing Package.
1. Site Plans, Floor Plans, and Building Elevations.

G. Design Narratives.
1. Architectural Narrative
2. MEP Concept Narrative
3. Structural Narrative
4. Landscape Narrative
5. Acoustic Narrative
6. Civil Narrative

Deliverables: Schematic Design Package, Pre-App Submittal

PHASE TWO: DESIGN DEVELOPMENT

A. Project Design
1. Develop building systems.

B. Meetings
1. Review progress with staff and stakeholders in Weekly Owner Architect meetings and design meetings with the Owner as required.

C. Consultant Coordination
1. Structural Engineering

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i. DD-level analysis of the gravity and lateral systems
ii. Develops structural specifications.
iii. Prepares structural calculations.
iv. DD documents are prepared with REVIT and delivered in pdf format.

2. Civil Engineering
   i. Site Grading and Erosion Control Design
   ii. Site Water System Design
   iii. Site Sanitary Sewer System Design
   iv. Site Drainage Design and Reports
   v. Department of Ecology Stormwater Permitting
   vi. Public Street Improvements Design
   vii. Agency Coordination
3. Landscape Architecture
   i. Landscape Materials & Layout Plan
   ii. Planting Plan (Planting Zones, Plant Lists and Tree Placement)
4. Acoustic Engineering
   i. Identify expected interior noise isolation levels between critical adjacent spaces. Develop interior noise isolation recommendations to meet the design criteria.
   ii. Prepare and submit drawing and specification markups with our findings and recommendations for noise isolation.
5. Mechanical, Electrical, Plumbing, Lighting, Technology
   i. Select one system from those studied during the Schematic Design phase.
   ii. Develop system space requirements.
   iii. Develop system calculations.
   iv. Define project system components, including equipment, locations, main routings, details, diagrams.
6. Energy Modeling
   i. Building Energy Performance Modeling: This item is for Total Building Energy Performance Modeling using eQUEST in compliance with the applicable Energy Code. The model allows reviewing the cost-effectiveness and energy use reduction of total building performance as well as each system separately.

D. Cost Estimating: Design Development
   1. Pricing of 3-5 CSA alternates is included within the fees for this phase.
   2. Pricing of 1-2 MEPF alternates is included within the fees for this phase.
   3. Update the project soft costs. Owner input/updates must be provided for total project costs to be accurate.
   4. Prepare evaluation and comparison to Target Value Design Components developed in Phase 1 – Concept design.

E. Design Drawing Package
   1. Architectural Drawings

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i. Floor Plans, unit plans, reflected ceiling plans, including appliance and furniture layouts
ii. Site Plan
iii. Exterior elevations, building sections and wall sections
iv. Building assemblies and enclosure Systems
v. Code analysis and fire life safety
vi. Assembly Details

2. Civil Drawings
3. Landscape Drawings
4. Structural Drawings
5. Mechanical, Electrical, Plumbing Drawings
6. Low Voltage Drawings

F. Specifications
1. Architectural Specifications Draft
2. MEP Design/Build Performance Based Specifications Draft

Deliverables: Design Development Package

PHASE TWO: LAND USE REVIEW

A. Pre-App Meeting.
1. This scope is provided during the Schematic Design phase.

B. Engineering Review.
1. This scope is provided during the Design Development phase.
2. This submission will utilize the City of Vancouver's Streamline Review Process, which includes Land Use Review.

C. Land Use Review.
1. This scope is provided during the Design Development phase.
2. This submission will utilize the City of Vancouver's Streamline Review Process, which includes Civil Review.

D. Archaeological Services and Cultural Resources Evaluation
1. Background research to establish environmental, archaeological, ethnographic, and historical context for the project area.
2. Conducting a cultural resources survey of the project area. It will consist of: a systematic pedestrian survey, a targeted subsurface investigation.
3. Technical report.

E. Traffic Engineering & Modeling
1. Phase 2: Transportation Impact Analysis (TIA) to address the requirements of VMC 11.80.130 (Traffic Impact Analysis) and VMC 11.70 (Transportation Concurrency)

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Deliverables: Land Use and Engineering Design Package

PHASE TWO: CONSTRUCTION DOCUMENTS

A. Project Design
   1. Coordinated building systems, technical detailing, finishes and equipment.
   2. Review progress with staff and stakeholders regularly incorporating feedback.
   3. Confirm interior finishes, lighting, furniture, fixtures, and equipment (as required).
   4. Align documents and specifications for the CDs set with our in-house Quality Control Specialist and Specifications Writer.
   5. Work with cost estimator throughout CDs to evaluate budget and balance design.

B. Meetings
   1. Review progress with staff and stakeholders in Weekly Owner Architect meetings and design meetings with the Owner as required.

C. Consultant Coordination
   1. Coordination with Structural Engineering, Civil Engineering, Landscape, Mechanical, Electrical, Plumbing, Technology, and Acoustic Engineering and Cost Estimating.

D. Design Drawing Package.
   1. Architectural Drawings
      i. Floor Plans, unit plans, reflected ceiling plans, including appliance and furniture layouts
      ii. Site Plan
      iii. Exterior elevations, building sections and wall sections
      iv. Building assemblies and enclosure Systems
      v. Code analysis and fire life safety
      vi. Exterior Details for bid and construction, Interior Details for bid and construction, Assembly Details, Stairways, and Conveyance systems
   2. Civil Drawings
   3. Landscape Drawings
   4. Structural Drawings
   5. Mechanical, Electrical, Plumbing Drawings
   6. Low Voltage Drawings
   7. Energy Compliance Drawings

E. Cost Estimating: Construction Documents
   1. Weekly review and project budget update to inform the design team if progress/revisions significantly differ from the DD project estimate, identifying potential items for more in-depth cost evaluation and feedback.
   2. Updated DD estimate to reflect changes that occurred through CDs.

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F. Energy Modeling
   1. Thermal Envelope Energy Compliance: Building Envelope Thermal Barrier Design and Consulting in compliance with the local Energy Code, which includes Component Performance forms for Permit.
   2. Air Barrier Diagrams: Building Envelope Air Barrier Design and Consulting in compliance with the local Energy Code.

G. Specifications
   1. Architectural Specifications
   2. MEP Design/Build Performance Based Specifications

H. Value Engineering Based upon DD Estimates and VE Log
   1. Coordination with Cost Estimator or General Contractor

Deliverables: Construction Document Package, Permit Set

PHASE TWO PERMITTING & BIDDING

A. Submit for Building Permit at end of Construction Document Phase.
   1. Submit permit applications, drawings, specifications and all other required documentation to the City of Vancouver for building permit.
   2. Respond to plan check comments and document as necessary to obtain permit, including coordination with all consultants as required.
   3. Reissue Document Sets to include permit changes as revisions.

B. Coordinate with General Contractor to accommodate Bid
   1. Contractor to bid the Bid Set.
   2. Respond to contractor and subcontractor bid questions, substitution requests, design clarifications, addenda.
   3. It is assumed that no design revisions will take place in this phase other than as required for permit review comments.

C. Prepare Final Construction bid package
   1. Include and update all final versions of all reports and supporting documents.
   2. Include all corresponding changes from the Permit Check Sheet Responses.

Deliverables: Permit Check sheet Responses, Bid Set

PHASE TWO: CONSTRUCTION PHASE SERVICES

A. Work with Owner and Owner's Contractor throughout construction as a representative of the Owner.

B. Attend (1) Pre-Construction Meeting.

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C. Provide on-site construction observation. Assumes site visits once a week for 44 weeks of construction.

D. Provide approximately 18 hours per week for 44 weeks, at $2,450 a week for SEA's services (not including consultants fees). If SEA's construction administration time substantially exceeds these estimates, then SEA reserves the right to request additional design services. SEA can provide full backup for staff time upon request during this phase.

E. Review Contractor's submittals, including but not limited to product data, shop drawings, bidder design/deferred submittals, and any other data required by the Contract Documents.

F. Review and respond to Requests for Information (RFIs).

G. Review any Change Order Proposals (COPs).

H. Issue supplemental instructions (ASIs) as required based on document revisions.

I. Review completed Work for compliance with the Contract Documents.
   1. Includes one walk through at substantial completion.
   2. Includes one walk through at end of one year warranty period.
   3. Includes execution of the AIA G704 Substantial Completion form.

J. Conduct prepare punch list.
   1. Includes Architectural punch list.
   2. Back punch of the punch lists is not included.

K. Prepare and review project closeout documents.

L. Building Commissioning
   1. PAE Engineers
   2. Provide code commissioning services as described below for the following energy related equipment and systems:
      i. Heating, Ventilation and Air Conditioning
      ii. Domestic hot water systems, pumps & controls
      iii. Electrical Metering (if applicable)
      iv. Electrical Distribution – verification of Contractor startup and testing of equipment
      v. Lighting and Controls, including daylighting controls

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OPTIONAL SERVICES

A. Record of Survey
   1. Based on the boundary determination using field evidence and record information, HHPR will set survey monuments at the property corners and produce a record of survey of the subject property.
   2. This survey will provide a record on file, available to the public in the Clark County Surveyor's Office of a Surveyor's opinion of the Subject Property's boundary.

B. Kitchen Equipment & Foodservice Consultant
   1. Phase 1: Project Orientation, Pre-Planning, Conceptual Design and Equipment Budget for each Concept Design Option.
   2. Phase 2: Plumbing, electrical, equipment connections, equipment design and cut sheets, rough-in plans, equipment budget, connection schedules, kitchen elevations, coordination of hood and walk-in drawings and data.
   3. Phase 2: Scope covers MEP scope to implement commercial kitchen into design documents. The kitchen consultant will provide PAE with equipment cutsheets, a floor plan with MEP requirements identified (e.g. floor drains, floor sinks, etc.), the equipment locations tagged and an MEP connection requirements matrix.

C. Solar Engineering *(Required if building is over 10,000SF)*
   1. Scope includes: High level estimate of PV system size based on array area estimates, calculate the PV system's estimated electricity production, establish basis of design product selection including PV panel, racking and inverters, high level coordination with other building disciplines for feasibility, including structural, High level electrical design coordination of general array area, review of shop drawings, submittals and final permit documents.

D. Traffic Engineering & Modeling
   1. Phase 2: Confirm methodology and data collection.
   2. Phase 2: System Inventory
   3. Phase 2: Evaluate Existing Conditions
   4. Phase 2: Evaluate Year of Opening Future No-Build Conditions
   5. Phase 2: Evaluate Year of Opening Project Conditions

E. Air Barrier Testing during Construction *(Required per Energy Code)*
   1. This item includes whole building enclosure air barrier testing in accordance with ASTM E779 or an approved equivalent test method.
   2. This includes mobilization, testing on-site and demobilization. Prior to testing, a survey of the interior will be conducted in preparation for testing to make sure that the ducts and other penetrations are properly sealed in accordance with the Code. This scope does not include duct sealing and other building preparation which is required for testing. This scope can be performed by the contractor or by another third party.

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F. Safety and Security Consulting
   1. Jensen Hughes
   2. Security Consulting
   3. Accessibility Consulting
   4. Universal Design Consulting

G. Pre-engineered Building systems: Tensile Fabric
   1. Sprung Structures
   2. Engineering and Permitting

H. Emergency Generator Design : PAE Engineers
   1. After concept design, if an optional standby power emergency generator is deemed necessary, the Electrical engineer will design an emergency generator and backup power system.
   2. It is assumed that Emergency Generator will be provided with integral fuel tank and controls. Design of external fuel tank, fueling systems and piping will be an additional service.
   3. Design will include the generator sizing for the determined capacity and programming needs.

EXCLUSIONS TO SCOPE OF SERVICE

1. Enhanced Commissioning.
2. Record of Survey *(Optional Service)*
3. Green Building Rating System Coordination.
4. Sustainable certification [LEED, etc.].
5. Food service/kitchen design. *(Optional Service)*
6. Air Barrier Testing *(Optional Service)*
7. 3rd party fire and life safety review. *(Optional Service)*
8. Third Party envelope consultation services.
9. Detailed Furnishings Ordering with Supplier.
10. Fees to the Authority having Jurisdiction (AHJ) for permitting, construction, or entitlement.
11. As-built following construction completion.
12. Environmental studies.
13. Hazardous material assessment and abatement.
14. Special testing and inspection required by code during construction.

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Project Schedule

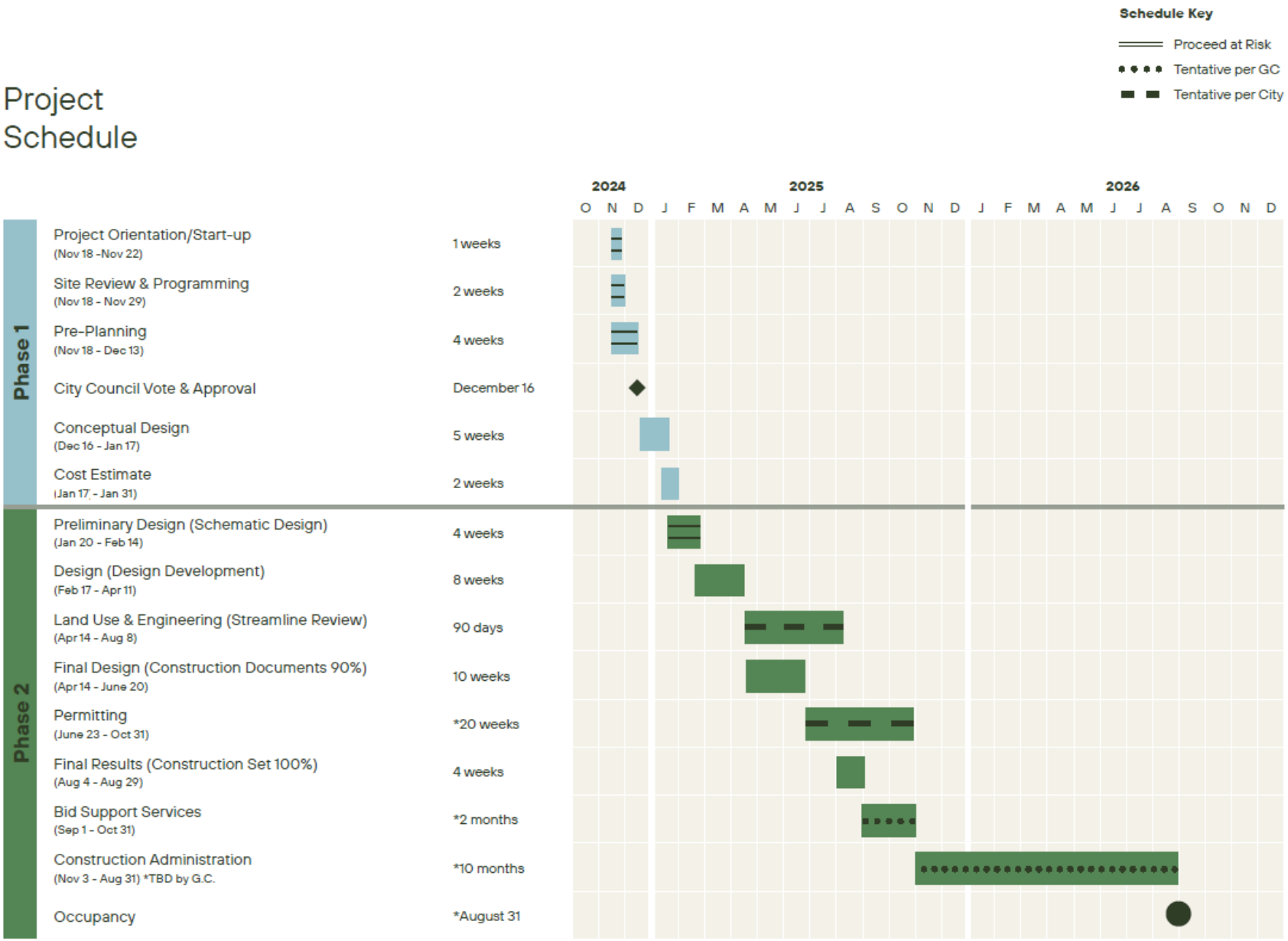

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EXHIBIT "B":
Fee Schedule

Exhibit A

Vancouver Bridge Shelter
Project Compensation Schedule
11/26/2024

Scott Edwards Architecture

Phase	Arch	Civil	Landscape	Structural	MEP	Low Voltage	Energy	Acoustics	Cost Estimating	Surveying	Archaeological & Cultural	Traffic	Geotech	Building Commissioning		Phase %
	SEA	HHPR	PLACE	VLMK	PAE	Vertex	BEE Engineers	ABD	KFJ	HHPR	Archaeological Services	DKS	Columbia West	PAE		
Phase 1																
Conceptual Design	$54,480	$14,390	$16,592	$10,100	$6,500	$3,100	N/A	$6,400	$6,900	$40,500	N/A	$11,400	$17,825	N/A	$ 188,187	17%
Phase 2																
Schematic Design	$52,300	$13,560	$9,584	$4,300	$13,000	$400	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	$ 93,144	9%
Design Development	$99,880	$38,775	$8,650	$17,400	$30,000	$3,500	$6,900	$4,000	$8,800	N/A	N/A	N/A	N/A	N/A	$ 217,905	20%
Design Review / Land Use	$6,200	$23,010	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	$8,933	$4,490	N/A	N/A	$ 42,633	4%
Construction Documents	$134,720	$15,055	$10,800	$35,600	$41,500	$3,800	$7,500	$8,500	$11,000	N/A	N/A	N/A	N/A	N/A	$ 268,475	25%
Permitting & Bidding	$38,920	N/A	$7,020	$5,500	$13,000	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	$ 64,440	6%
Construction Administration	$108,100	$14,240	$4,661	$8,600	$26,000	$1,200	N/A	$5,300	N/A	N/A	N/A	N/A	N/A	$35,000	$ 203,101	19%
Total Estimated Fee	$ 494,600	$ 119,030	$ 57,307	$ 81,500	$ 130,000	$ 12,000	$ 14,400	$ 24,200	$ 26,700	$ 40,500	$ 8,933	$ 15,890	$ 17,825	$ 35,000	$ 1,077,885	100%

OPTIONAL SERVICES	FIRM	Task	Fee
Surveyor	HHPR	Record of Survey	$ 7,929
Kitchen	JBK	Phase 1 Commercial Kitchen Design	$ 8,990
		Phase 2 Commercial Kitchen Design	$ 34,000
	PAE	Phase 2 Kitchen MEP Coordination	$ 28,000
Renewable Energy	PAE	Solar Design	$ 30,000
Traffic Engineering	DKS	Preliminary Schematic Design	$ 22,300
Air Barrier Testing	BEE Engineers	Air Barrier Testing in Construction	$ 5,500
Security & Accessibility	Jensen Hughes	Security Consulting	$ 12,100
		Accessibility Consulting	$ 14,300
		Universal Design Consulting	$ 3,000
Tensile Structure	Sprung	Engineering	$ 4,000
		Permitting	$ 6,000
Resiliency	PAE	Emergency Generator Design	$ 10,000
Total Estimated Fee			$ 186,119

Docusign Envelope ID: FCBA0024-CC2E-43F8-A615-2F39A7DB51DD

REIMBURSABLE EXPENSES

Reprographics, including printing, plotting, etc., shipping, travel, long distance communication and fees paid on your behalf are billed at 1.10 times direct expense in addition to professional fees. Anticipated reimbursable fees are **$9,500.**

Staff Report: 060-26

To: Mayor and City Council
From: City Manager
Date: March 16, 2026

Subject

Contract Amendment — 4th Amendment for the New Public Works Operations Campus Project Bldgs H/J Foundations Maximum Allowable Construction Cost

Key Points

- The New Public Works Operations Campus project employs the General Contractor Construction Manager (GCCM) construction delivery method, which is structured with an initial contract and subsequent amendments for competitively bid construction work.
- This is the fourth amendment to the GCCM contract that was approved in June 2025. This fourth amendment adds construction of foundations only for buildings H & J, which are the permanent coverings for the bulk storage and trash areas on the new operations campus.
- The value of the fourth amendment is $239,226.
- The total committed contract amount is $13,759,119.

Strategic Plan Alignment

Safe and Prepared Community – a safe place to live, work, learn and play

Climate and Natural Systems – environmental stewardship and efforts to address climate change to ensure a sustainable future

High Performing Government – a government that is reliable, fiscally responsible, equitable, and open to compromise

Present Situation

This scope of work, foundations for buildings H and J, is the next phase of construction. Bidding this work allows construction to continue for auxiliary structures, while design progresses on larger main campus buildings. It takes advantage of existing on-site contractors and subcontractors to reduce remobilization costs and optimize the overall construction schedule.

In Amendment #1, Skanska included part of the total value of the specified general conditions, inadvertently. The value for specified general conditions was part of their executed original contract value. Skanska had assumed their original contract was for preconstruction services only. Amendment #4 removes that error. Specified general conditions are a fixed amount and are invoiced monthly over the duration of construction.

Below is a summary of the adjustments in Amendment No. 4 to address the error:

ITB VPOC BP 03A Building H & J Foundations:	$ 1,074,775.00
Removal of additional Specified General Conditions:	- $ 835,549.00

	$ 239,226.00
Total contract value after amendment #3:	$ 13,519,896
Total value of Amendment #4:	+ $ 239,226
Total committed contract amount after Amendment #4:	$ 13,759,119

Advantage(s)
Advantages to procuring this work include maintaining efficiency of the early site work and having this portion of the site ready for installation of pre-engineered metal canopies later this year.

Challenge(s)
None

Budget Impact
This bid package, which includes fees for GCCM contingency, and contractor's fee percentage, was competitively bid, and is in alignment with expected costs for these services. The Fiscal Year 2025-2026 Biennium Budget for this project includes allocations for these costs.

Prior Council Review

- City Council Amendment #3 Consent, January 5, 2026
- City Council Amendment #2 Consent, December 15, 2025
- Workshop Update to council, July 7, 2025
- GCCM contract execution, June 9, 2025
- City Council project update memorandum, April 28, 2025

Action Requested
On Monday, March 16, 2026, authorize the City Manager, or designee, to execute Amendment No. 4 to the General Contractor Construction Manager agreement with Skanska USA Building Inc. of Portland, OR in the amount of $239,226.

Staff Contact
Jason Olson, Capital Projects Project Manager, Jason.Olson@cityofvancouver.us

Attachments:
1. Amendment 4
2. Skanska Amendment 3 - MACC 3 Executed
3. Skanska Amendment 2 - MACC 2 Executed
4. Skanska Amendment 1 - MACC 1 Executed
5. Skanska Original Agreement - Executed

AIA® Document A133™ – 2019
Exhibit A

Guaranteed Maximum Price Amendment #4

This fourth Amendment dated the is incorporated into the accompanying AIA Document A133™–2019, Standard Form of Agreement Between Owner and Construction Manager as Constructor where the basis of payment is the Cost of the Work Plus a Fee with a Guaranteed Maximum Price dated the 13th day of June in the year 2025 (the "Agreement")
(In words, indicate day, month, and year.)

for the following **PROJECT:**
(Name and address or location)

Vancouver Public Works Operations Campus
8713 NE 94th Avenue
Vancouver, WA 98662

THE OWNER:
(Name, legal status, and address)

City of Vancouver
PO Box 1995
Vancouver WA 98668

THE CONSTRUCTION MANAGER:
(Name, legal status, and address)

Skanska USA Building Inc
1010 NW Flanders, Ste 500
Portland OR 97209

TABLE OF ARTICLES

A.1 GUARANTEED MAXIMUM PRICE

A.2 DATE OF COMMENCEMENT AND SUBSTANTIAL COMPLETION

A.3 INFORMATION UPON WHICH AMENDMENT IS BASED

A.4 CONSTRUCTION MANAGER'S CONSULTANTS, CONTRACTORS, DESIGN PROFESSIONALS, AND SUPPLIERS

ARTICLE A.1 GUARANTEED MAXIMUM PRICE

§ A.1.1 Guaranteed Maximum Price

Pursuant to Section 3.2.6 of the Agreement, the Owner and Construction Manager hereby amend the Agreement to establish a Guaranteed Maximum Price. As agreed by the Owner and Construction Manager, the Guaranteed Maximum Price is an amount that the Contract Sum shall not exceed. The Contract Sum consists of the Construction Manager's Fee plus the Cost of the Work, as that term is defined in Article 6 of the Agreement.

ADDITIONS AND DELETIONS: The author of this document has added information needed for its completion. The author may also have revised the text of the original AIA standard form. An *Additions and Deletions Report* that notes added information as well as revisions to the standard form text is available from the author and should be reviewed.

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

AIA Document A201™–2017, General Conditions of the Contract for Construction, is adopted in this document by reference. Do not use with other general conditions unless this document is modified.

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User Notes: (2020107107)

§ A.1.1.1 The Contract Sum is guaranteed by the Construction Manager not to exceed $12,861,361, subject to additions and deductions by Change Order as provided in the Contract Documents.

§ A.1.1.2 Itemized Statement of the Guaranteed Maximum Price. Provided below is an itemized statement of the Guaranteed Maximum Price organized by trade categories, including allowances; the Construction Manager's contingency; alternates; the Construction Manager's Fee; and other items that comprise the Guaranteed Maximum Price as defined in Section 3.2.1 of the Agreement.
(Provide itemized statement below or reference an attachment.)

Per Exhibit A

§ A.1.1.3 The Construction Manager's Fee is set forth in Section 6.1.2 of the Agreement.

§ A.1.1.4 The method of adjustment of the Construction Manager's Fee for changes in the Work is set forth in Section 6.1.3 of the Agreement.

§ A.1.1.5 Alternates
§ A.1.1.5.1 Alternates, if any, included in the Guaranteed Maximum Price:

Item	Price
N/A	

§ A.1.1.5.2 Subject to the conditions noted below, the following alternates may be accepted by the Owner following execution of this Exhibit A. Upon acceptance, the Owner shall issue a Modification to the Agreement.
(Insert below each alternate and the conditions that must be met for the Owner to accept the alternate.)

Item	Price	Conditions for Acceptance
N/A		

§ A.1.1.6 Unit prices, if any:
(Identify the item and state the unit price and quantity limitations, if any, to which the unit price will be applicable.)

Item	Units and Limitations	Price per Unit ($0.00)
N/A		

ARTICLE A.2 DATE OF COMMENCEMENT, SUBSTANTIAL COMPLETION AND FINAL COMPLETION
§ A.2.1 The date of commencement of the Work shall be:
(Check one of the following boxes.)

[«X»] The date of execution of this Amendment.

[« »] Established as follows:
(Insert a date or a means to determine the date of commencement of the Work.)

« »

If a date of commencement of the Work is not selected, then the date of commencement shall be the date of execution of this Amendment.

§ A.2.2 Unless otherwise provided, the Contract Time is the period of time, including authorized adjustments, allotted in the Contract Documents for Substantial Completion of the Work. The Contract Time shall be measured from the date of commencement of the Work.

§ A.2.3 Substantial Completion
§ A.2.3.1 Subject to adjustments of the Contract Time as provided in the Contract Documents, the Construction Manager shall achieve Substantial Completion of the entire Work:
(Check one of the following boxes and complete the necessary information.)

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User Notes: (2020107107)

[« »] Not later than « » (« ») calendar days from the date of commencement of the Work.

[« »] By the following date: « »

§ A.2.3.2 Subject to adjustments of the Contract Time as provided in the Contract Documents, if portions of the Work are to be completed prior to Substantial Completion of the entire Work, the Construction Manager shall achieve Substantial Completion of such portions by the following dates:

Portion of Work	Substantial Completion Date

§ A.2.3.3 If the Construction Manager fails to achieve Substantial Completion as provided in this Section A.2.3, liquidated damages shall be assessed as follows:

Construction Manager understands that if it fails to achieve Substantial Completion by the Substantial Completion Date (as specified in the GMP Amendment), Owner will suffer damages that are difficult to determine and accurately specify. Construction Manager agrees that if it fails to achieve Substantial Completion by the Substantial Completion Date, Construction Manager shall pay Owner $0.00 as liquidated damages for each calendar day that Substantial Completion extends beyond the relevant Substantial Completion Date.

Any liquidated damages assessed pursuant to this Contract shall be in lieu of all monetary liability for any and all extra costs, losses, expenses, claims, penalties and any other damages, whether special or consequential, and of whatsoever nature incurred by Owner which are caused by any delay in achieving Substantial Completion or Final Completion, provided this limitation shall not apply to Construction Manager's duty to indemnify the Owner or to warrant Construction Manager's Work as provided in this Contract and shall not apply to any loss, damage, cost or liability incurred by Owner due to factors unrelated to Construction Manager's delay.

§ A.2.4 Final Completion

§ A.2.4.1 Subject to adjustments of the Contract Time as provided in the Contract Documents, the Construction Manager shall achieve Final Completion of the entire Work:

[« »] Not later than « » (« ») calendar days from the date of Substantial Completion.

[« »] By the following date: « »

§ A.2.4.2 Subject to adjustments of the Contract Time as provided in the Contract Documents, if portions of the Work are to be completed prior to Final Completion of the entire Work, the Construction Manager shall achieve Final Completion of such portions by the following dates:

Portion of Work	Final Completion Date

ARTICLE A.3 INFORMATION UPON WHICH AMENDMENT IS BASED

§ A.3.1 The Guaranteed Maximum Price and Contract Time set forth in this Amendment are based on the Contract Documents and the following:

§ A.3.1.1 The following Supplementary and other Conditions of the Contract:

Document	Title	Date	Pages

§ A.3.1.2 The following Specifications:
(Either list the Specifications here, or refer to an exhibit attached to this Amendment.)

See Exhibit C

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Section	Title	Date	Pages

§ A.3.1.3 The following Drawings:
(Either list the Drawings here, or refer to an exhibit attached to this Amendment.)
See Exhibit C

Number	Title	Date

§ A.3.1.4 The Sustainability Plan, if any:
(If the Owner identified a Sustainable Objective in the Owner's Criteria, identify the document or documents that comprise the Sustainability Plan by title, date and number of pages, and include other identifying information. The Sustainability Plan identifies and describes the Sustainable Objective; the targeted Sustainable Measures; implementation strategies selected to achieve the Sustainable Measures; the Owner's and Construction Manager's roles and responsibilities associated with achieving the Sustainable Measures; the specific details about design reviews, testing or metrics to verify achievement of each Sustainable Measure; and the Sustainability Documentation required for the Project, as those terms are defined in Exhibit C to the Agreement.)

Title	Date	Pages
N/A		

Other identifying information:

§ A.3.1.5 Allowances, if any, included in the Guaranteed Maximum Price:
(Identify each allowance.)

Item	Price
N/A	

§ A.3.1.6 Assumptions and clarifications, if any, upon which the Guaranteed Maximum Price is based:
(Identify each assumption and clarification.)

See Exhibit B

§ A.3.1.7 The Guaranteed Maximum Price is based upon the following other documents and information:
(List any other documents or information here, or refer to an exhibit attached to this Amendment.)

See Exhibit B, F, G, H, I and J

ARTICLE A.4 CONSTRUCTION MANAGER'S CONSULTANTS, CONTRACTORS, DESIGN PROFESSIONALS, AND SUPPLIERS

§ A.4.1 The Construction Manager shall retain the consultants, contractors, design professionals, and suppliers, identified below:
(List name, discipline, address, and other information.)

« »

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User Notes: (2020107107)

This Amendment to the Agreement entered into as of the day and year first written above.

CITY OF VANCOUVER A municipal corporation	CONTRACTOR: Skanska USA Building Inc
Lon Pluckhahn, City Manager	Signature
Date	Printed Name /Title
Attest:	Date
Anthony Glenn, Deputy City Clerk	
Approved as to form:	
Nena Cook, City Attorney	

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MACC No. 4
Contract Amendment #4

Vancouver Public Works Operations Campus

EARLY WORK RELEASE

Pursuant to Section 6 of the Agreement, dated June 13, 2025, between City of Vancouver *(Owner)* and Skanska USA Building *(GC/CM)*, for the Vancouver Public Works Operations Campus *(the Project)*, the Owner and Construction Manager established an interim (Mini-MACC) Guaranteed Maximum Price (GMP) and Contract Time for the Work as set forth below.

ARTICLE 1: EARLY WORK RELEASE / GUARANTEED MAXIMUM PRICE (GMP)

The GC/CM's Guaranteed Maximum Price for the Work, including the Construction Manager's Fee, is increased by **Two Hundred Thirty-Nine Thousand, Two Hundred Twenty-Six ($239,226)** to a total of **Twelve Million, Eight Hundred Sixty-One Thousand, Three Hundred Sixty-One ($12,861,361)**. This Price is for the performance of the Work in accordance with the Exhibits attached to this Amendment as follows:

Description		Date
Exhibit A	Summary of Mini-MACC #4 GMP Pricing	02/25/2026
Exhibit B	Scope of Work and Assumptions and Clarifications made in preparing the mini-MACC.	
Exhibit C	Drawings, Specifications, Addenda, and General, Supplementary and other Conditions of the Contract on which the Guaranteed Maximum Price is based. TCF Architects Contract Documents, dated as noted on the Attached Exhibit	
Exhibit D	Allowance Items (None)	
Exhibit E	Alternate Prices (None	
Exhibit F	Unit Prices (None)	
Exhibit G	Early Works Negotiated Support Services (None)	
Exhibit H	Project Schedule	Print Date 01/27/2026
Exhibit I	General Conditions (None)	
Exhibit J	Bid Package 03A – Covered Storage H & J Foundations	

EXHIBIT A - CONSTRUCTION COST SUMMARY

February 25, 2026

Bid Pkg #	Description of Bid Package (or CSI modified Uniformat)	Original Value	Value of Previous Amendments	Value of Amendment #04		**Total Contract Value**
32A	Early Planting and Irrigation	$ -	$ 223,000	$ -		**$ 223,000**
32B	Fencing	$ -	$ 169,656	$ -		**$ 169,656**
Bid Group 2						
31A	Early Sitework	$ -	$ 1,682,000	$ -		**$ 1,682,000**
31B	Site Retaining Wall #2	$ -	$ 1,895,106	$ -		**$ 1,895,106**
Bid Group 3						
07A	Sealer and Joint Sealant	$ -	$ 34,036	$ -		**$ 34,036**
23A	Geo Exchange Boring Field	$ -	$ 3,425,400	$ -		**$ 3,425,400**
Bid Group 4						
23B	Mechanical Contractor Preconstruction Value	$ -	$ 125,000	$ -		**$ 125,000**
26A	Electrical Contractor Preconstruction Value	$ -	$ 85,000	$ -		**$ 85,000**
Bid Group 5						
03A	Covered Storage H & J Foundations	$ -	$ -	$ 960,784		**$ 960,784**
1	**Subtotal for Direct Subcontract Work**	**$ -**	**$ 7,639,198**	**$ 960,784**		**$ 8,599,982**
2	Fencing Vegetation Clearing and Trimming Allowance	$ -	$ 7,500	$ -		**$ 7,500**
3	Dewatering Baker Tank and Filtration Allowance	$ -	$ 200,000	$ -		**$ 200,000**
4	Subcontractor Bonds (included in bid packages)	$ -	$ -	$ -		Included
5	**Subtotal for Other Contract Costs** (Add Lines 2, 3, & 4)	**$ -**	**$ 207,500**	**$ -**		**$ 207,500**
6	**Total Subcontract Costs** (Add Lines 1 & 5)	**$ -**	**$ 7,846,698**	**$ 960,784**		**$ 8,807,482**
7	Negotiated Support Services	$ -	$ 420,887	$ -		**$ 420,887**
8	Builder's Risk Allowance	$ -	$ 500,000	$ -		**$ 500,000**
9	GC/CM Contingency (Subcontract Total x % Shown Below)	$ -	$ 281,794	$ 10,057		**$ 291,851**
10	**Maximum Allowable Construction Cost (MACC)** (Add Lines 6, 7, 8, & 9)	**$ -**	**$ 9,049,379**	**$ 970,841**		**$ 10,020,220**
11	Fixed Amount for Specified General Conditions	$ 2,331,834	$ 835,549	$ (835,549)		**$ 2,331,834**
12	GC/CM Fee x % Shown Below)	$ -	$ 406,213	$ 103,934		**$ 510,147**
13	MCCM/ECCM P&P Bond Deduct 0.4%	$ -	$ (840)	$ -		**$ (840)**
14	**Total GMP** (Add Lines 10, 11, 12 and 13)	**$ 2,331,834**	**$ 10,290,301**	**$ 239,226**		**$ 12,861,361**
15	Preconstruction Services	$ 897,758.00	$ -	$ -		**$ 897,758**
16	**Total GMP plus Preconstruction Services** (Add Lines 13 and 14)	**$ 3,229,592**	**$ 10,290,301**	**$ 239,226**		**$ 13,759,119**

Ref.	**Risk Contingency & Fee Percentages Applicable to This Contract**					
Line 9	GC/CM Contingency Percentage					3.00%
Line 12	GC/CM Fee Percentage					4.23%

EXHIBIT A - CONSTRUCTION COST SUMMARY

December 11, 2025

Bid Pkg #	Description of Bid Package (or CSI modified Uniformat)	Original Value	Value of Previous Amendments	Value of Amendment #02		Total Contract Value
32A	Early Planting and Irrigation	$ -	$ 223,000	$ -		**$ 223,000**
32B	Fencing	$ -	$ 169,656	$ -		**$ 169,656**
Bid Group 2						
31A	Early Sitework	$ -	$ 1,682,000	$ -		**$ 1,682,000**
31B	Site Retaining Wall #2	$ -	$ 1,895,106	$ -		**$ 1,895,106**
Bid Group 3						
07A	Sealer and Joint Sealant	$ -	$ 34,036	$ -		**$ 34,036**
23A	Geo Exchange Boring Field	$ -	$ 3,425,400	$ -		**$ 3,425,400**
Bid Group 4						
23B	Mechanical Contractor Preconstruction Value	$ -	$ -	$ 125,000		**$ 125,000**
26A	Electrical Contractor Preconstruction Value	$ -	$ -	$ 85,000		**$ 85,000**
1	**Subtotal for Direct Subcontract Work**	**$ -**	**$ 7,429,198**	**$ 210,000**		**$ 7,639,198**
2	Fencing Vegetation Clearing and Trimming Allowance	$ -	$ 7,500	$ -		**$ 7,500**
3	Dewatering Baker Tank and Filtration Allowance	$ -	$ 200,000	$ -		**$ 200,000**
4	Subcontractor Bonds (included in bid packages)	$ -	$ -	$ -		Included
5	**Subtotal for Other Contract Costs** (Add Lines 2, 3, & 4)	**$ -**	**$ 207,500**	**$ -**		**$ 207,500**
6	**Total Subcontract Costs** (Add Lines 1 & 5)	**$ -**	**$ 7,636,698**	**$ 210,000**		**$ 7,846,698**
7	Negotiated Support Services	$ -	$ 420,887	$ -		**$ 420,887**
8	Builder's Risk Allowance	$ -	$ 500,000	$ -		**$ 500,000**
9	GC/CM Contingency (Subcontract Total x % Shown Below)	$ -	$ 281,794	$ -		**$ 281,794**
10	**Maximum Allowable Construction Cost (MACC)** (Add Lines 6, 7, 8, & 9)	**$ -**	**$ 8,839,379**	**$ 210,000**		**$ 9,049,379**
11	Fixed Amount for Specified General Conditions	$ 2,331,834	$ 835,549	$ -		**$ 3,167,383**
12	GC/CM Fee x % Shown Below)	$ -	$ 397,330	$ 8,883		**$ 406,213**
13	**Total Contract Cost (TCC)** (Add Lines 10, 12, and 12)	**$ 2,331,834**	**$ 10,072,258**	**$ 218,883**		**$ 12,622,975**
14	Preconstruction Services	$ 897,758.00	$ -	$ -		**$ 897,758**
15	MCCM/ECCM P&P Bond Deduct 0.4%		$ -	$ (840)		**$ (840)**
15	**TCC plus Preconstruction Services** (Add Lines 13 and 14)	**$ 3,229,592**	**$ 10,072,258**	**$ 218,043**		**$ 13,519,893**

Ref.	Risk Contingency & Fee Percentages Applicable to This Contract					
Line 9	GC/CM Contingency Percentage					3.00%
Line 12	GC/CM Fee Percentage					4.23%

FOR REFERENCE

EXHIBIT A - CONSTRUCTION COST SUMMARY
November 21, 2025

Bid Pkg #	Description of Bid Package (or CSI modified Uniformat)	Original Value	Value of Previous Amendments	Value of Amendment #02		Total Contract Value
32A	Early Planting and Irrigation	$ -	$ 223,000	$ -		**$ 223,000**
32B	Fencing	$ -	$ 169,656	$ -		**$ 169,656**
Bid Group 2						
31A	Early Sitework	$ -	$ 1,682,000	$ -		**$ 1,682,000**
31B	Site Retaining Wall #2	$ -	$ 1,895,106	$ -		**$ 1,895,106**
Bid Group 3						
07A	Sealer and Joint Sealant	$ -	$ -	$ 34,036		**$ 34,036**
23A	Geo Exchange Boring Field	$ -	$ -	$ 3,425,400		**$ 3,425,400**
1	**Subtotal for Direct Subcontract Work**	**$ -**	**$ 3,969,762**	**$ 3,459,436**		**$ 7,429,198**
2	Fencing Vegetation Clearing and Trimming Allowance	$ -	$ 7,500	$ -		**$ 7,500**
3	Dewatering Baker Tank and Filtration Allowance	$ -	$ 200,000	$ -		**$ 200,000**
4	Subcontractor Bonds (included in bid packages)	$ -	$ -	$ -		Included
5	**Subtotal for Other Contract Costs** (Add Lines 2, 3, & 4)	**$ -**	**$ 207,500**	**$ -**		**$ 207,500**
6	**Total Subcontract Costs** (Add Lines 1 & 5)	**$ -**	**$ 4,177,262**	**$ 3,459,436**		**$ 7,636,698**
7	Negotiated Support Services	$ -	$ 404,728	$ 16,159		**$ 420,887**
8	Builder's Risk Allowance	$ -	$ 500,000	$ -		**$ 500,000**
9	GC/CM Contingency (Subcontract Total x % Shown Below)	$ -	$ 125,318	$ 156,476		**$ 281,794**
10	**Maximum Allowable Construction Cost (MACC)** (Add Lines 6, 7, 8, & 9)	**$ -**	**$ 5,207,308**	**$ 3,632,071**		**$ 8,839,379**
11	Fixed Amount for Specified General Conditions	$ 2,331,834	$ 835,549	$ -		**$ 3,167,383**
12	GC/CM Fee x % Shown Below)	$ -	$ 255,613	$ 141,717		**$ 397,330**
13	**Total Contract Cost (TCC)** (Add Lines 10, 12, and 12)	**$ 2,331,834**	**$ 6,298,470**	**$ 3,773,788**		**$ 12,404,092**
14	Preconstruction Services	$ 897,758.00	$ -	$ -		**$ 897,758**
15	**TCC plus Preconstruction Services** (Add Lines 13 and 14)	**$ 3,229,592**	**$ 6,298,470**	**$ 3,773,788**		**$ 13,301,850**

Ref.	Risk Contingency & Fee Percentages Applicable to This Contract					
Line 9	GC/CM Contingency Percentage					3.00%
Line 12	GC/CM Fee Percentage					4.23%

FOR REFERENCE

EXHIBIT A - CONSTRUCTION COST SUMMARY

August 27, 2025

Bid Pkg #	Description of Bid Package (or CSI modified Uniformat)	Original Value	Value of Previous Amendments	Value of Amendment #01		Total Contract Value
Bid Group 1						
32A	Early Planting and Irrigation	$ -	$ -	$ 223,000		**$ 223,000**
32B	Fencing	$ -	$ -	$ 169,656		**$ 169,656**
Bid Group 2						
31A	Early Sitework	$ -	$ -	$ 1,682,000		**$ 1,682,000**
31B	Site Retaining Wall #2	$ -		$ 1,895,106		**$ 1,895,106**
1	**Subtotal for Direct Subcontract Work**	**$ -**	**$ -**	**$ 3,969,762**		**$ 3,969,762**
2	Fencing Vegetation Clearing and Trimming Allowance	$ -	$ -	$ 7,500		**$ 7,500**
3	De-watering Baker Tank and Filtration Allowance	$ -	$ -	$ 200,000		**$ 200,000**
4	Subcontractor Bonds (included in bid packages)	$ -	$ -	$ -		Included
5	**Subtotal for Other Contract Costs** (Add Lines 2, 3, & 4)	**$ -**		**$ 207,500**		**$ 207,500**
6	**Total Subcontract Costs** (Add Lines 1 & 5)	**$ -**	**$ -**	**$ 4,177,262**		**$ 4,177,262**
7	Negotiated Support Services	$ -	$ -	$ 404,728		**$ 404,728**
8	Builder's Risk Allowance	$ -	$ -	$ 500,000		**$ 500,000**
9	GC/CM Contingency (Subcontract Total x % Shown Below)	$ -	$ -	$ 125,318		**$ 125,318**
10	**Maximum Allowable Construction Cost (MACC)** (Add Lines 6, 7, 8, & 9)	**$ -**	**$ -**	**$ 5,207,308**		**$ 5,207,308**
11	Fixed Amount for Specified General Conditions	$ 2,331,834	$ -	$ 835,549		**$ 3,167,383**
12	GC/CM Fee x % Shown Below	$ -	$ -	$ 255,613		**$ 255,613**
13	**Total Contract Cost (TCC)** (Add Lines 10, 12, and 12)	**$ 2,331,834**	**$ -**	**$ 6,298,470**		**$ 8,630,304**
14	Preconstruction Services	$ 897,758.00	$ -	$ -		**$ 897,758.00**
15	**TCC plus Preconstruction Services** (Add Lines 13 and 14)	**$ 3,229,592**	**$ -**	**$ 6,298,470**		**$ 9,528,062**

Ref.	Risk Contingency & Fee Percentages Applicable to This Contract					
Line 8	GC/CM Contingency Percentage					3.00%
Line 10	GC/CM Fee Percentage					4.23%

FOR REFERENCE

EXHIBIT "B"
MACC-4 (Contract AMENDMENT #4)
Scope of Work and Assumptions and Clarifications
City of Vancouver - Public Works Operations Campus

SCOPE OF WORK -

The following scopes of work are included with Amendment #4:

City of Vancouver (MACC-4 Bid Packages – Early Work Requirements):

1. BP 03A – Covered Storage H & J Foundations
   a. Scope of work includes reinforcing, cast-in-place concrete, excavation and backfill for Building J, H.1 and H.2 foundations in accordance with the Contract Documents

General Conditions and Negotiated Support Services (NSS):

1. Negotiated Support Services: No Change
2. General Conditions: No change
3. Overhead and Profit 4.23%: $103,934.00

ASSUMPTIONS AND CLARIFICATIONS -

1. Assumes a Notice to Proceed, NTP, from the Owner for the bid package values in Amendment Exhibit A, by March 20, 2026, and an executed associated GMP Amendment by March 27, 2026.

EXCLUSIONS -

The following exclusions apply for Amendment #4:

1. Any scope not specifically outlined above
2. Over-excavation
3. Excavation, handling, and disposal of contaminated or unsuitable material
4. Building H.3
5. Site utilities – a CCD is required and anticipated for the remaining storm system behind the MSE wall
6. Slab on Grade

EXHIBIT "B"
MACC-4 (Contract AMENDMENT #4)
Scope of Work and Assumptions and Clarifications
City of Vancouver - Public Works Operations Campus

COST BASIS OF AMENDMENT #4

Amendment #4 Proposal is based upon the following:

1. Owner / Contractor Agreements dated on June 13, 2025 – AIA A133-2019 and AIA A201 - 2017
2. As-Bid Specified General Conditions
3. Project Schedule dated January 25, 2026, Run Date: January 27, 2026
4. Bids received on February 19, 2026, for Bid Packages: 03A

EXHIBIT "C"

MACC-4 (Contract AMENDMENT #4)
Drawings, Specifications, addenda and Reference Documents
Vancouver Public Works Operations Center

DRAWINGS & SKETCHES, SPECIFICATIONS, ADDENDA and OTHER DOCUMENTS

The documents listed in this Exhibit B comprise part of the Contract Documents.

Drawings & Sketches

Drawing or Sketch No.	Description	Rev No.	Date
	GENERAL		
	G000 - GRAPHIC COVER SHEET		1/27/2026
	G101 - COVER SHEET		1/27/2026
	G102 - SHEET INDEX		1/27/2026
	G201 - ABBREVIATIONS, SYMBOLS, GENERAL NOTES & MATERIALS LEGEND		1/27/2026
	CIVIL		
	C100 - EXISTING CONDITIONS PLAN		1/27/2026
	C101 - CLEARING AND EROSION CONTROL PLAN		1/27/2026
	C200 - GRADING PLAN		1/27/2026
	C203 - RETAINING WALL PROFILES		1/27/2026
	C204 - RETAINING WALL PROFILES		1/27/2026
	C304 - GRADING PLAN		1/27/2026
	C307 - GRADING PLAN		1/27/2026
	C308 - GRADING PLAN		1/27/2026
	SITE		
	A101 - SITE REFERENCE PLAN		1/27/2026
	GENERAL - BLDG H		
	Gh302a - GROSS AREA GROUP CODE PLAN -BUILDING H		1/27/2026
	Gh305a - CODE REVIEW		1/27/2026
	Gh305b - CODE REVIEW		1/27/2026
	ARCHITECURAL - BLDG H		
	Ah201 - FLOOR PLAN GENERAL NOTES & LEGEND		1/27/2026
	Ah202a - BUILDING H -FLOOR PLAN		1/27/2026
	Ah210a - BUILDING H (NORTH H.1) , AREA PLAN		1/27/2026
	Ah211a - BUILDING H (EAST H.2) , AREA PLAN	ADD #2	2/12/2026
	Ah212a - BUILDING H (SOUTH H.3) , AREA PLAN		1/27/2026
	Ah301 - ROOF PLAN -BUILDING H	ADD #2	2/12/2026
	Ah402 - FIRST FLOOR -REFLECTEDCEILING PLAN		1/27/2026
	Ah502 - EXTERIOR ELEVATIONS	ADD #2	2/12/2026

	Ah503 - EXTERIOR ELEVATIONS	ADD #2	2/12/2026
	Ah601 - BUILDING SECTIONS	ADD #2	2/12/2026
	STRUCTURAL - BLDG H		
	Sh001 - BUILDING H -GENERALNOTES	ADD #2	2/12/2026
	Sh002 - BUILDING H -GENERALNOTES	ADD #2	2/12/2026
	Sh003 - BUILDING H -GENERALNOTES	ADD #2	2/12/2026
	Sh004 - BUILDING H -GENERALNOTES		1/27/2026
	Sh005 - BUILDING H -GENERALNOTES		1/27/2026
	Sh210 - BUILDING H -FOUNDATIONPLAN -AREA '1'	ADD #2	2/12/2026
	Sh211 - BUILDING H -FOUNDATIONPLAN -AREA '2'	ADD #2	2/12/2026
	Sh212 - BUILDING H -FOUNDATIONPLAN -AREA '3'	ADD #2	2/12/2026
	Sh301 - BUILDING H -FOUNDATIONDETAILS	ADD #2	2/12/2026
	Sh302 - BUILDING H -FOUNDATIONDETAILS	ADD #2	2/12/2026
	Sh310 - BUILDING H -SLAB ON GRADE DETAILS	ADD #2	2/12/2026
	GENERAL - BLDG J		
	Gj302a - GROSS AREA GROUP CODE PLAN -BUILDING J		1/27/2026
	Gj305a - CODE REVIEW		1/27/2026
	Gj305b - CODE REVIEW		1/27/2026
	ARCHITECURAL - BLDG J		
	Aj201 - FLOOR PLAN GENERAL NOTES & LEGEND	ADD #2	2/12/2026
	Aj210 - FLOOR PLAN & DIMENSION PLAN -BUILDING J		1/27/2026
	Aj302 - ROOF PLAN -BUILDING J		1/27/2026
	Aj401 - REFLECTED CEILING PLAN GENERAL NOTES & LEGEND		1/27/2026
	Aj402 - REFLECTED CEILING PLAN - BUILDING J		1/27/2026
	Aj502 - EXTERIOR ELEVATIONS	ADD #2	2/12/2026
	Aj601 - BUILDING SECTIONS	ADD #2	2/12/2026
	STRUCTURAL - BLDG J		
	Sj001 - BUILDING J -GENERALNOTES	ADD #2	2/12/2026
	Sj002 - BUILDING J -GENERALNOTES	ADD #2	2/12/2026
	Sj003 - BUILDING J -GENERALNOTES	ADD #2	2/12/2026
	Sj004 - BUILDING J -GENERALNOTES		1/27/2026
	Sj005 - BUILDING J -GENERALNOTES		1/27/2026
	Sj006 - BUILDING J -GENERALNOTES		1/27/2026
	Sj210 - BUILDING J -FOUNDATIONPLAN	ADD #2	2/12/2026
	Sj211 - BUILDING J -ROOF FRAMING PLAN		1/27/2026
	Sj301 - BUILDING J -FOUNDATIONDETAILS	ADD #2	2/12/2026
	Sj302 - BUILDING J -SLAB ON GRADE DETAILS	ADD #2	2/12/2026
	Sj501 - BUILDING J -STEELFRAMINGDETAILS		1/27/2026

EXHIBIT "C"

MACC-4 (Contract AMENDMENT #4)
Drawings, Specifications, addenda and Reference Documents
Vancouver Public Works Operations Center

	ARCHITECTURAL DETAILS		
	A2017 - FOUNDATION DETAILS (PEMB)	ADD #2	2/12/2026
	A2018 - FOUNDATION DETAILS (PEMB)	ADD #2	2/12/2026
	A2019 - FOUNDATION DETAILS	ADD #2	2/12/2026
	A2020 - FOUNDATION DETAILS	ADD #2	2/12/2026
	A2101 - FLOOR TYPES, ASSEMBLIES, AND GENERAL NOTES	ADD #2	2/12/2026
	A4001 - ROOF TYPES & CANOPY		1/27/2026

Specifications

Specification Section	Description	Rev No.	Date
01	**GENERAL REQUIREMENTS**		
01 11 00	SUMMARY OF WORK		6/20/2025
01 23 00	ALTERNATES		6/20/2025
01 25 00	SUBSTITUTIONS		6/20/2025
01 26 00	CONTRACT MODIFICATIONS		6/20/2025
01 29 76	PROGRESS PAYMENTS		6/20/2025
01 31 00	PROJECT MANAGEMENT COORDINATION		6/20/2025
01 31 19	PROJECT MEETINGS		6/20/2025
01 32 16	CONSTRUCTION SCHEDULE		6/20/2025
01 33 00	SUBMITTAL PROCEDURES		6/20/2025
01 35 23	SAFETY REQUIREMENTS		6/20/2025
01 41 00	AIR BARRIER SYSTEM		6/20/2025
01 42 00	REFERENCES		6/20/2025
01 45 00	CONTRACTOR QUALITY CONTROL		6/20/2025
01 45 23	TESTING AND INSPECTION		6/20/2025
01 45 54	AIR BARRIER TESTING AND LEAK MITIGATION		6/20/2025
01 50 00	TEMPORARY FACILITIES AND CONTROLS		6/20/2025
01 56 39	TEMPORARY TREE PROTECTION PLAN		6/20/2025
01 58 00	PROJECT IDENTIFICATION		6/20/2025
01 71 23	FIELD ENGINEERING		6/20/2025
01 73 00	EXECUTION		6/20/2025
01 73 39	CUTTING AND PATCHING		6/20/2025
01 74 00	CONSTRUCTION WASTE MANAGEMENT		6/20/2025
01 75 00	TEST ENGINEER SERVICES		6/20/2025
01 77 00	CLOSEOUT PROCEDURES		6/20/2025
01 78 23	OPERATION AND MAINTENANCE DATA		6/20/2025
01 78 36	WARRANTIES		6/20/2025
01 79 00	DEMONSTRATION AND TRAINING		6/20/2025
01 91 00	COMMISSIONING		6/20/2025

EXHIBIT "C"

MACC-4 (Contract AMENDMENT #4)

Drawings, Specifications, addenda and Reference Documents
Vancouver Public Works Operations Center

03	**CONCRETE**		
03 2000	CONCRETE REINFORCING		1/27/2026
03 3000	CAST-IN-PLACE CONCRETE		1/27/2026
05	**METALS**		
05 1200	STRUCTURAL STEEL FRAMING	ADD #2	2/12/2026
07	**THERMAL AND MOISTURE PROTECTION**		
07 1900	WATER REPELLENTS		7/18/2025
07 9200	JOINTSEALANTS		7/18/2025
23	**HEATING, VENTILATING, AND AIR-CONDITIONING (HVAC)**		
23 00 00	HEATING, VENTILATING AND AIR CONDITIONING (HVAC) BASIC REQUIREMENTS		6/20/2025
23 05 19	METERS AND GAUGES FOR HVAC PIPING		6/20/2025
23 05 23	GENERAL-DUTY VALVES FOR HVAC PIPING		6/20/2025
23 05 53	IDENTIFICATION FOR HVAC PIPING, DUCTWORK AND EQ		6/20/2025
23 21 13.33	GROUND-LOOP HEAT-PUMP PIPING		6/20/2025
23 21 13	HVAC PIPING		6/20/2025
23 21 16	HYDRONIC PIPING SPECIALTIES		6/20/2025
23 25 00	HVAC WATER TREATMENT		6/20/2025
26	**ELECTRICAL**		
26 00 00	ELECTRICAL BASIC REQUIREMENTS		6/20/2025
26 05 33	RACEWAYS		6/20/2025
26 05 43	ELECTRICAL VAULTS AND UNDERGROUND RACEWAYS		6/20/2025
31	**EARTHWORK**		
31 10 00	SITE CLEARING		7/18/2025
31 20 00	EARTH MOVING	ADD #2	2/12/2026
31 23 19	DEWATERING		7/18/2025
31 25 00	EROSION AND SEDIMENT CONTRO		7/18/2025
32	**EXTERIOR IMPROVEMENTS**		
32 31 13	CHAIN LINK FENCING AND GATES		6/20/2025
32 84 00	TEMPORARY IRRIGATION (DESIGN BUILD)		6/20/2025
32 91 13	SOIL PREPARATION		6/20/2025
32 93 00	PLANTS		6/20/2025
33	**UTILITIES**		
33 41 16	SUBDRAINAGE PIPING		7/18/2025

EXHIBIT "C"

MACC-4 (Contract AMENDMENT #4)
Drawings, Specifications, addenda and Reference Documents
Vancouver Public Works Operations Center

Addenda

Addendum No.	Description	Rev No.	Date
1	Addendum #1		02/09/2026
2	Addendum #2		02/13/2026

Other

Document No.	Document Name	Rev No.	Date
	VPOC INFORMATION AVAILABLE TO BIDDERS 2025-7-18.pdf		7/18/2025
	Report of Geotechnical Engineering Services		10/02/2023
	Stormwater Pollution Prevention Plan (SWPPP)		02/28/2025

EXHIBIT “D”
Contract AMENDMENT #4
Allowance Items
City of Vancouver – Public Works Operations Center

ALLOWANCE ITEMS -

None

EXHIBIT “E”
Contract AMENDMENT #4
Alternate Prices
City of Vancouver – Public Works Operations Center

ALTERNATE PRICES

None.

EXHIBIT “F”
Contract AMENDMENT #4
Unit Prices
City of Vancouver – Public Works Operation Center

Unit Prices -

None

EXHIBIT “G”
Contract AMENDMENT #4
Early Work Negotiated Support Services
City of Vancouver – Public Works Operations Center

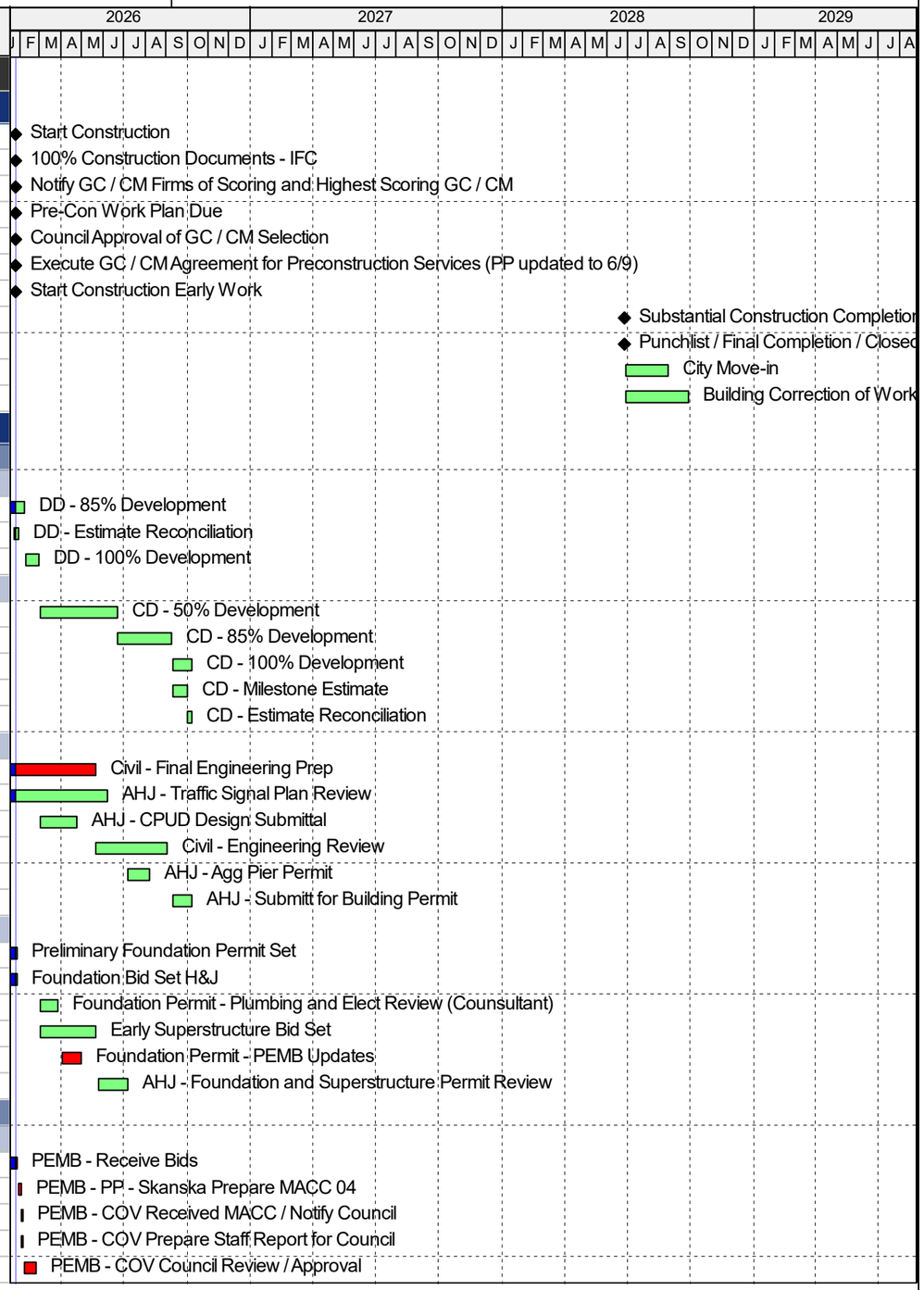
NEGOTIATED SUPPORT SERVICES

No Change

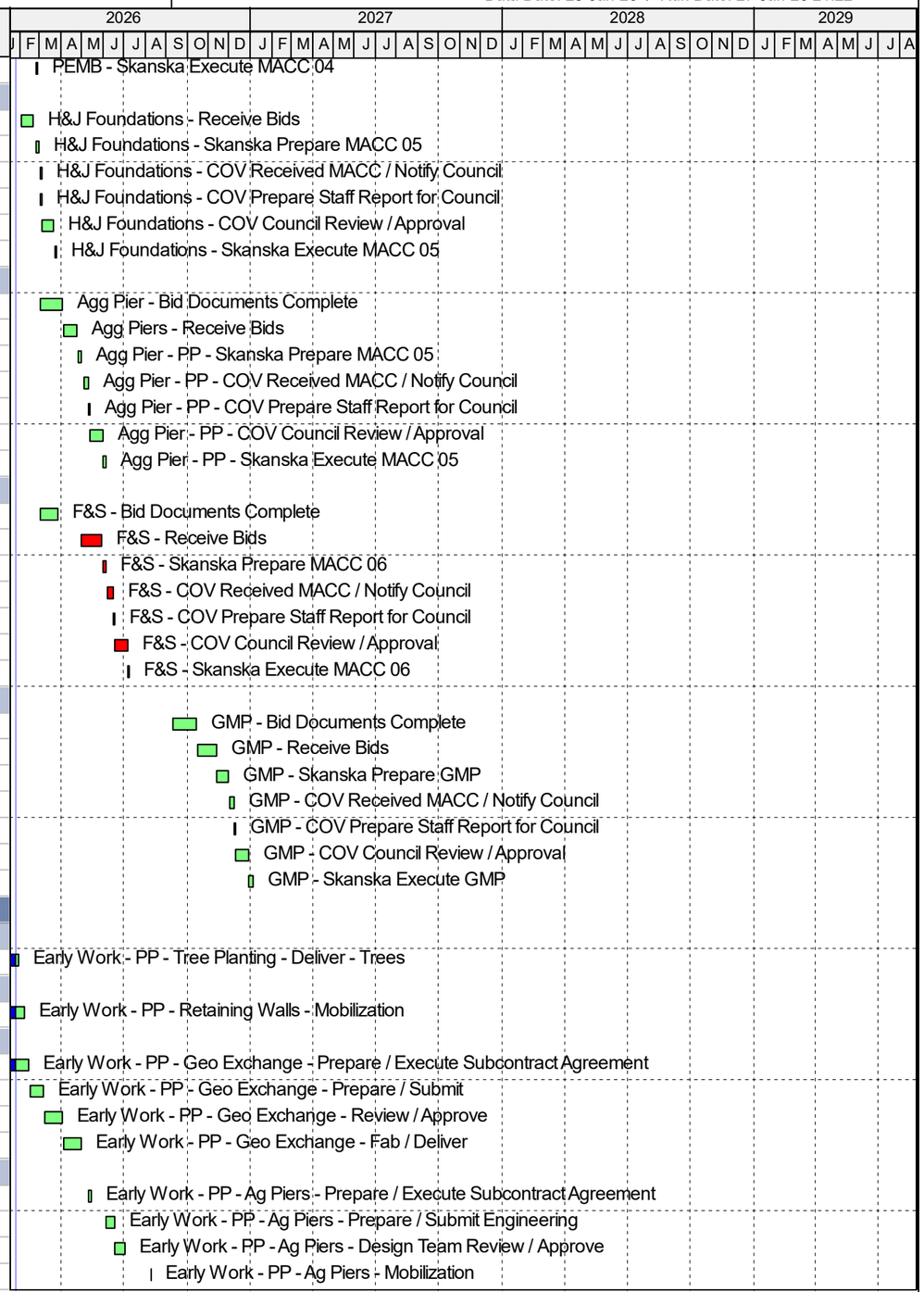
EXHIBIT “H”
Contract AMENDMENT #4
Project Schedule
City of Vancouver – Public Works Operations Center

Project Schedule - Data Date January 25, 2026, Run Date: January 27, 2026

Activity ID	Activity Name	Orig Dur	Rem Dur	Start	Finish
VANCOUVER PUBLIC WORKS OPS CAMPUS - TILT - CURRENT - A Martin		781	700	29-Sep-25 A	24-Oct-28
EXECUTIVE SUMMARY		682	682	26-Jan-26	28-Sep-28
EXE113	Start Construction	0	0	26-Jan-26	
DES187	100% Construction Documents - IFC	0	0		26-Jan-26
EXE163	Notify GC / CM Firms of Scoring and Highest Scoring GC / CM	0	0		26-Jan-26
EXE173	Pre-Con Work Plan Due	0	0		26-Jan-26
EXE183	Council Approval of GC / CM Selection	0	0		26-Jan-26
EXE193	Execute GC / CM Agreement for Preconstruction Services (PP updated to 6/9)	0	0		26-Jan-26
EXE203	Start Construction Early Work	0	0	26-Jan-26	
EXE101	Substantial Construction Completion	0	0		27-Jun-28*
EXE103	Punchlist / Final Completion / Closeout	0	0		27-Jun-28*
EXE143	City Move-in	44	44	28-Jun-28	29-Aug-28
EXE153	Building Correction of Work Period	65	65	28-Jun-28	28-Sep-28
PRE-CONSTRUCTION		439	362	03-Oct-25 A	25-Jun-27
DESIGN		258	181	03-Oct-25 A	08-Oct-26
DESIGN DEVELOPMENT (DD)		55	25	11-Dec-25 A	27-Feb-26
DES205	DD - 85% Development	30	10	11-Dec-25 A	06-Feb-26
DES220	DD - Estimate Reconciliation	5	4	23-Jan-26 A	29-Jan-26
DES210	DD - 100% Development	15	15	09-Feb-26	27-Feb-26
CONSTRUCTION DOCUMENTS (CD)		156	156	02-Mar-26	08-Oct-26
DES300	CD - 50% Development	80	80	02-Mar-26	22-Jun-26
DES305	CD - 85% Development	55	55	23-Jun-26	09-Sep-26
DES310	CD - 100% Development	20	20	10-Sep-26	07-Oct-26
DES315	CD - Milestone Estimate	16	16	10-Sep-26	01-Oct-26
DES320	CD - Estimate Reconciliation	5	5	02-Oct-26	08-Oct-26
AHJ ITEMS		195	180	02-Jan-26 A	07-Oct-26
DES404	Civil - Final Engineering Prep	80	84	02-Jan-26 A	21-May-26
DES405	AHJ - Traffic Signal Plan Review	110	95	05-Jan-26 A	08-Jun-26
DES262	AHJ - CPUD Design Submittal	40	40	02-Mar-26	24-Apr-26
DES455	Civil - Engineering Review	71	71	22-May-26	01-Sep-26
DES252	AHJ - Agg Pier Permit	25	25	06-Jul-26	07-Aug-26
DES414	AHJ - Submitt for Building Permit	20	20	10-Sep-26	07-Oct-26
EARLY BID / PERMIT DOCUMENTS		192	115	03-Oct-25 A	07-Jul-26
DES230	Preliminary Foundation Permit Set	80	3	03-Oct-25 A	28-Jan-26
DES465	Foundation Bid Set H&J	20	3	03-Oct-25 A	28-Jan-26
DES250	Foundation Permit - Plumbing and Elect Review (Counsultant)	20	20	02-Mar-26	27-Mar-26
DES330	Early Superstructure Bid Set	60	60	02-Mar-26	22-May-26
DES260	Foundation Permit - PEMB Updates	20	20	03-Apr-26	30-Apr-26
DES270	AHJ - Foundation and Superstructure Permit Review	30	30	26-May-26	07-Jul-26
CONTRACT AMENDMENTS		263	239	19-Dec-25 A	04-Jan-27
PEMB BID GROUP (MACC 04 NEGOTIATIONS)		48	24	19-Dec-25 A	26-Feb-26
EW16150	PEMB - Receive Bids	15	3	19-Dec-25 A	28-Jan-26
EW16160	PEMB - PP - Skanska Prepare MACC 04	3	3	29-Jan-26	02-Feb-26
EWS707	PEMB - COV Received MACC / Notify Council	3	3	03-Feb-26	05-Feb-26
EWS717	PEMB - COV Prepare Staff Report for Council	3	3	03-Feb-26	05-Feb-26
EWS727	PEMB - COV Council Review / Approval	12	12	06-Feb-26	23-Feb-26



Activity ID	Activity Name	Orig Dur	Rem Dur	Start	Finish
EWS737	PEMB - Skanska Execute MACC 04	3	3	24-Feb-26	26-Feb-26
BUILDING H&J FOUNDATIONS BID GROUP (MACC 05 NEGOTIATIONS)		38	38	02-Feb-26	25-Mar-26
EW16341	H&J Foundations - Receive Bids	15	15	02-Feb-26*	20-Feb-26
EW16331	H&J Foundations - Skanska Prepare MACC 05	5	5	23-Feb-26	27-Feb-26
EWS897	H&J Foundations - COV Received MACC / Notify Council	3	3	02-Mar-26	04-Mar-26
EWS907	H&J Foundations - COV Prepare Staff Report for Council	3	3	02-Mar-26	04-Mar-26
EWS917	H&J Foundations - COV Council Review / Approval	12	12	05-Mar-26	20-Mar-26
EWS887	H&J Foundations - Skanska Execute MACC 05	3	3	23-Mar-26	25-Mar-26
AGG PIERS BID GROUP (MACC 05 NEGOTIATIONS)		68	68	02-Mar-26	04-Jun-26
EW15310	Agg Pier - Bid Documents Complete	25	25	02-Mar-26	03-Apr-26
EW15340	Agg Piers - Receive Bids	15	15	06-Apr-26	24-Apr-26
EW15330	Agg Pier - PP - Skanska Prepare MACC 05	5	5	27-Apr-26	01-May-26
EWS447	Agg Pier - PP - COV Received MACC / Notify Council	6	6	04-May-26	11-May-26
EWS457	Agg Pier - PP - COV Prepare Staff Report for Council	2	2	12-May-26	13-May-26
EWS467	Agg Pier - PP - COV Council Review / Approval	12	12	14-May-26	01-Jun-26
EWS477	Agg Pier - PP - Skanska Execute MACC 05	3	3	02-Jun-26	04-Jun-26
FOUNDATION/SUPERSTRUCTURE/EARTHWORK - (MACC 06 NEGOTIATIONS		92	92	02-Mar-26	09-Jul-26
EW16180	F&S - Bid Documents Complete	20	20	02-Mar-26	27-Mar-26
EW16190	F&S - Receive Bids	20	20	01-May-26	29-May-26
EW16200	F&S - Skanska Prepare MACC 06	5	5	01-Jun-26	05-Jun-26
EWS787	F&S - COV Received MACC / Notify Council	6	6	08-Jun-26	15-Jun-26
EWS797	F&S - COV Prepare Staff Report for Council	2	2	16-Jun-26	17-Jun-26
EWS807	F&S - COV Council Review / Approval	12	12	18-Jun-26	06-Jul-26
EWS817	F&S - Skanska Execute MACC 06	3	3	07-Jul-26	09-Jul-26
FINAL BID GROUP (GMP NEGOTIATIONS)		78	78	11-Sep-26	04-Jan-27
EW15360	GMP - Bid Documents Complete	25	25	11-Sep-26	15-Oct-26
EW15370	GMP - Receive Bids	20	20	16-Oct-26	12-Nov-26
EW15380	GMP - Skanska Prepare GMP	10	10	13-Nov-26	30-Nov-26
EWS487	GMP - COV Received MACC / Notify Council	6	6	01-Dec-26	08-Dec-26
EWS497	GMP - COV Prepare Staff Report for Council	2	2	09-Dec-26	10-Dec-26
EWS507	GMP - COV Council Review / Approval	12	12	11-Dec-26	29-Dec-26
EWS517	GMP - Skanska Execute GMP	3	3	30-Dec-26	04-Jan-27
EARLY WORK PROCUREMENT		177	139	25-Nov-25 A	10-Aug-26
BP 32A Tree Planting		30	5	01-Dec-25 A	30-Jan-26
EW14830	Early Work - PP - Tree Planting - Deliver - Trees	30	5	01-Dec-25 A	30-Jan-26
BP 31B Retaining Walls		2	10	25-Nov-25 A	06-Feb-26
EW14800	Early Work - PP - Retaining Walls - Mobilization	2	10	25-Nov-25 A	06-Feb-26
BP 23A Geo Exchange		93	70	22-Dec-25 A	01-May-26
EWS367	Early Work - PP - Geo Exchange - Prepare / Execute Subcontract Agreement	5	15	22-Dec-25 A	13-Feb-26
EW14500	Early Work - PP - Geo Exchange - Prepare / Submit	15	15	16-Feb-26	06-Mar-26
EW14570	Early Work - PP - Geo Exchange - Review / Approve	20	20	09-Mar-26	03-Apr-26
EW14580	Early Work - PP - Geo Exchange - Fab / Deliver	20	20	06-Apr-26	01-May-26
BP 31C Aggregate Piers		64	64	11-May-26	10-Aug-26
EWS297	Early Work - PP - Ag Piers - Prepare / Execute Subcontract Agreement	5	5	11-May-26	15-May-26
EW14510	Early Work - PP - Ag Piers - Prepare / Submit Engineering	10	10	05-Jun-26	18-Jun-26
EW14590	Early Work - PP - Ag Piers - Design Team Review / Approve	10	10	19-Jun-26	02-Jul-26
EW14600	Early Work - PP - Ag Piers - Mobilization	1	1	10-Aug-26	10-Aug-26



Remaining Level of Effort | Actual Work | Critical Remaining Work
Actual Level of Effort | Remaining Work | Milestone

VANCOUVER PUBLIC WORKS OPS CAMPUS - TILT - CURRENT - A Martin

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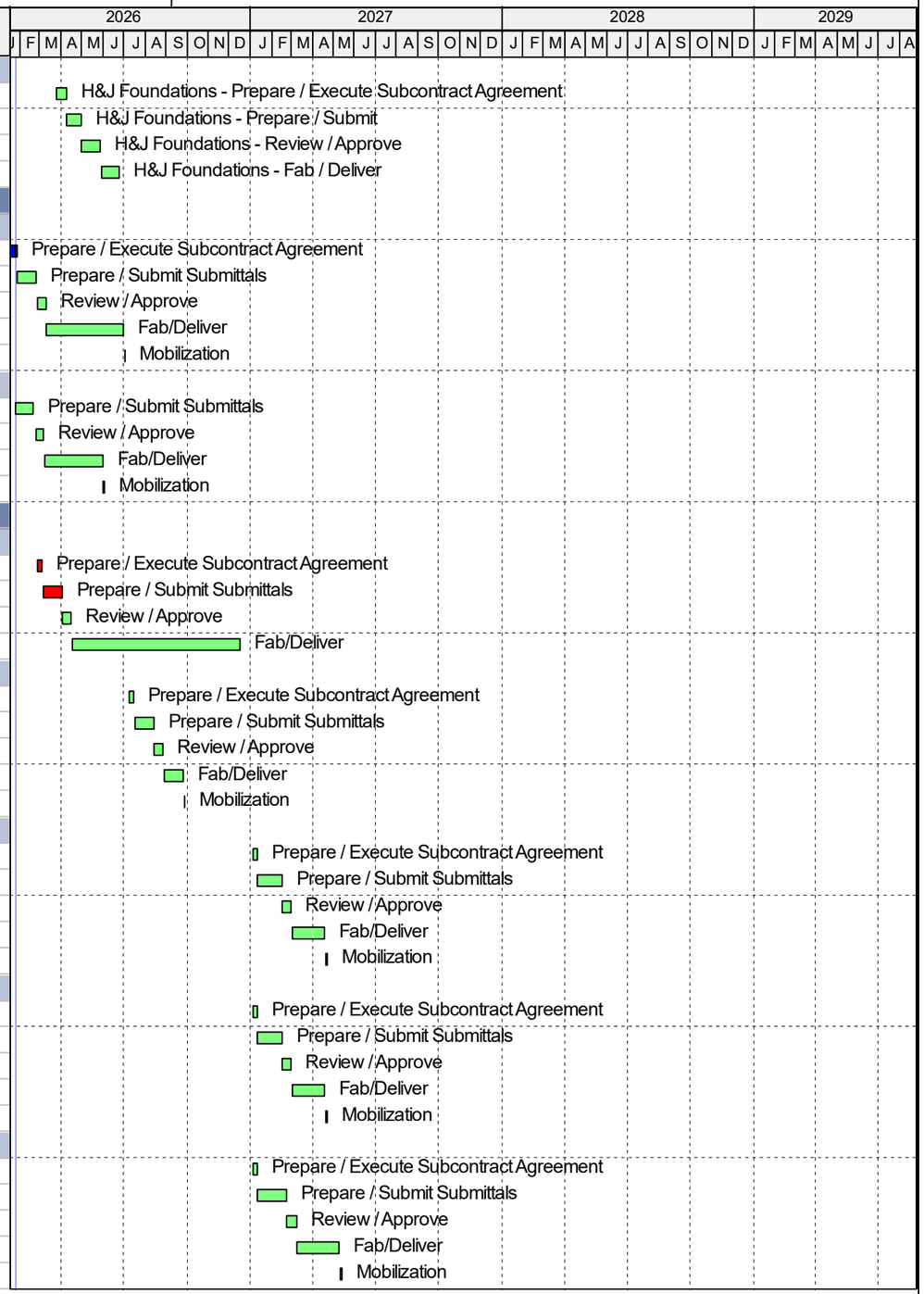
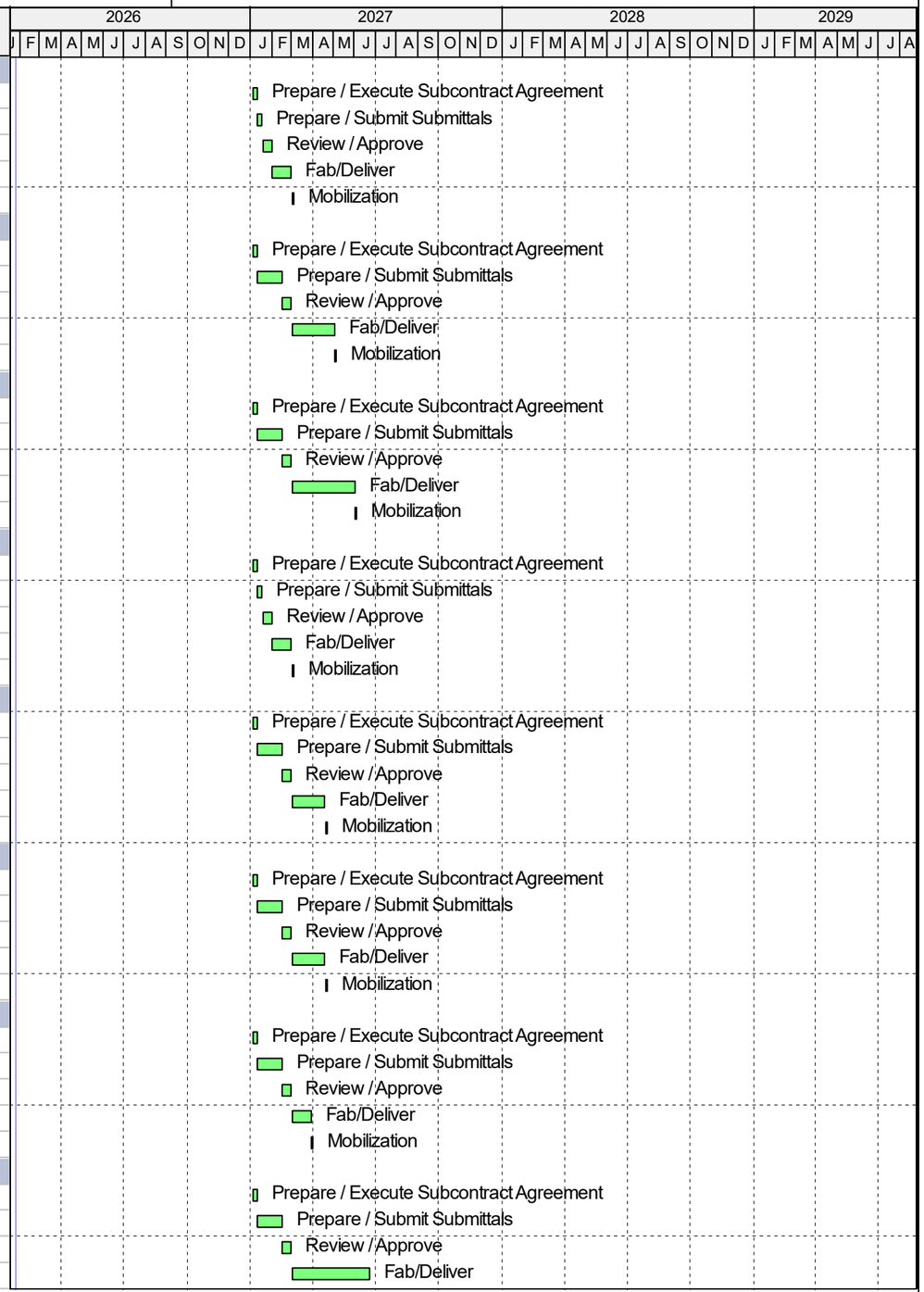
Activity ID	Activity Name	Orig Dur	Rem Dur	Start	Finish
BP 03A H&J Foundations		65	65	26-Mar-26	25-Jun-26
EWS927	H&J Foundations - Prepare / Execute Subcontract Agreement	10	10	26-Mar-26	08-Apr-26
EW16351	H&J Foundations - Prepare / Submit	15	15	09-Apr-26	29-Apr-26
EW16361	H&J Foundations - Review / Approve	20	20	30-Apr-26	28-May-26
EW16371	H&J Foundations - Fab / Deliver	20	20	29-May-26	25-Jun-26
MCCM ECCM PROCUREMENT		123	113	22-Dec-25 A	02-Jul-26
BP 23A MC/CM		123	113	22-Dec-25 A	02-Jul-26
EWS557	Prepare / Execute Subcontract Agreement	5	2	22-Dec-25 A	27-Jan-26
EW16210	Prepare / Submit Submittals	20	20	28-Jan-26	24-Feb-26
EW16220	Review / Approve	10	10	25-Feb-26	10-Mar-26
EW16230	Fab/Deliver	80	80	11-Mar-26	01-Jul-26
EW16240	Mobilization	1	1	02-Jul-26	02-Jul-26
BP 26A EC/CM		91	91	26-Jan-26	02-Jun-26
EW16250	Prepare / Submit Submittals	20	20	26-Jan-26	20-Feb-26
EW16260	Review / Approve	10	10	23-Feb-26	06-Mar-26
EW16270	Fab/Deliver	60	60	09-Mar-26	01-Jun-26
EW16280	Mobilization	1	1	02-Jun-26	02-Jun-26
PROCUREMENT		338	338	27-Feb-26	25-Jun-27
BP 05A PEMB		205	205	27-Feb-26	17-Dec-26
EWS567	Prepare / Execute Subcontract Agreement	5	5	27-Feb-26	05-Mar-26
EW15580	Prepare / Submit Submittals	20	20	06-Mar-26	02-Apr-26
EW15590	Review / Approve	10	10	03-Apr-26	16-Apr-26
EW15600	Fab/Deliver	170	170	17-Apr-26	17-Dec-26
BP 03A Foundations and Superstructure		56	56	10-Jul-26	28-Sep-26
EWS827	Prepare / Execute Subcontract Agreement	5	5	10-Jul-26	16-Jul-26
EW15540	Prepare / Submit Submittals	20	20	17-Jul-26	13-Aug-26
EW15550	Review / Approve	10	10	14-Aug-26	27-Aug-26
EW15560	Fab/Deliver	20	20	28-Aug-26	25-Sep-26
EW15530	Mobilization	1	1	28-Sep-26	28-Sep-26
BP 04A Masonry		78	78	05-Jan-27	22-Apr-27
EWS627	Prepare / Execute Subcontract Agreement	5	5	05-Jan-27	11-Jan-27
EW15820	Prepare / Submit Submittals	25	25	12-Jan-27	15-Feb-27
EW15830	Review / Approve	10	10	16-Feb-27	01-Mar-27
EW15840	Fab/Deliver	35	35	02-Mar-27	19-Apr-27
EW15810	Mobilization	3	3	20-Apr-27	22-Apr-27
BP 05B Misc Metals		78	78	05-Jan-27	22-Apr-27
EWS637	Prepare / Execute Subcontract Agreement	5	5	05-Jan-27	11-Jan-27
EW15860	Prepare / Submit Submittals	25	25	12-Jan-27	15-Feb-27
EW15870	Review / Approve	10	10	16-Feb-27	01-Mar-27
EW15880	Fab/Deliver	35	35	02-Mar-27	19-Apr-27
EW15850	Mobilization	3	3	20-Apr-27	22-Apr-27
BP 06A Casework and Finished Carpentry		93	93	05-Jan-27	13-May-27
EWS647	Prepare / Execute Subcontract Agreement	5	5	05-Jan-27	11-Jan-27
EW15900	Prepare / Submit Submittals	30	30	12-Jan-27	22-Feb-27
EW15910	Review / Approve	10	10	23-Feb-27	08-Mar-27
EW15920	Fab/Deliver	45	45	09-Mar-27	10-May-27
EW15890	Mobilization	3	3	11-May-27	13-May-27



Activity ID	Activity Name	Orig Dur	Rem Dur	Start	Finish
BP 07A Waterproofing		43	43	05-Jan-27	04-Mar-27
EWS577	Prepare / Execute Subcontract Agreement	5	5	05-Jan-27	11-Jan-27
EW15620	Prepare / Submit Submittals	5	5	12-Jan-27	18-Jan-27
EW15630	Review / Approve	10	10	19-Jan-27	01-Feb-27
EW15640	Fab/Deliver	20	20	02-Feb-27	01-Mar-27
EW15610	Mobilization	3	3	02-Mar-27	04-Mar-27
BP 07B Roofing and Accessories		88	88	05-Jan-27	06-May-27
EWS657	Prepare / Execute Subcontract Agreement	5	5	05-Jan-27	11-Jan-27
EW15940	Prepare / Submit Submittals	25	25	12-Jan-27	15-Feb-27
EW15950	Review / Approve	10	10	16-Feb-27	01-Mar-27
EW15960	Fab/Deliver	45	45	02-Mar-27	03-May-27
EW15930	Mobilization	3	3	04-May-27	06-May-27
BP 08B Windows, Glazing and Openings		108	108	05-Jan-27	04-Jun-27
EWS667	Prepare / Execute Subcontract Agreement	5	5	05-Jan-27	11-Jan-27
EW15980	Prepare / Submit Submittals	25	25	12-Jan-27	15-Feb-27
EW15990	Review / Approve	10	10	16-Feb-27	01-Mar-27
EW16000	Fab/Deliver	65	65	02-Mar-27	01-Jun-27
EW15970	Mobilization	3	3	02-Jun-27	04-Jun-27
BP 09A Framing and Drywall		43	43	05-Jan-27	04-Mar-27
EWS677	Prepare / Execute Subcontract Agreement	5	5	05-Jan-27	11-Jan-27
EW16020	Prepare / Submit Submittals	5	5	12-Jan-27	18-Jan-27
EW16030	Review / Approve	10	10	19-Jan-27	01-Feb-27
EW16040	Fab/Deliver	20	20	02-Feb-27	01-Mar-27
EW16010	Mobilization	3	3	02-Mar-27	04-Mar-27
BP 09B Resilient Flooring		78	78	05-Jan-27	22-Apr-27
EWS597	Prepare / Execute Subcontract Agreement	5	5	05-Jan-27	11-Jan-27
EW15700	Prepare / Submit Submittals	25	25	12-Jan-27	15-Feb-27
EW15710	Review / Approve	10	10	16-Feb-27	01-Mar-27
EW15720	Fab/Deliver	35	35	02-Mar-27	19-Apr-27
EW15690	Mobilization	3	3	20-Apr-27	22-Apr-27
BP 09C Tile		78	78	05-Jan-27	22-Apr-27
EWS607	Prepare / Execute Subcontract Agreement	5	5	05-Jan-27	11-Jan-27
EW15740	Prepare / Submit Submittals	25	25	12-Jan-27	15-Feb-27
EW15750	Review / Approve	10	10	16-Feb-27	01-Mar-27
EW15760	Fab/Deliver	35	35	02-Mar-27	19-Apr-27
EW15730	Mobilization	3	3	20-Apr-27	22-Apr-27
BP 09G Paing and Wall Coverings		63	63	05-Jan-27	01-Apr-27
EWS687	Prepare / Execute Subcontract Agreement	5	5	05-Jan-27	11-Jan-27
EW16060	Prepare / Submit Submittals	25	25	12-Jan-27	15-Feb-27
EW16070	Review / Approve	10	10	16-Feb-27	01-Mar-27
EW16080	Fab/Deliver	20	20	02-Mar-27	29-Mar-27
EW16050	Mobilization	3	3	30-Mar-27	01-Apr-27
BP 10A Misc Specialties and Elevators		123	123	05-Jan-27	25-Jun-27
EWS587	Prepare / Execute Subcontract Agreement	5	5	05-Jan-27	11-Jan-27
EW15660	Prepare / Submit Submittals	25	25	12-Jan-27	15-Feb-27
EW15670	Review / Approve	10	10	16-Feb-27	01-Mar-27
EW15680	Fab/Deliver	80	80	02-Mar-27	22-Jun-27



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VANCOUVER PUBLIC WORKS OPS CAMPUS - TILT - CURRENT - A Martin

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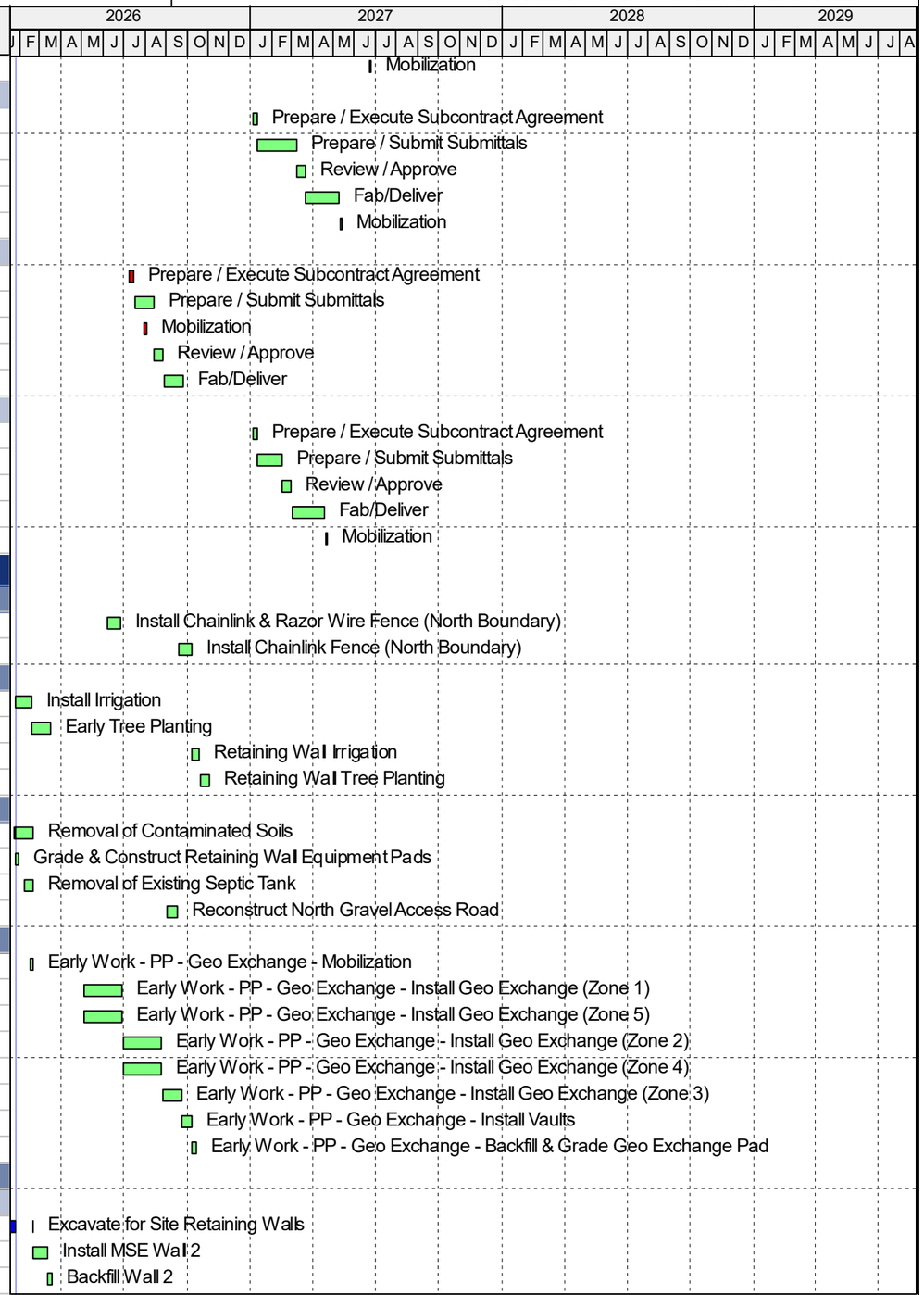
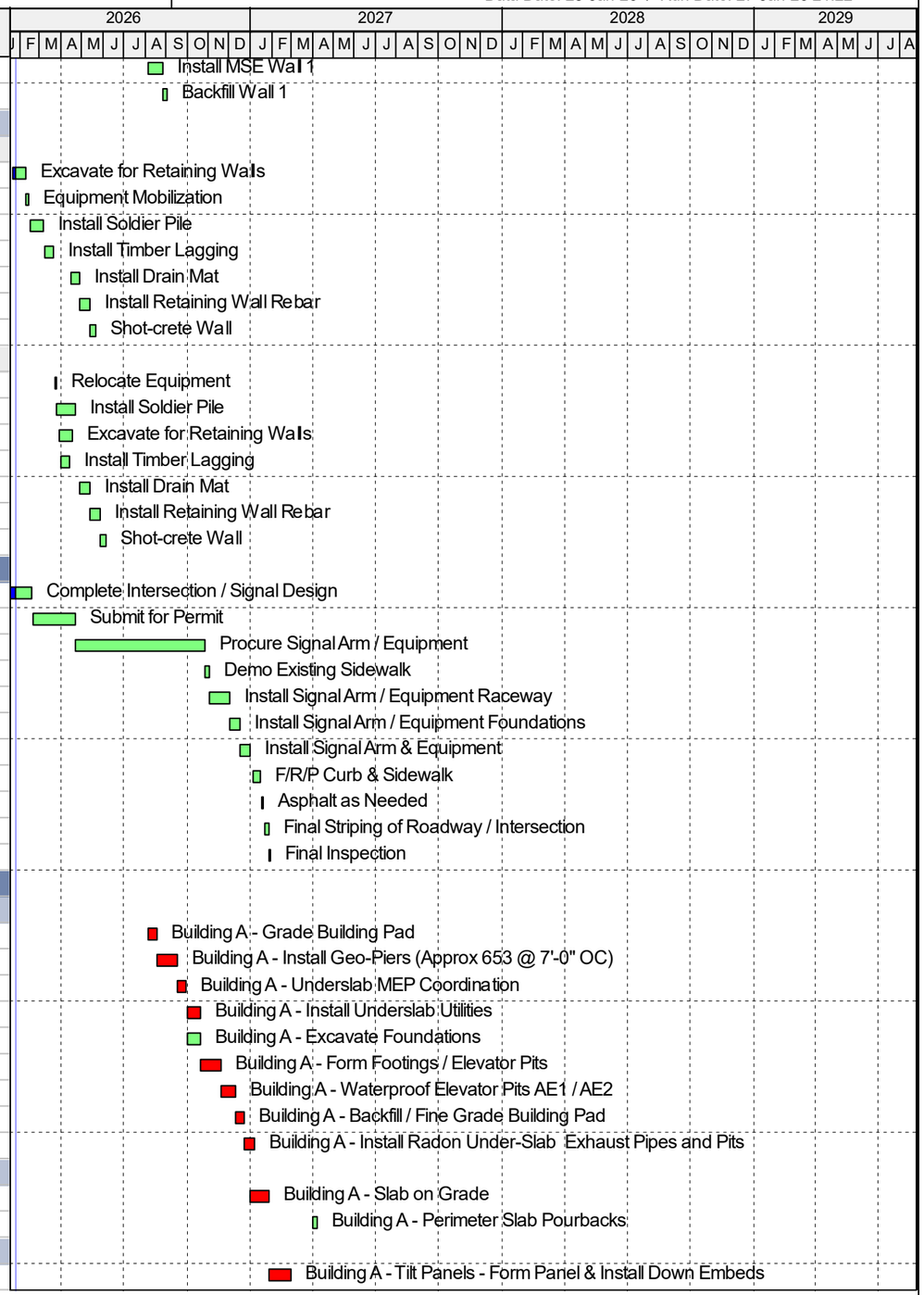
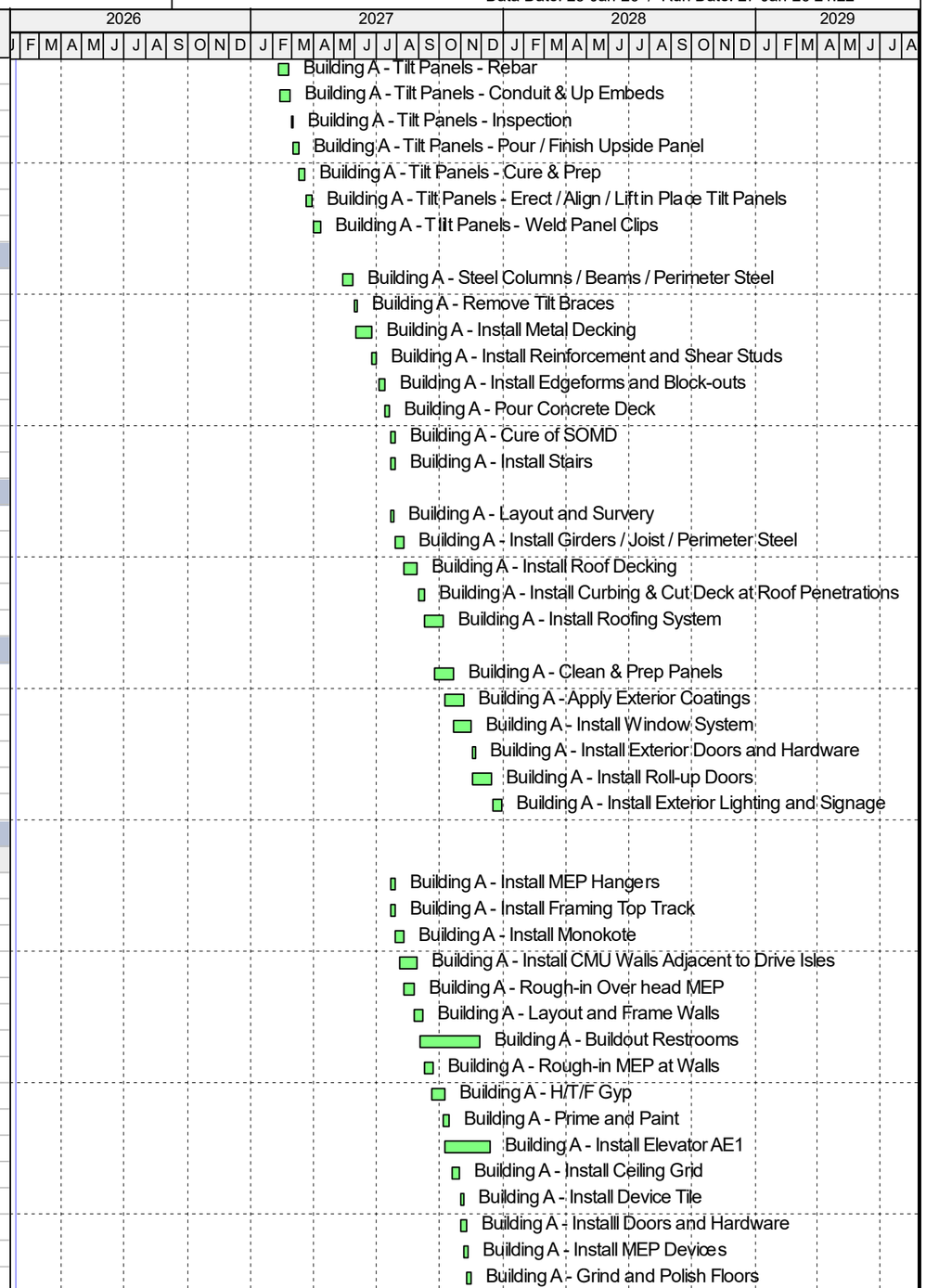
Activity ID	Activity Name	Orig Dur	Rem Dur	Start	Finish
EW15650	Mobilization	3	3	23-Jun-27	25-Jun-27
BP 21A Fire Protection		93	93	05-Jan-27	13-May-27
EWS617	Prepare / Execute Subcontract Agreement	5	5	05-Jan-27	11-Jan-27
EW15780	Prepare / Submit Submittals	40	40	12-Jan-27	08-Mar-27
EW15790	Review / Approve	10	10	09-Mar-27	22-Mar-27
EW15800	Fab/Deliver	35	35	23-Mar-27	10-May-27
EW15770	Mobilization	3	3	11-May-27	13-May-27
BP 31D Final Earthwork and Utilities		55	55	10-Jul-26	25-Sep-26
EWS527	Prepare / Execute Subcontract Agreement	5	5	10-Jul-26	16-Jul-26
EW15400	Prepare / Submit Submittals	20	20	17-Jul-26	13-Aug-26
EW15390	Mobilization	3	3	31-Jul-26	04-Aug-26
EW15410	Review / Approve	10	10	14-Aug-26	27-Aug-26
EW15440	Fab/Deliver	20	20	28-Aug-26	25-Sep-26
BP 32B Landscaping		78	78	05-Jan-27	22-Apr-27
EWS697	Prepare / Execute Subcontract Agreement	5	5	05-Jan-27	11-Jan-27
EW16100	Prepare / Submit Submittals	25	25	12-Jan-27	15-Feb-27
EW16110	Review / Approve	10	10	16-Feb-27	01-Mar-27
EW16120	Fab/Deliver	35	35	02-Mar-27	19-Apr-27
EW16090	Mobilization	3	3	20-Apr-27	22-Apr-27
EARLY WORK CONSTRUCTION		698	617	29-Sep-25 A	27-Jun-28
EARLY WORK FENCING		87	87	08-Jun-26	08-Oct-26
EW15090	Install Chainlink & Razor Wire Fence (North Boundary)	15	15	08-Jun-26	26-Jun-26
EW15040	Install Chainlink Fence (North Boundary)	15	15	18-Sep-26	08-Oct-26
EARLY IRRIGATION & PLANTING		198	198	26-Jan-26	02-Nov-26
EW15100	Install Irrigation	17	17	26-Jan-26	17-Feb-26
EW15110	Early Tree Planting	20	20	18-Feb-26	17-Mar-26
EW15120	Retaining Wall Irrigation	7	7	09-Oct-26	19-Oct-26
EW15130	Retaining Wall Tree Planting	10	10	20-Oct-26	02-Nov-26
EARLY WORK SITE EXCAVATION & UNDERGROUND UTILITIES		167	166	23-Jan-26 A	17-Sep-26
EW1180	Removal of Contaminated Soils	20	19	23-Jan-26 A	19-Feb-26
EW15230	Grade & Construct Retaining Wall Equipment Pads	5	5	26-Jan-26	30-Jan-26
EW1200	Removal of Existing Septic Tank	10	10	06-Feb-26	19-Feb-26
EW15180	Reconstruct North Gravel Access Road	10	10	03-Sep-26	17-Sep-26
EARLY WORK GEO EXCHANGE		170	170	16-Feb-26	14-Oct-26
EW14750	Early Work - PP - Geo Exchange - Mobilization	5	5	16-Feb-26	20-Feb-26
EW14890	Early Work - PP - Geo Exchange - Install Geo Exchange (Zone 1)	40	40	04-May-26	29-Jun-26
EW14900	Early Work - PP - Geo Exchange - Install Geo Exchange (Zone 5)	40	40	04-May-26	29-Jun-26
EW14910	Early Work - PP - Geo Exchange - Install Geo Exchange (Zone 2)	40	40	30-Jun-26	25-Aug-26
EW14920	Early Work - PP - Geo Exchange - Install Geo Exchange (Zone 4)	40	40	30-Jun-26	25-Aug-26
EW14930	Early Work - PP - Geo Exchange - Install Geo Exchange (Zone 3)	20	20	26-Aug-26	23-Sep-26
EW14950	Early Work - PP - Geo Exchange - Install Vaults	10	10	24-Sep-26	07-Oct-26
EW14960	Early Work - PP - Geo Exchange - Backfill & Grade Geo Exchange Pad	5	5	08-Oct-26	14-Oct-26
SITE RETAINING WALLS		160	156	29-Dec-25 A	02-Sep-26
MSE RETAINING WALL (WALL #01)		151	137	29-Dec-25 A	02-Sep-26
A2430	Excavate for Site Retaining Walls	15	0	29-Dec-25 A	20-Feb-26
A2850	Install MSE Wall 2	15	15	20-Feb-26	12-Mar-26
A14000	Backfill Wall 2	5	5	13-Mar-26	19-Mar-26



Activity ID	Activity Name	Orig Dur	Rem Dur	Start	Finish
A14010	Install MSE Wall 1	15	15	06-Aug-26	26-Aug-26
A14020	Backfill Wall 1	5	5	27-Aug-26	02-Sep-26
SOLDIER PILE RETAINING WALL (WALL #2)		98	94	20-Jan-26 A	05-Jun-26
RETAINING WALL UPPER		88	84	20-Jan-26 A	21-May-26
A2880	Excavate for Retaining Walls	15	11	20-Jan-26 A	09-Feb-26
A14030	Equipment Mobilization	5	5	09-Feb-26	13-Feb-26
A2900	Install Soldier Pile	15	15	16-Feb-26	06-Mar-26
A2910	Install Timber Lagging	10	10	09-Mar-26	20-Mar-26
A2940	Install Drain Mat	10	10	15-Apr-26	28-Apr-26
A2920	Install Retaining Wall Rebar	10	10	29-Apr-26	12-May-26
A2930	Shot-crete Wall	7	7	13-May-26	21-May-26
RETAINING WALL LOWER		54	54	23-Mar-26	05-Jun-26
A14100	Relocate Equipment	3	3	23-Mar-26	25-Mar-26
A14070	Install Soldier Pile	20	20	26-Mar-26	22-Apr-26
A14040	Excavate for Retaining Walls	15	15	30-Mar-26	17-Apr-26
A14080	Install Timber Lagging	10	10	01-Apr-26	14-Apr-26
A14060	Install Drain Mat	10	10	29-Apr-26	12-May-26
A14050	Install Retaining Wall Rebar	10	10	13-May-26	27-May-26
A14090	Shot-crete Wall	7	7	28-May-26	05-Jun-26
NEW INTERSECTION / TRAFFIC SIGNAL		339	258	29-Sep-25 A	29-Jan-27
A14570	Complete Intersection / Signal Design	42	18	29-Sep-25 A	18-Feb-26
A14590	Submit for Permit	45	45	19-Feb-26	22-Apr-26
A14580	Procure Signal Arm / Equipment	130	130	23-Apr-26	26-Oct-26
A14600	Demo Existing Sidewalk	5	5	27-Oct-26	02-Nov-26
A14610	Install Signal Arm / Equipment Raceway	20	20	03-Nov-26	02-Dec-26
A14620	Install Signal Arm / Equipment Foundations	10	10	03-Dec-26	16-Dec-26
A14630	Install Signal Arm & Equipment	10	10	17-Dec-26	31-Dec-26
A14640	F/R/P Curb & Sidewalk	10	10	04-Jan-27	15-Jan-27
A14650	Asphalt as Needed	3	3	18-Jan-27	20-Jan-27
A14660	Final Striping of Roadway / Intersection	5	5	21-Jan-27	27-Jan-27
A14670	Final Inspection	2	2	28-Jan-27	29-Jan-27
BUILDING A		436	436	05-Aug-26	21-Apr-28
BUILDING A - FOOTINGS		107	107	05-Aug-26	07-Jan-27
A1650	Building A - Grade Building Pad	10	10	05-Aug-26	18-Aug-26
A1660	Building A - Install Geo-Piers (Approx 653 @ 7'-0" OC)	20	20	19-Aug-26	16-Sep-26
A1690	Building A - Underslab MEP Coordination	10	10	17-Sep-26	30-Sep-26
A1670	Building A - Install Underslab Utilities	15	15	01-Oct-26	21-Oct-26
A13990	Building A - Excavate Foundations	15	15	01-Oct-26	21-Oct-26
A1010	Building A - Form Footings / Elevator Pits	22	22	20-Oct-26	18-Nov-26
A1700	Building A - Waterproof Elevator Pits AE1 / AE2	14	14	19-Nov-26	10-Dec-26
A1680	Building A - Backfill / Fine Grade Building Pad	8	8	11-Dec-26	22-Dec-26
A1461	Building A - Install Radon Under-Slab Exhaust Pipes and Pits	10	10	23-Dec-26	07-Jan-27
BUILDING A - SLAB-ON-GRADE (SOG)		69	69	31-Dec-26	07-Apr-27
A1020	Building A - Slab on Grade	20	20	31-Dec-26	28-Jan-27
A1030	Building A - Perimeter Slab Pourbacks	5	5	01-Apr-27	07-Apr-27
BUILDING A - TILT PANELS		52	52	29-Jan-27	12-Apr-27
A13920	Building A - Tilt Panels - Form Panel & Install Down Embeds	22	22	29-Jan-27	01-Mar-27



Activity ID	Activity Name	Orig Dur	Rem Dur	Start	Finish
A13930	Building A - Tilt Panels - Rebar	12	12	10-Feb-27	25-Feb-27
A13940	Building A - Tilt Panels - Conduit & Up Embeds	12	12	11-Feb-27	26-Feb-27
A13950	Building A - Tilt Panels - Inspection	2	2	01-Mar-27	02-Mar-27
A13960	Building A - Tilt Panels - Pour / Finish Upside Panel	6	6	03-Mar-27	10-Mar-27
A13970	Building A - Tilt Panels - Cure & Prep	7	7	11-Mar-27	19-Mar-27
A13980	Building A - Tilt Panels - Erect / Align / Lift in Place Tilt Panels	8	8	22-Mar-27	31-Mar-27
A14110	Building A - Tilt Panels - Weld Panel Clips	8	8	01-Apr-27	12-Apr-27
BUILDING A - ELEVATED DECKS		52	52	14-May-27	28-Jul-27
A1730	Building A - Steel Columns / Beams / Perimeter Steel	10	10	14-May-27	28-May-27
A1800	Building A - Remove Tilt Braces	5	5	31-May-27	04-Jun-27
A1740	Building A - Install Metal Decking	17	17	02-Jun-27	24-Jun-27
A1760	Building A - Install Reinforcement and Shear Studs	5	5	25-Jun-27	01-Jul-27
A1750	Building A - Install Edgeforms and Block-outs	7	7	05-Jul-27	13-Jul-27
A1770	Building A - Pour Concrete Deck	6	6	14-Jul-27	21-Jul-27
A1780	Building A - Cure of SOMD	5	5	22-Jul-27	28-Jul-27
A1790	Building A - Install Stairs	5	5	22-Jul-27	28-Jul-27
BUILDING A - ROOF STRUCTURE		55	55	22-Jul-27	07-Oct-27
A1180	Building A - Layout and Survery	3	3	22-Jul-27	26-Jul-27
A1190	Building A - Install Girders / Joist / Perimeter Steel	10	10	29-Jul-27	11-Aug-27
A1200	Building A - Install Roof Decking	15	15	10-Aug-27	30-Aug-27
A1210	Building A - Install Curbing & Cut Deck at Roof Penetrations	7	7	31-Aug-27	09-Sep-27
A1220	Building A - Install Roofing System	20	20	10-Sep-27	07-Oct-27
BUILDING A - EXTERIOR SYSTEM		66	66	24-Sep-27	29-Dec-27
A1230	Building A - Clean & Prep Panels	20	20	24-Sep-27	21-Oct-27
A1240	Building A - Apply Exterior Coatings	20	20	08-Oct-27	04-Nov-27
A1250	Building A - Install Window System	18	18	22-Oct-27	16-Nov-27
A1260	Building A - Install Exterior Doors and Hardware	4	4	17-Nov-27	22-Nov-27
A1270	Building A - Install Roll-up Doors	20	20	17-Nov-27	16-Dec-27
A1280	Building A - Install Exterior Lighting and Signage	8	8	17-Dec-27	29-Dec-27
BUILDING A - INTERIORS BUILDOUT		182	182	22-Jul-27	07-Apr-28
BUILDING A - 1ST FLOOR BUILDOUT		135	135	22-Jul-27	02-Feb-28
A1290	Building A - Install MEP Hangers	6	6	22-Jul-27	29-Jul-27
A1310	Building A - Install Framing Top Track	5	5	22-Jul-27	28-Jul-27
A1300	Building A - Install Monokote	10	10	29-Jul-27	11-Aug-27
A1320	Building A - Install CMU Walls Adjacent to Drive Isles	18	18	05-Aug-27	30-Aug-27
A1330	Building A - Rough-in Over head MEP	12	12	10-Aug-27	25-Aug-27
A1340	Building A - Layout and Frame Walls	8	8	26-Aug-27	07-Sep-27
A1460	Building A - Buildout Restrooms	60	60	02-Sep-27	29-Nov-27
A1350	Building A - Rough-in MEP at Walls	8	8	10-Sep-27	21-Sep-27
A1360	Building A - H/T/F Gyp	15	15	20-Sep-27	08-Oct-27
A1380	Building A - Prime and Paint	8	8	06-Oct-27	15-Oct-27
A1370	Building A - Install Elevator AE1	45	45	08-Oct-27	13-Dec-27
A1390	Building A - Install Ceiling Grid	8	8	20-Oct-27	29-Oct-27
A1400	Building A - Install Device Tile	4	4	01-Nov-27	04-Nov-27
A1450	Building A - Installl Doors and Hardware	7	7	01-Nov-27	09-Nov-27
A1410	Building A - Install MEP Devices	6	6	05-Nov-27	12-Nov-27
A1500	Building A - Grind and Polish Floors	5	5	10-Nov-27	16-Nov-27



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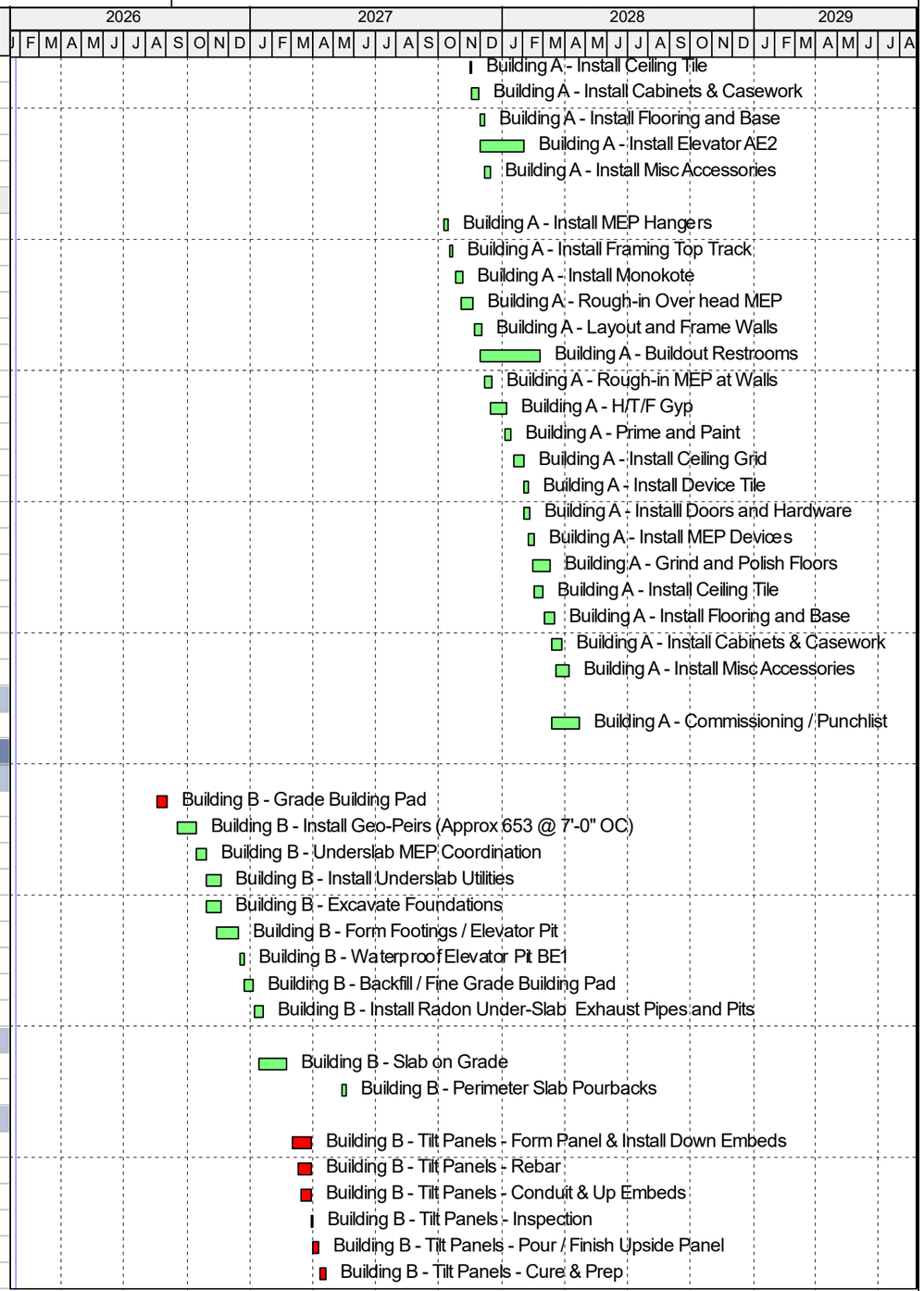
VANCOUVER PUBLIC WORKS OPS CAMPUS - TILT - CURRENT - A Martin

SKANSKA

Activity ID	Activity Name	Orig Dur	Rem Dur	Start	Finish
A1430	Building A - Install Ceiling Tile	4	4	15-Nov-27	18-Nov-27
A1470	Building A - Install Cabinets & Casework	5	5	19-Nov-27	29-Nov-27
A1440	Building A - Install Flooring and Base	5	5	30-Nov-27	06-Dec-27
A1490	Building A - Install Elevator AE2	45	45	30-Nov-27	02-Feb-28
A1475	Building A - Install Misc Accessories	7	7	07-Dec-27	15-Dec-27
BUILDING A - 2ND FLOOR BUILDOUT		127	127	08-Oct-27	07-Apr-28
A1480	Building A - Install MEP Hangers	6	6	08-Oct-27	15-Oct-27
A14680	Building A - Install Framing Top Track	5	5	18-Oct-27	22-Oct-27
A14690	Building A - Install Monokote	10	10	25-Oct-27	05-Nov-27
A14710	Building A - Rough-in Over head MEP	12	12	04-Nov-27	19-Nov-27
A14720	Building A - Layout and Frame Walls	7	7	22-Nov-27	02-Dec-27
A14730	Building A - Buildout Restrooms	60	60	01-Dec-27	24-Feb-28
A14740	Building A - Rough-in MEP at Walls	8	8	08-Dec-27	17-Dec-27
A14750	Building A - H/T/F Gyp	15	15	16-Dec-27	07-Jan-28
A14770	Building A - Prime and Paint	7	7	05-Jan-28	13-Jan-28
A14780	Building A - Install Ceiling Grid	10	10	19-Jan-28	01-Feb-28
A14790	Building A - Install Device Tile	5	5	02-Feb-28	08-Feb-28
A14800	Building A - Installl Doors and Hardware	8	8	02-Feb-28	11-Feb-28
A14810	Building A - Install MEP Devices	6	6	09-Feb-28	16-Feb-28
A14940	Building A - Grind and Polish Floors	20	20	14-Feb-28	10-Mar-28
A14820	Building A - Install Ceiling Tile	10	10	17-Feb-28	01-Mar-28
A14830	Building A - Install Flooring and Base	12	12	02-Mar-28	17-Mar-28
A14840	Building A - Install Cabinets & Casework	12	12	13-Mar-28	28-Mar-28
A14850	Building A - Install Misc Accessories	15	15	20-Mar-28	07-Apr-28
BUILDING A - COMMISSIONING / PUNCHLIST		30	30	13-Mar-28	21-Apr-28
A1170	Building A - Commissioning / Punchlist	30	30	13-Mar-28	21-Apr-28
BUILDING B		432	432	19-Aug-26	01-May-28
BUILDING B - FOOTINGS		105	105	19-Aug-26	19-Jan-27
B13990	Building B - Grade Building Pad	10	10	19-Aug-26	01-Sep-26
B14000	Building B - Install Geo-Peirs (Approx 653 @ 7'-0" OC)	20	20	17-Sep-26	14-Oct-26
B14050	Building B - Underslab MEP Coordination	10	10	15-Oct-26	28-Oct-26
B14010	Building B - Install Underslab Utilities	15	15	29-Oct-26	18-Nov-26
B14080	Building B - Excavate Foundations	15	15	29-Oct-26	18-Nov-26
B14020	Building B - Form Footings / Elevator Pit	22	22	12-Nov-26	15-Dec-26
B14040	Building B - Waterproof Elevator Pit BE1	5	5	16-Dec-26	22-Dec-26
B14030	Building B - Backfill / Fine Grade Building Pad	8	8	23-Dec-26	05-Jan-27
B15041	Building B - Install Radon Under-Slab Exhaust Pipes and Pits	10	10	06-Jan-27	19-Jan-27
BUILDING B - SLAB-ON-GRADE (SOG)		91	91	13-Jan-27	19-May-27
B1190	Building B - Slab on Grade	30	30	13-Jan-27	23-Feb-27
B14190	Building B - Perimeter Slab Pourbacks	5	5	13-May-27	19-May-27
BUILDING B - TILTS PANELS		52	52	02-Mar-27	12-May-27
B14130	Building B - Tilt Panels - Form Panel & Install Down Embeds	22	22	02-Mar-27	31-Mar-27
B14140	Building B - Tilt Panels - Rebar	12	12	12-Mar-27	29-Mar-27
B13970	Building B - Tilt Panels - Conduit & Up Embeds	12	12	15-Mar-27	30-Mar-27
B13980	Building B - Tilt Panels - Inspection	2	2	31-Mar-27	01-Apr-27
B13991	Building B - Tilt Panels - Pour / Finish Upside Panel	6	6	02-Apr-27	09-Apr-27
B14150	Building B - Tilt Panels - Cure & Prep	7	7	12-Apr-27	20-Apr-27

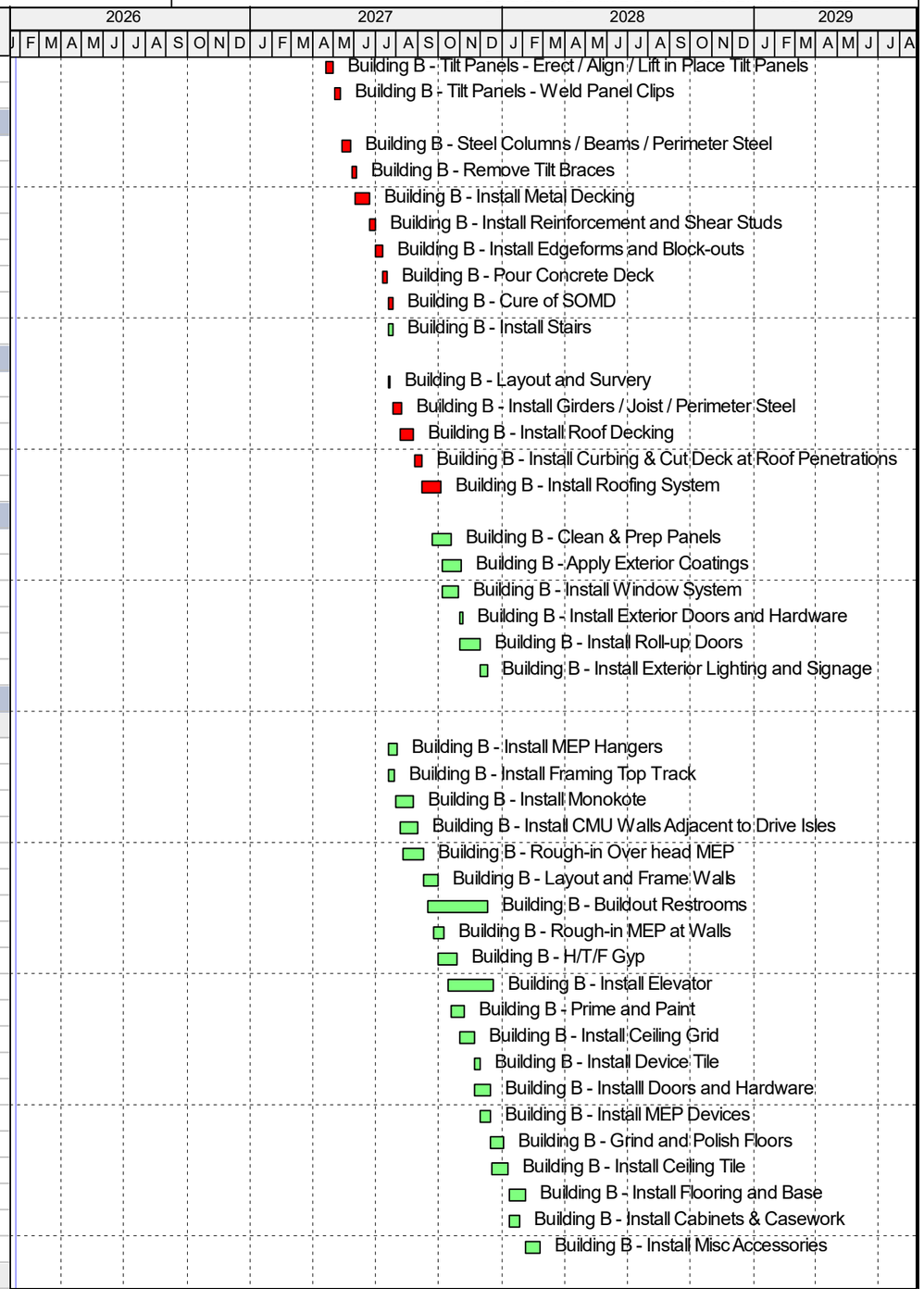


Remaining Level of Effort | Actual Work | Critical Remaining Work
Actual Level of Effort | Remaining Work | Milestone

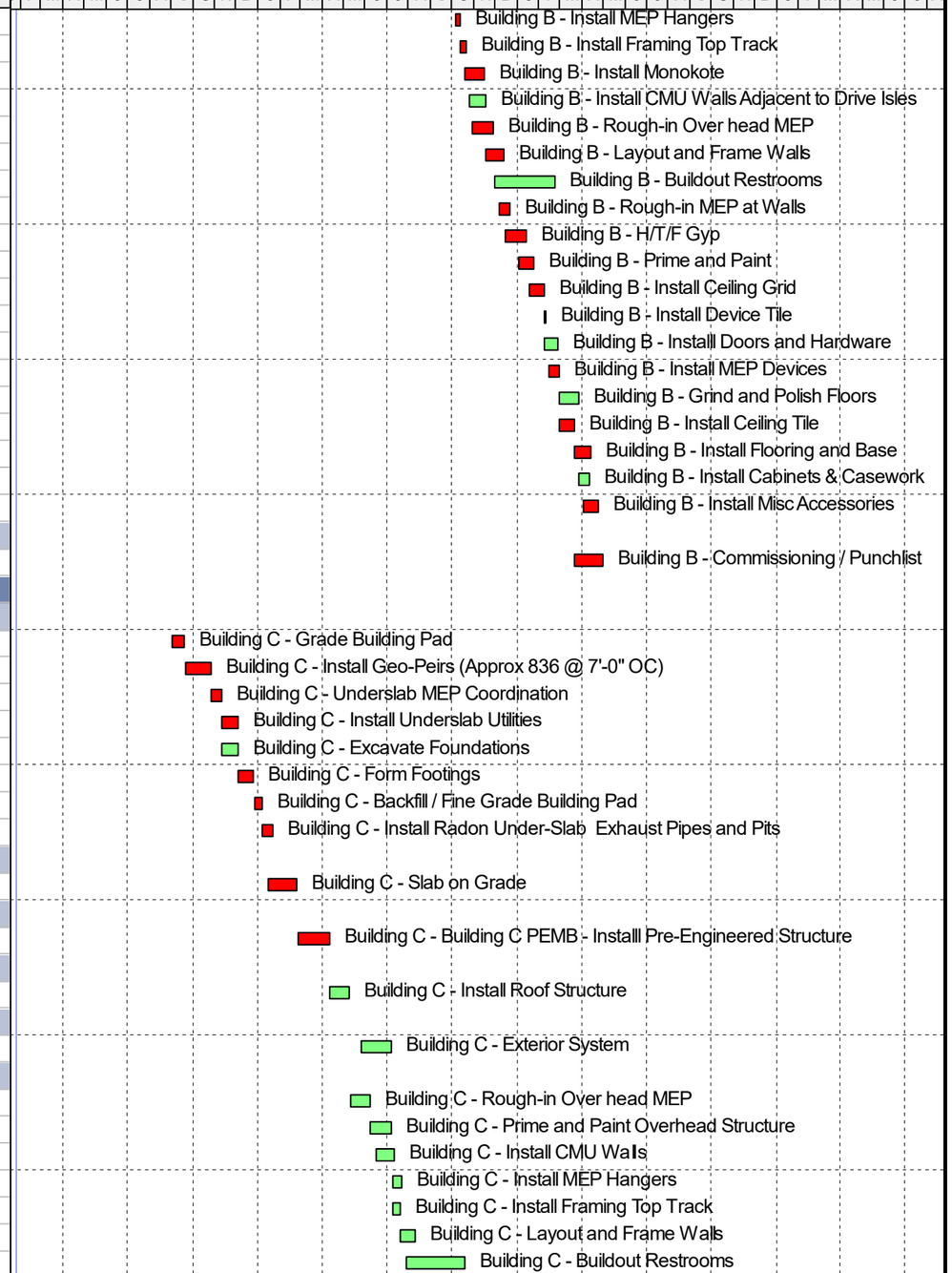
VANCOUVER PUBLIC WORKS OPS CAMPUS - TILT - CURRENT - A Martin

SKANSKA

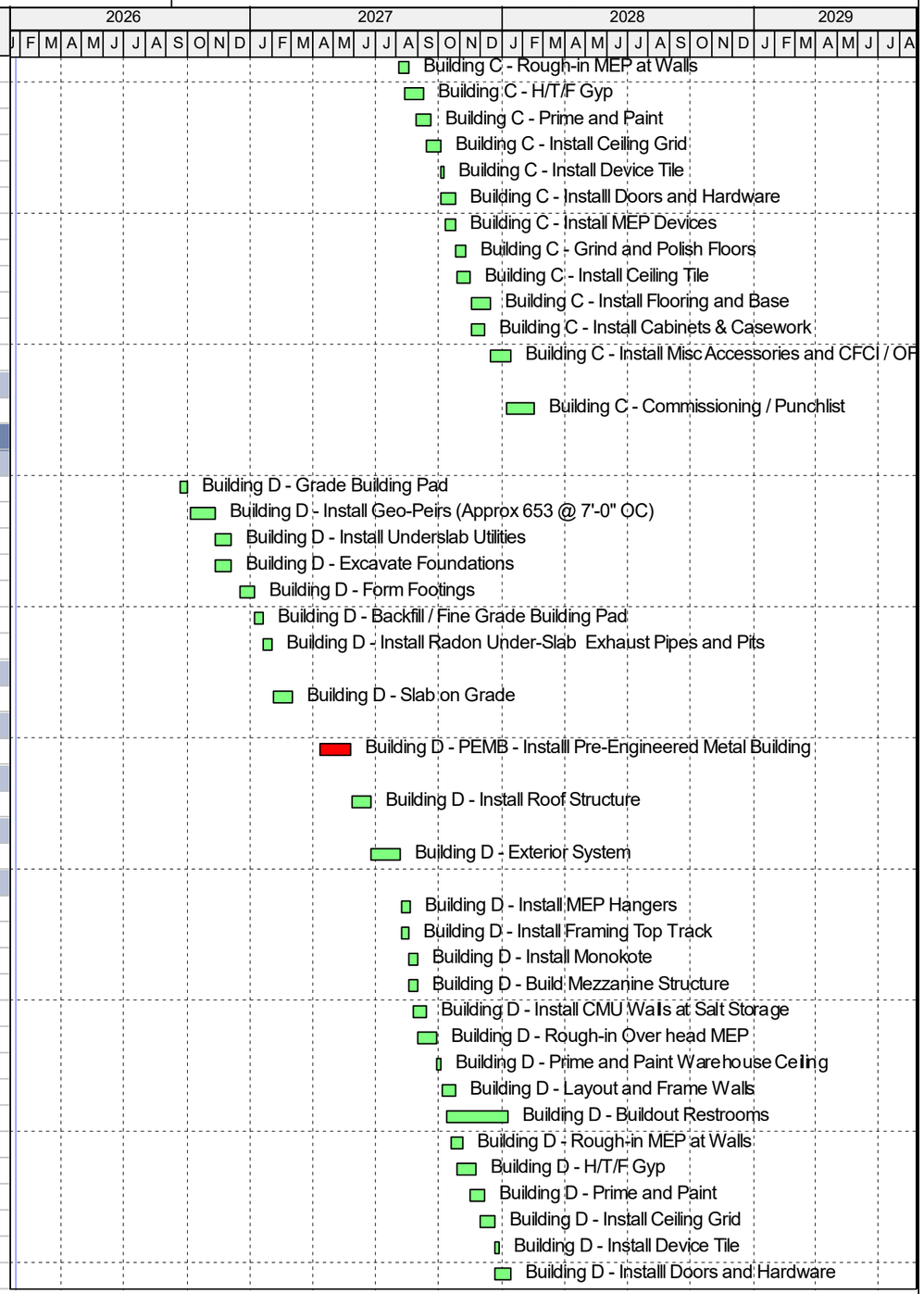
Activity ID	Activity Name	Orig Dur	Rem Dur	Start	Finish
B14160	Building B - Tilt Panels - Erect / Align / Lift in Place Tilt Panels	8	8	21-Apr-27	30-Apr-27
B14170	Building B - Tilt Panels - Weld Panel Clips	8	8	03-May-27	12-May-27
BUILDING B - ELEVATED DECKS		51	51	13-May-27	26-Jul-27
B14200	Building B - Steel Columns / Beams / Perimeter Steel	10	10	13-May-27	27-May-27
B14210	Building B - Remove Tilt Braces	5	5	28-May-27	03-Jun-27
B14220	Building B - Install Metal Decking	17	17	01-Jun-27	23-Jun-27
B14230	Building B - Install Reinforcement and Shear Studs	5	5	24-Jun-27	30-Jun-27
B14240	Building B - Install Edgeforms and Block-outs	7	7	01-Jul-27	12-Jul-27
B14250	Building B - Pour Concrete Deck	5	5	13-Jul-27	19-Jul-27
B14260	Building B - Cure of SOMD	5	5	20-Jul-27	26-Jul-27
B14270	Building B - Install Stairs	5	5	20-Jul-27	26-Jul-27
BUILDING B - ROOF STRUCTURE		55	55	20-Jul-27	05-Oct-27
B14280	Building B - Layout and Survery	3	3	20-Jul-27	22-Jul-27
B14290	Building B - Install Girders / Joist / Perimeter Steel	10	10	27-Jul-27	09-Aug-27
B14300	Building B - Install Roof Decking	15	15	06-Aug-27	26-Aug-27
B14310	Building B - Install Curbing & Cut Deck at Roof Penetrations	7	7	27-Aug-27	07-Sep-27
B14320	Building B - Install Roofing System	20	20	08-Sep-27	05-Oct-27
BUILDING B - EXTERIOR SYSTEM		56	56	22-Sep-27	10-Dec-27
B14330	Building B - Clean & Prep Panels	20	20	22-Sep-27	19-Oct-27
B14340	Building B - Apply Exterior Coatings	20	20	06-Oct-27	02-Nov-27
B14350	Building B - Install Window System	18	18	06-Oct-27	29-Oct-27
B14360	Building B - Install Exterior Doors and Hardware	4	4	01-Nov-27	04-Nov-27
B14370	Building B - Install Roll-up Doors	20	20	01-Nov-27	30-Nov-27
B14380	Building B - Install Exterior Lighting and Signage	8	8	01-Dec-27	10-Dec-27
BUILDING B - INTERIORS BUILDOUT		195	195	20-Jul-27	24-Apr-28
BUILDING B - 1ST FLOOR BUILDOUT		153	153	20-Jul-27	24-Feb-28
B14390	Building B - Install MEP Hangers	10	10	20-Jul-27	02-Aug-27
B14400	Building B - Install Framing Top Track	8	8	20-Jul-27	29-Jul-27
B14410	Building B - Install Monokote	20	20	30-Jul-27	26-Aug-27
B14420	Building B - Install CMU Walls Adjacent to Drive Isles	18	18	06-Aug-27	31-Aug-27
B14430	Building B - Rough-in Over head MEP	20	20	11-Aug-27	08-Sep-27
B14440	Building B - Layout and Frame Walls	15	15	09-Sep-27	29-Sep-27
B14460	Building B - Buildout Restrooms	60	60	16-Sep-27	10-Dec-27
B14450	Building B - Rough-in MEP at Walls	12	12	23-Sep-27	08-Oct-27
B14470	Building B - H/T/F Gyp	20	20	01-Oct-27	28-Oct-27
B14480	Building B - Install Elevator	45	45	15-Oct-27	20-Dec-27
B14490	Building B - Prime and Paint	15	15	19-Oct-27	08-Nov-27
B14500	Building B - Install Ceiling Grid	15	15	02-Nov-27	22-Nov-27
B14510	Building B - Install Device Tile	4	4	23-Nov-27	30-Nov-27
B14520	Building B - Installl Doors and Hardware	15	15	23-Nov-27	15-Dec-27
B14530	Building B - Install MEP Devices	12	12	01-Dec-27	16-Dec-27
B14700	Building B - Grind and Polish Floors	12	12	16-Dec-27	04-Jan-28
B14540	Building B - Install Ceiling Tile	15	15	17-Dec-27	10-Jan-28
B14550	Building B - Install Flooring and Base	18	18	11-Jan-28	03-Feb-28
B14560	Building B - Install Cabinets & Casework	12	12	11-Jan-28	26-Jan-28
B14565	Building B - Install Misc Accessories	15	15	04-Feb-28	24-Feb-28
BUILDING B - 2ND FLOOR BUILDOUT		140	140	06-Oct-27	24-Apr-28



Activity ID	Activity Name	Orig Dur	Rem Dur	Start	Finish
B14575	Building B - Install MEP Hangers	5	5	06-Oct-27	12-Oct-27
B14860	Building B - Install Framing Top Track	8	8	13-Oct-27	22-Oct-27
B14870	Building B - Install Monokote	20	20	19-Oct-27	15-Nov-27
B14880	Building B - Install CMU Walls Adjacent to Drive Isles	18	18	26-Oct-27	18-Nov-27
B14890	Building B - Rough-in Over head MEP	20	20	29-Oct-27	29-Nov-27
B14900	Building B - Layout and Frame Walls	15	15	19-Nov-27	13-Dec-27
B14910	Building B - Buildout Restrooms	60	60	30-Nov-27	23-Feb-28
B14920	Building B - Rough-in MEP at Walls	12	12	07-Dec-27	22-Dec-27
B14930	Building B - H/T/F Gyp	20	20	15-Dec-27	13-Jan-28
B14950	Building B - Prime and Paint	15	15	04-Jan-28	24-Jan-28
B14960	Building B - Install Ceiling Grid	15	15	18-Jan-28	07-Feb-28
B14970	Building B - Install Device Tile	4	4	08-Feb-28	11-Feb-28
B14980	Building B - Installl Doors and Hardware	15	15	08-Feb-28	28-Feb-28
B14990	Building B - Install MEP Devices	12	12	14-Feb-28	29-Feb-28
B15040	Building B - Grind and Polish Floors	20	20	29-Feb-28	27-Mar-28
B15000	Building B - Install Ceiling Tile	15	15	01-Mar-28	21-Mar-28
B15010	Building B - Install Flooring and Base	18	18	22-Mar-28	14-Apr-28
B15020	Building B - Install Cabinets & Casework	12	12	28-Mar-28	12-Apr-28
B15030	Building B - Install Misc Accessories	15	15	04-Apr-28	24-Apr-28
BUILDING B - COMMISSIONING & PUNCHLIST		30	30	21-Mar-28	01-May-28
B1240	Building B - Commissioning / Punchlist	30	30	21-Mar-28	01-May-28
BUILDING C		370	370	02-Sep-26	17-Feb-28
FOOTINGS		97	97	02-Sep-26	21-Jan-27
C14080	Building C - Grade Building Pad	12	12	02-Sep-26	18-Sep-26
C14090	Building C - Install Geo-Peirs (Approx 836 @ 7'-0" OC)	27	27	21-Sep-26	27-Oct-26
C14140	Building C - Underslab MEP Coordination	10	10	28-Oct-26	10-Nov-26
C14100	Building C - Install Underslab Utilities	15	15	11-Nov-26	03-Dec-26
C14095	Building C - Excavate Foundations	15	15	11-Nov-26	03-Dec-26
C14110	Building C - Form Footings	15	15	04-Dec-26	24-Dec-26
C14120	Building C - Backfill / Fine Grade Building Pad	8	8	28-Dec-26	07-Jan-27
C15042	Building C - Install Radon Under-Slab Exhaust Pipes and Pits	10	10	08-Jan-27	21-Jan-27
SLAB-ON-GRADE (SOG)		30	30	15-Jan-27	25-Feb-27
C1260	Building C - Slab on Grade	30	30	15-Jan-27	25-Feb-27
PRE-ENGINEERED STRUCTURE		32	32	26-Feb-27	12-Apr-27
C14130	Building C - Building C PEMB - Installl Pre-Engineered Structure	32	32	26-Feb-27	12-Apr-27
ROOF STRUCTURE		20	20	13-Apr-27	10-May-27
C1280	Building C - Install Roof Structure	20	20	13-Apr-27	10-May-27
EXTERIOR SYSTEM		30	30	27-May-27	08-Jul-27
C1290	Building C - Exterior System	30	30	27-May-27	08-Jul-27
INTERIORS BUILDOUT		171	171	11-May-27	13-Jan-28
C14190	Building C - Rough-in Over head MEP	20	20	11-May-27	08-Jun-27
C14170	Building C - Prime and Paint Overhead Structure	20	20	09-Jun-27	07-Jul-27
C14180	Building C - Install CMU Walls	18	18	16-Jun-27	12-Jul-27
C14150	Building C - Install MEP Hangers	10	10	09-Jul-27	22-Jul-27
C14160	Building C - Install Framing Top Track	8	8	09-Jul-27	20-Jul-27
C14200	Building C - Layout and Frame Walls	15	15	21-Jul-27	10-Aug-27
C14210	Building C - Buildout Restrooms	60	60	28-Jul-27	20-Oct-27



Activity ID	Activity Name	Orig Dur	Rem Dur	Start	Finish
C14220	Building C - Rough-in MEP at Walls	12	12	04-Aug-27	19-Aug-27
C14230	Building C - H/T/F Gyp	20	20	12-Aug-27	09-Sep-27
C14250	Building C - Prime and Paint	15	15	30-Aug-27	20-Sep-27
C14260	Building C - Install Ceiling Grid	15	15	14-Sep-27	04-Oct-27
C14270	Building C - Install Device Tile	4	4	05-Oct-27	08-Oct-27
C14280	Building C - Installl Doors and Hardware	15	15	05-Oct-27	25-Oct-27
C14290	Building C - Install MEP Devices	12	12	11-Oct-27	26-Oct-27
C14300	Building C - Grind and Polish Floors	12	12	26-Oct-27	10-Nov-27
C14310	Building C - Install Ceiling Tile	15	15	27-Oct-27	16-Nov-27
C14320	Building C - Install Flooring and Base	18	18	17-Nov-27	14-Dec-27
C14330	Building C - Install Cabinets & Casework	12	12	17-Nov-27	06-Dec-27
C14340	Building C - Install Misc Accessories and CFCI / OFCI Equipment	20	20	15-Dec-27	13-Jan-28
COMMISSIONING & PUNCHLIST		30	30	07-Jan-28	17-Feb-28
C1310	Building C - Commissioning / Punchlist	30	30	07-Jan-28	17-Feb-28
BUILDING D		409	409	21-Sep-26	28-Apr-28
FOOTINGS		93	93	21-Sep-26	02-Feb-27
D14170	Building D - Grade Building Pad	10	10	21-Sep-26	02-Oct-26
D14180	Building D - Install Geo-Peirs (Approx 653 @ 7'-0" OC)	27	27	05-Oct-26	10-Nov-26
D14190	Building D - Install Underslab Utilities	15	15	11-Nov-26	03-Dec-26
D14260	Building D - Excavate Foundations	15	15	11-Nov-26	03-Dec-26
D14200	Building D - Form Footings	15	15	16-Dec-26	07-Jan-27
D14210	Building D - Backfill / Fine Grade Building Pad	8	8	08-Jan-27	19-Jan-27
D15043	Building D - Install Radon Under-Slab Exhaust Pipes and Pits	10	10	20-Jan-27	02-Feb-27
SLAB-ON-GRADE (SOG)		21	21	03-Feb-27	03-Mar-27
D1330	Building D - Slab on Grade	21	21	03-Feb-27	03-Mar-27
PRE-ENGINEERED STRUCTURE		32	32	13-Apr-27	27-May-27
D14220	Building D - PEMB - Installl Pre-Engineered Metal Building	32	32	13-Apr-27	27-May-27
ROOF STRUCTURE		20	20	28-May-27	24-Jun-27
D1350	Building D - Install Roof Structure	20	20	28-May-27	24-Jun-27
EXTERIOR SYSTEM		30	30	25-Jun-27	06-Aug-27
D1360	Building D - Exterior System	30	30	25-Jun-27	06-Aug-27
INTERIORS BUILDOUT		160	160	09-Aug-27	24-Mar-28
D14270	Building D - Install MEP Hangers	10	10	09-Aug-27	20-Aug-27
D14280	Building D - Install Framing Top Track	8	8	09-Aug-27	18-Aug-27
D14290	Building D - Install Monokote	10	10	19-Aug-27	01-Sep-27
D14360	Building D - Build Mezzanine Structure	10	10	19-Aug-27	01-Sep-27
D14300	Building D - Install CMU Walls at Salt Storage	12	12	26-Aug-27	13-Sep-27
D14310	Building D - Rough-in Over head MEP	20	20	31-Aug-27	28-Sep-27
D14470	Building D - Prime and Paint Warehouse Ceiling	5	5	29-Sep-27	05-Oct-27
D14320	Building D - Layout and Frame Walls	15	15	06-Oct-27	26-Oct-27
D14330	Building D - Buildout Restrooms	60	60	13-Oct-27	10-Jan-28
D14340	Building D - Rough-in MEP at Walls	12	12	20-Oct-27	04-Nov-27
D14350	Building D - H/T/F Gyp	20	20	28-Oct-27	24-Nov-27
D14370	Building D - Prime and Paint	15	15	15-Nov-27	07-Dec-27
D14380	Building D - Install Ceiling Grid	15	15	01-Dec-27	21-Dec-27
D14390	Building D - Install Device Tile	4	4	22-Dec-27	28-Dec-27
D14400	Building D - Installl Doors and Hardware	15	15	22-Dec-27	13-Jan-28

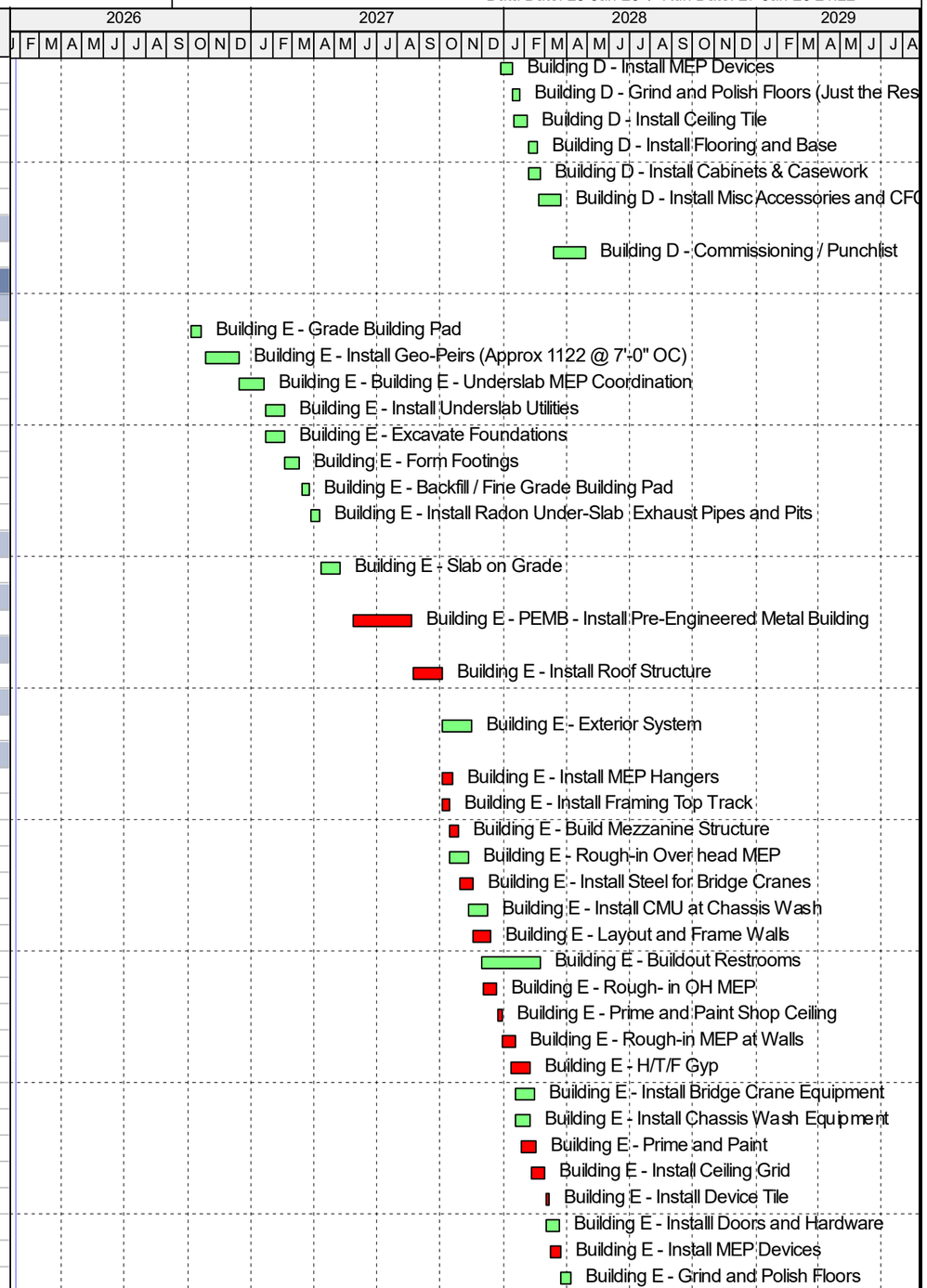


Remaining Level of Effort | Actual Work | Critical Remaining Work
Actual Level of Effort | Remaining Work | Milestone

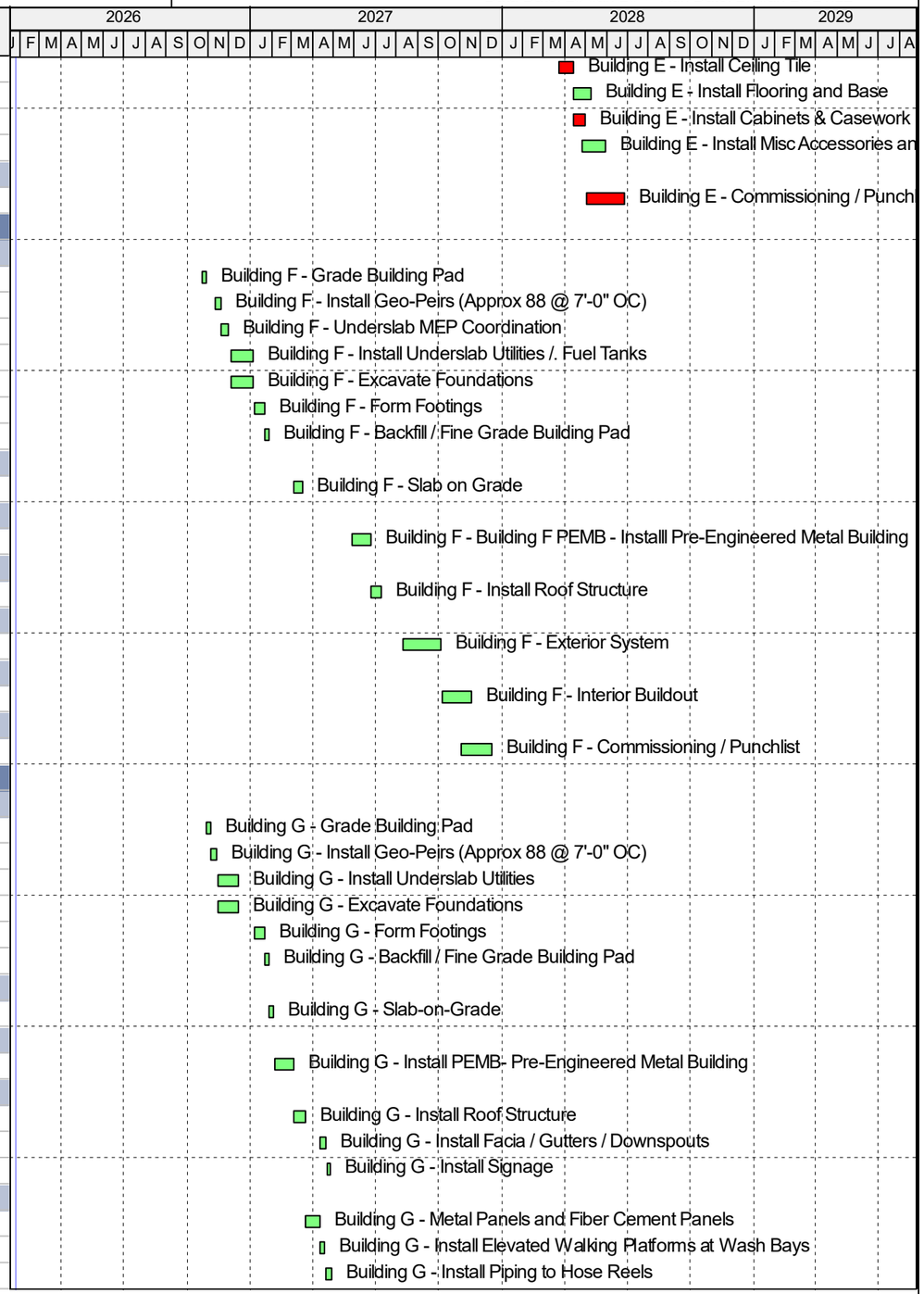
VANCOUVER PUBLIC WORKS OPS CAMPUS - TILT - CURRENT - A Martin

SKANSKA

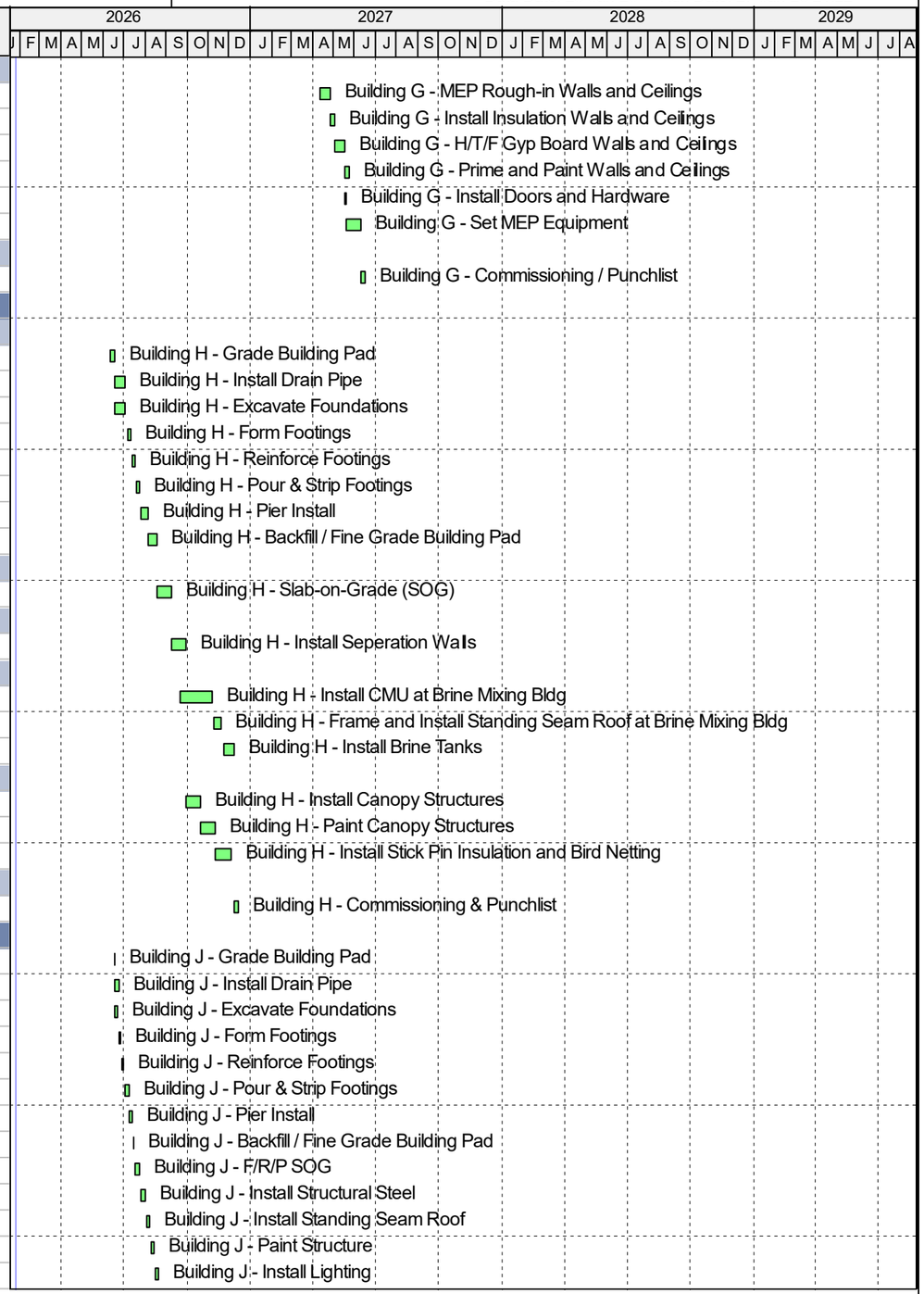
Activity ID	Activity Name	Orig Dur	Rem Dur	Start	Finish
D14410	Building D - Install MEP Devices	12	12	29-Dec-27	14-Jan-28
D14420	Building D - Grind and Polish Floors (Just the Restrooms)	7	7	14-Jan-28	24-Jan-28
D14430	Building D - Install Ceiling Tile	15	15	17-Jan-28	04-Feb-28
D14440	Building D - Install Flooring and Base	10	10	07-Feb-28	18-Feb-28
D14450	Building D - Install Cabinets & Casework	12	12	07-Feb-28	22-Feb-28
D14460	Building D - Install Misc Accessories and CFCI / OFCI Equipment	25	25	21-Feb-28	24-Mar-28
COMMISSIONING & PUNCHLIST		35	35	13-Mar-28	28-Apr-28
D1380	Building D - Commissioning / Punchlist	35	35	13-Mar-28	28-Apr-28
BUILDING E		440	440	05-Oct-26	27-Jun-28
FOOTINGS		131	131	05-Oct-26	09-Apr-27
E14260	Building E - Grade Building Pad	13	13	05-Oct-26	21-Oct-26
E14270	Building E - Install Geo-Peirs (Approx 1122 @ 7'-0" OC)	32	32	28-Oct-26	14-Dec-26
E14360	Building E - Building E - Underslab MEP Coordination	25	25	15-Dec-26	20-Jan-27
E14280	Building E - Install Underslab Utilities	20	20	21-Jan-27	17-Feb-27
E14350	Building E - Excavate Foundations	20	20	21-Jan-27	17-Feb-27
E14290	Building E - Form Footings	17	17	18-Feb-27	12-Mar-27
E14300	Building E - Backfill / Fine Grade Building Pad	10	10	15-Mar-27	26-Mar-27
E14320	Building E - Install Radon Under-Slab Exhaust Pipes and Pits	10	10	29-Mar-27	09-Apr-27
SLAB-ON-GRADE (SOG)		21	21	12-Apr-27	10-May-27
E1400	Building E - Slab on Grade	21	21	12-Apr-27	10-May-27
PRE-ENGINEERED STRUCTURE		60	60	28-May-27	20-Aug-27
E14310	Building E - PEMB - Install Pre-Engineered Metal Building	60	60	28-May-27	20-Aug-27
ROOF STRUCTURE		30	30	23-Aug-27	04-Oct-27
E1420	Building E - Install Roof Structure	30	30	23-Aug-27	04-Oct-27
EXTERIOR SYSTEM		30	30	05-Oct-27	15-Nov-27
E1430	Building E - Exterior System	30	30	05-Oct-27	15-Nov-27
INTERIORS BUILDOUT		167	167	05-Oct-27	31-May-28
E14370	Building E - Install MEP Hangers	10	10	05-Oct-27	18-Oct-27
E14380	Building E - Install Framing Top Track	8	8	05-Oct-27	14-Oct-27
E14400	Building E - Build Mezzanine Structure	10	10	15-Oct-27	28-Oct-27
E14410	Building E - Rough-in Over head MEP	20	20	15-Oct-27	11-Nov-27
E14460	Building E - Install Steel for Bridge Cranes	15	15	29-Oct-27	18-Nov-27
E14610	Building E - Install CMU at Chassis Wash	18	18	12-Nov-27	09-Dec-27
E14420	Building E - Layout and Frame Walls	15	15	19-Nov-27	13-Dec-27
E14430	Building E - Buildout Restrooms	60	60	30-Nov-27	23-Feb-28
E14570	Building E - Rough- in OH MEP	15	15	02-Dec-27	22-Dec-27
E14580	Building E - Prime and Paint Shop Ceiling	5	5	23-Dec-27	30-Dec-27
E14440	Building E - Rough-in MEP at Walls	12	12	31-Dec-27	18-Jan-28
E14450	Building E - H/T/F Gyp	20	20	11-Jan-28	07-Feb-28
E14590	Building E - Install Bridge Crane Equipment	20	20	19-Jan-28	15-Feb-28
E14600	Building E - Install Chassis Wash Equipment	15	15	19-Jan-28	08-Feb-28
E14470	Building E - Prime and Paint	15	15	27-Jan-28	16-Feb-28
E14480	Building E - Install Ceiling Grid	15	15	10-Feb-28	01-Mar-28
E14490	Building E - Install Device Tile	4	4	02-Mar-28	07-Mar-28
E14500	Building E - Installl Doors and Hardware	15	15	02-Mar-28	22-Mar-28
E14510	Building E - Install MEP Devices	12	12	08-Mar-28	23-Mar-28
E14520	Building E - Grind and Polish Floors	12	12	23-Mar-28	07-Apr-28



Activity ID	Activity Name	Orig Dur	Rem Dur	Start	Finish
E14530	Building E - Install Ceiling Tile	15	15	24-Mar-28	13-Apr-28
E14540	Building E - Install Flooring and Base	18	18	14-Apr-28	09-May-28
E14550	Building E - Install Cabinets & Casework	12	12	14-Apr-28	01-May-28
E14560	Building E - Install Misc Accessories and CFCI /OFCI Equipment	25	25	26-Apr-28	31-May-28
COMMISSIONING & PUNCHLIST		40	40	02-May-28	27-Jun-28
E1450	Building E - Commissioning / Punchlist	40	40	02-May-28	27-Jun-28
BUILDING F		293	293	22-Oct-26	17-Dec-27
FOOTINGS		67	67	22-Oct-26	28-Jan-27
F14350	Building F - Grade Building Pad	5	5	22-Oct-26	28-Oct-26
F14360	Building F - Install Geo-Peirs (Approx 88 @ 7'-0" OC)	7	7	11-Nov-26	19-Nov-26
F14410	Building F - Underslab MEP Coordination	5	5	20-Nov-26	30-Nov-26
F14370	Building F - Install Underslab Utilities /. Fuel Tanks	20	20	04-Dec-26	04-Jan-27
F14440	Building F - Excavate Foundations	20	20	04-Dec-26	04-Jan-27
F14380	Building F - Form Footings	10	10	08-Jan-27	21-Jan-27
F14390	Building F - Backfill / Fine Grade Building Pad	5	5	22-Jan-27	28-Jan-27
SLAB-ON-GRADE (SOG)		10	10	04-Mar-27	17-Mar-27
F1470	Building F - Slab on Grade	10	10	04-Mar-27	17-Mar-27
PRE-ENGINEERED STRUCTURE		20	20	28-May-27	24-Jun-27
F14400	Building F - Building F PEMB - Installl Pre-Engineered Metal Building	20	20	28-May-27	24-Jun-27
ROOF STRUCTURE		10	10	25-Jun-27	09-Jul-27
F1490	Building F - Install Roof Structure	10	10	25-Jun-27	09-Jul-27
EXTERIOR SYSTEM		40	40	10-Aug-27	05-Oct-27
F1500	Building F - Exterior System	40	40	10-Aug-27	05-Oct-27
INTERIORS BUILDOUT		30	30	07-Oct-27	17-Nov-27
F1510	Building F - Interior Buildout	30	30	07-Oct-27	17-Nov-27
COMMISSIONING & PUNCHLIST		30	30	04-Nov-27	17-Dec-27
F1520	Building F - Commissioning / Punchlist	30	30	04-Nov-27	17-Dec-27
BUILDING G		161	161	29-Oct-26	17-Jun-27
FOOTINGS		62	62	29-Oct-26	28-Jan-27
G1540	Building G - Grade Building Pad	5	5	29-Oct-26	04-Nov-26
G1550	Building G - Install Geo-Peirs (Approx 88 @ 7'-0" OC)	7	7	05-Nov-26	13-Nov-26
G1570	Building G - Install Underslab Utilities	20	20	16-Nov-26	15-Dec-26
G1580	Building G - Excavate Foundations	20	20	16-Nov-26	15-Dec-26
G1590	Building G - Form Footings	10	10	08-Jan-27	21-Jan-27
G1600	Building G - Backfill / Fine Grade Building Pad	5	5	22-Jan-27	28-Jan-27
SLAB-ON-GRADE (SOG)		5	5	29-Jan-27	04-Feb-27
G1610	Building G - Slab-on-Grade	5	5	29-Jan-27	04-Feb-27
PRE-ENGINEERED STRUCTURE		20	20	05-Feb-27	04-Mar-27
G1620	Building G - Install PEMB- Pre-Engineered Metal Building	20	20	05-Feb-27	04-Mar-27
ROOF STRUCTURE		37	37	05-Mar-27	26-Apr-27
G1630	Building G - Install Roof Structure	12	12	05-Mar-27	22-Mar-27
G1670	Building G - Install Facia / Gutters / Downspouts	7	7	13-Apr-27	21-Apr-27
G1680	Building G - Install Signage	3	3	22-Apr-27	26-Apr-27
EXTERIOR SYSTEM		27	27	23-Mar-27	28-Apr-27
G1640	Building G - Metal Panels and Fiber Cement Panels	15	15	23-Mar-27	12-Apr-27
G1690	Building G - Install Elevated Walking Platforms at Wash Bays	5	5	13-Apr-27	19-Apr-27
G1700	Building G - Install Piping to Hose Reels	7	7	20-Apr-27	28-Apr-27



Activity ID	Activity Name	Orig Dur	Rem Dur	Start	Finish
INTERIOR BUILDOUT		42	42	13-Apr-27	10-Jun-27
G1650	Building G - MEP Rough-in Walls and Ceilings	10	10	13-Apr-27	26-Apr-27
G1710	Building G - Install Insulation Walls and Ceilings	5	5	27-Apr-27	03-May-27
G1720	Building G - H/T/F Gyp Board Walls and Ceilings	10	10	04-May-27	17-May-27
G1730	Building G - Prime and Paint Walls and Ceilings	5	5	18-May-27	25-May-27
G1740	Building G - Install Doors and Hardware	2	2	18-May-27	19-May-27
G1750	Building G - Set MEP Equipment	15	15	20-May-27	10-Jun-27
COMMISSIONING & PUNCHLIST		5	5	11-Jun-27	17-Jun-27
G1660	Building G - Commissioning / Punchlist	5	5	11-Jun-27	17-Jun-27
BUILDING H		129	129	12-Jun-26	15-Dec-26
FOOTINGS		46	46	12-Jun-26	17-Aug-26
H1680	Building H - Grade Building Pad	5	5	12-Jun-26	18-Jun-26
H1710	Building H - Install Drain Pipe	10	10	19-Jun-26	02-Jul-26
H1720	Building H - Excavate Foundations	10	10	19-Jun-26	02-Jul-26
H1730	Building H - Form Footings	5	5	06-Jul-26	10-Jul-26
H1840	Building H - Reinforce Footings	5	5	13-Jul-26	17-Jul-26
H1850	Building H - Pour & Strip Footings	5	5	20-Jul-26	24-Jul-26
H1860	Building H - Pier Install	8	8	27-Jul-26	05-Aug-26
H1740	Building H - Backfill / Fine Grade Building Pad	8	8	06-Aug-26	17-Aug-26
SLAB-ON-GRADE (SOG)		15	15	18-Aug-26	08-Sep-26
H1750	Building H - Slab-on-Grade (SOG)	15	15	18-Aug-26	08-Sep-26
SEPARATION WALLS		15	15	09-Sep-26	29-Sep-26
H1760	Building H - Install Seperation Walls	15	15	09-Sep-26	29-Sep-26
BRINE MIXING BLDG / BRINE TANKS		55	55	21-Sep-26	08-Dec-26
H1770	Building H - Install CMU at Brine Mixing Bldg	35	35	21-Sep-26	06-Nov-26
H1820	Building H - Frame and Install Standing Seam Roof at Brine Mixing Bldg	10	10	09-Nov-26	20-Nov-26
H1780	Building H - Install Brine Tanks	10	10	23-Nov-26	08-Dec-26
CANOPY STRUCTURE		45	45	30-Sep-26	03-Dec-26
H1790	Building H - Install Canopy Structures	15	15	30-Sep-26	20-Oct-26
H1800	Building H - Paint Canopy Structures	15	15	21-Oct-26	10-Nov-26
H1830	Building H - Install Stick Pin Insulation and Bird Netting	15	15	11-Nov-26	03-Dec-26
COMMISSIONING & PUNCHLIST		5	5	09-Dec-26	15-Dec-26
H1810	Building H - Commissioning & Punchlist	5	5	09-Dec-26	15-Dec-26
BUILDING J- TRASH / RECYCLE		57	57	17-Jun-26	04-Sep-26
J1860	Building J - Grade Building Pad	2	2	17-Jun-26	18-Jun-26
J1870	Building J - Install Drain Pipe	3	3	19-Jun-26	23-Jun-26
J1880	Building J - Excavate Foundations	2	2	19-Jun-26	22-Jun-26
J1890	Building J - Form Footings	3	3	24-Jun-26	26-Jun-26
J1971	Building J - Reinforce Footings	3	3	29-Jun-26	01-Jul-26
J1972	Building J - Pour & Strip Footings	4	4	02-Jul-26	08-Jul-26
J1973	Building J - Pier Install	4	4	09-Jul-26	14-Jul-26
J1900	Building J - Backfill / Fine Grade Building Pad	2	2	15-Jul-26	16-Jul-26
J1910	Building J - F/R/P SOG	6	6	17-Jul-26	24-Jul-26
J1920	Building J - Install Structural Steel	5	5	27-Jul-26	31-Jul-26
J1930	Building J - Install Standing Seam Roof	5	5	03-Aug-26	07-Aug-26
J1940	Building J - Paint Structure	5	5	10-Aug-26	14-Aug-26
J1950	Building J - Install Lighting	5	5	17-Aug-26	21-Aug-26

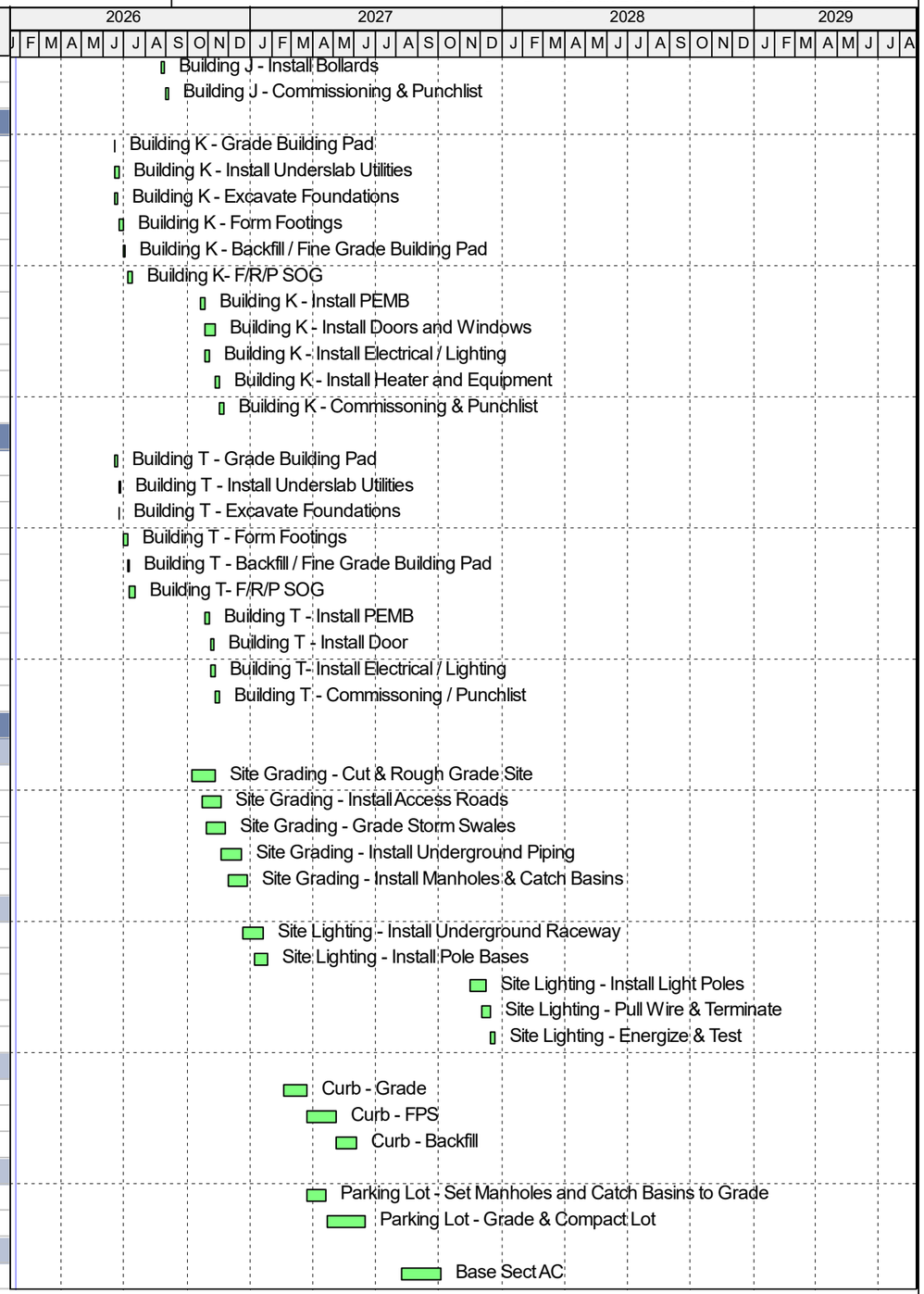


Remaining Level of Effort | Actual Work | Critical Remaining Work
Actual Level of Effort | Remaining Work | Milestone

VANCOUVER PUBLIC WORKS OPS CAMPUS - TILT - CURRENT - A Martin

SKANSKA

Activity ID	Activity Name	Orig Dur	Rem Dur	Start	Finish
J1960	Building J - Install Bollards	5	5	24-Aug-26	28-Aug-26
J1970	Building J - Commissioning & Punchlist	5	5	31-Aug-26	04-Sep-26
BUILDING K - BRINE SHED		113	113	17-Jun-26	24-Nov-26
K1980	Building K - Grade Building Pad	2	2	17-Jun-26	18-Jun-26
K2000	Building K - Install Underslab Utilities	3	3	19-Jun-26	23-Jun-26
K2010	Building K - Excavate Foundations	2	2	19-Jun-26	22-Jun-26
K2020	Building K - Form Footings	5	5	24-Jun-26	30-Jun-26
K2030	Building K - Backfill / Fine Grade Building Pad	2	2	01-Jul-26	02-Jul-26
K2040	Building K- F/R/P SOG	6	6	06-Jul-26	13-Jul-26
K2050	Building K - Install PEMB	5	5	21-Oct-26	27-Oct-26
K1990	Building K - Install Doors and Windows	10	10	28-Oct-26	10-Nov-26
K2060	Building K - Install Electrical / Lighting	5	5	28-Oct-26	03-Nov-26
K2070	Building K - Install Heater and Equipment	5	5	11-Nov-26	17-Nov-26
K2080	Building K - Commissoning & Punchlist	5	5	18-Nov-26	24-Nov-26
BUILDING T- FIRE TESTING		106	106	19-Jun-26	17-Nov-26
T2090	Building T - Grade Building Pad	2	2	19-Jun-26	22-Jun-26
K2090	Building T - Install Underslab Utilities	3	3	24-Jun-26	26-Jun-26
K2100	Building T - Excavate Foundations	2	2	24-Jun-26	25-Jun-26
K2110	Building T - Form Footings	4	4	01-Jul-26	07-Jul-26
K2120	Building T - Backfill / Fine Grade Building Pad	2	2	08-Jul-26	09-Jul-26
K2130	Building T- F/R/P SOG	6	6	10-Jul-26	17-Jul-26
K2140	Building T - Install PEMB	5	5	28-Oct-26	03-Nov-26
K2150	Building T - Install Door	4	4	04-Nov-26	09-Nov-26
K2160	Building T- Install Electrical / Lighting	5	5	04-Nov-26	10-Nov-26
K2170	Building T - Commissoning / Punchlist	5	5	11-Nov-26	17-Nov-26
SITEWORK		448	448	23-Sep-26	27-Jun-28
SITE GRADING		55	55	08-Oct-26	28-Dec-26
S1626	Site Grading - Cut & Rough Grade Site	25	25	08-Oct-26	11-Nov-26
S1627	Site Grading - Install Access Roads	20	20	22-Oct-26	18-Nov-26
S1628	Site Grading - Grade Storm Swales	20	20	29-Oct-26	25-Nov-26
S1629	Site Grading - Install Underground Piping	20	20	19-Nov-26	18-Dec-26
S1630	Site Grading - Install Manholes & Catch Basins	20	20	30-Nov-26	28-Dec-26
SITE LIGHTING		256	256	21-Dec-26	22-Dec-27
S1621	Site Lighting - Install Underground Raceway	20	20	21-Dec-26	19-Jan-27
S1622	Site Lighting - Install Pole Bases	15	15	06-Jan-27	26-Jan-27
S1623	Site Lighting - Install Light Poles	15	15	16-Nov-27	08-Dec-27
S1624	Site Lighting - Pull Wire & Terminate	10	10	02-Dec-27	15-Dec-27
S1625	Site Lighting - Energize & Test	5	5	16-Dec-27	22-Dec-27
CURBS		75	75	18-Feb-27	03-Jun-27
S1530	Curb - Grade	25	25	18-Feb-27	24-Mar-27
S1611	Curb - FPS	30	30	25-Mar-27	05-May-27
S1612	Curb - Backfill	20	20	06-May-27	03-Jun-27
PARKING LOT		60	60	25-Mar-27	17-Jun-27
S1540	Parking Lot - Set Manholes and Catch Basins to Grade	20	20	25-Mar-27	21-Apr-27
S1615	Parking Lot - Grade & Compact Lot	40	40	22-Apr-27	17-Jun-27
Base Sect AC		40	40	09-Aug-27	04-Oct-27
S1550	Base Sect AC	40	40	09-Aug-27	04-Oct-27



Activity ID	Activity Name	Orig Dur	Rem Dur	Start	Finish
SIDEWALKS		45	45	04-Jun-27	06-Aug-27
S1560	Sidewalks	45	45	04-Jun-27	06-Aug-27
GENERATORS		60	60	23-Sep-26	17-Dec-26
S1570	Set 300 kW Generator #1 (2) / Set / Make-up Transformer	40	40	23-Sep-26	17-Nov-26
S1640	Set 300 kW Generator #2 (2) / Set / Make-up Transformer	35	35	28-Oct-26	17-Dec-26
IRRIGATION & LANDSCAPING		70	70	05-Oct-27	14-Jan-28
S1616	Rough Grade Landscape Areas	20	20	05-Oct-27	01-Nov-27
S1617	Install Landscape Irrigation	20	20	19-Oct-27	15-Nov-27
S1618	Soil Ammendments	20	20	09-Nov-27	08-Dec-27
S1610	Planting Trees & Shrubs	25	25	23-Nov-27	30-Dec-27
S1619	Mulch Landscape Areas	10	10	31-Dec-27	14-Jan-28
2nd Lift AC		20	20	17-Jan-28	11-Feb-28
S1580	2nd Lift AC	20	20	17-Jan-28	11-Feb-28
STRIPING & SITE FURNISHINGS		40	40	14-Feb-28	07-Apr-28
S1590	Place Bollards & Signage	20	20	14-Feb-28	10-Mar-28
S1620	Install Striping & Wheelstops	20	20	13-Mar-28	07-Apr-28
COMMISSIONING & PUNCHLIST		40	40	02-May-28	27-Jun-28
S1600	Commissioning / Punchlist	40	40	02-May-28	27-Jun-28
CONSTRUCTION		700	700	26-Jan-26	24-Oct-28
C1000	Construction	700	700	26-Jan-26	24-Oct-28

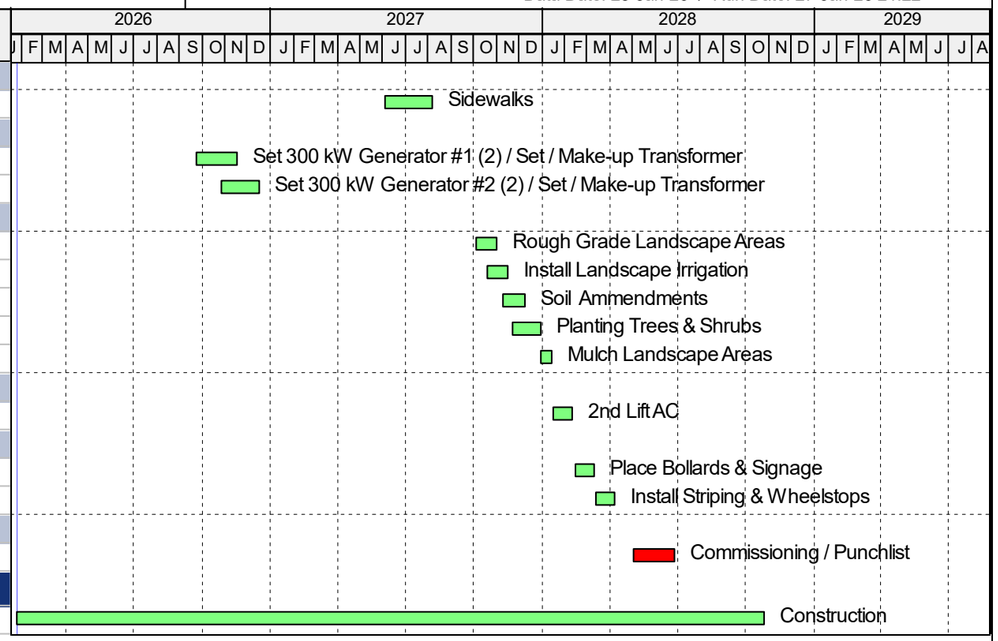


EXHIBIT "I"
Contract AMENDMENT #4
Early Work General Conditions
City of Vancouver – Public Works Operations Center

GENERAL CONDITIONS

No change

EXHIBIT "J"
MACC-4 (Contract AMENDMENT #4)
Bid Package# 03A
City of Vancouver – Public Works Operations Center

Bid Package 03A Bid Tab and Bids

ITB VPOC BP 03A Building H & J Founations

BID OPENING: February 19, 2026

Skanska USA Building
1010 NW Flanders
Portland OR

	ITEM	QUANTITY	UNIT	UNIT PRICE	AMOUNT
1.	CIP Concrete	1	LS	$ 535,904.00	$ 535,904.00
2.	Concrete Reinforcement	1	LS	$ 232,254.00	$ 232,254.00
3.	Foundation Excavationg	1	LS	$ 185,584.00	$ 185,584.00
4.	Survery	1	LS	$ 2,042.00	$ 2,042.00
5.	Trench Safety RCW 39.04.180	1	LS	$ 5,000.00	$ 5,000.00
	GRAND TOTAL				**$ 960,784.00**

AIA® Document A133™ – 2019
Exhibit A

Guaranteed Maximum Price Amendment #3

This third Amendment dated the is incorporated into the accompanying AIA Document A133™–2019, Standard Form of Agreement Between Owner and Construction Manager as Constructor where the basis of payment is the Cost of the Work Plus a Fee with a Guaranteed Maximum Price dated the 13th day of June in the year 2025 (the "Agreement")
(In words, indicate day, month, and year.)

for the following **PROJECT:**
(Name and address or location)

Vancouver Public Works Operations Campus
8713 NE 94th Avenue
Vancouver, WA 98662

THE OWNER:
(Name, legal status, and address)

City of Vancouver
PO Box 1995
Vancouver WA 98668

THE CONSTRUCTION MANAGER:
(Name, legal status, and address)

Skanska USA Building Inc
1010 NW Flanders, Ste 500
Portland OR 97209

TABLE OF ARTICLES

A.1 GUARANTEED MAXIMUM PRICE

A.2 DATE OF COMMENCEMENT AND SUBSTANTIAL COMPLETION

A.3 INFORMATION UPON WHICH AMENDMENT IS BASED

A.4 CONSTRUCTION MANAGER'S CONSULTANTS, CONTRACTORS, DESIGN PROFESSIONALS, AND SUPPLIERS

ARTICLE A.1 GUARANTEED MAXIMUM PRICE

§ A.1.1 Guaranteed Maximum Price

Pursuant to Section 3.2.6 of the Agreement, the Owner and Construction Manager hereby amend the Agreement to establish a Guaranteed Maximum Price. As agreed by the Owner and Construction Manager, the Guaranteed Maximum Price is an amount that the Contract Sum shall not exceed. The Contract Sum consists of the Construction Manager's Fee plus the Cost of the Work, as that term is defined in Article 6 of the Agreement.

ADDITIONS AND DELETIONS: The author of this document has added information needed for its completion. The author may also have revised the text of the original AIA standard form. An *Additions and Deletions Report* that notes added information as well as revisions to the standard form text is available from the author and should be reviewed.

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

AIA Document A201™–2017, General Conditions of the Contract for Construction, is adopted in this document by reference. Do not use with other general conditions unless this document is modified.

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User Notes: (2020107107)

§ A.1.1.1 The Contract Sum is guaranteed by the Construction Manager not to exceed $10,290,301, subject to additions and deductions by Change Order as provided in the Contract Documents.

§ A.1.1.2 Itemized Statement of the Guaranteed Maximum Price. Provided below is an itemized statement of the Guaranteed Maximum Price organized by trade categories, including allowances; the Construction Manager's contingency; alternates; the Construction Manager's Fee; and other items that comprise the Guaranteed Maximum Price as defined in Section 3.2.1 of the Agreement.
(Provide itemized statement below or reference an attachment.)

Per Exhibit A

§ A.1.1.3 The Construction Manager's Fee is set forth in Section 6.1.2 of the Agreement.

§ A.1.1.4 The method of adjustment of the Construction Manager's Fee for changes in the Work is set forth in Section 6.1.3 of the Agreement.

§ A.1.1.5 Alternates
§ A.1.1.5.1 Alternates, if any, included in the Guaranteed Maximum Price:

Item	Price
N/A	

§ A.1.1.5.2 Subject to the conditions noted below, the following alternates may be accepted by the Owner following execution of this Exhibit A. Upon acceptance, the Owner shall issue a Modification to the Agreement.
(Insert below each alternate and the conditions that must be met for the Owner to accept the alternate.)

Item	Price	Conditions for Acceptance
N/A		

§ A.1.1.6 Unit prices, if any:
(Identify the item and state the unit price and quantity limitations, if any, to which the unit price will be applicable.)

Item	Units and Limitations	Price per Unit ($0.00)
N/A		

ARTICLE A.2 DATE OF COMMENCEMENT, SUBSTANTIAL COMPLETION AND FINAL COMPLETION
§ A.2.1 The date of commencement of the Work shall be:
(Check one of the following boxes.)

[«X»] The date of execution of this Amendment.

[« »] Established as follows:
(Insert a date or a means to determine the date of commencement of the Work.)

« »

If a date of commencement of the Work is not selected, then the date of commencement shall be the date of execution of this Amendment.

§ A.2.2 Unless otherwise provided, the Contract Time is the period of time, including authorized adjustments, allotted in the Contract Documents for Substantial Completion of the Work. The Contract Time shall be measured from the date of commencement of the Work.

§ A.2.3 Substantial Completion
§ A.2.3.1 Subject to adjustments of the Contract Time as provided in the Contract Documents, the Construction Manager shall achieve Substantial Completion of the entire Work:
(Check one of the following boxes and complete the necessary information.)

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User Notes: (2020107107)

[« »] Not later than « » (« ») calendar days from the date of commencement of the Work.

[« »] By the following date: « »

§ A.2.3.2 Subject to adjustments of the Contract Time as provided in the Contract Documents, if portions of the Work are to be completed prior to Substantial Completion of the entire Work, the Construction Manager shall achieve Substantial Completion of such portions by the following dates:

Portion of Work	Substantial Completion Date

§ A.2.3.3 If the Construction Manager fails to achieve Substantial Completion as provided in this Section A.2.3, liquidated damages shall be assessed as follows:

Construction Manager understands that if it fails to achieve Substantial Completion by the Substantial Completion Date (as specified in the GMP Amendment), Owner will suffer damages that are difficult to determine and accurately specify. Construction Manager agrees that if it fails to achieve Substantial Completion by the Substantial Completion Date, Construction Manager shall pay Owner $0.00 as liquidated damages for each calendar day that Substantial Completion extends beyond the relevant Substantial Completion Date.

Any liquidated damages assessed pursuant to this Contract shall be in lieu of all monetary liability for any and all extra costs, losses, expenses, claims, penalties and any other damages, whether special or consequential, and of whatsoever nature incurred by Owner which are caused by any delay in achieving Substantial Completion or Final Completion, provided this limitation shall not apply to Construction Manager's duty to indemnify the Owner or to warrant Construction Manager's Work as provided in this Contract and shall not apply to any loss, damage, cost or liability incurred by Owner due to factors unrelated to Construction Manager's delay.

§ A.2.4 Final Completion

§ A.2.4.1 Subject to adjustments of the Contract Time as provided in the Contract Documents, the Construction Manager shall achieve Final Completion of the entire Work:

[« »] Not later than « » (« ») calendar days from the date of Substantial Completion.

[« »] By the following date: « »

§ A.2.4.2 Subject to adjustments of the Contract Time as provided in the Contract Documents, if portions of the Work are to be completed prior to Final Completion of the entire Work, the Construction Manager shall achieve Final Completion of such portions by the following dates:

Portion of Work	Final Completion Date

ARTICLE A.3 INFORMATION UPON WHICH AMENDMENT IS BASED

§ A.3.1 The Guaranteed Maximum Price and Contract Time set forth in this Amendment are based on the Contract Documents and the following:

§ A.3.1.1 The following Supplementary and other Conditions of the Contract:

Document	Title	Date	Pages

§ A.3.1.2 The following Specifications:
(Either list the Specifications here, or refer to an exhibit attached to this Amendment.)

See Exhibit C

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User Notes: (2020107107)

Section	Title	Date	Pages

§ A.3.1.3 The following Drawings:
(Either list the Drawings here, or refer to an exhibit attached to this Amendment.)
See Exhibit C

Number	Title	Date

§ A.3.1.4 The Sustainability Plan, if any:
(If the Owner identified a Sustainable Objective in the Owner's Criteria, identify the document or documents that comprise the Sustainability Plan by title, date and number of pages, and include other identifying information. The Sustainability Plan identifies and describes the Sustainable Objective; the targeted Sustainable Measures; implementation strategies selected to achieve the Sustainable Measures; the Owner's and Construction Manager's roles and responsibilities associated with achieving the Sustainable Measures; the specific details about design reviews, testing or metrics to verify achievement of each Sustainable Measure; and the Sustainability Documentation required for the Project, as those terms are defined in Exhibit C to the Agreement.)

Title	Date	Pages
N/A		

Other identifying information:

§ A.3.1.5 Allowances, if any, included in the Guaranteed Maximum Price:
(Identify each allowance.)

Item	Price
N/A	

§ A.3.1.6 Assumptions and clarifications, if any, upon which the Guaranteed Maximum Price is based:
(Identify each assumption and clarification.)

See Exhibit B

§ A.3.1.7 The Guaranteed Maximum Price is based upon the following other documents and information:
(List any other documents or information here, or refer to an exhibit attached to this Amendment.)

See Exhibit B, F, G, H, I and J

ARTICLE A.4 CONSTRUCTION MANAGER'S CONSULTANTS, CONTRACTORS, DESIGN PROFESSIONALS, AND SUPPLIERS

§ A.4.1 The Construction Manager shall retain the consultants, contractors, design professionals, and suppliers, identified below:
(List name, discipline, address, and other information.)

« »

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User Notes: (2020107107)

This Amendment to the Agreement entered into as of the day and year first written above.

CITY OF VANCOUVER A municipal corporation	CONTRACTOR: Skanska USA Building Inc
Lon Pluckhahn, City Manager	Signature
Date	Printed Name /Title
Attest:	Date
Natasha Ramras, City Clerk	
Approved as to form:	
Nena Cook, City Attorney	

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User Notes: (2020107107)

MACC No. 3
Contract Amendment #3

Vancouver Public Works Operations Campus

EARLY WORK RELEASE

Pursuant to Section 6 of the Agreement, dated June 13, 2025, between City of Vancouver *(Owner)* and Skanska USA Building *(GC/CM)*, for the Vancouver Public Works Operations Campus *(the Project)*, the Owner and Construction Manager established an interim (Mini-MACC) Guaranteed Maximum Price (GMP) and Contract Time for the Work as set forth below.

ARTICLE 1: EARLY WORK RELEASE / GUARANTEED MAXIMUM PRICE (GMP)

The GC/CM's Guaranteed Maximum Price for the Work, including the Construction Manager's Fee, is increased by **Two Hundred Eighteen Thousand, Forty-Three Dollars ($218,043)** to a total of **Ten Million, Two Hundred Ninety Thousand, Three Hundred One Dollars ($10,290,301)**. This Price is for the performance of the Work in accordance with the Exhibits attached to this Amendment as follows:

Description		Date
Exhibit A	Summary of Mini-MACC #3 GMP Pricing	12/11/2025
Exhibit B	Scope of Work and Assumptions and Clarifications made in preparing the mini-MACC.	
Exhibit C	Drawings, Specifications, Addenda, and General, Supplementary and other Conditions of the Contract on which the Guaranteed Maximum Price is based. TCF Architects Contract Documents, dated as noted on the Attached Exhibit (None)	
Exhibit D	Allowance Items (None)	
Exhibit E	Alternate Prices (None	
Exhibit F	Unit Prices (None)	
Exhibit G	Early Works Negotiated Support Services (None)	
Exhibit H	Project Schedule	Print Date 09/02/2025
Exhibit I	General Conditions (None)	
Exhibit J	Group 4 Bid and Bid Tabs – 23B (preconstruction services), 26A (preconstruction services)	

EXHIBIT A - CONSTRUCTION COST SUMMARY

December 11, 2025

Bid Pkg #	Description of Bid Package (or CSI modified Uniformat)	Value	Value of Previous Amendments	Value of Amendment #03		Total Contract Value
32A	Early Planting and Irrigation	$ 223,000	$ 223,000	$ -		**$ 223,000**
32B	Fencing	$ 169,656	$ 169,656	$ -		**$ 169,656**
Bid Group 2						
31A	Early Sitework	$ 1,682,000	$ 1,682,000	$ -		**$ 1,682,000**
31B	Site Retaining Wall #2	$ 1,895,106	$ 1,895,106	$ -		**$ 1,895,106**
Bid Group 3						
07A	Sealer and Joint Sealant	$ 34,036	$ 34,036	$ -		**$ 34,036**
23A	Geo Exchange Boring Field	$ 3,425,400	$ 3,425,400	$ -		**$ 3,425,400**
Bid Group 4						
23B	Mechanical Contractor Preconstruction Value	$ 125,000		$ 125,000		**$ 125,000**
26A	Electrical Contractor Preconstruction Value	$ 85,000		$ 85,000		**$ 85,000**
1	**Subtotal for Direct Subcontract Work**	**$ 7,639,198**	**$ 7,429,198**	**$ 210,000**		**$ 7,639,198**
2	Fencing Vegetation Clearing and Trimming Allowance	$ 7,500	$ 7,500	$ -		**$ 7,500**
3	Dewatering Baker Tank and Filtration Allowance	$ 200,000	$ 200,000	$ -		**$ 200,000**
4	Subcontractor Bonds (included in bid packages)	$ -	$ -	$ -		Included
5	**Subtotal for Other Contract Costs** (Add Lines 2, 3, & 4)	**$ 207,500**	**$ 207,500**	**$ -**		**$ 207,500**
6	**Total Subcontract Costs** (Add Lines 1 & 5)	**$ 7,846,698**	**$ 7,636,698**	**$ 210,000**		**$ 7,846,698**
7	Negotiated Support Services	$ 420,887	$ 420,887	$ -		**$ 420,887**
8	Builder's Risk Allowance	$ 500,000	$ 500,000	$ -		**$ 500,000**
9	GC/CM Contingency (Subcontract Total x % Shown Below)	$ 281,794	$ 281,794	$ -		**$ 281,794**
10	**Maximum Allowable Construction Cost (MACC)** (Add Lines 6, 7, 8, & 9)	**$ 9,049,379**	**$ 8,839,379**	**$ 210,000**		**$ 9,049,379**
11	Fixed Amount for Specified General Conditions	$ 835,549	$ 835,549	$ -		**$ 835,549**
12	GC/CM Fee x % Shown Below)	$ 406,213	$ 397,330	$ 8,883		**$ 406,213**
13	**Total Contract Cost (TCC)** (Add Lines 10, 12, and 12)	**$ 10,291,141**	**$ 10,072,258**	**$ 218,883**		**$ 10,291,141**
14	Preconstruction Services			$ -		**$ -**
15	MCCM/ECCM P&P Bond Deduct 0.4%	$ (840)		$ (840)		$ (840)
16	**TCC plus Preconstruction Services** (Add Lines 13 and 14)	**$ 10,290,301**	**$ 10,072,258**	**$ 218,043**		**$ 10,290,301**

Ref.	Risk Contingency & Fee Percentages Applicable to This Contract					
Line 9	GC/CM Contingency Percentage					3.00%
Line 12	GC/CM Fee Percentage					4.23%

EXHIBIT "B"
MACC-3 (Contract AMENDMENT #3)
Scope of Work and Assumptions and Clarifications
City of Vancouver - Public Works Operations Campus

SCOPE OF WORK -

The following scopes of work are included with Amendment #3:

City of Vancouver (MACC-2 Bid Packages – Early Work Requirements):

1. BP 23B – Mechanical Contractor Construction Manager (MCCM) – Preconstruction Services
   a. Preconstruction Services by Total Mechanical Identified in the Bid Package, related Addenda and Total Mechanical's MC/CM Fee Proposal dated 11/13/2025
2. BP 26A – Electrical Contractor Construction Manager (ECCM) – Preconstruction Services
   a. Preconstruction Services by EC Electric as Identified in the Bid Package, related Addenda and EC Electric's EC/CM Fee Proposal dated 11/13/2025

General Conditions and Negotiated Support Services (NSS):

1. Negotiated Support Services: No Change
2. General Conditions: No change
3. Overhead and Profit 4.23%: $8,883.00

ASSUMPTIONS AND CLARIFICATIONS -

1. Assumes a Notice to Proceed, NTP, from the Owner for the bid package values in Amendment Exhibit A, by January 5, 2026, and an executed associated GMP Amendment by January 12, 2026.

EXCLUSIONS -

The following exclusions apply for Amendment #2:

1. Any scope not specifically outlined above

EXHIBIT "B"
MACC-3 (Contract AMENDMENT #3)
Scope of Work and Assumptions and Clarifications
City of Vancouver - Public Works Operations Campus

COST BASIS OF AMENDMENT #3

Amendment #3 Proposal is based upon the following:

1. Owner / Contractor Agreements dated on June 13, 2025 – AIA A133-2019 and AIA A201 - 2017
2. As-Bid Specified General Conditions
3. Project Schedule dated September 02, 2025, Run Date: July 13, 2025
4. Bids received on November 13, 2025, for Bid Packages: 23B and 26A

EXHIBIT "C"

MACC-3 (Contract AMENDMENT #3)
Drawings, Specifications, addenda and Reference Documents
Vancouver Public Works Operations Center.

DRAWINGS & SKETCHES, SPECIFICATIONS, ADDENDA and OTHER DOCUMENTS

The documents listed in this Exhibit B comprise part of the Contract Documents.

Drawings & Sketches

Drawing or Sketch No.	Description	Rev No.	Date
	GENERAL		
C000	COVER SHEET	1	7/18/2025
C001	SHEET INDEX	1	7/18/2025
	CIVIL		
C000	COVER SHEET	1	7/18/2025
C001	LEGEND	1	8/8/2025
LU 100	EXISTING CONDITIONS PLAN	1	7/18/2025
LU 200	CONCEPT PLAN	2	7/18/2025
C100	CLEARING AND EROSION CONTROL PLAN	3	8/8/2025
C101	CLEARING AND EROSION CONTROL PLAN	2	7/29/2025
C102	TESC NOTES AND DETAILS	1	7/18/2025
C200	GRADING PLAN	3	8/8/2025
C201	GRADING PLAN	2	7/29/2025
C202	SITE CROSS SECTIONS	1	7/18/2025
C203	RETAINING WALL PROFILES	3	8/8/2025
C204	RETAINING WALL PROFILES	1	7/18/2025
	STRUCTURAL		
R100	ECOLOGY BLOCK MSE WALL DETAILS	1	7/29/2025
S101	GENERAL NOTES	1	7/29/2025
S102	GENERAL NOTES	0	7/18/2025
S103	GENERAL NOTES	2	8/8/2025
S201	SOLDIER PILE WALL PLAN	2	8/8/2025
S211	SOLDIER PILE WALL ELEVATION	1	8/8/2025
S212	SOLDIER PILE WALL ELEVATION	1	8/8/2025
S301	SOLDIER PILE WALL DETAILS	1	7/29/2025
	MECHANICAL		
G101	COVER SHEET	1	7/18/2025
M001	SYMBOL LIST AND GENERAL NOTES - MECHANICAL	1	7/18/2025
M101	SITE PIPING PLAN - MECHANICAL	1	7/18/2025
M102	ENLARGED SITE PIPING PLAN - MECHANICAL	1	7/18/2025
M601	DETAILS - MECHANICAL	1	7/18/2025
M602	DETAILS - MECHANICAL	1	7/18/2025
	ELECTRICAL		

EXHIBIT "C"

MACC-3 (Contract AMENDMENT #3)
Drawings, Specifications, addenda and Reference Documents
Vancouver Public Works Operations Center.

EG001	SYMBOL LIST AND GENERAL NOTES - ELECTRICAL	1	7/18/2025
EG101	SITE PLAN - ELECTRICAL	1	7/18/2025
EG102	ENLARGED SITE PLAN - ELECTRICAL	1	7/18/2025
	LANDSCAPING		
LS1.0	LEVEL V TREE PLAN	1	7/18/2025
LS1.1	LEVEL V TREE PLAN	1	7/18/2025
LS2.1	PLANTING DETAILS	1	7/18/2025
LS2.0	PLANTING PLAN	1	7/18/2025
LS3.0	IRRIGATION PLAN	1	7/18/2025

Specifications

Specification Section	Description	Rev No.	Date
01	**GENERAL REQUIREMENTS**		
01 11 00	SUMMARY OF WORK		6/20/2025
01 23 00	ALTERNATES		6/20/2025
01 25 00	SUBSTITUTIONS		6/20/2025
01 26 00	CONTRACT MODIFICATIONS		6/20/2025
01 29 76	PROGRESS PAYMENTS		6/20/2025
01 31 00	PROJECT MANAGEMENT COORDINATION		6/20/2025
01 31 19	PROJECT MEETINGS		6/20/2025
01 32 16	CONSTRUCTION SCHEDULE		6/20/2025
01 33 00	SUBMITTAL PROCEDURES		6/20/2025
01 35 23	SAFETY REQUIREMENTS		6/20/2025
01 41 00	AIR BARRIER SYSTEM		6/20/2025
01 42 00	REFERENCES		6/20/2025
01 45 00	CONTRACTOR QUALITY CONTROL		6/20/2025
01 45 23	TESTING AND INSPECTION		6/20/2025
01 45 54	AIR BARRIER TESTING AND LEAK MITIGATION		6/20/2025
01 50 00	TEMPORARY FACILITIES AND CONTROLS		6/20/2025
01 56 39	TEMPORARY TREE PROTECTION PLAN		6/20/2025
01 58 00	PROJECT IDENTIFICATION		6/20/2025
01 71 23	FIELD ENGINEERING		6/20/2025
01 73 00	EXECUTION		6/20/2025
01 73 39	CUTTING AND PATCHING		6/20/2025
01 74 00	CONSTRUCTION WASTE MANAGEMENT		6/20/2025
01 75 00	TEST ENGINEER SERVICES		6/20/2025
01 77 00	CLOSEOUT PROCEDURES		6/20/2025
01 78 23	OPERATION AND MAINTENANCE DATA		6/20/2025
01 78 36	WARRANTIES		6/20/2025
01 79 00	DEMONSTRATION AND TRAINING		6/20/2025

EXHIBIT "C"

MACC-3 (Contract AMENDMENT #3)
Drawings, Specifications, addenda and Reference Documents
Vancouver Public Works Operations Center.

01 91 00	COMMISSIONING		6/20/2025
07	**THERMAL AND MOISTURE PROTECTION**		
07 1900	WATER REPELLENTS		7/18/2025
07 9200	JOINTSEALANTS		7/18/2025
23	**HEATING, VENTILATING, AND AIR-CONDITIONING (HVAC)**		
23 00 00	HEATING, VENTILATING AND AIR CONDITIONING (HVAC) BASIC REQUIREMENTS		09/26/2025
23 05 19	METERS AND GAUGES FOR HVAC PIPING		09/26/2025
23 05 23	GENERAL-DUTY VALVES FOR HVAC PIPING		09/26/2025
23 05 53	IDENTIFICATION FOR HVAC PIPING, DUCTWORK AND EQ		09/26/2025
23 21 13.33	GROUND-LOOP HEAT-PUMP PIPING		09/26/2025
23 21 13	HVAC PIPING		09/26/2025
23 21 16	HYDRONIC PIPING SPECIALTIES		09/26/2025
23 25 00	HVAC WATER TREATMENT		09/26/2025
26	**ELECTRICAL**		
26 00 00	ELECTRICAL BASIC REQUIREMENTS		09/26/2025
26 05 33	RACEWAYS		09/26/2025
26 05 43	ELECTRICAL VAULTS AND UNDERGROUND RACEWAYS		09/26/2025
31	**EARTHWORK**		
31 10 00	SITE CLEARING		7/18/2025
31 20 00	EARTH MOVING		7/18/2025
31 23 19	DEWATERING		7/18/2025
31 25 00	EROSION AND SEDIMENT CONTRO		7/18/2025
33	**UTILITIES**		
33 41 16	SUBDRAINAGE PIPING		7/18/2025

Addenda

Addendum No.	Description	Rev No.	Date
1			

Other

Document No.	Document Name	Rev No.	Date
	VPOC INFORMATION AVAILABLE TO BIDDERS 2025-7-18.pdf		7/18/2025

EXHIBIT "C"

MACC-3 (Contract AMENDMENT #3)
Drawings, Specifications, addenda and Reference Documents
Vancouver Public Works Operations Center.

	Report of Geotechnical Engineering Services		10/02/2023
	Stormwater Pollution Prevention Plan (SWPPP)		02/28/2025

EXHIBIT “D”
Contract AMENDMENT #3
Allowance Items
City of Vancouver – Public Works Operations Center

ALLOWANCE ITEMS -

None

EXHIBIT "E"
Contract AMENDMENT #3
Alternate Prices
City of Vancouver – Public Works Operations Center

ALTERNATE PRICES

None.

EXHIBIT “F”
Contract AMENDMENT #3
Unit Prices
City of Vancouver – Public Works Operation Center

Unit Prices -

None

EXHIBIT "G"
Contract AMENDMENT #3
Early Work Negotiated Support Services
City of Vancouver – Public Works Operations Center

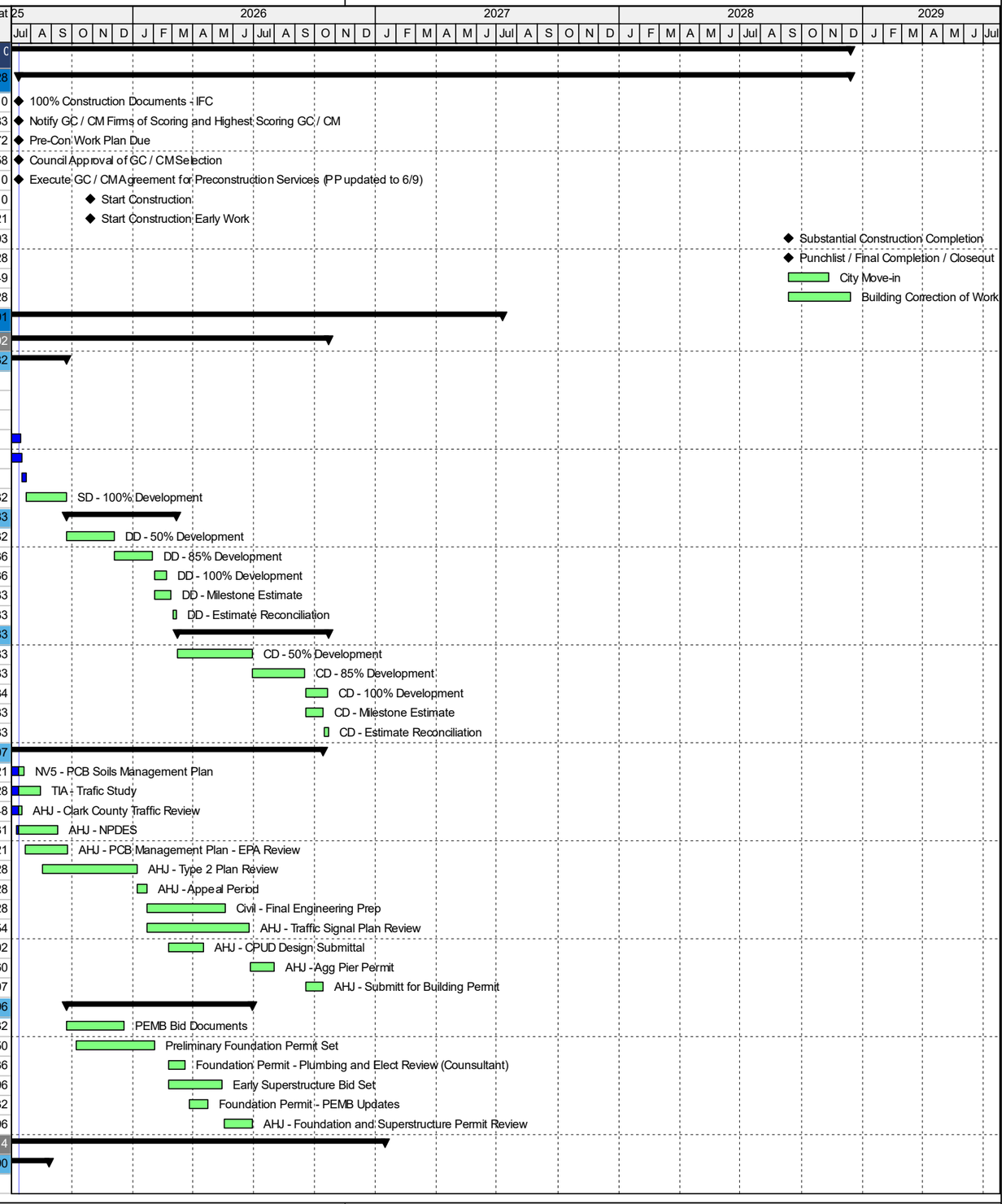
NEGOTIATED SUPPORT SERVICES

None.

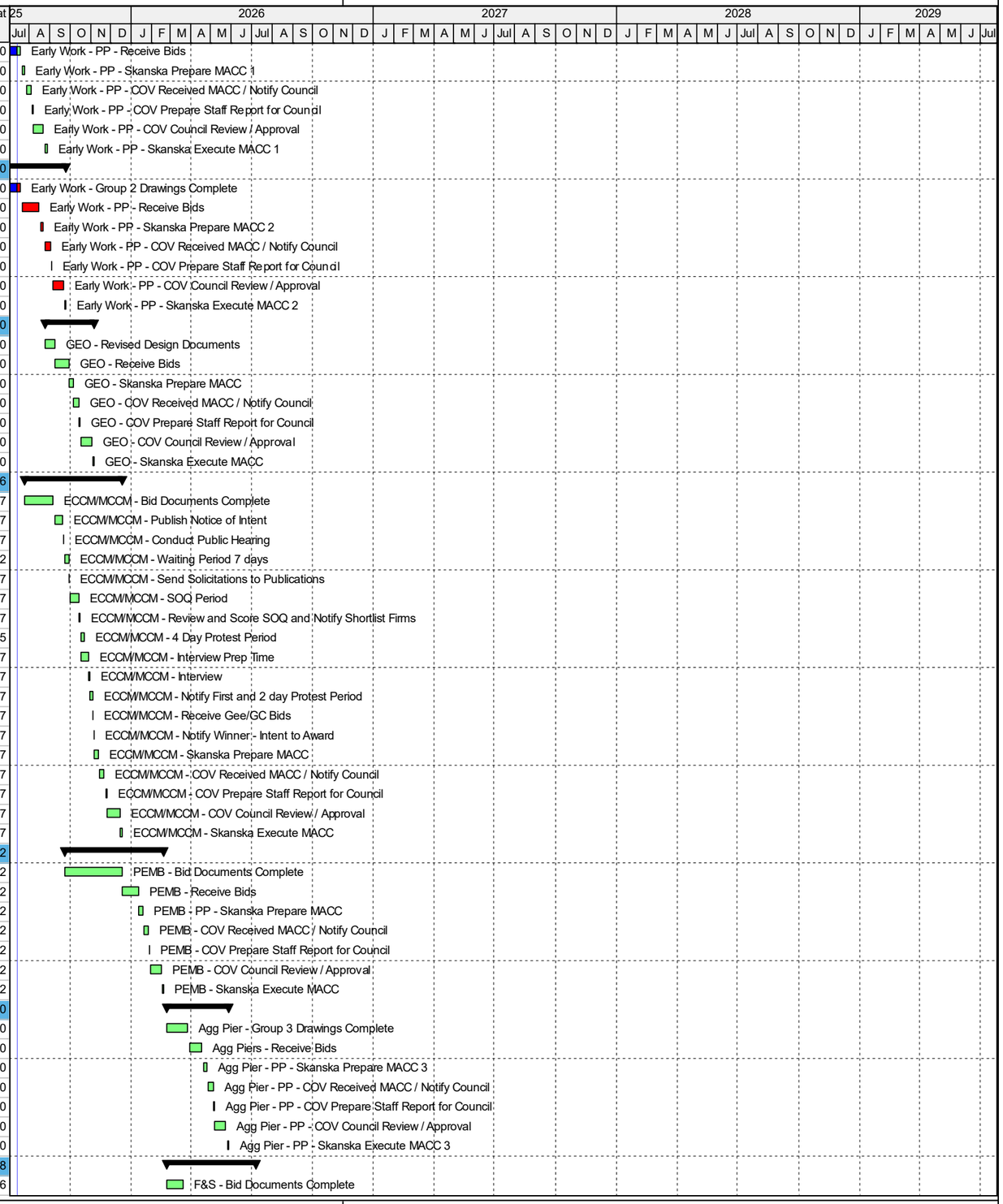
EXHIBIT “H”
Contract AMENDMENT #3
Project Schedule
City of Vancouver – Public Works Operations Center

Project Schedule - Data Date March 07, 2025, Run Date: July 03, 2025

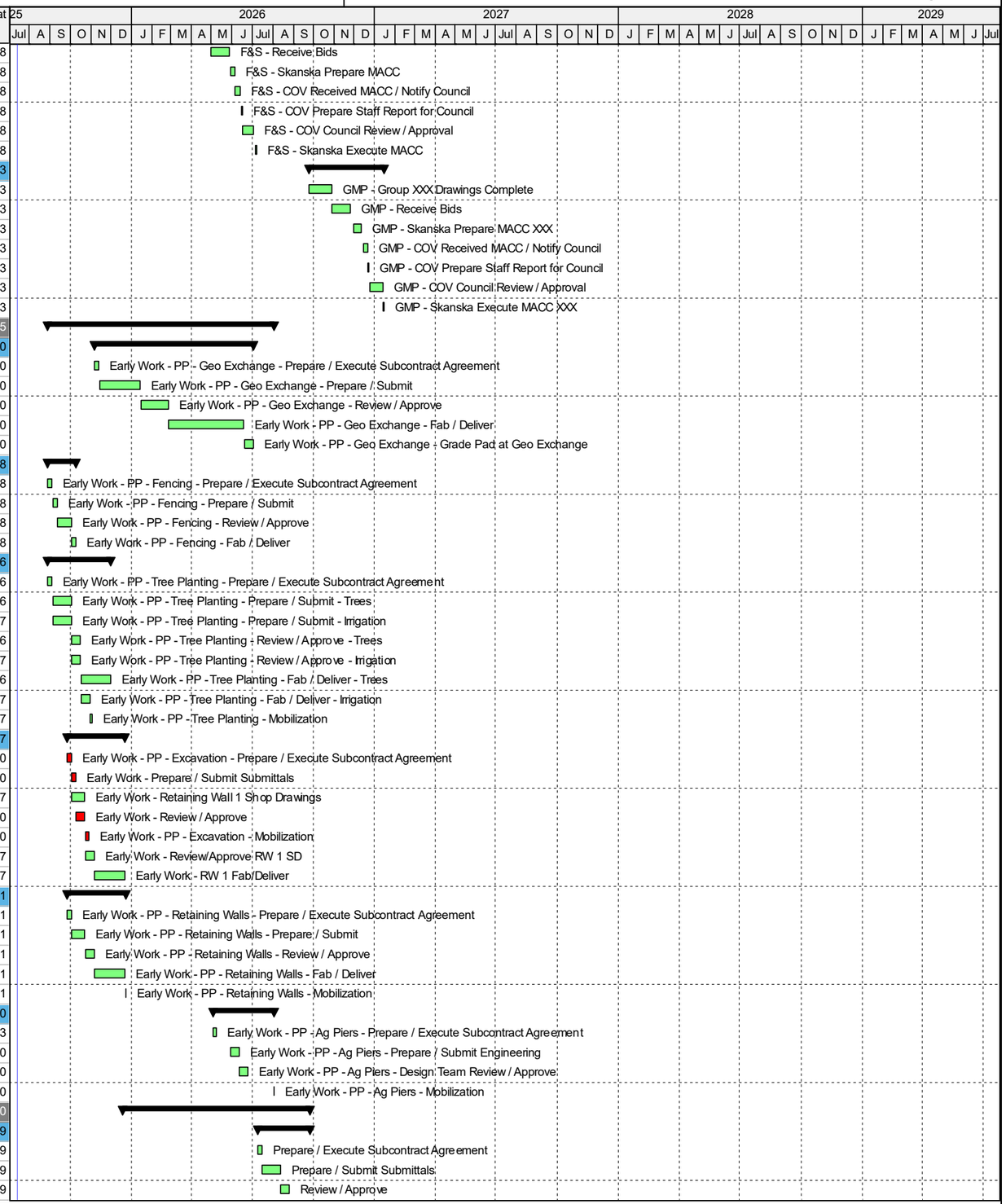
Activity ID	Activity Name	Original Duration	Start	Finish	Total Float
VANCOUVER PUBLIC WORKS OPS CAMPUS - TILT - CURRENT - A Martin		869	01-Jan-25 A	13-Dec-28	0
EXECUTIVE SUMMARY		869	14-Jul-25	13-Dec-28	28
DES187	100% Construction Documents - IFC	0		14-Jul-25*	310
EXE163	Notify GC / CM Firms of Scoring and Highest Scoring GC / CM	0		14-Jul-25*	-83
EXE173	Pre-Con Work Plan Due	0		14-Jul-25*	-72
EXE183	Council Approval of GC / CM Selection	0		14-Jul-25*	-58
EXE193	Execute GC / CM Agreement for Preconstruction Services (PP updated to 6/9)	0		14-Jul-25*	0
EXE113	Start Construction	0	29-Oct-25		0
EXE203	Start Construction Early Work	0	29-Oct-25		821
EXE101	Substantial Construction Completion	0		11-Sep-28*	93
EXE103	Punchlist / Final Completion / Closeout	0		11-Sep-28	28
EXE143	City Move-in	44	12-Sep-28	10-Nov-28	49
EXE153	Building Correction of Work Period	65	12-Sep-28	13-Dec-28	28
PRE-CONSTRUCTION		595	01-Jan-25 A	09-Jul-27	391
DESIGN		414	01-Jan-25 A	21-Oct-26	302
SCHEMATIC DESIGN (SD)		74	01-Jan-25 A	23-Sep-25	32
DES100	SD - Pricing Set	42	01-Jan-25 A	25-Apr-25 A	
DES105	SD - 50% Estimate	20	28-Apr-25 A	11-Jun-25 A	
DES110	SD - 50% Reconciliation	10	12-Jun-25 A	20-Jun-25 A	
DES115	SD - 50% VE Analysis	20	23-Jun-25 A	17-Jul-25 A	
DES135	SD - Retaining Wall Design	25	23-Jun-25 A	18-Jul-25 A	
DES120	SD - 50% VE Decisions	5	18-Jul-25 A	24-Jul-25 A	
DES125	SD - 100% Development	42	25-Jul-25 A	23-Sep-25	32
DESIGN DEVELOPMENT (DD)		114	24-Sep-25	06-Mar-26	183
DES200	DD - 50% Development	49	24-Sep-25	03-Dec-25	32
DES205	DD - 85% Development	40	04-Dec-25	30-Jan-26	36
DES210	DD - 100% Development	15	02-Feb-26	20-Feb-26	36
DES215	DD - Milestone Estimate	20	02-Feb-26	27-Feb-26	183
DES220	DD - Estimate Reconciliation	5	02-Mar-26	06-Mar-26	183
CONSTRUCTION DOCUMENTS (CD)		160	09-Mar-26	21-Oct-26	183
DES300	CD - 50% Development	80	09-Mar-26	29-Jun-26	183
DES305	CD - 85% Development	55	30-Jun-26	16-Sep-26	183
DES310	CD - 100% Development	24	17-Sep-26	20-Oct-26	184
DES315	CD - Milestone Estimate	20	17-Sep-26	14-Oct-26	183
DES320	CD - Estimate Reconciliation	5	15-Oct-26	21-Oct-26	183
AHJ ITEMS		409	19-May-25 A	14-Oct-26	307
DES425	NV5 - PCB Soils Management Plan	45	19-May-25 A	22-Jul-25	21
DES401	TIA - Trafic Study	37	26-Jun-25 A	15-Aug-25	28
DES400	AHJ - Clark County Traffic Review	15	30-Jun-25 A	18-Jul-25	48
DES415	AHJ - NPDES	44	10-Jul-25 A	10-Sep-25	31
DES435	AHJ - PCB Management Plan - EPA Review	45	23-Jul-25	24-Sep-25	21
DES402	AHJ - Type 2 Plan Review	98	18-Aug-25	07-Jan-26	28
DES403	AHJ - Appeal Period	10	08-Jan-26	21-Jan-26	28
DES404	Civil - Final Engineering Prep	85	22-Jan-26	20-May-26	28
DES405	AHJ - Traffic Signal Plan Review	110	22-Jan-26	25-Jun-26	54
DES262	AHJ - CPUD Design Submittal	40	23-Feb-26	17-Apr-26	102
DES252	AHJ - Agg Pier Permit	25	26-Jun-26	31-Jul-26	60
DES414	AHJ - Submitt for Building Permit	20	17-Sep-26	14-Oct-26	307
EARLY BID / PERMIT DOCUMENTS		194	24-Sep-25	29-Jun-26	296
DES240	PEMB Bid Documents	60	24-Sep-25	18-Dec-25	32
DES230	Preliminary Foundation Permit Set	80	08-Oct-25	02-Feb-26	50
DES250	Foundation Permit - Plumbing and Elect Review (Counsultant)	20	23-Feb-26	20-Mar-26	36
DES330	Early Superstructure Bid Set	60	23-Feb-26	15-May-26	296
DES260	Foundation Permit - PEMB Updates	20	27-Mar-26	23-Apr-26	32
DES270	AHJ - Foundation and Superstructure Permit Review	30	18-May-26	29-Jun-26	296
CONTRACT AMENDMENTS		393	05-May-25 A	15-Jan-27	514
EARLY WORK COV MACC 01 Negotiations		43	05-May-25 A	27-Aug-25	190
EW14620	Early Work - Group 1 Drawings Complete	25	05-May-25 A	20-Jun-25 A	



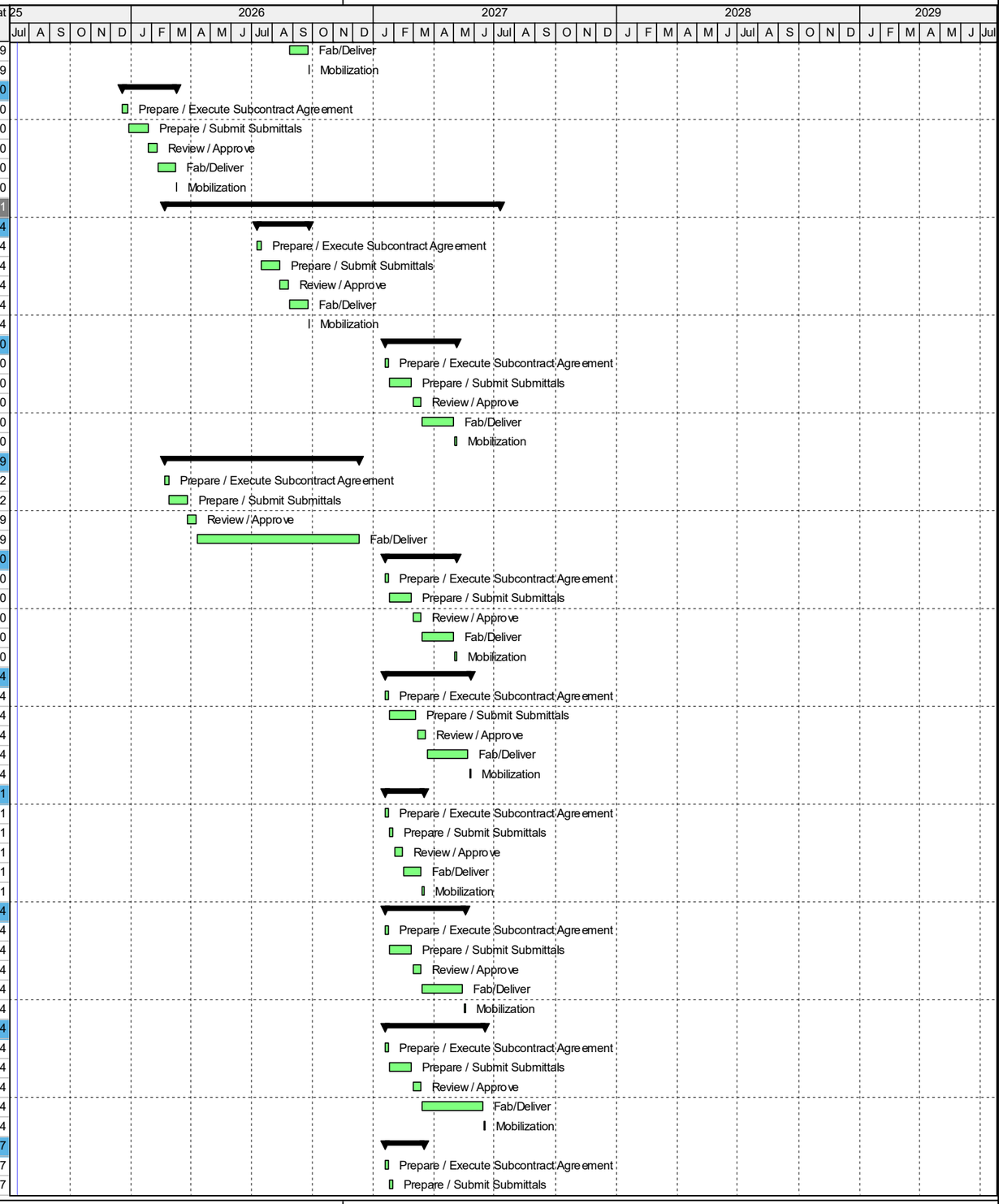
Activity ID	Activity Name	Original Duration	Start	Finish	Total Float
EW227	Early Work - PP - Receive Bids	15	27-Jun-25 A	18-Jul-25	140
EW15070	Early Work - PP - Skanska Prepare MACC 1	5	21-Jul-25	25-Jul-25	140
EWS257	Early Work - PP - COV Received MACC / Notify Council	6	28-Jul-25	04-Aug-25	140
EWS267	Early Work - PP - COV Prepare Staff Report for Council	2	05-Aug-25	06-Aug-25	140
EWS277	Early Work - PP - COV Council Review / Approval	12	07-Aug-25	22-Aug-25	140
EWS237	Early Work - PP - Skanska Execute MACC 1	3	25-Aug-25	27-Aug-25	190
EARLY WORK COV MACC 02 Negotiations		53	05-May-25 A	25-Sep-25	0
EW15060	Early Work - Group 2 Drawings Complete	25	05-May-25 A	18-Jul-25	0
EW15050	Early Work - PP - Receive Bids	20	21-Jul-25	15-Aug-25	0
EW15080	Early Work - PP - Skanska Prepare MACC 2	5	18-Aug-25	22-Aug-25	0
EWS417	Early Work - PP - COV Received MACC / Notify Council	6	25-Aug-25	02-Sep-25	0
EWS427	Early Work - PP - COV Prepare Staff Report for Council	2	03-Sep-25	04-Sep-25	0
EWS437	Early Work - PP - COV Council Review / Approval	12	05-Sep-25	22-Sep-25	0
EWS407	Early Work - PP - Skanska Execute MACC 2	3	23-Sep-25	25-Sep-25	0
GeoExchange - MACC XX Negotiations		53	25-Aug-25	06-Nov-25	140
EW16320	GEO - Revised Design Documents	10	25-Aug-25	08-Sep-25	140
EW16300	GEO - Receive Bids	15	09-Sep-25	29-Sep-25	140
EW16310	GEO - Skanska Prepare MACC	5	30-Sep-25	06-Oct-25	140
EWS847	GEO - COV Received MACC / Notify Council	6	07-Oct-25	14-Oct-25	140
EWS857	GEO - COV Prepare Staff Report for Council	2	15-Oct-25	16-Oct-25	140
EWS867	GEO - COV Council Review / Approval	12	17-Oct-25	03-Nov-25	140
EWS877	GEO - Skanska Execute MACC	3	04-Nov-25	06-Nov-25	140
ECCM - MCCM MACC XX Negotiations		102	25-Jul-25	18-Dec-25	786
EW15320	ECCM/MCCM - Bid Documents Complete	30	25-Jul-25	05-Sep-25	287
EW15350	ECCM/MCCM - Publish Notice of Intent	10	08-Sep-25	19-Sep-25	287
EW15420	ECCM/MCCM - Conduct Public Hearing	1	22-Sep-25	22-Sep-25	287
EW15430	ECCM/MCCM - Waiting Period 7 days	7	23-Sep-25	29-Sep-25	412
EW15450	ECCM/MCCM - Send Solicitations to Publications	1	30-Sep-25	30-Sep-25	287
EW15460	ECCM/MCCM - SOQ Period	10	01-Oct-25	14-Oct-25	287
EW15470	ECCM/MCCM - Review and Score SOQ and Notify Shortlist Firms	2	15-Oct-25	16-Oct-25	287
EW15480	ECCM/MCCM - 4 Day Protest Period	4	17-Oct-25	22-Oct-25	825
EW15490	ECCM/MCCM - Interview Prep Time	8	17-Oct-25	28-Oct-25	287
EW15500	ECCM/MCCM - Interview	2	29-Oct-25	30-Oct-25	287
EW15510	ECCM/MCCM - Notify First and 2 day Protest Period	3	31-Oct-25	04-Nov-25	287
EW15520	ECCM/MCCM - Receive Gee/GC Bids	1	05-Nov-25	05-Nov-25	287
EW16130	ECCM/MCCM - Notify Winner - Intent to Award	1	06-Nov-25	06-Nov-25	287
EW16170	ECCM/MCCM - Skanska Prepare MACC	5	07-Nov-25	13-Nov-25	287
EWS747	ECCM/MCCM - COV Received MACC / Notify Council	6	14-Nov-25	21-Nov-25	287
EWS757	ECCM/MCCM - COV Prepare Staff Report for Council	2	24-Nov-25	25-Nov-25	287
EWS767	ECCM/MCCM - COV Council Review / Approval	12	26-Nov-25	15-Dec-25	287
EWS777	ECCM/MCCM - Skanska Execute MACC	3	16-Dec-25	18-Dec-25	287
PEMB MACC XX Negotiations		103	24-Sep-25	19-Feb-26	32
EW16140	PEMB - Bid Documents Complete	60	24-Sep-25	18-Dec-25	32
EW16150	PEMB - Receive Bids	15	19-Dec-25	12-Jan-26	32
EW16160	PEMB - PP - Skanska Prepare MACC	5	13-Jan-26	19-Jan-26	32
EWS707	PEMB - COV Received MACC / Notify Council	6	20-Jan-26	27-Jan-26	32
EWS717	PEMB - COV Prepare Staff Report for Council	2	28-Jan-26	29-Jan-26	32
EWS727	PEMB - COV Council Review / Approval	12	30-Jan-26	16-Feb-26	32
EWS737	PEMB - Skanska Execute MACC	3	17-Feb-26	19-Feb-26	32
AGG PIERS MACC XX Negotiations		68	23-Feb-26	28-May-26	60
EW15310	Agg Pier - Group 3 Drawings Complete	25	23-Feb-26	27-Mar-26	60
EW15340	Agg Piers - Receive Bids	15	30-Mar-26	17-Apr-26	60
EW15330	Agg Pier - PP - Skanska Prepare MACC 3	5	20-Apr-26	24-Apr-26	60
EWS447	Agg Pier - PP - COV Received MACC / Notify Council	6	27-Apr-26	04-May-26	60
EWS457	Agg Pier - PP - COV Prepare Staff Report for Council	2	05-May-26	06-May-26	60
EWS467	Agg Pier - PP - COV Council Review / Approval	12	07-May-26	22-May-26	60
EWS477	Agg Pier - PP - Skanska Execute MACC 3	3	26-May-26	28-May-26	60
FOUNDATION/SUPERSTRUCTURE/EARTHWORK - MACC XX Negotiations		96	23-Feb-26	08-Jul-26	28
EW16180	F&S - Bid Documents Complete	20	23-Feb-26	20-Mar-26	56



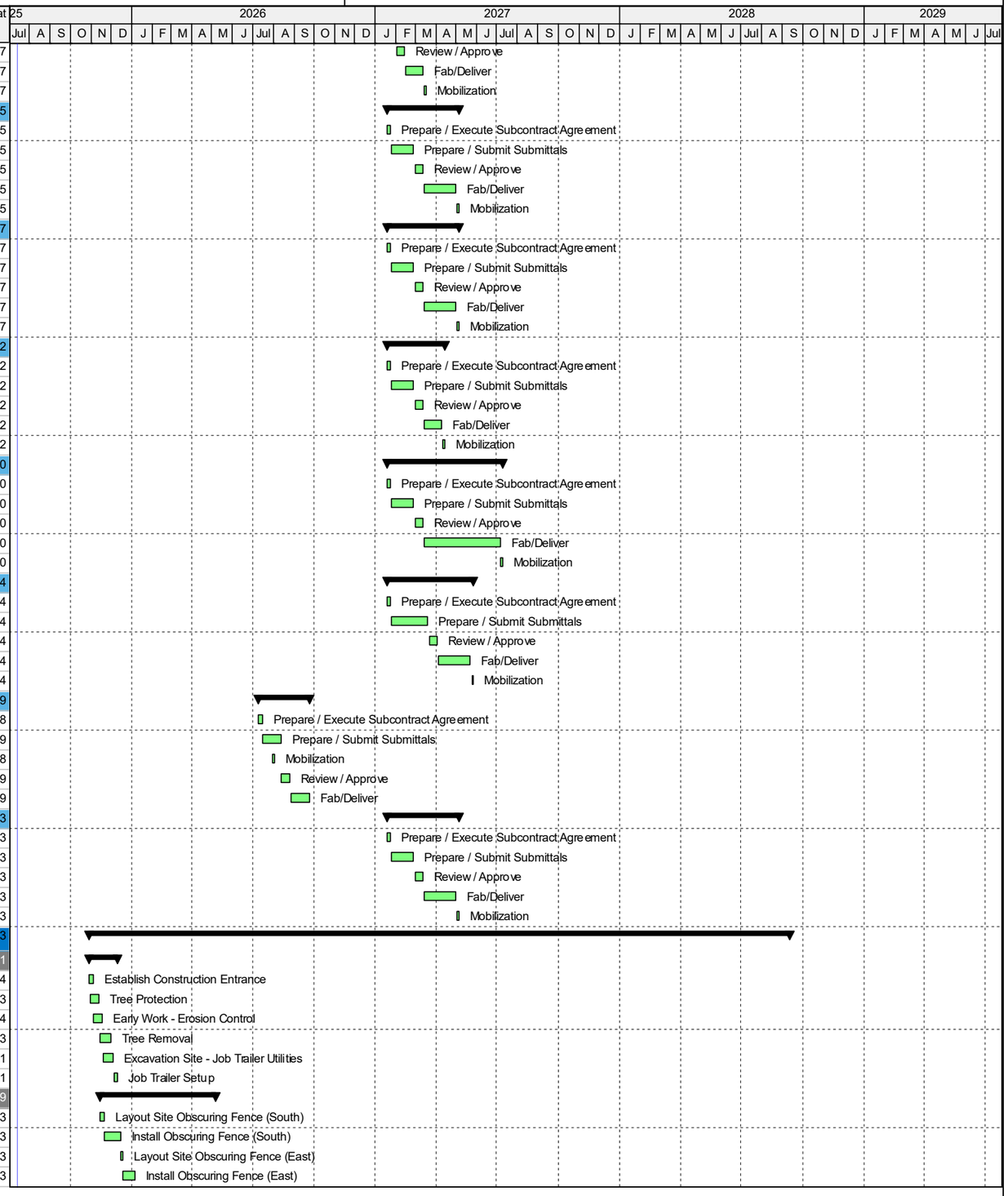
Activity ID	Activity Name	Original Duration	Start	Finish	Total Float
EW16190	F&S - Receive Bids	20	30-Apr-26	28-May-26	28
EW16200	F&S - Skanska Prepare MACC	5	29-May-26	04-Jun-26	28
EWS787	F&S - COV Received MACC / Notify Council	6	05-Jun-26	12-Jun-26	28
EWS797	F&S - COV Prepare Staff Report for Council	2	15-Jun-26	16-Jun-26	28
EWS807	F&S - COV Council Review / Approval	12	17-Jun-26	02-Jul-26	28
EWS817	F&S - Skanska Execute MACC	3	06-Jul-26	08-Jul-26	28
GMP MACC Negotiations		78	24-Sep-26	15-Jan-27	183
EW15360	GMP - Group XXX Drawings Complete	25	24-Sep-26	28-Oct-26	183
EW15370	GMP - Receive Bids	20	29-Oct-26	25-Nov-26	183
EW15380	GMP - Skanska Prepare MACC XXX	10	30-Nov-26	11-Dec-26	183
EWS487	GMP - COV Received MACC / Notify Council	6	14-Dec-26	21-Dec-26	183
EWS497	GMP - COV Prepare Staff Report for Council	2	22-Dec-26	23-Dec-26	183
EWS507	GMP - COV Council Review / Approval	12	24-Dec-26	12-Jan-27	183
EWS517	GMP - Skanska Execute MACC XXX	3	13-Jan-27	15-Jan-27	183
EARLY WORK PROCUREMENT		236	28-Aug-25	03-Aug-26	355
BP 23A Geo Exchange		165	07-Nov-25	02-Jul-26	140
EWS367	Early Work - PP - Geo Exchange - Prepare / Execute Subcontract Agreement	5	07-Nov-25	13-Nov-25	140
EW14500	Early Work - PP - Geo Exchange - Prepare / Submit	40	14-Nov-25	14-Jan-26	140
EW14570	Early Work - PP - Geo Exchange - Review / Approve	30	15-Jan-26	25-Feb-26	140
EW14580	Early Work - PP - Geo Exchange - Fab / Deliver	80	26-Feb-26	18-Jun-26	140
EW14940	Early Work - PP - Geo Exchange - Grade Pad at Geo Exchange	10	19-Jun-26	02-Jul-26	140
BP 32B Fencing		30	28-Aug-25	09-Oct-25	528
EWS397	Early Work - PP - Fencing - Prepare / Execute Subcontract Agreement	5	28-Aug-25	04-Sep-25	528
EW15010	Early Work - PP - Fencing - Prepare / Submit	5	05-Sep-25	11-Sep-25	528
EW15020	Early Work - PP - Fencing - Review / Approve	15	12-Sep-25	02-Oct-25	528
EW15030	Early Work - PP - Fencing - Fab / Deliver	5	03-Oct-25	09-Oct-25	528
BP 32A Tree Planting		65	28-Aug-25	01-Dec-25	526
EWS387	Early Work - PP - Tree Planting - Prepare / Execute Subcontract Agreement	5	28-Aug-25	04-Sep-25	526
EW14810	Early Work - PP - Tree Planting - Prepare / Submit - Trees	20	05-Sep-25	02-Oct-25	526
EW15140	Early Work - PP - Tree Planting - Prepare / Submit - Irrigation	20	05-Sep-25	02-Oct-25	527
EW14820	Early Work - PP - Tree Planting - Review / Approve - Trees	10	03-Oct-25	16-Oct-25	526
EW15150	Early Work - PP - Tree Planting - Review / Approve - Irrigation	10	03-Oct-25	16-Oct-25	527
EW14830	Early Work - PP - Tree Planting - Fab / Deliver - Trees	30	17-Oct-25	01-Dec-25	526
EW15160	Early Work - PP - Tree Planting - Fab / Deliver - Irrigation	10	17-Oct-25	30-Oct-25	527
EW14850	Early Work - PP - Tree Planting - Mobilization	2	31-Oct-25	03-Nov-25	527
BP 31A Early Earthwork		60	26-Sep-25	22-Dec-25	137
EWS357	Early Work - PP - Excavation - Prepare / Execute Subcontract Agreement	5	26-Sep-25	02-Oct-25	0
EW15260	Early Work - Prepare / Submit Submittals	5	03-Oct-25	09-Oct-25	0
EW15280	Early Work - Retaining Wall 1 Shop Drawings	15	03-Oct-25	23-Oct-25	137
EW15270	Early Work - Review / Approve	10	10-Oct-25	23-Oct-25	0
EW14680	Early Work - PP - Excavation - Mobilization	3	24-Oct-25	28-Oct-25	0
EW15290	Early Work - Review/Approve RW 1 SD	10	24-Oct-25	06-Nov-25	137
EW15300	Early Work - RW 1 Fab/Deliver	30	07-Nov-25	22-Dec-25	137
BP 31B Retaining Walls		62	26-Sep-25	24-Dec-25	121
EWS377	Early Work - PP - Retaining Walls - Prepare / Execute Subcontract Agreement	5	26-Sep-25	02-Oct-25	121
EW14760	Early Work - PP - Retaining Walls - Prepare / Submit	15	03-Oct-25	23-Oct-25	121
EW14770	Early Work - PP - Retaining Walls - Review / Approve	10	24-Oct-25	06-Nov-25	121
EW14780	Early Work - PP - Retaining Walls - Fab / Deliver	30	07-Nov-25	22-Dec-25	121
EW14800	Early Work - PP - Retaining Walls - Mobilization	2	23-Dec-25	24-Dec-25	121
BP 31C Aggregate Piers		64	04-May-26	03-Aug-26	60
EWS297	Early Work - PP - Ag Piers - Prepare / Execute Subcontract Agreement	5	04-May-26	08-May-26	73
EW14510	Early Work - PP - Ag Piers - Prepare / Submit Engineering	10	29-May-26	11-Jun-26	60
EW14590	Early Work - PP - Ag Piers - Design Team Review / Approve	10	12-Jun-26	25-Jun-26	60
EW14600	Early Work - PP - Ag Piers - Mobilization	1	03-Aug-26	03-Aug-26	60
MCCM ECCM PROCURMENT		196	19-Dec-25	25-Sep-26	590
BP 23A MC/CM		56	09-Jul-26	25-Sep-26	219
EWS557	Prepare / Execute Subcontract Agreement	5	09-Jul-26	15-Jul-26	219
EW16210	Prepare / Submit Submittals	20	16-Jul-26	12-Aug-26	219
EW16220	Review / Approve	10	13-Aug-26	26-Aug-26	219



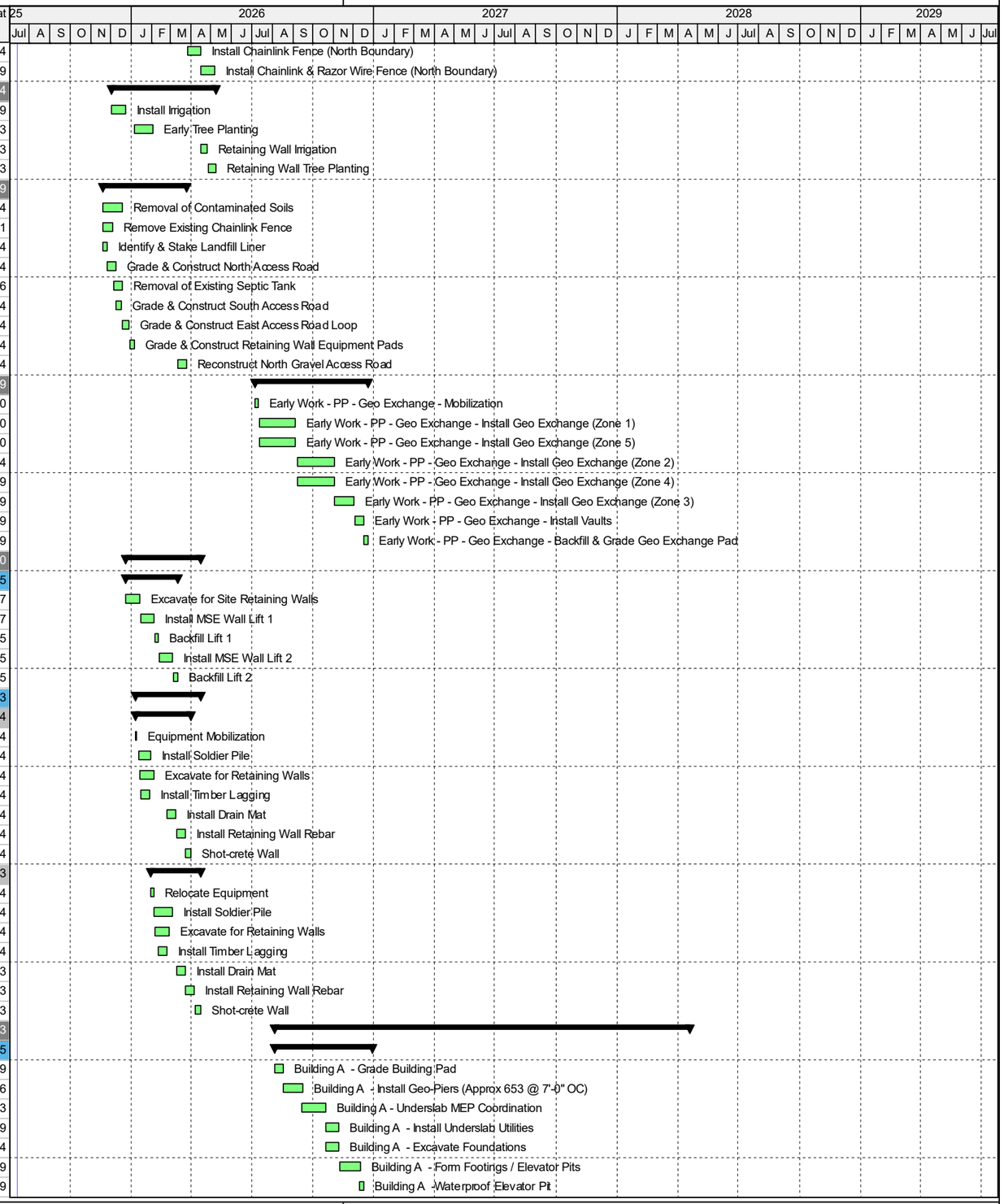
Activity ID	Activity Name	Original Duration	Start	Finish	Total Float
EW16230	Fab/Deliver	20	27-Aug-26	24-Sep-26	219
EW16240	Mobilization	1	25-Sep-26	25-Sep-26	219
BP 26A EC/CM		56	19-Dec-25	10-Mar-26	730
EWS837	Prepare / Execute Subcontract Agreement	5	19-Dec-25	26-Dec-25	730
EW16250	Prepare / Submit Submittals	20	29-Dec-25	26-Jan-26	730
EW16260	Review / Approve	10	27-Jan-26	09-Feb-26	730
EW16270	Fab/Deliver	20	10-Feb-26	09-Mar-26	730
EW16280	Mobilization	1	10-Mar-26	10-Mar-26	730
PROCURMENT		352	20-Feb-26	09-Jul-27	391
BP 03A Foundations and Superstructure		56	09-Jul-26	25-Sep-26	224
EWS827	Prepare / Execute Subcontract Agreement	5	09-Jul-26	15-Jul-26	224
EW15540	Prepare / Submit Submittals	20	16-Jul-26	12-Aug-26	224
EW15550	Review / Approve	10	13-Aug-26	26-Aug-26	224
EW15560	Fab/Deliver	20	27-Aug-26	24-Sep-26	224
EW15530	Mobilization	1	25-Sep-26	25-Sep-26	224
BP 04A Masonry		78	18-Jan-27	05-May-27	290
EWS627	Prepare / Execute Subcontract Agreement	5	18-Jan-27	22-Jan-27	290
EW15820	Prepare / Submit Submittals	25	25-Jan-27	26-Feb-27	290
EW15830	Review / Approve	10	01-Mar-27	12-Mar-27	290
EW15840	Fab/Deliver	35	15-Mar-27	30-Apr-27	290
EW15810	Mobilization	3	03-May-27	05-May-27	290
BP 05A PEMB		205	20-Feb-26	10-Dec-26	139
EWS567	Prepare / Execute Subcontract Agreement	5	20-Feb-26	26-Feb-26	32
EW15580	Prepare / Submit Submittals	20	27-Feb-26	26-Mar-26	32
EW15590	Review / Approve	10	27-Mar-26	09-Apr-26	139
EW15600	Fab/Deliver	170	10-Apr-26	10-Dec-26	139
BP 05B Misc Metals		78	18-Jan-27	05-May-27	270
EWS637	Prepare / Execute Subcontract Agreement	5	18-Jan-27	22-Jan-27	270
EW15860	Prepare / Submit Submittals	25	25-Jan-27	26-Feb-27	270
EW15870	Review / Approve	10	01-Mar-27	12-Mar-27	270
EW15880	Fab/Deliver	35	15-Mar-27	30-Apr-27	270
EW15850	Mobilization	3	03-May-27	05-May-27	270
BP 06A Casework and Finished Carpentry		93	18-Jan-27	27-May-27	284
EWS647	Prepare / Execute Subcontract Agreement	5	18-Jan-27	22-Jan-27	284
EW15900	Prepare / Submit Submittals	30	25-Jan-27	05-Mar-27	284
EW15910	Review / Approve	10	08-Mar-27	19-Mar-27	284
EW15920	Fab/Deliver	45	22-Mar-27	21-May-27	284
EW15890	Mobilization	3	25-May-27	27-May-27	284
BP 07A Waterproofing		43	18-Jan-27	17-Mar-27	471
EWS577	Prepare / Execute Subcontract Agreement	5	18-Jan-27	22-Jan-27	471
EW15620	Prepare / Submit Submittals	5	25-Jan-27	29-Jan-27	471
EW15630	Review / Approve	10	01-Feb-27	12-Feb-27	471
EW15640	Fab/Deliver	20	15-Feb-27	12-Mar-27	471
EW15610	Mobilization	3	15-Mar-27	17-Mar-27	471
BP 07B Roofing and Accessories		88	18-Jan-27	19-May-27	354
EWS657	Prepare / Execute Subcontract Agreement	5	18-Jan-27	22-Jan-27	354
EW15940	Prepare / Submit Submittals	25	25-Jan-27	26-Feb-27	354
EW15950	Review / Approve	10	01-Mar-27	12-Mar-27	354
EW15960	Fab/Deliver	45	15-Mar-27	14-May-27	354
EW15930	Mobilization	3	17-May-27	19-May-27	354
BP 08B Windows, Glazing and Openings		108	18-Jan-27	17-Jun-27	364
EWS667	Prepare / Execute Subcontract Agreement	5	18-Jan-27	22-Jan-27	364
EW15980	Prepare / Submit Submittals	25	25-Jan-27	26-Feb-27	364
EW15990	Review / Approve	10	01-Mar-27	12-Mar-27	364
EW16000	Fab/Deliver	65	15-Mar-27	14-Jun-27	364
EW15970	Mobilization	3	15-Jun-27	17-Jun-27	364
BP 09A Framing and Drywall		43	18-Jan-27	17-Mar-27	367
EWS677	Prepare / Execute Subcontract Agreement	5	18-Jan-27	22-Jan-27	367
EW16020	Prepare / Submit Submittals	5	25-Jan-27	29-Jan-27	367



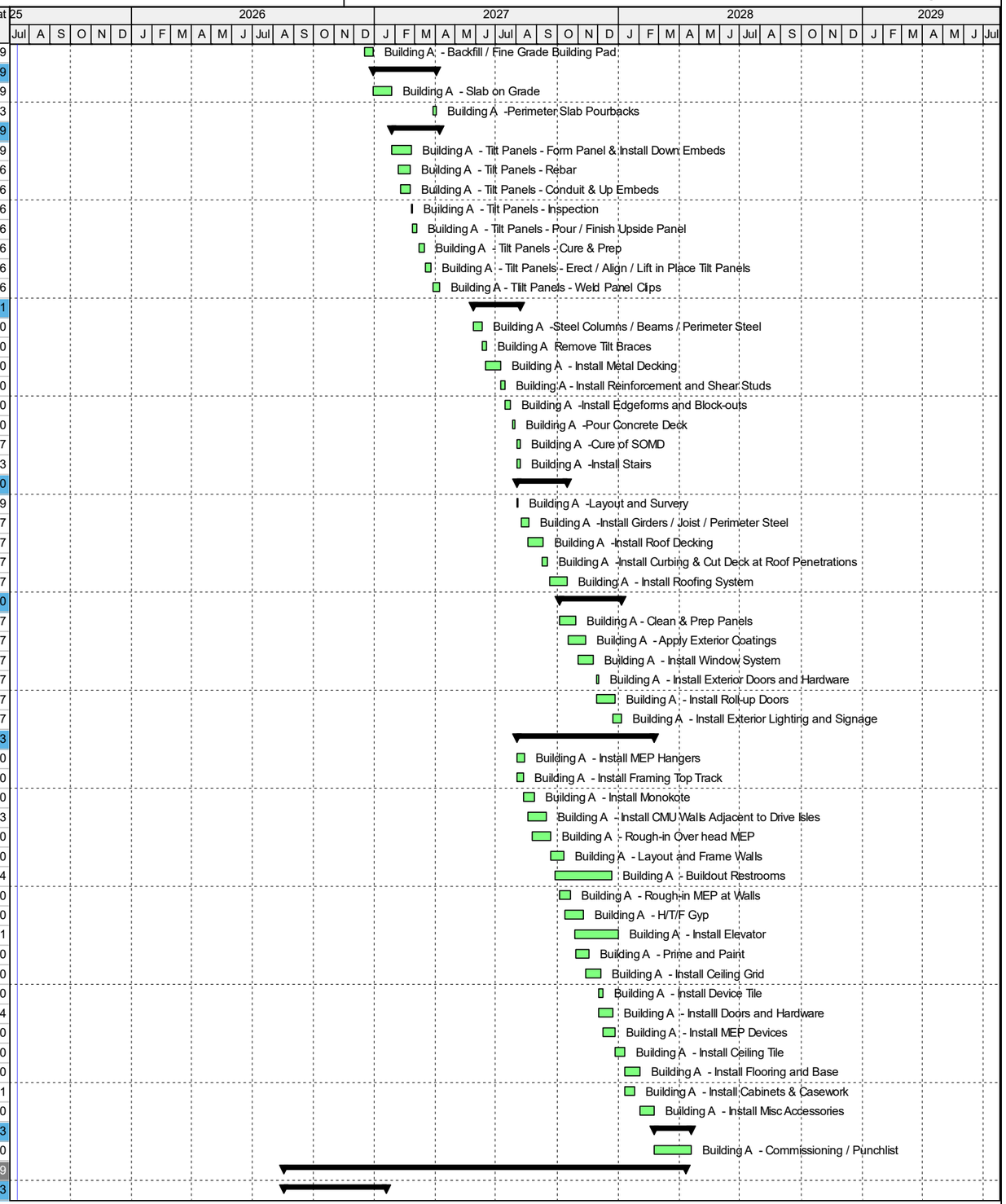
Activity ID	Activity Name	Original Duration	Start	Finish	Total Float
EW16030	Review / Approve	10	01-Feb-27	12-Feb-27	367
EW16040	Fab/Deliver	20	15-Feb-27	12-Mar-27	367
EW16010	Mobilization	3	15-Mar-27	17-Mar-27	367
BP 09B Resilient Flooring		78	18-Jan-27	05-May-27	305
EWS597	Prepare / Execute Subcontract Agreement	5	18-Jan-27	22-Jan-27	305
EW15700	Prepare / Submit Submittals	25	25-Jan-27	26-Feb-27	305
EW15710	Review / Approve	10	01-Mar-27	12-Mar-27	305
EW15720	Fab/Deliver	35	15-Mar-27	30-Apr-27	305
EW15690	Mobilization	3	03-May-27	05-May-27	305
BP 09C Tile		78	18-Jan-27	05-May-27	367
EWS607	Prepare / Execute Subcontract Agreement	5	18-Jan-27	22-Jan-27	367
EW15740	Prepare / Submit Submittals	25	25-Jan-27	26-Feb-27	367
EW15750	Review / Approve	10	01-Mar-27	12-Mar-27	367
EW15760	Fab/Deliver	35	15-Mar-27	30-Apr-27	367
EW15730	Mobilization	3	03-May-27	05-May-27	367
BP 09G Paing and Wall Coverings		63	18-Jan-27	14-Apr-27	332
EWS687	Prepare / Execute Subcontract Agreement	5	18-Jan-27	22-Jan-27	332
EW16060	Prepare / Submit Submittals	25	25-Jan-27	26-Feb-27	332
EW16070	Review / Approve	10	01-Mar-27	12-Mar-27	332
EW16080	Fab/Deliver	20	15-Mar-27	09-Apr-27	332
EW16050	Mobilization	3	12-Apr-27	14-Apr-27	332
BP 10A Misc Specialties and Elevators		123	18-Jan-27	09-Jul-27	350
EWS587	Prepare / Execute Subcontract Agreement	5	18-Jan-27	22-Jan-27	350
EW15660	Prepare / Submit Submittals	25	25-Jan-27	26-Feb-27	350
EW15670	Review / Approve	10	01-Mar-27	12-Mar-27	350
EW15680	Fab/Deliver	80	15-Mar-27	06-Jul-27	350
EW15650	Mobilization	3	07-Jul-27	09-Jul-27	350
BP 21A Fire Protection		93	18-Jan-27	27-May-27	194
EWS617	Prepare / Execute Subcontract Agreement	5	18-Jan-27	22-Jan-27	194
EW15780	Prepare / Submit Submittals	40	25-Jan-27	19-Mar-27	194
EW15790	Review / Approve	10	22-Mar-27	02-Apr-27	194
EW15800	Fab/Deliver	35	05-Apr-27	21-May-27	194
EW15770	Mobilization	3	25-May-27	27-May-27	194
BP 31D Final Earthwork and Utilities		55	09-Jul-26	24-Sep-26	269
EWS527	Prepare / Execute Subcontract Agreement	5	09-Jul-26	15-Jul-26	28
EW15400	Prepare / Submit Submittals	20	16-Jul-26	12-Aug-26	269
EW15390	Mobilization	3	30-Jul-26	03-Aug-26	28
EW15410	Review / Approve	10	13-Aug-26	26-Aug-26	269
EW15440	Fab/Deliver	20	27-Aug-26	24-Sep-26	269
BP 32B Landscaping		78	18-Jan-27	05-May-27	183
EWS697	Prepare / Execute Subcontract Agreement	5	18-Jan-27	22-Jan-27	183
EW16100	Prepare / Submit Submittals	25	25-Jan-27	26-Feb-27	183
EW16110	Review / Approve	10	01-Mar-27	12-Mar-27	183
EW16120	Fab/Deliver	35	15-Mar-27	30-Apr-27	183
EW16090	Mobilization	3	03-May-27	05-May-27	183
EARLY WORK CONSTRUCTION		728	29-Oct-25	11-Sep-28	93
EARLY SITE WORK		30	29-Oct-25	11-Dec-25	791
EW14870	Establish Construction Entrance	5	29-Oct-25	04-Nov-25	114
EW15240	Tree Protection	10	31-Oct-25	13-Nov-25	503
EW1030	Early Work - Erosion Control	10	05-Nov-25	18-Nov-25	114
EW15250	Tree Removal	10	14-Nov-25	01-Dec-25	503
EW1000	Excavation Site - Job Trailer Utilities	10	19-Nov-25	04-Dec-25	791
EW14880	Job Trailer Setup	5	05-Dec-25	11-Dec-25	791
EARLY WORK FENCING		120	14-Nov-25	06-May-26	689
EW14970	Layout Site Obscuring Fence (South)	5	14-Nov-25	20-Nov-25	503
EW14990	Install Obscuring Fence (South)	15	21-Nov-25	15-Dec-25	503
EW14980	Layout Site Obscuring Fence (East)	3	16-Dec-25	18-Dec-25	503
EW15000	Install Obscuring Fence (East)	10	19-Dec-25	05-Jan-26	503



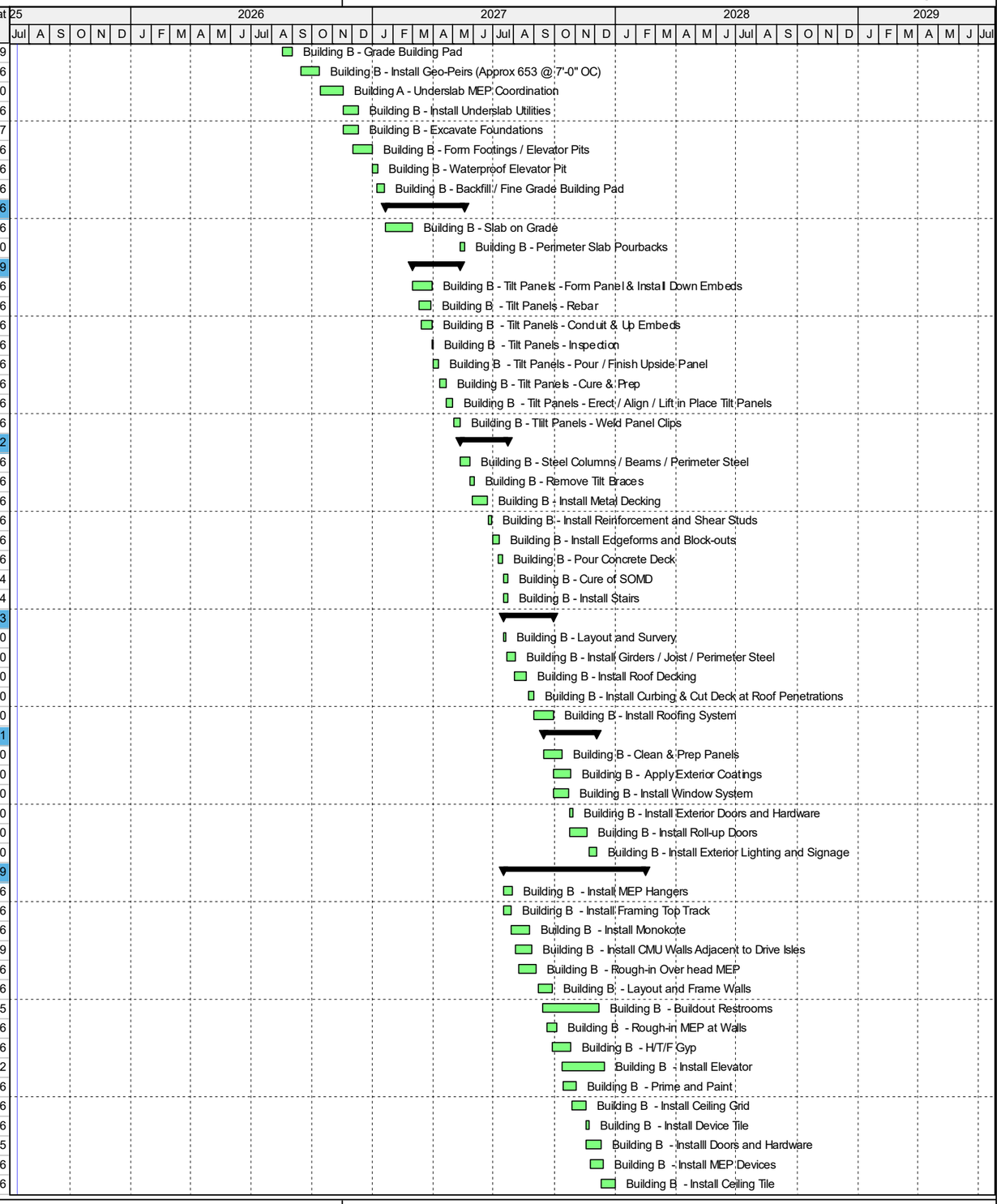
Activity ID	Activity Name	Original Duration	Start	Finish	Total Float
EW15040	Install Chainlink Fence (North Boundary)	15	26-Mar-26	15-Apr-26	704
EW15090	Install Chainlink & Razor Wire Fence (North Boundary)	15	16-Apr-26	06-May-26	689
EARLY IRRIGATION & PLANTING		112	02-Dec-25	08-May-26	434
EW15100	Install Irrigation	17	02-Dec-25	24-Dec-25	509
EW15110	Early Tree Planting	20	06-Jan-26	02-Feb-26	503
EW15120	Retaining Wall Irrigation	7	16-Apr-26	24-Apr-26	223
EW15130	Retaining Wall Tree Planting	10	27-Apr-26	08-May-26	223
EARLY WORK SITE EXCAVATION & UNDERGROUND UTILITIES		87	19-Nov-25	25-Mar-26	719
EW1180	Removal of Contaminated Soils	20	19-Nov-25	18-Dec-25	114
EW15170	Remove Existing Chainlink Fence	10	19-Nov-25	04-Dec-25	781
EW15190	Identify & Stake Landfill Liner	5	19-Nov-25	25-Nov-25	154
EW15200	Grade & Construct North Access Road	7	26-Nov-25	08-Dec-25	114
EW1200	Removal of Existing Septic Tank	10	05-Dec-25	18-Dec-25	786
EW15210	Grade & Construct South Access Road	7	09-Dec-25	17-Dec-25	114
EW15220	Grade & Construct East Access Road Loop	7	18-Dec-25	29-Dec-25	114
EW15230	Grade & Construct Retaining Wall Equipment Pads	5	30-Dec-25	06-Jan-26	114
EW15180	Reconstruct North Gravel Access Road	10	12-Mar-26	25-Mar-26	704
EARLY WORK GEO EXCHANGE		120	06-Jul-26	23-Dec-26	529
EW14750	Early Work - PP - Geo Exchange - Mobilization	5	06-Jul-26	10-Jul-26	140
EW14890	Early Work - PP - Geo Exchange - Install Geo Exchange (Zone 1)	40	13-Jul-26	04-Sep-26	140
EW14900	Early Work - PP - Geo Exchange - Install Geo Exchange (Zone 5)	40	13-Jul-26	04-Sep-26	140
EW14910	Early Work - PP - Geo Exchange - Install Geo Exchange (Zone 2)	40	08-Sep-26	02-Nov-26	564
EW14920	Early Work - PP - Geo Exchange - Install Geo Exchange (Zone 4)	40	08-Sep-26	02-Nov-26	529
EW14930	Early Work - PP - Geo Exchange - Install Geo Exchange (Zone 3)	20	03-Nov-26	02-Dec-26	529
EW14950	Early Work - PP - Geo Exchange - Install Vaults	10	03-Dec-26	16-Dec-26	529
EW14960	Early Work - PP - Geo Exchange - Backfill & Grade Geo Exchange Pad	5	17-Dec-26	23-Dec-26	529
SITE RETAINING WALLS		80	23-Dec-25	15-Apr-26	240
MSE RETAINING WALL (WALL #01)		55	23-Dec-25	11-Mar-26	265
A2430	Excavate for Site Retaining Walls	15	23-Dec-25	14-Jan-26	137
A2850	Install MSE Wall Lift 1	15	15-Jan-26	04-Feb-26	137
A14000	Backfill Lift 1	5	05-Feb-26	11-Feb-26	265
A14010	Install MSE Wall Lift 2	15	12-Feb-26	04-Mar-26	265
A14020	Backfill Lift 2	5	05-Mar-26	11-Mar-26	265
SOLDIER PILE RETAINING WALL (WALL #2)		71	07-Jan-26	15-Apr-26	223
RETAINING WALL UPPER		61	07-Jan-26	01-Apr-26	114
A14030	Equipment Mobilization	3	07-Jan-26	09-Jan-26	114
A2900	Install Soldier Pile	15	12-Jan-26	30-Jan-26	114
A2880	Excavate for Retaining Walls	15	14-Jan-26	03-Feb-26	114
A2910	Install Timber Lagging	10	16-Jan-26	29-Jan-26	114
A2940	Install Drain Mat	10	24-Feb-26	09-Mar-26	114
A2920	Install Retaining Wall Rebar	10	10-Mar-26	23-Mar-26	114
A2930	Shot-crete Wall	7	24-Mar-26	01-Apr-26	114
RETAINING WALL LOWER		54	30-Jan-26	15-Apr-26	223
A14100	Relocate Equipment	3	30-Jan-26	03-Feb-26	114
A14070	Install Soldier Pile	20	04-Feb-26	03-Mar-26	114
A14040	Excavate for Retaining Walls	15	06-Feb-26	26-Feb-26	114
A14080	Install Timber Lagging	10	10-Feb-26	23-Feb-26	114
A14060	Install Drain Mat	10	10-Mar-26	23-Mar-26	223
A14050	Install Retaining Wall Rebar	10	24-Mar-26	06-Apr-26	223
A14090	Shot-crete Wall	7	07-Apr-26	15-Apr-26	223
BUILDING A		435	04-Aug-26	19-Apr-28	193
BUILDING A - FOOTINGS		102	04-Aug-26	29-Dec-26	205
A1650	Building A - Grade Building Pad	10	04-Aug-26	17-Aug-26	29
A1660	Building A - Install Geo-Piers (Approx 653 @ 7'-0" OC)	20	18-Aug-26	15-Sep-26	206
A1690	Building A - Underslab MEP Coordination	25	15-Sep-26	19-Oct-26	203
A1670	Building A - Install Underslab Utilities	15	20-Oct-26	09-Nov-26	209
A13990	Building A - Excavate Foundations	15	20-Oct-26	09-Nov-26	214
A1010	Building A - Form Footings / Elevator Pits	22	10-Nov-26	11-Dec-26	209
A1700	Building A -Waterproof Elevator Pit	5	10-Dec-26	16-Dec-26	209



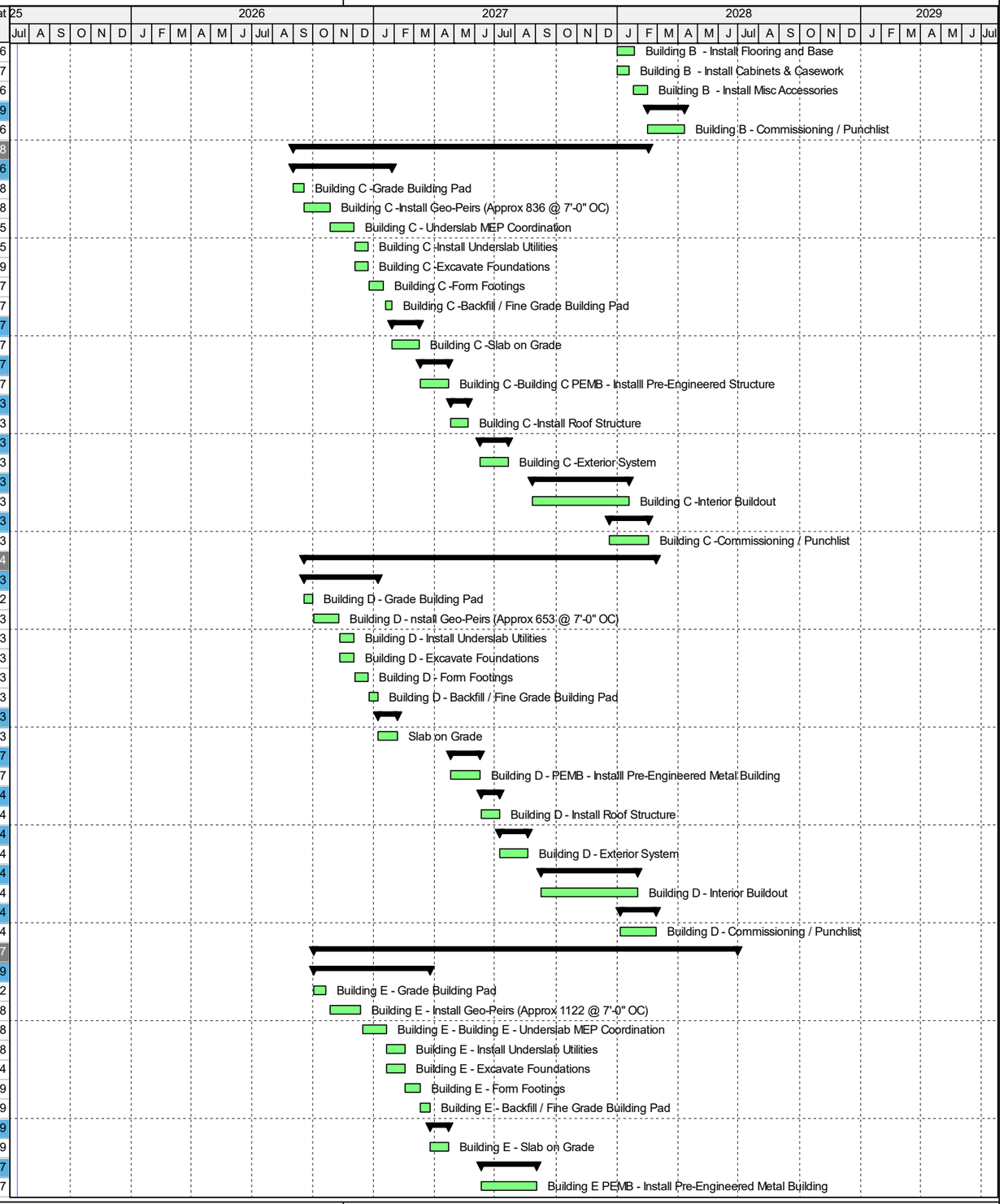
Activity ID	Activity Name	Original Duration	Start	Finish	Total Float
A1680	Building A - Backfill / Fine Grade Building Pad	8	17-Dec-26	29-Dec-26	209
BUILDING A - SLAB-ON-GRADE (SOG)		68	29-Dec-26	02-Apr-27	459
A1020	Building A - Slab on Grade	20	29-Dec-26	26-Jan-27	209
A1030	Building A -Perimeter Slab Pourbacks	5	29-Mar-27	02-Apr-27	473
BUILDING A - TILT PANELS		52	26-Jan-27	07-Apr-27	229
A13920	Building A - Tilt Panels - Form Panel & Install Down Embeds	22	26-Jan-27	24-Feb-27	209
A13930	Building A - Tilt Panels - Rebar	12	05-Feb-27	22-Feb-27	236
A.13940	Building A - Tilt Panels - Conduit & Up Embeds	12	08-Feb-27	23-Feb-27	236
A.13950	Building A - Tilt Panels - Inspection	2	24-Feb-27	25-Feb-27	236
A.13960	Building A - Tilt Panels - Pour / Finish Upside Panel	6	26-Feb-27	05-Mar-27	236
A13970	Building A - Tilt Panels - Cure & Prep	7	08-Mar-27	16-Mar-27	236
A13980	Building A - Tilt Panels - Erect / Align / Lift in Place Tilt Panels	8	17-Mar-27	26-Mar-27	236
A14110	Building A - Tilit Panels - Weld Panel Clps	8	29-Mar-27	07-Apr-27	236
BUILDING A - ELEVATED DECKS		50	28-May-27	06-Aug-27	371
A1730	Building A -Steel Columns / Beams / Perimeter Steel	10	28-May-27	10-Jun-27	200
A1800	Building A Remove Tilt Braces	5	11-Jun-27	17-Jun-27	200
A1740	Building A - Install Metal Decking	17	15-Jun-27	08-Jul-27	200
A1760	Building A - Install Reinforcement and Shear Studs	5	08-Jul-27	14-Jul-27	200
A1750	Building A -Install Edgeforms and Block-outs	7	15-Jul-27	23-Jul-27	200
A1770	Building A -Pour Concrete Deck	5	26-Jul-27	30-Jul-27	200
A1780	Building A -Cure of SOMD	5	02-Aug-27	06-Aug-27	277
A1790	Building A -Install Stairs	5	02-Aug-27	06-Aug-27	383
BUILDING A - ROOF STRUCTURE		54	02-Aug-27	15-Oct-27	270
A1180	Building A -Layout and Survery	3	02-Aug-27	04-Aug-27	279
A1190	Building A -Install Girders / Joist / Perimeter Steel	10	09-Aug-27	20-Aug-27	277
A1200	Building A -Install Roof Decking	15	19-Aug-27	09-Sep-27	277
A1210	Building A -Install Curbing & Cut Deck at Roof Penetrations	7	09-Sep-27	17-Sep-27	277
A1220	Building A - Install Roofing System	20	20-Sep-27	15-Oct-27	277
BUILDING A - EXTERIOR SYSTEM		64	04-Oct-27	05-Jan-28	270
A1230	Building A - Clean & Prep Panels	20	04-Oct-27	29-Oct-27	277
A1240	Building A - Apply Exterior Coatings	20	18-Oct-27	12-Nov-27	277
A1250	Building A - Install Window System	18	01-Nov-27	24-Nov-27	277
A1260	Building A - Install Exterior Doors and Hardware	4	29-Nov-27	02-Dec-27	277
A1270	Building A - Install Roll-up Doors	20	29-Nov-27	27-Dec-27	277
A1280	Building A - Install Exterior Lighting and Signage	8	23-Dec-27	05-Jan-28	277
BUILDING A - INTERIORS BUILDOUT		143	02-Aug-27	23-Feb-28	233
A1290	Building A - Install MEP Hangers	10	02-Aug-27	13-Aug-27	200
A1310	Building A - Install Framing Top Track	8	02-Aug-27	11-Aug-27	200
A1300	Building A - Install Monokote	12	12-Aug-27	27-Aug-27	200
A1320	Building A - Install CMU Walls Adjacent to Drive Isles	18	19-Aug-27	14-Sep-27	223
A1330	Building A - Rough-in Over head MEP	20	24-Aug-27	21-Sep-27	200
A1340	Building A - Layout and Frame Walls	15	21-Sep-27	11-Oct-27	200
A1460	Building A - Buildout Restrooms	60	28-Sep-27	22-Dec-27	214
A1350	Building A - Rough-in MEP at Walls	12	05-Oct-27	20-Oct-27	200
A1360	Building A - H/T/F Gyp	20	13-Oct-27	09-Nov-27	200
A1370	Building A - Install Elevator	45	27-Oct-27	31-Dec-27	281
A1380	Building A - Prime and Paint	15	29-Oct-27	18-Nov-27	200
A1390	Building A - Install Ceiling Grid	15	12-Nov-27	06-Dec-27	200
A1400	Building A - Install Device Tile	4	03-Dec-27	08-Dec-27	200
A1450	Building A - Installl Doors and Hardware	15	03-Dec-27	23-Dec-27	284
A1410	Building A - Install MEP Devices	12	09-Dec-27	27-Dec-27	200
A1430	Building A - Install Ceiling Tile	10	27-Dec-27	10-Jan-28	200
A1440	Building A - Install Flooring and Base	18	10-Jan-28	02-Feb-28	200
A1470	Building A - Install Cabinets & Casework	12	10-Jan-28	25-Jan-28	261
Instal	Building A - Install Misc Accessories	15	03-Feb-28	23-Feb-28	200
BUILDING A - COMMISSIONING / PUNCHLIST		40	24-Feb-28	19-Apr-28	193
A1170	Building A - Commissioning / Punchlist	40	24-Feb-28	19-Apr-28	200
BUILDING B		419	18-Aug-26	11-Apr-28	199
BUILDING B - FOOTINGS		105	18-Aug-26	18-Jan-27	513



Activity ID	Activity Name	Original Duration	Start	Finish	Total Float
B13990	Building B - Grade Building Pad	10	18-Aug-26	31-Aug-26	29
B14000	Building B - Install Geo-Peirs (Approx 653 @ 7'-0" OC)	20	15-Sep-26	12-Oct-26	206
B14050	Building A - Underslab MEP Coordination	25	13-Oct-26	16-Nov-26	200
B14010	Building B - Install Underslab Utilities	15	17-Nov-26	09-Dec-26	206
B14080	Building B - Excavate Foundations	15	17-Nov-26	09-Dec-26	557
B14020	Building B - Form Footings / Elevator Pits	22	01-Dec-26	31-Dec-26	206
B14040	Building B - Waterproof Elevator Pit	5	31-Dec-26	07-Jan-27	206
B14030	Building B - Backfill / Fine Grade Building Pad	8	07-Jan-27	18-Jan-27	206
BUILDING B - SLAB-ON-GRADE (SOG)		87	19-Jan-27	19-May-27	426
B1190	Building B - Slab on Grade	30	19-Jan-27	01-Mar-27	206
A14190	Building B - Perimeter Slab Pourbacks	5	13-May-27	19-May-27	440
BUILDING B - TILTS PANELS		52	02-Mar-27	12-May-27	199
A14130	Building B - Tilt Panels - Form Panel & Install Down Embeds	22	02-Mar-27	31-Mar-27	206
A14140	Building B - Tilt Panels - Rebar	12	12-Mar-27	29-Mar-27	206
A.13970	Building B - Tilt Panels - Conduit & Up Embeds	12	15-Mar-27	30-Mar-27	206
A.13980	Building B - Tilt Panels - Inspection	2	31-Mar-27	01-Apr-27	206
A.13990	Building B - Tilt Panels - Pour / Finish Upside Panel	6	02-Apr-27	09-Apr-27	206
A14150	Building B - Tilt Panels - Cure & Prep	7	12-Apr-27	20-Apr-27	206
A14160	Building B - Tilt Panels - Erect / Align / Lift in Place Tilt Panels	8	21-Apr-27	30-Apr-27	206
A14170	Building B - Tlilt Panels - Weld Panel Clips	8	03-May-27	12-May-27	206
BUILDING B - ELEVATED DECKS		49	13-May-27	22-Jul-27	382
A14200	Building B - Steel Columns / Beams / Perimeter Steel	10	13-May-27	27-May-27	206
A14210	Building B - Remove Tilt Braces	5	27-May-27	02-Jun-27	206
A14220	Building B - Install Metal Decking	17	31-May-27	22-Jun-27	206
A14230	Building B - Install Reinforcement and Shear Studs	5	23-Jun-27	29-Jun-27	206
A14240	Building B - Install Edgeforms and Block-outs	7	30-Jun-27	09-Jul-27	206
A14250	Building B - Pour Concrete Deck	5	09-Jul-27	15-Jul-27	206
A14260	Building B - Cure of SOMD	5	16-Jul-27	22-Jul-27	394
A14270	Building B - Install Stairs	5	16-Jul-27	22-Jul-27	394
BUILDING B - ROOF STRUCTURE		53	16-Jul-27	29-Sep-27	293
A14280	Building B - Layout and Survery	3	16-Jul-27	20-Jul-27	300
A14290	Building B - Install Girders / Joist / Perimeter Steel	10	21-Jul-27	03-Aug-27	300
A14300	Building B - Install Roof Decking	15	02-Aug-27	20-Aug-27	300
A14310	Building B - Install Curbing & Cut Deck at Roof Penetrations	7	23-Aug-27	31-Aug-27	300
A14320	Building B - Install Roofing System	20	01-Sep-27	29-Sep-27	300
BUILDING B - EXTERIOR SYSTEM		56	15-Sep-27	03-Dec-27	291
A14330	Building B - Clean & Prep Panels	20	15-Sep-27	12-Oct-27	300
A14340	Building B - Apply Exterior Coatings	20	29-Sep-27	26-Oct-27	300
A14350	Building B - Install Window System	18	29-Sep-27	22-Oct-27	300
A14360	Building B - Install Exterior Doors and Hardware	4	25-Oct-27	28-Oct-27	300
A14370	Building B - Install Roll-up Doors	20	25-Oct-27	19-Nov-27	300
A14380	Building B - Install Exterior Lighting and Signage	8	22-Nov-27	03-Dec-27	300
BUILDING B - INTERIORS BUILDOUT		148	16-Jul-27	15-Feb-28	239
A14390	Building B - Install MEP Hangers	10	16-Jul-27	29-Jul-27	206
A14400	Building B - Install Framing Top Track	8	16-Jul-27	27-Jul-27	206
A14410	Building B - Install Monokote	20	28-Jul-27	24-Aug-27	206
A14420	Building B - Install CMU Walls Adjacent to Drive Isles	18	04-Aug-27	27-Aug-27	229
A14430	Building B - Rough-in Over head MEP	20	09-Aug-27	03-Sep-27	206
A14440	Building B - Layout and Frame Walls	15	07-Sep-27	27-Sep-27	206
A14460	Building B - Buildout Restrooms	60	13-Sep-27	07-Dec-27	225
A14450	Building B - Rough-in MEP at Walls	12	20-Sep-27	05-Oct-27	206
A14470	Building B - H/T/F Gyp	20	28-Sep-27	25-Oct-27	206
A14480	Building B - Install Elevator	45	12-Oct-27	15-Dec-27	292
A14490	Building B - Prime and Paint	15	14-Oct-27	03-Nov-27	206
A14500	Building B - Install Ceiling Grid	15	28-Oct-27	17-Nov-27	206
A14510	Building B - Install Device Tile	4	18-Nov-27	23-Nov-27	206
A14520	Building B - Installl Doors and Hardware	15	18-Nov-27	10-Dec-27	295
A14530	Building B - Install MEP Devices	12	24-Nov-27	13-Dec-27	206
A14540	Building B - Install Ceiling Tile	15	10-Dec-27	31-Dec-27	206



Activity ID	Activity Name	Original Duration	Start	Finish	Total Float
A14550	Building B - Install Flooring and Base	18	31-Dec-27	26-Jan-28	206
A14560	Building B - Install Cabinets & Casework	12	31-Dec-27	18-Jan-28	267
Instal10	Building B - Install Misc Accessories	15	26-Jan-28	15-Feb-28	206
BUILDING B - COMMISSIONING & PUNCHLIST		40	16-Feb-28	11-Apr-28	199
B1240	Building B - Commissioning / Punchlist	40	16-Feb-28	11-Apr-28	206
BUILDING C		370	01-Sep-26	16-Feb-28	238
FOOTINGS		102	01-Sep-26	27-Jan-27	506
C14080	Building C -Grade Building Pad	12	01-Sep-26	17-Sep-26	28
C14090	Building C -Install Geo-Peirs (Approx 836 @ 7'-0" OC)	27	18-Sep-26	26-Oct-26	28
C14140	Building C - Underslab MEP Coordination	25	27-Oct-26	02-Dec-26	45
C14100	Building C -Install Underslab Utilities	15	03-Dec-26	23-Dec-26	45
C14095	Building C -Excavate Foundations	15	03-Dec-26	23-Dec-26	529
C14110	Building C -Form Footings	15	24-Dec-26	15-Jan-27	77
C14120	Building C -Backfill / Fine Grade Building Pad	8	18-Jan-27	27-Jan-27	77
SLAB-ON-GRADE (SOG)		30	28-Jan-27	10-Mar-27	77
C1260	Building C -Slab on Grade	30	28-Jan-27	10-Mar-27	77
PRE-ENGINEERED STRUCTURE		32	11-Mar-27	23-Apr-27	77
C14130	Building C -Building C PEMB - Installl Pre-Engineered Structure	32	11-Mar-27	23-Apr-27	77
ROOF STRUCTURE		20	26-Apr-27	21-May-27	173
C1280	Building C -Install Roof Structure	20	26-Apr-27	21-May-27	173
EXTERIOR SYSTEM		30	09-Jun-27	21-Jul-27	173
C1290	Building C -Exterior System	30	09-Jun-27	21-Jul-27	173
INTERIORS BUILDOUT		100	26-Aug-27	19-Jan-28	173
C1300	Building C -Interior Buildout	100	26-Aug-27	19-Jan-28	173
COMMISSIONING & PUNCHLIST		40	21-Dec-27	16-Feb-28	173
C1310	Building C -Commissioning / Punchlist	40	21-Dec-27	16-Feb-28	173
BUILDING D		367	18-Sep-26	29-Feb-28	164
FOOTINGS		75	18-Sep-26	06-Jan-27	133
D14170	Building D - Grade Building Pad	10	18-Sep-26	01-Oct-26	32
D14180	Building D - nstall Geo-Peirs (Approx 653 @ 7'-0" OC)	27	02-Oct-26	09-Nov-26	133
D14190	Building D - Install Underslab Utilities	15	10-Nov-26	02-Dec-26	133
D14260	Building D - Excavate Foundations	15	10-Nov-26	02-Dec-26	133
D14200	Building D - Form Footings	15	03-Dec-26	23-Dec-26	133
D14210	Building D - Backfill / Fine Grade Building Pad	8	24-Dec-26	06-Jan-27	133
SLAB-ON-GRADE (SOG)		21	07-Jan-27	04-Feb-27	133
D1330	Slab on Grade	21	07-Jan-27	04-Feb-27	133
PRE-ENGINEERED STRUCTURE		32	26-Apr-27	09-Jun-27	77
D14220	Building D - PEMB - Installl Pre-Engineered Metal Building	32	26-Apr-27	09-Jun-27	77
ROOF STRUCTURE		20	10-Jun-27	08-Jul-27	164
D1350	Building D - Install Roof Structure	20	10-Jun-27	08-Jul-27	164
EXTERIOR SYSTEM		30	09-Jul-27	19-Aug-27	164
D1360	Building D - Exterior System	30	09-Jul-27	19-Aug-27	164
INTERIORS BUILDOUT		100	09-Sep-27	01-Feb-28	164
D1370	Building D - Interior Buildout	100	09-Sep-27	01-Feb-28	164
COMMISSIONING & PUNCHLIST		40	05-Jan-28	29-Feb-28	164
D1380	Building D - Commissioning / Punchlist	40	05-Jan-28	29-Feb-28	164
BUILDING E		444	02-Oct-26	30-Jun-28	77
FOOTINGS		121	02-Oct-26	25-Mar-27	109
E14260	Building E - Grade Building Pad	13	02-Oct-26	20-Oct-26	32
E14270	Building E - Install Geo-Peirs (Approx 1122 @ 7'-0" OC)	32	27-Oct-26	11-Dec-26	28
E14360	Building E - Building E - Underslab MEP Coordination	25	14-Dec-26	19-Jan-27	28
E14280	Building E - Install Underslab Utilities	20	20-Jan-27	16-Feb-27	28
E14350	Building E - Excavate Foundations	20	20-Jan-27	16-Feb-27	124
E14290	Building E - Form Footings	17	17-Feb-27	11-Mar-27	109
E14300	Building E - Backfill / Fine Grade Building Pad	10	12-Mar-27	25-Mar-27	109
SLAB-ON-GRADE (SOG)		21	26-Mar-27	23-Apr-27	109
E1400	Building E - Slab on Grade	21	26-Mar-27	23-Apr-27	109
PRE-ENGINEERED STRUCTURE		60	10-Jun-27	02-Sep-27	77
E14310	Building E PEMB - Install Pre-Engineered Metal Building	60	10-Jun-27	02-Sep-27	77



Activity ID	Activity Name	Original Duration	Start	Finish	Total Float
ROOF STRUCTURE		30	03-Sep-27	15-Oct-27	77
A1420	Building E - Install Roof Structure	30	03-Sep-27	15-Oct-27	77
EXTERIOR SYSTEM		30	18-Oct-27	30-Nov-27	77
E1430	Building E - Exterior System	30	18-Oct-27	30-Nov-27	77
INTERIORS BUILDOUT		130	01-Dec-27	02-Jun-28	77
E1440	Building E - Interior Buildout	130	01-Dec-27	02-Jun-28	77
COMMISSIONING & PUNCHLIST		40	05-May-28	30-Jun-28	77
E1450	Building E - Commissioning / Punchlist	40	05-May-28	30-Jun-28	77
BUILDING F		303	21-Oct-26	31-Dec-27	205
FOOTINGS		64	21-Oct-26	22-Jan-27	292
F14350	Building F - Grade Building Pad	5	21-Oct-26	27-Oct-26	304
F14360	Building F - nstall Geo-Peirs (Approx 88 @ 7'-0" OC)	7	10-Nov-26	18-Nov-26	295
F14410	Building F - Underslab MEP Coordination	5	19-Nov-26	25-Nov-26	295
F14370	Building F - Install Underslab Utilities /. Fuel Tanks	20	03-Dec-26	31-Dec-26	292
F14440	Building F - Excavate Foundations	20	03-Dec-26	31-Dec-26	292
F14380	Building F - Form Footings	10	04-Jan-27	15-Jan-27	292
F14390	Building F - Backfill / Fine Grade Building Pad	5	18-Jan-27	22-Jan-27	292
SLAB-ON-GRADE (SOG)		10	05-Feb-27	18-Feb-27	283
F1470	Building F - Slab on Grade	10	05-Feb-27	18-Feb-27	283
PRE-ENGINEERED STRUCTURE		20	10-Jun-27	08-Jul-27	205
F14400	Building F - Building F PEMB - Installl Pre-Engineered Metal Building	20	10-Jun-27	08-Jul-27	205
ROOF STRUCTURE		10	09-Jul-27	22-Jul-27	205
F1490	Building F - Install Roof Structure	10	09-Jul-27	22-Jul-27	205
EXTERIOR SYSTEM		40	23-Aug-27	18-Oct-27	205
F1500	Building F - Exterior System	40	23-Aug-27	18-Oct-27	205
INTERIORS BUILDOUT		30	20-Oct-27	02-Dec-27	205
F1510	Building F - Interior Buildout	30	20-Oct-27	02-Dec-27	205
COMMISSIONING & PUNCHLIST		30	17-Nov-27	31-Dec-27	205
F1520	Building F - Commissioning / Punchlist	30	17-Nov-27	31-Dec-27	205
SITEWORK		399	17-Feb-27	11-Sep-28	28
CURBS		85	17-Feb-27	16-Jun-27	28
S1530	Curbs	85	17-Feb-27	16-Jun-27	28
PARKING LOT		65	16-Apr-27	19-Jul-27	28
S1540	Parking Lot Prep	65	16-Apr-27	19-Jul-27	28
Base Sect AC		55	20-Jul-27	05-Oct-27	28
S1550	Base Sect AC	55	20-Jul-27	05-Oct-27	28
SIDEWALKS		62	17-Sep-27	15-Dec-27	28
S1560	Sidewalks	62	17-Sep-27	15-Dec-27	28
IRRIGATION & LANDSCAPING		128	16-Dec-27	15-Jun-28	28
S1570	Landscape Irrigation	64	16-Dec-27	16-Mar-28	28
S1610	Planting Trees & Shrubs	64	17-Mar-28	15-Jun-28	28
2nd Lift AC		43	17-Apr-28	15-Jun-28	28
S1580	2nd Lift AC	43	17-Apr-28	15-Jun-28	28
STRIPING & SITE FURNISHINGS		40	16-Jun-28	11-Aug-28	28
S1590	Striping - Site Furnishings	40	16-Jun-28	11-Aug-28	28
COMMISSIONING & PUNCHLIST		40	17-Jul-28	11-Sep-28	28
S1600	Commissioning / Punchlist	40	17-Jul-28	11-Sep-28	28
CONSTRUCTION		821	29-Oct-25	11-Sep-28	0
C1000	Construction	821	29-Oct-25	11-Sep-28	0

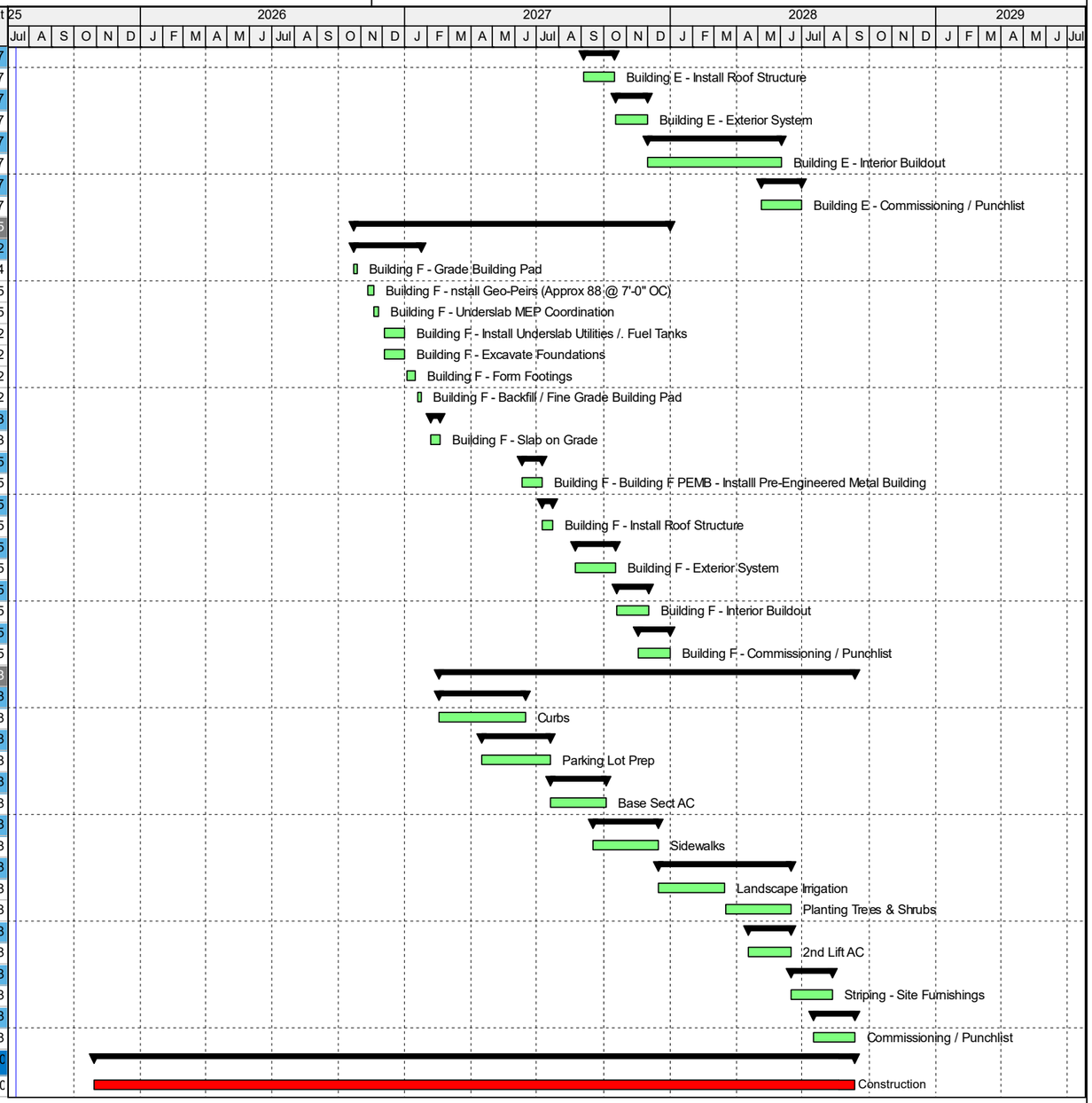


EXHIBIT "I"
Contract AMENDMENT #3
Early Work General Conditions
City of Vancouver – Public Works Operations Center

GENERAL CONDITIONS

No change

EXHIBIT "J"
MACC-3 (Contract AMENDMENT #3)
Group IV Bid Tab & Bids– 23B and 26BA
City of Vancouver – Public Works Operations Center

Group IV Bid Tab and Bids

MCCM PROPOSAL EVALUATION SHEET

Date 11/13/2025

PROJECT: Vancouver Maintenance and Operation Facility

	Weighting (Max. Points)	Piper Mechanical Inc	JRT mechanical Inc	Total Mechanical	Apollo Sheet Metal	Holdiay Parks Inc	MacDonald Miller
Evaluation Criteria	*Available Points*						
Minimum Qualifications (Pass/Fail)							
		PASS	PASS	PASS	PASS	PASS	PASS
Scored Qualifications - 30 Points							
TOTAL SCORE - PROPOSAL	**30**	**20.4**	**21.6**	**25.7**	**26.7**	**22.0**	**25.5**
Interview - 60 Points							
TOTAL SCORE - INTERVIEW	***60***	**NA**	**NA**	**56.0**	**53.0**	**NA**	**48.0**
SUBTOTAL (Proposal + Interview)	***90***			***81.7***	***79.7***		***73.5***
Final Proposal - 20 Points							
Fee				**8.25%**	**7.50%**		
Bid Amount (Fee x Estimated MASC)	***$ 14,900,000***			***$ 1,229,250***	***$ 1,117,500***		
Specified GCs				***$ 1,966,978***	***$ 2,726,503***		
TOTAL BID				***$ 3,196,228***	***$ 3,844,003***		
LOW BID		***$***					***3,196,228***
POINTS ((Low Bid / Sub Bid) x 20pts)	**20**	***NA***	***NA***	***20.0***	***16.6***	***NA***	***NA***
GRAND TOTAL	**110**			***101.7***	***96.5***		

Vancouver Public Works Operations Campus - ECCM & MCCM

8713 Northeast 94th Avenue, Vancouver, WA 98662, United States of America

Sent proposal: $3,196,228

Submitted Nov 13, 2025 at 10:34 AM PST

Total Mechanical, Inc.
4857 NW Lake Rd #300, Suite 300, Camas, WA 98607, USA

Matt Condon | Senior Estimator | +1 971-393-0017 | mattc@totalmechanical.com

Line Items

Description	Quantity	Unit Cost	Total Cost
Fee [Percent Fee % X MASC]			$1,229,250
Specified General Conditions Lump Sum			$1,966,978
Base Bid			**$3,196,228**

Scope-Specific Information and Unit Costs

Percent Fee (%)	8.25%

General Acknowledgments

Licensing: Licensed Mechanical Contractor in the State of Washington and licensed to do business in the City of Vancouver	Yes
Insurance: Ability to provide the minimum insurance coverage shown in the attached Insurance Exhibit (Reference Attachment B – Skanska Sample Subcontract Agreement's Exhibit G). Provide a letter, or letters, from the firm's broker/insurer(s) stating that the firm will meet the required insurance coverage, without exception (include professional liability for hangers, seismic, etc.). Note: Insurance letter(s) will not be considered part of the proposal's page count.	Yes
Bidder Prequalification: Bidder shall complete the Skanska pre-qualification process prior to proposal submission.	Yes
Bidder Responsibility Criteria: Proposer shall provide a sworn statement indicating qualification of public works projects.	Yes
Contract Terms: Proposer accepts the Skanska Subcontract Terms, Conditions and Exhibits included as Attachment B without exception. Provide the Attachment A Subcontractor's Certification Statement form signed by an officer of your company confirming acceptance. Note: Contractor's signed Attachment B will not be considered part of the proposal's page count.	Yes
Experience Modification Rate (EMR): The proposer shall provide their EMR for the past three (3) years (2021-2024) as determined by the Washington State Department of Labor and Industries. The passing criteria is an EMR of 1.0 or less in either the most recent year or the average of the past three (3) years, whichever is more favorable.	Yes

Bond Information

Bonding Capacity: Ability to provide Payment and Performance Bonds for the anticipated value of this contract (Approx. $13.6M). Provide a letter from your Surety or Bonding Agent indicating that the firm has the requisite bonding capacity during the anticipated contract period and will provide bonds in strict accordance with Attachment B's Exhibit O. Note: Contractor's Surety letter will not be considered part of the proposal's page count.	Yes

Attachments

11.13.25 - TMI Fee Proposal - ... (1.4 MB)

Skanska USA Building, Inc.
Vancouver Public Works Operations Campus Project
Bid Form for MC/CM Services

BID FORM

(To be submitted no later than **11:00 AM on November 13, 2025)**

TO: Skanska USA Building, Inc.

AT: BuildingConnected

The undersigned submits the following proposal.

ADDENDA:

Receipt of Addenda numbered 1 through 2 is hereby acknowledged.

BASE BID:

Pursuant to and in compliance with the SOQ, RFFP, and Instructions To Bidders, the undersigned hereby certifies they have carefully examined the Contract Documents, conditions affecting the work, and is familiar with the site; and having made the necessary examinations hereby proposes to furnish all labor, materials, equipment, and services necessary to complete the MC/CM work and provide payment and performance bonds in strict accordance with the above named documents for the lump sum base bid amounts of:

I. GENERAL CONDITIONS AND FEE BID:

Description of Bid Item:	Percentage	Total Estimated MASC	Bid Amount
Percent Fee (Percentage x Total Estimated MASC)	8.25 %	$ 14,900,000	$ 1,229,250
Specified General Conditions Designated Staff Breakdown (lump sum) *Proposers are instructed to base the Final Proposal on the attached Specified General Conditions Designated Staff Breakdown (Section II). Complete attached breakdown of costs for Specified General Conditions Designated Staff and submit with proposal form.*	n/a	n/a	$ 1,966,978
		Total Bid:	$ 3,196,228

Totals of Part I Above (do NOT include State Sales Tax):

Threemillononehundredninetysixthousandtwohundredtwentyeight Dollars

$ 3,196,228

Skanska USA Building, Inc.
Vancouver Public Works Operations Campus Project
Bid Form for MC/CM Services

II. SPECIFIED GENERAL CONDITIONS DESIGNATED STAFF BREAKDOWN

Proposers are instructed to base the Final Proposal on the designated staff positions shown below.

All other Specified General Conditions staff positions, duration, and costs, including those on the Cost Responsibility Matrix, that are not indicated on this form are subject to negotiation after review of the finalized project scope and schedule.

Time of Completion – Final completion must be achieved within sixty (60) days following substantial completion.

Specified General Conditions Designated Staff	Duration	Cost / month	Proposal Amount
Project Manager – on site, day-to-day	26 Months	$ 19,918 /month	$ 517,868
Superintendent (onsite day-to-day field leadership)	26 Months	$ 5,577 /month	$ 145,002
General Foreman (onsite day-to-day field leadership)	26 Months	$ 26,153 /month	$ 679,978
All other Specified General Conditions – As required by the cost matrix and contract.	26 Months	$ 24,005 /month	$ 624,130
Total Specified General Conditions Designated Staff Costs (include on Section I of MC/CM Proposal Form)			$ 1,966,978

III. PRECONSTRUCTION SERVICES:

Provide a list of individuals proposed to perform preconstruction services, including names, project role and their fully weighted (all inclusive) hourly rate.

Staff Member Name and Title / Position	Hourly Rate
Daniel Carlson - Preconstruction Manager	$ 210.00
Dan Binder - Sr. Project Manager	$ 145.00
Creighton Kearns - Principal Engineer	$ 185.00
Matt Condon - Estimator	$ 120.00
Dawnn Rebholz - Project Manager	$ 120.00
Nick Johnson - Field Superintendent	$ 165.00

Peter Brown - BIM Lead	$ 145.00
Allen Whitbey - VDC Lead	$ 145.00
Travis Spreen - General Foreman	$ 155.00
	$
	$

BID EVALUATION:
For purposes of bid evaluation, a subcontract will be awarded to the low responsive and responsible bidder based on Part I. TOTAL BID.
A Subcontract Agreement will be executed based on the negotiated amount utilizing the rates noted below in Part III. PRECONSTRUCTION SERVICES.

Description of Item:	**Value:**
Preconstruction Service - (Lump Sum Value of Total Preconstruction services)	$125,000

FEE:
Fee noted above is a blended rate and will be applied to the total MASC amount and future change orders. This fee percentage will supersede the change order fee specified in the A201 owner contract. Subcontractor shall review RCW 39.10.385 for the definition of MASC and the application of fee to MC/CM contract when executed.

SALES TAX:
None of the sums stated in the foregoing include Washington State Sales Tax except as required in the Cost Matrix for General Condition items.

INTENT AND AFFIDAVIT OF WAGES PAID
In compliance with 296-127 WAC the Contractor shall pay all fees associated with the Intent and Affidavit of Wages Paid to the Department of Labor and Industries. These costs are included in the bid.

PREVAILING WAGE:
This project is subject to RCW 39.12, Washington State's Prevailing Wage Act. These costs are included in the bid.

TIME OF COMPLETION AND LIQUIDATED DAMAGES:
Bidder has familiarized themselves with the contract requirements and has understood that liquidated damages may be assessed for each consecutive calendar day the completion of the project exceeds the specified completion date for this bid package. Liquidated damages shall be deducted from the subcontract by subcontract modification.

Skanska USA Building, Inc.
Vancouver Public Works Operations Campus Project
Bid Form for MC/CM Services

CONTRACT AND BOND:

Subcontractor shall guarantee and maintain its bid for a period of 60 days after the date bids are opened. The undersigned agrees to execute Skanska U.S.A. Building, Inc.'s Subcontract form without exception for the scope of work defined in the attached and the sum noted above. Bidder shall submit executed Subcontract and insurance certificate within 10 days after receipt of the Letter of Intent and Award.

ENCLOSED WITH THE BID:

1. Completed and signed proposal by appropriate Officer of the bidding firm.

Total Mechanical, Inc
Legal Name of Bidder

By (Authorized Signature)

The firm represented by the above signature is:
Sole Proprietorship _____
Partnership _____
Corporation
State of Incorporation WA
Other _____

Daniel Carlson
Printed Name

President
Title

4857 NW Lake Rd, Suite 300
Street Address

Camas, WA 98607
City State

503-734-4506
Telephone Fax No.

CC TOTALI*202BN
State of Washington Contractor's License No.

Vancouver Public Works Operations Campus - ECCM & MCCM

8713 Northeast 94th Avenue, Vancouver, WA 98662, United States of America

Sent proposal: $3,844,003

Submitted Nov 13, 2025 at 10:20 AM PST

Apollo Sheet Metal, Inc. dba Apollo Mechanical Contractors
7555 SW Tech Center Dr, Tigard, OR 97223, USA

George Schlotz | PreCon Manager | +1 503-726-8849 | george.schlotz@apollomech.com

Line Items

Description	Quantity	Unit Cost	Total Cost
Fee [Percent Fee % X MASC]			$1,117,500
Specified General Conditions Lump Sum			$2,726,503
Base Bid			**$3,844,003**

Scope-Specific Information and Unit Costs

Percent Fee (%)	7.5

General Acknowledgments

Licensing: Licensed Mechanical Contractor in the State of Washington and licensed to do business in the City of Vancouver		Yes
Insurance: Ability to provide the minimum insurance coverage shown in the attached Insurance Exhibit (Reference Attachment B – Skanska Sample Subcontract Agreement's Exhibit G). Provide a letter, or letters, from the firm's broker/insurer(s) stating that the firm will meet the required insurance coverage, without exception (include professional liability for hangers, seismic, etc.). Note: Insurance letter(s) will not be considered part of the proposal's page count.		Yes
Bidder Prequalification: Bidder shall complete the Skanska pre-qualification process prior to proposal submission.		Yes
Bidder Responsibility Criteria: Proposer shall provide a sworn statement indicating qualification of public works projects.	Yes	
Contract Terms: Proposer accepts the Skanska Subcontract Terms, Conditions and Exhibits included as Attachment B without exception. Provide the Attachment A Subcontractor's Certification Statement form signed by an officer of your company confirming acceptance. Note: Contractor's signed Attachment B will not be considered part of the proposal's page count.	Yes	
Experience Modification Rate (EMR): The proposer shall provide their EMR for the past three (3) years (2021-2024) as determined by the Washington State Department of Labor and Industries. The passing criteria is an EMR of 1.0 or less in either the most recent year or the average of the past three (3) years, whichever is more favorable.		Yes

Bond Information

Bonding Capacity: Ability to provide Payment and Performance Bonds for the anticipated value of this contract (Approx. $13.6M). Provide a letter from your Surety or Bonding Agent indicating that the firm has the requisite bonding capacity during the anticipated contract period and will provide bonds in strict accordance with Attachment B's Exhibit O. Note: Contractor's Surety letter will not be considered part of the proposal's page count.	Yes

Additional Information

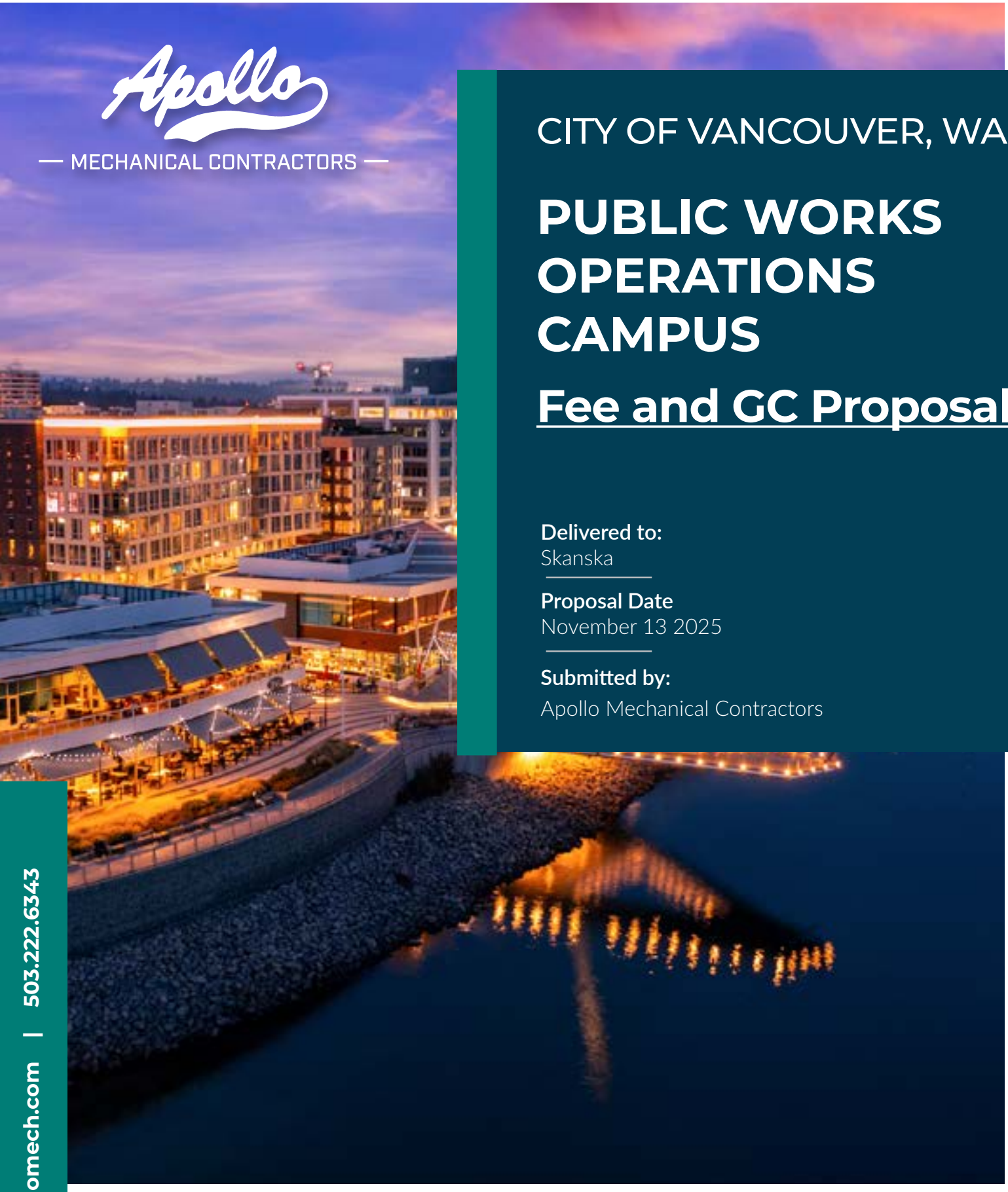
Notes Sworn Statement, Attachment A, and Bonding capacity letters attached. Can be found in our RFQ response as well.

Attachments

Public Works Ops Campus - ... (442 KB)

Sworn, Attachment A, Bondi... (781 KB)

powered by BUILDINGCONNECTED



Apollo
— MECHANICAL CONTRACTORS —

CITY OF VANCOUVER, WA

PUBLIC WORKS OPERATIONS CAMPUS

Fee and GC Proposal

Delivered to:
Skanska

Proposal Date
November 13 2025

Submitted by:
Apollo Mechanical Contractors

apollomech.com | 503.222.6343

SKANSKA

CITY OF Vancouver WASHINGTON

Skanska USA Building, Inc.
Vancouver Public Works Operations Campus Project
Bid Form for MC/CM Services

BID FORM

(To be submitted no later than **11:00 AM on November 13, 2025)**

TO: Skanska USA Building, Inc.

AT: BuildingConnected

The undersigned submits the following proposal.

ADDENDA:

Receipt of Addenda numbered 1 through 2 is hereby acknowledged.

BASE BID:

Pursuant to and in compliance with the SOQ, RFFP, and Instructions To Bidders, the undersigned hereby certifies they have carefully examined the Contract Documents, conditions affecting the work, and is familiar with the site; and having made the necessary examinations hereby proposes to furnish all labor, materials, equipment, and services necessary to complete the MC/CM work and provide payment and performance bonds in strict accordance with the above named documents for the lump sum base bid amounts of:

I. GENERAL CONDITIONS AND FEE BID:

Description of Bid Item:	Percentage	Total Estimated MASC	Bid Amount
Percent Fee (Percentage x Total Estimated MASC)	7.5 %	$ 14,900,000	$ 1,117,500.00
Specified General Conditions Designated Staff Breakdown (lump sum) *Proposers are instructed to base the Final Proposal on the attached Specified General Conditions Designated Staff Breakdown (Section II). Complete attached breakdown of costs for Specified General Conditions Designated Staff and submit with proposal form.*	n/a	n/a	$ 2,726,503.00
		Total Bid:	**$** 3,844,003.00

Totals of Part I Above (do NOT include State Sales Tax):

Three Million, Eight Hundred Forty-Four Thousand, Three Dollars

Print Dollar Amount

$ 3,844,003.00

Numerical Dollar Amount

Skanska USA Building, Inc.
Vancouver Public Works Operations Campus Project
Bid Form for MC/CM Services

II. SPECIFIED GENERAL CONDITIONS DESIGNATED STAFF BREAKDOWN

Proposers are instructed to base the Final Proposal on the designated staff positions shown below.

All other Specified General Conditions staff positions, duration, and costs, including those on the Cost Responsibility Matrix, that are not indicated on this form are subject to negotiation after review of the finalized project scope and schedule.

Time of Completion – Final completion must be achieved within sixty (60) days following substantial completion.

Specified General Conditions Designated Staff	**Duration**	**Cost / month**	**Proposal Amount**
Project Manager – on site, day-to-day	26 Months	$15,750.00/month	$ 409,500.00
Superintendent (onsite day-to-day field leadership)	26 Months	$26,889.08/month	$699,116.02
General Foreman (onsite day-to-day field leadership)	26 Months	$20,512.58/month	$533,326.98
All other Specified General Conditions – As required by the cost matrix and contract.	26 Months	$41,713.85/month	$1,084,560.00
Total Specified General Conditions Designated Staff Costs (include on Section I of MC/CM Proposal Form)			$2,726,503.00

III. PRECONSTRUCTION SERVICES:

Provide a list of individuals proposed to perform preconstruction services, including names, project role and their fully weighted (all inclusive) hourly rate.

Staff Member Name and Title / Position	Hourly Rate
George Schlotz - Project Executive/Pre-con Lead	$ 120.00
Jason Sambuceto - Estimating Manager	$ 115.00
Stacey Kinnan - Site Superintendent	$ 155.25
Anthony Harnish - Project Manager	$ 90.00
Eddy Herrera - Piping GF	$ 141.30
Adam Amundson - Sheet Metal GF	$ 118.57

Eric Ehrhardt - BIM Manager	$ 110.00
Erik Henly - Safety Manager	$ 75.00
Wade Synder - Mechanical Systems Director	$ 120.00
	$
	$

BID EVALUATION:
For purposes of bid evaluation, a subcontract will be awarded to the low responsive and responsible bidder based on Part I. TOTAL BID.
A Subcontract Agreement will be executed based on the negotiated amount utilizing the rates noted below in Part III. PRECONSTRUCTION SERVICES.

Description of Item:	**Value:**
Preconstruction Service - (Lump Sum Value of Total Preconstruction services)	$125,000

FEE:
Fee noted above is a blended rate and will be applied to the total MASC amount and future change orders. This fee percentage will supersede the change order fee specified in the A201 owner contract. Subcontractor shall review RCW 39.10.385 for the definition of MASC and the application of fee to MC/CM contract when executed.

SALES TAX:
None of the sums stated in the foregoing include Washington State Sales Tax except as required in the Cost Matrix for General Condition items.

INTENT AND AFFIDAVIT OF WAGES PAID
In compliance with 296-127 WAC the Contractor shall pay all fees associated with the Intent and Affidavit of Wages Paid to the Department of Labor and Industries. These costs are included in the bid.

PREVAILING WAGE:
This project is subject to RCW 39.12, Washington State's Prevailing Wage Act. These costs are included in the bid.

TIME OF COMPLETION AND LIQUIDATED DAMAGES:
Bidder has familiarized themselves with the contract requirements and has understood that liquidated damages may be assessed for each consecutive calendar day the completion of the project exceeds the specified completion date for this bid package. Liquidated damages shall be deducted from the subcontract by subcontract modification.

Skanska USA Building, Inc.
Vancouver Public Works Operations Campus Project
Bid Form for MC/CM Services

CONTRACT AND BOND:

Subcontractor shall guarantee and maintain its bid for a period of 60 days after the date bids are opened. The undersigned agrees to execute Skanska U.S.A. Building, Inc.'s Subcontract form without exception for the scope of work defined in the attached and the sum noted above. Bidder shall submit executed Subcontract and insurance certificate within 10 days after receipt of the Letter of Intent and Award.

ENCLOSED WITH THE BID:

1. Completed and signed proposal by appropriate Officer of the bidding firm.

Apollo Sheet Metal, Inc.
Legal Name of Bidder

By (Authorized Signature)

Bob Lindbloom
Printed Name

Executive Vice President
Title

1133 W. Columbia Dr.
Street Address

Kennewick — WA
City — State

509-586-1104
Telephone — Fax No.

APOLLSM187MK
State of Washington Contractor's License No.

The firm represented by the above signature is:

Sole Proprietorship	
Partnership	
Corporation	X
State of Incorporation	WA
Other	

ECCM PROPOSAL EVALUATION SHEET

Date 11/13/2025

PROJECT: Vancouver Maintenance and Operation Facility

	Weighting (Max. Points)	**Prairie Electric**	**JH Kelly LLC**	**EC Electric**	**OEG Inc.**		
Evaluation Criteria	*Available Points*						
Minimum Qualifications (Pass/Fail)							
		PASS	PASS	PASS	PASS		
Scored Qualifications - 30 Points							
TOTAL SCORE - PROPOSAL	**30**	**24.8**	**27.8**	**26.4**	**25.0**		
Interview - 60 Points							
TOTAL SCORE - INTERVIEW	***60***	**55.0**	**50.0**	**55.0**	**45.0**	**0.0**	**0.0**
SUBTOTAL (Proposal + Interview)	***90***	***79.8***	***77.8***	***81.4***	***70.0***	***0.0***	***0.0***
Final Proposal - 20 Points							
Fee		**7.00%**	**10.50%**	**6.85%**			
Bid Amount (Fee x Estimated MASC)	***$ 19,000,000***	***$ 1,330,000***	***$ 1,995,000***	***$ 1,301,500***			
Specified GCs		***$ 1,632,500***	***$ 2,292,325***	***$ 1,492,117***			
TOTAL BID		***$ 2,962,500***	***$ 4,287,325***	***$ 2,793,617***			
LOW BID		***$***					***2,793,617***
POINTS ((Low Bid / Sub Bid) x 20pts)	**20**	***18.9***	***13.0***	***20.0***	***0.0***		
GRAND TOTAL	**110**	***98.5***	***91.0***	***101.4***	***70.0***		

Vancouver Public Works Operations Campus - ECCM & MCCM

8713 Northeast 94th Avenue, Vancouver, WA 98662, United States of America

Sent proposal: $2,793,617

Submitted Nov 13, 2025 at 10:29 AM PST

EC Electric
981 Powell Ave SW, Suite200, Renton, WA 98057, USA
Shawn Leonard | Project Manager / Quality Manager | +1 503-555-1212 | shawn.leonard@ecpowerslife.com

Line Items

Description	Quantity	Unit Cost	Total Cost
Fee [Percent Fee % X MASC]			$1,301,500
Specified General Conditions Lump Sum			$1,492,117
Base Bid			**$2,793,617**

Scope-Specific Information and Unit Costs

Percent Fee (%)	6.85

General Acknowledgments

Licensing: Licensed Mechanical Contractor in the State of Washington and licensed to do business in the City of Vancouver	Yes
Insurance: Ability to provide the minimum insurance coverage shown in the attached Insurance Exhibit (Reference Attachment B – Skanska Sample Subcontract Agreement's Exhibit G). Provide a letter, or letters, from the firm's broker/insurer(s) stating that the firm will meet the required insurance coverage, without exception (include professional liability for hangers, seismic, etc.). Note: Insurance letter(s) will not be considered part of the proposal's page count.	Yes
Bidder Prequalification: Bidder shall complete the Skanska pre-qualification process prior to proposal submission.	Yes
Bidder Responsibility Criteria: Proposer shall provide a sworn statement indicating qualification of public works projects.	Confirmed
Contract Terms: Proposer accepts the Skanska Subcontract Terms, Conditions and Exhibits included as Attachment B without exception. Provide the Attachment A Subcontractor's Certification Statement form signed by an officer of your company confirming acceptance. Note: Contractor's signed Attachment B will not be considered part of the proposal's page count.	Confirmed
Experience Modification Rate (EMR): The proposer shall provide their EMR for the past three (3) years (2021-2024) as determined by the Washington State Department of Labor and Industries. The passing criteria is an EMR of 1.0 or less in either the most recent year or the average of the past three (3) years, whichever is more favorable.	Yes

Bond Information

Bonding Capacity: Ability to provide Payment and Performance Bonds for the anticipated value of this contract (Approx. $13.6M). Provide a letter from your Surety or Bonding Agent indicating that the firm has the requisite bonding capacity during the anticipated contract period and will provide bonds in strict accordance with Attachment B's Exhibit O. Note: Contractor's Surety letter will not be considered part of the proposal's page count.	Yes

Attachments

VPOC MACC #3 - Addendum ... (1.3 MB)

Skanska USA Building, Inc.
Vancouver Public Works Operations Campus
Bid Form for EC/CM Services

BID FORM

(To be submitted no later than **11:00 AM on November 13, 2025**)

TO: Skanska USA Building, Inc.

AT: BuildingConnected

The undersigned submits the following proposal.

ADDENDA:

Receipt of Addenda numbered 0 through 2 is hereby acknowledged.

BASE BID:

Pursuant to and in compliance with the RFQ, RFFP, and Instructions To Bidders, the undersigned hereby certifies they have carefully examined the Contract Documents, conditions affecting the work, and is familiar with the site; and having made the necessary examinations hereby proposes to furnish all labor, materials, equipment, and services necessary to complete the ECCM work and provide payment and performance bonds in strict accordance with the above named documents for the lump sum base bid amounts of:

I. GENERAL CONDITIONS AND FEE BID:

Description of Bid Item:	Percentage	Total Estimated MASC	Bid Amount
Percent Fee (Percentage x Total Estimated MASC)	6.85 %	$ 19,000,000	$1,301,500
Specified General Conditions (lump sum) *Proposers are instructed to base the Final Proposal on the attached Specified General Conditions Designated Staff Breakdown (Section II). Complete attached breakdown of costs for Specified General Conditions Designated Staff and submit with proposal form.*	n/a	n/a	$1,492,117
		Total Bid:	$2,793,617

Totals of Part I Above (do NOT include State Sales Tax):

Two Million Seven Hundred and Ninety Three Thousand and Six Hundred and Seventeen Dollars
Print Dollar Amount

$ 2,793,617
Numerical Dollar Amount

Skanska USA Building, Inc.
Vancouver Public Works Operations Campus
Bid Form for EC/CM Services

II. SPECIFIED GENERAL CONDITIONS DESIGNATED STAFF BREAKDOWN

Proposers are instructed to base the Final Proposal on the designated staff positions shown below.

All other Specified General Conditions staff positions, duration, costs, including those on the Cost Responsibility Matrix, that are not indicated on this form are subject to negotiation after review of the finalized project scope and schedule.

Time of Completion – Final completion must be achieved within sixty (60) days following substantial completion.

Specified General Conditions Designated Staff	**Duration**	**Cost / month**	**Proposal Amount**
Project Manager – on site, day-to-day	26 Months	$18,123 /month	$471,200
Superintendent (onsite day-to-day field leadership)	26 Months	$12,632 /month	$328,432
General Foreman (onsite day-to-day field leadership)	26 Months	$10,615 /month	$275,987
All other Specified General Conditions – As required by the cost matrix and contract.	26 Months	$16,019 /month	$416,498
Total Specified General Conditions Designated Staff Costs (include on Section I of MC/CM Proposal Form)			$1,492,117

III. PRECONSTRUCTION SERVICES:

Provide a list of individuals proposed to perform preconstruction services, including names, project role and their fully weighted (all inclusive) hourly rate.

Staff Member Name and Title / Position	Hourly Rate
Adam Davis - Project Director	$110.15
Ryan Murphree - Pre-construction Manager	$110.15
Mark Sabo - Superintendent	$156.18
Stephen Robertson - BIM/ Prefab Manager	$110.15
Shawn Leonard - Project Manager	$145.50
Jolene Burum - Safety Manager	$105.32

Skanska USA Building, Inc.
Vancouver Public Works Operations Campus
Bid Form for EC/CM Services

	$
	$
	$
	$
	$

BID EVALUATION:
For purposes of bid evaluation, a subcontract will be awarded to the low responsive and responsible bidder based on Part I. TOTAL BID.
A Subcontract Agreement will be executed based on the negotiated amount utilizing the rates noted above in Part III. PRECONSTRUCTION SERVICES.

Description of Bid Item:	**Bid Amount**
Preconstruction Services - (Lump Sum Value of Total Preconstruction services)	$85,000

FEE:
Fee noted above is a blended rate and will be applied to the total MASC amount and future change orders. This fee percentage will supersede the change order fee specified in the A201 owner contract. Subcontractor shall review RCW 39.10.385 for the definition of MASC and the application of fee to EC/CM contract when executed.

SALES TAX:
None of the sums stated in the foregoing include Washington State Sales Tax except as required in the Cost Matrix for General Condition items.

INTENT AND AFFIDAVIT OF WAGES PAID
In compliance with 296-127 WAC the Contractor shall pay all fees associated with the Intent and Affidavit of Wages Paid to the Department of Labor and Industries. These costs are included in the bid.

PREVAILING WAGE:
This project is subject RCW 39.12, Washington State's Prevailing Wage Act. These costs are included in the bid.

TIME OF COMPLETION AND LIQUIDATED DAMAGES:
Bidder has familiarized themselves with the contract requirements and has understood that liquidated damages may be assessed for each consecutive calendar day the completion of the project exceeds the specified completion date for this bid package. Liquidated damages shall be deducted from the subcontract by subcontract modification.

Skanska USA Building, Inc.
Vancouver Public Works Operations Campus
Bid Form for EC/CM Services

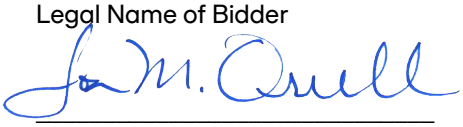
CONTRACT AND BOND:

Subcontractor shall guarantee and maintain its bid for a period of 60 days after the date bids are opened. The undersigned agrees to execute Skanska U.S.A. Building, Inc.'s Subcontract form without exception for the scope of work defined in the attached and the sum noted above. Bidder shall submit executed Subcontract and insurance certificate within 10 days after receipt of the Letter of Intent and Award.

ENCLOSED WITH THE BID:

1. Completed and signed proposal by appropriate Officer of the bidding firm.

EC Company dba EC Electric
Legal Name of Bidder



By (Authorized Signature)

The firm represented by the above signature is:
Sole Proprietorship _____
Partnership _____
X Corporation
State of Incorporation Oregon
Other _____

Jon M. Orrell, RCDD
Printed Name

President
Title

2121 NW Thurman St.
Street Address

Portland OR
City State

503-224-3511
Telephone Fax No.

OR CCB #49737
State of Washington Contractor's License No.

Vancouver Public Works Operations Campus - ECCM & MCCM

8713 Northeast 94th Avenue, Vancouver, WA 98662, United States of America

Sent proposal: $2,962,500

Submitted Nov 13, 2025 at 10:07 AM PST

Prairie Electric, Inc.
27050 Northeast 10th Avenue, Ridgefield, WA 98642, United States of America
Carl Dunn | +1 360-573-2750 | carld@prairielectric.com

Line Items

Description	Quantity	Unit Cost	Total Cost
Fee [Percent Fee % X MASC]			$1,330,000
Specified General Conditions Lump Sum			$1,632,500
Base Bid			**$2,962,500**

Scope-Specific Information and Unit Costs

Percent Fee (%)	7.0

General Acknowledgments

Licensing: Licensed Mechanical Contractor in the State of Washington and licensed to do business in the City of Vancouver		Yes
Insurance: Ability to provide the minimum insurance coverage shown in the attached Insurance Exhibit (Reference Attachment B – Skanska Sample Subcontract Agreement's Exhibit G). Provide a letter, or letters, from the firm's broker/insurer(s) stating that the firm will meet the required insurance coverage, without exception (include professional liability for hangers, seismic, etc.). Note: Insurance letter(s) will not be considered part of the proposal's page count.		Yes
Bidder Prequalification: Bidder shall complete the Skanska pre-qualification process prior to proposal submission.		Yes
Bidder Responsibility Criteria: Proposer shall provide a sworn statement indicating qualification of public works projects.	Yes	
Contract Terms: Proposer accepts the Skanska Subcontract Terms, Conditions and Exhibits included as Attachment B without exception. Provide the Attachment A Subcontractor's Certification Statement form signed by an officer of your company confirming acceptance. Note: Contractor's signed Attachment B will not be considered part of the proposal's page count.	Yes	
Experience Modification Rate (EMR): The proposer shall provide their EMR for the past three (3) years (2021-2024) as determined by the Washington State Department of Labor and Industries. The passing criteria is an EMR of 1.0 or less in either the most recent year or the average of the past three (3) years, whichever is more favorable.		Yes

Bond Information

Bonding Capacity: Ability to provide Payment and Performance Bonds for the anticipated value of this contract (Approx. $13.6M). Provide a letter from your Surety or Bonding Agent indicating that the firm has the requisite bonding capacity during the anticipated contract period and will provide bonds in strict accordance with Attachment B's Exhibit O. Note: Contractor's Surety letter will not be considered part of the proposal's page count.	Yes

Attachments

VPOC ECCM RFFP Add #2 Bid ... (476 KB)

Skanska USA Building, Inc.
Vancouver Public Works Operations Campus
Bid Form for EC/CM Services

BID FORM

(To be submitted no later than **11:00 AM on November 13, 2025**)

TO: Skanska USA Building, Inc.

AT: BuildingConnected

The undersigned submits the following proposal.

ADDENDA:

Receipt of Addenda numbered 1 through 2 is hereby acknowledged.

BASE BID:

Pursuant to and in compliance with the RFQ, RFFP, and Instructions To Bidders, the undersigned hereby certifies they have carefully examined the Contract Documents, conditions affecting the work, and is familiar with the site; and having made the necessary examinations hereby proposes to furnish all labor, materials, equipment, and services necessary to complete the ECCM work and provide payment and performance bonds in strict accordance with the above named documents for the lump sum base bid amounts of:

I. GENERAL CONDITIONS AND FEE BID:

Description of Bid Item:	Percentage	Total Estimated MASC	Bid Amount
Percent Fee (Percentage x Total Estimated MASC)	7.0 %	$ 19,000,000	$ 1,330,000.00
Specified General Conditions (lump sum) *Proposers are instructed to base the Final Proposal on the attached Specified General Conditions Designated Staff Breakdown (Section II). Complete attached breakdown of costs for Specified General Conditions Designated Staff and submit with proposal form.*	n/a	n/a	$ 1,632,500.00
		Total Bid:	**$** 2,962,500.00

Totals of Part I Above (do NOT include State Sales Tax):

Two million nine hundred sixty two thousand five hundred Dollars
Print Dollar Amount

$ 2,962,500.00
Numerical Dollar Amount

Skanska USA Building, Inc.
Vancouver Public Works Operations Campus
Bid Form for EC/CM Services

II. SPECIFIED GENERAL CONDITIONS DESIGNATED STAFF BREAKDOWN

Proposers are instructed to base the Final Proposal on the designated staff positions shown below.

All other Specified General Conditions staff positions, duration, costs, including those on the Cost Responsibility Matrix, that are not indicated on this form are subject to negotiation after review of the finalized project scope and schedule.

Time of Completion – Final completion must be achieved within sixty (60) days following substantial completion.

Specified General Conditions Designated Staff	**Duration**	**Cost / month**	**Proposal Amount**
Project Manager – on site, day-to-day	26 Months	$ 18,200 /month	$ 473,200
Superintendent (onsite day-to-day field leadership)	26 Months	$ 18,200 /month	$ 473,200
General Foreman (onsite day-to-day field leadership)	26 Months	$ 18,200 /month	$ 473,200
All other Specified General Conditions – As required by the cost matrix and contract.	26 Months	$ 8,188 /month	$ 212,900
Total Specified General Conditions Designated Staff Costs (include on Section I of MC/CM Proposal Form)			$ 1,632,500

III. PRECONSTRUCTION SERVICES:

Provide a list of individuals proposed to perform preconstruction services, including names, project role and their fully weighted (all inclusive) hourly rate.

Staff Member Name and Title / Position	Hourly Rate
Carl Dunn / Preconstruction Manager	$ 140.00
Vic Hallstrom / General Superintendent	$ 140.00
Scott Stefan / Superintendent	$ 140.00
Blaine Bolsoy / Foreman	$ 135.00
TBD / Estimator	$ 100.00
	$

Skanska USA Building, Inc.
Vancouver Public Works Operations Campus
Bid Form for EC/CM Services

	$
	$
	$
	$
	$

BID EVALUATION:
For purposes of bid evaluation, a subcontract will be awarded to the low responsive and responsible bidder based on Part I. TOTAL BID.
A Subcontract Agreement will be executed based on the negotiated amount utilizing the rates noted above in Part III. PRECONSTRUCTION SERVICES.

Description of Bid Item:	Bid Amount
Preconstruction Services - (Lump Sum Value of Total Preconstruction services)	$85,000

FEE:
Fee noted above is a blended rate and will be applied to the total MASC amount and future change orders. This fee percentage will supersede the change order fee specified in the A201 owner contract. Subcontractor shall review RCW 39.10.385 for the definition of MASC and the application of fee to EC/CM contract when executed.

SALES TAX:
None of the sums stated in the foregoing include Washington State Sales Tax except as required in the Cost Matrix for General Condition items.

INTENT AND AFFIDAVIT OF WAGES PAID
In compliance with 296-127 WAC the Contractor shall pay all fees associated with the Intent and Affidavit of Wages Paid to the Department of Labor and Industries. These costs are included in the bid.

PREVAILING WAGE:
This project is subject RCW 39.12, Washington State's Prevailing Wage Act. These costs are included in the bid.

TIME OF COMPLETION AND LIQUIDATED DAMAGES:
Bidder has familiarized themselves with the contract requirements and has understood that liquidated damages may be assessed for each consecutive calendar day the completion of the project exceeds the specified completion date for this bid package. Liquidated damages shall be deducted from the subcontract by subcontract modification.

Skanska USA Building, Inc.
Vancouver Public Works Operations Campus
Bid Form for EC/CM Services

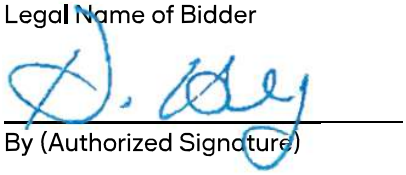
CONTRACT AND BOND:

Subcontractor shall guarantee and maintain its bid for a period of 60 days after the date bids are opened. The undersigned agrees to execute Skanska U.S.A. Building, Inc.'s Subcontract form without exception for the scope of work defined in the attached and the sum noted above. Bidder shall submit executed Subcontract and insurance certificate within 10 days after receipt of the Letter of Intent and Award.

ENCLOSED WITH THE BID:

1. Completed and signed proposal by appropriate Officer of the bidding firm.

Prairie Electric, Inc.
Legal Name of Bidder



By (Authorized Signature)

Bill Halberg
Printed Name

President
Title

27050 NE 10th Ave.
Street Address

Ridgefield WA
City State

(360) 573-2750 (360) 573-9866
Telephone Fax No.

PRAIREI150RZ
State of Washington Contractor's License No.

The firm represented by the above signature is:

Sole Proprietorship	
Partnership	
Corporation	X
State of Incorporation	WA
Other	

Vancouver Public Works Operations Campus - ECCM & MCCM

8713 Northeast 94th Avenue, Vancouver, WA 98662, United States of America

Sent proposal: $4,287,325

Submitted Nov 13, 2025 at 10:00 AM PST

JH Kelly LLC
821 3rd Ave, Longview, WA 98632, USA

Bob Breien | Electrical Estimator | +1 360-575-3167 | bbreien@jhkelly.com

Line Items

Description	Quantity	Unit Cost	Total Cost
Fee [Percent Fee % X MASC]			$1,995,000
Specified General Conditions Lump Sum			$2,292,325
Base Bid			**$4,287,325**

Scope-Specific Information and Unit Costs

Percent Fee (%)	10.5%

General Acknowledgments

Licensing: Licensed Mechanical Contractor in the State of Washington and licensed to do business in the City of Vancouver	Yes
Insurance: Ability to provide the minimum insurance coverage shown in the attached Insurance Exhibit (Reference Attachment B – Skanska Sample Subcontract Agreement's Exhibit G). Provide a letter, or letters, from the firm's broker/insurer(s) stating that the firm will meet the required insurance coverage, without exception (include professional liability for hangers, seismic, etc.). Note: Insurance letter(s) will not be considered part of the proposal's page count.	Yes
Bidder Prequalification: Bidder shall complete the Skanska pre-qualification process prior to proposal submission.	Yes
Bidder Responsibility Criteria: Proposer shall provide a sworn statement indicating qualification of public works projects.	Included in previously submitted SOQ.
Contract Terms: Proposer accepts the Skanska Subcontract Terms, Conditions and Exhibits included as Attachment B without exception. Provide the Attachment A Subcontractor's Certification Statement form signed by an officer of your company confirming acceptance. Note: Contractor's signed Attachment B will not be considered part of the proposal's page count.	Included in previously submitted SOQ
Experience Modification Rate (EMR): The proposer shall provide their EMR for the past three (3) years (2021-2024) as determined by the Washington State Department of Labor and Industries. The passing criteria is an EMR of 1.0 or less in either the most recent year or the average of the past three (3) years, whichever is more favorable.	Yes

Bond Information

Bonding Capacity: Ability to provide Payment and Performance Bonds for the anticipated value of this contract (Approx. $13.6M). Provide a letter from your Surety or Bonding Agent indicating that the firm has the requisite bonding capacity during the anticipated contract period and will provide bonds in strict accordance with Attachment B's Exhibit O. Note: Contractor's Surety letter will not be considered part of the proposal's page count.	Yes

Additional Information

Notes Bonding Letter was submitted with the original Proposal.

Attachments

JHK VPOC ECCM Electrical Pr... (218 KB)

Skanska USA Building, Inc.
Vancouver Public Works Operations Campus
Bid Form for EC/CM Services

BID FORM

(To be submitted no later than **11:00 AM on November 13, 2025**)

TO: Skanska USA Building, Inc.

AT: BuildingConnected

The undersigned submits the following proposal.

ADDENDA:

Receipt of Addenda numbered 1 through 2 is hereby acknowledged.

BASE BID:

Pursuant to and in compliance with the RFQ, RFFP, and Instructions To Bidders, the undersigned hereby certifies they have carefully examined the Contract Documents, conditions affecting the work, and is familiar with the site; and having made the necessary examinations hereby proposes to furnish all labor, materials, equipment, and services necessary to complete the ECCM work and provide payment and performance bonds in strict accordance with the above named documents for the lump sum base bid amounts of:

I. GENERAL CONDITIONS AND FEE BID:

Description of Bid Item:	Percentage	Total Estimated MASC	Bid Amount
Percent Fee (Percentage x Total Estimated MASC)	10.5 %	$ 19,000,000	$ 1,995,000
Specified General Conditions (lump sum) *Proposers are instructed to base the Final Proposal on the attached Specified General Conditions Designated Staff Breakdown (Section II). Complete attached breakdown of costs for Specified General Conditions Designated Staff and submit with proposal form.*	n/a	n/a	$ 2,292,325
		Total Bid:	**$ 4,287,325**

Totals of Part I Above (do NOT include State Sales Tax):

Four million, two hundred eighty-seven thousand, three hundred twenty-five Dollars
Print Dollar Amount

$ 4,287,325
Numerical Dollar Amount

Skanska USA Building, Inc.
Vancouver Public Works Operations Campus
Bid Form for EC/CM Services

II. SPECIFIED GENERAL CONDITIONS DESIGNATED STAFF BREAKDOWN

Proposers are instructed to base the Final Proposal on the designated staff positions shown below.

All other Specified General Conditions staff positions, duration, costs, including those on the Cost Responsibility Matrix, that are not indicated on this form are subject to negotiation after review of the finalized project scope and schedule.

Time of Completion – Final completion must be achieved within sixty (60) days following substantial completion.

Specified General Conditions Designated Staff	**Duration**	**Cost / month**	**Proposal Amount**
Project Manager – on site, day-to-day	26 Months	$ 15,170 /month	$ 394,440
Superintendent (onsite day-to-day field leadership)	26 Months	$ 24,220 /month	$ 629,720
General Foreman (onsite day-to-day field leadership)	26 Months	$ 22,663 /month	$ 589,238
All other Specified General Conditions – As required by the cost matrix and contract.	26 Months	$ 26,113 /month	$ 678,927
Total Specified General Conditions Designated Staff Costs (include on Section I of MC/CM Proposal Form)			$ 2,292,325

III. PRECONSTRUCTION SERVICES:

Provide a list of individuals proposed to perform preconstruction services, including names, project role and their fully weighted (all inclusive) hourly rate.

Staff Member Name and Title / Position	Hourly Rate
Bob Breien - Preconstruction Lead	$ 170.00
Quentin Kauppi - BIM / Detailing Lead	$ 167.00
Ben Kopman - Superintendent	$ 161.00
Heidi Bennett - Project Manager	$ 150.00
Jacob Craven - Detailer	$ 149.00
Greg Carroll - Estimator	$ 144.00

Skanska USA Building, Inc.
Vancouver Public Works Operations Campus
Bid Form for EC/CM Services

David Martin - Estimator	$ 130.00
Tim Conway - Estimator	$ 130.00
Cora Horton - Project Engineer	$ 120.00
Gordie Petterson - Detailer	$ 149.00
	$

BID EVALUATION:
For purposes of bid evaluation, a subcontract will be awarded to the low responsive and responsible bidder based on Part I. TOTAL BID.
A Subcontract Agreement will be executed based on the negotiated amount utilizing the rates noted above in Part III. PRECONSTRUCTION SERVICES.

Description of Bid Item:	Bid Amount
Preconstruction Services - (Lump Sum Value of Total Preconstruction services)	$85,000

FEE:
Fee noted above is a blended rate and will be applied to the total MASC amount and future change orders. This fee percentage will supersede the change order fee specified in the A201 owner contract. Subcontractor shall review RCW 39.10.385 for the definition of MASC and the application of fee to EC/CM contract when executed.

SALES TAX:
None of the sums stated in the foregoing include Washington State Sales Tax except as required in the Cost Matrix for General Condition items.

INTENT AND AFFIDAVIT OF WAGES PAID
In compliance with 296-127 WAC the Contractor shall pay all fees associated with the Intent and Affidavit of Wages Paid to the Department of Labor and Industries. These costs are included in the bid.

PREVAILING WAGE:
This project is subject RCW 39.12, Washington State's Prevailing Wage Act. These costs are included in the bid.

TIME OF COMPLETION AND LIQUIDATED DAMAGES:
Bidder has familiarized themselves with the contract requirements and has understood that liquidated damages may be assessed for each consecutive calendar day the completion of the project exceeds the specified completion date for this bid package. Liquidated damages shall be deducted from the subcontract by subcontract modification.

Skanska USA Building, Inc.
Vancouver Public Works Operations Campus
Bid Form for EC/CM Services

CONTRACT AND BOND:

Subcontractor shall guarantee and maintain its bid for a period of 60 days after the date bids are opened. The undersigned agrees to execute Skanska U.S.A. Building, Inc.'s Subcontract form without exception for the scope of work defined in the attached and the sum noted above. Bidder shall submit executed Subcontract and insurance certificate within 10 days after receipt of the Letter of Intent and Award.

ENCLOSED WITH THE BID:

1. Completed and signed proposal by appropriate Officer of the bidding firm.

JH Kelly, LLC
Legal Name of Bidder

Melissa Bent
By (Authorized Signature)

Melissa Bent
Printed Name

CFO/EVP
Title

821 3rd Ave
Street Address

Longview WA
City State

360-575-3166
Telephone Fax No.

JHKELL*011KC
State of Washington Contractor's License No.

The firm represented by the above signature is:

Sole Proprietorship	
Partnership	X
Corporation	
State of Incorporation	
Other	

Docusign Envelope ID: 40660BCB-391D-4979-8968-C35FE3539676

AIA® Document A133™ – 2019
Exhibit A

Guaranteed Maximum Price Amendment #2

This second Amendment dated the 12/17/2025 is incorporated into the accompanying AIA Document A133™–2019, Standard Form of Agreement Between Owner and Construction Manager as Constructor where the basis of payment is the Cost of the Work Plus a Fee with a Guaranteed Maximum Price dated the 13th day of June in the year 2025 (the "Agreement")
(In words, indicate day, month, and year.)

for the following **PROJECT:**
(Name and address or location)

Vancouver Public Works Operations Campus
8713 NE 94th Avenue
Vancouver, WA 98662

THE OWNER:
(Name, legal status, and address)

City of Vancouver
PO Box 1995
Vancouver WA 98668

THE CONSTRUCTION MANAGER:
(Name, legal status, and address)

Skanska USA Building Inc
1010 NW Flanders, Ste 500
Portland OR 97209

TABLE OF ARTICLES

A.1 GUARANTEED MAXIMUM PRICE

A.2 DATE OF COMMENCEMENT AND SUBSTANTIAL COMPLETION

A.3 INFORMATION UPON WHICH AMENDMENT IS BASED

A.4 CONSTRUCTION MANAGER'S CONSULTANTS, CONTRACTORS, DESIGN PROFESSIONALS, AND SUPPLIERS

ARTICLE A.1 GUARANTEED MAXIMUM PRICE

§ A.1.1 Guaranteed Maximum Price

Pursuant to Section 3.2.6 of the Agreement, the Owner and Construction Manager hereby amend the Agreement to establish a Guaranteed Maximum Price. As agreed by the Owner and Construction Manager, the Guaranteed Maximum Price is an amount that the Contract Sum shall not exceed. The Contract Sum consists of the Construction Manager's Fee plus the Cost of the Work, as that term is defined in Article 6 of the Agreement.

ADDITIONS AND DELETIONS: The author of this document has added information needed for its completion. The author may also have revised the text of the original AIA standard form. An *Additions and Deletions Report* that notes added information as well as revisions to the standard form text is available from the author and should be reviewed.

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

AIA Document A201™–2017, General Conditions of the Contract for Construction, is adopted in this document by reference. Do not use with other general conditions unless this document is modified.

ELECTRONIC COPYING of any portion of this AIA® Document to another electronic file is prohibited and constitutes a violation of copyright laws as set forth in the footer of this document.

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User Notes: (2020107107)

Docusign Envelope ID: 40660BCB-391D-4979-8968-C35FE3539676

§ A.1.1.1 The Contract Sum is guaranteed by the Construction Manager not to exceed $10,072,258, subject to additions and deductions by Change Order as provided in the Contract Documents.

§ A.1.1.2 Itemized Statement of the Guaranteed Maximum Price. Provided below is an itemized statement of the Guaranteed Maximum Price organized by trade categories, including allowances; the Construction Manager's contingency; alternates; the Construction Manager's Fee; and other items that comprise the Guaranteed Maximum Price as defined in Section 3.2.1 of the Agreement.
(Provide itemized statement below or reference an attachment.)

Per Exhibit A

§ A.1.1.3 The Construction Manager's Fee is set forth in Section 6.1.2 of the Agreement.

§ A.1.1.4 The method of adjustment of the Construction Manager's Fee for changes in the Work is set forth in Section 6.1.3 of the Agreement.

§ A.1.1.5 Alternates
§ A.1.1.5.1 Alternates, if any, included in the Guaranteed Maximum Price:

Item	Price
N/A	

§ A.1.1.5.2 Subject to the conditions noted below, the following alternates may be accepted by the Owner following execution of this Exhibit A. Upon acceptance, the Owner shall issue a Modification to the Agreement.
(Insert below each alternate and the conditions that must be met for the Owner to accept the alternate.)

Item	Price	Conditions for Acceptance
N/A		

§ A.1.1.6 Unit prices, if any:
(Identify the item and state the unit price and quantity limitations, if any, to which the unit price will be applicable.)

Item	Units and Limitations	Price per Unit ($0.00)
N/A		

ARTICLE A.2 DATE OF COMMENCEMENT, SUBSTANTIAL COMPLETION AND FINAL COMPLETION
§ A.2.1 The date of commencement of the Work shall be:
(Check one of the following boxes.)

[«X»] The date of execution of this Amendment.

[« »] Established as follows:
(Insert a date or a means to determine the date of commencement of the Work.)

« »

If a date of commencement of the Work is not selected, then the date of commencement shall be the date of execution of this Amendment.

§ A.2.2 Unless otherwise provided, the Contract Time is the period of time, including authorized adjustments, allotted in the Contract Documents for Substantial Completion of the Work. The Contract Time shall be measured from the date of commencement of the Work.

§ A.2.3 Substantial Completion
§ A.2.3.1 Subject to adjustments of the Contract Time as provided in the Contract Documents, the Construction Manager shall achieve Substantial Completion of the entire Work:
(Check one of the following boxes and complete the necessary information.)

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User Notes: (2020107107)

Docusign Envelope ID: 40660BCB-391D-4979-8968-C35FE3539676

[« »] Not later than « » (« ») calendar days from the date of commencement of the Work.

[« »] By the following date: « »

§ A.2.3.2 Subject to adjustments of the Contract Time as provided in the Contract Documents, if portions of the Work are to be completed prior to Substantial Completion of the entire Work, the Construction Manager shall achieve Substantial Completion of such portions by the following dates:

Portion of Work	Substantial Completion Date

§ A.2.3.3 If the Construction Manager fails to achieve Substantial Completion as provided in this Section A.2.3, liquidated damages shall be assessed as follows:

Construction Manager understands that if it fails to achieve Substantial Completion by the Substantial Completion Date (as specified in the GMP Amendment), Owner will suffer damages that are difficult to determine and accurately specify. Construction Manager agrees that if it fails to achieve Substantial Completion by the Substantial Completion Date, Construction Manager shall pay Owner $0.00 as liquidated damages for each calendar day that Substantial Completion extends beyond the relevant Substantial Completion Date.

Any liquidated damages assessed pursuant to this Contract shall be in lieu of all monetary liability for any and all extra costs, losses, expenses, claims, penalties and any other damages, whether special or consequential, and of whatsoever nature incurred by Owner which are caused by any delay in achieving Substantial Completion or Final Completion, provided this limitation shall not apply to Construction Manager's duty to indemnify the Owner or to warrant Construction Manager's Work as provided in this Contract and shall not apply to any loss, damage, cost or liability incurred by Owner due to factors unrelated to Construction Manager's delay.

§ A.2.4 Final Completion

§ A.2.4.1 Subject to adjustments of the Contract Time as provided in the Contract Documents, the Construction Manager shall achieve Final Completion of the entire Work:

[« »] Not later than « » (« ») calendar days from the date of Substantial Completion.

[« »] By the following date: « »

§ A.2.4.2 Subject to adjustments of the Contract Time as provided in the Contract Documents, if portions of the Work are to be completed prior to Final Completion of the entire Work, the Construction Manager shall achieve Final Completion of such portions by the following dates:

Portion of Work	Final Completion Date

ARTICLE A.3 INFORMATION UPON WHICH AMENDMENT IS BASED

§ A.3.1 The Guaranteed Maximum Price and Contract Time set forth in this Amendment are based on the Contract Documents and the following:

§ A.3.1.1 The following Supplementary and other Conditions of the Contract:

Document	Title	Date	Pages

§ A.3.1.2 The following Specifications:
(Either list the Specifications here, or refer to an exhibit attached to this Amendment.)

See Exhibit C

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User Notes: (2020107107)

Docusign Envelope ID: 40660BCB-391D-4979-8968-C35FE3539676

Section	Title	Date	Pages

§ A.3.1.3 The following Drawings:
(Either list the Drawings here, or refer to an exhibit attached to this Amendment.)
See Exhibit C

Number	Title	Date

§ A.3.1.4 The Sustainability Plan, if any:
(If the Owner identified a Sustainable Objective in the Owner's Criteria, identify the document or documents that comprise the Sustainability Plan by title, date and number of pages, and include other identifying information. The Sustainability Plan identifies and describes the Sustainable Objective; the targeted Sustainable Measures; implementation strategies selected to achieve the Sustainable Measures; the Owner's and Construction Manager's roles and responsibilities associated with achieving the Sustainable Measures; the specific details about design reviews, testing or metrics to verify achievement of each Sustainable Measure; and the Sustainability Documentation required for the Project, as those terms are defined in Exhibit C to the Agreement.)

Title	Date	Pages
N/A		

Other identifying information:

§ A.3.1.5 Allowances, if any, included in the Guaranteed Maximum Price:
(Identify each allowance.)

Item	Price
N/A	

§ A.3.1.6 Assumptions and clarifications, if any, upon which the Guaranteed Maximum Price is based:
(Identify each assumption and clarification.)

See Exhibit B

§ A.3.1.7 The Guaranteed Maximum Price is based upon the following other documents and information:
(List any other documents or information here, or refer to an exhibit attached to this Amendment.)

See Exhibit B, F, G, H, I and J

ARTICLE A.4 CONSTRUCTION MANAGER'S CONSULTANTS, CONTRACTORS, DESIGN PROFESSIONALS, AND SUPPLIERS

§ A.4.1 The Construction Manager shall retain the consultants, contractors, design professionals, and suppliers, identified below:
(List name, discipline, address, and other information.)

« »

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User Notes: (2020107107)

This Amendment to the Agreement entered into as of the day and year first written above.

CITY OF VANCOUVER
A municipal corporation

Signed by:
02BF78E9C0DB4DB...
Lon Pluckhahn, City Manager

12/17/2025
Date

Attest:

DocuSigned by:
Natasha Ramras
493E940414AE4BD...
Natasha Ramras, City Clerk

Approved as to form:

DocuSigned by:
Nena Cook
A17C8F7FA2AC4D4...
Nena Cook, City Attorney

CONTRACTOR:
Skanska USA Building Inc

Signed by:
94B32D9737024EA...
Signature

Brian Urban
Printed Name /Title

VP / Account Manager

12/17/2025
Date

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EXHIBIT A - CONSTRUCTION COST SUMMARY

November 21, 2025

Bid Pkg #	Description of Bid Package (or CSI modified Uniformat)	Value	Value of Previous Amendments	Value of Amendment #02		**Total Contract Value**
32A	Early Planting and Irrigation	$ 223,000	$ 223,000	$ -		**$ 223,000**
32B	Fencing	$ 169,656	$ 169,656	$ -		**$ 169,656**
Bid Group 2						
31A	Early Sitework	$ 1,682,000	$ 1,682,000	$ -		**$ 1,682,000**
31B	Site Retaining Wall #2	$ 1,895,106	$ 1,895,106	$ -		**$ 1,895,106**
Bid Group 3						
07A	Sealer and Joint Sealant	$ 34,036	$ -	$ 34,036		**$ 34,036**
23A	Geo Exchange Boring Field	$ 3,425,400	$ -	$ 3,425,400		**$ 3,425,400**
1	**Subtotal for Direct Subcontract Work**	**$ 7,429,198**	**$ 3,969,762**	**$ 3,459,436**		**$ 7,429,198**
2	Fencing Vegetation Clearing and Trimming Allowance	$ 7,500	$ 7,500	$ -		**$ 7,500**
3	Dewatering Baker Tank and Filtration Allowance	$ 200,000	$ 200,000	$ -		**$ 200,000**
4	Subcontractor Bonds (included in bid packages)	$ -	$ -	$ -		Included
5	**Subtotal for Other Contract Costs** (Add Lines 2, 3, & 4)	**$ 207,500**	**$ 207,500**	**$ -**		**$ 207,500**
6	**Total Subcontract Costs** (Add Lines 1 & 5)	**$ 7,636,698**	**$ 4,177,262**	**$ 3,459,436**		**$ 7,636,698**
7	Negotiated Support Services	$ 420,887	$ 404,728	$ 16,159		**$ 420,887**
8	Builder's Risk Allowance	$ 500,000	$ 500,000	$ -		**$ 500,000**
9	GC/CM Contingency (Subcontract Total x % Shown Below)	$ 281,794	$ 125,318	$ 156,476		**$ 281,794**
10	**Maximum Allowable Construction Cost (MACC)** (Add Lines 6, 7, 8, & 9)	**$ 8,839,379**	**$ 5,207,308**	**$ 3,632,071**		**$ 8,839,379**
11	Fixed Amount for Specified General Conditions	$ 835,549	$ 835,549	$ -		**$ 835,549**
12	GC/CM Fee x % Shown Below)	$ 397,330	$ 255,613	$ 141,717		**$ 397,330**
13	**Total Contract Cost (TCC)** (Add Lines 10, 12, and 12)	**$ 10,072,258**	**$ 6,298,470**	**$ 3,773,788**		**$ 10,072,258**
14	Preconstruction Services			$ -		**$ -**
15	**TCC plus Preconstruction Services** (Add Lines 13 and 14)	**$ 10,072,258**	**$ 6,298,470**	**$ 3,773,788**		**$ 10,072,258**

Ref.	**Risk Contingency & Fee Percentages Applicable to This Contract**					
Line 9	GC/CM Contingency Percentage					3.00%
Line 12	GC/CM Fee Percentage					4.23%

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EXHIBIT "B"
MACC-2 (Contract AMENDMENT #2)
Scope of Work and Assumptions and Clarifications
City of Vancouver - Public Works Operations Campus

SCOPE OF WORK -

The following scopes of work are included with Amendment #2:

City of Vancouver (MACC-2 Bid Packages – Early Work Requirements):

1. BP 07A – Sealer and Joint Sealant
   a. Complete Scope as Identified in the Bid Package and related Addenda
2. BP 23A – Ground Source Geo Exchange
   a. Complete Scope as Identified in the Bid Package and related Addenda.

General Conditions and Negotiated Support Services (NSS):

1. Negotiated Support Services: $16,159
2. General Conditions: $No change
3. Overhead and Profit 4.23%: 150,600.00

ASSUMPTIONS AND CLARIFICATIONS -

1. Assumes a Notice to Proceed, NTP, from the Owner for the bid package values in Amendment Exhibit A, by December 22, 2025, and an executed associated GMP Amendment by December 31, 2025. Delay in issuance of NTP will entitle Skanska to revise the Early Work Schedule.
2. The GMP Amendment assumes continuous unfettered, legal access to the site.
3. Public Agency reviews or approvals and associated fees are excluded, as well as the costs associated for any changes resulting from review by the agency and/or its inspectors, unless they are issues related to installation.

EXCLUSIONS -

The following exclusions apply for Amendment #2:

1. Any scope not specifically outlined above
2. Special inspection and testing services or fees
3. Division 26 scope issued with BP-23A

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EXHIBIT "B"
MACC-2 (Contract AMENDMENT #2)
Scope of Work and Assumptions and Clarifications
City of Vancouver - Public Works Operations Campus

COST BASIS OF AMENDMENT #2

Amendment #2 Proposal is based upon the following:

1. Owner / Contractor Agreements dated on June 13, 2025 – AIA A133-2019 and AIA A201 - 2017
2. As-Bid Specified General Conditions
3. Project Schedule dated March 7, 2025, Run Date: July 3, 2025
4. Bids received on November 13, 2025, for Bid Packages: 23B and 26A
5. Bid received on October 24, 2025, for Bid Package: 07A
6. Bid received on October 31, 2025, for Bid Package: 23A
7. GMP Mini-MACC #1 executed on September 29, 2025

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EXHIBIT "C"
MACC-2 (Contract AMENDMENT #2)
Drawings, Specifications, addenda and Reference Documents
Vancouver Public Works Operations Center

DRAWINGS & SKETCHES, SPECIFICATIONS, ADDENDA and OTHER DOCUMENTS

The documents listed in this Exhibit C comprise part of the Contract Documents.

Drawings & Sketches

Drawing or Sketch No.	Description	Rev No.	Date
	GENERAL		
G101	COVER SHEET	1	7/18/2025
G102	SHEET INDEX	2	10/7/2025
	CIVIL		
C000	COVER SHEET	1	7/18/2025
C001	LEGEND	1	7/18/2025
C100	CLEARING AND EROSION CONTROL PLAN	3	8/8/2025
C101	CLEARING AND EROSION CONTROL PLAN	2	7/29/2025
C102	TESC NOTES AND DETAILS	1	7/18/2025
C200	GRADING PLAN	3	8/8/2025
C201	GRADING PLAN	2	7/29/2025
C202	SITE CROSS SECTIONS	1	7/18/2025
C203	RETAINING WALL PROFILES	4	10/7/2025
C204	RETAINING WALL PROFILES	1	7/18/2025
C205	RETAINING WALL PROFILES	0	10/7/2025
LU100	EXISTING CONDITIONS	1	7/18/2025
LU200	CONCEPT PLAN	2	8/8/2025
	GEOTECHNICAL		
R100	ECOLOGY BLOCK DOUBLE WALL DETAILS	2	10/7/2025
R101	ECOLOGY BLOCK DOUBLE WALL DETAILS	0	10/7/2025
	STRUCTURAL		
S101	GENERAL NOTES	1	7/29/2025
S102	GENERAL NOTES	0	7/18/2025
S103	GENERAL NOTES	2	8/8/2025
S201	SOLDIER PILE WALL PLAN	2	8/8/2025
S211	SOLDIER PILE WALL ELEVATION	1	8/8/2025
S212	SOLDIER PILE WALL ELEVATION	1	8/8/2025
S301	SOLDIER PILE WALL DETAILS	1	7/29/2025
	MECHANICAL		
M001	SYMBOL LIST AND GENERAL NOTES - MECHANICAL	1	7/18/2025
M101	SITE PIPING PLAN - MECHANICAL	1	7/18/2025
M102	ENLARGED SITE PIPING PLAN - MECHANICAL	1	7/18/2025
M601	DETAILS - MECHANICAL	1	7/18/2025
M602	DETAILS - MECHANICAL	1	7/18/2025
	ELECTRICAL		
EG001	SYMBOL LIST AND GENERAL NOTES - ELECTRICAL	1	7/18/2025

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EG101	SITE PLAN - ELECTRICAL	1	7/18/2025
EG102	ENLARGED SITE PLAN - ELECTRICAL	1	7/18/2025
	LANDSCAPING		
LS1.0	LEVEL V TREE PLAN	1	7/18/2025
LS1.1	LEVEL V TREE PLAN	1	7/18/2025
LS2.0	PLANTING PLAN	1	7/18/2025
LS2.1	PLANTING DETAILS	1	7/18/2025
LS3.0	IRRIGATION PLAN	1	7/18/2025

Specifications

Specification Section	Description	Rev No.	Date
01	**GENERAL REQUIREMENTS**		
01 00 00	GENERAL REQUIREMENTS		6/20/2025
01 11 00	SUMMARY OF WORK		6/20/2025
01 23 00	ALTERNATES		6/20/2025
01 25 00	SUBSTITUTIONS		6/20/2025
01 26 00	CONTRACT MODIFICATIONS		6/20/2025
01 29 76	PROGRESS PAYMENTS		6/20/2025
01 31 00	PROJECT MANAGEMENT COORDINATION		6/20/2025
01 31 19	PROJECT MEETINGS		6/20/2025
01 32 16	CONSTRUCTION SCHEDULE		6/20/2025
01 33 00	SUBMITTAL PROCEDURES		6/20/2025
01 35 23	SAFETY REQUIREMENTS		6/20/2025
01 41 00	AIR BARRIER SYSTEM		6/20/2025
01 42 00	REFERENCES		6/20/2025
01 45 00	CONTRACTOR QUALITY CONTROL		6/20/2025
01 45 23	TESTING AND INSPECTION		6/20/2025
01 45 54	AIR BARRIER TESTING AND LEAK MITIGATION		6/20/2025
01 50 00	TEMPORARY FACILITIES AND CONTROLS		6/20/2025
01 56 39	TEMPORARY TREE PROTECTION PLAN		6/20/2025
01 58 00	PROJECT IDENTIFICATION		6/20/2025
01 71 23	FIELD ENGINEERING		6/20/2025
01 73 39	CUTTING AND PATCHING		6/20/2025
01 74 00	CONSTRUCTION WASTE MANAGEMENT		6/20/2025
01 75 00	TEST ENGINEER SERVICES		6/20/2025
01 77 00	CLOSEOUT PROCEDURES		6/20/2025
01 78 23	OPERATION AND MAINTENANCE DATA		6/20/2025
01 78 36	WARRANTIES		6/20/2025
01 79 00	DEMONSTRATION AND TRAINING		6/20/2025
01 91 00	COMMISSIONING		6/20/2025

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EXHIBIT "C"
MACC-2 (Contract AMENDMENT #2)
Drawings, Specifications, addenda and Reference Documents
Vancouver Public Works Operations Center

01 73 00	EXECUTION		6/20/2025
07	**THERMAL AND MOISTURE PROTECTION**		
07 1900	WATER REPELLENTS		7/18/2025
07 9200	JOINTSEALANTS		7/18/2025
23	**HEATING, VENTILATING, AND AIR-CONDITIONING (HVAC)**		
23 00 00	HEATING, VENTILATING AND AIR CONDITIONING (HVAC) BASIC REQUIREMENTS		6/20/2025
23 05 19	METERS AND GAUGES FOR HVAC PIPING		6/20/2025
23 05 23	GENERAL-DUTY VALVES FOR HVAC PIPING		6/20/2025
23 05 53	IDENTIFICATION FOR HVAC PIPING, DUCTWORK AND EQ		6/20/2025
23 21 13.33	GROUND-LOOP HEAT-PUMP PIPING		6/20/2025
23 21 13	HVAC PIPING		6/20/2025
23 21 16	HYDRONIC PIPING SPECIALTIES		6/20/2025
23 25 00	HVAC WATER TREATMENT		6/20/2025
26	**ELECTRICAL**		
26 00 00	ELECTRICAL BASIC REQUIREMENTS		6/20/2025
26 05 33	RACEWAYS		6/20/2025
26 05 43	ELECTRICAL VAULTS AND UNDERGROUND RACEWAYS		6/20/2025
31	**EARTHWORK**		
31 10 00	SITE CLEARING		7/18/2025
31 20 00	EARTH MOVING		7/18/2025
31 23 19	DEWATERING		7/18/2025
31 25 00	EROSION AND SEDIMENT CONTRO		7/18/2025
32	**EXTERIOR IMPROVEMENTS**		
323113	CHAIN LINK FENCING AND GATES		6/20/2025
328400	TEMPORARY IRRIGATION (DESIGN BUILD)		6/20/2025
329113	SOIL PREPARATION		6/20/2025
329300	PLANTS		6/20/2025
33	**UTILITIES**		
33 41 16	SUBDRAINAGE PIPING		7/18/2025

Addenda

Addendum No.	Description	Rev No.	Date
1	VPOC BP23A – Addendum #1		10/15/25
2	VPOC BP23A – Addendum #2		10/21/25
3	VPOC BP23A – Addendum #3		10/28/25

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EXHIBIT "C"
MACC-2 (Contract AMENDMENT #2)
Drawings, Specifications, addenda and Reference Documents
Vancouver Public Works Operations Center

Other

Document No.	Document Name	Rev No.	Date
	VPOC INFORMATION AVAILABLE TO BIDDERS 2025-7-18.pdf		7/18/2025
	Report of Geotechnical Engineering Services		10/02/2023
	Stormwater Pollution Prevention Plan (SWPPP)		02/28/2025

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EXHIBIT "D"
Contract AMENDMENT #2
Allowance Items
City of Vancouver – Public Works Operations Center

ALLOWANCE ITEMS -

None

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EXHIBIT “E”
Contract AMENDMENT #2
Alternate Prices
City of Vancouver – Public Works Operations Center

ALTERNATE PRICES

None.

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EXHIBIT “F”
Contract AMENDMENT #2
Unit Prices
City of Vancouver – Public Works Operation Center

Unit Prices -

Bid Package 23A Geo Exchange: Addendum #1 232113.33 1.4 B-13 Artesian Sealing, Add $3,250 for each artesian sealing condition required within the 400’ drill depth.

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EXHIBIT "G"
Contract AMENDMENT #2
Early Work Negotiated Support Services
City of Vancouver – Public Works Operations Center

NEGOTIATED SUPPORT SERVICES

The stipulated dollar values are not inclusive of GC/CM Contingency, Fee, or WSST.

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VPOC 8713 NE 94th Ave. Vancouver, WA 98662
Early Work MACC #2

Negotiated Site Services

Code	Description	MACC #2 Early Work
150.14680000	Crane/Equipment/Field Office Pads	-
150.01320000	Survey	-
150.01842500	Forklift	-
150.01800500	Fuel & Oil	-
150.01403000	Progress Cleaning	-
150.01401500	Dump Fees and Hauling	-
150.02370000	Erosion Control	-
150.01221100	Drinking Water/Ice	-
150.01400500	Field Toilets	-
150.01521000	Traffic Control	-
	Mock ups	-
150.01593500	Temporary Heating/Cooling	-
150.01592000	Temporary Water	-
150.01590500	Temporary Power	-
150.01591500	Temporary Lighting	-
150.01341601	Post GMP Bid Advertising	-
150.01901000	Builders Risk	-
150.01300000	Permits/Deferred Submittals	-
150.01405500	Final Cleaning	-
150.01504000	Temporary Site Protection	-
150.01200500	Field Offices	16,159.00
150.01210500	Project Signage	-
150.01583500	Temporary Access (Scaffolding & Stairs)	-
150.01819500	Temporary Vert. Transportation	-
150.01330500	Test Engineer Services	-
150.16080000	Electrical Testing	-
150.01584000	Temporary Fire Protection	-
150.01503500	Temporary Protection	-
150.01582500	Perimeter/Opening Protection	-
150.01570500	Temporary Weather Protection	-
150.09830000	Temporary Noise Barriers	-
150.25103600	3rd Party Means and Methods Engineerin	-
150.01190500	Project Specific Travel	-
Total		**$ 16,159.00**

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SKANSKA

VPOC MACC #2 NSS DETAIL

Early Work	Aug-25	Sep-25	Oct-25	Nov-25	Dec-25	Jan-26	Feb-26	Mar-26	Apr-26	May-26	Jun-26	Jul-26	Aug-26	Sep-26	Total
Mobile Cranes															-
Survey															-
Forklift															-
Fuel & Oil															-
Progress Cleaning															-
Dump Fees and Hauling															-
Erosion Control															-
Drinking Water/Ice															-
Field Toilets w/HW Station															-
Traffic Control															-
Mock ups															-
Temporary Heating/Cooling															-
Temporary Water															-
Temporary Power															-
Temporary Lighting															-
Post GMP Bid Advertising															-
Builders Risk															-
Permits/Deferred Submittals															-
Final Cleaning															-
Field Offices				175	175	175	175	175	2,684	857	4,948	2,265	2,265	2,265	16,159
Project Signage															-
Site Security															-
Temporary Access															-
Temporary Vert. Transportation															-
Test Engineer Services															-
Electrical Testing															-
Temporary Fire Protection															-
Temporary Protection															-
Perimeter/Opening Protection															-
Temporary Weather Protection															-
Temporary Noise Barriers															-
Means and Methods Engineering															-
Project Specific Travel															-
Total															**$ 16,159**

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EXHIBIT “H”
Contract AMENDMENT #2
Project Schedule
City of Vancouver – Public Works Operations Center

Project Schedule - Data Date March 07, 2025, Run Date: July 03, 2025

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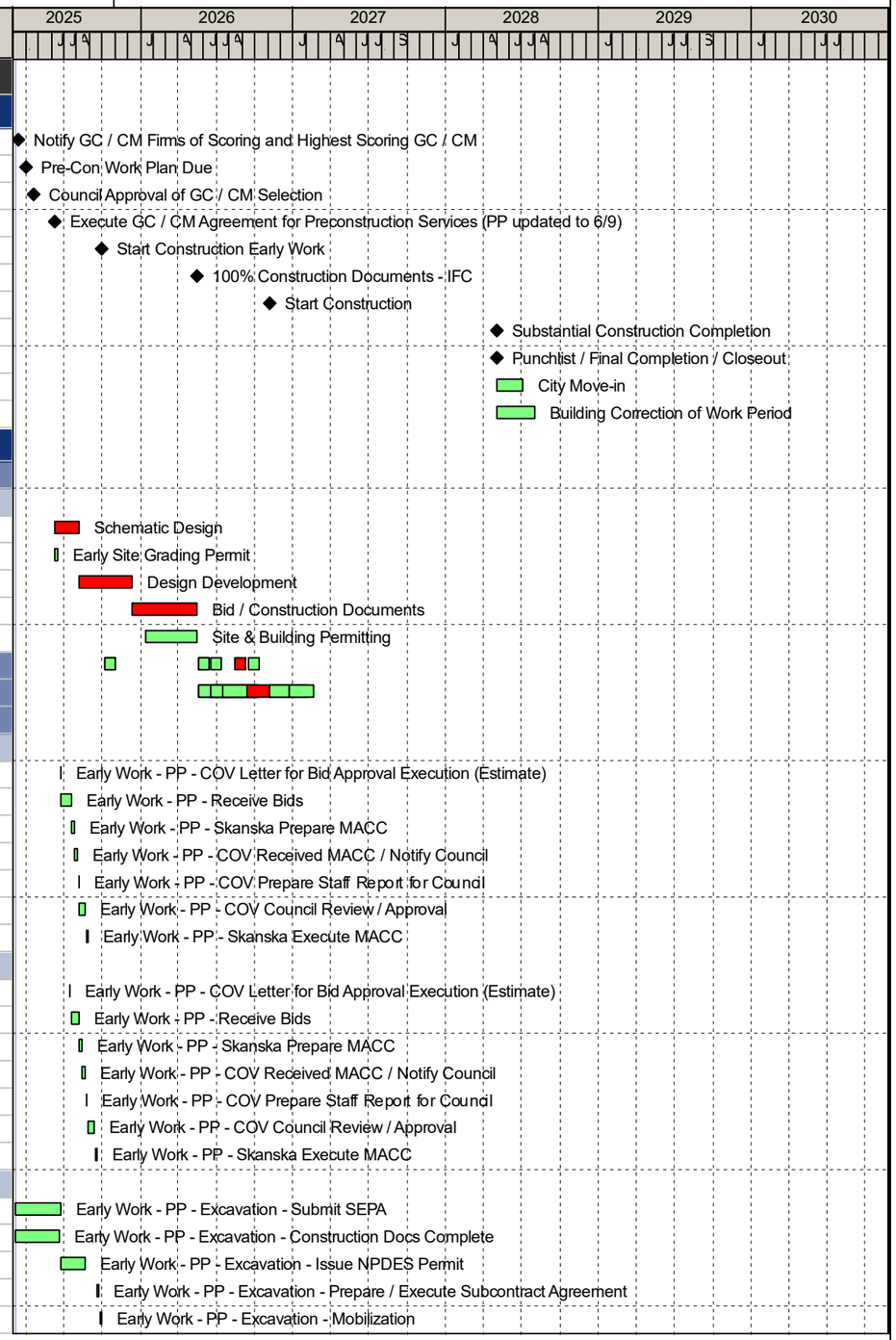
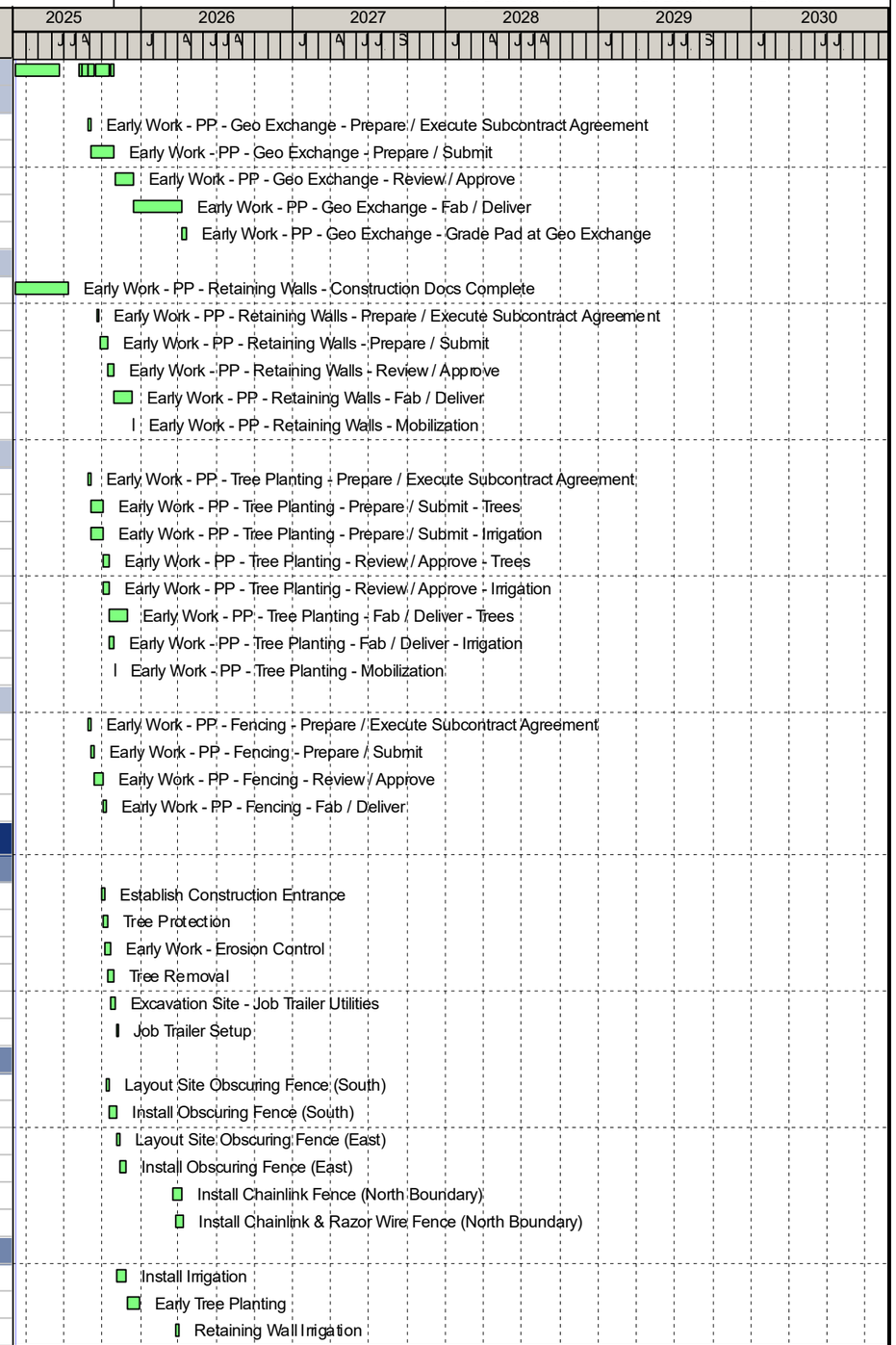
Activity ID	Activity Name	Orig Dur	Rem Dur	Start	Finish
VANCOUVER PUBLIC WORKS OPS CAMPUS - TILT - CURRENT		1240	1246	14-Mar-25 A	23-Jan-30
EXECUTIVE SUMMARY		860	860	14-Mar-25	02-Aug-28
EXE163	Notify GC / CM Firms of Scoring and Highest Scoring GC / CM	0	0		14-Mar-25*
EXE173	Pre-Con Work Plan Due	0	0		31-Mar-25*
EXE183	Council Approval of GC / CM Selection	0	0		18-Apr-25*
EXE193	Execute GC / CM Agreement for Preconstruction Services (PP updated to 6/9)	0	0		09-Jun-25*
EXE203	Start Construction Early Work	0	0	30-Sep-25	
DES187	100% Construction Documents - IFC	0	0		15-May-26*
EXE113	Start Construction	0	0	06-Nov-26	
EXE101	Substantial Construction Completion	0	0		01-May-28*
EXE103	Punchlist / Final Completion / Closeout	0	0		01-May-28
EXE143	City Move-in	44	44	02-May-28	03-Jul-28
EXE153	Building Correction of Work Period	65	65	02-May-28	02-Aug-28
PRE-CONSTRUCTION		460	495	25-Apr-25 A	17-Feb-27
DESIGN		238	238	10-Jun-25	15-May-26
OVERALL		238	238	10-Jun-25	15-May-26
DES147	Schematic Design	42	42	10-Jun-25	07-Aug-25
DES111	Early Site Grading Permit	5	5	10-Jun-25	16-Jun-25
DES101	Design Development	86	86	08-Aug-25	10-Dec-25
DES102	Bid / Construction Documents	110	110	11-Dec-25	15-May-26
DES106	Site & Building Permitting	88	88	14-Jan-26	15-May-26
TRADE PARTNER CONTRACTING		259	259	06-Oct-25	12-Oct-26
CRITICAL MATERIAL & EQUIPMENT PROCUREMENT		191	191	18-May-26	17-Feb-27
EARLY WORK PROCUREMENT		301	287	25-Apr-25 A	22-Apr-26
EARLY WORK COV MACC 01 Negotiations		47	47	23-Jun-25 A	27-Aug-25
EW14610	Early Work - PP - COV Letter for Bid Approval Execution (Estimate)	1	1	23-Jun-25*	23-Jun-25
EW227	Early Work - PP - Receive Bids	15	18	27-Jun-25 A	18-Jul-25
EW15070	Early Work - PP - Skanska Prepare MACC	5	5	21-Jul-25	25-Jul-25
EWS257	Early Work - PP - COV Received MACC / Notify Council	6	6	28-Jul-25	04-Aug-25
EWS267	Early Work - PP - COV Prepare Staff Report for Council	2	2	05-Aug-25	06-Aug-25
EWS277	Early Work - PP - COV Council Review / Approval	12	12	07-Aug-25	22-Aug-25
EWS237	Early Work - PP - Skanska Execute MACC	3	3	25-Aug-25	27-Aug-25
EARLY WORK COV MACC 02 Negotiations		44	44	17-Jul-25	17-Sep-25
EW15060	Early Work - PP - COV Letter for Bid Approval Execution (Estimate)	1	1	17-Jul-25*	17-Jul-25
EW15050	Early Work - PP - Receive Bids	15	15	18-Jul-25	07-Aug-25
EW15080	Early Work - PP - Skanska Prepare MACC	5	5	08-Aug-25	14-Aug-25
EWS417	Early Work - PP - COV Received MACC / Notify Council	6	6	15-Aug-25	22-Aug-25
EWS427	Early Work - PP - COV Prepare Staff Report for Council	2	2	25-Aug-25	26-Aug-25
EWS437	Early Work - PP - COV Council Review / Approval	12	12	27-Aug-25	12-Sep-25
EWS407	Early Work - PP - Skanska Execute MACC	3	3	15-Sep-25	17-Sep-25
EARLY WORK Excavation		301	144	25-Apr-25 A	29-Sep-25
EW14730	Early Work - PP - Excavation - Submit SEPA	36	77	25-Apr-25 A	24-Jun-25
EW14660	Early Work - PP - Excavation - Construction Docs Complete	25	75	05-May-25 A	20-Jun-25
EW14720	Early Work - PP - Excavation - Issue NPDES Permit	58	58	25-Jun-25	21-Aug-25
EWS357	Early Work - PP - Excavation - Prepare / Execute Subcontract Agreement	5	5	18-Sep-25	24-Sep-25
EW14680	Early Work - PP - Excavation - Mobilization	3	3	25-Sep-25	29-Sep-25



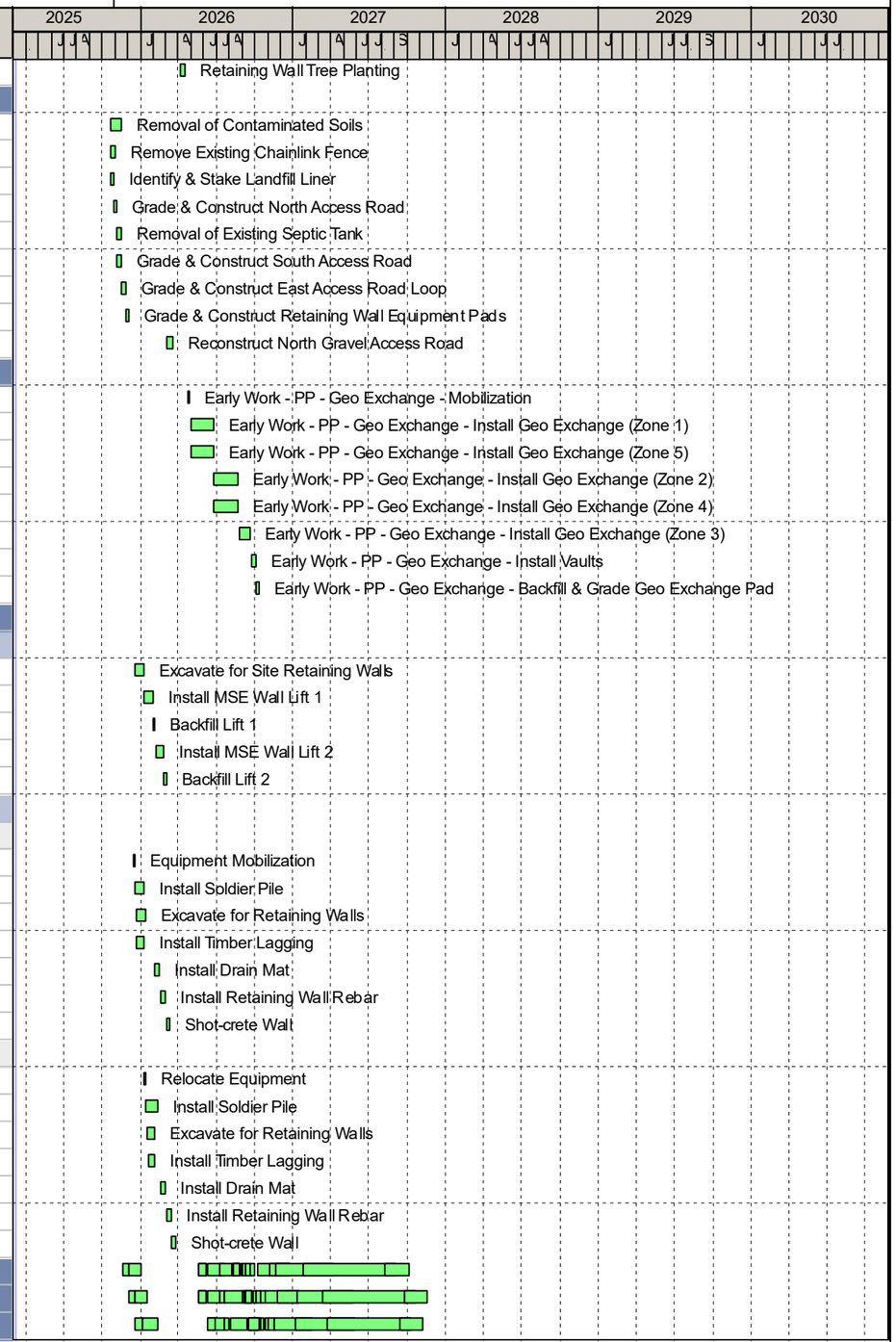
Remaining Level of Effort | Actual Work | Critical Remaining Work
Actual Level of Effort | Remaining Work | Milestone

Docusign Envelope ID: 40660BCB-391D-4979-8968-C35FE3539676

Activity ID	Activity Name	Orig Dur	Rem Dur	Start	Finish
EARLY WORK Aggregate Piers		228	164	05-May-25 A	27-Oct-25
EARLY WORK Geo Exchange		165	165	28-Aug-25	22-Apr-26
EWS367	Early Work - PP - Geo Exchange - Prepare / Execute Subcontract Agreement	5	5	28-Aug-25	04-Sep-25
EW14500	Early Work - PP - Geo Exchange - Prepare / Submit	40	40	05-Sep-25	30-Oct-25
EW14570	Early Work - PP - Geo Exchange - Review / Approve	30	30	31-Oct-25	15-Dec-25
EW14580	Early Work - PP - Geo Exchange - Fab / Deliver	80	80	16-Dec-25	08-Apr-26
EW14940	Early Work - PP - Geo Exchange - Grade Pad at Geo Exchange	10	10	09-Apr-26	22-Apr-26
EARLY WORK Retaining Walls		200	198	05-May-25 A	16-Dec-25
EW14790	Early Work - PP - Retaining Walls - Construction Docs Complete	25	89	05-May-25 A	11-Jul-25
EWS377	Early Work - PP - Retaining Walls - Prepare / Execute Subcontract Agreement	5	5	18-Sep-25	24-Sep-25
EW14760	Early Work - PP - Retaining Walls - Prepare / Submit	15	15	25-Sep-25	15-Oct-25
EW14770	Early Work - PP - Retaining Walls - Review / Approve	10	10	16-Oct-25	29-Oct-25
EW14780	Early Work - PP - Retaining Walls - Fab / Deliver	30	30	30-Oct-25	12-Dec-25
EW14800	Early Work - PP - Retaining Walls - Mobilization	2	2	15-Dec-25	16-Dec-25
EARLY WORK Tree Planting		65	65	28-Aug-25	01-Dec-25
EWS387	Early Work - PP - Tree Planting - Prepare / Execute Subcontract Agreement	5	5	28-Aug-25	04-Sep-25
EW14810	Early Work - PP - Tree Planting - Prepare / Submit - Trees	20	20	05-Sep-25	02-Oct-25
EW15140	Early Work - PP - Tree Planting - Prepare / Submit - Irrigation	20	20	05-Sep-25	02-Oct-25
EW14820	Early Work - PP - Tree Planting - Review / Approve - Trees	10	10	03-Oct-25	16-Oct-25
EW15150	Early Work - PP - Tree Planting - Review / Approve - Irrigation	10	10	03-Oct-25	16-Oct-25
EW14830	Early Work - PP - Tree Planting - Fab / Deliver - Trees	30	30	17-Oct-25	01-Dec-25
EW15160	Early Work - PP - Tree Planting - Fab / Deliver - Irrigation	10	10	17-Oct-25	30-Oct-25
EW14850	Early Work - PP - Tree Planting - Mobilization	2	2	31-Oct-25	03-Nov-25
EARLY WORK Fencing		30	30	28-Aug-25	09-Oct-25
EWS397	Early Work - PP - Fencing - Prepare / Execute Subcontract Agreement	5	5	28-Aug-25	04-Sep-25
EW15010	Early Work - PP - Fencing - Prepare / Submit	5	5	05-Sep-25	11-Sep-25
EW15020	Early Work - PP - Fencing - Review / Approve	15	15	12-Sep-25	02-Oct-25
EW15030	Early Work - PP - Fencing - Fab / Deliver	5	5	03-Oct-25	09-Oct-25
EARLY WORK CONSTRUCTION		657	657	30-Sep-25	01-May-28
EARLY WORK SITE MOBILIZATION		30	30	30-Sep-25	10-Nov-25
EW14870	Establish Construction Entrance	5	5	30-Sep-25	06-Oct-25
EW15240	Tree Protection	10	10	02-Oct-25	15-Oct-25
EW1030	Early Work - Erosion Control	10	10	07-Oct-25	20-Oct-25
EW15250	Tree Removal	10	10	16-Oct-25	29-Oct-25
EW1000	Excavation Site - Job Trailer Utilities	10	10	21-Oct-25	03-Nov-25
EW14880	Job Trailer Setup	5	5	04-Nov-25	10-Nov-25
EARLY WORK FENCING		130	130	10-Oct-25	15-Apr-26
EW14970	Layout Site Obscuring Fence (South)	5	5	10-Oct-25	16-Oct-25
EW14990	Install Obscuring Fence (South)	15	15	17-Oct-25	06-Nov-25
EW14980	Layout Site Obscuring Fence (East)	3	3	07-Nov-25	11-Nov-25
EW15000	Install Obscuring Fence (East)	10	10	12-Nov-25	25-Nov-25
EW15040	Install Chainlink Fence (North Boundary)	15	15	20-Mar-26	09-Apr-26
EW15090	Install Chainlink & Razor Wire Fence (North Boundary)	15	15	26-Mar-26	15-Apr-26
EARLY IRRIGATION & PLANTING		115	115	04-Nov-25	17-Apr-26
EW15100	Install Irrigation	17	17	04-Nov-25	26-Nov-25
EW15110	Early Tree Planting	20	20	02-Dec-25	30-Dec-25
EW15120	Retaining Wall Irrigation	7	7	26-Mar-26	03-Apr-26



Activity ID	Activity Name	Orig Dur	Rem Dur	Start	Finish
EW15130	Retaining Wall Tree Planting	10	10	06-Apr-26	17-Apr-26
EARLY WORK SITE EXCAVATION & UNDERGROUND UTILITIES		104	104	21-Oct-25	19-Mar-26
EW1180	Removal of Contaminated Soils	20	20	21-Oct-25	17-Nov-25
EW15170	Remove Existing Chainlink Fence	10	10	21-Oct-25	03-Nov-25
EW15190	Identify & Stake Landfill Liner	5	5	21-Oct-25	27-Oct-25
EW15200	Grade & Construct North Access Road	7	7	28-Oct-25	05-Nov-25
EW1200	Removal of Existing Septic Tank	10	10	04-Nov-25	17-Nov-25
EW15210	Grade & Construct South Access Road	7	7	06-Nov-25	14-Nov-25
EW15220	Grade & Construct East Access Road Loop	7	7	17-Nov-25	25-Nov-25
EW15230	Grade & Construct Retaining Wall Equipment Pads	5	5	26-Nov-25	04-Dec-25
EW15180	Reconstruct North Gravel Access Road	10	10	06-Mar-26	19-Mar-26
EARLY WORK GEO EXCHANGE		120	120	23-Apr-26	12-Oct-26
EW14750	Early Work - PP - Geo Exchange - Mobilization	5	5	23-Apr-26	29-Apr-26
EW14890	Early Work - PP - Geo Exchange - Install Geo Exchange (Zone 1)	40	40	30-Apr-26	25-Jun-26
EW14900	Early Work - PP - Geo Exchange - Install Geo Exchange (Zone 5)	40	40	30-Apr-26	25-Jun-26
EW14910	Early Work - PP - Geo Exchange - Install Geo Exchange (Zone 2)	40	40	26-Jun-26	21-Aug-26
EW14920	Early Work - PP - Geo Exchange - Install Geo Exchange (Zone 4)	40	40	26-Jun-26	21-Aug-26
EW14930	Early Work - PP - Geo Exchange - Install Geo Exchange (Zone 3)	20	20	24-Aug-26	21-Sep-26
EW14950	Early Work - PP - Geo Exchange - Install Vaults	10	10	22-Sep-26	05-Oct-26
EW14960	Early Work - PP - Geo Exchange - Backfill & Grade Geo Exchange Pad	5	5	06-Oct-26	12-Oct-26
SITE RETAINING WALLS		71	71	15-Dec-25	25-Mar-26
MSE RETAINING WALL		55	55	17-Dec-25	05-Mar-26
A2430	Excavate for Site Retaining Walls	15	15	17-Dec-25	08-Jan-26
A2850	Install MSE Wall Lift 1	15	15	09-Jan-26	29-Jan-26
A14000	Backfill Lift 1	5	5	30-Jan-26	05-Feb-26
A14010	Install MSE Wall Lift 2	15	15	06-Feb-26	26-Feb-26
A14020	Backfill Lift 2	5	5	27-Feb-26	05-Mar-26
SOLDIER PILE RETAINING WALL		71	71	15-Dec-25	25-Mar-26
RETAINING WALL UPPER		61	61	15-Dec-25	11-Mar-26
A14030	Equipment Mobilization	3	3	15-Dec-25	17-Dec-25
A2900	Install Soldier Pile	15	15	18-Dec-25	09-Jan-26
A2880	Excavate for Retaining Walls	15	15	22-Dec-25	13-Jan-26
A2910	Install Timber Lagging	10	10	24-Dec-25	08-Jan-26
A2940	Install Drain Mat	10	10	03-Feb-26	16-Feb-26
A2920	Install Retaining Wall Rebar	10	10	17-Feb-26	02-Mar-26
A2930	Shot-crete Wall	7	7	03-Mar-26	11-Mar-26
RETAINING WALL LOWER		54	54	09-Jan-26	25-Mar-26
A14100	Relocate Equipment	3	3	09-Jan-26	13-Jan-26
A14070	Install Soldier Pile	20	20	14-Jan-26	10-Feb-26
A14040	Excavate for Retaining Walls	15	15	16-Jan-26	05-Feb-26
A14080	Install Timber Lagging	10	10	20-Jan-26	02-Feb-26
A14060	Install Drain Mat	10	10	17-Feb-26	02-Mar-26
A14050	Install Retaining Wall Rebar	10	10	03-Mar-26	16-Mar-26
A14090	Shot-crete Wall	7	7	17-Mar-26	25-Mar-26
BUILDING A		476	476	18-Nov-25	04-Oct-27
BUILDING B		499	499	04-Dec-25	18-Nov-27
BUILDING C		480	480	18-Dec-25	05-Nov-27



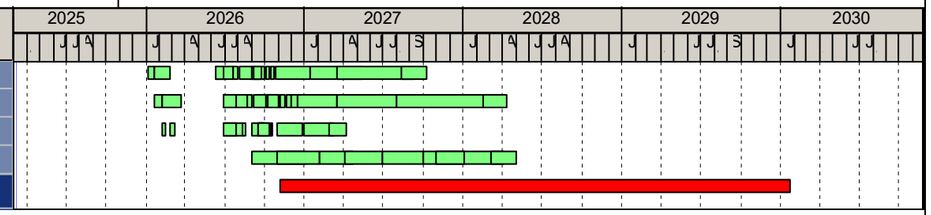
Remaining Level of Effort | Actual Work | Critical Remaining Work
Actual Level of Effort | Remaining Work | Milestone

VANCOUVER PUBLIC WORKS OPS CAMPUS - TILT - CURRENT

SKANSKA

Docusign Envelope ID: 40660BCB-391D-4979-8968-C35FE3539676

Activity ID	Activity Name	Orig Dur	Rem Dur	Start	Finish
BUILDING D		448	448	07-Jan-26	08-Oct-27
BUILDING E		565	565	21-Jan-26	10-Apr-28
BUILDING F		296	296	09-Feb-26	07-Apr-27
SITEWORK		423	423	01-Sep-26	01-May-28
CONSTRUCTION		821	821	06-Nov-26	23-Jan-30



Docusign Envelope ID: 40660BCB-391D-4979-8968-C35FE3539676

EXHIBIT "I"
Contract AMENDMENT #2
Early Work General Conditions
City of Vancouver – Public Works Operations Center

GENERAL CONDITIONS

No change

Docusign Envelope ID: 40660BCB-391D-4979-8968-C35FE3539676

EXHIBIT "J"
MACC-2 (Contract AMENDMENT #2)
Group II Bid Tab & Bids– 07A and 23A
City of Vancouver – Public Works Operations Center

Group II Bid Tab and Bids

4125009: VPOC Bid-Group #3

Prepared by Skanska - 1010 NW Flanders Street, Suite 500, Portland, OR 97209, United States of America

Bid Package Lead: Derek Bourque (derek.bourque@skanska.com)

Project Location: 415 West 6th Street, Vancouver, WA 98660, United States of America

07A: Sealer and Joint Sealants

Generated October 24, 2025

Signed by:
Derek Bourque
A9F4E320B8144E3...
DocuSigned by:
Anna Vogel
7C05B7FF67584CB...

Consurco, Inc.

Submitted by Ian Thackeray

Base Bid

$34,036

Original Proposal, October 16, 2025

	Unit	Qty	Unit Cost	Total Cost
LINE ITEMS				**$34,036**
MSE retaining wall joint sealants at brine and salt storage				$16,385
MSE retaining wall penetrating sealer at brine and salt storage				$17,651
Base Bid Total				**$34,036**

GENERAL ACKNOWLEDGMENTS	
Bidder hereby certifies they have carefully examined the Contract Documents, conditions affecting the work, and is familiar with the site; and having made the necessary examinations hereby proposes to furnish all labor, materials, equipment, and services necessary to complete the scope of work and provide payment and performance bonds in strict accordance with the above named documents for the lump sum base bid	YES
INTENT AND AFFIDAVIT OF WAGES PAID In compliance with 296-127 WAC the Contractor shall pay all fees associated with the Intent and Affidavit of Wages Paid to the Department of Labor and Industries. These costs are included in the bid.	YES
BIDDER RESPONSIBILITY CRITERIA: By submitting this proposal, Bidder confirms compliance with bidder responsibility criteria outlined in RCW 39.04.350. Bidder shall provide a sworn statement in accordance with chapter 5.50 RCW verifying compliance with RCW 39.04.350 (1) (g). Bidder must provide the sworn statement within 5-days of notice of intent to award from the Contractor, and prior to formal Contract award.	YES
TIME OF COMPLETION: Bidder has familiarized themselves with the contract requirements and the project schedule included as Exhibit D and D-1.	YES
CONTRACT AND BOND: Subcontractor shall guarantee and maintain its bid for a period of 60 days after the date bids are opened. The undersigned agrees to execute Skanska U.S.A. Building, Inc.'s Subcontract form without exception for the scope of work defined in the attached and the sum noted above. Bidder shall submit executed Subcontract and insurance certificate within 10 days after receipt of the Letter of Intent and Award.	YES
Bidder acknowledges receipt of Addenda # through ##	NA

Summary

4125009: VPOC Bid-Group #3

Prepared by Skanska - 1010 NW Flanders Street, Suite 500, Portland, OR 97209, United States of America

Bid Package Lead: Derek Bourque (derek.bourque@skanska.com)

Project Location: 415 West 6th Street, Vancouver, WA 98660, United States of America

23A: Geo Exchange Boring Field

Generated October 31, 2025

Base Bid

	Unit	Qty	Unit Cost	Total Cost
LINE ITEMS				**$3,396,700**
Geo Exchange Boring Field 400' Depth				$3,386,000
Artesian Sealing 400' Depth 1-Each	each	1.00	$3,250.00	$3,250
Geo Exchange Boring Field 600' Depth				
Artesian Sealing 600' Depth 1-Each	each	0.00	$0.00	$0
Trench Safety RCW 39.04.180				$7,450
ALTERNATES				
Provide a Baker tank for drilling fluids and spoils in lieu of an onsite detention pond.				$28,700
Base Bid Total				**$3,396,700**
SCOPE-SPECIFIC CLARIFICATIONS				
Bidders may submit bids for either drill depth option, 400' or 600' and do not need to bid both depths.				
GENERAL ACKNOWLEDGMENTS				
Bidder hereby certifies they have carefully examined the Contract Documents, conditions affecting the work, and is familiar with the site; and having made the necessary examinations hereby proposes to furnish all labor, materials, equipment, and services necessary to complete the scope of work and provide payment and performance bonds in strict accordance with the above named documents for the lump sum base bid				YES
INTENT AND AFFIDAVIT OF WAGES PAID In compliance with 296-127 WAC the Contractor shall pay all fees associated with the Intent and Affidavit of Wages Paid to the Department of Labor and Industries. These costs are included in the bid.				YES
BIDDER RESPONSIBILITY CRITERIA: By submitting this proposal, Bidder confirms compliance with bidder responsibility criteria outlined in RCW 39.04.350. Bidder shall provide a sworn statement in accordance with chapter 5.50 RCW verifying compliance with RCW 39.04.350 (1) (g). Bidder must provide the sworn statement within 5-days of notice of intent to award from the Contractor, and prior to formal Contract award.				YES
TIME OF COMPLETION: Bidder has familiarized themselves with the contract requirements and the project schedule included as Exhibit D and D-1.				YES
CONTRACT AND BOND: Subcontractor shall guarantee and maintain its bid for a period of 60 days after the date bids are opened. The undersigned agrees to execute Skanska U.S.A. Building, Inc.'s Subcontract form without exception for the scope of work defined in the attached and the sum noted above. Bidder shall submit executed Subcontract and insurance certificate within 10 days after receipt of the Letter of Intent and Award.				YES
Bidder acknowledges receipt of Addenda # through ##				
Summary				

Geonomic Developments, LLC

Submitted by Nick Mitchell

$3,396,700

Original Proposal, October 31, 2025

Unit	Qty	Unit Cost	Total Cost
			$3,396,700
			$3,386,000
each	1.00	$3,250.00	$3,250
each	0.00	$0.00	$0
			$7,450
			$28,700
			$3,396,700
			YES
			YES
			YES
			YES
1-3			

MacDonald-Miller Facility Solutions, LLC

Submitted by Michael Weber

$4,038,795

Original Proposal, October 31, 2025

Unit	Qty	Unit Cost	Total Cost
			$4,038,795
			$4,038,295
each	1.00	$0.00	$0
each	0.00	$0.00	$0
			$500
			$39,555
			$4,038,795
			YES
			YES
			YES
			YES
#01 through #03			
MMFS shall subcontract all Geothermal scope through Geotility Geothermal Systems.			

EarthHeat, Inc.

Submitted by gerard Maloney

$4,477,230

Original Proposal, October 31, 2025

Unit	Qty	Unit Cost	Total Cost
			$4,477,230
			$4,353,960
each	1.00	$115,270.00	$115,270
each	0.00	$0.00	$0
			$8,000
			$25,838
			$4,477,230
			YES
			YES
			YES
			YES
1-3			
Thank you for the opportunity to partner on this project. We have attached our bid bond for the entir			

Tapani Plumbing Inc.

Submitted by Derek Bourque

$4,792,390

Original Proposal, October 31, 2025

Unit	Qty	Unit Cost	Total Cost
			$4,792,390
			$4,771,675
each	1.00	$715.00	$715
each	0.00	$0.00	$0
			$20,000
			$280,000
			$4,792,390
			YES
			YES
			YES
			YES
1 through 3			

Docusign Envelope ID: 40660BCB-391D-4979-8968-C35FE3539676

VPOC Bid-Group #3

415 West 6th Street, Vancouver, WA 98660, United States of America

Sent proposal: $3,396,700

Submitted Oct 31, 2025 at 10:54 AM PDT

Geonomic Developments, LLC

6635 North Baltimore Avenue, Portland, OR 97203, United States of America

Nick Mitchell | Owner | +1 503-734-0123 | info@geonomic.com

Line Items

Description	Quantity	Unit Cost	Total Cost
Geo Exchange Boring Field 400' Depth			$3,386,000
Artesian Sealing 400' Depth 1-Each	1	× $3,250 /each	$3,250
Geo Exchange Boring Field 600' Depth			
Artesian Sealing 600' Depth 1-Each			
Trench Safety RCW 39.04.180			$7,450
Base Bid			**$3,396,700**

Alternates

Provide a Baker tank for drilling fluids and spoils in lieu of an onsite detention pond.	$28,700

Scope-Specific Clarifications

Bidders may submit bids for either drill depth option, 400' or 600' and do not need to bid both depths.

General Acknowledgments

Bidder hereby certifies they have carefully examined the Contract Documents, conditions affecting the work, and is familiar with the site; and having made the necessary examinations hereby proposes to furnish all labor, materials, equipment, and services necessary to complete the scope of work and provide payment and performance bonds in strict accordance with the above named documents for the lump sum base bid	Yes
INTENT AND AFFIDAVIT OF WAGES PAID In compliance with 296-127 WAC the Contractor shall pay all fees associated with the Intent and Affidavit of Wages Paid to the Department of Labor and Industries. These costs are included in the bid.	Yes
BIDDER RESPONSIBILITY CRITERIA: By submitting this proposal, Bidder confirms compliance with bidder responsibility criteria outlined in RCW 39.04.350. Bidder shall provide a sworn statement in accordance with chapter 5.50 RCW verifying compliance with RCW 39.04.350 (1) (g). Bidder must provide the sworn statement within 5-days of notice of intent to award from the Contractor, and prior to formal Contract award.	Yes
TIME OF COMPLETION: Bidder has familiarized themselves with the contract requirements and the project schedule included as Exhibit D and D-1.	Yes
CONTRACT AND BOND: Subcontractor shall guarantee and maintain its bid for a period of 60 days after the date bids are opened. The undersigned agrees to execute Skanska U.S.A. Building, Inc.'s Subcontract form without exception for the scope of work defined in the attached and the sum noted above. Bidder shall submit executed Subcontract and insurance certificate within 10 days after receipt of the Letter of Intent and Award.	Yes
Bidder acknowledges receipt of Addenda # through ##	1-3

Attachments

- Bid Bond:Surety Ack GeoDev.... (2.1 MB)
- Surety Letter_Geonomic.pdf (166 KB)
- VPOC Bid Form_Geonomic.pdf (243 KB)

Docusign Envelope ID: 40660BCB-391D-4979-8968-C35FE3539676

BID FORM

(To be submitted no later than 11:00 AM on Friday, October 31st, 2025)

TO: Skanska USA Building, Inc.

Attn: Derek Bourque
City of Vancouver City Hall
415 W 6th St, Vancouver, WA 98660

Or Mailed:
Attn: Skanska
City of Vancouver
Procurement Department
PO Box 1995, Vancouver, WA 98668-199

The undersigned submits the following proposal.

ADDENDA:

Receipt of Addenda numbered 1 through 3 is hereby acknowledged.

BASE BID:

Pursuant to and in compliance with the Bid Package, and Instructions To Bidders, the undersigned hereby certifies they have carefully examined the Contract Documents, conditions affecting the work, and is familiar with the site; and having made the necessary examinations hereby proposes to furnish all labor, materials, equipment, and services necessary to complete the scope of work and provide payment and performance bonds in strict accordance with the above named documents for the lump sum base bid amounts of:

I. Bid Package #23A Geo-Exchange:

Description of Bid Item:	Unit of Measure	Bid Amount
Geo-Exchange 400'	LS	$ $3,386,000
Artesian Sealing	1	$3,250
Trench Safety RCW 39.04.180	LS	$ $7,450
	Total Bid:	**$** $3,396,700

Description of Bid Item:	Unit of Measure	Bid Amount
Geo-Exchange 600'	LS	$
Artesian Sealing	1	
Trench Safety RCW 39.04.180	LS	$
	Total Bid:	**$**

Docusign Envelope ID: 40660BCB-391D-4979-8968-C35FE3539676

Skanska USA Building, Inc.
Vancouver Public Works Operations Center
Bid Form

II. Drill Depth Option
Bidders may select and submit a bid for either drill depth option and do not need to bid both depths.

III. TOTAL BID:
Totals of Part I Above (do NOT include State Sales Tax):

_____
_Dollars
Print Dollar Amount

$_____
Numerical Dollar Amount

Add Alternate #1

Provide a Baker tank for drilling fluids and spoils in lieu of an onsite detention pond.	LS	$	$28,700

INTENT AND AFFIDAVIT OF WAGES PAID
In compliance with 296-127 WAC the Contractor shall pay all fees associated with the Intent and Affidavit of Wages Paid to the Department of Labor and Industries. These costs are included in the bid.

PREVAILING WAGE:
This project is subject RCW 39.12, Washington State's Prevailing Wage Act. Wage rates are based on January 15, 2025. These costs are included in the bid.

BIDDER RESPONSIBILITY CRITERIA:
By submitting this proposal, Bidder confirms compliance with bidder responsibility criteria outlined in RCW 39.04.350. Bidder shall provide a sworn statement in accordance with chapter 5.50 RCW verifying compliance with RCW 39.04.350 (1) (g). Bidder must provide the sworn statement within 5-days of notice of intent to award from the Contractor, and prior to formal Contract award.

TIME OF COMPLETION:
Bidder has familiarized themselves with the contract requirements and the project schedule included as Exhibit D and D-1.

CONTRACT AND BOND:
Subcontractor shall guarantee and maintain its bid for a period of 60 days after the date bids are opened. The undersigned agrees to execute Skanska U.S.A. Building, Inc.'s Subcontract form without exception for the scope of work defined in the attached and the sum noted above. Bidder shall submit executed Subcontract and insurance certificate within 10 days after receipt of the Letter of Intent and Award.

Docusign Envelope ID: 40660BCB-391D-4979-8968-C35FE3539676

Skanska USA Building, Inc.
Vancouver Public Works Operations Center
Bid Form

BIDDER INFORMATION:

Geonomic Developments, Inc.
Legal Name of Bidder

By (Authorized Signature)

Nicholas Mitchell
Printed Name

Co-Owner
Title

6635 N. Baltimore Ave. (Suite #24)
Street Address

Portland, OR 97239
City State

503-734-0123
Telephone Fax No.

info@geonomic.com
Email

GEONODI815JR
State of Washington Contractor's License No.

The firm represented by the above signature is:
Sole Proprietorship _____
Partnership _____
Corporation X
State of Incorporation Oregon
Other _____

Docusign Envelope ID: 40660BCB-391D-4979-8968-C35FE3539676

AIA® Document A310™ – 2010

Bid Bond

Bond No. PSBD030027

CONTRACTOR:
GEONOMIC DEVELOPMENTS,INC.

1940 Sylvan Way
West Linn, OR 97068

SURETY:
PSIC (Palomar Specialty Insurance Company)
7979 Ivanhoe Avenue, Suite 500
La Jolla, CA 92037

OWNER:
Skanska USA Building, Inc.
1010 NW Flanders St. Suite 500
Portland, OR 97209

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

Any singular reference to Contractor, Surety, Owner or other party shall be considered plural where applicable.

BOND AMOUNT: 5 percent of the bid not to exceed $187,000.00

PROJECT:
Geothermal Wells + header system 8713 NE 94th Ave, Vancouver, WA 98662

Project Number, if any:

The Contractor and Surety are bound to the Owner in the amount set forth above, for the payment of which the Contractor and Surety bind themselves, their heirs, executors, administrators, successors and assigns, jointly and severally, as provided herein. The conditions of this Bond are such that if the Owner accepts the bid of the Contractor within the time specified in the bid documents, or within such time period as may be agreed to by the Owner and Contractor, and the Contractor either (1) enters into a contract with the Owner in accordance with the terms of such bid, and gives such bond or bonds as may be specified in the bidding or Contract Documents, with a surety admitted in the jurisdiction of the Project and otherwise acceptable to the Owner, for the faithful performance of such Contract and for the prompt payment of labor and material furnished in the prosecution thereof; or (2) pays to the Owner the difference, not to exceed the amount of this Bond, between the amount specified in said bid and such larger amount for which the Owner may in good faith contract with another party to perform the work covered by said bid, then this obligation shall be null and void, otherwise to remain in full force and effect. The Surety hereby waives any notice of an agreement between the Owner and Contractor to extend the time in which the Owner may accept the bid. Waiver of notice by the Surety shall not apply to any extension exceeding sixty (60) days in the aggregate beyond the time for acceptance of bids specified in the bid documents, and the Owner and Contractor shall obtain the Surety's consent for an extension beyond sixty (60) days.

If this Bond is issued in connection with a subcontractor's bid to a Contractor, the term Contractor in this Bond shall be deemed to be Subcontractor and the term Owner shall be deemed to be Contractor.

When this Bond has been furnished to comply with a statutory or other legal requirement in the location of the Project, any provision in this Bond conflicting with said statutory or legal requirement shall be deemed deleted herefrom and provisions conforming to such statutory or other legal requirement shall be deemed incorporated herein. When so furnished, the intent is that this Bond shall be construed as a statutory bond and not as a common law bond.

Signed and sealed this 31st day of October 2025

(Witness) Lisa Paolo

GEONOMIC DEVELOPMENTS,INC.
(Principal) (Seal)

(Witness) Michael Giarrantano

(Title)
PSIC (Palomar Specialty Insurance Company)
(Surety) (Seal)
Michele Charette, Attorney-in-fact

OFFICIAL STAMP
LISA PAOLO
NOTARY PUBLIC - OREGON
COMMISSION NO. 1050734
MY COMMISSION EXPIRES AUGUST 20, 2028

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Docusign Envelope ID: 40660BCB-391D-4979-8968-C35FE3539676

SURETY ACKNOWLEDGEMENT

State of New Jersey

ss:

County of Morris

On this 31st day of October, 2025, before me personally comes Michele Charette to me known; who, being by me duly sworn, deposes and says that he/she resides in Bartonsville,PA, that he/she is the Attorney-in-Fact of the PSIC (Palomar Specialty Insurance Company) the Corporation described in and which executed the foregoing instrument; that he/she knows the seal of the said Corporation; that the seal affixed to the said instrument is such Corporate seal; that it was so affixed by the order of the Board of Directors of the said Corporation, and that he/she signed his/her name thereto by like order.

Kathleen Fochesto

(Signature & Title of Official Taking Acknowledgment)

Kathleen Fochesto
Commission #2394310
Notary Public, State of New Jersey
My Commission Expires
March 16, 2030

Docusign Envelope ID: 40660BCB-391D-4979-8968-C35FE3539676

PALOMAR SPECIALTY INSURANCE COMPANY

2740 Rt. 10 West, Suite 205 Morris Plains, New Jersey 07950
Telephone: (973) 402-1200

POWER OF ATTORNEY FOR BONDS AND UNDERTAKINGS

Know All Men By These Presents: That Palomar Specialty Insurance Company, a Corporation of the State of Oregon does hereby appoint: **Patrick Lynch Sr., Patrick Lynch Jr. and Michele Charette**, its true and lawful Attorneys-in-Fact: to make, execute, sign, acknowledge, affix the Company Seal to, deliver any and all surety bonds, undertakings, recognizances, and other contracts of indemnity and writings obligatory in the nature of a bond, for and on behalf of said Company and as an act and deed of said Company.

IN WITNESS WHEREOF, Palomar Specialty Insurance Company of the State of Oregon has executed these presents this 23rd day of January, 2025.

David McDonald Armstrong, President

STATE OF CALIFORNIA)
COUNTY OF SAN DIEGO) ss:

On this 23rd day of January, 2025, before me came the above named officer of Palomar Specialty Insurance Company of Oregon, to me personally known to be the individual and officer described herein, and acknowledge that he executed the foregoing instrument and affixed the seal of said corporation thereto by authority of this office.

CERTIFICATE

Excerpts of Resolutions adopted by the Board of Directors of Palomar Specialty Insurance Company of the State of Oregon adopted January 9th, 2025.

RESOLVED, on January 9th, 2025, that the President, or any one of the Vice Presidents specially authorized to do so by the Board of Directors shall have the power to appoint Attorneys-in-Fact as the business of the company may require, or to authorize any person or persons to execute on behalf of the Company any bonds, undertakings, recognizances, stipulations, policies, contracts, agreements, deeds, and release and assignment of judgments, decrees, mortgages and instruments in the nature of mortgages, and also all instruments and documents which the business of the Company may require and to affix the Seal of the Company thereto.

FURTHER RESOLVED, that the signatures and attestations of such officers and the seal of the Company may be affixed to any such Power of Attorney or to any certificate relating to the Power of Attorney by electronic means and any such Power of Attorney or certificate bearing such electronic signatures or electronic seal shall be valid and binding upon the Company with respect to any bond, undertaking, recognizances or other contract of indemnity of writing obligatory in the nature thereof.

I, Angela Grant, Secretary of Palomar Specialty Insurance Company of Oregon, do hereby certify that the foregoing Resolutions were adopted by the Board of Directors of the Corporation and the Powers of Attorney issued pursuant thereto, are true and correct and that both the Resolution and the Powers of Attorney are in full force and effect.

IN WITNESS WHEREOF, I have herewith set my hand and affixed the seal of said Corporation this 23rd day of January 2025.

Angela Grant, Secretary

Docusign Envelope ID: 40660BCB-391D-4979-8968-C35FE3539676

PALOMAR SPECIALTY INSURANCE COMPANY

2740 Rt. 10 West, Suite 205 Morris Plains, New Jersey 07950
Telephone: (973) 402-1200

STATEMENT OF FINANCIAL CONDITION AS OF DECEMBER 31, 2024

Assets:	
Bonds	$ 686,591,749
Preferred & Common Stocks	146,342,958
Cash and Short Term Investments	45,143,035
Other Invested Assets	5,863,570
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Reinsurance recoverable and funds held	18,147,075
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Other Assets	94,813,492
Total Admitted Assets	$ 1,264,587,631
Liabilities and Surplus:	
Reserve for Losses	120,255,575
Reinsurance payable on paid losses and LAE	9,742,369
Loss adjustment expenses	35,043,620
Commissions payable	2,467,666
Other Expenses	11,662,146
Taxes Licenses and Fees	13,260,456
Unearned premium	465,454,641
Ceded Reinsurance Balances Payable	71,459,464
Funds held	3,808,559
Amounts withheld or retained by company	250,000
Provision for Reinsurance	1,760,562
Payable to parent, subsidiaries and affiliates	76,703,963
Payable for securities	1,000,000
Total Liabilities	$ 812,869,022
Capital & Surplus:	
Common Stock, Paid Up	5,000,000
Paid in and Contributed Surplus	232,552,688
Unassigned Surplus	214,165,921
Surplus as Regards to Policyholders	$ 451,718,609
Total Liabilities and Surplus	$ 1,264,587,631

I, Angela Grant, Secretary of Palomar Specialty Insurance Company, do hereby certify that the foregoing statement is a correct exhibit of the assets and surplus of the said company, on the 31st day of December 2024, according to the best information, knowledge, and belief.

X _____

STATE OF CALIFORNIA)
COUNTY OF SAN DIEGO) ss:

Subscribed and sworn to, before me, a Notary Public of the State of California in the County of San Diego, this 12th day of May, 2025 by Angela Grant.

X _____

BELINDA MEDINA PERAZA
COMM. #2492645
Notary Public - California
San Diego County
My Comm. Expires June 20, 2028

Docusign Envelope ID: 40660BCB-391D-4979-8968-C35FE3539676

October 31, 2025

Skanska USA Building, Inc.
1010 NW Flanders St. Suite 500
Portland, OR 97209

Re: Geonomic Developments, Inc.
Contract Surety Bond Program

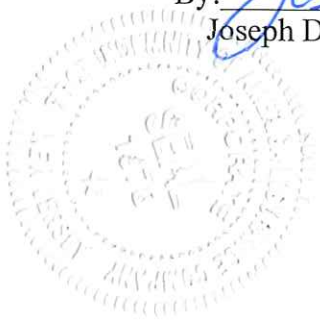
To Whom It May Concern:

At the present time, First Indemnity of America Insurance Company provides a 4 million dollar bonding capacity to Geonomic Developments, Inc.. As always, First Indemnity of America Insurance Company reserves the right to perform normal underwriting at the time of any bond request, including, without limitation, prior review and approval of relevant contract documents, bond forms, and project financing. We assume no liability to Skanska USA Building, Inc. or its affiliates if for any reason we do not execute such bonds.

First Indemnity of America Insurance Company is listed on the U.S. Treasury Department's Listing of Approved Sureties (Department Circular 570, limit of $1,733,000.00), and is rated A- Category 6, by A.M. Best Company.

Very truly yours,

By: Joseph D'Onofrio
Joseph D'Onofrio, Attorney-in-Fact



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Intelligent Comfort · Energy Conservation· Geothermal

Attn: Dereck Bourque, Skanska USA Building
Re: Geonomic Developments – Quality Assurance (VPOC Geoexchange Project)

Geonomic Developments (Geonomic) is a leader in the Geothermal heating and cooling industry with hundreds of completed projects throughout North America. Founded in 2009 Geonomic specializes in **turn-key Ground Heat Exchanger (GHEX) design and installation**, offering complete, field-proven solutions for both public and private sector clients.

Bringing a trained and specialized work force together with the latest drilling technology, Geonomic offers comprehensive installation services focused on rate of production and insured quality thru detailed testing and commissioning. Lead by co-founders **Nicholas Mitchell** (an IGSHPA Accredited Installer since April 2009) and **Nicholas Cabianca** (the **first IGSHPA-certified Geothermal Inspector in the Pacific NW)**, the Geonomic team offers a unique capability to perform detailed **GHEX installation, commissioning, reporting, inspection, and quality verification**. Both founders serve as Board of Director Members of the Northwest GeoExchange, the IGSHPA partnered Geothermal Heat Pump Association for Oregon and Washington.

Geonomic maintains **strategic partnerships with Geoexchange-focused drilling contractors** across the United States, enabling the deployment of **a variety of drilling and grouting setups depending on the project** - optimizing for schedule, depth and performance. For the upcoming **VPOC** project in Vancouver, WA, Geonomic will lead a team that includes **Arrow Drilling**—one of the region's most experienced and trusted geothermal well drillers—and **Midwest Geothermal**, a nationally recognized GHEX contractor and driller – to deploy five (5) mud rotary vertical drills simultaneously.

Our team is collectively recognized as one of the most productive geothermal drilling companies in the country with our investment in the newest fleet of drill rigs, all of which include mud management systems to maintain a clean work site. In addition to our state-of-the-art drill rigs, we have excavation equipment, fusion equipment, and several flushing systems capable of commissioning most closed-loop geothermal systems.

Our teams are HDPE fusion certified from ¾" through 18" in diameter. We have (11) IGSHPA Accredited Installers altogether, more than twenty certified fusion technicians, and a fleet of dedicated service trucks to support the geothermal market.

Our federally recognized apprenticeship program via Midwest Geothermal is the first of its kind in the country. It focuses on both installation and safety training. Our field team completes OSHA-10 and our site supervisors complete OSHA-30 safety training courses.

I. IGSHPA Certifications

a. Nicholas Cabianca (Geothermal Inspector: 2016-present)

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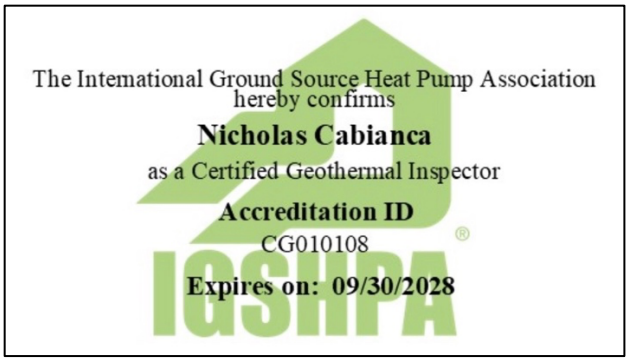
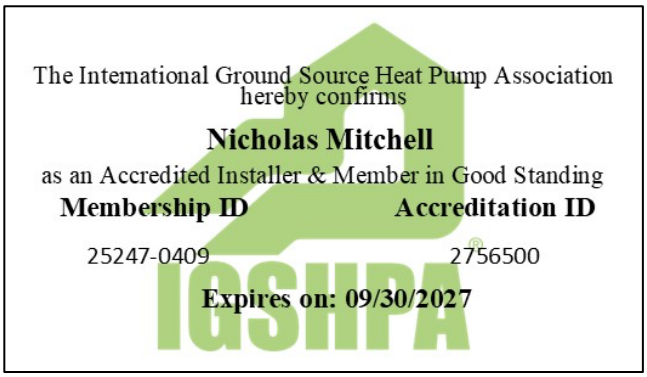


b. Nicholas Mitchell (Accredited Installer: April 2009-present)



c. Ryan Carda, PE (Accredited Installer, Trainer, Certified Geo Designer: 2006-present)

d. https://igshpa.org/directory/geonomic-developments-inc/

II. Project Experience

a. Microsoft Thermal Energy Center (Redmond, WA)
Contact: Benjamin Hamm (GLY Construction)
Project Designer/Engineer: Affiliated Engineers Inc./NBBJ
Date: 2021-2023
Number of Wells/Depth: 875 wells x 554' deep
Grout Used: TG Select + Power TEC + Type II Portland Cement (1.2 TC)

b. Michigan State Capitol (Lansing, MI)
Contact: Tim Bowlin, MSCC
Project Designer/Engineer: Loring Engineering Consultants
Date: 2022
Number of Wells/Depth: 222 wells x 500' deep
Grout Used: TG Select + Power TC (1.2 TC)

c. Lucas Museum of Narrative Art (Los Angeles, CA)
Contact: James Bererton (James.Bererton@stantec.com)
Project Designer/Engineer: Stantec

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Date: 2019
Number of Wells/Depth: 705 wells x 365' deep
Grout Used: Geo Pro TG Select + Power TEC (graphite 1.0 TC)

d. Holly Hill (Hillsboro, OR)
Contact: Neal Doering (Neal@theheatingspecialist.com)
Project Designer/Engineer: PAE Engineering
Date: 06/2025
Number of Wells/Depth: 36 wells x 400' deep)
Grout Used: Geo Pro TG Select + Power TEC (graphite 1.0 TC)

e. Homes For Good/NW Natural Pilot Project (Eugene, OR)
Contact: Esteban Montero Chacon (emonterochacon@homesforgood.org)
Project Designer/Engineer: Geonomic Developments
Date: 06/2024-09/2024
Number of Wells/Depth: 120 bores x 200'
Grout Used: Halliburton BoreGrout + silica sand (0.88 TC)

f. Sublette Woods (Jackson Hole, WY)
Contact: Matt Braun (matt@braundevco.com)
Project Designer/Engineer: Sound Geothermal
Date: 07/2024-09/2024
Number of Wells/Depth: 16 wells x 400' deep (granite rock/cobbles)
Grout Used: Geo Pro TG Select + Power TEC (graphite 1.0 TC)

g. Lakewood VA Hospital (Lakewood, WA)
Contact: contracted under Geotility
Project Designer/Engineer:
Date: 2012
Number of Wells/Depth: 104 wells x 300' deep
Grout Used: Geo Pro TG Select + silica sand (1.0 TC)

h. Omak Health Clinic (Omak, WA)
Contact: Contracted under Geotility
Project Designer/Engineer:
Date: 05/2025
Number of Wells/Depth: 70 wells x 250' deep
Grout Used: Geo Pro TG Select + Power TEC (graphite 1.0 TC)

i. Fort Dalles Readiness Center (The Dalles, OR)
Contact: Paul Hallowell (phallowell@glumac.com)
Project Designer/Engineer: Glumac
Date: 2014
Number of Wells/Depth: 80 wells x 400' deep
Grout Used: Geo Pro TG Select + silica sand (1.0 TC)

j. University of Notre Dame - Joyce Center
Contact: Contracted by R&R Excavation (Prime Contractor: Tonn and Blank Construction – Mike Daly)
Project Designer/Engineer: KFI
Date: 2023
Number of Wells/Depth: 1,008 wells x 307' deep

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Grout Used: Geo Pro TG Select + Power TEC + Type II Portland Cement (1.6 TC)

k. CUB Lake Campus – Princeton University (Phase 1 and 2)
Contact: contracted under P. Agnes Building Contractors
Project Designer/Engineer: Salas O' Brien (Brian Urlaub - brian.urlaub@salasobrien.com)
Date: 2022
Number of Wells/Depth: 156 wells x 600' deep (Phase 1), 344 wells x 600' deep (Phase 2)
Grout Used: Geo Pro TG Select + Power TEC (graphite 1.2 TC)

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October 31, 2025

Skanska USA Building, Inc.
1010 NW Flanders St. Suite 500
Portland, OR 97209

Re: Geonomic Developments, Inc.
Contract Surety Bond Program

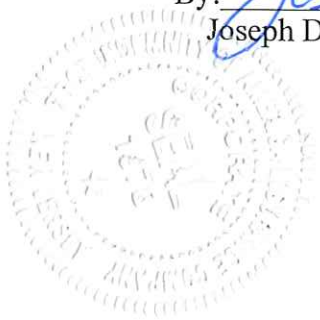
To Whom It May Concern:

At the present time, First Indemnity of America Insurance Company provides a 4 million dollar bonding capacity to Geonomic Developments, Inc.. As always, First Indemnity of America Insurance Company reserves the right to perform normal underwriting at the time of any bond request, including, without limitation, prior review and approval of relevant contract documents, bond forms, and project financing. We assume no liability to Skanska USA Building, Inc. or its affiliates if for any reason we do not execute such bonds.

First Indemnity of America Insurance Company is listed on the U.S. Treasury Department's Listing of Approved Sureties (Department Circular 570, limit of $1,733,000.00), and is rated A- Category 6, by A.M. Best Company.

Very truly yours,

By: Joseph D'Onofrio
Joseph D'Onofrio, Attorney-in-Fact



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Bid Bond

Bond No. PSBD030027

CONTRACTOR:
GEONOMIC DEVELOPMENTS,INC.

1940 Sylvan Way
West Linn, OR 97068

SURETY:
PSIC (Palomar Specialty Insurance Company)
7979 Ivanhoe Avenue, Suite 500
La Jolla, CA 92037

OWNER:
Skanska USA Building, Inc.
1010 NW Flanders St. Suite 500
Portland, OR 97209

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

Any singular reference to Contractor, Surety, Owner or other party shall be considered plural where applicable.

BOND AMOUNT: 5 percent of the bid not to exceed $187,000.00

PROJECT:
Geothermal Wells + header system 8713 NE 94th Ave, Vancouver, WA 98662

Project Number, if any:

The Contractor and Surety are bound to the Owner in the amount set forth above, for the payment of which the Contractor and Surety bind themselves, their heirs, executors, administrators, successors and assigns, jointly and severally, as provided herein. The conditions of this Bond are such that if the Owner accepts the bid of the Contractor within the time specified in the bid documents, or within such time period as may be agreed to by the Owner and Contractor, and the Contractor either (1) enters into a contract with the Owner in accordance with the terms of such bid, and gives such bond or bonds as may be specified in the bidding or Contract Documents, with a surety admitted in the jurisdiction of the Project and otherwise acceptable to the Owner, for the faithful performance of such Contract and for the prompt payment of labor and material furnished in the prosecution thereof; or (2) pays to the Owner the difference, not to exceed the amount of this Bond, between the amount specified in said bid and such larger amount for which the Owner may in good faith contract with another party to perform the work covered by said bid, then this obligation shall be null and void, otherwise to remain in full force and effect. The Surety hereby waives any notice of an agreement between the Owner and Contractor to extend the time in which the Owner may accept the bid. Waiver of notice by the Surety shall not apply to any extension exceeding sixty (60) days in the aggregate beyond the time for acceptance of bids specified in the bid documents, and the Owner and Contractor shall obtain the Surety's consent for an extension beyond sixty (60) days.

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Signed and sealed this 31st day of October 2025

(Witness) Lisa Paolo

GEONOMIC DEVELOPMENTS,INC.
(Principal) (Seal)

(Witness) Michael Giarrantano

(Title)
PSIC (Palomar Specialty Insurance Company)
(Surety) (Seal)
Michele Charette, Attorney-in-fact

OFFICIAL STAMP
LISA PAOLO
NOTARY PUBLIC - OREGON
COMMISSION NO. 1050734
MY COMMISSION EXPIRES AUGUST 20, 2028

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SURETY ACKNOWLEDGEMENT

State of New Jersey

ss:

County of Morris

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Kathleen Fochesto

(Signature & Title of Official Taking Acknowledgment)

Kathleen Fochesto
Commission #2394310
Notary Public, State of New Jersey
My Commission Expires
March 16, 2030

Docusign Envelope ID: 40660BCB-391D-4979-8968-C35FE3539676

PALOMAR SPECIALTY INSURANCE COMPANY
2740 Rt. 10 West, Suite 205 Morris Plains, New Jersey 07950
Telephone: (973) 402-1200

POWER OF ATTORNEY FOR BONDS AND UNDERTAKINGS

Know All Men By These Presents: That Palomar Specialty Insurance Company, a Corporation of the State of Oregon does hereby appoint: **Patrick Lynch Sr., Patrick Lynch Jr. and Michele Charette**, its true and lawful Attorneys-in-Fact: to make, execute, sign, acknowledge, affix the Company Seal to, deliver any and all surety bonds, undertakings, recognizances, and other contracts of indemnity and writings obligatory in the nature of a bond, for and on behalf of said Company and as an act and deed of said Company.

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David McDonald Armstrong, President

STATE OF CALIFORNIA)
COUNTY OF SAN DIEGO) ss:

On this 23rd day of January, 2025, before me came the above named officer of Palomar Specialty Insurance Company of Oregon, to me personally known to be the individual and officer described herein, and acknowledge that he executed the foregoing instrument and affixed the seal of said corporation thereto by authority of this office.

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FURTHER RESOLVED, that the signatures and attestations of such officers and the seal of the Company may be affixed to any such Power of Attorney or to any certificate relating to the Power of Attorney by electronic means and any such Power of Attorney or certificate bearing such electronic signatures or electronic seal shall be valid and binding upon the Company with respect to any bond, undertaking, recognizances or other contract of indemnity of writing obligatory in the nature thereof.

I, Angela Grant, Secretary of Palomar Specialty Insurance Company of Oregon, do hereby certify that the foregoing Resolutions were adopted by the Board of Directors of the Corporation and the Powers of Attorney issued pursuant thereto, are true and correct and that both the Resolution and the Powers of Attorney are in full force and effect.

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Angela Grant, Secretary

Docusign Envelope ID: 40660BCB-391D-4979-8968-C35FE3539676

PALOMAR SPECIALTY INSURANCE COMPANY

2740 Rt. 10 West, Suite 205 Morris Plains, New Jersey 07950
Telephone: (973) 402-1200

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I, Angela Grant, Secretary of Palomar Specialty Insurance Company, do hereby certify that the foregoing statement is a correct exhibit of the assets and surplus of the said company, on the 31st day of December 2024, according to the best information, knowledge, and belief.

X _____

STATE OF CALIFORNIA)
COUNTY OF SAN DIEGO) ss:

Subscribed and sworn to, before me, a Notary Public of the State of California in the County of San Diego, this 12th day of May, 2025 by Angela Grant.

X _____

BELINDA MEDINA PERAZA
COMM. #2492645
Notary Public - California
San Diego County
My Comm. Expires June 20, 2028

Docusign Envelope ID: 40660BCB-391D-4979-8968-C35FE3539676

EXHIBIT "J"
MACC-2 (Contract AMENDMENT #2)
Group IV Bid Tab & Bids– BP 23B & 26A
City of Vancouver – Public Works Operations Center

Group IV Bid Tab and Bids

N/A

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AIA® Document A133™ – 2019
Exhibit A

Guaranteed Maximum Price Amendment #1

This first Amendment dated the 9/29/2025 is incorporated into the accompanying AIA Document A133™–2019, Standard Form of Agreement Between Owner and Construction Manager as Constructor where the basis of payment is the Cost of the Work Plus a Fee with a Guaranteed Maximum Price dated the 13th day of June in the year 2025 (the "Agreement")
(In words, indicate day, month, and year.)

for the following **PROJECT:**
(Name and address or location)

Vancouver Public Works Operations Campus
8713 NE 94th Avenue
Vancouver, WA 98662

THE OWNER:
(Name, legal status, and address)

City of Vancouver
PO Box 1995
Vancouver WA 98668

THE CONSTRUCTION MANAGER:
(Name, legal status, and address)

Skanska USA Building Inc
1010 NW Flanders, Ste 500
Portland OR 97209

TABLE OF ARTICLES

A.1 GUARANTEED MAXIMUM PRICE

A.2 DATE OF COMMENCEMENT AND SUBSTANTIAL COMPLETION

A.3 INFORMATION UPON WHICH AMENDMENT IS BASED

A.4 CONSTRUCTION MANAGER'S CONSULTANTS, CONTRACTORS, DESIGN PROFESSIONALS, AND SUPPLIERS

ARTICLE A.1 GUARANTEED MAXIMUM PRICE

§ A.1.1 Guaranteed Maximum Price

Pursuant to Section 3.2.6 of the Agreement, the Owner and Construction Manager hereby amend the Agreement to establish a Guaranteed Maximum Price. As agreed by the Owner and Construction Manager, the Guaranteed Maximum Price is an amount that the Contract Sum shall not exceed. The Contract Sum consists of the Construction Manager's Fee plus the Cost of the Work, as that term is defined in Article 6 of the Agreement.

ADDITIONS AND DELETIONS: The author of this document has added information needed for its completion. The author may also have revised the text of the original AIA standard form. An *Additions and Deletions Report* that notes added information as well as revisions to the standard form text is available from the author and should be reviewed.

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

AIA Document A201™–2017, General Conditions of the Contract for Construction, is adopted in this document by reference. Do not use with other general conditions unless this document is modified.

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§ A.1.1.1 The Contract Sum is guaranteed by the Construction Manager not to exceed $6,298,470, subject to additions and deductions by Change Order as provided in the Contract Documents.

§ A.1.1.2 Itemized Statement of the Guaranteed Maximum Price. Provided below is an itemized statement of the Guaranteed Maximum Price organized by trade categories, including allowances; the Construction Manager's contingency; alternates; the Construction Manager's Fee; and other items that comprise the Guaranteed Maximum Price as defined in Section 3.2.1 of the Agreement.
(Provide itemized statement below or reference an attachment.)

Per Exhibit A

§ A.1.1.3 The Construction Manager's Fee is set forth in Section 6.1.2 of the Agreement.

§ A.1.1.4 The method of adjustment of the Construction Manager's Fee for changes in the Work is set forth in Section 6.1.3 of the Agreement.

§ A.1.1.5 Alternates
§ A.1.1.5.1 Alternates, if any, included in the Guaranteed Maximum Price:

Item	Price
N/A	

§ A.1.1.5.2 Subject to the conditions noted below, the following alternates may be accepted by the Owner following execution of this Exhibit A. Upon acceptance, the Owner shall issue a Modification to the Agreement.
(Insert below each alternate and the conditions that must be met for the Owner to accept the alternate.)

Item	Price	Conditions for Acceptance
N/A		

§ A.1.1.6 Unit prices, if any:
(Identify the item and state the unit price and quantity limitations, if any, to which the unit price will be applicable.)

Item	Units and Limitations	Price per Unit ($0.00)
N/A		

ARTICLE A.2 DATE OF COMMENCEMENT, SUBSTANTIAL COMPLETION AND FINAL COMPLETION
§ A.2.1 The date of commencement of the Work shall be:
(Check one of the following boxes.)

[«X»] The date of execution of this Amendment.

[« »] Established as follows:
(Insert a date or a means to determine the date of commencement of the Work.)

« »

If a date of commencement of the Work is not selected, then the date of commencement shall be the date of execution of this Amendment.

§ A.2.2 Unless otherwise provided, the Contract Time is the period of time, including authorized adjustments, allotted in the Contract Documents for Substantial Completion of the Work. The Contract Time shall be measured from the date of commencement of the Work.

§ A.2.3 Substantial Completion
§ A.2.3.1 Subject to adjustments of the Contract Time as provided in the Contract Documents, the Construction Manager shall achieve Substantial Completion of the entire Work:
(Check one of the following boxes and complete the necessary information.)

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[« »] Not later than « » (« ») calendar days from the date of commencement of the Work.

[« »] By the following date: « »

§ A.2.3.2 Subject to adjustments of the Contract Time as provided in the Contract Documents, if portions of the Work are to be completed prior to Substantial Completion of the entire Work, the Construction Manager shall achieve Substantial Completion of such portions by the following dates:

Portion of Work	Substantial Completion Date

§ A.2.3.3 If the Construction Manager fails to achieve Substantial Completion as provided in this Section A.2.3, liquidated damages shall be assessed as follows:

Construction Manager understands that if it fails to achieve Substantial Completion by the Substantial Completion Date (as specified in the GMP Amendment), Owner will suffer damages that are difficult to determine and accurately specify. Construction Manager agrees that if it fails to achieve Substantial Completion by the Substantial Completion Date, Construction Manager shall pay Owner $0.00 as liquidated damages for each calendar day that Substantial Completion extends beyond the relevant Substantial Completion Date.

Any liquidated damages assessed pursuant to this Contract shall be in lieu of all monetary liability for any and all extra costs, losses, expenses, claims, penalties and any other damages, whether special or consequential, and of whatsoever nature incurred by Owner which are caused by any delay in achieving Substantial Completion or Final Completion, provided this limitation shall not apply to Construction Manager's duty to indemnify the Owner or to warrant Construction Manager's Work as provided in this Contract and shall not apply to any loss, damage, cost or liability incurred by Owner due to factors unrelated to Construction Manager's delay.

§ A.2.4 Final Completion

§ A.2.4.1 Subject to adjustments of the Contract Time as provided in the Contract Documents, the Construction Manager shall achieve Final Completion of the entire Work:

[« »] Not later than « » (« ») calendar days from the date of Substantial Completion.

[« »] By the following date: « »

§ A.2.4.2 Subject to adjustments of the Contract Time as provided in the Contract Documents, if portions of the Work are to be completed prior to Final Completion of the entire Work, the Construction Manager shall achieve Final Completion of such portions by the following dates:

Portion of Work	Final Completion Date

ARTICLE A.3 INFORMATION UPON WHICH AMENDMENT IS BASED

§ A.3.1 The Guaranteed Maximum Price and Contract Time set forth in this Amendment are based on the Contract Documents and the following:

§ A.3.1.1 The following Supplementary and other Conditions of the Contract:

Document	Title	Date	Pages

§ A.3.1.2 The following Specifications:
(Either list the Specifications here, or refer to an exhibit attached to this Amendment.)

See Exhibit C

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Section	Title	Date	Pages

§ A.3.1.3 The following Drawings:
(Either list the Drawings here, or refer to an exhibit attached to this Amendment.)
See Exhibit C

Number	Title	Date

§ A.3.1.4 The Sustainability Plan, if any:
(If the Owner identified a Sustainable Objective in the Owner's Criteria, identify the document or documents that comprise the Sustainability Plan by title, date and number of pages, and include other identifying information. The Sustainability Plan identifies and describes the Sustainable Objective; the targeted Sustainable Measures; implementation strategies selected to achieve the Sustainable Measures; the Owner's and Construction Manager's roles and responsibilities associated with achieving the Sustainable Measures; the specific details about design reviews, testing or metrics to verify achievement of each Sustainable Measure; and the Sustainability Documentation required for the Project, as those terms are defined in Exhibit C to the Agreement.)

Title	Date	Pages
N/A		

Other identifying information:

§ A.3.1.5 Allowances, if any, included in the Guaranteed Maximum Price:
(Identify each allowance.)

Item	Price
N/A	

§ A.3.1.6 Assumptions and clarifications, if any, upon which the Guaranteed Maximum Price is based:
(Identify each assumption and clarification.)

See Exhibit B

§ A.3.1.7 The Guaranteed Maximum Price is based upon the following other documents and information:
(List any other documents or information here, or refer to an exhibit attached to this Amendment.)

See Exhibit B

ARTICLE A.4 CONSTRUCTION MANAGER'S CONSULTANTS, CONTRACTORS, DESIGN PROFESSIONALS, AND SUPPLIERS

§ A.4.1 The Construction Manager shall retain the consultants, contractors, design professionals, and suppliers, identified below:
(List name, discipline, address, and other information.)

« »

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User Notes: (2020107107)

This Amendment to the Agreement entered into as of the day and year first written above.

CITY OF VANCOUVER
A municipal corporation

Signed by:
C084EA446CF9483...
Lon Pluckhahn, City Manager

9/29/2025
Date

Attest:

Signed by:
Anthony Glenn For
1C30A6E850C240F...
Natasha Ramras, City Clerk

Approved as to form:

DocuSigned by:
Nena Cook
A17C8F7FA2AC4D4...
Nena Cook, City Attorney

CONTRACTOR:
Skanska USA Building Inc

Signed by:
94B32D9737024EA...
Signature

Brian Urban VP / Account Manager
Printed Name /Title

9/18/2025
Date

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MACC No. 1
Contract Amendment #1

Vancouver Public Works Operations Campus

EARLY WORK RELEASE

Pursuant to Section 6 of the Agreement, dated June 13, 2025, between City of Vancouver *(Owner)* and Skanska USA Building *(GC/CM)*, for the Vancouver Public Works Operations Campus *(the Project)*, the Owner and Construction Manager established an interim (Mini-MACC) Guaranteed Maximum Price (GMP) and Contract Time for the Work as set forth below.

ARTICLE 1: EARLY WORK RELEASE / GUARANTEED MAXIMUM PRICE (GMP)

The GC/CM's Guaranteed Maximum Price for the Work, including the Construction Manager's Fee, is **Six Million, Two Hundred Ninety Eight Thousand, Four Hundred Seventy dollars ($6,298,470)**. This Price is for the performance of the Work in accordance with the Exhibits attached to this Amendment as follows:

Description		Date
Exhibit A	Summary of Mini-MACC #1 GMP Pricing	August 27, 2025
Exhibit B	Scope of Work and Assumptions and Clarifications made in preparing the mini-MACC.	August 27, 2025
Exhibit C	Drawings, Specifications, Addenda, and General, Supplementary and other Conditions of the Contract on which the Guaranteed Maximum Price is based. TCF Architects Contract Documents, dated as noted on the Attached Exhibit	August 27, 2025
Exhibit D	Allowance Items	August 27, 2025
Exhibit E	Alternate Prices	August 27, 2025
Exhibit F	Unit Prices	August 27, 2025
Exhibit G	Early Works Negotiated Support Services	August 27, 2025
Exhibit H	Project Schedule	August 27, 2025
Exhibit I	General Conditions	August 27, 2025
Exhibit J	Group 1 & 2 Bid and Bid Tabs – BP's 32A, 32B, 31A, 31B	August 27, 2025

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EXHIBIT A - CONSTRUCTION COST SUMMARY

August 27, 2025

Bid Pkg #	Description of Bid Package (or CSI modified Uniformat)	Value	Value of Previous Amendments	Value of Amendment #01		Total Contract Value
Bid Group 1						
32A	Early Planting and Irrigation	$ 223,000	$ -	$ 223,000		**$ 223,000**
32B	Fencing	$ 169,656	$ -	$ 169,656		**$ 169,656**
Bid Group 2						
31A	Early Sitework	$ 1,682,000	$ -	$ 1,682,000		**$ 1,682,000**
31B	Site Retaining Wall #2	$ 1,895,106		$ 1,895,106		**$ 1,895,106**
1	**Subtotal for Direct Subcontract Work**	**$ 3,969,762**	**$ -**	**$ 3,969,762**		**$ 3,969,762**
2	Fencing Vegetation Clearing and Trimming Allowance	$ 7,500	$ -	$ 7,500		**$ 7,500**
3	De-watering Baker Tank and Filtration Allowance	$ 200,000	$ -	$ 200,000		**$ 200,000**
4	Subcontractor Bonds (included in bid packages)	$ -	$ -	$ -		Included
5	**Subtotal for Other Contract Costs** (Add Lines 2, 3, & 4)	**$ 207,500**		**$ 207,500**		**$ 207,500**
6	**Total Subcontract Costs** (Add Lines 1 & 5)	**$ 4,177,262**	**$ -**	**$ 4,177,262**		**$ 4,177,262**
7	Negotiated Support Services	$ 404,728	$ -	$ 404,728		**$ 404,728**
8	Builder's Risk Allowance	$ 500,000	$ -	$ 500,000		**$ 500,000**
9	GC/CM Contingency (Subcontract Total x % Shown Below)	$ 125,318	$ -	$ 125,318		**$ 125,318**
10	**Maximum Allowable Construction Cost (MACC)** (Add Lines 6, 7, 8, & 9)	**$ 5,207,308**	**$ -**	**$ 5,207,308**		**$ 5,207,308**
11	Fixed Amount for Specified General Conditions	$ 835,549	$ -	$ 835,549		**$ 835,549**
12	GC/CM Fee x % Shown Below)	$ 255,613	$ -	$ 255,613		**$ 255,613**
13	**Total Contract Cost (TCC)** (Add Lines 10, 12, and 12)	**$ 6,298,470**	**$ -**	**$ 6,298,470**		**$ 6,298,470**
14	Preconstruction Services	$ 897,758.00	$ 897,758	$ -		**$ 897,758.00**
15	**TCC plus Preconstruction Services** (Add Lines 13 and 14)	**$ 7,196,228**	**$ 897,758**	**$ 6,298,470**		**$ 7,196,228**

Ref.	Risk Contingency & Fee Percentages Applicable to This Contract					
Line 8	GC/CM Contingency Percentage					3.00%
Line 10	GC/CM Fee Percentage					4.23%

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EXHIBIT "B"
MACC-1 (Contract AMENDMENT #1)
Scope of Work and Assumptions and Clarifications
City of Vancouver - Public Works Operations Campus

SCOPE OF WORK -

The following scopes of work are included with Amendment #1:

City of Vancouver (MACC-1 Bid Packages – Early Work Requirements):

1. **Bid Group #1**
   - 1.1 BP 32A – Early Tree Planting
     - i. Complete Scope as Identified in the Bid Package and related Addenda
   - 1.2 BP 32B – Fencing
     - i. Complete Scope as Identified in the Bid Package and related Addenda
2. **Bid Group #2**
   - 1.1 BP 31A – Early Sitework
     - i. Includes select clearing and grading, erosion control, MSE Retaining Wall #1, site demolition, PCB contaminated material handling and disposal, and miscellaneous early utilities. Partial early sitework is included per the Bid Package and related addenda.
   - 1.2 BP 31B – Site Retaining Wall #2
     - i. Complete scope with base bid soldier pile and lagging with reinforced shotcrete as identified in the Bid Package and related Addenda.

General Conditions and Negotiated Support Services (NSS):

1. Negotiated Support Services:
   a. NSS Cost For this Request: $404,728
2. General Conditions: $835,549
   a. General Conditions include site supervision and part time Project Management from August 2025 through September 2026. The estimated General Conditions also cover MACC #2 Early Sitework and Retaining Walls.
3. Overhead and Profit 4.23%: $255,613

ASSUMPTIONS AND CLARIFICATIONS -

1. Assumes a Notice to Proceed, NTP, from the Owner for the bid package values in Amendment Exhibit A, by September 22, 2025, and an executed associated GMP Amendment by September 26, 2025. Delay in issuance of NTP will entitle Skanska to revise the Early Work Schedule.
2. Builders Risk is included as an Allowance, pending updates for deductibles for the natural occurrence coverage. The Builders Risk policy will be in place and effective prior to starting construction activities on site.
3. The GMP Amendment assumes reasonable, unfettered, legal access commensurate with the Owner's Notice to Proceed.
4. Assumes Owner permits required for commencement of MACC #1 Early Work have been secured prior to the scheduled start date for related construction activities.
5. Public Agency reviews or approvals and associated fees are excluded, as well as the costs associated for any changes resulting from review by the agency and/or its inspectors, unless they are issues related to installation.

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6. Dewatering to the extent described in spec section 312319 is excluded. The NV5 geotechnical report estimates ground water at 20-30 feet below ground surface. Fall/winter activities such as planting, irrigation and fencing should not require dewatering. Geo exchange scope is planned to start in April going into the dry season. Dewatering as described in spec section 312319 will be considered for future scopes of Work. Skanska has included an Allowance of $200,000 for Baker Tanks, filtration and offsite discharge.
7. Estimated Negotiated Site Services, NSS, have been included from August 2025 through September 2026 for MACC #1 scope of Work. The NSS budget includes dump fees and hauling, drinking water, field toilets and hand washing stations, traffic control for large equipment mobilization and demobilization, 1-field office with a 2nd field office for the CoV inspector starting in April 2026, project signage, temporary water, early work survey, temporary generator power, temporary light plants for winter months, and 3rd party means and methods engineering.
8. Soldier pile retaining wall monitoring includes the following:
    a. Pre-construction survey of the existing flare station, including survey targets at 2-buildings and 2-fence posts.
    b. Survey monitoring points at the top of soldier pile wall spaced 25' O.C. Survey readings include vertical and horizontal measurements, accurate to 0.01 feet.
    c. Monitoring points shall be surveyed once/week for 13 weeks. Surveyor shall install new survey targets after shotcrete and monitor for 4 additional weeks after shotcrete is applied.
9. Prevailing wage rates are based on January 15, 2025, as noted in the Owner/Contractor Agreement.

EXCLUSIONS -

The following exclusions apply for Amendment #1:

1. Geo Exchange Boring Field and Division 23 scope of Work
2. Division 26 Scope
3. Division 07 Scope
4. Property boundary survey and record County survey
5. Any scope not specifically outlined above
6. Special inspection and testing services or fees

COST BASIS OF AMENDMENT #1

Amendment #1 Proposal is based upon the following:

1. Owner / Contractor Agreements dated on June 13, 2025 – AIA A133-2019 and AIA A201 - 2017
2. As-Bid Specified General Conditions
3. Project Schedule data date March 07, 2025, Run Date: July 03, 2025
4. Bids received on July 18, 2025, Bid Packages: 32A and 32B
5. Bids received on August 22, 2025, Bid Packages: 31A and 31B

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EXHIBIT "C"
MACC-1 (Contract AMENDMENT #1)
Drawings, Specifications, addenda and Reference Documents
Vancouver Public Works Operations Center

DRAWINGS & SKETCHES, SPECIFICATIONS, ADDENDA and OTHER DOCUMENTS

The documents listed in this Exhibit C comprise part of the Contract Documents.

Drawings & Sketches

Drawing or Sketch No.	Description	Rev No.	Date
	GENERAL		
C000	COVER SHEET	1	7/18/2025
C001	SHEET INDEX	1	7/18/2025
	CIVIL		
C000	COVER SHEET	1	7/18/2025
C001	LEGEND	1	8/8/2025
LU 100	EXISTING CONDITIONS PLAN	1	7/18/2025
LU 200	CONCEPT PLAN	2	7/18/2025
C100	CLEARING AND EROSION CONTROL PLAN	3	8/8/2025
C101	CLEARING AND EROSION CONTROL PLAN	2	7/29/2025
C102	TESC NOTES AND DETAILS	1	7/18/2025
C200	GRADING PLAN	3	8/8/2025
C201	GRADING PLAN	2	7/29/2025
C202	SITE CROSS SECTIONS	1	7/18/2025
C203	RETAINING WALL PROFILES	3	8/8/2025
C204	RETAINING WALL PROFILES	1	7/18/2025
	STRUCTURAL		
R100	ECOLOGY BLOCK MSE WALL DETAILS	1	7/29/2025
S101	GENERAL NOTES	1	7/29/2025
S102	GENERAL NOTES	0	7/18/2025
S103	GENERAL NOTES	2	8/8/2025
S201	SOLDIER PILE WALL PLAN	2	8/8/2025
S211	SOLDIER PILE WALL ELEVATION	1	8/8/2025
S212	SOLDIER PILE WALL ELEVATION	1	8/8/2025
S301	SOLDIER PILE WALL DETAILS	1	7/29/2025
	MECHANICAL		
G101	COVER SHEET	1	7/18/2025
M001	SYMBOL LIST AND GENERAL NOTES - MECHANICAL	1	7/18/2025
M101	SITE PIPING PLAN - MECHANICAL	1	7/18/2025
M102	ENLARGED SITE PIPING PLAN - MECHANICAL	1	7/18/2025
M601	DETAILS - MECHANICAL	1	7/18/2025
M602	DETAILS - MECHANICAL	1	7/18/2025
	ELECTRICAL		
EG001	SYMBOL LIST AND GENERAL NOTES - ELECTRICAL	1	7/18/2025

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EG101	SITE PLAN - ELECTRICAL	1	7/18/2025
EG102	ENLARGED SITE PLAN - ELECTRICAL	1	7/18/2025
	LANDSCAPING		
LS1.0	LEVEL V TREE PLAN	1	7/18/2025
LS1.1	LEVEL V TREE PLAN	1	7/18/2025
LS2.1	PLANTING DETAILS	1	7/18/2025
LS2.0	PLANTING PLAN	1	7/18/2025
LS3.0	IRRIGATION PLAN	1	7/18/2025

Specifications

Specification Section	Description	Rev No.	Date
01	**GENERAL REQUIREMENTS**		
01 11 00	SUMMARY OF WORK		6/20/2025
01 23 00	ALTERNATES		6/20/2025
01 25 00	SUBSTITUTIONS		6/20/2025
01 26 00	CONTRACT MODIFICATIONS		6/20/2025
01 29 76	PROGRESS PAYMENTS		6/20/2025
01 31 00	PROJECT MANAGEMENT COORDINATION		6/20/2025
01 31 19	PROJECT MEETINGS		6/20/2025
01 32 16	CONSTRUCTION SCHEDULE		6/20/2025
01 33 00	SUBMITTAL PROCEDURES		6/20/2025
01 35 23	SAFETY REQUIREMENTS		6/20/2025
01 41 00	AIR BARRIER SYSTEM		6/20/2025
01 42 00	REFERENCES		6/20/2025
01 45 00	CONTRACTOR QUALITY CONTROL		6/20/2025
01 45 23	TESTING AND INSPECTION		6/20/2025
01 45 54	AIR BARRIER TESTING AND LEAK MITIGATION		6/20/2025
01 50 00	TEMPORARY FACILITIES AND CONTROLS		6/20/2025
01 56 39	TEMPORARY TREE PROTECTION PLAN		6/20/2025
01 58 00	PROJECT IDENTIFICATION		6/20/2025
01 71 23	FIELD ENGINEERING		6/20/2025
01 73 00	EXECUTION		6/20/2025
01 73 39	CUTTING AND PATCHING		6/20/2025
01 74 00	CONSTRUCTION WASTE MANAGEMENT		6/20/2025
01 75 00	TEST ENGINEER SERVICES		6/20/2025
01 77 00	CLOSEOUT PROCEDURES		6/20/2025
01 78 23	OPERATION AND MAINTENANCE DATA		6/20/2025
01 78 36	WARRANTIES		6/20/2025
01 79 00	DEMONSTRATION AND TRAINING		6/20/2025
01 91 00	COMMISSIONING		6/20/2025

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EXHIBIT "C"
MACC-1 (Contract AMENDMENT #1)
Drawings, Specifications, addenda and Reference Documents
Vancouver Public Works Operations Center

07	**THERMAL AND MOISTURE PROTECTION**		
07 1900	WATER REPELLENTS		7/18/2025
07 9200	JOINTSEALANTS		7/18/2025
23	**HEATING, VENTILATING, AND AIR-CONDITIONING (HVAC)**		
23 00 00	HEATING, VENTILATING AND AIR CONDITIONING (HVAC) BASIC REQUIREMENTS		6/20/2025
23 05 19	METERS AND GAUGES FOR HVAC PIPING		6/20/2025
23 05 23	GENERAL-DUTY VALVES FOR HVAC PIPING		6/20/2025
23 05 53	IDENTIFICATION FOR HVAC PIPING, DUCTWORK AND EQ		6/20/2025
23 21 13.33	GROUND-LOOP HEAT-PUMP PIPING		6/20/2025
23 21 13	HVAC PIPING		6/20/2025
23 21 16	HYDRONIC PIPING SPECIALTIES		6/20/2025
23 25 00	HVAC WATER TREATMENT		6/20/2025
26	**ELECTRICAL**		
26 00 00	ELECTRICAL BASIC REQUIREMENTS		6/20/2025
26 05 33	RACEWAYS		6/20/2025
26 05 43	ELECTRICAL VAULTS AND UNDERGROUND RACEWAYS		6/20/2025
31	**EARTHWORK**		
31 10 00	SITE CLEARING		7/18/2025
31 20 00	EARTH MOVING		7/18/2025
31 23 19	DEWATERING		7/18/2025
31 25 00	EROSION AND SEDIMENT CONTRO		7/18/2025
33	**UTILITIES**		
33 41 16	SUBDRAINAGE PIPING		7/18/2025

Addenda

Addendum No.	Description	Rev No.	Date
01	Addendum #01 Bid Group 1		07/9/2025
02	Addendum #02 Bid Group 1		07/11/2025
03	Addendum #03 Bid Group 1		07/15/2025
01	Addendum #01 Bid Group 2		07/31/2025
02	Addendum #02 Bid Group 2		08/11/2025
03	Addendum #03 Bid Group 2		08/14/2025
04	Addendum #04 Bid Group 2		08/18/2025
05	Addendum #05 Bid Group 2		08/19/2025

Other

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EXHIBIT "C"
MACC-1 (Contract AMENDMENT #1)
Drawings, Specifications, addenda and Reference Documents
Vancouver Public Works Operations Center

Document No.	Document Name	Rev No.	Date
	VPOC INFORMATION AVAILABLE TO BIDDERS 2025-7-18.pdf		7/18/2025
	Report of Geotechnical Engineering Services		10/02/2023
	Stormwater Pollution Prevention Plan (SWPPP)		02/28/2025

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EXHIBIT "D"
Contract AMENDMENT #1
Allowance Items
City of Vancouver – Public Works Operations Center

ALLOWANCE ITEMS -

These allowances are intended to provide for all direct and indirect construction costs associated with each of these items.

As these items are finally designed and procured, the MACC including the price and Project Schedule will be adjusted accordingly to reflect accepted, responsive subcontractor prices and schedule.

These allowances are intended to be subcontractor selling prices to the General Contractor Construction Manager (GCCM). Upon final determination of the actual cost of work, the GMP will be adjusted through a Change Order process as described in A133 2.0.2.

Allowances

Description	Estimated Amount	Unit Price	ALLOWANCE
1. BP #32B Fencing vegetation clearing and trimming	1	Allow	$ 7,500
2. BP #31A De-watering Baker Tank Filtration and Discharge	1	Allow	$ 200,000
3. Builders Risk Insurance	1	Allow	$ 500,000
Total MACC #1 Allowances			$ 707,500

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EXHIBIT "E"
Contract AMENDMENT #1
Alternate Prices
City of Vancouver – Public Works Operations Center

ALTERNATE PRICES

The stipulated dollar values are not inclusive of GC/CM Contingency, Fee, or WSST.

Alternate Description	Cost by Bid Package	Comments	Status/Decision Need Date
Omit Shotcrete wall headed studs, drain mat, drain and weep pipe.	**BP 31B ($574,735)**		9/15/2025
Omit Shotcrete wall headed studs, drain mat, drain and weep pipe.	**BP 31A ($15,000)**		9/15/2025

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EXHIBIT “F”
Contract AMENDMENT #1
Unit Prices
City of Vancouver – Public Works Operation Center

Unit Prices -

None

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EXHIBIT "G"
Contract AMENDMENT #1
Early Work Negotiated Support Services
City of Vancouver – Public Works Operations Center

NEGOTIATED SUPPORT SERVICES

The stipulated dollar values are not inclusive of GC/CM Contingency, Fee, or WSST.

SKANSKA

VPOC	8713 NE 94th Ave. Vancouver, WA 98662		
Early Work Duration			
Negotiated Site Services			
Code	**Description**	**Early Work**	**Comments**
150.01320000	Survey	89,100.00	
150.01842500	Forklift	4,828.00	
150.01800500	Fuel & Oil	12,850.00	Generator and Forklift Fuel
150.01401500	Dump Fees and Hauling	10,000.00	
150.01221100	Drinking Water/Ice	1,000.00	
150.01400500	Field Toilets	33,160.00	
150.01521000	Traffic Control	23,000.00	
150.01592000	Temporary Water	11,460.00	Utility fees
150.01590500	Temporary Power	18,050.00	Generator Rental
150.01591500	Temporary Lighting	5,500.00	Temporary Light Plants
150.01504000	Temporary Site Protection	14,870.00	Temporary Fence
150.01200500	Field Offices	15,500.00	1-Field office for early work + 1-Office for CoV inspector as of April
150.01210500	Project Signage	3,500.00	
150.01503500	Temporary Protection	5,000.00	32-acre private utility locate
150.01582500	Perimeter/Opening Protection	6,500.00	
150.01570500	Temporary Weather Protection	141,409.80	
150.25103600	3rd Party Means and Methods Engineering	9,000.00	
Total		**$ 404,727.80**	

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SKANSKA

Early Work	Aug-25	Sep-25	Oct-25	Nov-25	Dec-25	Jan-26	Feb-26	Mar-26	Apr-26	May-26	Jun-26	Jul-26	Aug-26	Sep-26	Total
Survey	-	-	12,000	10,000	10,000	13,500	13,500	10,500	8,600	7,500	3,500			-	89,100
Forklift	-	-	-	2,000	-	-	-	-	2,828	-	-	-	-	-	4,828
Fuel & Oil	-	800	800	800	800	800	800	1,200	1,200	1,200	1,200	1,200	1,200	850	12,850
Dump Fees and Hauling	-	500	750	750	800	800	800	800	800	800	800	800	800	800	10,000
Drinking Water/Ice	-	40	80	80	80	80	80	80	80	80	80	80	80	80	1,000
Field Toilets w/HW Station	870	1,180	1,180	1,180	1,180	1,490	1,490	1,490	1,490	1,490	1,490	14,530	-	4,100	33,160
Traffic Control	2,500	-	2,500	-	3,500	-	-	2,500	-	-	-	-	-	12,000	23,000
Temporary Water	-	1,000	5,000	120	120	120	600	700	700	700	700	700	700	300	11,460
Temporary Power	-	1,200	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	350	18,050
Temporary Lighting	-	-	800	800	800	800	800	800	-	-	-	-	-	700	5,500
Field Offices	-	2,125	625	625	625	625	625	625	2,875	1,350	1,350	1,350	1,350	1,350	15,500
Project Signage	-	1,500	-	-	-	2,000	-	-	-	-	-	-	-		3,500
Site Security	-	-	2,974	2,974	2,974	2,974	2,974	-	-	-	-	-	-	-	14,870
Temporary Protection	-	5,000	-	-	-	-	-	-	-	-	-	-	-	-	5,000
Perimeter/Opening Protection	-	-	-	-	-	-	-	-	6,500	-	-	-	-	-	6,500
Temporary Weather Protection	-	-	-	-	28,282	28,282	28,282	28,282	28,282	-	-	-	-		141,410
Means and Methods Engineering		2,500				3,000								3,500	9,000
Total															**$ 404,728**

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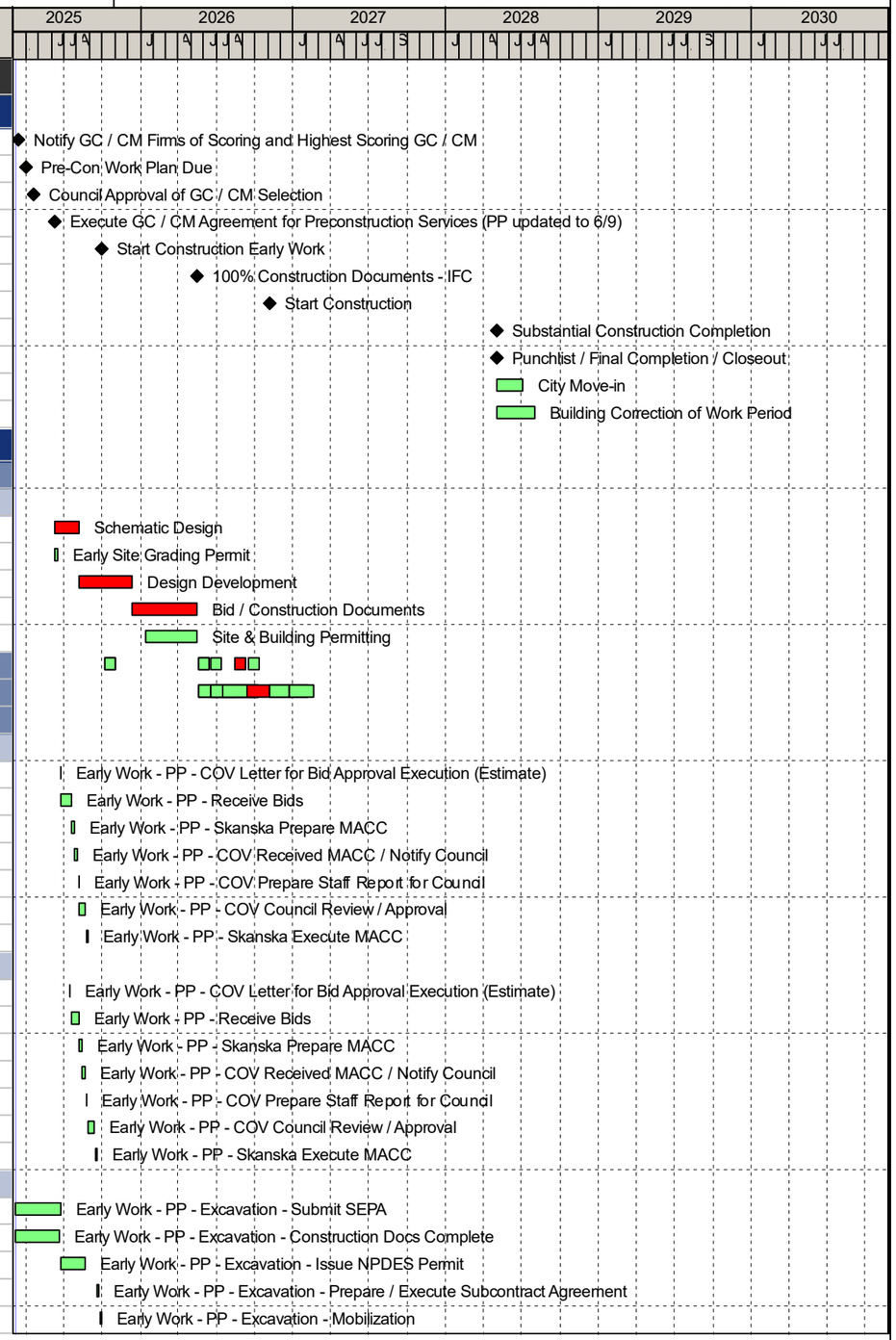
Activity ID	Activity Name	Orig Dur	Rem Dur	Start	Finish
VANCOUVER PUBLIC WORKS OPS CAMPUS - TILT - CURRENT		1240	1246	14-Mar-25 A	23-Jan-30
EXECUTIVE SUMMARY		860	860	14-Mar-25	02-Aug-28
EXE163	Notify GC / CM Firms of Scoring and Highest Scoring GC / CM	0	0		14-Mar-25*
EXE173	Pre-Con Work Plan Due	0	0		31-Mar-25*
EXE183	Council Approval of GC / CM Selection	0	0		18-Apr-25*
EXE193	Execute GC / CM Agreement for Preconstruction Services (PP updated to 6/9)	0	0		09-Jun-25*
EXE203	Start Construction Early Work	0	0	30-Sep-25	
DES187	100% Construction Documents - IFC	0	0		15-May-26*
EXE113	Start Construction	0	0	06-Nov-26	
EXE101	Substantial Construction Completion	0	0		01-May-28*
EXE103	Punchlist / Final Completion / Closeout	0	0		01-May-28
EXE143	City Move-in	44	44	02-May-28	03-Jul-28
EXE153	Building Correction of Work Period	65	65	02-May-28	02-Aug-28
PRE-CONSTRUCTION		460	495	25-Apr-25 A	17-Feb-27
DESIGN		238	238	10-Jun-25	15-May-26
OVERALL		238	238	10-Jun-25	15-May-26
DES147	Schematic Design	42	42	10-Jun-25	07-Aug-25
DES111	Early Site Grading Permit	5	5	10-Jun-25	16-Jun-25
DES101	Design Development	86	86	08-Aug-25	10-Dec-25
DES102	Bid / Construction Documents	110	110	11-Dec-25	15-May-26
DES106	Site & Building Permitting	88	88	14-Jan-26	15-May-26
TRADE PARTNER CONTRACTING		259	259	06-Oct-25	12-Oct-26
CRITICAL MATERIAL & EQUIPMENT PROCUREMENT		191	191	18-May-26	17-Feb-27
EARLY WORK PROCUREMENT		301	287	25-Apr-25 A	22-Apr-26
EARLY WORK COV MACC 01 Negotiations		47	47	23-Jun-25 A	27-Aug-25
EW14610	Early Work - PP - COV Letter for Bid Approval Execution (Estimate)	1	1	23-Jun-25*	23-Jun-25
EW227	Early Work - PP - Receive Bids	15	18	27-Jun-25 A	18-Jul-25
EW15070	Early Work - PP - Skanska Prepare MACC	5	5	21-Jul-25	25-Jul-25
EWS257	Early Work - PP - COV Received MACC / Notify Council	6	6	28-Jul-25	04-Aug-25
EWS267	Early Work - PP - COV Prepare Staff Report for Council	2	2	05-Aug-25	06-Aug-25
EWS277	Early Work - PP - COV Council Review / Approval	12	12	07-Aug-25	22-Aug-25
EWS237	Early Work - PP - Skanska Execute MACC	3	3	25-Aug-25	27-Aug-25
EARLY WORK COV MACC 02 Negotiations		44	44	17-Jul-25	17-Sep-25
EW15060	Early Work - PP - COV Letter for Bid Approval Execution (Estimate)	1	1	17-Jul-25*	17-Jul-25
EW15050	Early Work - PP - Receive Bids	15	15	18-Jul-25	07-Aug-25
EW15080	Early Work - PP - Skanska Prepare MACC	5	5	08-Aug-25	14-Aug-25
EWS417	Early Work - PP - COV Received MACC / Notify Council	6	6	15-Aug-25	22-Aug-25
EWS427	Early Work - PP - COV Prepare Staff Report for Council	2	2	25-Aug-25	26-Aug-25
EWS437	Early Work - PP - COV Council Review / Approval	12	12	27-Aug-25	12-Sep-25
EWS407	Early Work - PP - Skanska Execute MACC	3	3	15-Sep-25	17-Sep-25
EARLY WORK Excavation		301	144	25-Apr-25 A	29-Sep-25
EW14730	Early Work - PP - Excavation - Submit SEPA	36	77	25-Apr-25 A	24-Jun-25
EW14660	Early Work - PP - Excavation - Construction Docs Complete	25	75	05-May-25 A	20-Jun-25
EW14720	Early Work - PP - Excavation - Issue NPDES Permit	58	58	25-Jun-25	21-Aug-25
EWS357	Early Work - PP - Excavation - Prepare / Execute Subcontract Agreement	5	5	18-Sep-25	24-Sep-25
EW14680	Early Work - PP - Excavation - Mobilization	3	3	25-Sep-25	29-Sep-25



Remaining Level of Effort | Actual Work | Critical Remaining Work
Actual Level of Effort | Remaining Work | Milestone

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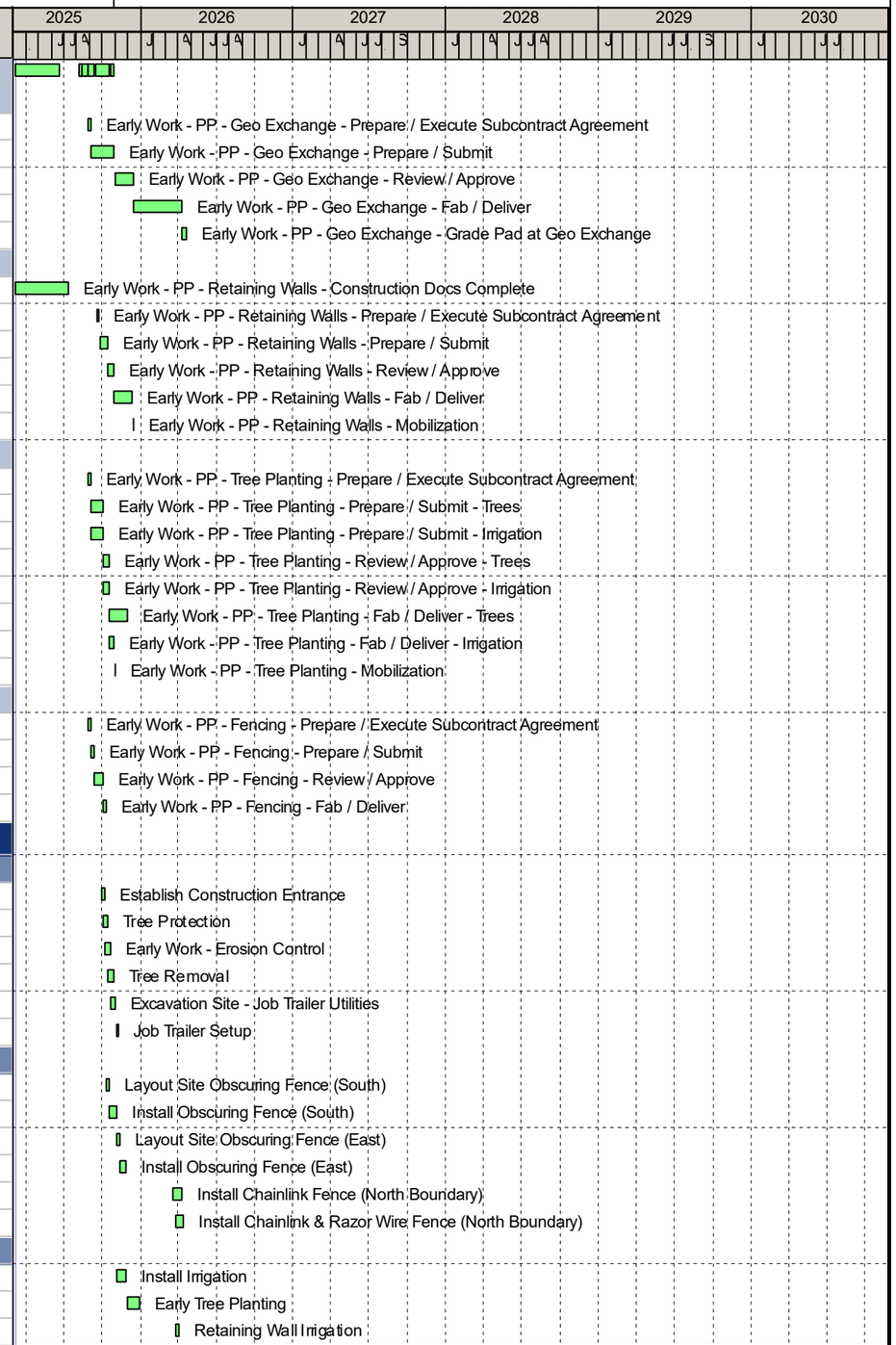
Activity ID	Activity Name	Orig Dur	Rem Dur	Start	Finish
EARLY WORK Aggregate Piers		228	164	05-May-25 A	27-Oct-25
EARLY WORK Geo Exchange		165	165	28-Aug-25	22-Apr-26
EWS367	Early Work - PP - Geo Exchange - Prepare / Execute Subcontract Agreement	5	5	28-Aug-25	04-Sep-25
EW14500	Early Work - PP - Geo Exchange - Prepare / Submit	40	40	05-Sep-25	30-Oct-25
EW14570	Early Work - PP - Geo Exchange - Review / Approve	30	30	31-Oct-25	15-Dec-25
EW14580	Early Work - PP - Geo Exchange - Fab / Deliver	80	80	16-Dec-25	08-Apr-26
EW14940	Early Work - PP - Geo Exchange - Grade Pad at Geo Exchange	10	10	09-Apr-26	22-Apr-26
EARLY WORK Retaining Walls		200	198	05-May-25 A	16-Dec-25
EW14790	Early Work - PP - Retaining Walls - Construction Docs Complete	25	89	05-May-25 A	11-Jul-25
EWS377	Early Work - PP - Retaining Walls - Prepare / Execute Subcontract Agreement	5	5	18-Sep-25	24-Sep-25
EW14760	Early Work - PP - Retaining Walls - Prepare / Submit	15	15	25-Sep-25	15-Oct-25
EW14770	Early Work - PP - Retaining Walls - Review / Approve	10	10	16-Oct-25	29-Oct-25
EW14780	Early Work - PP - Retaining Walls - Fab / Deliver	30	30	30-Oct-25	12-Dec-25
EW14800	Early Work - PP - Retaining Walls - Mobilization	2	2	15-Dec-25	16-Dec-25
EARLY WORK Tree Planting		65	65	28-Aug-25	01-Dec-25
EWS387	Early Work - PP - Tree Planting - Prepare / Execute Subcontract Agreement	5	5	28-Aug-25	04-Sep-25
EW14810	Early Work - PP - Tree Planting - Prepare / Submit - Trees	20	20	05-Sep-25	02-Oct-25
EW15140	Early Work - PP - Tree Planting - Prepare / Submit - Irrigation	20	20	05-Sep-25	02-Oct-25
EW14820	Early Work - PP - Tree Planting - Review / Approve - Trees	10	10	03-Oct-25	16-Oct-25
EW15150	Early Work - PP - Tree Planting - Review / Approve - Irrigation	10	10	03-Oct-25	16-Oct-25
EW14830	Early Work - PP - Tree Planting - Fab / Deliver - Trees	30	30	17-Oct-25	01-Dec-25
EW15160	Early Work - PP - Tree Planting - Fab / Deliver - Irrigation	10	10	17-Oct-25	30-Oct-25
EW14850	Early Work - PP - Tree Planting - Mobilization	2	2	31-Oct-25	03-Nov-25
EARLY WORK Fencing		30	30	28-Aug-25	09-Oct-25
EWS397	Early Work - PP - Fencing - Prepare / Execute Subcontract Agreement	5	5	28-Aug-25	04-Sep-25
EW15010	Early Work - PP - Fencing - Prepare / Submit	5	5	05-Sep-25	11-Sep-25
EW15020	Early Work - PP - Fencing - Review / Approve	15	15	12-Sep-25	02-Oct-25
EW15030	Early Work - PP - Fencing - Fab / Deliver	5	5	03-Oct-25	09-Oct-25
EARLY WORK CONSTRUCTION		657	657	30-Sep-25	01-May-28
EARLY WORK SITE MOBILIZATION		30	30	30-Sep-25	10-Nov-25
EW14870	Establish Construction Entrance	5	5	30-Sep-25	06-Oct-25
EW15240	Tree Protection	10	10	02-Oct-25	15-Oct-25
EW1030	Early Work - Erosion Control	10	10	07-Oct-25	20-Oct-25
EW15250	Tree Removal	10	10	16-Oct-25	29-Oct-25
EW1000	Excavation Site - Job Trailer Utilities	10	10	21-Oct-25	03-Nov-25
EW14880	Job Trailer Setup	5	5	04-Nov-25	10-Nov-25
EARLY WORK FENCING		130	130	10-Oct-25	15-Apr-26
EW14970	Layout Site Obscuring Fence (South)	5	5	10-Oct-25	16-Oct-25
EW14990	Install Obscuring Fence (South)	15	15	17-Oct-25	06-Nov-25
EW14980	Layout Site Obscuring Fence (East)	3	3	07-Nov-25	11-Nov-25
EW15000	Install Obscuring Fence (East)	10	10	12-Nov-25	25-Nov-25
EW15040	Install Chainlink Fence (North Boundary)	15	15	20-Mar-26	09-Apr-26
EW15090	Install Chainlink & Razor Wire Fence (North Boundary)	15	15	26-Mar-26	15-Apr-26
EARLY IRRIGATION & PLANTING		115	115	04-Nov-25	17-Apr-26
EW15100	Install Irrigation	17	17	04-Nov-25	26-Nov-25
EW15110	Early Tree Planting	20	20	02-Dec-25	30-Dec-25
EW15120	Retaining Wall Irrigation	7	7	26-Mar-26	03-Apr-26



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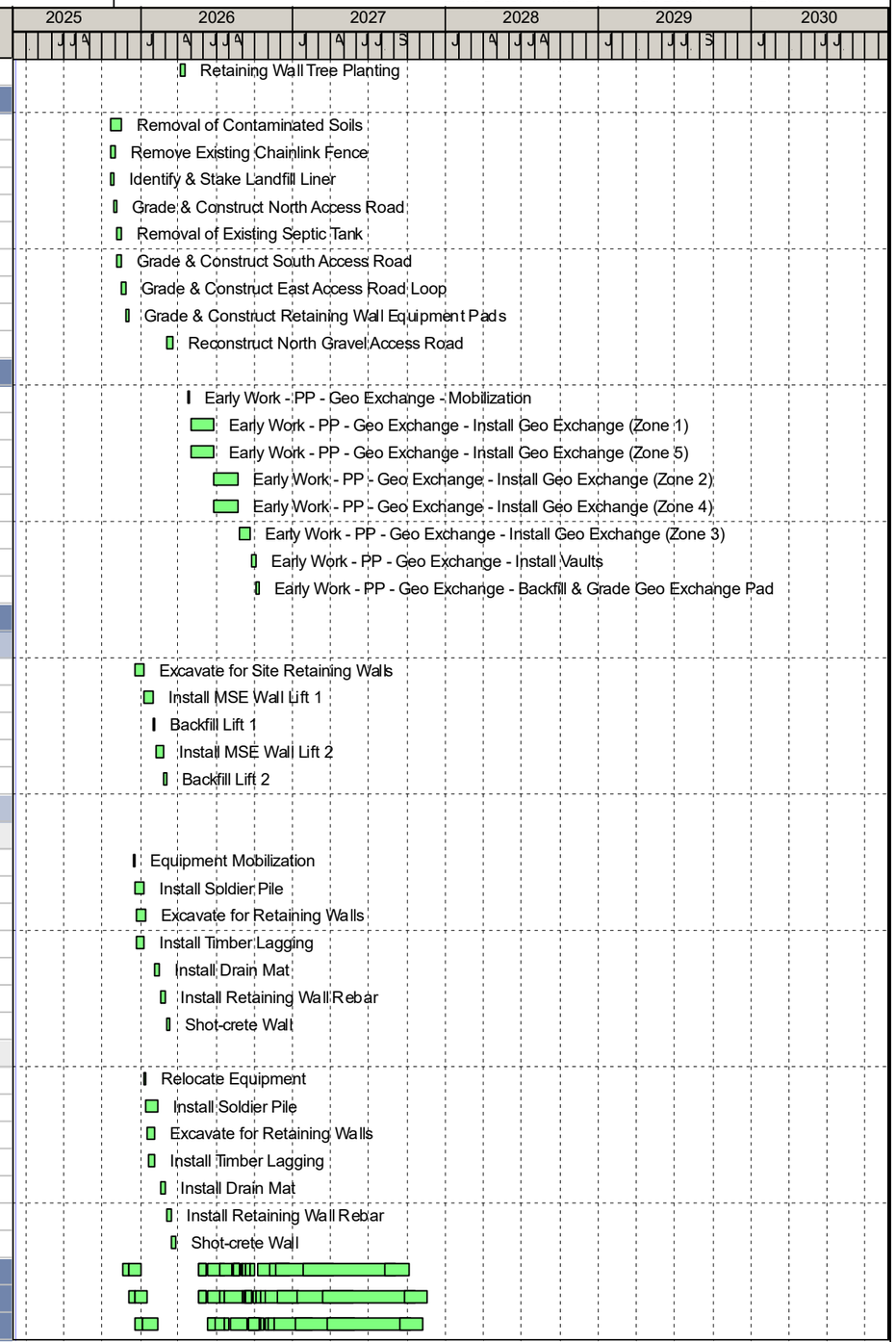
Activity ID	Activity Name	Orig Dur	Rem Dur	Start	Finish
EW15130	Retaining Wall Tree Planting	10	10	06-Apr-26	17-Apr-26
EARLY WORK SITE EXCAVATION & UNDERGROUND UTILITIES		104	104	21-Oct-25	19-Mar-26
EW1180	Removal of Contaminated Soils	20	20	21-Oct-25	17-Nov-25
EW15170	Remove Existing Chainlink Fence	10	10	21-Oct-25	03-Nov-25
EW15190	Identify & Stake Landfill Liner	5	5	21-Oct-25	27-Oct-25
EW15200	Grade & Construct North Access Road	7	7	28-Oct-25	05-Nov-25
EW1200	Removal of Existing Septic Tank	10	10	04-Nov-25	17-Nov-25
EW15210	Grade & Construct South Access Road	7	7	06-Nov-25	14-Nov-25
EW15220	Grade & Construct East Access Road Loop	7	7	17-Nov-25	25-Nov-25
EW15230	Grade & Construct Retaining Wall Equipment Pads	5	5	26-Nov-25	04-Dec-25
EW15180	Reconstruct North Gravel Access Road	10	10	06-Mar-26	19-Mar-26
EARLY WORK GEO EXCHANGE		120	120	23-Apr-26	12-Oct-26
EW14750	Early Work - PP - Geo Exchange - Mobilization	5	5	23-Apr-26	29-Apr-26
EW14890	Early Work - PP - Geo Exchange - Install Geo Exchange (Zone 1)	40	40	30-Apr-26	25-Jun-26
EW14900	Early Work - PP - Geo Exchange - Install Geo Exchange (Zone 5)	40	40	30-Apr-26	25-Jun-26
EW14910	Early Work - PP - Geo Exchange - Install Geo Exchange (Zone 2)	40	40	26-Jun-26	21-Aug-26
EW14920	Early Work - PP - Geo Exchange - Install Geo Exchange (Zone 4)	40	40	26-Jun-26	21-Aug-26
EW14930	Early Work - PP - Geo Exchange - Install Geo Exchange (Zone 3)	20	20	24-Aug-26	21-Sep-26
EW14950	Early Work - PP - Geo Exchange - Install Vaults	10	10	22-Sep-26	05-Oct-26
EW14960	Early Work - PP - Geo Exchange - Backfill & Grade Geo Exchange Pad	5	5	06-Oct-26	12-Oct-26
SITE RETAINING WALLS		71	71	15-Dec-25	25-Mar-26
MSE RETAINING WALL		55	55	17-Dec-25	05-Mar-26
A2430	Excavate for Site Retaining Walls	15	15	17-Dec-25	08-Jan-26
A2850	Install MSE Wall Lift 1	15	15	09-Jan-26	29-Jan-26
A14000	Backfill Lift 1	5	5	30-Jan-26	05-Feb-26
A14010	Install MSE Wall Lift 2	15	15	06-Feb-26	26-Feb-26
A14020	Backfill Lift 2	5	5	27-Feb-26	05-Mar-26
SOLDIER PILE RETAINING WALL		71	71	15-Dec-25	25-Mar-26
RETAINING WALL UPPER		61	61	15-Dec-25	11-Mar-26
A14030	Equipment Mobilization	3	3	15-Dec-25	17-Dec-25
A2900	Install Soldier Pile	15	15	18-Dec-25	09-Jan-26
A2880	Excavate for Retaining Walls	15	15	22-Dec-25	13-Jan-26
A2910	Install Timber Lagging	10	10	24-Dec-25	08-Jan-26
A2940	Install Drain Mat	10	10	03-Feb-26	16-Feb-26
A2920	Install Retaining Wall Rebar	10	10	17-Feb-26	02-Mar-26
A2930	Shot-crete Wall	7	7	03-Mar-26	11-Mar-26
RETAINING WALL LOWER		54	54	09-Jan-26	25-Mar-26
A14100	Relocate Equipment	3	3	09-Jan-26	13-Jan-26
A14070	Install Soldier Pile	20	20	14-Jan-26	10-Feb-26
A14040	Excavate for Retaining Walls	15	15	16-Jan-26	05-Feb-26
A14080	Install Timber Lagging	10	10	20-Jan-26	02-Feb-26
A14060	Install Drain Mat	10	10	17-Feb-26	02-Mar-26
A14050	Install Retaining Wall Rebar	10	10	03-Mar-26	16-Mar-26
A14090	Shot-crete Wall	7	7	17-Mar-26	25-Mar-26
BUILDING A		476	476	18-Nov-25	04-Oct-27
BUILDING B		499	499	04-Dec-25	18-Nov-27
BUILDING C		480	480	18-Dec-25	05-Nov-27



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Activity ID	Activity Name	Orig Dur	Rem Dur	Start	Finish
BUILDING D		448	448	07-Jan-26	08-Oct-27
BUILDING E		565	565	21-Jan-26	10-Apr-28
BUILDING F		296	296	09-Feb-26	07-Apr-27
SITEWORK		423	423	01-Sep-26	01-May-28
CONSTRUCTION		821	821	06-Nov-26	23-Jan-30

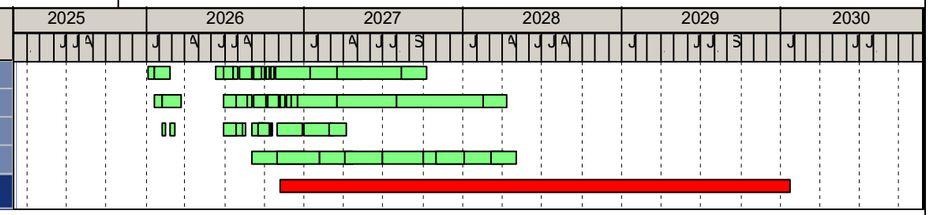

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EXHIBIT “H”
Contract AMENDMENT #1
Project Schedule
City of Vancouver – Public Works Operations Center

Project Schedule - data date March 07, 2025, Run Date: July 03, 2025

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EXHIBIT "I"
Contract AMENDMENT #1
Early Work General Conditions
City of Vancouver – Public Works Operations Center

GENERAL CONDITIONS

The stipulated dollar values are not inclusive of GC/CM Contingency, Fee, or WSST.

Anticipated Project Completion																
Months																
Weeks																
Days																
	Early Work	Early Work	Early Work	Early Work	Early Work	Early Work	Early Work	Early Work	Early Work	Early Work	Early Work	Early Work	Early Work			
	2025				2026											
Office Supervision	September	October	November	December	January	February	March	April	May	June	July	August	September	**Sub-Totals (Mo's)**	**Monthly Rate**	**Total Cost**
Project Executive - Albert Martin	0.50	0.50	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	**12**	**3,542.00**	**42,504**
Project Manager - Derek Bourque	0.50	0.50	0.50	0.50	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	**11**	**16,285.00**	**179,135**
Project Engineer - Shams Khalid	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	**13**	**6,489.00**	**84,357**
Sr. Superintendent - Wade Huber	0.50	0.50	0.50	0.50	0.50	0.50	0.50	1.00	1.00	1.00	1.00	1.00	1.00	**10**	**19,257.00**	**182,942**
Asst. Superintendent Interior - David Black	0.50	0.50	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	**12**	**8,971.00**	**107,652**
Safety EHS Manager - Melissa Winch		1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	**12**	**6,966.00**	**83,592**
QAQC Manager - NA			0.33	0.33	0.33	0.33	0.33	0.33	0.33	0.33	0.33	1.00	1.00	**4.97**	**3,845.00**	**19,110**
Scheduler - TBD		1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	**12**	**1,389.00**	**16,668**
Project Accountant - TBD		1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	**12**	**5,520.00**	**66,240**
Material			1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	**11**	**4,850**	**53,350**
																$ 835,549

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EXHIBIT "J"
MACC-1 (Contract AMENDMENT #1)
Group I Bid Tab & Bids– BP 23A, 32A, 32B
City of Vancouver – Public Works Operations Center

Group I Bid Tab and Bids

Docusign Envelope ID: D45D09D4-C3C2-4DB2-B9B3-4015288E9AF3

EXHIBIT "J"
MACC-1 (Contract AMENDMENT #1)
Group I Bid Tab & Bids– BP 23A, 32A, 32B
City of Vancouver – Public Works Operations Center

BP# 23A – Geo Exchange

Bid Tabulation | **City of Vancouver - Public Works Operations Campus MACC 01** | **7/18/2025**

Bid Package: BP 23 Ground Source Geo Exchange
Bid Date:July 18, 2025
Bid Submittal Time: 11:00 AM
Bid Opening Time: 11:00 AM
Bid Opening Location: City of Vancouver City Hall - Aspen Conference Room

Bidder's Name:	GEONOMIC DEVELOPMENT	MAC-DONALD MILLER		
Bid Submitted on Time:	YES	YES		
Bid Form Section Signed and Complete:	YES	YES		
Bid Bond Attached:	NO	YES		
Surity Letter for PP Bond Attached:	NO	YES		
Acknowledged Addenda:	1 through 3	1 through 3	1 through	1 through

BASE BID - Geo-Exchange					
A.1 - Geo-Exchange		$ 3,834,300	$ 3,988,080		
C. Total Lump Sum Bid (Part A Total)		$ 3,834,300	$ 3,988,080		

Bids Opened By Albert Martin
Bid Opening Witnessed By Derek Bourgue
CoV ~~UBS~~ Representative Anna Vogel

Skanska USA Building Inc.

Docusign Envelope ID: D45D09D4-C3C2-4DB2-B9B3-4015288E9AF3

EXHIBIT "J"
MACC-1 (Contract AMENDMENT #1)
Group I Bid Tab & Bids– BP 23A, 32A, 32B
City of Vancouver – Public Works Operations Center

BP# 32A – Tree Planting and Irrigation

Bid Tabulation | City of Vancouver - Public Works Operations Campus MACC 01 | 7/18/2025

Bid Package: BP 32A Early Tree Planting
Bid Date:July 18, 2025
Bid Submittal Time: 11:00 AM
Bid Opening Time: 11:00 AM
Bid Opening Location: City of Vancouver City Hall - Aspen Conference Room

Bidder's Name:	TRUESCAPES	PACIFIC LANDSCAPE SERV		
Bid Submitted on Time:	YES	YES		
Bid Form Section Signed and Complete:	YES	YES		
Bid Bond Attached:	NA	NA		
Surity Letter for PP Bond Attached:	NA	NA		
Acknowledged Addenda:	1 through 3	1 through 3	1 through	1 through

BASE BID - Early Tree Planting					
A.1 - Tree Planting		$189,400	$150,340		
A.2 - Design Build Irrigation Irrigation		$ 48,600	$ 72,660		
C. Total Lump Sum Bid (Part A Total)		$ 238,000 –	$ 223,000		

Bids Opened By Albert Martin
Bid Opening Witnessed By Derek Bouyer
CoV ~~HPS~~ Representative Anna Vogel

Skanska USA Building Inc.

Docusign Envelope ID: D45D09D4-C3C2-4DB2-B9B3-4015288E9AF3

EXHIBIT "J"
MACC-1 (Contract AMENDMENT #1)
Group I Bid Tab & Bids– BP 23A, 32A, 32B
City of Vancouver – Public Works Operations Center

BP# 32B – Fencing

Bid Tabulation | City of Vancouver - Public Works Operations Campus MACC 01 | 7/18/2025

Bid Package: BP 32B Fencing
Bid Date:July 18, 2025
Bid Submittal Time: 11:00 AM
Bid Opening Time: 11:00 AM
Bid Opening Location: City of Vancouver City Hall - Aspen Conference Room

Bidder's Name:	HERO FENCE	TOWN & COUNTRY FENCE		
Bid Submitted on Time:	YES	YES		
Bid Form Section Signed and Complete:	YES	YES		
Bid Bond Attached:	NA	NA		
Surity Letter for PP Bond Attached:	NA	NA		
Acknowledged Addenda:	1 through 3	1 through 3	1 through	1 through

BASE BID - Fencing					
A.1 - Chain Link Fencing		$ 118,936.25/100	$ 141,600 —		
A.2 - Privacy Slats in Exisiting Chain Link Fence		$ 50,720 00	$ 90,789 —		
C. Total Lump Sum Bid (Part A Total)		$ 169,656.25/100	$ 232,389 —		

Bids Opened By Albert Martin
Bid Opening Witnessed By Derek Bourque
~~HDS~~ Representative Anna Vogel
Cov

Skanska USA Building Inc.

Docusign Envelope ID: D45D09D4-C3C2-4DB2-B9B3-4015288E9AF3

Skanska USA Building, Inc.
Vancouver Public Works Operations Center
Bid Form

BID FORM

(To be submitted no later than 11:00 AM on Friday, July 18th, 2025)

TO: Skanska USA Building, Inc.

AT : Derek Bourque
City of Vancouver City Hall
415 W 6th St, Vancouver, WA 98660
Aspen Conference Room

The undersigned submits the following proposal.

ADDENDA:

Receipt of Addenda numbered 1 through 3 is hereby acknowledged.

BASE BID:

Pursuant to and in compliance with the Bid Package, and Instructions To Bidders, the undersigned hereby certifies they have carefully examined the Contract Documents, conditions affecting the work, and is familiar with the site; and having made the necessary examinations hereby proposes to furnish all labor, materials, equipment, and services necessary to complete the scope of work and provide payment and performance bonds in strict accordance with the above named documents for the lump sum base bid amounts of:

I. Bid Package #32A Tree Planting and Design Build Irrigation:

Description of Bid Item:	Unit of Measure		Bid Amount
Planting	LS		$ 150,340
Irrigation	LS		$ 72,660
		Total Bid:	**$** 223,000

II. TOTAL BID:

Totals of Part I Above (do NOT include State Sales Tax):

Two hundred twenty-three thousand Dollars
Print Dollar Amount

$ 223,000
Numerical Dollar Amount

Docusign Envelope ID: D45D09D4-C3C2-4DB2-B9B3-4015288E9AF3

Skanska USA Building, Inc.
Vancouver Public Works Operations Center
Bid Form

INTENT AND AFFIDAVIT OF WAGES PAID
In compliance with 296-127 WAC the Contractor shall pay all fees associated with the Intent and Affidavit of Wages Paid to the Department of Labor and Industries. These costs are included in the bid.

PREVAILING WAGE:
This project is subject RCW 39.12, Washington State's Prevailing Wage Act. These costs are included in the bid.

TIME OF COMPLETION:
Bidder has familiarized themselves with the contract requirements and the project schedule included as Exhibit D and D-1.

CONTRACT AND BOND:
Subcontractor shall guarantee and maintain its bid for a period of 60 days after the date bids are opened. The undersigned agrees to execute Skanska U.S.A. Building, Inc.'s Subcontract form without exception for the scope of work defined in the attached and the sum noted above. Bidder shall submit executed Subcontract and insurance certificate within 10 days after receipt of the Letter of Intent and Award.

BIDDER INFORMATION:

Pacific Landscape Services Inc
Legal Name of Bidder

By (Authorized Signature)

Derek Burres
Printed Name

Business developer
Title

2200 Roosevelt Ave
Street Address

Vancouver, WA, 98682
City State

(360) 946-4284
Telephone Fax No.

derek@pacificlandscapeservices.com
Email

WA#PACIFLS950C2
State of Washington Contractor's License No.

The firm represented by the above signature is:
Sole Proprietorship _____
Partnership _____
Corporation
State of Incorporation X
Other _____

Docusign Envelope ID: D45D09D4-C3C2-4DB2-B9B3-4015288E9AF3

Skanska USA Building, Inc.
Vancouver Public Works Operations Center
Bid Form

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I. Bid Package #32A Tree Planting and Design Build Irrigation:

Description of Bid Item:	Unit of Measure		Bid Amount
Planting	LS		$ 189,400.00
Irrigation	LS		$ 48,600.00
		Total Bid:	$ 238,000.00

II. TOTAL BID:

Totals of Part I Above (do NOT include State Sales Tax):

Two Hundred Thirty-Eight Thousand and no/100 Dollars
Print Dollar Amount

$ 238,000.00
Numerical Dollar Amount

 Initials of Bidder's Representative AL

Provided to Builders Exchange of WA, Inc. For usage Conditions Agreement see www.bxwa.com - Always Verify Scope

Docusign Envelope ID: D45D09D4-C3C2-4DB2-B9B3-4015288E9AF3

Skanska USA Building, Inc.
Vancouver Public Works Operations Center
Bid Form

INTENT AND AFFIDAVIT OF WAGES PAID
In compliance with 296-127 WAC the Contractor shall pay all fees associated with the Intent and Affidavit of Wages Paid to the Department of Labor and Industries. These costs are included in the bid.

PREVAILING WAGE:
This project is subject RCW 39.12, Washington State's Prevailing Wage Act. These costs are included in the bid.

TIME OF COMPLETION:
Bidder has familiarized themselves with the contract requirements and the project schedule included as Exhibit D and D-1.

CONTRACT AND BOND:
Subcontractor shall guarantee and maintain its bid for a period of 60 days after the date bids are opened. The undersigned agrees to execute Skanska U.S.A. Building, Inc.'s Subcontract form without exception for the scope of work defined in the attached and the sum noted above. Bidder shall submit executed Subcontract and insurance certificate within 10 days after receipt of the Letter of Intent and Award.

BIDDER INFORMATION:

TruScapes Landscape + Construction, LLC
Legal Name of Bidder

Angel Landeros
By (Authorized Signature)

Angel Landeros
Printed Name

Owner
Title

PO Box 11626, 205 W Washington Ave
Street Address

Yakima WA
City State

(509) 406-6058
Telephone Fax No.

conner@truscapeswa.com
Email

TRUSCLC761KL
State of Washington Contractor's License No.

The firm represented by the above signature is:
Sole Proprietorship ____
Partnership ____
Corporation
State of Incorporation WA
Other ____

 Initials of Bidder's Representative AL

Provided to Builders Exchange of WA, Inc. For usage Conditions Agreement see www.bxwa.com - Always Verify Scal

Docusign Envelope ID: D45D09D4-C3C2-4DB2-B9B3-4015288E9AF3

Skanska USA Building, Inc.
Vancouver Public Works Operations Center
Bid Form

BID FORM

(To be submitted no later than 11:00 AM on Friday, July 18th, 2025)

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AT : Derek Bourque
City of Vancouver City Hall
415 W 6th St, Vancouver, WA 98660
Aspen Conference Room

The undersigned submits the following proposal.

ADDENDA:

Receipt of Addenda numbered 1 through 3 is hereby acknowledged.

BASE BID:

Pursuant to and in compliance with the Bid Package, and Instructions To Bidders, the undersigned hereby certifies they have carefully examined the Contract Documents, conditions affecting the work, and is familiar with the site; and having made the necessary examinations hereby proposes to furnish all labor, materials, equipment, and services necessary to complete the scope of work and provide payment and performance bonds in strict accordance with the above named documents for the lump sum base bid amounts of:

I. Bid Package #32B Fencing:

Description of Bid Item:	Unit of Measure		Bid Amount
Chain Link Fencing	118,936.25 LS	X	$ 118,936.25
Provide Privacy Slats in Existing Chain Link Fence	50,720 LS	X	$ 50,720
		Total Bid:	$ 169,656.25

Voluntary Bid Alternate: Not to be included in the Total Bid value below

Description of Alternate	Unit of Measure	Alternate Amount
Remove existing chain link fabric and replace fabric with preloaded privacy slats	50,720 LS	$ 50,720

Note NA above in the Alternate Amount if you are not electing to bid the Alternate.

II. TOTAL BID:

Totals of Part I Above (do NOT include State Sales Tax):

169,656.25 Dollars

Initials of Bidder's Representative

Provided to Builders Exchange of WA, Inc. For usage Conditions Agreement see www.bxwa.com - Always Verify Scal

Docusign Envelope ID: D45D09D4-C3C2-4DB2-B9B3-4015288E9AF3

Skanska USA Building, Inc.
Vancouver Public Works Operations Center
Bid Form

$ 169,656.25

INTENT AND AFFIDAVIT OF WAGES PAID
In compliance with 296-127 WAC the Contractor shall pay all fees associated with the Intent and Affidavit of Wages Paid to the Department of Labor and Industries. These costs are included in the bid.

PREVAILING WAGE:
This project is subject RCW 39.12, Washington State's Prevailing Wage Act. These costs are included in the bid.

TIME OF COMPLETION:
Bidder has familiarized themselves with the contract requirements and the project schedule included as Exhibit D and D-1.

CONTRACT AND BOND:
Subcontractor shall guarantee and maintain its bid for a period of 60 days after the date bids are opened. The undersigned agrees to execute Skanska U.S.A. Building, Inc.'s Subcontract form without exception for the scope of work defined in the attached and the sum noted above. Bidder shall submit executed Subcontract and insurance certificate within 10 days after receipt of the Letter of Intent and Award.

BIDDER INFORMATION:

Hero Fencing LLC
Legal Name of Bidder

By (Authorized Signature)

Dan Elzinga
Printed Name

Owner
Title

22007 NE 28th St.
Street Address

Camas WA
City State

(360)504-4376 N/A
Telephone Fax No.

info@hero-fence.com
Email

HEROFFL752BG
State of Washington Contractor's License No.

The firm represented by the above signature is:
Sole Proprietorship ____
Partnership ____
Corporation ____
State of Incorporation ____
Other LLC

Provided to Builders Exchange of WA, Inc. For usage Conditions Agreement see www.bxwa.com - Always Verify Scal

Docusign Envelope ID: D45D09D4-C3C2-4DB2-B9B3-4015288E9AF3

Skanska USA Building, Inc.
Vancouver Public Works Operations Center
Bid Form

BID FORM

(To be submitted no later than 11:00 AM on Friday, July 18th, 2025)

TO: Skanska USA Building, Inc.

AT : Derek Bourque
City of Vancouver City Hall
415 W 6th St, Vancouver, WA 98660
Aspen Conference Room

The undersigned submits the following proposal.

ADDENDA:

Receipt of Addenda numbered 1 through 3 is hereby acknowledged.

BASE BID:

Pursuant to and in compliance with the Bid Package, and Instructions To Bidders, the undersigned hereby certifies they have carefully examined the Contract Documents, conditions affecting the work, and is familiar with the site; and having made the necessary examinations hereby proposes to furnish all labor, materials, equipment, and services necessary to complete the scope of work and provide payment and performance bonds in strict accordance with the above named documents for the lump sum base bid amounts of:

I. Bid Package #32B Fencing:

Description of Bid Item:	Unit of Measure		Bid Amount
Chain Link Fencing	LS		$ 141,600.00
Provide Privacy Slats in Existing Chain Link Fence	LS		$ 90,789.00
		Total Bid:	$ 232,389.00

Voluntary Bid Alternate: Not to be included in the Total Bid value below

Description of Alternate	Unit of Measure	Alternate Amount
Remove existing chain link fabric and replace fabric with preloaded privacy slats	LS	$ 91,396.00

Note NA above in the Alternate Amount if you are not electing to bid the Alternate.

II. TOTAL BID:

Totals of Part I Above (do NOT include State Sales Tax):

Two hundred thirty-two thousand three hundred eighty-nine Dollars
Print Dollar Amount

Docusign Envelope ID: D45D09D4-C3C2-4DB2-B9B3-4015288E9AF3

Skanska USA Building, Inc.
Vancouver Public Works Operations Center
Bid Form

$ 232,389.00
Numerical Dollar Amount

INTENT AND AFFIDAVIT OF WAGES PAID
In compliance with 296-127 WAC the Contractor shall pay all fees associated with the Intent and Affidavit of Wages Paid to the Department of Labor and Industries. These costs are included in the bid.

PREVAILING WAGE:
This project is subject RCW 39.12, Washington State's Prevailing Wage Act. These costs are included in the bid.

TIME OF COMPLETION:
Bidder has familiarized themselves with the contract requirements and the project schedule included as Exhibit D and D-1.

CONTRACT AND BOND:
Subcontractor shall guarantee and maintain its bid for a period of 60 days after the date bids are opened. The undersigned agrees to execute Skanska U.S.A. Building, Inc.'s Subcontract form without exception for the scope of work defined in the attached and the sum noted above. Bidder shall submit executed Subcontract and insurance certificate within 10 days after receipt of the Letter of Intent and Award.

BIDDER INFORMATION:

Town & Country Fence Co. of Oregon
Legal Name of Bidder

By (Authorized Signature)

Keith Kittrick
Printed Name

General Manager / Operations
Title

P.O. Box 443
Street Address

Clackamas OR
City State

503-655-2055
Telephone Fax No.

keith@tcfence.us
Email

TOWNCFC178KF
State of Washington Contractor's License No.

The firm represented by the above signature is:
Sole Proprietorship ____
Partnership ____
Corporation ✓
State of Incorporation DE
Other ____

Docusign Envelope ID: D45D09D4-C3C2-4DB2-B9B3-4015288E9AF3

TOWN & COUNTRY FENCE CO. OF OREGON
8810 S.E. HERBERT COURT • P.O. BOX 443
CLACKAMAS, OREGON 97015-0443
PHONE: (503) 655-2055 • FAX: (503) 655-0353

DATE: 7/18/25

TO: SKANSKA

RE: City of Vancouver Public Works Operations Center
8713 NE 94th Ave, Vancouver, WA 98662

Scope:

2459 Linear Feet 6'-tall Chain-link Fence with 3 Strands Barbed Wire:
Layout Per Addendum 2, Sheet LS2.0
Per Spec Section 323113

Price: $141,600.00

2535 Linear Feet – Insert Slats into Existing Chain-link fence:
Layout Per Addendum 2, Sheet LS2.0
Per Spec Section 323113

Price: $90,789.00

Voluntary Bid Alternate:
Remove Accessible Chain-link Fabric on South and East Fence Lines
Replace with Commercial, Pre-Slatted 3 ½" x 5" Slat Link

Price: $91,396.00

Excludes Private Locates, concrete scanning, Fence grounding and bonding, all engineering, special inspections, surveying, staking, and grading, and clearing.

Keith Kittrick | CDT
General Manager / Operations

Docusign Envelope ID: D45D09D4-C3C2-4DB2-B9B3-4015288E9AF3

EXHIBIT "J"
MACC-1 (Contract AMENDMENT #1)
Group II Bid Tab & Bids– BP 31A & 31B
City of Vancouver – Public Works Operations Center

Group 2 Bid Tab and Bids

4125009: VPOC MACC #2

Prepared by Skanska - 1010 NW Flanders Street, Suite 500, Portland, OR 97209, United States of America

Bid Package Lead: Derek Bourque (derek.bourque@skanska.com)

Project Location: 8713 Northeast 94th Avenue, Vancouver, WA 98662, United States of America

31 A: Early Sitework Generated August 22, 2025	Colf Construction LLC Submitted by Derek Bourque	Coffman Excavation Inc. Submitted by Matthew Byko	Goodfellow Bros. LLC Submitted by Mike Wright	Granite Construction Company Submitted by J.R. Rutan	Open Door Construction LLC Submitted by Tony Tosh
Base Bid	**$1,682,000** Original Proposal, August 22, 2025	**$1,827,476** Original Proposal, August 22, 2025	**$1,898,840** Original Proposal, August 22, 2025	**$2,405,487** Original Proposal, August 22, 2025	**$78,000** Revision #1, August 20, 2025
LINE ITEMS	Unit / Qty / Unit Cost / **Total Cost**	Unit / Qty / Unit Cost / **Total Cost**	Unit / Qty / Unit Cost / **Total Cost**	Unit / Qty / Unit Cost / **Total Cost**	Unit / Qty / Unit Cost / **Total Cost**
					$1,682,000 / **$1,827,476** / **$1,898,840** / **$2,405,487** / **$78,000**
Early Sitework (Remaining scope not listed below)	$550,000	$912,200	$1,090,435	$1,571,827	$12,000
Retaining Wall #1	$700,000	$620,041	$444,360	$554,674	$26,000
Erosion and Sedimentation Controls	$80,000	$60,459	$78,300	$207,890	$20,000
PCB Removal and Disposal	$330,000	$213,256	$267,045	$42,775	$12,200
Emergency Response Material/Equipment Allowance Input $3,000	$3,000	$3,000	$3,000	$3,000	$3,000
Emergency Response Labor Allowance 120 labor hours	hours / 120.00 / $150.00 / $18,000	hours / 120.00 / $146.00 / $17,520	hours / 120.00 / $110.00 / $13,200	hours / 120.00 / $211.00 / $25,320	hours / 120.00 / $40.00 / $4,800
Trench Safety RCW 39.04.180	$1,000	$1,000	$2,500	$1	$0
ALTERNATES					
Deductive alternate to omit handling and disposal of shotcrete spoils	$15,000	-$5,318	-$4,015	$5,930	$0
INCLUSIONS	**$0**	**$0**	**$0**	**$0**	**$0**
Pursuant to and in compliance with the Bid Package, and Instructions To Bidders, the undersigned hereby certifies they have carefully examined the Contract Documents, conditions affecting the work, and is familiar with the site; and having made the necessary examinations hereby proposes to furnish all labor, materials, equipment, and services necessary to complete the scope of work and provide payment and performance bonds in strict accordance with the above named documents for the lump sum base bid amounts	YES	YES	YES	YES	YES
In compliance with 296-127 WAC the Contractor shall pay all fees associated with the Intent and Affidavit of Wages Paid to the Department of Labor and Industries. These costs are included in the bid.	YES	YES	YES	YES	YES
This project is subject RCW 39.12, Washington State's Prevailing Wage Act. Wage rates are based on January 15, 2025. These costs are included in the bid.	YES	YES	YES	YES	YES
Bidder has familiarized themselves with the contract requirements and the project schedule included as Exhibit D and D-1.	YES	YES	YES	YES	YES
Subcontractor shall guarantee and maintain its bid for a period of 60 days after the date bids are opened. The undersigned agrees to execute Skanska U.S.A. Building, Inc.'s Subcontract form without exception for the scope of work defined in the attached and the sum noted above. Bidder shall submit executed Subcontract and insurance certificate within 10 days after receipt of the Letter of Intent and Award.	YES	YES	YES	YES	YES
Requirements to bid and perform work exceeding $300,000. Bidder has included and attached to this bid form a bid bond for 5% of the bid value and a surety letter for a payment and performance bond for the bid value.	YES	YES	YES	YES	YES
By submitting this proposal, Bidder confirms compliance with bidder responsibility criteria outlined in RCW 39.04.350. Bidder shall provide a sworn statement in accordance with chapter 5.50 RCW verifying compliance with RCW 39.04.350 (1) (g). Bidder must provide the sworn statement within 5-days of notice of intent to award from the Contractor, and prior to formal Contract award.	YES	YES	YES	YES	YES
Base Bid Total	**$1,682,000**	**$1,827,476**	**$1,898,840**	**$2,405,487**	**$78,000**
SCOPE-SPECIFIC INFORMATION					
Receipt of Addenda numbered # through ##	1 through 5	1-5	1-5	#1 though #5	yes 1-5
State of Washington Contractor's License No.	COLFCCL894BQ	COFFMEI871P2	GOODFBL825PH	GRANICC916DL	no
Legal Name of Bidder	Colf Construction LLC	Coffman Excavation Inc.	Goodfellow Bros. LLC	Granite Construction Company	Tony Tosh Open Door Construction LLC
Summary				Derek,Enclosed you will find a hard copy of our bid form, surety letter, bid bond, & our optional EMR	

DS MN

City of Vancouver Procurement

Initial DB

Skanska USA Building Inc.

Docusign Envelope ID: D45D09D4-C3C2-4DB2-B9B3-4015288E9AF3

VPOC MACC #2

8713 Northeast 94th Avenue, Vancouver, WA 98662, United States of America

Sent proposal: $1,682,000

Submitted Aug 22, 2025 at 11:22 AM PDT
Colf Construction LLC
Vancouver, WA, United States of America

Submitted on behalf of Colf Construction LLC by Derek Bourque

Line Items

Description	Quantity	Unit Cost	Total Cost
Early Sitework (Remaining scope not listed below)			$550,000
Retaining Wall #1			$700,000
Erosion and Sedimentation Controls			$80,000
PCB Removal and Disposal			$330,000
Emergency Response Material/Equipment Allowance Input $3,000			$3,000
Emergency Response Labor Allowance 120 labor hours	120	× $150 /hour	$18,000
Trench Safety RCW 39.04.180			$1,000
Base Bid			**$1,682,000**

Alternates

Deductive alternate to omit handling and disposal of shotcrete spoils	$15,000

Inclusions

Pursuant to and in compliance with the Bid Package, and Instructions To Bidders, the undersigned hereby certifies they have carefully examined the Contract Documents, conditions affecting the work, and is familiar with the site; and having made the necessary examinations hereby proposes to furnish all labor, materials, equipment, and servi ces necessary to complete the scope of work and provide payment and performance bonds in strict accordance wit h the above named documents for the lump sum base bid amounts	Yes
In compliance with 296-127 WAC the Contractor shall pay all fees associated with the Intent and Affidavit of Wages Paid to the Department of Labor and Industries. These costs are included in the bid.	Yes
This project is subject RCW 39.12, Washington State's Prevailing Wage Act. Wage rates are based on January 15, 202 5. These costs are included in the bid.	Yes
Bidder has familiarized themselves with the contract requirements and the project schedule included as Exhibit D and D-1.	Yes
Subcontractor shall guarantee and maintain its bid for a period of 60 days after the date bids are opened. The unde rsigned agrees to execute Skanska U.S.A. Building, Inc.'s Subcontract form without exception for the scope of work defined in the attached and the sum noted above. Bidder shall submit executed Subcontract and insurance certific ate within 10 days after receipt of the Letter of Intent and Award.	Yes
Requirements to bid and perform work exceeding $300,000. Bidder has included and attached to this bid form a bi d bond for 5% of the bid value and a surety letter for a payment and performance bond for the bid value.	Yes
By submitting this proposal, Bidder confirms compliance with bidder responsibility criteria outlined in RCW 39.04.3 50. Bidder shall provide a sworn statement in accordance with chapter 5.50 RCW verifying compliance with RCW 39. 04.350 (1) (g). Bidder must provide the sworn statement within 5-days of notice of intent to award from the Contra ctor, and prior to formal Contract award.	Yes

Scope-Specific Information and Unit Costs

Receipt of Addenda numbered # through ##	1 through 5
State of Washington Contractor's License No.	COLFCCL894BQ
Legal Name of Bidder	Colf Construction LLC

Docusign Envelope ID: D45D09D4-C3C2-4DB2-B9B3-4015288E9AF3

VPOC MACC #2

8713 Northeast 94th Avenue, Vancouver, WA 98662, United States of America

Additional Information

Notes

Docusign Envelope ID: D45D09D4-C3C2-4DB2-B9B3-4015288E9AF3

Skanska USA Building, Inc.
Vancouver Public Works Operations Center
Bid Form

BID FORM

(To be submitted no later than 11:00 AM on Friday, August 22nd, 2025)

TO: Skanska USA Building, Inc.

Attn: Derek Bourque
City of Vancouver City Hall
415 W 6th St, Vancouver, WA 98660

Or Mailed:
Attn: Skanska
City of Vancouver
Procurement Department
PO Box 1995, Vancouver, WA 98668-199

The undersigned submits the following proposal.

ADDENDA:

Receipt of Addenda numbered 1 through 5 is hereby acknowledged.

BASE BID:
Pursuant to and in compliance with the Bid Package, and Instructions To Bidders, the undersigned hereby certifies they have carefully examined the Contract Documents, conditions affecting the work, and is familiar with the site; and having made the necessary examinations hereby proposes to furnish all labor, materials, equipment, and services necessary to complete the scope of work and provide payment and performance bonds in strict accordance with the above named documents for the lump sum base bid amounts of:

I. Bid Package #31A Early Sitework:

Description of Bid Item:	Unit of Measure		Bid Amount
Early Sitework (Remaining Scope not Mentioned Below)	LS		$ 550,000.00
Retaining Wall #1	LS		$ 700,000.00
Erosion & Sediment Control	LS		$ 80,000.00
PCB Removal & Disposal	LS		$ 330,000.00
Emergency Response Material/Equipment Allowance			$3,000.00
Trench Safety RCW 39.04.180			$ 1,000.00
Emergency Response Labor Allowance	HRS: 120	Hourly Rate: $ 150.00	$ 18,000.00
		Total Bid:	$ 1,682,000.00

Deductive Alternate #1: Not to be included in the Total Bid Value

Omit handling and disposal of shotcrete spoils	LS	$ 15,000.00

Docusign Envelope ID: D45D09D4-C3C2-4DB2-B9B3-4015288E9AF3

Skanska USA Building, Inc.
Vancouver Public Works Operations Center
Bid Form

II. TOTAL BID:

Totals of Part I Above (do NOT include State Sales Tax):

One Millian Six Hundred Eighty Two thousand dollars Dollars
Print Dollar Amount

$ 1,682,000.00
Numerical Dollar Amount

INTENT AND AFFIDAVIT OF WAGES PAID

In compliance with 296-127 WAC the Contractor shall pay all fees associated with the Intent and Affidavit of Wages Paid to the Department of Labor and Industries. These costs are included in the bid.

PREVAILING WAGE:

This project is subject RCW 39.12, Washington State's Prevailing Wage Act. Wage rates are based on January 15, 2025. These costs are included in the bid.

BIDDER RESPONSIBILITY CRITERIA:

By submitting this proposal, Bidder confirms compliance with bidder responsibility criteria outlined in RCW 39.04.350. Bidder shall provide a sworn statement in accordance with chapter 5.50 RCW verifying compliance with RCW 39.04.350 (1) (g). Bidder must provide the sworn statement within 5-days of notice of intent to award from the Contractor, and prior to formal Contract award.

TIME OF COMPLETION:

Bidder has familiarized themselves with the contract requirements and the project schedule included as Exhibit D and D-1.

CONTRACT AND BOND:

Subcontractor shall guarantee and maintain its bid for a period of 60 days after the date bids are opened. The undersigned agrees to execute Skanska U.S.A. Building, Inc.'s Subcontract form without exception for the scope of work defined in the attached and the sum noted above. Bidder shall submit executed Subcontract and insurance certificate within 10 days after receipt of the Letter of Intent and Award.

BIDDER INFORMATION:

Colf Construction LLC
Legal Name of Bidder

GC
By (Authorized Signature)

Garrett Colf
Printed Name

Estimator
Title

Po Box 1434
Street Address

Vancouver Wa

The firm represented by the above signature is:
Sole Proprietorship [redacted]
Partnership
Corporation
State of Incorporation
Other

Docusign Envelope ID: D45D09D4-C3C2-4DB2-B9B3-4015288E9AF3

Skanska USA Building, Inc.
Vancouver Public Works Operations Center
Bid Form

City State

360-949-6719 360-694-3875
Telephone Fax No.

garrett@colf.com
Email

COLFCCL894BQ
State of Washington Contractor's License No.

Docusign Envelope ID: D45D09D4-C3C2-4DB2-B9B3-4015288E9AF3

Bond No. T-346

AIA® Document A310™ – 2010

Bid Bond

CONTRACTOR:
(Name, legal status and address)
Colf Construction, LLC
2112 NE Minnehaha Street
Vancouver, WA 98665

SURETY:
(Name, legal status and principal place of business)
Travelers Casualty and Surety Company of America
c/o CB&MS of WA., INC.
P.O. Box 681, Bothell, WA 98041

OWNER:
(Name, legal status and address)
Skanska USA Building, Inc.
400 Fairview Ave N, Suite 1000
Seattle, WA 98109

ADDITIONS AND DELETIONS:
The author of this document has added information needed for its completion. The author may also have revised the text of the original AIA standard form. An *Additions and Deletions Report* that notes added information as well as revisions to the standard form text is available from the author and should be reviewed. A vertical line in the left margin of this document indicates where the author has added necessary information and where the author has added to or deleted from the original AIA text.

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

Any singular reference to Contractor, Surety, Owner or other party shall be considered plural where applicable.

BOND AMOUNT: $ 5% Five Percent of amount bid

PROJECT:
(Name, location or address, and Project number, if any)
City of Vancouver Public Works Operations Center:
Early Sitework Project No. 2022-016
8713 NE 94th Ave
Vancouver, WA 98660

The Contractor and Surety are bound to the Owner in the amount set forth above, for the payment of which the Contractor and Surety bind themselves, their heirs, executors, administrators, successors and assigns, jointly and severally, as provided herein. The conditions of this Bond are such that if the Owner accepts the bid of the Contractor within the time specified in the bid documents, or within such time period as may be agreed to by the Owner and Contractor, and the Contractor either (1) enters into a contract with the Owner in accordance with the terms of such bid, and gives such bond or bonds as may be specified in the bidding or Contract Documents, with a surety admitted in the jurisdiction of the Project and otherwise acceptable to the Owner, for the faithful performance of such Contract and for the prompt payment of labor and material furnished in the prosecution thereof; or (2) pays to the Owner the difference, not to exceed the amount of this Bond, between the amount specified in said bid and such larger amount for which the Owner may in good faith contract with another party to perform the work covered by said bid, then this obligation shall be null and void, otherwise to remain in full force and effect. The Surety hereby waives any notice of an agreement between the Owner and Contractor to extend the time in which the Owner may accept the bid. Waiver of notice by the Surety shall not apply to any extension exceeding sixty (60) days in the aggregate beyond the time for acceptance of bids specified in the bid documents, and the Owner and Contractor shall obtain the Surety's consent for an extension beyond sixty (60) days.

If this Bond is issued in connection with a subcontractor's bid to a Contractor, the term Contractor in this Bond shall be deemed to be Subcontractor and the term Owner shall be deemed to be Contractor.

When this Bond has been furnished to comply with a statutory or other legal requirement in the location of the Project, any provision in this Bond conflicting with said statutory or legal requirement shall be deemed deleted herefrom and provisions conforming to such

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statutory or other legal requirement shall be deemed incorporated herein. When so furnished, the intent is that this Bond shall be construed as a statutory bond and not as a common law bond.

Signed and sealed this 22nd day of August, 2025

(Witness)

Colf Construction, LLC
(Contractor as Principal) (Seal)
By:
(Title)

R. A. Fix
(Witness)

Travelers Casualty and Surety Company of America
(Surety) (Seal)
By:
(Title) Attorney in Fact, Nicholas B. Fix

TRAVELERS CASUALTY AND SURETY COMPANY OF AMERICA
HARTFORD, CONN.

Init.

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TRAVELERS

Travelers Casualty and Surety Company of America
Travelers Casualty and Surety Company
St. Paul Fire and Marine Insurance Company

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS: That Travelers Casualty and Surety Company of America, Travelers Casualty and Surety Company, and St. Paul Fire and Marine Insurance Company are corporations duly organized under the laws of the State of Connecticut (herein collectively called the "Companies"), and that the Companies do hereby make, constitute and appoint **N B Fix** of **BOTHELL**, **Washington**, their true and lawful Attorney(s)-in-Fact to sign, execute, seal and acknowledge any and all bonds, recognizances, conditional undertakings and other writings obligatory in the nature thereof on behalf of the Companies in their business of guaranteeing the fidelity of persons, guaranteeing the performance of contracts and executing or guaranteeing bonds and undertakings required or permitted in any actions or proceedings allowed by law.

IN WITNESS WHEREOF, the Companies have caused this instrument to be signed, and their corporate seals to be hereto affixed, this **21st** day of **April, 2021**.

State of Connecticut

City of Hartford ss.

By: _____
Robert L. Raney, Senior Vice President

On this the **21st** day of **April, 2021**, before me personally appeared **Robert L. Raney**, who acknowledged himself to be the Senior Vice President of each of the Companies, and that he, as such, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing on behalf of said Companies by himself as a duly authorized officer.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

My Commission expires the **30th** day of **June, 2026**

_____
Anna P. Nowik, Notary Public

This Power of Attorney is granted under and by the authority of the following resolutions adopted by the Boards of Directors of each of the Companies, which resolutions are now in full force and effect, reading as follows:

RESOLVED, that the Chairman, the President, any Vice Chairman, any Executive Vice President, any Senior Vice President, any Vice President, any Second Vice President, the Treasurer, any Assistant Treasurer, the Corporate Secretary or any Assistant Secretary may appoint Attorneys-in-Fact and Agents to act for and on behalf of the Company and may give such appointee such authority as his or her certificate of authority may prescribe to sign with the Company's name and seal with the Company's seal bonds, recognizances, contracts of indemnity, and other writings obligatory in the nature of a bond, recognizance, or conditional undertaking, and any of said officers or the Board of Directors at any time may remove any such appointee and revoke the power given him or her; and it is

FURTHER RESOLVED, that the Chairman, the President, any Vice Chairman, any Executive Vice President, any Senior Vice President or any Vice President may delegate all or any part of the foregoing authority to one or more officers or employees of this Company, provided that each such delegation is in writing and a copy thereof is filed in the office of the Secretary; and it is

FURTHER RESOLVED, that any bond, recognizance, contract of indemnity, or writing obligatory in the nature of a bond, recognizance, or conditional undertaking shall be valid and binding upon the Company when (a) signed by the President, any Vice Chairman, any Executive Vice President, any Senior Vice President or any Vice President, any Second Vice President, the Treasurer, any Assistant Treasurer, the Corporate Secretary or any Assistant Secretary and duly attested and sealed with the Company's seal by a Secretary or Assistant Secretary; or (b) duly executed (under seal, if required) by one or more Attorneys-in-Fact and Agents pursuant to the power prescribed in his or her certificate or their certificates of authority or by one or more Company officers pursuant to a written delegation of authority; and it is

FURTHER RESOLVED, that the signature of each of the following officers: President, any Executive Vice President, any Senior Vice President, any Vice President, any Assistant Vice President, any Secretary, any Assistant Secretary, and the seal of the Company may be affixed by facsimile to any Power of Attorney or to any certificate relating thereto appointing Resident Vice Presidents, Resident Assistant Secretaries or Attorneys-in-Fact for purposes only of executing and attesting bonds and undertakings and other writings obligatory in the nature thereof, and any such Power of Attorney or certificate bearing such facsimile signature or facsimile seal shall be valid and binding upon the Company and any such power so executed and certified by such facsimile signature and facsimile seal shall be valid and binding on the Company in the future with respect to any bond or understanding to which it is attached.

I, **Kevin E. Hughes**, the undersigned, Assistant Secretary of each of the Companies, do hereby certify that the above and foregoing is a true and correct copy of the Power of Attorney executed by said Companies, which remains in full force and effect.

Dated this **22nd** day of **August**, **2025**.

_____
Kevin E. Hughes, Assistant Secretary

To verify the authenticity of this Power of Attorney, please call us at 1-800-421-3880.
Please refer to the above-named Attorney(s)-in-Fact and the details of the bond to which this Power of Attorney is attached.

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David Holland
Associate Account Executive
Travelers Bond & Specialty Insurance
11400 SE 8th Street
Suite 380
Bellevue, WA 98004
Phone: 425.623.5763
FAX: 206.326.4291
E-mail: Dhollan5@travelers.com

August 22, 2025

Re: City of Vancouver Public Works Operations Center: Early Site Work

To Whom it may concern

It has been the privilege of Travelers Casualty and Surety Company of America ("Travelers")[1] to provide surety bonds for Colf Construction LLC for over 15 years. During that time they have built and we have bonded projects in the $1MM - $10MM range for a wide variety of owners.

It is our opinion that Colf Construction LLC is qualified to perform the above captioned project, which we understand has an estimated value of approximately $1.25MM. At their request we will give favorable consideration to providing the required performance and payment bonds.

Please note that the decision to issue performance and payment bonds is a matter between Colf Construction LLC and Travelers, and will be subject to our standard underwriting at the time of the final bond request, which will include but not be limited to the acceptability of the contract documents, bond forms and financing. We assume no liability to third parties or to you if for any reason we do not execute said bonds.

If you have any questions or need any additional information, please do not hesitate to contact me.

Sincerely,

TRAVELERS CASUALTY AND SURETY
COMPANY OF AMERICA

David Holland

[1] Travelers is an A++ (Superior) A.M. Best rated insurance company (Financial Size Category XV ($2 billion or more)).

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COLF CONSTRUCTION

PO Box 1434
Vancouver, WA 98668
Phone: 360-694-5364
Fax: 360-694-3875

To whom it may concern,

Owner acknowledges and agrees that it is the sole "generator", as defined by 40 CFR § 260.10 and WAC 173-303-040 and as referenced in Ch. 70A.300, RCW, of the PCB contamination currently existing on the Project. Owner agrees that Contractor shall not be required to perform any acts, including submitting any certifications, manifests, or other documentation required of the "generator." Owner also acknowledges and agrees that Contractor is the "transporter," as defined by 40 CFR § 260.10 and WAC 173-303-040, of the PCB contamination currently existing on the Project. All certifications, manifests, and/or similar documentation will be signed by the Owner as "generator" and the Contractor as "transporter." Owner agrees to defend, indemnify, and hold harmless Contractor, its principals, employees, subcontractors, agents, sureties, and assigns from any and all claims, causes of action, liability, and/or damages related to "generator" liability under 40 CFR § 260, WAC 173-303, Ch. 70A.300, RCW, or any similar statute or regulation. Owner agrees that Contractor's scope of work is limited to excavation, handling, and transport of contaminated media and that Owner is solely responsible for hazardous media classification and/or generator certification.

Thank you,

G H Cole

Garrett Colf
Colf Construction LLC
Estimator
8/22/2025

Docusign Envelope ID: D45D09D4-C3C2-4DB2-B9B3-4015288E9AF3

VPOC MACC #2

8713 Northeast 94th Avenue, Vancouver, WA 98662, United States of America

Sent proposal: $1,827,476

Submitted Aug 22, 2025 at 7:24 AM PDT

Coffman Excavation Inc.
13014 Clackamas River Dr, Oregon City, OR 97045, USA

Matthew Byko | Estimator | +1 971-202-3049 | mbyko@coffmanteam.com

Line Items

Description	Quantity	Unit Cost	Total Cost
Early Sitework (Remaining scope not listed below)			$912,200
Retaining Wall #1			$620,041
Erosion and Sedimentation Controls			$60,459
PCB Removal and Disposal			$213,256
Emergency Response Material/Equipment Allowance Input $3,000			$3,000
Emergency Response Labor Allowance 120 labor hours	120	× $146 /hour	$17,520
Trench Safety RCW 39.04.180			$1,000
Base Bid			**$1,827,476**

Alternates

Deductive alternate to omit handling and disposal of shotcrete spoils	-$5,318

Inclusions

Pursuant to and in compliance with the Bid Package, and Instructions To Bidders, the undersigned hereby certifies they have carefully examined the Contract Documents, conditions affecting the work, and is familiar with the site; and having made the necessary examinations hereby proposes to furnish all labor, materials, equipment, and services necessary to complete the scope of work and provide payment and performance bonds in strict accordance with the above named documents for the lump sum base bid amounts	Yes
In compliance with 296-127 WAC the Contractor shall pay all fees associated with the Intent and Affidavit of Wages Paid to the Department of Labor and Industries. These costs are included in the bid.	Yes
This project is subject RCW 39.12, Washington State's Prevailing Wage Act. Wage rates are based on January 15, 2025. These costs are included in the bid.	Yes
Bidder has familiarized themselves with the contract requirements and the project schedule included as Exhibit D and D-1.	Yes
Subcontractor shall guarantee and maintain its bid for a period of 60 days after the date bids are opened. The undersigned agrees to execute Skanska U.S.A. Building, Inc.'s Subcontract form without exception for the scope of work defined in the attached and the sum noted above. Bidder shall submit executed Subcontract and insurance certificate within 10 days after receipt of the Letter of Intent and Award.	Yes
Requirements to bid and perform work exceeding $300,000. Bidder has included and attached to this bid form a bid bond for 5% of the bid value and a surety letter for a payment and performance bond for the bid value.	Yes
By submitting this proposal, Bidder confirms compliance with bidder responsibility criteria outlined in RCW 39.04.350. Bidder shall provide a sworn statement in accordance with chapter 5.50 RCW verifying compliance with RCW 39.04.350 (1) (g). Bidder must provide the sworn statement within 5-days of notice of intent to award from the Contractor, and prior to formal Contract award.	Yes

Scope-Specific Information and Unit Costs

Receipt of Addenda numbered # through ##	1-5
State of Washington Contractor's License No.	COFFMEI871P2
Legal Name of Bidder	Coffman Excavation Inc.

Docusign Envelope ID: D45D09D4-C3C2-4DB2-B9B3-4015288E9AF3

VPOC MACC #2

8713 Northeast 94th Avenue, Vancouver, WA 98662, United States of America

Attachments

Add5 Bid Form - Bid Bond - S... (2.8 MB)

Docusign Envelope ID: D45D09D4-C3C2-4DB2-B9B3-4015288E9AF3

Skanska USA Building, Inc.
Vancouver Public Works Operations Center
Bid Form

BID FORM

(To be submitted no later than 11:00 AM on Friday, August 22nd, 2025)

TO: Skanska USA Building, Inc.

Attn: Derek Bourque
City of Vancouver City Hall
415 W 6th St, Vancouver, WA 98660

Or Mailed:
Attn: Skanska
City of Vancouver
Procurement Department
PO Box 1995, Vancouver, WA 98668-199

The undersigned submits the following proposal.

ADDENDA:

Receipt of Addenda numbered 1 through 5 is hereby acknowledged.

BASE BID:
Pursuant to and in compliance with the Bid Package, and Instructions To Bidders, the undersigned hereby certifies they have carefully examined the Contract Documents, conditions affecting the work, and is familiar with the site; and having made the necessary examinations hereby proposes to furnish all labor, materials, equipment, and services necessary to complete the scope of work and provide payment and performance bonds in strict accordance with the above named documents for the lump sum base bid amounts of:

I. Bid Package #31A Early Sitework:

Description of Bid Item:	Unit of Measure		Bid Amount
Early Sitework (Remaining Scope not Mentioned Below)	LS		$ 912,200.00
Retaining Wall #1	LS		$ 620,041.00
Erosion & Sediment Control	LS		$ 60,459.00
PCB Removal & Disposal	LS		$ 213,256.00
Emergency Response Material/Equipment Allowance			$3,000.00
Trench Safety RCW 39.04.180			$ 1,000.00
Emergency Response Labor Allowance	HRS: 120	Hourly Rate: $ 146.00	$ 17,520.00
		Total Bid:	$1,827,476.00

Deductive Alternate #1: Not to be included in the Total Bid Value

Omit handling and disposal of shotcrete spoils	LS	$ (5,318.00)

Docusign Envelope ID: D45D09D4-C3C2-4DB2-B9B3-4015288E9AF3

Skanska USA Building, Inc.
Vancouver Public Works Operations Center
Bid Form

II. TOTAL BID:

Totals of Part I Above (do NOT include State Sales Tax):

One million eight hundred twenty seven thousand and four hundred and seventy six Dollars
Print Dollar Amount

$ 1,827,476.00
Numerical Dollar Amount

INTENT AND AFFIDAVIT OF WAGES PAID

In compliance with 296-127 WAC the Contractor shall pay all fees associated with the Intent and Affidavit of Wages Paid to the Department of Labor and Industries. These costs are included in the bid.

PREVAILING WAGE:

This project is subject RCW 39.12, Washington State's Prevailing Wage Act. Wage rates are based on January 15, 2025. These costs are included in the bid.

BIDDER RESPONSIBILITY CRITERIA:

By submitting this proposal, Bidder confirms compliance with bidder responsibility criteria outlined in RCW 39.04.350. Bidder shall provide a sworn statement in accordance with chapter 5.50 RCW verifying compliance with RCW 39.04.350 (1) (g). Bidder must provide the sworn statement within 5-days of notice of intent to award from the Contractor, and prior to formal Contract award.

TIME OF COMPLETION:

Bidder has familiarized themselves with the contract requirements and the project schedule included as Exhibit D and D-1.

CONTRACT AND BOND:

Subcontractor shall guarantee and maintain its bid for a period of 60 days after the date bids are opened. The undersigned agrees to execute Skanska U.S.A. Building, Inc.'s Subcontract form without exception for the scope of work defined in the attached and the sum noted above. Bidder shall submit executed Subcontract and insurance certificate within 10 days after receipt of the Letter of Intent and Award.

BIDDER INFORMATION:

Coffman Excavation Inc.
Legal Name of Bidder

By (Authorized Signature)

Jake Ausmus
Printed Name

President
Title

13014 Clackamas River Drive
Street Address

Oregon City OR

The firm represented by the above signature is:

Sole Proprietorship	
Partnership	
Corporation	X
State of Incorporation	OR
Other	

Docusign Envelope ID: D45D09D4-C3C2-4DB2-B9B3-4015288E9AF3

Skanska USA Building, Inc.
Vancouver Public Works Operations Center
Bid Form

City State

503-656-7000 503-656-0686
Telephone Fax No.

jausmus@coffmanteam.com
Email

COFFMEI871P2
State of Washington Contractor's License No.

Docusign Envelope ID: D45D09D4-C3C2-4DB2-B9B3-4015288E9AF3

Document A310™ – 2010

Conforms with The American Institute of Architects AIA Document 310

Bid Bond

CONTRACTOR:
(Name, legal status and address)
Coffman Excavation Inc
13014 Clackamas River Dr.
Oregon City, OR 97045

SURETY:
(Name, legal status and principal place of business)
Hartford Fire Insurance Company
One Hartford Plaza
Hartford, CT 06155-0001
Mailing Address for Notices
One Hartford Plaza
Hartford , CT 06155

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

Any singular reference to Contractor, Surety, Owner or other party shall be considered plural where applicable.

OWNER:
(Name, legal status and address)
Skanska USA Building Inc.

Vancouver, WA 98660

BOND AMOUNT: 5% Five Percent of Amount Bid

PROJECT:
(Name, location or address, and Project number, if any)
Vancouver Public Works Operations Center, Bid Package #31A - Early Sitework, Vancouver, WA

The Contractor and Surety are bound to the Owner in the amount set forth above, for the payment of which the Contractor and Surety bind themselves, their heirs, executors, administrators, successors and assigns, jointly and severally, as provided herein. The conditions of this Bond are such that if the Owner accepts the bid of the Contractor within the time specified in the bid documents, or within such time period as may be agreed to by the Owner and Contractor, and the Contractor either (1) enters into a contract with the Owner in accordance with the terms of such bid, and gives such bond or bonds as may be specified in the bidding or Contract Documents, with a surety admitted in the jurisdiction of the Project and otherwise acceptable to the Owner, for the faithful performance of such Contract and for the prompt payment of labor and material furnished in the prosecution thereof; or (2) pays to the Owner the difference, not to exceed the amount of this Bond, between the amount specified in said bid and such larger amount for which the Owner may in good faith contract with another party to perform the work covered by said bid, then this obligation shall be null and void, otherwise to remain in full force and effect. The Surety hereby waives any notice of an agreement between the Owner and Contractor to extend the time in which the Owner may accept the bid. Waiver of notice by the Surety shall not apply to any extension exceeding sixty (60) days in the aggregate beyond the time for acceptance of bids specified in the bid documents, and the Owner and Contractor shall obtain the Surety's consent for an extension beyond sixty (60) days.

If this Bond is issued in connection with a subcontractor's bid to a Contractor, the term Contractor in this Bond shall be deemed to be Subcontractor and the term Owner shall be deemed to be Contractor.

When this Bond has been furnished to comply with a statutory or other legal requirement in the location of the Project, any provision in this Bond conflicting with said statutory or legal requirement shall be deemed deleted herefrom and provisions conforming to such statutory or other legal requirement shall be deemed incorporated herein. When so furnished, the intent is that this Bond shall be construed as a statutory bond and not as a common law bond.

Signed and sealed this 23rd day of July, 2025.

Coffman Excavation Inc
(Principal) *(Seal)*

(Witness)

By: PRESIDENT
(Title)

Hartford Fire Insurance Company
(Surety) *(Seal)*

(Witness) Kristine Santamaria

By:
(Title) Roxana Palacios Attorney-in-Fact

HARTFORD FIRE INSURANCE CO. INCORPORATED 1810

S-0054/AS 8/10

Docusign Envelope ID: D45D09D4-C3C2-4DB2-B9B3-4015288E9AF3

POWER OF ATTORNEY

Direct Inquiries, Bond Authenticity and Claims to:
THE HARTFORD
BOND, T-14
One Hartford Plaza
Hartford, Connecticut 06155
Bond.Claims@thehartford.com
call **888-266-3488** *or fax* **860-757-5835**

KNOW ALL PERSONS BY THESE PRESENTS THAT: **Agency Code: SurePath**

- ☒ **Hartford Fire Insurance Company**, a corporation duly organized under the laws of the State of Connecticut
- ☐ **Hartford Casualty Insurance Company**, a corporation duly organized under the laws of the State of Indiana
- ☐ **Hartford Accident and Indemnity Company**, a corporation duly organized under the laws of the State of Connecticut
- ☐ **Hartford Insurance Company of the Midwest**, a corporation duly organized under the laws of the State of Indiana

having their home office in Hartford, Connecticut (hereinafter collectively referred to as the "Companies") do hereby make, constitute and appoint

Roxana Palacios *of* **Seattle, WA**

their true and lawful Attorney-in-Fact, to sign its name as surety(ies) only as delineated above by ☒, and to execute, seal and acknowledge the following bond, undertaking, contract or written instrument:

Bond No. Bid Bond on behalf of Coffman Excavation Inc naming Skanska USA Building Inc. as Obligee in the amount of See Bond Form

on behalf of the Companies in their business of guaranteeing the fidelity of persons, guaranteeing the performance of contracts and executing or guaranteeing bonds and undertakings required or permitted in any actions or proceedings allowed by law

In Witness Whereof, and as authorized by a Resolution of the Board of Directors of the Companies on May 23, 2016 the Companies have caused these presents to be signed by its Assistant Vice President and its corporate seals to be hereto affixed, duly attested by its Assistant Secretary. Further, pursuant to Resolution of the Board of Directors of the Companies, the Companies hereby unambiguously affirm that they are and will be bound by any mechanically applied signatures applied to this Power of Attorney.

Phyllis A. Clark, Assistant Secretary

Joelle L. LaPierre, Assistant Vice President

STATE OF FLORIDA
COUNTY OF SEMINOLE } ss. Lake Mary

On this 1st day of March, 2024, before me personally came Joelie L. LaPierre, to me known, who being by me duly sworn, did depose and say that (s)he resides in Seminole County, State of Florida; that (s)he is the Assistant Vice President of the Companies, the corporations described in and which executed the above instrument; that (s)he knows the seals of the said corporations; that the seals affixed to the said instrument are such corporate seals; that they were so affixed by authority of the Boards of Directors of said corporations and that (s)he signed his/her name thereto by like authority

Mariluz Arce
My Commission HH 287363
Expires July 13, 2026

I, the undersigned, Assistant Vice President of the Companies, DO HEREBY CERTIFY that the above and foregoing is a true and correct copy of the Power of Attorney executed by said Companies, which is still in full force effective as of July 23, 2025

Signed and sealed in Lake Mary, Florida.

Keith D. Dozois, Assistant Vice President

Docusign Envelope ID: D45D09D4-C3C2-4DB2-B9B3-4015288E9AF3

USI Insurance Services
601 Union Street
Suite 1000
Seattle, WA 98101
www.usi.com
Tel: 206.441.6300

July 23, 2025

JUL 24 2025

Skanska USA Building, Inc.
Vancouver, WA

To whom it may concern:

Re: Coffman Excavation Inc.
Vancouver Public Works Operations Center – Early Sitework – Bid Package 31A

This letter is in response to your request for information regarding Coffman Excavation Inc.'s ability to provide a 100% performance and payment bond on your project.

It has been our privilege to provide bonds for Coffman Excavation since 1987. Hartford Fire Insurance Company is pleased to be associated with Coffman Excavation and to provide the surety credit they require. Their current bond line of credit is $35,000,000 per single job based upon a $150,000,000 aggregate work program. This line of credit is in place to handle normal activity. Larger bond requests are reviewed on a case-by-case basis. In order to provide a commitment to write a bond, they will need to review usual underwriting information that would include the following:

1) A copy of the main contract agreement and subcontract agreement.
2) Confirmation of financing.
3) Evidence that the general contractor is bonded to the owner.

In our opinion, Coffman Excavation Inc. is a premier company. They are highly professional in all respects and enjoy an excellent relationship with owners, general contractors, subcontractors, and suppliers.

Hartford Fire Insurance Company is listed in the Federal Registry. They are rated A(Excellent) by AM Best with a Financial Size Category of XV. Should you need any additional information, please give me a call at 800-767-0650.

Sincerely,

USI INSURANCE SERVICES and
HARTFORD FIRE INSURANCE COMPANY

Roxana Palacios

Roxana Palacios
Assistant Vice President and Attorney-in-Fact
roxana.palacios@usi.com

POWER OF ATTORNEY

Direct Inquiries, Bond Authenticity and Claims to:
THE HARTFORD
BOND, T-14
One Hartford Plaza
Hartford, Connecticut 06155
Bond.Claims@thehartford.com
call: **888-266-3488** *or fax:* **860-757-5835**

KNOW ALL PERSONS BY THESE PRESENTS THAT:

Agency Name: USI INSURANCE SERVICES NORTHWEST
Agency Code: 52-810246

☒ **Hartford Fire Insurance Company**, a corporation duly organized under the laws of the State of Connecticut
☒ **Hartford Casualty Insurance Company**, a corporation duly organized under the laws of the State of Indiana
☒ **Hartford Accident and Indemnity Company**, a corporation duly organized under the laws of the State of Connecticut
☐ **Hartford Insurance Company of the Midwest**, a corporation duly organized under the laws of the State of Indiana

having their home office in Hartford, Connecticut, (hereinafter collectively referred to as the "Companies") do hereby make, constitute and appoint, ***up to the amount of*** Unlimited :

Scott C. Alderman, Jamie Armfield, Amber Engel, Tatiana Gefter, Tara Koloski, Laura Kovarik, Debbie Lindstrom, Marina Matyunin, Allison McClintock, Kathleen Mitchell, Kathy Nye, Roxana Palacios, Kristine Santamaria, Lori Stark, Holly E. Ulfers of SEATTLE, Washington

their true and lawful Attorney(s)-in-Fact, each in their separate capacity if more than one is named above, to sign its name as surety(ies) only as delineated above by ☒, and to execute, seal and acknowledge any and all bonds, undertakings, contracts and other written instruments in the nature thereof, on behalf of the Companies in their business of guaranteeing the fidelity of persons, guaranteeing the performance of contracts and executing or guaranteeing bonds and undertakings required or permitted in any actions or proceedings allowed by law.

In Witness Whereof, and as authorized by a Resolution of the Board of Directors of the Companies on May 23, 2016 the Companies have caused these presents to be signed by its Assistant Vice President and its corporate seals to be hereto affixed, duly attested by its Assistant Secretary. Further, pursuant to Resolution of the Board of Directors of the Companies, the Companies hereby unambiguously affirm that they are and will be bound by any mechanically applied signatures applied to this Power of Attorney.

Phyllis A. Clark, Assistant Secretary

Joelle L. LaPierre, Assistant Vice President

STATE OF FLORIDA
COUNTY OF SEMINOLE } ss. Lake Mary

On this 1st day of March, 2024, before me personally came Joelle L. LaPierre, to me known, who being by me duly sworn, did depose and say: that (s)he resides in Seminole County, State of Florida; that (s)he is the Assistant Vice President of the Companies, the corporations described in and which executed the above instrument; that (s)he knows the seals of the said corporations; that the seals affixed to the said instrument are such corporate seals; that they were so affixed by authority of the Boards of Directors of said corporations and that (s)he signed his/her name thereto by like authority.

Mariluz Arce
My Commission HH 287363
Expires July 13, 2026

I, the undersigned, Assistant Vice President of the Companies, DO HEREBY CERTIFY that the above and foregoing is a true and correct copy of the Power of Attorney executed by said Companies, which is still in full force effective as of July 23, 2025.

Signed and sealed in Lake Mary, Florida.

Keith D. Dozois, Assistant Vice President

Revised: July 31, 2024

Docusign Envelope ID: D45D09D4-C3C2-4DB2-B9B3-4015288E9AF3

VPOC MACC #2

8713 Northeast 94th Avenue, Vancouver, WA 98662, United States of America

Sent proposal: $1,898,840

Submitted Aug 22, 2025 at 9:42 AM PDT

Goodfellow Bros. LLC
7515 Northeast Ambassador Place, Portland, OR 97220, USA

Mike Wright | Estimator | +1 971-330-9641 | mikewr@goodfellowbros.com

Line Items

Description	Quantity	Unit Cost	Total Cost
Early Sitework (Remaining scope not listed below)			$1,090,435
Retaining Wall #1			$444,360
Erosion and Sedimentation Controls			$78,300
PCB Removal and Disposal			$267,045
Emergency Response Material/Equipment Allowance Input $3,000			$3,000
Emergency Response Labor Allowance 120 labor hours	120	× $110 /hour	$13,200
Trench Safety RCW 39.04.180			$2,500
Base Bid			**$1,898,840**

Alternates

Deductive alternate to omit handling and disposal of shotcrete spoils	-$4,015

Inclusions

Pursuant to and in compliance with the Bid Package, and Instructions To Bidders, the undersigned hereby certifies they have carefully examined the Contract Documents, conditions affecting the work, and is familiar with the site; and having made the necessary examinations hereby proposes to furnish all labor, materials, equipment, and servi ces necessary to complete the scope of work and provide payment and performance bonds in strict accordance wit h the above named documents for the lump sum base bid amounts	Yes
In compliance with 296-127 WAC the Contractor shall pay all fees associated with the Intent and Affidavit of Wages Paid to the Department of Labor and Industries. These costs are included in the bid.	Yes
This project is subject RCW 39.12, Washington State's Prevailing Wage Act. Wage rates are based on January 15, 202 5. These costs are included in the bid.	Yes
Bidder has familiarized themselves with the contract requirements and the project schedule included as Exhibit D and D-1.	Yes
Subcontractor shall guarantee and maintain its bid for a period of 60 days after the date bids are opened. The unde rsigned agrees to execute Skanska U.S.A. Building, Inc.'s Subcontract form without exception for the scope of work defined in the attached and the sum noted above. Bidder shall submit executed Subcontract and insurance certific ate within 10 days after receipt of the Letter of Intent and Award.	Yes
Requirements to bid and perform work exceeding $300,000. Bidder has included and attached to this bid form a bi d bond for 5% of the bid value and a surety letter for a payment and performance bond for the bid value.	Yes
By submitting this proposal, Bidder confirms compliance with bidder responsibility criteria outlined in RCW 39.04.3 50. Bidder shall provide a sworn statement in accordance with chapter 5.50 RCW verifying compliance with RCW 39. 04.350 (1) (g). Bidder must provide the sworn statement within 5-days of notice of intent to award from the Contra ctor, and prior to formal Contract award.	Yes

Scope-Specific Information and Unit Costs

Receipt of Addenda numbered # through ##	1-5
State of Washington Contractor's License No.	GOODFBL825PH
Legal Name of Bidder	Goodfellow Bros. LLC

Docusign Envelope ID: D45D09D4-C3C2-4DB2-B9B3-4015288E9AF3

VPOC MACC #2

8713 Northeast 94th Avenue, Vancouver, WA 98662, United States of America

Attachments

VPOC BP31A - Early Sitework... (374 KB)

Docusign Envelope ID: D45D09D4-C3C2-4DB2-B9B3-4015288E9AF3

Skanska USA Building, Inc.
Vancouver Public Works Operations Center
Bid Form

BID FORM

(To be submitted no later than 11:00 AM on Friday, August 22nd, 2025)

TO: Skanska USA Building, Inc.

Attn: Derek Bourque
City of Vancouver City Hall
415 W 6th St, Vancouver, WA 98660

Or Mailed:
Attn: Skanska
City of Vancouver
Procurement Department
PO Box 1995, Vancouver, WA 98668-199

The undersigned submits the following proposal.

ADDENDA:

Receipt of Addenda numbered 01 through 05 is hereby acknowledged.

BASE BID:
Pursuant to and in compliance with the Bid Package, and Instructions To Bidders, the undersigned hereby certifies they have carefully examined the Contract Documents, conditions affecting the work, and is familiar with the site; and having made the necessary examinations hereby proposes to furnish all labor, materials, equipment, and services necessary to complete the scope of work and provide payment and performance bonds in strict accordance with the above named documents for the lump sum base bid amounts of:

I. Bid Package #31A Early Sitework:

Description of Bid Item:	Unit of Measure		Bid Amount
Early Sitework (Remaining Scope not Mentioned Below)	LS		$1,090,435.00
Retaining Wall #1	LS		$ 444,360.00
Erosion & Sediment Control	LS		$ 78,300.00
PCB Removal & Disposal	LS		$ 267,045.00
Emergency Response Material/Equipment Allowance			$3,000.00
Trench Safety RCW 39.04.180			$ 2500.00
Emergency Response Labor Allowance	HRS: 120	Hourly Rate: $ 110.00	$ 13,200.00
		Total Bid:	**$ 1,898,840.00**

Deductive Alternate #1: Not to be included in the Total Bid Value

Omit handling and disposal of shotcrete spoils	LS	$ -4,015.00

Docusign Envelope ID: D45D09D4-C3C2-4DB2-B9B3-4015288E9AF3

Skanska USA Building, Inc.
Vancouver Public Works Operations Center
Bid Form

II. TOTAL BID:

Totals of Part I Above (do NOT include State Sales Tax):

One million, eight hundred and ninety eight thousand, eight hundred and forty Dollars
Print Dollar Amount

$ 1,898,840.00
Numerical Dollar Amount

INTENT AND AFFIDAVIT OF WAGES PAID

In compliance with 296-127 WAC the Contractor shall pay all fees associated with the Intent and Affidavit of Wages Paid to the Department of Labor and Industries. These costs are included in the bid.

PREVAILING WAGE:

This project is subject RCW 39.12, Washington State's Prevailing Wage Act. Wage rates are based on January 15, 2025. These costs are included in the bid.

BIDDER RESPONSIBILITY CRITERIA:

By submitting this proposal, Bidder confirms compliance with bidder responsibility criteria outlined in RCW 39.04.350. Bidder shall provide a sworn statement in accordance with chapter 5.50 RCW verifying compliance with RCW 39.04.350 (1) (g). Bidder must provide the sworn statement within 5-days of notice of intent to award from the Contractor, and prior to formal Contract award.

TIME OF COMPLETION:

Bidder has familiarized themselves with the contract requirements and the project schedule included as Exhibit D and D-1.

CONTRACT AND BOND:

Subcontractor shall guarantee and maintain its bid for a period of 60 days after the date bids are opened. The undersigned agrees to execute Skanska U.S.A. Building, Inc.'s Subcontract form without exception for the scope of work defined in the attached and the sum noted above. Bidder shall submit executed Subcontract and insurance certificate within 10 days after receipt of the Letter of Intent and Award.

BIDDER INFORMATION:

Goodfellow Bros. LLC
Legal Name of Bidder

By (Authorized Signature)

Joseph R. Correy
Printed Name

Division President Oregon
Title

7515 NE Ambassador Pl., Ste. E
Street Address

Portland, Or

The firm represented by the above signature is:
Sole Proprietorship ____
Partnership ____
Corporation ____
State of Incorporation ____
Other LLC

GOODFELLOW BROS. LLC ESTABLISHED 1921 WENATCHEE, WASHINGTON

Docusign Envelope ID: D45D09D4-C3C2-4DB2-B9B3-4015288E9AF3

Skanska USA Building, Inc.
Vancouver Public Works Operations Center
Bid Form

City State

503-246-4114, 503-256-4884

Telephone Fax No.

mikewr@goodfellowbros.com

Email

GOODFBL825PH

State of Washington Contractor's License No.

Docusign Envelope ID: D45D09D4-C3C2-4DB2-B9B3-4015288E9AF3

BID BOND

Travelers Casualty and Surety Company of America
Hartford, CT 06183

CONTRACTOR:
(Name, legal status and address)

Goodfellow Bros. LLC
PO Box 598
Wenatchee, WA 98807

SURETY:
(Name, legal status and principal place of business)

Travelers Casualty and Surety Company of America
1 Tower Sq, Hartford, CT 06183-0001

OWNER:
(Name, legal status and address)

City of Vancouver
415 W 6th St, Vancouver, WA 98660

BOND AMOUNT: Five Percent (5%) of total amount of bid

PROJECT:
(Name, location or address, and Project number, if any)

CITY OF VANCOUVER PUBLIC WORKS OPS CENTER
BP#31A – EARLY EARTHWORK & SITE WALL 1
4711 E 4th Plain Blvd
Vancouver, WA 98660

The Contractor and Surety are bound to the Owner in the amount set forth above, for the payment of which the Contractor and Surety bind themselves, their heirs, executors, administrators, successors and assigns, jointly and severally, as provided herein. The conditions of this Bond are such that if the Owner accepts the bid of the Contractor within the time specified in the bid documents, or within such time period as may be agreed to by the Owner and Contractor, and the Contractor either (1) enters into a contract with the Owner in accordance with the terms of such bid, and gives such bond or bonds as may be specified in the bidding or Contract Documents, with a surety admitted in the jurisdiction of the Project and otherwise acceptable to the Owner, for the faithful performance of such Contract and for the prompt payment of labor and material furnished in the prosecution thereof; or (2) pays to the Owner the difference, not to exceed the amount of this Bond, between the amount specified in said bid and such larger amount for which the Owner may in good faith contract with another party to perform the work covered by said bid, then this obligation shall be null and void, otherwise to remain in full force and effect. The Surety hereby waives any notice of an agreement between the Owner and Contractor to extend the time in which the Owner may accept the bid. Waiver of notice by the Surety shall not apply to any extension exceeding sixty (60) days in the aggregate beyond the time for acceptance of bids specified in the bid documents, and the Owner and Contractor shall obtain the Surety's consent for an extension beyond sixty (60) days.

If this Bond is issued in connection with a subcontractor's bid to a Contractor, the term Contractor in this Bond shall be deemed to be Subcontractor and the term Owner shall be deemed to be Contractor.

When this Bond has been furnished to comply with a statutory or other legal requirement in the location of the Project, any provision in this Bond conflicting with said statutory or legal requirement shall be deemed deleted herefrom and provisions conforming to such statutory or other legal requirement shall be deemed incorporated herein. When so furnished, the intent is that this Bond shall be construed as a statutory bond and not as a common law bond.

The Company executing this bond vouches that this document conforms to American Institute of Architects Document A310, 2010

Docusign Envelope ID: D45D09D4-C3C2-4DB2-B9B3-4015288E9AF3

Signed and sealed this 11th day of August, 2025.

GOODFELLOW BROS. LLC ESTABLISHED 1921 WENATCHEE, WASHINGTON

Goodfellow Bros. LLC
(Principal)

Division President Oregon
(Title)

(Witness) Joseph R. Correy

Travelers Casualty and Surety Company of America

(Surety) *(Seal)*

Rossio Polio, Attorney-in-Fact
(Title)

(Witness) Christopher M Howell

TRAVELERS CASUALTY AND SURETY COMPANY OF AMERICA HARTFORD, CONN.

The Company executing this bond vouches that this document conforms to American Institute of Architects Document A310, 2010 edition

Docusign Envelope ID: D45D09D4-C3C2-4DB2-B9B3-4015288E9AF3

TRAVELERS

Travelers Casualty and Surety Company of America
Travelers Casualty and Surety Company
St. Paul Fire and Marine Insurance Company

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS: That Travelers Casualty and Surety Company of America, Travelers Casualty and Surety Company, and St. Paul Fire and Marine Insurance Company are corporations duly organized under the laws of the State of Connecticut (herein collectively called the "Companies"), and that the Companies do hereby make, constitute and appoint **Rossio Polio** of **SAN FRANCISCO**, **California**, their true and lawful Attorney(s)-in-Fact to sign, execute, seal and acknowledge any and all bonds, recognizances, conditional undertakings and other writings obligatory in the nature thereof on behalf of the Companies in their business of guaranteeing the fidelity of persons, guaranteeing the performance of contracts and executing or guaranteeing bonds and undertakings required or permitted in any actions or proceedings allowed by law.

IN WITNESS WHEREOF, the Companies have caused this instrument to be signed, and their corporate seals to be hereto affixed, this **21st** day of **April, 2021.**

State of Connecticut

City of Hartford ss.

By: _____
Robert L. Raney, Senior Vice President

On this the **21st** day of **April, 2021,** before me personally appeared **Robert L. Raney,** who acknowledged himself to be the Senior Vice President of each of the Companies, and that he, as such, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing on behalf of said Companies by himself as a duly authorized officer.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

My Commission expires the **30th** day of **June, 2026**

_____
Anna P. Nowik, Notary Public

This Power of Attorney is granted under and by the authority of the following resolutions adopted by the Boards of Directors of each of the Companies, which resolutions are now in full force and effect, reading as follows:

RESOLVED, that the Chairman, the President, any Vice Chairman, any Executive Vice President, any Senior Vice President, any Vice President, any Second Vice President, the Treasurer, any Assistant Treasurer, the Corporate Secretary or any Assistant Secretary may appoint Attorneys-in-Fact and Agents to act for and on behalf of the Company and may give such appointee such authority as his or her certificate of authority may prescribe to sign with the Company's name and seal with the Company's seal bonds, recognizances, contracts of indemnity, and other writings obligatory in the nature of a bond, recognizance, or conditional undertaking, and any of said officers or the Board of Directors at any time may remove any such appointee and revoke the power given him or her; and it is

FURTHER RESOLVED, that the Chairman, the President, any Vice Chairman, any Executive Vice President, any Senior Vice President or any Vice President may delegate all or any part of the foregoing authority to one or more officers or employees of this Company, provided that each such delegation is in writing and a copy thereof is filed in the office of the Secretary; and it is

FURTHER RESOLVED, that any bond, recognizance, contract of indemnity, or writing obligatory in the nature of a bond, recognizance, or conditional undertaking shall be valid and binding upon the Company when (a) signed by the President, any Vice Chairman, any Executive Vice President, any Senior Vice President or any Vice President, any Second Vice President, the Treasurer, any Assistant Treasurer, the Corporate Secretary or any Assistant Secretary and duly attested and sealed with the Company's seal by a Secretary or Assistant Secretary; or (b) duly executed (under seal, if required) by one or more Attorneys-in-Fact and Agents pursuant to the power prescribed in his or her certificate or their certificates of authority or by one or more Company officers pursuant to a written delegation of authority; and it is

FURTHER RESOLVED, that the signature of each of the following officers: President, any Executive Vice President, any Senior Vice President, any Vice President, any Assistant Vice President, any Secretary, any Assistant Secretary, and the seal of the Company may be affixed by facsimile to any Power of Attorney or to any certificate relating thereto appointing Resident Vice Presidents, Resident Assistant Secretaries or Attorneys-in-Fact for purposes only of executing and attesting bonds and undertakings and other writings obligatory in the nature thereof, and any such Power of Attorney or certificate bearing such facsimile signature or facsimile seal shall be valid and binding upon the Company and any such power so executed and certified by such facsimile signature and facsimile seal shall be valid and binding on the Company in the future with respect to any bond or understanding to which it is attached.

I, **Kevin E. Hughes,** the undersigned, Assistant Secretary of each of the Companies, do hereby certify that the above and foregoing is a true and correct copy of the Power of Attorney executed by said Companies, which remains in full force and effect.

Dated this **11th** day of **August**, **2025**.

_____
Kevin E. Hughes, Assistant Secretary

To verify the authenticity of this Power of Attorney, please call us at 1-800-421-3880.
Please refer to the above-named Attorney(s)-in-Fact and the details of the bond to which this Power of Attorney is attached.

Docusign Envelope ID: D45D09D4-C3C2-4DB2-B9B3-4015288E9AF3

TRAVELERS

Travis Belling
Managing Director, Construction Services
Travelers Bond & Specialty Insurance
1501 Fourth Avenue
Suite 1000
Seattle, WA 98101
Phone: 206-326-4284
FAX: 206-326-4291
E-mail
Tbelling@Travelers.com

June 02, 2025

Re: Goodfellow Bros. LLC

To Whom It May Concern:

It has been the privilege of Travelers Casualty and Surety Company of America ("Travelers")[1] to provide surety bonds for Goodfellow Bros. LLC ("Goodfellow") for over 100 years. Through the years, they have, in our opinion, remained properly financed and very capably managed.

Goodfellow has a normal total bonding capacity with Travelers well in excess of $1,500,000,000, as measured by the value of uncompleted work. Specific project needs might take the bond program higher. On a routine basis, we consider specific bid requests that approach $300,000,000. Available bonding capacity is approximately $600,000,000. The bonding capacity of Goodfellow remains in full force and effect. It is our opinion that Goodfellow is qualified to perform the above captioned project. At their request we will give favorable consideration to provide any required performance & payment bonds.

Please understand that the decision to issue performance and payment bonds is a matter between Goodfellow and Travelers and we assume no liability to third parties or to you if for any reason we do not execute said bonds. Requests for performance and payment bonds are subject to our standard underwriting at the time of the request, which will include but not be limited to the acceptability of the contract documents, bond forms and financing.

Travelers may be found on the U.S. Treasury list of certified sureties, on federal bonds and is licensed to write surety bonds in the State of Oregon and Idaho.

If you have any questions or need any additional information, please do not hesitate to contact me.

Sincerely,

TRAVELERS CASUALTY AND SURETY COMPANY OF AMERICA

Travis Belling

[1] Travelers is an A++ (Superior) A.M. Best rated insurance company (Financial Size Category XV ($2 billion or more)).

Docusign Envelope ID: D45D09D4-C3C2-4DB2-B9B3-4015288E9AF3

RISK SOLUTION
PARTNERS

A WOODRUFF SAWYER COMPANY

COMPANY WIDE EMR LETTER

March 18, 2025

Re: Experience Modification Rate Certification Letter

To Whom It May Concern:

This certifies Goodfellow Bros. LLC Workers Compensation Experience Modification Rate for each of the past four annual effective dates listed below:

6/1/25 - .61
6/1/24 - .47
6/1/23 - .78
6/1/22 - .75

If you have any follow up questions as it relates to Goodfellow Bros. Experience Modification, please feel free to reach out to me directly at 415.402.6634.

Sincerely,

Michael Landucci, CRIS
Senior Vice President – Partner
Woodruff Sawyer – Construction and Real Estate Practice

Insurance Services
Risk Management
Surety Bonds

T 808.954.7475

800 Bethel Street, Suite 201
Honolulu, HI 96813

HI License 342912
AN ASSUREX GLOBAL & IBN PARTNER

risksolutionpartners.com

Docusign Envelope ID: D45D09D4-C3C2-4DB2-B9B3-4015288E9AF3

State of Washington
Department of Labor and Industries
PO Box 44140
Olympia WA 98504-4140

THIS IS NOT A BILL

12-07-24

Rate Notice: WA Workers' Compensation

Effective Date:	Experience Factor[4]:
January 1, 2025	0.9623
Experience Period:	
July 1, 2020 - June 30, 2023	
WA Unified Business Identifier (UBI):	
604 303 536	
L&I Account ID:	**PAC Number:**
028,618-05	42421024
Account Manager:	
RAJ LUKE (360) 902-5535	

WASHINGTON ONLY EMR LETTER

Policyholder

GOODFELLOW BROS LLC
ATTN: LESLIE ROBINSON
PO BOX 598
WENATCHEE WA 98807

What went into calculating your 2025 workers' comp rates?

1. Change in L&I average 'base' rate: 3.8% average rate increase for 2025; rates specific to your industry can be found on our website at lni.wa.gov

2. Changes in industry costs: Changes in claim costs compared to premiums collected for your industry ('risk class') in which some or all of your employees worked.

3. Your Experience Factor: Based on the medical, wage replacement and disability benefit costs for worker claims on your account, during the experience period listed above.

Find 12 tools to enhance safety and control costs at www.Lni.wa.gov/ControlMyRates.

Pay your premiums online: www.Lni.wa.gov/QuarterlyReports

Need help understanding this notice? Call your account manager at the phone number shown above.

Have a payroll service?
Send them a copy of this notice.

Your Rate Information

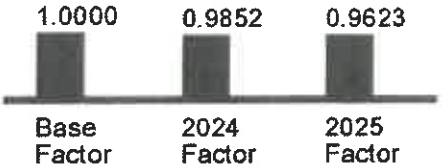
Class Code	Class Code Description	Accident Fund (AF)[1]	Medical Aid Fund (MA)[2]	Stay at Work Program[3]	Supp. Pension Fund (SP)[3]	Hourly* Employer Contribution	+ Hourly* Employee Withholding	= Your Total Hourly* Rate [(1+2+3)x4]+5
0101-02	Excavation NOC	1.3751	0.5262	0.0206	0.1758	$1.67420	$0.35100	$2.0252
0103-09	Drilling NOC	1.6528	0.8809	0.0243	0.1758	$2.11395	$0.52345	$2.6374
0107-01	Pipelaying NOC	1.2697	0.4778	0.0190	0.1758	$1.54875	$0.32695	$1.8757
0108-01	Sewer Const/Septic Tank Inst	1.3666	0.4517	0.0206	0.1758	$1.63025	$0.31515	$1.9454
0112-00	Comm Prod Sand/GRVL/Clay/Ston	1.0490	0.4688	0.0156	0.1758	$1.33045	$0.32095	$1.6514
0201-01	Bridge/OVHD Crossing Const/Rpr	3.4894	0.9311	0.0528	0.1758	$3.91920	$0.56130	$4.4805
0201-04	Brkwtr Jetty/Levee Const/Rpr	3.4894	0.9311	0.0528	0.1758	$3.91920	$0.56130	$4.4805
0217-00	Concrete Flatwork NOC	1.4133	0.5733	0.0211	0.1758	$1.73390	$0.37390	$2.1078
4900-00	Superint/Proj. Mgr - Const	0.2182	0.0869	0.0033	0.1758	$0.34130	$0.13130	$0.4726
4904-00	Clerical Office NOC & Draftsmn	0.0188	0.0102	0.0003	0.1758	$0.11105	$0.09295	$0.2040
5004-18	Misc Forest Svcs, NOC-Manual	1.4083	0.8348	0.0206	0.1758	$1.85470	$0.49950	$2.3542
5006-08	Misc Forest Svcs, NOC-Machine	2.0933	0.6337	0.0316	0.1758	$2.42240	$0.40800	$2.8304

This is the employer's contribution to workers' comp coverage.

Withhold this amount from employee pay for each hour* they work. It is their contribution to workers' comp coverage.

On the Quarterly Report, the employer will multiply this number by the hours* worked to calculate premiums.

Your experience factor history:



What's an experience factor?
See back for an explanation.

F225-004-000 [10-2014]

Docusign Envelope ID: D45D09D4-C3C2-4DB2-B9B3-4015288E9AF3

VPOC MACC #2

8713 Northeast 94th Avenue, Vancouver, WA 98662, United States of America

Sent proposal: $2,405,487

Submitted Aug 22, 2025 at 9:59 AM PDT

Granite Construction Company
135 Tidyman Road, Dallesport, WA 98617, United States of America

J.R. Rutan | +1 360-768-7414 | jr.rutan@gcinc.com

Line Items

Description	Quantity	Unit Cost	Total Cost
Early Sitework (Remaining scope not listed below)			$1,571,827
Retaining Wall #1			$554,674
Erosion and Sedimentation Controls			$207,890
PCB Removal and Disposal			$42,775
Emergency Response Material/Equipment Allowance Input $3,000			$3,000
Emergency Response Labor Allowance 120 labor hours	120	× $211 /hour	$25,320
Trench Safety RCW 39.04.180			$1
Base Bid			**$2,405,487**

Alternates

Deductive alternate to omit handling and disposal of shotcrete spoils	$5,930

Inclusions

Pursuant to and in compliance with the Bid Package, and Instructions To Bidders, the undersigned hereby certifies they have carefully examined the Contract Documents, conditions affecting the work, and is familiar with the site; and having made the necessary examinations hereby proposes to furnish all labor, materials, equipment, and servi ces necessary to complete the scope of work and provide payment and performance bonds in strict accordance wit h the above named documents for the lump sum base bid amounts	Yes
In compliance with 296-127 WAC the Contractor shall pay all fees associated with the Intent and Affidavit of Wages Paid to the Department of Labor and Industries. These costs are included in the bid.	Yes
This project is subject RCW 39.12, Washington State's Prevailing Wage Act. Wage rates are based on January 15, 202 5. These costs are included in the bid.	Yes
Bidder has familiarized themselves with the contract requirements and the project schedule included as Exhibit D and D-1.	Yes
Subcontractor shall guarantee and maintain its bid for a period of 60 days after the date bids are opened. The unde rsigned agrees to execute Skanska U.S.A. Building, Inc.'s Subcontract form without exception for the scope of work defined in the attached and the sum noted above. Bidder shall submit executed Subcontract and insurance certific ate within 10 days after receipt of the Letter of Intent and Award.	Yes
Requirements to bid and perform work exceeding $300,000. Bidder has included and attached to this bid form a bi d bond for 5% of the bid value and a surety letter for a payment and performance bond for the bid value.	Yes
By submitting this proposal, Bidder confirms compliance with bidder responsibility criteria outlined in RCW 39.04.3 50. Bidder shall provide a sworn statement in accordance with chapter 5.50 RCW verifying compliance with RCW 39. 04.350 (1) (g). Bidder must provide the sworn statement within 5-days of notice of intent to award from the Contra ctor, and prior to formal Contract award.	Yes

Scope-Specific Information and Unit Costs

Receipt of Addenda numbered # through ##	#1 though #5
State of Washington Contractor's License No.	GRANICC916DL
Legal Name of Bidder	Granite Construction Company

Docusign Envelope ID: D45D09D4-C3C2-4DB2-B9B3-4015288E9AF3

VPOC MACC #2

8713 Northeast 94th Avenue, Vancouver, WA 98662, United States of America

Additional Information

Notes

Derek,
Enclosed you will find a hard copy of our bid form, surety letter, bid bond, & our optional EMR letter.

Best Regards,

J.R. Rutan
Senior Estimator I
Direct: 360-604-7632 | Mobile: 360-768-7414
16281 SE McGillivray Blvd, Vancouver, WA, 98683

Attachments

VPOC Add 5 Granite Bid Docs... (5.2 MB)

Docusign Envelope ID: D45D09D4-C3C2-4DB2-B9B3-4015288E9AF3

Skanska USA Building, Inc.
Vancouver Public Works Operations Center
Bid Form

BID FORM

(To be submitted no later than 11:00 AM on Friday, August 22nd, 2025)

TO: Skanska USA Building, Inc.

Attn: Derek Bourque
City of Vancouver City Hall
415 W 6th St, Vancouver, WA 98660

Or Mailed:
Attn: Skanska
City of Vancouver
Procurement Department
PO Box 1995, Vancouver, WA 98668-199

The undersigned submits the following proposal.

ADDENDA:

Receipt of Addenda numbered 1 through 5 is hereby acknowledged.

BASE BID:
Pursuant to and in compliance with the Bid Package, and Instructions To Bidders, the undersigned hereby certifies they have carefully examined the Contract Documents, conditions affecting the work, and is familiar with the site; and having made the necessary examinations hereby proposes to furnish all labor, materials, equipment, and services necessary to complete the scope of work and provide payment and performance bonds in strict accordance with the above named documents for the lump sum base bid amounts of:

I. Bid Package #31A Early Sitework:

Description of Bid Item:	Unit of Measure		Bid Amount
Early Sitework (Remaining Scope not Mentioned Below)	LS		$1,571,827.00
Retaining Wall #1	LS		$554,674.00
Erosion & Sediment Control	LS		$207,890.00
PCB Removal & Disposal	LS		$42,775.00
Emergency Response Material/Equipment Allowance			$3,000.00
Trench Safety RCW 39.04.180			$1.00
Emergency Response Labor Allowance	HRS: 120	Hourly Rate: $211.00	$25,320.00
		Total Bid:	$2,405,487.00

Deductive Alternate #1: Not to be included in the Total Bid Value

Omit handling and disposal of shotcrete spoils	LS	$5,930.00

Docusign Envelope ID: D45D09D4-C3C2-4DB2-B9B3-4015288E9AF3

Skanska USA Building, Inc.
Vancouver Public Works Operations Center
Bid Form

II. TOTAL BID:

Totals of Part I Above (do NOT include State Sales Tax):

Two Million Four Hundred Thousand Four Hundred Eighty Seven & No Cents Dollars
Print Dollar Amount

$2,405,487.00
Numerical Dollar Amount

INTENT AND AFFIDAVIT OF WAGES PAID

In compliance with 296-127 WAC the Contractor shall pay all fees associated with the Intent and Affidavit of Wages Paid to the Department of Labor and Industries. These costs are included in the bid.

PREVAILING WAGE:

This project is subject RCW 39.12, Washington State's Prevailing Wage Act. Wage rates are based on January 15, 2025. These costs are included in the bid.

BIDDER RESPONSIBILITY CRITERIA:

By submitting this proposal, Bidder confirms compliance with bidder responsibility criteria outlined in RCW 39.04.350. Bidder shall provide a sworn statement in accordance with chapter 5.50 RCW verifying compliance with RCW 39.04.350 (1) (g). Bidder must provide the sworn statement within 5-days of notice of intent to award from the Contractor, and prior to formal Contract award.

TIME OF COMPLETION:

Bidder has familiarized themselves with the contract requirements and the project schedule included as Exhibit D and D-1.

CONTRACT AND BOND:

Subcontractor shall guarantee and maintain its bid for a period of 60 days after the date bids are opened. The undersigned agrees to execute Skanska U.S.A. Building, Inc.'s Subcontract form without exception for the scope of work defined in the attached and the sum noted above. Bidder shall submit executed Subcontract and insurance certificate within 10 days after receipt of the Letter of Intent and Award.

BIDDER INFORMATION:

Granite Construction Company
Legal Name of Bidder

The firm represented by the above signature is:
Sole Proprietorship ____
Partnership ____
Corporation x
State of Incorporation ____
Other ____

Paul Harding
By (Authorized Signature)

Paul Harding
Printed Name

VP Regional Operations
Title

16821 SE McGillvray Blvd Suite 210B Vancouver, WA 98683
Street Address

Docusign Envelope ID: D45D09D4-C3C2-4DB2-B9B3-4015288E9AF3

Skanska USA Building, Inc.
Vancouver Public Works Operations Center
Bid Form

City Vancouver State WA

360-254-0978 NA

Telephone Fax No.

bid.vancouver@gcinc.com

Email

GRANICC916DL

State of Washington Contractor's License No.

Docusign Envelope ID: D45D09D4-C3C2-4DB2-B9B3-4015288E9AF3

BID BOND
(Private Work)

TRAVELERS CASUALTY AND SURETY COMPANY OF AMERICA
Hartford, Connecticut 06183

KNOWN ALL BY THESE PRESENTS,

That we, Granite Construction Company, as Principal, and Travelers Casualty and Surety Company of America, as Surety, are held and firmly bound unto Skanska USA Building Inc., Obligee, in the sum of Five Percent (5%) of Bid Amount U.S. Dollars ($5% of Bid Amount) for the payment of which we bind ourselves, and our successors and assigns, jointly and severally, as provided herein.

WHEREAS, Principal has submitted or is about to submit a bid to Obligee on a contract for Vancouver Public Works Operations Center Bid Package #31A Early Sitework ("Project").

NOW, THEREFORE, the condition of this bond is that if Obligee accepts Principal's bid, and Principal enters into a contract with Obligee in conformance with the terms of the bid and provides such bond or bonds as may be specified in the bidding or contract documents, then this obligation shall be void; otherwise Principal and Surety will pay to Obligee the difference between the amount of Principal's bid and the amount for which Obligee shall in good faith contract with another person or entity to perform the work covered by Principal's bid, but in no event shall Surety's and Principal's liability exceed the penal sum of this bond.

PROVIDED, HOWEVER, that neither Principal nor Surety shall be bound hereunder unless Obligee prior to the execution of the final contract furnishes evidence satisfactory to Principal and Surety that financing has been obtained to cover the entire cost of the Project.

Signed this 8th day of August, 2025.

GRANITE CONSTRUCTION COMPANY CORPORATE SEAL Jan. 4, 1922 CALIFORNIA

Granite Construction Company (Principal)

By: Paul Harding

Paul Harding VP Regional Operations

Travelers Casualty and Surety Company of America

TRAVELERS CASUALTY AND SURETY COMPANY OF AMERICA HARTFORD, CONN.

By: Isabel Barron

Isabel Barron, Attorney-in-Fact

Docusign Envelope ID: D45D09D4-C3C2-4DB2-B9B3-4015288E9AF3

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

ACKNOWLEDGMENT

State of California
County of Santa Cruz)

On August 8, 2025 before me, Maria Gomez, Notary Public
(insert name and title of the officer)

personally appeared Isabel Barron,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

NROE1 MARIA GOMEZ COMM. #2414077 Notary Public - California Santa Cruz County My Comm. Expires Sep. 24, 2026 NROE1

Signature Maria Gomez **(Seal)**
Maria Gomez, Notary Public

TRAVELERS

Travelers Casualty and Surety Company of America
Travelers Casualty and Surety Company
St. Paul Fire and Marine Insurance Company

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS: That Travelers Casualty and Surety Company of America, Travelers Casualty and Surety Company, and St. Paul Fire and Marine Insurance Company are corporations duly organized under the laws of the State of Connecticut (herein collectively called the "Companies"), and that the Companies do hereby make, constitute and appoint **Isabel Barron** of **WATSONVILLE**, **California**, their true and lawful Attorney(s)-in-Fact to sign, execute, seal and acknowledge any and all bonds, recognizances, conditional undertakings and other writings obligatory in the nature thereof on behalf of the Companies in their business of guaranteeing the fidelity of persons, guaranteeing the performance of contracts and executing or guaranteeing bonds and undertakings required or permitted in any actions or proceedings allowed by law.

IN WITNESS WHEREOF, the Companies have caused this instrument to be signed, and their corporate seals to be hereto affixed, this **21st** day of **April**, **2021**.

State of Connecticut

City of Hartford ss.

By: _____
Robert L. Raney, Senior Vice President

On this the **21st** day of **April**, **2021**, before me personally appeared **Robert L. Raney**, who acknowledged himself to be the Senior Vice President of each of the Companies, and that he, as such, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing on behalf of said Companies by himself as a duly authorized officer.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

My Commission expires the **30th** day of **June**, **2026**

_____
Anna P. Nowik, Notary Public

This Power of Attorney is granted under and by the authority of the following resolutions adopted by the Boards of Directors of each of the Companies, which resolutions are now in full force and effect, reading as follows:

RESOLVED, that the Chairman, the President, any Vice Chairman, any Executive Vice President, any Senior Vice President, any Vice President, any Second Vice President, the Treasurer, any Assistant Treasurer, the Corporate Secretary or any Assistant Secretary may appoint Attorneys-in-Fact and Agents to act for and on behalf of the Company and may give such appointee such authority as his or her certificate of authority may prescribe to sign with the Company's name and seal with the Company's seal bonds, recognizances, contracts of indemnity, and other writings obligatory in the nature of a bond, recognizance, or conditional undertaking, and any of said officers or the Board of Directors at any time may remove any such appointee and revoke the power given him or her, and it is

FURTHER RESOLVED, that the Chairman, the President, any Vice Chairman, any Executive Vice President, any Senior Vice President or any Vice President may delegate all or any part of the foregoing authority to one or more officers or employees of this Company, provided that each such delegation is in writing and a copy thereof is filed in the office of the Secretary, and it is

FURTHER RESOLVED, that any bond, recognizance, contract of indemnity, or writing obligatory in the nature of a bond, recognizance, or conditional undertaking shall be valid and binding upon the Company when (a) signed by the President, any Vice Chairman, any Executive Vice President, any Senior Vice President or any Vice President, any Second Vice President, the Treasurer, any Assistant Treasurer, the Corporate Secretary or any Assistant Secretary and duly attested and sealed with the Company's seal by a Secretary or Assistant Secretary, or (b) duly executed (under seal, if required) by one or more Attorneys-in-Fact and Agents pursuant to the power prescribed in his or her certificate or their certificates of authority or by one or more Company officers pursuant to a written delegation of authority, and it is

FURTHER RESOLVED, that the signature of each of the following officers: President, any Executive Vice President, any Senior Vice President, any Vice President, any Assistant Vice President, any Secretary, any Assistant Secretary, and the seal of the Company may be affixed by facsimile to any Power of Attorney or to any certificate relating thereto appointing Resident Vice Presidents, Resident Assistant Secretaries or Attorneys-in-Fact for purposes only of executing and attesting bonds and undertakings and other writings obligatory in the nature thereof, and any such Power of Attorney or certificate bearing such facsimile signature or facsimile seal shall be valid and binding upon the Company and any such power so executed and certified by such facsimile signature and facsimile seal shall be valid and binding on the Company in the future with respect to any bond or understanding to which it is attached.

I, **Kevin E. Hughes**, the undersigned, Assistant Secretary of each of the Companies, do hereby certify that the above and foregoing is a true and correct copy of the Power of Attorney executed by said Companies, which remains in full force and effect.

Dated this August 8, 2025 .

_____
Kevin E. Hughes, Assistant Secretary

To verify the authenticity of this Power of Attorney, please call us at 1-800-421-3880.
Please refer to the above-named Attorney(s)-in-Fact and the details of the bond to which this Power of Attorney is attached.

Docusign Envelope ID: D45D09D4-C3C2-4DB2-B9B3-4015288E9AF3

TRAVELERS

1 Tower Square, Hartford, CT 06183

August 8, 2025

Skanska USA Building, Inc
PO Box 1995
Vancouver, WA 98668-199

RE: Vancouver Public Works Operations Center Bid Package #31A Early Sitework

To Whom It May Concern:

The undersigned surety companies are pleased to execute contract bonds for Granite Construction Incorporated and its subsidiaries, including Granite Construction Company. The Principal has been provided with performance, payment, and warranty bonds since 1926. During that time, individual bonds have been underwritten in excess of $1,000,000,000, while an aggregate work program well above that amount has been supported. Additionally, participation in joint venture projects has exceeded $1 billion.

The aggregate bonding capacity is $10,000,000,000; current available bonding capacity as of August 8, 2025 is approximately $6,724,086,712. It is the current intent of the sureties to provide 100% performance and payment bonds, subject to acceptable contract terms and conditions and underwriting conditions at the time the bonds are requested by Granite Construction Company. Our consideration and issuance of bonds is a matter solely between Granite Construction Company and ourselves, and we assume no liability to third parties or to you by the issuance of this letter.

We have the utmost confidence in the integrity and ability of Granite Construction Company and consider, them to be one of the premier construction companies in the United States. We are pleased to give them our highest recommendation.

Sincerely,

TRAVELERS CASUALTY and SURETY COMPANY of AMERICA, A.M. Best Rating: A++ XV
FEDERAL INSURANCE COMPANY, A.M. Best Rating: A++ XV
THE CONTINENTAL INSURANCE COMPANY, A.M. Best Rating: A XV

Isabel Barron
Attorney in Fact

THE CONTINENTAL INSURANCE COMPANY

FEDERAL INSURANCE COMPANY INDIANA

TRAVELERS CASUALTY AND SURETY COMPANY OF AMERICA HARTFORD, CONN.

Docusign Envelope ID: D45D09D4-C3C2-4DB2-B9B3-4015288E9AF3

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

ACKNOWLEDGMENT

State of California
County of Santa Cruz)

On August 8, 2025 before me, Maria Gomez, Notary Public
(insert name and title of the officer)

personally appeared Isabel Barron,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

NROE1 MARIA GOMEZ COMM. #2414077 Notary Public - California Santa Cruz County My Comm. Expires Sep. 24, 2026 NROE1

Signature Maria Gomez (Seal)
Maria Gomez, Notary Public

TRAVELERS

Travelers Casualty and Surety Company of America
Travelers Casualty and Surety Company
St. Paul Fire and Marine Insurance Company

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS: That Travelers Casualty and Surety Company of America, Travelers Casualty and Surety Company, and St. Paul Fire and Marine Insurance Company are corporations duly organized under the laws of the State of Connecticut (herein collectively called the "Companies"), and that the Companies do hereby make, constitute and appoint **Isabel Barron** of **WATSONVILLE**, **California**, their true and lawful Attorney(s)-in-Fact to sign, execute, seal and acknowledge any and all bonds, recognizances, conditional undertakings and other writings obligatory in the nature thereof on behalf of the Companies in their business of guaranteeing the fidelity of persons, guaranteeing the performance of contracts and executing or guaranteeing bonds and undertakings required or permitted in any actions or proceedings allowed by law.

IN WITNESS WHEREOF, the Companies have caused this instrument to be signed, and their corporate seals to be hereto affixed, this **21st** day of **April**, **2021**.

State of Connecticut

City of Hartford ss.

By: _____
Robert L. Raney, Senior Vice President

On this the **21st** day of **April**, **2021**, before me personally appeared **Robert L. Raney**, who acknowledged himself to be the Senior Vice President of each of the Companies, and that he, as such, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing on behalf of said Companies by himself as a duly authorized officer.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

My Commission expires the **30th** day of **June**, **2026**

_____
Anna P. Nowik, Notary Public

This Power of Attorney is granted under and by the authority of the following resolutions adopted by the Boards of Directors of each of the Companies, which resolutions are now in full force and effect, reading as follows:

RESOLVED, that the Chairman, the President, any Vice Chairman, any Executive Vice President, any Senior Vice President, any Vice President, any Second Vice President, the Treasurer, any Assistant Treasurer, the Corporate Secretary or any Assistant Secretary may appoint Attorneys-in-Fact and Agents to act for and on behalf of the Company and may give such appointee such authority as his or her certificate of authority may prescribe to sign with the Company's name and seal with the Company's seal bonds, recognizances, contracts of indemnity, and other writings obligatory in the nature of a bond, recognizance, or conditional undertaking, and any of said officers or the Board of Directors at any time may remove any such appointee and revoke the power given him or her; and it is

FURTHER RESOLVED, that the Chairman, the President, any Vice Chairman, any Executive Vice President, any Senior Vice President or any Vice President may delegate all or any part of the foregoing authority to one or more officers or employees of this Company, provided that each such delegation is in writing and a copy thereof is filed in the office of the Secretary; and it is

FURTHER RESOLVED, that any bond, recognizance, contract of indemnity, or writing obligatory in the nature of a bond, recognizance, or conditional undertaking shall be valid and binding upon the Company when (a) signed by the President, any Vice Chairman, any Executive Vice President, any Senior Vice President or any Vice President, any Second Vice President, the Treasurer, any Assistant Treasurer, the Corporate Secretary or any Assistant Secretary and duly attested and sealed with the Company's seal by a Secretary or Assistant Secretary; or (b) duly executed (under seal, if required) by one or more Attorneys-in-Fact and Agents pursuant to the power prescribed in his or her certificate or their certificates of authority or by one or more Company officers pursuant to a written delegation of authority; and it is

FURTHER RESOLVED, that the signature of each of the following officers: President, any Executive Vice President, any Senior Vice President, any Vice President, any Assistant Vice President, any Secretary, any Assistant Secretary, and the seal of the Company may be affixed by facsimile to any Power of Attorney or to any certificate relating thereto appointing Resident Vice Presidents, Resident Assistant Secretaries or Attorneys-in-Fact for purposes only of executing and attesting bonds and undertakings and other writings obligatory in the nature thereof, and any such Power of Attorney or certificate bearing such facsimile signature or facsimile seal shall be valid and binding upon the Company and any such power so executed and certified by such facsimile signature and facsimile seal shall be valid and binding on the Company in the future with respect to any bond or understanding to which it is attached.

I, **Kevin E. Hughes**, the undersigned, Assistant Secretary of each of the Companies, do hereby certify that the above and foregoing is a true and correct copy of the Power of Attorney executed by said Companies, which remains in full force and effect.

Dated this August 8, 2025

_____
Kevin E. Hughes, Assistant Secretary

To verify the authenticity of this Power of Attorney, please call us at 1-800-421-3880.
Please refer to the above-named Attorney(s)-in-Fact and the details of the bond to which this Power of Attorney is attached.

CHUBB

Power of Attorney

Federal Insurance Company | Vigilant Insurance Company | Pacific Indemnity Company
Westchester Fire Insurance Company | ACE American Insurance Company

Know All by These Presents, that **FEDERAL INSURANCE COMPANY**, an Indiana corporation, **VIGILANT INSURANCE COMPANY**, a New York corporation, **PACIFIC INDEMNITY COMPANY**, a Delaware corporation, **WESTCHESTER FIRE INSURANCE COMPANY** and **ACE AMERICAN INSURANCE COMPANY** corporations of the Commonwealth of Pennsylvania, do each hereby constitute and appoint Isabel Barron, John D. Gilliland, Maria Gomez, William Phillips, Jr., Roberto J. Rivera-Rodriguez, Mariela Rubio, Ashley Stinson and Tobi Telesco of Watsonville, California ----------

each as their true and lawful Attorney-in-Fact to execute under such designation in their names and to affix their corporate seals to and deliver for and on their behalf as surety thereon or otherwise, bonds and undertakings and other writings obligatory in the nature thereof (other than bail bonds) given or executed in the course of business, and any instruments amending or altering the same, and consents to the modification or alteration of any instrument referred to in said bonds or obligations.

In Witness Whereof, said **FEDERAL INSURANCE COMPANY, VIGILANT INSURANCE COMPANY, PACIFIC INDEMNITY COMPANY, WESTCHESTER FIRE INSURANCE COMPANY** and **ACE AMERICAN INSURANCE COMPANY** have each executed and attested these presents and affixed their corporate seals on this **15th** day of **July, 2024.**

Rupert HD Swindells, Assistant Secretary

Warren Eichhorn, Vice President

STATE OF NEW JERSEY
County of Hunterdon SS.

On this 15th day of **July, 2024** before me, a Notary Public of New Jersey, personally came Rupert HD Swindells and Warren Eichhorn, to me known to be Assistant Secretary and Vice President, respectively, of FEDERAL INSURANCE COMPANY, VIGILANT INSURANCE COMPANY, PACIFIC INDEMNITY COMPANY, WESTCHESTER FIRE INSURANCE COMPANY and ACE AMERICAN INSURANCE COMPANY, the companies which executed the foregoing Power of Attorney, and the said Rupert HD Swindells and Warren Eichhorn, being by me duly sworn, severally and each for himself did depose and say that they are Assistant Secretary and Vice President, respectively, of FEDERAL INSURANCE COMPANY, VIGILANT INSURANCE COMPANY, PACIFIC INDEMNITY COMPANY, WESTCHESTER FIRE INSURANCE COMPANY and ACE AMERICAN INSURANCE COMPANY and know the corporate seals thereof, that the seals affixed to the foregoing Power of Attorney are such corporate seals and were thereto affixed by authority of said Companies; and that their signatures as such officers were duly affixed and subscribed by like authority.

Notarial Seal

Albert Contursi
NOTARY PUBLIC OF NEW JERSEY
No 50202369
Commission Expires August 22,2027

Notary Public

CERTIFICATION

Resolutions adopted by the Boards of Directors of FEDERAL INSURANCE COMPANY, VIGILANT INSURANCE COMPANY, and PACIFIC INDEMNITY COMPANY on August 30, 2016; WESTCHESTER FIRE INSURANCE COMPANY on December 11, 2006; and ACE AMERICAN INSURANCE COMPANY on March 20, 2009:

"RESOLVED, that the following authorizations relate to the execution, for and on behalf of the Company, of bonds, undertakings, recognizances, contracts and other written commitments of the Company entered into in the ordinary course of business (each a "Written Commitment"):

(1) Each of the Chairman, the President and the Vice Presidents of the Company is hereby authorized to execute any Written Commitment for and on behalf of the Company, under the seal of the Company or otherwise.

(2) Each duly appointed attorney-in-fact of the Company is hereby authorized to execute any Written Commitment for and on behalf of the Company, under the seal of the Company or otherwise, to the extent that such action is authorized by the grant of powers provided for in such person's written appointment as such attorney-in-fact.

(3) Each of the Chairman, the President and the Vice Presidents of the Company is hereby authorized, for and on behalf of the Company, to appoint in writing any person the attorney-in-fact of the Company with full power and authority to execute, for and on behalf of the Company, under the seal of the Company or otherwise, such Written Commitments of the Company as may be specified in such written appointment, which specification may be by general type or class of Written Commitments or by specification of one or more particular Written Commitments.

(4) Each of the Chairman, the President and the Vice Presidents of the Company is hereby authorized, for and on behalf of the Company, to delegate in writing to any other officer of the Company the authority to execute, for and on behalf of the Company, under the Company's seal or otherwise, such Written Commitments of the Company as are specified in such written delegation, which specification may be by general type or class of Written Commitments or by specification of one or more particular Written Commitments.

(5) The signature of any officer or other person executing any Written Commitment or appointment or delegation pursuant to this Resolution, and the seal of the Company, may be affixed by facsimile on such Written Commitment or written appointment or delegation.

FURTHER RESOLVED, that the foregoing Resolution shall not be deemed to be an exclusive statement of the powers and authority of officers, employees and other persons to act for and on behalf of the Company, and such Resolution shall not limit or otherwise affect the exercise of any such power or authority otherwise validly granted or vested."

I, Rupert HD Swindells, Assistant Secretary of FEDERAL INSURANCE COMPANY, VIGILANT INSURANCE COMPANY, PACIFIC INDEMNITY COMPANY, WESTCHESTER FIRE INSURANCE COMPANY and ACE AMERICAN INSURANCE COMPANY (the "Companies") do hereby certify that

(i) the foregoing Resolutions adopted by the Board of Directors of the Companies are true, correct and in full force and effect,
(ii) the foregoing Power of Attorney is true, correct and in full force and effect.

Given under my hand and seals of said Companies at Whitehouse Station, NJ, this August 8, 2025

Rupert HD Swindells, Assistant Secretary

IN THE EVENT YOU WISH TO VERIFY THE AUTHENTICITY OF THIS BOND OR NOTIFY US OF ANY OTHER MATTER, PLEASE CONTACT US AT:
Telephone (908) 903- 3493 Fax (908) 903- 3656 e-mail: surety@chubb.com

POWER OF ATTORNEY APPOINTING INDIVIDUAL ATTORNEY-IN-FACT

Know All Men By These Presents, That The Continental Insurance Company, a Pennsylvania insurance company, is a duly organized and existing insurance company having its principal office in the City of Chicago, and State of Illinois, and that it does by virtue of the signature and seal herein affixed hereby make, constitute and appoint

John D. Gilliland, Ashley Stinson, Tobi Telesco, Isabel Barron, Roberto J. Rivera-Rodriguez, Maria Gomez, Mariela Rubio, William Phillips, Jr., Individually

of Watsonville, CA, its true and lawful Attorney(s)-in-Fact with full power and authority hereby conferred to sign, seal and execute for and on its behalf bonds, undertakings and other obligatory instruments of similar nature

- In Unlimited Amounts -

and to bind them thereby as fully and to the same extent as if such instruments were signed by a duly authorized officer of the insurance company and all the acts of said Attorney, pursuant to the authority hereby given is hereby ratified and confirmed.

This Power of Attorney is made and executed pursuant to and by authority of the Authorizing By-Laws and Resolutions printed at the bottom of this page, duly adopted, as indicated, by the Board of Directors of the insurance company.

In Witness Whereof, The Continental Insurance Company has caused these presents to be signed by its Vice President and its corporate seal to be hereto affixed on this 24th day of June, 2024.

The Continental Insurance Company

Larry Kasten — Vice President

State of South Dakota, County of Minnehaha, ss:

On this 24th day of June, 2024, before me personally came Larry Kasten to me known, who, being by me duly sworn, did depose and say: that he resides in the City of Sioux Falls, State of South Dakota; that he is a Vice President of The Continental Insurance Company, a Pennsylvania insurance company, described in and which executed the above instrument; that he knows the seal of said insurance company; that the seal affixed to the said instrument is such corporate seal; that it was so affixed pursuant to authority given by the Board of Directors of said insurance company and that he signed his name thereto pursuant to like authority, and acknowledges same to be the act and deed of said insurance company.

M. BENT
NOTARY PUBLIC SOUTH DAKOTA

My Commission Expires March 2, 2026

M. Bent — Notary Public

CERTIFICATE

I, Paula Kolsrud, Assistant Secretary of The Continental Insurance Company, a Pennsylvania insurance company, do hereby certify that the Power of Attorney herein above set forth is still in force, and further certify that the By-Law and Resolutions of the Board of Directors of the insurance company printed below this certificate are still in force. In testimony whereof I have hereunto subscribed my name and affixed the seal of the said insurance company this August 8, 2025

.

The Continental Insurance Company

Paula Kolsrud — Assistant Secretary

Authorizing By-Laws and Resolutions

ADOPTED BY THE BOARD OF DIRECTORS OF THE CONTINENTAL INSURANCE COMPANY:

This Power of Attorney is made and executed pursuant to and by authority of the following resolution duly adopted by the Board of Directors of the Company at a meeting held on May 10, 1995.

"RESOLVED: That any Senior or Group Vice President may authorize an officer to sign specific documents, agreements and instruments on behalf of the Company provided that the name of such authorized officer and a description of the documents, agreements or instruments that such officer may sign will be provided in writing by the Senior or Group Vice President to the Secretary of the Company prior to such execution becoming effective.

This Power of Attorney is signed by Larry Kasten, Vice President, who has been authorized pursuant to the above resolution to execute power of attorneys on behalf of The Continental Insurance Company.

This Power of Attorney is signed and sealed by facsimile under and by the authority of the following Resolution adopted by the Board of Directors of the Company by unanimous written consent dated the 25th day of April, 2012.

"Whereas, the bylaws of the Company or specific resolution of the Board of Directors has authorized various officers (the "Authorized Officers") to execute various policies, bonds, undertakings and other obligatory instruments of like nature; and

Whereas, from time to time, the signature of the Authorized Officers, in addition to being provided in original, hard copy format, may be provided via facsimile or otherwise in an electronic format (collectively, "Electronic Signatures"), Now therefore be it resolved: that the Electronic Signature of any Authorized Officer shall be valid and binding on the Company."

This Power of Attorney may be signed by digital signature and sealed by a digital or otherwise electronic-formatted corporate seal under and by the authority of the following Resolution adopted by the Board of Directors of the Company by unanimous written consent dated the 27th day of April, 2022:

"RESOLVED: That it is in the best interest of the Company to periodically ratify and confirm any corporate documents signed by digital signatures and to ratify and confirm the use of a digital or otherwise electronic-formatted corporate seal, each to be considered the act and deed of the Company."

Go to www.cnasurety.com > Owner / Obligee Services > Validate Bond Coverage, if you want to verify bond authenticity.

Docusign Envelope ID: D45D09D4-C3C2-4DB2-B9B3-4015288E9AF3

March 14, 2024

Granite Construction Company
585 West Beach Street
Watsonville, CA 95076

RE: Washington Department of Labor and Industries
Workers' Compensation Experience Modification

To Whom It May Concern:

The following are the current and past four years Washington Department of Labor and Industries Workers' Compensation Experience Modifications.

The modifications are currently effective January 1st for the period of one year.

January 2024	.6683
January 2023	.5477
January 2022	.5477
January 2021	.4919
January 2020	.5991

Do not hesitate to contact us with any additional questions.

Regards,

Kimberly Leikam
Account Executive
Alliant Insurance Services, Inc. | Construction Services Group
O) 415-403-1491
kleikam@alliant.com| www.alliant.com
CA License# 0C36861

Docusign Envelope ID: D45D09D4-C3C2-4DB2-B9B3-4015288E9AF3

VPOC MACC #2

8713 Northeast 94th Avenue, Vancouver, WA 98662, United States of America

Sent proposal revision #1: $78,000

Submitted Aug 20, 2025 at 5:09 AM PDT

Open Door Construction LLC
POB 61361, Suite 209, Durham, NC 27715, United States of America

Tony Tosh | Project Manager | +1 704-834-1077 | opendoorconstructionllc@gmail.com

Line Items

Description	Quantity	Unit Cost	Total Cost
Early Sitework (Remaining scope not listed below)			$12,000
Retaining Wall #1			$26,000
Erosion and Sedimentation Controls			$20,000
PCB Removal and Disposal			$12,200
Emergency Response Material/Equipment Allowance Input $3,000			$3,000
Emergency Response Labor Allowance 120 labor hours	120	$4 /hou	$4,800
Trench Safety RCW 39.04.180			$0
Base Bid			**$78,000**

Alternates

Deductive alternate to omit handling and disposal of shotcrete spoils	$0

Inclusions

Pursuant to and in compliance with the Bid Package and Instructions To Bidders, the undersigned hereby certifies they have carefully examined the Contract Documents, conditions affecting the work, and is familiar with the site; and having made the necessary examinations hereby proposes to furnish all labor, materials, equipment, and services necessary to complete the scope of work and provide payment and performance bonds in strict accordance with the above named documents for the lump sum base bid amounts	Yes
In compliance with 296-127-WAC the Contractor shall pay all fees associated with the Intent and Affidavit of Wages Paid to the Department of Labor and Industries. These costs are included in the bid.	Yes
This project is subject RCW 39.12, Washington State's Prevailing Wage Act. Wage rates are based on January 15, 2025. These costs are included in the bid.	Yes
Bidder has familiarized themselves with the contract requirements and the project schedule included as Exhibit D and D-1.	Yes
Subcontractor shall guarantee and maintain its bid for a period of 60 days after the date bids are opened. The undersigned agrees to execute Skanska U.S.A. Building, Inc.'s Subcontract form without exception for the scope of work defined in the attached and the sum noted above. Bidder shall submit executed Subcontract and insurance certificate within 10 days after receipt of the Letter of Intent and Award.	Yes
Requirements to bid and perform work exceeding $300,000. Bidder has included and attached to this bid form a bid bond for 5% of the bid value and a surety letter for a payment and performance bond for the bid value.	Yes
By submitting this proposal, Bidder confirms compliance with bidder responsibility criteria outlined in RCW 39.04.350. Bidder shall provide a sworn statement in accordance with chapter 5.50 RCW verifying compliance with RCW 39.04.350 (1) (g). Bidder must provide the sworn statement within 5-days of notice of intent to award from the Contractor, and prior to formal Contract award.	Yes

Scope-Specific Information and Unit Costs

Receipt of Addenda numbered # through ##	yes 1-5
State of Washington Contractor's License No.	no
Legal Name of Bidder	Tony Tosh Open Door Construction LLC

NON-RESPONSIVE

Docusign Envelope ID: D45D09D4-C3C2-4DB2-B9B3-4015288E9AF3

VPOC MACC #2

8713 Northeast 94th Avenue, Vancouver, WA 98662, United States of America

4125009: VPOC MACC #2

Prepared by Skanska - 1010 NW Flanders Street, Suite 500, Portland, OR 97209, United States of America

Bid Package Lead: Derek Bourque (derek.bourque@skanska.com)

Project Location: 8713 Northeast 94th Avenue, Vancouver, WA 98662, United States of America

31 B: Site Retaining Wall #2

Generated August 22, 2025

Base Bid

	DBM Contractors, Inc. Submitted by Chris Wahl **$1,882,457** Original Proposal, August 22, 2025				Pacific Foundation, Inc. Submitted by Sam Siechta **$1,953,759** Revision #1, August 22, 2025				Dewitt Construction Inc. Submitted by Garett Speyer **$2,255,770** Original Proposal, August 22, 2025				Drill Tech Drilling & Shoring, Inc. Submitted by Isaias Molina **$3,898,169** Original Proposal, August 22, 2025			
	Unit	Qty	Unit Cost	Total Cost	Unit	Qty	Unit Cost	Total Cost	Unit	Qty	Unit Cost	Total Cost	Unit	Qty	Unit Cost	Total Cost
LINE ITEMS				**$1,882,457**				**$1,953,759**				**$2,255,770**				**$3,898,169**
Site Retaining wall #2				$1,882,457				$1,953,759				$2,255,770				$3,833,177
Trench Safety RCW 39.04.180				$0				$0				$0				$64,992
ALTERNATES																
Deductive Alternate #1: Omit Shotcrete and Reinforcing				$574,735				$529,909				$644,350				$586,075
INCLUSIONS				**$0**				**$0**				**$0**				**$0**
Pursuant to and in compliance with the Bid Package, and Instructions To Bidders, the undersigned hereby certifies they have carefully examined the Contract Documents, conditions affecting the work, and is familiar with the site; and having made the necessary examinations hereby proposes to furnish all labor, materials, equipment, and services necessary to complete the scope of work and provide payment and performance bonds in strict accordance with the above named documents for the lump sum base bid amounts				YES				YES				YES				YES
In compliance with 296-127 WAC the Contractor shall pay all fees associated with the Intent and Affidavit of Wages Paid to the Department of Labor and Industries. These costs are included in the bid.				YES				YES				YES				YES
This project is subject RCW 39.12, Washington State's Prevailing Wage Act. Wage rates are based on January 15, 2025. These costs are included in the bid.				YES				YES				YES				YES
Bidder has familiarized themselves with the contract requirements and the project schedule included as Exhibit D and D-1.				YES				YES				YES				YES
Subcontractor shall guarantee and maintain its bid for a period of 60 days after the date bids are opened. The undersigned agrees to execute Skanska U.S.A. Building, Inc.'s Subcontract form without exception for the scope of work defined in the attached and the sum noted above. Bidder shall submit executed Subcontract and insurance certificate within 10 days after receipt of the Letter of Intent and Award.				YES				YES				YES				NO
Requirements to bid and perform work exceeding $300,000. Bidder has included and attached to this bid form a bid bond for 5% of the bid value and a surety letter for a payment and performance bond for the bid value.				YES				YES				YES				YES
By submitting this proposal, Bidder confirms compliance with bidder responsibility criteria outlined in RCW 39.04.350. Bidder shall provide a sworn statement in accordance with chapter 5.50 RCW verifying compliance with RCW 39.04.350 (1) (g). Bidder must provide the sworn statement within 5-days of notice of intent to award from the Contractor, and prior to formal Contract award.				YES				YES				YES				YES
Base Bid Total				**$1,882,457**				**$1,953,759**				**$2,255,770**				**$3,898,169**
SCOPE-SPECIFIC INFORMATION																
Receipt of Addenda numbered # through ##				1-5				1-5				1-5				1 through 5
State of Washington Contractor's License No.				DONALI*331RQ				PACIFFI883CP				DEWITCI055QA				DRILLTD000KC
Legal Name of Bidder				Donald B Murphy Contractors, Inc.				Pacific Foundation Inc				DeWitt Construction Inc.				Drill Tech Drilling & Shoring, Inc.
Summary								Thank you for the opportunity, please see attached.								Good morning,Attached, please find Statement of Bond Capacity, Bid Bond, and Experience Modifica

DS MN

City of Vancouver Procurement

Initial DB

Skanska USA Building Inc.

Docusign Envelope ID: D45D09D4-C3C2-4DB2-B9B3-4015288E9AF3

VPOC MACC #2

8713 Northeast 94th Avenue, Vancouver, WA 98662, United States of America

Sent proposal: $1,882,457

Submitted Aug 22, 2025 at 8:23 AM PDT

DBM Contractors, Inc.
1220 S 356th St, Federal Way, WA 98003, USA

Chris Wahl | chris.wahl@dbmcontractors.com

Line Items

Description	Quantity	Unit Cost	Total Cost
Site Retaining wall #2			$1,882,457
Trench Safety RCW 39.04.180			$0
Base Bid			**$1,882,457**

Alternates

Deductive Alternate #1: Omit Shotcrete and Reinforcing	$574,735

Inclusions

Pursuant to and in compliance with the Bid Package, and Instructions To Bidders, the undersigned hereby certifies they have carefully examined the Contract Documents, conditions affecting the work, and is familiar with the site; and having made the necessary examinations hereby proposes to furnish all labor, materials, equipment, and services necessary to complete the scope of work and provide payment and performance bonds in strict accordance with the above named documents for the lump sum base bid amounts	Yes
In compliance with 296-127 WAC the Contractor shall pay all fees associated with the Intent and Affidavit of Wages Paid to the Department of Labor and Industries. These costs are included in the bid.	Yes
This project is subject RCW 39.12, Washington State's Prevailing Wage Act. Wage rates are based on January 15, 2025. These costs are included in the bid.	Yes
Bidder has familiarized themselves with the contract requirements and the project schedule included as Exhibit D and D-1.	Yes
Subcontractor shall guarantee and maintain its bid for a period of 60 days after the date bids are opened. The undersigned agrees to execute Skanska U.S.A. Building, Inc.'s Subcontract form without exception for the scope of work defined in the attached and the sum noted above. Bidder shall submit executed Subcontract and insurance certificate within 10 days after receipt of the Letter of Intent and Award.	Yes
Requirements to bid and perform work exceeding $300,000. Bidder has included and attached to this bid form a bid bond for 5% of the bid value and a surety letter for a payment and performance bond for the bid value.	Yes
By submitting this proposal, Bidder confirms compliance with bidder responsibility criteria outlined in RCW 39.04.350. Bidder shall provide a sworn statement in accordance with chapter 5.50 RCW verifying compliance with RCW 39.04.350 (1) (g). Bidder must provide the sworn statement within 5-days of notice of intent to award from the Contractor, and prior to formal Contract award.	Yes

Scope-Specific Information and Unit Costs

Receipt of Addenda numbered # through ##	1-5
State of Washington Contractor's License No.	DONALI*331RQ
Legal Name of Bidder	Donald B Murphy Contractors, Inc.

Attachments

DBM Bid Bond - City of Vanc... (798 KB)

DBM Surety Letter - 2025 (el... (227 KB)

Docusign Envelope ID: D45D09D4-C3C2-4DB2-B9B3-4015288E9AF3

BID BOND

Conforms with The American Institute of Architects, A.I.A. Document No. A-310

KNOW ALL BY THESE PRESENTS, That we, Donald B. Murphy Contractors, Inc.

as Principal, hereinafter called the Principal,

and the Liberty Mutual Insurance Company,

of Seattle, Washington, a corporation duly organized under

the laws of the State of Massachusetts, as Surety, hereinafter called the Surety, are held and firmly bound unto

Skanska USA Building, Inc. as Obligee, hereinafter called the Obligee,

in the sum of Five Percent (5%) of Bid Amount

Dollars ($ Five Percent (5%) of Bid Amount), for the payment of which sum well and truly to be made, the said Principal and the said Surety, bind ourselves, our heirs, executors, administrators, successors and assigns, jointly and severally, firmly by these presents.

WHEREAS, the Principal has submitted a bid for Site Retaining Wall at VPOC CoV, Vancouver Public Works Operations Campus - 31B Site Retaining Wall #2, 25-1467

NOW, THEREFORE, if the Obligee shall accept the bid of the Principal and the Principal shall enter into a Contract with the Obligee in accordance with the terms of such bid, and give such bond or bonds as may be specified in the bidding or Contract Documents with good and sufficient surety for the faithful performance of such Contract and for the prompt payment of labor and material furnished in the prosecution thereof, or in the event of the failure of the Principal to enter such Contract and give such bond or bonds, if the Principal shall pay to the Obligee the difference not to exceed the penalty hereof between the amount specified in said bid and such larger amount for which the Obligee may in good faith contract with another party to perform the Work covered by said bid, then this obligation shall be null and void, otherwise to remain in full force and effect.

Signed and sealed this 15th day of August, 2025.

Witness

Donald B. Murphy Contractors, Inc. (Seal)
Principal
Title

Annelies M. Richie
Witness

Liberty Mutual Insurance Company
By
Christopher Kinyon
Attorney-in-Fact

S-0054/GE 12/00

XDP

Liberty Mutual SURETY

POWER OF ATTORNEY

Liberty Mutual Insurance Company
The Ohio Casualty Insurance Company
West American Insurance Company

Certificate No: **8214128-023049**

KNOWN ALL PERSONS BY THESE PRESENTS: That The Ohio Casualty Insurance Company is a corporation duly organized under the laws of the State of New Hampshire, that Liberty Mutual Insurance Company is a corporation duly organized under the laws of the State of Massachusetts, and West American Insurance Company is a corporation duly organized under the laws of the State of Indiana (herein collectively called the "Companies"), pursuant to and by authority herein set forth, does hereby name, constitute and appoint, James B. Binder; Charla M. Boadle; Amelia G. Burrill; Brandon K. Bush; Julie A. Craker; Carley Espiritu; Jacob T. Haddock; Brent E. Heilesen; Lindsey Elaine Jorgensen; Aliceon A. Keltner; Christopher Kinyon; Holli Lagerquist; Michael Mansfield; Jamie L. Marques; Kari Michelle Motley; Justin Dean Price; Annelies M. Richie; Tamara A. Ringeisen; Travis J. Robles; Donald Percell Shanklin, Jr., Edward Sims, Katharine J. Snider; Lois F. Weathers; Sarah Whitaker; Eric A. Zimmerman

all of the city of Tacoma state of WA each individually if there be more than one named, its true and lawful attorney-in-fact to make, execute, seal, acknowledge and deliver, for and on its behalf as surety and as its act and deed, any and all undertakings, bonds, recognizances and other surety obligations, in pursuance of these presents and shall be as binding upon the Companies as if they have been duly signed by the president and attested by the secretary of the Companies in their own proper persons.

IN WITNESS WHEREOF, this Power of Attorney has been subscribed by an authorized officer or official of the Companies and the corporate seals of the Companies have been affixed thereto this 2nd day of June, 2025.

Liberty Mutual Insurance Company
The Ohio Casualty Insurance Company
West American Insurance Company

By: _____
Nathan J. Zangerle, Assistant Secretary

State of PENNSYLVANIA
County of MONTGOMERY ss

On this 2nd day of June, 2025 before me personally appeared Nathan J. Zangerle, who acknowledged himself to be the Assistant Secretary of Liberty Mutual Insurance Company, The Ohio Casualty Company, and West American Insurance Company, and that he, as such, being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing on behalf of the corporations by himself as a duly authorized officer.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my notarial seal at Plymouth Meeting, Pennsylvania, on the day and year first above written.

Commonwealth of Pennsylvania - Notary Seal
Teresa Pastella, Notary Public
Montgomery County
My commission expires March 28, 2029
Commission number 1126044
Member, Pennsylvania Association of Notaries

By: _____
Teresa Pastella, Notary Public

This Power of Attorney is made and executed pursuant to and by authority of the following By-laws and Authorizations of The Ohio Casualty Insurance Company, Liberty Mutual Insurance Company, and West American Insurance Company which resolutions are now in full force and effect reading as follows:

ARTICLE IV – OFFICERS: Section 12. Power of Attorney.
Any officer or other official of the Corporation authorized for that purpose in writing by the Chairman or the President, and subject to such limitation as the Chairman or the President may prescribe, shall appoint such attorneys-in-fact, as may be necessary to act in behalf of the Corporation to make, execute, seal, acknowledge and deliver as surety any and all undertakings, bonds, recognizances and other surety obligations. Such attorneys-in-fact, subject to the limitations set forth in their respective powers of attorney, shall have full power to bind the Corporation by their signature and execution of any such instruments and to attach thereto the seal of the Corporation. When so executed, such instruments shall be as binding as if signed by the President and attested to by the Secretary. Any power or authority granted to any representative or attorney-in-fact under the provisions of this article may be revoked at any time by the Board, the Chairman, the President or by the officer or officers granting such power or authority.

ARTICLE XIII – Execution of Contracts: Section 5. Surety Bonds and Undertakings.
Any officer of the Company authorized for that purpose in writing by the chairman or the president, and subject to such limitations as the chairman or the president may prescribe, shall appoint such attorneys-in-fact, as may be necessary to act in behalf of the Company to make, execute, seal, acknowledge and deliver as surety any and all undertakings, bonds, recognizances and other surety obligations. Such attorneys-in-fact subject to the limitations set forth in their respective powers of attorney, shall have full power to bind the Company by their signature and execution of any such instruments and to attach thereto the seal of the Company. When so executed such instruments shall be as binding as if signed by the president and attested by the secretary.

Certificate of Designation – The President of the Company, acting pursuant to the Bylaws of the Company, authorizes Nathan J. Zangerle, Assistant Secretary to appoint such attorneys-in-fact as may be necessary to act on behalf of the Company to make, execute, seal, acknowledge and deliver as surety any and all undertakings, bonds, recognizances and other surety obligations.

Authorization – By unanimous consent of the Company's Board of Directors, the Company consents that facsimile or mechanically reproduced signature of any assistant secretary of the Company, wherever appearing upon a certified copy of any power of attorney issued by the Company in connection with surety bonds, shall be valid and binding upon the Company with the same force and effect as though manually affixed.

I, Renee C. Llewellyn, the undersigned, Assistant Secretary, The Ohio Casualty Insurance Company, Liberty Mutual Insurance Company, and West American Insurance Company do hereby certify that the original power of attorney of which the foregoing is a full, true and correct copy of the Power of Attorney executed by said Companies, is in full force and effect and has not been revoked.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the seals of said Companies this 15th day of August, 2025.

By: _____
Renee C. Llewellyn, Assistant Secretary

Not valid for mortgage, note, loan, letter of credit, currency rate, interest rate or residual value guarantees.

For bond and/or Power of Attorney (POA) verification inquiries, please call 610-832-8240 or email HOSUR@libertymutual.com.

Docusign Envelope ID: D45D09D4-C3C2-4DB2-B9B3-4015288E9AF3

February 13, 2025

Re: Donald B. Murphy Contractors, Inc.
Prequalification Letter

To Whom It May Concern:

It has been the privilege of Propel Insurance and Liberty Mutual Insurance Company to provide surety bonds on behalf of Donald B. Murphy Contractors, Inc. for over 49 years, during which time Donald B. Murphy Contractors, Inc. has performed, and we have issued performance and payment bond for contracts valued in the $20-$30 million range. In our opinion, Donald B. Murphy Contractors, Inc. remains properly financed, well equipped, and capably managed.

At the present time, Liberty Mutual Insurance Company provides a $45 Million single project and $75 Million aggregate surety program to Donald B. Murphy Contractors, Inc. As always, Liberty Mutual Insurance Company reserves the right to perform normal underwriting at the time of any bond request, including, without limitation, prior review and approval of relevant contract documents, bond forms, and project financing. We assume no liability to your or your affiliates if for any reason we do not execute such bonds.

Liberty Mutual Insurance Company is listed on the U.S. Treasury Department's Listing of Approved Sureties (Department Circular 570), and is rated A (Excellent), XV by A.M. Best Company.

Very Truly Yours,
Liberty Mutual Insurance Company

By: Carley Espiritu, Attorney-in-Fact

Find your momentum

Docusign Envelope ID: D45D09D4-C3C2-4DB2-B9B3-4015288E9AF3

VPOC MACC #2

8713 Northeast 94th Avenue, Vancouver, WA 98662, United States of America

Sent proposal revision #1: $1,953,758.70

Submitted Aug 22, 2025 at 10:43 AM PDT

Pacific Foundation, Inc.
7206 Northeast 47th Avenue, Vancouver, WA 98661, USA

Sam Slechta | Project Manager/Estimator | +1 360-200-6608 | +1 360-216-5169 | sam@pacific-foundation.com

Line Items

Description	Quantity	Unit Cost	Total Cost
Site Retaining wall #2			$1,953,758.70
Trench Safety RCW 39.04.180			$0
Base Bid			**$1,953,758.70**

Alternates

Deductive Alternate #1: Omit Shotcrete and Reinforcing	$529,909.19

Inclusions

Pursuant to and in compliance with the Bid Package, and Instructions To Bidders, the undersigned hereby certifies they have carefully examined the Contract Documents, conditions affecting the work, and is familiar with the site; and having made the necessary examinations hereby proposes to furnish all labor, materials, equipment, and services necessary to complete the scope of work and provide payment and performance bonds in strict accordance with the above named documents for the lump sum base bid amounts	Yes
In compliance with 296-127 WAC the Contractor shall pay all fees associated with the Intent and Affidavit of Wages Paid to the Department of Labor and Industries. These costs are included in the bid.	Yes
This project is subject RCW 39.12, Washington State's Prevailing Wage Act. Wage rates are based on January 15, 2025. These costs are included in the bid.	Yes
Bidder has familiarized themselves with the contract requirements and the project schedule included as Exhibit D and D-1.	Yes
Subcontractor shall guarantee and maintain its bid for a period of 60 days after the date bids are opened. The undersigned agrees to execute Skanska U.S.A. Building, Inc.'s Subcontract form without exception for the scope of work defined in the attached and the sum noted above. Bidder shall submit executed Subcontract and insurance certificate within 10 days after receipt of the Letter of Intent and Award.	Yes
Requirements to bid and perform work exceeding $300,000. Bidder has included and attached to this bid form a bid bond for 5% of the bid value and a surety letter for a payment and performance bond for the bid value.	Yes
By submitting this proposal, Bidder confirms compliance with bidder responsibility criteria outlined in RCW 39.04.350. Bidder shall provide a sworn statement in accordance with chapter 5.50 RCW verifying compliance with RCW 39.04.350 (1) (g). Bidder must provide the sworn statement within 5-days of notice of intent to award from the Contractor, and prior to formal Contract award.	Yes

Scope-Specific Information and Unit Costs

Receipt of Addenda numbered # through ##	1-5
State of Washington Contractor's License No.	PACIFFI883CP
Legal Name of Bidder	Pacific Foundation Inc

Additional Information

Notes Thank you for the opportunity, please see attached.

Docusign Envelope ID: D45D09D4-C3C2-4DB2-B9B3-4015288E9AF3

VPOC MACC #2

8713 Northeast 94th Avenue, Vancouver, WA 98662, United States of America

Attachments

- 25213 VPOC Shoring Proposa... (519 KB)
- Bid Bond.pdf (454 KB)
- Bondability Letter.pdf (301 KB)
- Bid Form Addendum 1.pdf (315 KB)

Docusign Envelope ID: D45D09D4-C3C2-4DB2-B9B3-4015288E9AF3

AIA® Document A310™ – 2010

Bid Bond

CONTRACTOR:
(Name, legal status and address)
Pacific Foundation, Inc.
1400 Columbia Street
Vancouver, WA 98660

SURETY:
(Name, legal status and principal place of business)
Merchants Bonding Company (Mutual)
P.O. BOX 14498
DES MOINES, IA 50306 - 3498

OWNER:
(Name, legal status and address)
Skanska USA Building, Inc.
P.O. Box 1995,
Vancouver WA, 98668-1995

BOND AMOUNT: $ Five Percent of Amount Bid (5% of Bid)

PROJECT:
(Name, location or address, and Project number, if any)
Vancouver Public Works Operations Center
Bid Package 31B - Site Retaining Wall #2
Skanska USA Building Inc.
City of Vancouver WA

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

Any singular reference to Contractor, Surety, Owner or other party shall be considered plural where applicable.

The Contractor and Surety are bound to the Owner in the amount set forth above, for the payment of which the Contractor and Surety bind themselves, their heirs, executors, administrators, successors and assigns, jointly and severally, as provided herein. The conditions of this Bond are such that if the Owner accepts the bid of the Contractor within the time specified in the bid documents, or within such time period as may be agreed to by the Owner and Contractor, and the Contractor either (1) enters into a contract with the Owner in accordance with the terms of such bid, and gives such bond or bonds as may be specified in the bidding or Contract Documents, with a surety admitted in the jurisdiction of the Project and otherwise acceptable to the Owner, for the faithful performance of such Contract and for the prompt payment of labor and material furnished in the prosecution thereof; or (2) pays to the Owner the difference, not to exceed the amount of this Bond, between the amount specified in said bid and such larger amount for which the Owner may in good faith contract with another party to perform the work covered by said bid, then this obligation shall be null and void, otherwise to remain in full force and effect. The Surety hereby waives any notice of an agreement between the Owner and Contractor to extend the time in which the Owner may accept the bid. Waiver of notice by the Surety shall not apply to any extension exceeding sixty (60) days in the aggregate beyond the time for acceptance of bids specified in the bid documents, and the Owner and Contractor shall obtain the Surety's consent for an extension beyond sixty (60) days.

If this Bond is issued in connection with a subcontractor's bid to a Contractor, the term Contractor in this Bond shall be deemed to be Subcontractor and the term Owner shall be deemed to be Contractor.

When this Bond has been furnished to comply with a statutory or other legal requirement in the location of the Project, any provision in this Bond conflicting with said statutory or legal requirement shall be deemed deleted herefrom and provisions conforming to such statutory or other legal requirement shall be deemed incorporated herein. When so furnished, the intent is that this Bond shall be construed as a statutory bond and not as a common law bond.

Init. /

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User Notes: (1667516258)

Docusign Envelope ID: D45D09D4-C3C2-4DB2-B9B3-4015288E9AF3

Signed and sealed this 11th day of August, 2025

Nicole Gorbitt	Pacific Foundation, Inc.
(Witness)	*(Contractor as Principal)* *(Seal)*
	By:
	(Title)
	Merchants Bonding Company (Mutual)
	(Surety) *(Seal)*
Gary McCann	
(Witness) Gary McCann	*(Title)* Ian J. Campbell (Attorney-in-Fact)

Init.

/

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User Notes:
(1667516258)

2

MERCHANTS BONDING COMPANY™

POWER OF ATTORNEY

Know All Persons By These Presents, that MERCHANTS BONDING COMPANY (MUTUAL) and MERCHANTS NATIONAL BONDING, INC., both being corporations of the State of Iowa, d/b/a Merchants National Indemnity Company (in California only) (herein collectively called the "Companies") do hereby make, constitute and appoint, individually,

Gary McCann; Ian J Campbell

their true and lawful Attorney(s)-in-Fact, to sign its name as surety(ies) and to execute, seal and acknowledge any and all bonds, undertakings, contracts and other written instruments in the nature thereof, on behalf of the Companies in their business of guaranteeing the fidelity of persons, guaranteeing the performance of contracts and executing or guaranteeing bonds and undertakings required or permitted in any actions or proceedings allowed by law.

This Power-of-Attorney is granted and is signed and sealed by facsimile under and by authority of the following By-Laws adopted by the Board of Directors of Merchants Bonding Company (Mutual) on April 23, 2011 and amended August 14, 2015 and adopted by the Board of Directors of Merchants National Bonding, Inc., on October 16, 2015.

"The President, Secretary, Treasurer, or any Assistant Treasurer or any Assistant Secretary or any Vice President shall have power and authority to appoint Attorneys-in-Fact, and to authorize them to execute on behalf of the Company, and attach the seal of the Company thereto, bonds and undertakings, recognizances, contracts of indemnity and other writings obligatory in the nature thereof."

"The signature of any authorized officer and the seal of the Company may be affixed by facsimile or electronic transmission to any Power of Attorney or Certification thereof authorizing the execution and delivery of any bond, undertaking, recognizance, or other suretyship obligations of the Company, and such signature and seal when so used shall have the same force and effect as though manually fixed."

In connection with obligations in favor of the Florida Department of Transportation only, it is agreed that the power and aut hority hereby given to the Attorney-in-Fact includes any and all consents for the release of retained percentages and/or final estimates on engineering and construction contracts required by the State of Florida Department of Transportation. It is fully understood that consenting to the State of Florida Department of Transportation making payment of the final estimate to the Contractor and/or its assignee, shall not relieve this surety company of any of its obligations under its bond.

In connection with obligations in favor of the Kentucky Department of Highways only, it is agreed that the power and authority hereby given to the Attorney-in-Fact cannot be modified or revoked unless prior written personal notice of such intent has been given to the Commissioner-Department of Highways of the Commonwealth of Kentucky at least thirty (30) days prior to the modification or revocation.

In Witness Whereof, the Companies have caused this instrument to be signed and sealed this 3rd day of February , 2024 .

MERCHANTS NATIONAL BONDING, INC. -o- 2003

MERCHANTS BONDING COMPANY (MUTUAL) INCORPORATED -o- 1933

MERCHANTS BONDING COMPANY (MUTUAL)
MERCHANTS NATIONAL BONDING, INC.
d/b/a MERCHANTS NATIONAL INDEMNITY COMPANY

By Larry Taylor
President

STATE OF IOWA
COUNTY OF DALLAS ss.

On this 3rd day of February 2024 , before me appeared Larry Taylor, to me personally known, who being by me duly sworn did say that he is President of MERCHANTS BONDING COMPANY (MUTUAL) and MERCHANTS NATIONAL BONDING, INC.; and that the seals affixed to the foregoing instrument are the Corporate Seals of the Companies; and that the said instrument was signed and sealed in behalf of the Companies by authority of their respective Boards of Directors.

NOTARIAL SEAL IOWA

Penni Miller
Commission Number 787952
My Commission Expires
January 20, 2027

Notary Public

(Expiration of notary's commission does not invalidate this instrument)

I, William Warner, Jr., Secretary of MERCHANTS BONDING COMPANY (MUTUAL) and MERCHANTS NATIONAL BONDING, INC., do hereby certify that the above and foregoing is a true and correct copy of the POWER-OF-ATTORNEY executed by said Companies, which is still in full force and effect and has not been amended or revoked.

In Witness Whereof, I have hereunto set my hand and affixed the seal of the Companies on this 11th day of August , 2025 .

MERCHANTS NATIONAL BONDING, INC. -o- 2003

MERCHANTS BONDING COMPANY (MUTUAL) INCORPORATED -o- 1933

William Warner Jr.
Secretary

POA 0018 (1/24)

Docusign Envelope ID: D45D09D4-C3C2-4DB2-B9B3-4015288E9AF3

WOODRUFF SAWYER

August 11, 2025

Skanska USA Building
P.O. Box 1995
Vancouver WA, 98668-1995

Re: **Pacific Foundation, Inc.**
Bonding Capacity – City of Vancouver Public Works Operations Center
Bid Package 31B – Site Retaining Wall #2

To Whom It May Concern:

We are pleased to write to you concerning our customer, Pacific Foundation, Inc.. Their current bonding limits are $30,000,000, single job with a $75,000,000 aggregate work program. We would anticipate no problem providing the customary performance and payment bonds for their normal scope of work, should Pacific Foundation, Inc. enter into a written contract.

The surety for this principal, Merchants Bonding Company is an AM Best rated "A IX" company and is licensed to transact business in all fifty states. Merchants Bonding Company also appears on the U.S. Treasury list of approved companies.

Although Pacific Foundation, Inc. has our highest recommendation, the execution of any final bonds would be subject to a review of the contract terms and conditions, including any requested bond forms, and also their current financial standing at the time of the request.

This letter is written for no consideration and is not a legally binding document or commitment to provide future bonds. Please contact us with any concerns or if we can be of further service.

Sincerely,

Merchants Bonding Company (Mutual)

Ian J. Campbell
Attorney-in-Fact

WOODRUFF SAWYER
1050 SW 6th Ave., #1000
Portland, Oregon 97204

CA License 0329598 | CO License 78932 | MA License 1908860 | OR License 0100167994 | WA License 43511
AN ASSUREX GLOBAL & IBN PARTNER

MERCHANTS BONDING COMPANY™

POWER OF ATTORNEY

Know All Persons By These Presents, that MERCHANTS BONDING COMPANY (MUTUAL) and MERCHANTS NATIONAL BONDING, INC., both being corporations of the State of Iowa, d/b/a Merchants National Indemnity Company (in California only) (herein collectively called the "Companies") do hereby make, constitute and appoint, individually,

Gary McCann; Ian J Campbell

their true and lawful Attorney(s)-in-Fact, to sign its name as surety(ies) and to execute, seal and acknowledge any and all bonds, undertakings, contracts and other written instruments in the nature thereof, on behalf of the Companies in their business of guaranteeing the fidelity of persons, guaranteeing the performance of contracts and executing or guaranteeing bonds and undertakings required or permitted in any actions or proceedings allowed by law.

This Power-of-Attorney is granted and is signed and sealed by facsimile under and by authority of the following By-Laws adopted by the Board of Directors of Merchants Bonding Company (Mutual) on April 23, 2011 and amended August 14, 2015 and adopted by the Board of Directors of Merchants National Bonding, Inc., on October 16, 2015.

"The President, Secretary, Treasurer, or any Assistant Treasurer or any Assistant Secretary or any Vice President shall have power and authority to appoint Attorneys-in-Fact, and to authorize them to execute on behalf of the Company, and attach the seal of the Company thereto, bonds and undertakings, recognizances, contracts of indemnity and other writings obligatory in the nature thereof."

"The signature of any authorized officer and the seal of the Company may be affixed by facsimile or electronic transmission to any Power of Attorney or Certification thereof authorizing the execution and delivery of any bond, undertaking, recognizance, or other suretyship obligations of the Company, and such signature and seal when so used shall have the same force and effect as though manually fixed."

In connection with obligations in favor of the Florida Department of Transportation only, it is agreed that the power and aut hority hereby given to the Attorney-in-Fact includes any and all consents for the release of retained percentages and/or final estimates on engineering and construction contracts required by the State of Florida Department of Transportation. It is fully understood that consenting to the State of Florida Department of Transportation making payment of the final estimate to the Contractor and/or its assignee, shall not relieve this surety company of any of its obligations under its bond.

In connection with obligations in favor of the Kentucky Department of Highways only, it is agreed that the power and authority hereby given to the Attorney-in-Fact cannot be modified or revoked unless prior written personal notice of such intent has been given to the Commissioner-Department of Highways of the Commonwealth of Kentucky at least thirty (30) days prior to the modification or revocation.

In Witness Whereof, the Companies have caused this instrument to be signed and sealed this 3rd day of February , 2024 .

MERCHANTS NATIONAL BONDING, INC. INCORPORATED -o- 2003

MERCHANTS BONDING COMPANY (MUTUAL) INCORPORATED -o- 1933

MERCHANTS BONDING COMPANY (MUTUAL)
MERCHANTS NATIONAL BONDING, INC.
d/b/a MERCHANTS NATIONAL INDEMNITY COMPANY

By Larry Taylor
President

STATE OF IOWA
COUNTY OF DALLAS ss.

On this 3rd day of February 2024 , before me appeared Larry Taylor, to me personally known, who being by me duly sworn did say that he is President of MERCHANTS BONDING COMPANY (MUTUAL) and MERCHANTS NATIONAL BONDING, INC.; and that the seals affixed to the foregoing instrument are the Corporate Seals of the Companies; and that the said instrument was signed and sealed in behalf of the Companies by authority of their respective Boards of Directors.

NOTARIAL SEAL IOWA

Penni Miller
Commission Number 787952
My Commission Expires
January 20, 2027

Notary Public

(Expiration of notary's commission does not invalidate this instrument)

I, William Warner, Jr., Secretary of MERCHANTS BONDING COMPANY (MUTUAL) and MERCHANTS NATIONAL BONDING, INC., do hereby certify that the above and foregoing is a true and correct copy of the POWER-OF-ATTORNEY executed by said Companies, which is still in full force and effect and has not been amended or revoked.

In Witness Whereof, I have hereunto set my hand and affixed the seal of the Companies on this 11th day of August , 2025 .

MERCHANTS NATIONAL BONDING, INC. INCORPORATED -o- 2003

MERCHANTS BONDING COMPANY (MUTUAL) INCORPORATED -o- 1933

William Warner Jr.
Secretary

POA 0018 (1/24)

Docusign Envelope ID: D45D09D4-C3C2-4DB2-B9B3-4015288E9AF3

VPOC MACC #2

8713 Northeast 94th Avenue, Vancouver, WA 98662, United States of America

Sent proposal: $2,255,770

Submitted Aug 22, 2025 at 8:27 AM PDT

Dewitt Construction Inc.
10311 Northeast 72nd Avenue, Vancouver, WA 98686, United States of America

Garett Speyer | Superintendent/Estimator | +1 360-713-1046 | +1 360-713-1046 | garett@dewittconst.com

Line Items

Description	Quantity	Unit Cost	Total Cost
Site Retaining wall #2			$2,255,770
Trench Safety RCW 39.04.180			$0
Base Bid			**$2,255,770**

Alternates

Deductive Alternate #1: Omit Shotcrete and Reinforcing	$644,350

Inclusions

Pursuant to and in compliance with the Bid Package, and Instructions To Bidders, the undersigned hereby certifies they have carefully examined the Contract Documents, conditions affecting the work, and is familiar with the site; and having made the necessary examinations hereby proposes to furnish all labor, materials, equipment, and services necessary to complete the scope of work and provide payment and performance bonds in strict accordance with the above named documents for the lump sum base bid amounts	Yes
In compliance with 296-127 WAC the Contractor shall pay all fees associated with the Intent and Affidavit of Wages Paid to the Department of Labor and Industries. These costs are included in the bid.	Yes
This project is subject RCW 39.12, Washington State's Prevailing Wage Act. Wage rates are based on January 15, 2025. These costs are included in the bid.	Yes
Bidder has familiarized themselves with the contract requirements and the project schedule included as Exhibit D and D-1.	Yes
Subcontractor shall guarantee and maintain its bid for a period of 60 days after the date bids are opened. The undersigned agrees to execute Skanska U.S.A. Building, Inc.'s Subcontract form without exception for the scope of work defined in the attached and the sum noted above. Bidder shall submit executed Subcontract and insurance certificate within 10 days after receipt of the Letter of Intent and Award.	Yes
Requirements to bid and perform work exceeding $300,000. Bidder has included and attached to this bid form a bid bond for 5% of the bid value and a surety letter for a payment and performance bond for the bid value.	Yes
By submitting this proposal, Bidder confirms compliance with bidder responsibility criteria outlined in RCW 39.04.350. Bidder shall provide a sworn statement in accordance with chapter 5.50 RCW verifying compliance with RCW 39.04.350 (1) (g). Bidder must provide the sworn statement within 5-days of notice of intent to award from the Contractor, and prior to formal Contract award.	Yes

Scope-Specific Information and Unit Costs

Receipt of Addenda numbered # through ##	1-5
State of Washington Contractor's License No.	DEWITCI055QA
Legal Name of Bidder	DeWitt Construction Inc.

Additional Information

Notes

Docusign Envelope ID: D45D09D4-C3C2-4DB2-B9B3-4015288E9AF3

VPOC MACC #2

8713 Northeast 94th Avenue, Vancouver, WA 98662, United States of America

Attachments

Bid Bond & Surety - DeWitt -... (176 KB)

Docusign Envelope ID: D45D09D4-C3C2-4DB2-B9B3-4015288E9AF3

BID BOND

Conforms with The American Institute of Architects, A.I.A. Document No. A-310

KNOW ALL BY THESE PRESENTS, That we, DeWitt Construction, Inc.

as Principal, hereinafter called the Principal,

and the Markel Insurance Company,

of Vancouver, Washington, a corporation duly organized under

the laws of the State of Illinois, as Surety, hereinafter called the Surety, are held and firmly bound unto

Skanska USA as Obligee, hereinafter called the Obligee,

in the sum of Five Percent (5%) of Bid Amount

Dollars ($ 5% of Bid Amount), for the payment of which sum well and truly to be made, the said Principal and the said Surety, bind ourselves, our heirs, executors, administrators, successors and assigns, jointly and severally, firmly by these presents.

WHEREAS, the Principal has submitted a bid for BPOC MACC #2; BP# 31B

NOW, THEREFORE, if the Obligee shall accept the bid of the Principal and the Principal shall enter into a Contract with the Obligee in accordance with the terms of such bid, and give such bond or bonds as may be specified in the bidding or Contract Documents with good and sufficient surety for the faithful performance of such Contract and for the prompt payment of labor and material furnished in the prosecution thereof, or in the event of the failure of the Principal to enter such Contract and give such bond or bonds, if the Principal shall pay to the Obligee the difference not to exceed the penalty hereof between the amount specified in said bid and such larger amount for which the Obligee may in good faith contract with another party to perform the Work covered by said bid, then this obligation shall be null and void, otherwise to remain in full force and effect.

Signed and sealed this 15th day of August, 2025.

Witness

DeWitt Construction, Inc. (Seal)

Principal

Title

Risk and Safety Manager

Lois F. Weathers

Witness

Markel Insurance Company

By

Travis J. Robles

Attorney-in-Fact

DEWITT CONSTRUCTION, INC CORPORATE SEAL OREGON

MARKEL INSURANCE CORPORATE COMPANY SEAL ILLINOIS

S-0054/GE 12/00

XDP

Docusign Envelope ID: D45D09D4-C3C2-4DB2-B9B3-4015288E9AF3

POA# 4710014

JOINT LIMITED POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS: That SureTec Insurance Company, a Corporation duly organized and existing under the laws of the State of Texas and having its principal office in the County of Harris, Texas and Markel Insurance Company (the "Company"), a corporation duly organized and existing under the laws of the state of Illinois, and having its principal administrative office in Glen Allen, Virginia, does by these presents make, constitute and appoint:

Aliceon A. Keltner, Annelies M. Richie, Carley Espiritu, Christopher Kinyon, Jamie L. Marques, Holli Lagerquist, Tamara A. Ringeisen, Katharine J. Snider, Amelia G. Burrill, Justin Dean Price, Lindsey Elaine Jorgensen, Lois F. Weathers, Sarah Whitaker, Julie A. Craker, Charla M. Boadle, Travis J. Robles

Their true and lawful agent(s) and attorney(s)-in-fact, each in their separate capacity if more than one is named above, to make, execute, seal and deliver for and on their own behalf, individually as a surety or jointly, as co-sureties, and as their act and deed any and all bonds and other undertaking in suretyship provided, however, that the penal sum of any one such instrument executed hereunder shall not exceed the sum of:

Fifty Million and 00/100 Dollars ($50,000,000.00)

This Power of Attorney is granted and is signed and sealed under and by the authority of the following Resolutions adopted by the Board of Directors of SureTec Insurance Company and Markel Insurance Company:

"RESOLVED, That the President, any Senior Vice President, Vice President, Assistant Vice President, Secretary, Assistant Secretary, Treasurer or Assistant Treasurer and each of them hereby is authorized to execute powers of attorney, and such authority can be executed by use of facsimile signature, which may be attested or acknowledged by any officer or attorney, of the company, qualifying the attorney or attorneys named in the given power of attorney, to execute in behalf of, and acknowledge as the act and deed of the SureTec Insurance Company and Markel Insurance Company, as the case may be, all bond undertakings and contracts of suretyship, and to affix the corporate seal thereto."

IN WITNESS WHEREOF, Markel Insurance Company and SureTec Insurance Company have caused their official seal to be hereunto affixed and these presents to be signed by their duly authorized officers on the 6th day of June , 2025 .

SureTec Insurance Company

By: _____
Michael C. Keimig, President

SURETEC INSURANCE COMPANY SEAL TEXAS

MARKEL INSURANCE COMPANY CORPORATE SEAL ILLINOIS

Markel Insurance Company

By: _____
Lindey Jennings, Vice President

State of Texas
County of Harris:

On this 6th day of June , 2025 A. D., before me, a Notary Public of the State of Texas, in and for the County of Harris, duly commissioned and qualified, came THE ABOVE OFFICERS OF THE COMPANIES, to me personally known to be the individuals and officers described in, who executed the preceding instrument, and they acknowledged the execution of same, and being by me duly sworn, disposed and said that they are the officers of the said companies aforesaid, and that the seals affixed to the proceeding instrument are the Corporate Seals of said Companies, and the said Corporate Seals and their signatures as officers were duly affixed and subscribed to the said instrument by the authority and direction of the said companies, and that Resolutions adopted by the Board of Directors of said Companies referred to in the preceding instrument is now in force.

IN TESTIMONY WHEREOF, I have hereunto set my hand, and affixed my Official Seal at the County of Harris, the day and year first above written.

JULIE E. MCCLARY
Notary Public State of Texas
Commission # 12947680-5
Commission Expires March 29, 2026

By: _____
Julie E. McClary, Notary Public
My commission expires 3/29/2026

We, the undersigned Officers of SureTec Insurance Company and Markel Insurance Company do herby certify that the original POWER OF ATTORNEY of which the foregoing is a full, true and correct copy is still in full force and effect and has not been revoked.

IN WITNESS WHEREOF, we have hereunto set our hands, and affixed the Seals of said Companies, on the 15th day of August , 2025 .

SureTec Insurance Company

By: _____
M. Brent Beaty, Assistant Secretary

MARKEL INSURANCE COMPANY CORPORATE SEAL ILLINOIS

Markel Insurance Company

By: _____
Andrew Marquis, Assistant Secretary

Any Instrument Issued in excess of the penalty stated above is totally void and without any validity. 4710014
For verification of the authority of this Power you may call (713)812-0800 on any business day between 8:30 AM and 5:00 PM CST.

Docusign Envelope ID: D45D09D4-C3C2-4DB2-B9B3-4015288E9AF3

VPOC MACC #2

8713 Northeast 94th Avenue, Vancouver, WA 98662, United States of America

Sent proposal: $3,898,169

Submitted Aug 22, 2025 at 8:18 AM PDT

Drill Tech Drilling & Shoring, Inc.
2200 Wymore Way, Antioch, CA 94509, USA

Isaias Molina | +1 925-783-1140 | isaias.molina@drilltechdrilling.com

Line Items

Description	Quantity	Unit Cost	Total Cost
Site Retaining wall #2			$3,833,177
Trench Safety RCW 39.04.180			$64,992
Base Bid			**$3,898,169**

Alternates

Deductive Alternate #1: Omit Shotcrete and Reinforcing	$586,075

Inclusions

Pursuant to and in compliance with the Bid Package, and Instructions To Bidders, the undersigned hereby certifies they have carefully examined the Contract Documents, conditions affecting the work, and is familiar with the site; and having made the necessary examinations hereby proposes to furnish all labor, materials, equipment, and services necessary to complete the scope of work and provide payment and performance bonds in strict accordance with the above named documents for the lump sum base bid amounts	Yes
In compliance with 296-127 WAC the Contractor shall pay all fees associated with the Intent and Affidavit of Wages Paid to the Department of Labor and Industries. These costs are included in the bid.	Yes
This project is subject RCW 39.12, Washington State's Prevailing Wage Act. Wage rates are based on January 15, 2025. These costs are included in the bid.	Yes
Bidder has familiarized themselves with the contract requirements and the project schedule included as Exhibit D and D-1.	Yes
Subcontractor shall guarantee and maintain its bid for a period of 60 days after the date bids are opened. The undersigned agrees to execute Skanska U.S.A. Building, Inc.'s Subcontract form without exception for the scope of work defined in the attached and the sum noted above. Bidder shall submit executed Subcontract and insurance certificate within 10 days after receipt of the Letter of Intent and Award.	No
Requirements to bid and perform work exceeding $300,000. Bidder has included and attached to this bid form a bid bond for 5% of the bid value and a surety letter for a payment and performance bond for the bid value.	Yes
By submitting this proposal, Bidder confirms compliance with bidder responsibility criteria outlined in RCW 39.04.350. Bidder shall provide a sworn statement in accordance with chapter 5.50 RCW verifying compliance with RCW 39.04.350 (1) (g). Bidder must provide the sworn statement within 5-days of notice of intent to award from the Contractor, and prior to formal Contract award.	Yes

Scope-Specific Information and Unit Costs

Receipt of Addenda numbered # through ##	1 through 5
State of Washington Contractor's License No.	DRILLTD000KC
Legal Name of Bidder	Drill Tech Drilling & Shoring, Inc.

Additional Information

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VPOC MACC #2

8713 Northeast 94th Avenue, Vancouver, WA 98662, United States of America

Notes

Good morning,

Attached, please find Statement of Bond Capacity, Bid Bond, and Experience Modification Rating Letter for your review.

Bid valid for 60 days.

Please note that a response of **"NO"** indicates that we will require more than 10 days to submit an executed subcontract, as the subcontract will not be accepted without modifications.

Additionally, please note that the **Deductive Alternate** also omits the headed studs, drainage mat, and weep pipe from our scope of work, as referenced in Note #1, second paragraph of Detail 1 on sheet S301.

Thank you for the opportunity.

Best regards,
Isaias Molina

Attachments

- NCCI Ex Mod Verification - D... (262 KB)
- E#44525 Bid Bond OPS Cente... (1.1 MB)
- DTDS Statement of Bond Cap... (324 KB)

Docusign Envelope ID: D45D09D4-C3C2-4DB2-B9B3-4015288E9AF3

ZURICH

Zurich North America Surety
4 Embarcadero Center, Suite 3740
San Francisco, CA 94111
Phone: 415-538-7100
Fax: 415-538-7366
http://www.zurichna.com

August 14, 2025

Skanska USA Building, Inc.

Re: Drill Tech Drilling & Shoring, Inc.
Statement of Bond Capacity
City of Vancouver Public Works Operations Center
Bid Package 31B Site Retaining Wall #2

To Whom It May Concern:

We are pleased to provide this certified statement of bond capacity for Drill Tech Drilling & Shoring, Inc. Our client has developed a strong organization from both managerial and financial standpoints and we are pleased to convey our highest recommendations.

Drill Tech Drilling & Shoring, Inc. has received surety support from Fidelity and Deposit Company of Maryland/Zurich American Insurance for single projects of $150,000,000, with up to $350,000,000 in total backlog, and we confirm their capability to obtain bonds for projects that fall within those parameters. We have never had to complete any work on any project for which Drill Tech Drilling & Shoring, Inc. was a contractor.

Individual bond approval and issuance will be subject to underwriting review at the time bonds are requested, including the review of any acceptable bond forms, contract terms and conditions, confirmation of project financing, as well as other pertinent underwriting criteria including the availability of reinsurance in the surety market. Any arrangement for final bonds is matter between the contractor and the surety, and we assume no liability to third parties or to you if for any reason we do not execute said bonds.

We continue to be confident in Drill Tech Drilling & Shoring, Inc.'s ability to perform and we highly recommend them for your favorable consideration. If you have any questions, please do not hesitate to call our office.

Best regards,

By: Elizabeth Collodi
Elizabeth Collodi, Attorney-in-Fact

The F&D/Zurich carries an A+ (Superior) XV rating and are authorized to do business in all 50 States, including the territories of Guam and Puerto Rico. Both are US Treasury-Listed.

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ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Butte)

On August 14, 2025 before me, Sara Walliser, Notary Public
(insert name and title of the officer)

personally appeared Elizabeth Collodi,
who proved to me on the basis of satisfactory evidence to be the person(~~s~~) whose name(~~s~~) is/~~are~~ subscribed to the within instrument and acknowledged to me that ~~he~~/she/~~they~~ executed the same in ~~his~~/her/~~their~~ authorized capacity(~~ies~~), and that by ~~his~~/her/~~their~~ signature(~~s~~) on the instrument the person(~~s~~), or the entity upon behalf of which the person(~~s~~) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

SARA WALLISER
COMM. # 2449544
NOTARY PUBLIC - CALIFORNIA
COUNTY OF BUTTE
Comm. Expires JUL 5, 2027

Signature _____ **(Seal)**

Docusign Envelope ID: D45D09D4-C3C2-4DB2-B9B3-4015288E9AF3

ZURICH AMERICAN INSURANCE COMPANY
COLONIAL AMERICAN CASUALTY AND SURETY COMPANY
FIDELITY AND DEPOSIT COMPANY OF MARYLAND
POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS: That the ZURICH AMERICAN INSURANCE COMPANY, a corporation of the State of New York, the COLONIAL AMERICAN CASUALTY AND SURETY COMPANY, a corporation of the State of Illinois, and the FIDELITY AND DEPOSIT COMPANY OF MARYLAND a corporation of the State of Illinois (herein collectively called the "Companies"), Thomas O. McClellan, Vice President, in pursuance of authority granted by Article V, Section 8, of the By-Laws of said Companies, which are set forth on the reverse side hereof and are hereby certified to be in full force and effect on the date hereof, do hereby nominate, constitute, and appoint **Samantha Watkins, Steven L. Williams, Phil Watkins, Jennifer Lakmann, Brad Espinosa, Paula Senna, Pam Sey, Breanna Boatright, Kathleen Le, Cassandra Medina, John Hopkins, Sara Walliser, Renee Ramsey, Sharon Smith, Jessica Monlux, Elizabeth Collodi, John Weber, Deanna Quintero, Joseph H. Weber, Matthew Foster, all of Chico, California**, its true and lawful agent and Attorney-in-Fact, to make, execute, seal and deliver, for, and on its behalf as surety, and as its act and deed: any and all bonds and undertakings, and the execution of such bonds or undertakings in pursuance of these presents, shall be as binding upon said Companies, as fully and amply, to all intents and purposes, as if they had been duly executed and acknowledged by the regularly elected officers of the ZURICHAMERICAN INSURANCE COMPANY at its office in New York, New York., the regularly elected officers of the COLONIAL AMERICAN CASUALTY AND SURETY COMPANY at its office in Owings Mills, Maryland., and the regularly elected officers of the FIDELITY AND DEPOSIT COMPANY OF MARYLAND at its office in Owings Mills, Maryland, in their own proper persons.

The said Vice President does hereby certify that the extract set forth on the reverse side hereof is a true copy of Article V, Section 8, of the By-Laws of said Companies, and is now in force.

IN WITNESS WHEREOF, the said Vice-President has hereunto subscribed his/her names and affixed the Corporate Seals of the said **ZURICH AMERICAN INSURANCE COMPANY, COLONIAL AMERICAN CASUALTY AND SURETY COMPANY, and FIDELITY AND DEPOSIT COMPANY OF MARYLAND**, this 3rd day of February, A.D. 2025.

SEAL SEAL SEAL

ATTEST:
ZURICH AMERICAN INSURANCE COMPANY
COLONIAL AMERICAN CASUALTY AND SURETY COMPANY
FIDELITY AND DEPOSIT COMPANY OF MARYLAND

By: Thomas O. McClellan
Vice President

By: Dawn E. Brown
Secretary

State of Maryland
County of Baltimore

On this 3rd day of February A.D. 2025, before the subscriber, a Notary Public of the State of Maryland, duly commissioned and qualified, **Thomas O. McClellan, Vice President and Dawn E. Brown, Secretary** of the Companies, to me personally known to be the individuals and officers described in and who executed the preceding instrument, and acknowledged the execution of same, and being by me duly sworn, deposeth and saith, that he/she is the said officer of the Company aforesaid, and that the seals affixed to the preceding instrument are the Corporate Seals of said Companies, and that the said Corporate Seals and the signature as such officer were duly affixed and subscribed to the said instrument by the authority and direction of the said Corporations.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my Official Seal the day and year first above written.

Genevieve M. Maison
Notary Public
My Commission Expire January 27, 2029

Authenticity of this bond can be confirmed at bondvalidator.zurichna.com or 410-559-8790

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EXTRACT FROM BY-LAWS OF THE COMPANIES

"Article V, Section 8, Attorneys-in-Fact. The Chief Executive Officer, the President, or any Executive Vice President or Vice President may, by written instrument under the attested corporate seal, appoint attorneys-in-fact with authority to execute bonds, policies, recognizances, stipulations, undertakings, or other like instruments on behalf of the Company, and may authorize any officer or any such attorney-in-fact to affix the corporate seal thereto; and may with or without cause modify of revoke any such appointment or authority at any time."

CERTIFICATE

I, the undersigned, Vice President of the ZURICH AMERICAN INSURANCE COMPANY, the COLONIAL AMERICAN CASUALTY AND SURETY COMPANY, and the FIDELITY AND DEPOSIT COMPANY OF MARYLAND, do hereby certify that the foregoing Power of Attorney is still in full force and effect on the date of this certificate; and I do further certify that Article V, Section 8, of the By-Laws of the Companies is still in force.

This Power of Attorney and Certificate may be signed by facsimile under and by authority of the following resolution of the Board of Directors of the ZURICH AMERICAN INSURANCE COMPANY at a meeting duly called and held on the 15th day of December 1998.

RESOLVED: "That the signature of the President or a Vice President and the attesting signature of a Secretary or an Assistant Secretary and the Seal of the Company may be affixed by facsimile on any Power of Attorney...Any such Power or any certificate thereof bearing such facsimile signature and seal shall be valid and binding on the Company."

This Power of Attorney and Certificate may be signed by facsimile under and by authority of the following resolution of the Board of Directors of the COLONIAL AMERICAN CASUALTY AND SURETY COMPANY at a meeting duly called and held on the 5th day of May, 1994, and the following resolution of the Board of Directors of the FIDELITY AND DEPOSIT COMPANY OF MARYLAND at a meeting duly called and held on the 10th day of May, 1990.

RESOLVED: "That the facsimile or mechanically reproduced seal of the company and facsimile or mechanically reproduced signature of any Vice-President, Secretary, or Assistant Secretary of the Company, whether made heretofore or hereafter, wherever appearing upon a certified copy of any power of attorney issued by the Company, shall be valid and binding upon the Company with the same force and effect as though manually affixed.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed the corporate seals of the said Companies, this 14th day of August, 2025.

Colonial American Casualty and Surety Company CORPORATE SEAL

ZURICH AMERICAN INSURANCE COMPANY CORPORATE SEAL 1971 NEW YORK

Fidelity and Deposit Company of Maryland CORPORATE SEAL 1890

MJ Pethick

Mary Jean Pethick
Vice President

TO REPORT A CLAIM WITH REGARD TO A SURETY BOND, PLEASE SUBMIT A COMPLETE DESCRIPTION OF THE CLAIM INCLUDING THE PRINCIPAL ON THE BOND, THE BOND NUMBER, AND YOUR CONTACT INFORMATION TO:

Zurich Surety Claims
1299 Zurich Way
Schaumburg, IL 60196-1056
reportsfclaims@zurichna.com
800-626-4577

Authenticity of this bond can be confirmed at bondvalidator.zurichna.com or 410-559-8790

Docusign Envelope ID: D45D09D4-C3C2-4DB2-B9B3-4015288E9AF3

Bid Bond

CONTRACTOR:
(Name, legal status and address)
Drill Tech Drilling & Shoring, Inc.
2200 Wymore Way
Antioch, CA 94509

SURETY:
(Name, legal status and principal place of business)
Fidelity and Deposit Company of Maryland
1299 Zurich Way, 10th Floor
Schaumburg, IL 60196-1056

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.
Any singular reference to Contractor, Surety, Owner or other party shall be considered plural where applicable.

OWNER:
(Name, legal status and address)
Skanska USA Building, Inc.

BOND AMOUNT: Five Percent of the Total Amount Bid (5%----------)

PROJECT:
(Name, location or address, and Project number, if any)
City of Vancouver Public Works Operations Center
Bid Package 31B Site Retaining Wall #2

Project Number, if any:

The Contractor and Surety are bound to the Owner in the amount set forth above, for the payment of which the Contractor and Surety bind themselves, their heirs, executors, administrators, successors and assigns, jointly and severally, as provided herein. The conditions of this Bond are such that if the Owner accepts the bid of the Contractor within the time specified in the bid documents, or within such time period as may be agreed to by the Owner and Contractor, and the Contractor either (1) enters into a contract with the Owner in accordance with the terms of such bid, and gives such bond or bonds as may be specified in the bidding or Contract Documents, with a surety admitted in the jurisdiction of the Project and otherwise acceptable to the Owner, for the faithful performance of such Contract and for the prompt payment of labor and material furnished in the prosecution thereof; or (2) pays to the Owner the difference, not to exceed the amount of this Bond, between the amount specified in said bid and such larger amount for which the Owner may in good faith contract with another party to perform the work covered by said bid, then this obligation shall be null and void, otherwise to remain in full force and effect. The Surety hereby waives any notice of an agreement between the Owner and Contractor to extend the time in which the Owner may accept the bid. Waiver of notice by the Surety shall not apply to any extension exceeding sixty (60) days in the aggregate beyond the time for acceptance of bids specified in the bid documents, and the Owner and Contractor shall obtain the Surety's consent for an extension beyond sixty (60) days.

If this Bond is issued in connection with a subcontractor's bid to a Contractor, the term Contractor in this Bond shall be deemed to be Subcontractor and the term Owner shall be deemed to be Contractor.

When this Bond has been furnished to comply with a statutory or other legal requirement in the location of the Project, any provision in this Bond conflicting with said statutory or legal requirement shall be deemed deleted herefrom and provisions conforming to such statutory or other legal requirement shall be deemed incorporated herein. When so furnished, the intent is that this Bond shall be construed as a statutory bond and not as a common law bond.

Signed and sealed this 14th day of August, 2025

Drill Tech Drilling & Shoring, Inc.
(Principal) *(Seal)*

(Witness)

(Title) Shannon Creson, President

Fidelity and Deposit Company of Maryland
(Surety) *(Seal)*

(Witness)

(Title) Elizabeth Collodi, Attorney-in-Fact

By arrangement with the American Institute of Architects, the National Association of Surety Bond Producers (NASBP) (www.nasbp.org) makes this form document available to its members, affiliates, and associates in Microsoft Word format for use in the regular course of surety business. NASBP vouches that the original text of this document conforms exactly to the text in AIA Document A310-2010, Bid Bond. Subsequent modifications may be made to the original text of this document by users, so careful review of its wording and consultation with an attorney are encouraged before its completion, execution or acceptance.

1

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ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Contra Costa)

On August 20, 2025 before me, Terrie L. Thors, Notary Public
(insert name and title of the officer)

personally appeared Shannon Creson,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/~~are~~ subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity(~~ies~~), and that by his/~~her/their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

TERRIE L. THORS
Notary Public - California
Contra Costa County
Commission # 2428766
My Comm. Expires Dec 2, 2026

Signature Terrie L Thors (Seal)

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ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Butte)

On August 14, 2025 before me, Sara Walliser, Notary Public
(insert name and title of the officer)

personally appeared Elizabeth Collodi,
who proved to me on the basis of satisfactory evidence to be the person(~~s~~) whose name(~~s~~) is/~~are~~ subscribed to the within instrument and acknowledged to me that ~~he~~/she/~~they~~ executed the same in ~~his~~/her/~~their~~ authorized capacity(~~ies~~), and that by ~~his~~/her/~~their~~ signature(~~s~~) on the instrument the person(~~s~~), or the entity upon behalf of which the person(~~s~~) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

SARA WALLISER
COMM. # 2449544
NOTARY PUBLIC - CALIFORNIA
COUNTY OF BUTTE
Comm. Expires JUL 5, 2027

Signature _____ (Seal)

Docusign Envelope ID: D45D09D4-C3C2-4DB2-B9B3-4015288E9AF3

ZURICH AMERICAN INSURANCE COMPANY
COLONIAL AMERICAN CASUALTY AND SURETY COMPANY
FIDELITY AND DEPOSIT COMPANY OF MARYLAND
POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS: That the ZURICH AMERICAN INSURANCE COMPANY, a corporation of the State of New York, the COLONIAL AMERICAN CASUALTY AND SURETY COMPANY, a corporation of the State of Illinois, and the FIDELITY AND DEPOSIT COMPANY OF MARYLAND a corporation of the State of Illinois (herein collectively called the "Companies"), Thomas O. McClellan, Vice President, in pursuance of authority granted by Article V, Section 8, of the By-Laws of said Companies, which are set forth on the reverse side hereof and are hereby certified to be in full force and effect on the date hereof, do hereby nominate, constitute, and appoint **Samantha Watkins, Steven L. Williams, Phil Watkins, Jennifer Lakmann, Brad Espinosa, Paula Senna, Pam Sey, Breanna Boatright, Kathleen Le, Cassandra Medina, John Hopkins, Sara Walliser, Renee Ramsey, Sharon Smith, Jessica Monlux, Elizabeth Collodi, John Weber, Deanna Quintero, Joseph H. Weber, Matthew Foster, all of Chico, California**, its true and lawful agent and Attorney-in-Fact, to make, execute, seal and deliver, for, and on its behalf as surety, and as its act and deed: any and all bonds and undertakings, and the execution of such bonds or undertakings in pursuance of these presents, shall be as binding upon said Companies, as fully and amply, to all intents and purposes, as if they had been duly executed and acknowledged by the regularly elected officers of the ZURICHAMERICAN INSURANCE COMPANY at its office in New York, New York., the regularly elected officers of the COLONIAL AMERICAN CASUALTY AND SURETY COMPANY at its office in Owings Mills, Maryland., and the regularly elected officers of the FIDELITY AND DEPOSIT COMPANY OF MARYLAND at its office in Owings Mills, Maryland, in their own proper persons.

The said Vice President does hereby certify that the extract set forth on the reverse side hereof is a true copy of Article V, Section 8, of the By-Laws of said Companies, and is now in force.

IN WITNESS WHEREOF, the said Vice-President has hereunto subscribed his/her names and affixed the Corporate Seals of the said **ZURICH AMERICAN INSURANCE COMPANY, COLONIAL AMERICAN CASUALTY AND SURETY COMPANY, and FIDELITY AND DEPOSIT COMPANY OF MARYLAND**, this 3rd day of February, A.D. 2025.

ATTEST:
ZURICH AMERICAN INSURANCE COMPANY
COLONIAL AMERICAN CASUALTY AND SURETY COMPANY
FIDELITY AND DEPOSIT COMPANY OF MARYLAND

By: Thomas O. McClellan
Vice President

By: Dawn E. Brown
Secretary

State of Maryland
County of Baltimore

On this 3rd day of February A.D. 2025, before the subscriber, a Notary Public of the State of Maryland, duly commissioned and qualified, **Thomas O. McClellan, Vice President and Dawn E. Brown, Secretary** of the Companies, to me personally known to be the individuals and officers described in and who executed the preceding instrument, and acknowledged the execution of same, and being by me duly sworn, deposeth and saith, that he/she is the said officer of the Company aforesaid, and that the seals affixed to the preceding instrument are the Corporate Seals of said Companies, and that the said Corporate Seals and the signature as such officer were duly affixed and subscribed to the said instrument by the authority and direction of the said Corporations.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my Official Seal the day and year first above written.

Genevieve M. Maison
Notary Public
My Commission Expire January 27, 2029

Authenticity of this bond can be confirmed at bondvalidator.zurichna.com or 410-559-8790

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EXTRACT FROM BY-LAWS OF THE COMPANIES

"Article V, Section 8, Attorneys-in-Fact. The Chief Executive Officer, the President, or any Executive Vice President or Vice President may, by written instrument under the attested corporate seal, appoint attorneys-in-fact with authority to execute bonds, policies, recognizances, stipulations, undertakings, or other like instruments on behalf of the Company, and may authorize any officer or any such attorney-in-fact to affix the corporate seal thereto; and may with or without cause modify of revoke any such appointment or authority at any time."

CERTIFICATE

I, the undersigned, Vice President of the ZURICH AMERICAN INSURANCE COMPANY, the COLONIAL AMERICAN CASUALTY AND SURETY COMPANY, and the FIDELITY AND DEPOSIT COMPANY OF MARYLAND, do hereby certify that the foregoing Power of Attorney is still in full force and effect on the date of this certificate; and I do further certify that Article V, Section 8, of the By-Laws of the Companies is still in force.

This Power of Attorney and Certificate may be signed by facsimile under and by authority of the following resolution of the Board of Directors of the ZURICH AMERICAN INSURANCE COMPANY at a meeting duly called and held on the 15th day of December 1998.

RESOLVED: "That the signature of the President or a Vice President and the attesting signature of a Secretary or an Assistant Secretary and the Seal of the Company may be affixed by facsimile on any Power of Attorney...Any such Power or any certificate thereof bearing such facsimile signature and seal shall be valid and binding on the Company."

This Power of Attorney and Certificate may be signed by facsimile under and by authority of the following resolution of the Board of Directors of the COLONIAL AMERICAN CASUALTY AND SURETY COMPANY at a meeting duly called and held on the 5th day of May, 1994, and the following resolution of the Board of Directors of the FIDELITY AND DEPOSIT COMPANY OF MARYLAND at a meeting duly called and held on the 10th day of May, 1990.

RESOLVED: "That the facsimile or mechanically reproduced seal of the company and facsimile or mechanically reproduced signature of any Vice-President, Secretary, or Assistant Secretary of the Company, whether made heretofore or hereafter, wherever appearing upon a certified copy of any power of attorney issued by the Company, shall be valid and binding upon the Company with the same force and effect as though manually affixed.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed the corporate seals of the said Companies, this 14th day of August, 2025.

Mary Jean Pethick
Vice President

TO REPORT A CLAIM WITH REGARD TO A SURETY BOND, PLEASE SUBMIT A COMPLETE DESCRIPTION OF THE CLAIM INCLUDING THE PRINCIPAL ON THE BOND, THE BOND NUMBER, AND YOUR CONTACT INFORMATION TO:

Zurich Surety Claims
1299 Zurich Way
Schaumburg, IL 60196-1056
reportsfclaims@zurichna.com
800-626-4577

Authenticity of this bond can be confirmed at bondvalidator.zurichna.com or 410-559-8790

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AIA® Document A133® – 2019

Standard Form of Agreement Between Owner and Contractor as Constructor *where the basis of payment is the Cost of the Work Plus a Fee with a Guaranteed Maximum Price*

AGREEMENT made as of the day of in the year 6/13/2025.
(In words, indicate day, month, and year.)

BETWEEN the Owner:
(Name, legal status, address, and other information)

City of Vancouver, PO Box 1995, Vancouver WA 98668

and the Contractor:
(Name, legal status, address, and other information)

Skanska USA Building Inc
1010 NW Flanders, Ste 500
Portland OR 97209

for the following Project:
(Name, location, and detailed description)

Vancouver Public Works Operations Campus, 8713 NE 94th Avenue, Vancouver, WA 98662
This new facility will replace multiple facilities that are currently scattered throughout the City, consolidating multiple City departments and services onto one campus. The project site is a currently undeveloped 32-acre property.

The Architect:
(Name, legal status, address, and other information)

TCF Architecture, 902 N 2nd Street, Tacoma WA 98403

The Owner and Contractor agree as follows.

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EXHIBIT A GMP AMENDMENT

ARTICLE 1 INITIAL INFORMATION

§ 1.1 This Agreement is based on the Initial Information set forth in this Section 1.1.
(For each item in this section, insert the information or a statement such as "not applicable" or "unknown at time of execution.")

§ 1.1.1 The Owner's preliminary program information is as set forth in the Request for Proposal. The Contractor shall work with the Owner and Architect to further develop and comply with the Owner's program requirements.

§ 1.1.2 N/A

§ 1.1.3 The Owner's preliminary budget for the GMP is as follows:

§ 1.1.4 The Owner's anticipated design and construction milestone dates:

.1 Design phase milestone dates:

.2 Construction Milestone Dates:

§ 1.1.5 The Owner anticipates that, to meet the desired schedule identified above, the Project may utilize all, or any combination of multiple GMPs for early procurement and/or early construction phases, early grading and foundation permits, and phased construction.

§ 1.1.6 The Owner's anticipated Sustainable Objective for the Project:
(Identify and describe the Owner's Sustainable Objective for the Project, if any.)

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TBD

§ 1.1.7 Other Project information:
(Identify special characteristics or needs of the Project not provided elsewhere.)

TBD

§ 1.1.8 The Owner identifies the following representative in accordance with Section 4.2:
(List name, address, and other contact information.)

Jason Olson, PO Box 1995, Vancouver WA 98668-1995, 360-487-8654, jason.olson@cityofvancouver.us

§ 1.1.9 The persons or entities, in addition to the Owner's representative, who are required to review the Contractor's submittals to the Owner are as follows:
(List name, address and other contact information.)

Parametrix, Eric Nielssen, 717 Pacific Avenue, Tacoma WA 98402,

§ 1.1.10 The Owner shall retain the following consultants and contractors:
(List name, legal status, address, and other contact information.)

§ 1.1.11 The Architect's representative:
(List name, address, and other contact information.)

TFC Architecture, Mark Hurley, 124 N I St, Tacoma WA 98403, mark@tcfarchitecture.com

§ 1.1.12 The Contractor identifies the following representative (the "Contractor's Designated Representative") in accordance with Article 3:
(List name, address, and other contact information.)

Skanska, Brian Urban. 206-940-0320, Brian.urban@skanska.com

§ 1.1.13 The Owner's requirements for the Contractor's Preconstruction Work Plan:
(List any Owner-specific requirements to be included in the staffing plan.)

See Specification Section 00 50 07 (SCOPE OF WORK FOR PRECONSTRUCTION SERVICES).

§ 1.1.14 The Owner's requirements for subcontractor procurement for the performance of the Work:
(List any Owner-specific requirements for subcontractor procurement.)

All subcontracts shall be procured in conformance with the requirements of Washington State law, including but not limited to RCW 39.10.380, this Agreement, and the agreed upon Subcontracting Plan. The Owner and Contractor will discuss whether to select certain Subcontractors under the requirements of RCW 39.10.385.

§ 1.1.15 Other Initial Information on which this Agreement is based:

TBD

§ 1.2 The Owner and Contractor may rely on the Initial Information. Both parties, however, recognize that such information may materially change and, in that event, the Owner and the Contractor shall appropriately adjust the Project schedule, the Contractor's services, and the Contractor's compensation. The Owner shall adjust the Owner's budget for the GMP and the Owner's anticipated design and construction milestones, as necessary, to accommodate material changes in the Initial Information.

ARTICLE 2 GENERAL PROVISIONS

§ 2.0 Definitions

§ 2.0.0 These Definitions are often shorthand references to more formal definitions elsewhere in the Contract

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Documents. When a defined term is described elsewhere in the Contract Documents, the more descriptive definition shall control over any general description in this Section 2.0.

§ 2.0.1 The **Agreement** is this revised A133-2019 Agreement between Owner and Contractor. All references to the Agreement or the A133 in the Contract Documents are to this revised document.

§ 2.0.2 An **Allowance** is a stated amount included in the GMP for a stated part of the Work that is not fully defined and/or quantified at the time the GMP is established. When that part of the Work is adequately defined and/or quantified, the GMP will be adjusted to account for the difference between the Allowance and the actual or estimated Cost of the Work for that item in an amount that is mutually agreeable to the Owner and Contractor. Following the adjustment, that part of the Work will no longer be an Allowance item.

§ 2.0.3 An **Application for Payment** is described in Section 9.3 of the revised General Conditions and Section 11.1 of this Agreement. An Application for Payment is generally a document the Contractor submits to the Owner and the Architect itemizing amounts due for and operations completed at the Project site in accordance with the Contract.

§ 2.0.4 The **Architect**, listed above, is the entity with which the Owner has contracted in a separate Owner-Architect agreement; the Architect is described in Section 4.3 of this Agreement and defined in Section 4.1 of the revised General Conditions.

§ 2.0.5 A **Change Order** is defined in Section 7.2 of the revised General Conditions and is generally a written instrument prepared by the Architect and signed by the Owner, the Contractor and the Architect that modifies the Contract and states their agreement upon a Change in the Work, the amount of the adjustment, if any, in the GMP; and the extent of the adjustment, if any, in the Contract Time.

§ 2.0.6 A **Claim** is defined in Section 15.1.1 of the revised General Conditions and generally consists of a demand or assertion by one of the parties seeking, as a matter of right, adjustments or interpretations of Contract terms, payment of money, extension of time or other relief. The term "Claim" includes disputes and matters in question between the Owner and the Contractor arising out of or relating to the Contract Documents.

§ 2.0.7 A **Construction Change Directive** is defined in Section 7.3 of the revised General Conditions as a written order prepared by the Architect and signed by the Owner and Architect, with or without the agreement of the Contractor, directing the Contractor to perform a change in the Work, or perform Work the Contractor contends to be a change in the Work, prior to agreement of the basis for adjustment, if any, to the Contract.

§ 2.0.8 The **Contractor** is the entity identified above as the party to this Agreement responsible for performing the Preconstruction Services and, upon successful negotiation and execution of the GMP Amendment, responsible for construction of the Work through its own services as well as through Subcontractors. The Contractor under this Contract shall provide the services of General Contractor/Construction Manager as defined in RCW 39.10.210(8).

§ 2.0.9 The **Contractor's Risk Contingency** is described in Section 3.2.4 of this Agreement.

§ 2.0.10 The **Construction Phase** is defined in Section 3.3 of this Agreement and any Special Conditions, and generally consists of the period of the Contract during which the Contractor performs construction of the Work after the earlier of execution of the GMP Amendment or the Owner's issuance of a Notice to Proceed.

§ 2.0.11 The **Construction Schedule** is the schedule defined in Section 3.10 of the revised General Conditions and prepared, revised and utilized by the Contractor for its performance under the Contract.

§ 2.0.12 The **Contract Documents** are defined in Section 1.1.1 of the revised General Conditions and Section 2.1 of this Agreement.

§ 2.0.13 The **Contract** is defined in Section 1.1.2 of the revised General Conditions and is the entire and integrated agreement between the Owner and the Contractor.

§ 2.0.14 The **Contract Sum** is defined in Section 6.1 of this Agreement and Section 9.1 of the revised General Conditions that the Owner agrees to pay the Contractor for its performance of the Work under the Contract. The Contract Sum consists of the sum of the Cost of the Work (including Negotiated Support Services and Specified

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General Conditions) as well as the Contractor's Fee, and it shall not exceed the GMP. Neither the Preconstruction Services Cost nor Washington State sales tax is included in the Contract Sum.

§ 2.0.15 The **Contract Time** is the time defined in Section 8.1.1 of the revised General Conditions and specified in the GMP Amendment to achieve Substantial Completion of the Work.

§ 2.0.16 The **Cost of the Work** is defined in Article 7 of this Agreement.

§ 2.0.17 Days are defined as working days, unless otherwise specified.

§ 20.18 Drawings are defined in Section 1.1.5 of the revised General Conditions and generally are the graphic and pictorial portions of the Contract Documents showing the design and location of the Work, and generally include plans, elevations, sections, details, dimensions, schedules and diagrams.

§ 2.0.19 The Contractor's **Fee** is the amount specified in the GMP Amendment based on the percentage contained in Section 6.1.2 of this Agreement that the Contractor is to receive under this Contract in addition to the Cost of the Work for its performance of the Work. The Fee compensates the Contractor for all aspects of its performance other than the Cost of the Work, and it includes the Contractor's profit and all overhead expenses not otherwise reimbursable under this Agreement or through the Specified General Conditions, including but not limited to all bonds and insurance required by Article 11 of the revised General Conditions, home office overhead, and all taxes except sales tax on the Contract Sum, and as otherwise described in this Agreement. The Fee is applied to all reimbursable Costs of the Work as defined in Sections 7.1 through 7.7, the Negotiated Support Services, and the Specified General Conditions. The fee is not applied to the Contractor's Contingency and is only earned on and applied to the Contractor's Contingency as such costs are incurred. The Fee is not applied to any other costs except as described above.

§ 2.0.20 Final Acceptance is defined in Section 9.10.2.1 of the revised General Conditions and is the date on which the City Council has formally accepted the Project.

§ 2.0.21 Final Completion is defined in Section 9.10.1 of the revised General Conditions and generally occurs when the Owner finds that the Work has been completed, the required occupancy permit has been issued, the commissioning process and any validation process have been successfully concluded, incidental corrective or punchlist Work and final cleaning have been completed, the Contractor has submitted or delivered all specified items, the Contractor has submitted a final Application for Payment, and the Owner has approved a final Application for Payment.

§ 2.0.22 The **General Conditions** are the revised 2017 Edition of AIA Document A201, General Conditions of the Contract for Construction, which is incorporated herein by reference. All references to the A201 General Conditions or the "revised General Conditions" in the Contract Documents are to the revised document.

§ 2.0.23 The **Guaranteed Maximum Price** ("**GMP**") is defined in Section 3.2 of this Agreement, described in Section 6.2 of this Agreement, and established in the GMP Amendment. The GMP consists of the sum that the Owner and the Contractor establish in the GMP Amendment as the fixed limit for all Costs of the Work reimbursable under Article 7 of this Agreement, which includes the MACC, the Negotiated Support Services, the Specified General Conditions, the Contractor's Risk Contingency, and the Contractor's Fee. The GMP does not include the Preconstruction Services Cost or sales tax on progress payments. State and local sales tax on the Contract Sum will be paid by the Owner with progress payments. The Owner is not obligated to pay the Contractor more than the GMP for the performance of the Work. The GMP is the equivalent to the "Total Contract Cost" as that term is used in RCW 39.10.210(20).

§ 2.0.24 The **GMP Amendment** is described in Section 3.2.6 of this Agreement and generally is an amendment to this Agreement in the form attached as Exhibit A to this Agreement setting forth the GMP for all or for an identified portion of the Work, the information and assumptions upon which it is based, the Contract Time, and other information upon which the parties agree.

§ 2.0.25 The **Maximum Allowable Construction Cost** ("**MACC**") generally consists of the sum to which the Owner and the Contractor agree in writing as an estimate of the maximum Cost of the Work reimbursable under Article 7 of this Agreement, including the percentage for the Contractor's Risk Contingency, Negotiated Support Services, and approved Change Orders. The MACC does not include the Specified General Conditions, the Contractor's Fee, Preconstruction Services, or sales tax. A final MACC will be established as part of the GMP negotiation in accordance with this Agreement.

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§ 2.0.26 Negotiated Support Services are defined in Section 7.7.3 of this Agreement and are generally items the Contractor normally would manage or perform on the Work for a municipality, including but not limited to, surveying, laser scanning, hoisting, safety enforcement, cleanup and trash removal, street cleaning, dust control, maintenance of traffic on public street and roads, temporary heat, temporary hookups, temporary toilets, temporary signs, fences, enclosures, barriers and barricades, temporary meter installation for water, utilities, natural gas, sewer and storm sewer, advertisement and negotiation of subcontract bid packages, and sustainability benchmarking documentation (such as LEED). Approved Negotiated Support Services are reimbursable, consistent with the Contract Documents, to the extent they are Costs of the Work within the GMP. The Contractor's management of Negotiated Support Services is included within the Specified General Conditions amount. If the Owner requires the Contractor to provide the Builder's Risk insurance, such premiums will be paid as a Negotiated Support Service.

§ 2.0.27 The **Notice to Proceed** is a written notice the Owner submits to the Contractor that generally permits construction or a designated portion thereof to commence upon the Contractor's compliance with conditions expressed in the notice. An executed GMP Amendment shall act as a Notice to Proceed with the Work covered by the GMP Amendment, unless stated otherwise therein.

§ 2.0.28 The **Owner** is the entity listed on the first page of this Agreement or its Designated Representative.

§ 2.0.29 The **Owner-Architect Agreement** is the separate agreement between the Owner and the Architect relating to the design of the Project.

§ 2.0.30 The **Owner's Designated Representative** is the party (or parties) that the Owner has authorized in writing to act on behalf of the Owner with respect to certain of Owner's rights and responsibilities under the Contract.

§ 2.0.31 The **Preconstruction Phase** is defined in Section 3.1 of this Agreement and generally consists of the initial portion of the Contractor's services and performance under the Contract prior to execution of the GMP Amendment or issuance of the Notice to Proceed.

§ 2.0.32 The **Preconstruction Services** generally consist of those services provided by the Contractor under Section 3.1 of this Agreement and any exhibit describing the Preconstruction Services.

§ 2.0.33 The **Preconstruction Services Cost** is defined in Section 5.1 of this Agreement and is the compensation payable by the Owner to the Contractor for Preconstruction Services.

§ 2.0.34 The **Project** is defined on the cover page above and in Section 1.1.4 of the revised General Conditions.

§ 2.0.36 The **Project Team** consists of the Contractor, the Owner, the Architect and all consultants and Subcontractors of any tier employed or retained by each of them.

§ 2.0.37 Specifications are defined in Section 1.1.6 of the revised General Conditions and generally consist of the portion of the Contract Documents consisting of the written requirements for materials, equipment, systems, standards and workmanship for the Work, and performance or related services.

§ 2.0.38 Specified General Conditions are further defined in Article 7 of this Agreement and further clarified in the Cost Responsibility Matrix and generally mean certain selected general conditions Work and services specified in the Contract Documents to be provided by the Contractor for the fixed Specified General Conditions price as a part of the Cost of the Work. The Specified General Conditions are to be performed by the Contractor with its own forces in most instances. The Specified General Conditions include any Preconstruction Services that occur after the GMP is established through execution of the GMP Amendment. The Specified General Conditions include but are not limited to the Contractor's construction administration, management services and supervision of the Project, all costs associated with the subcontractor bidding process (except costs of document reproduction), such as developing solicitations, site tours, responding to questions from bidders, providing a bid opening facility (unless the Owner elects to provide such facilities), bidding in accordance with the requirements of RCW 39.10, the Contract Documents, subcontract award, and all aspects of safety implementation and administration. Any cost that is not specifically identified as a reimbursable Cost of the Work shall be covered by the amount bid for Specified General Conditions.

§ 2.0.39 The **Subcontracting Plan** is defined in Section 3.1.10 of this Agreement and is prepared by the Contractor for

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the Owner's approval prior to conclusion of the Design Development phase. It identifies all proposed subcontract bid packages, any contemplated alternative subcontractor selection process permitted by RCW 39.10, any bid packages for which the Contractor expects to compete, all subcontractor scopes of work, the timing of solicitation of subcontractor bids for the packages to meet the Construction Schedule, major coordination issues with other packages, and means to enhance the opportunity for small, disadvantaged and local businesses to participate in performing the Work.

§ 2.0.40 A **Subcontractor** is defined in Section 5.1 of the revised General Conditions and is generally a person or entity that has a direct contract with the Contractor. A **Subcontractor of any tier** is a Subcontractor or a lower tier subcontractor that performs a portion of the Work of the Project at the site or supplies materials or equipment. A **Bidder-Design Subcontractor** is a Subcontractor that will not only construct discrete portions of the Work but also will design such portion as specified in the GMP Amendment.

§ 2.0.41 Substantial Completion is defined in Section 9.8.1 of the revised General Conditions. The date of Substantial Completion will be established in the GMP Amendment.

§ 2.0.42 The **Work** is defined in Section 1.1.3 of the revised General Conditions and generally means the construction and services performed in the Construction Phase as required by the Contract Documents, whether completed or partially completed, and includes all other labor, materials, equipment and services provided or to be provided by the Contractor to fulfill its obligations.

§ 2.1 The Contract Documents

The Contract Documents consist of this Agreement, Conditions of the Contract (General, Supplementary and other Conditions), Drawings, Specifications, Addenda issued prior to execution of this Agreement, other documents listed in this Agreement, and Modifications issued after execution of this Agreement, all of which form the Contract and are as fully a part of the Contract as if attached to this Agreement or repeated herein. Upon the Owner's acceptance of the Contractor's GMP proposal, the Contract Documents will also include the documents described in Section 3.2.3 of this Agreement and identified in the GMP Amendment and revisions prepared by the Architect and furnished by the Owner as described in Section 3.2.8 of this Agreement. The Contract represents the entire and integrated agreement between the parties hereto and supersedes prior negotiations, representations or agreements, either written or oral. If anything in the other Contract Documents, other than a Modification, is inconsistent with this Agreement, this Agreement shall govern. An enumeration of the Contract Documents, other than a Modification, appears in Article 15.

§ 2.2 Relationship of the Parties

The Contractor accepts the relationship of trust and confidence established by this Agreement and covenants with the Owner to cooperate with the Architect and exercise the Contractor's skill and judgment in furthering the interests of the Owner to furnish professional, competent and efficient construction administration, management services, and supervision, with sufficient quantities of fully qualified, competent and experienced personnel; to furnish at all times an adequate supply of workers and materials; and to perform the Work in an expeditious, workmanlike and economical manner in compliance with the Contract Documents and consistent with the Owner's interests. The Owner agrees to furnish or approve, in a timely manner, information required by the Contractor and to make payments to the Contractor in accordance with the requirements of the Contract Documents. The parties shall endeavor to promote harmony, mutual respect, and cooperation among the Owner, Architect, Contractor, authorities having jurisdiction, and other persons or entities employed by them for the Project to the fullest extent possible in order to further the interests of the Owner in the Project and to effect prompt and successful completion of the Project within the requirements of the Contract Documents, the Contract Time and the GMP.

§ 2.3 General Conditions

§ 2.3.1 For the Preconstruction Phase, AIA Document A201™–2017, General Conditions of the Contract for Construction, as revised, shall apply as follows: Section 1.5, Ownership and Use of Documents; Section 1.7, Digital Data Use and Transmission; Section 1.8, Building Information Model Use and Reliance; Section 2.2.4, Confidential Information; Section 3.12.10, Professional Services; Section 10.3, Hazardous Materials; Section 13.1, Governing Law.

§ 2.3.2 For the Construction Phase, the general conditions of the contract shall be as set forth in A201–2017, as revised, which document is incorporated herein by reference.

§ 2.3.3 The Contractor shall perform the Preconstruction Services, shall be responsible for coordinating the activities of construction during the Construction Phase if the GMP Amendment is signed, shall be fully responsible for discharging all of the Contractor's obligations under the Contract Documents, and, during the Preconstruction and Construction

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Phases, shall advise and work with the Project Team to make recommendations for alternate or substitute products and technologies, construction techniques, methods and practices based on maintainability and durability as well as cost savings, time saving and/or other related efficiencies. The Owner will be responsible for coordinating the activities of the Project Team during the Preconstruction Phase.

ARTICLE 3 CONTRACTOR'S RESPONSIBILITIES

The Contractor's Preconstruction Phase responsibilities are set forth in Sections 3.1 and 3.2 of this Agreement, and in the applicable provisions of A201-2017 referenced in Section 2.3.1 of this Agreement. The Contractor's Construction Phase responsibilities are set forth in Section 3.3. The Owner and Contractor may agree, in consultation with the Architect, for the Construction Phase to commence prior to completion of the Preconstruction Phase, in which case, both phases will proceed concurrently. The Contractor's Designated Representative identified in Section 1.1.12 of this Agreement shall be authorized to act on behalf of the Contractor with respect to the Project.

§ 3.1 Preconstruction Phase

§ 3.1.1 Extent of Responsibility

The Contractor shall exercise reasonable care in performing its Preconstruction Services. The Owner and Architect shall be entitled to rely on, and shall not be responsible for, the accuracy, completeness, and timeliness of services and information furnished by the Contractor. The Contractor, however, does not warrant or guarantee estimates and schedules except as may be included as part of the GMP. The Contractor is not required to ascertain that the Drawings and Specifications are in accordance with applicable laws, statutes, ordinances, codes, rules and regulations, or lawful orders of public authorities, but the Contractor shall promptly report to the Architect and Owner any nonconformity discovered by or made known to the Contractor as a request for information in such form as the Architect may require. The Contractor shall carefully review upon receipt all Drawings and Specifications submitted to it at each level of design. The Contractor shall promptly report to the Owner and the Architect any error, inconsistency or omission that the Contractor may discover in them and shall recommend changes and alternatives. The Contractor's review shall be made in the Contractor's capacity as a contractor and not as a licensed design professional, except to the extent the Contractor or a Subcontractor has bidder-design responsibilities.

§ 3.1.2 The Contractor shall participate as part of the Project team to provide a preliminary evaluation of the Owner's program, schedule and construction budget requirements, and coordinate estimating reconciliation, each in terms of the other. The Contractor shall perform the Preconstruction Services described in this Agreement and applicable provisions of chapter 39.10 RCW as well as the Preconstruction Services described in the Preconstruction Services Scope of Work.

§ 3.1.3 Consultation

§ 3.1.3.1 The Contractor shall jointly schedule and conduct meetings with the Architect and Owner at a minimum on a weekly basis during the schematic design phase, design development phase, and the Construction Document phase to discuss such matters as procedures, progress, coordination, and scheduling of the Work.

§ 3.1.3.2 The Contractor shall actively and cooperatively advise the Owner and Architect on proposed site use and improvements, selection of materials, building systems, and equipment. The Contractor shall also actively and cooperatively provide recommendations to the Owner and Architect, consistent with the Project requirements, on constructability; availability of materials and labor; time requirements for procurement, installation and construction; prefabrication; phasing and site work planning; sequencing and scheduling for procurement, installation and construction; traffic planning; occupied campus strategies; factors related to construction quality, local market trends, bidding strategies, maintainability and durability; and factors related to construction cost including, but not limited to, costs of alternative designs or materials, preliminary budgets, life-cycle data, value engineering and constructability review, and possible cost reductions. The Contractor shall consult with the Owner and Architect regarding professional services to be provided by the Contractor during the Construction Phase.

§ 3.1.3.3 The Contractor shall assist the Owner and Architect in establishing building information modeling and digital data protocols for the Project.

§ 3.1.3.4 The Contractor shall review the Schematic Design Documents, Design Development Documents and Construction Documents, Specifications, and other Contract Documents as they are developed and completed. These documents will include those prepared by any bidder-design Subcontractors and may be developed at different rates for different components of the Project. The Contractor shall also review all other documents provided by the Owner, including but not limited to the associated environmental documents, all record drawings of existing facilities and all documents provided or made available as a part of the GC/CM selection process. The Contractor shall promptly report

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in writing to the Owner and the Architect any errors, inconsistencies, incomplete information or other questions or deficiencies that the Contractor has discovered and that need to be resolved for the successful completion of the Work, paying particular attention to coordination issues. Design review activities are to be a cooperative and collaborative effort with the Architect, the Owner, and their consultants. The Contractor shall recommend changes and alternatives to the Architect and Owner, without, however, assuming any of the Architect's design responsibilities, except to the extent the Contractor or a Subcontractor performs bidder-design Work.

§ 3.1.3.5 Constructability. The Contractor shall work with the Owner and Architect to prepare a constructability plan for the Project to reduce cost, save time, improve quality, reduce risk and improve the overall process of Project delivery. Key objectives of the constructability program will include creation and maintenance of a well-planned, safe, effective, cooperative and mutually beneficial work environment for all participants. A primary objective of these efforts will be to assist the Owner to ensure that the final GMP does not exceed the Owner's budget and that the Project is completed on time. The Contractor shall perform actions designed to minimize adverse effects of labor or material shortages or delays; time requirements for procurement, installation and construction completion; and factors related to construction cost. As part of this effort, the Contractor shall participate in and provide written comments as a part of formal constructability reviews following completion of the Design Development Documents and when the Construction Documents are 90% complete and shall confirm prior to solicitation of the first subcontract bid package that a constructability analysis has been performed.

§ 3.1.3.6 Value Engineering. The Contractor will participate in value engineering the design documents at 30% Schematic Design and at 50% of the Design Development phase and on a continuing basis with the Architect in subsequent phases up to 90% Construction Documents. At the completion of each of its reviews, the Contractor will provide the Owner and Architect with a formal record of its findings and recommendations. The Architect and the Contractor will brief the Owner and any value engineers and answer their questions to determine the advisability of changes in the design documents. Value engineering will include selecting building systems, with final selection of systems to occur prior to the start of the Construction Documents Phase.

§ 3.1.3.7 Site Investigation. The Contractor shall suggest to the Owner and shall perform as agreed with the Owner and as a non-labor cost under Section 5.1, site investigation to assist in development of the design and construction planning.

§ 3.1.4 Project Schedule

When Project requirements in Section 4.1.1 have been sufficiently identified, and by no later than 50% of the Design Development phase, the Contractor shall prepare and periodically update a Project schedule for the Owner's and Architect's review and the Owner's acceptance. Regardless of any review, acceptance, or approval of the Contractor's schedule, the Owner shall not be responsible for any aspects of the Project schedule. The Contractor shall obtain the Owner's and Architect's approval for the portion of the Project schedule relating to the performance of the Architect's services. The Project schedule shall coordinate and integrate the Contractor's services, the Architect's services, other Owner consultants' services, and the Owner's responsibilities; and identify items that affect the Project's timely completion. The updated Project schedule shall include the following: submission of the GMP proposal; components of the Work; times of commencement and completion required of each Subcontractor; ordering and delivery of products, including those that must be ordered in advance of construction; and the occupancy requirements of the Owner. The Contractor will be responsible for the Project schedule, including a plan for phased construction defined in the Contract Documents.

§ 3.1.5 Phased Construction

The Contractor, in consultation with the Owner and Architect, shall provide recommendations with regard to accelerated or fast-track scheduling, procurement, and sequencing for phased construction. The Contractor shall take into consideration occupancy needs, site logistics, utilities, safety, cost reductions, cost information, constructability, provisions for temporary facilities, permitting timelines, and procurement and construction scheduling issues.

§ 3.1.6 Cost Estimates

§ 3.1.6.1 Based on the preliminary design and other design criteria prepared by the Architect, the Contractor shall prepare, for the Owner's and Architect's review and the Owner's approval, preliminary estimates of the Cost of the Work or the cost of program requirements using area, volume, or similar conceptual estimating techniques. If the Architect or Contractor suggests alternative materials and systems, the Contractor shall provide cost evaluations of those alternative materials and systems. The Owner will provide an independent estimate prepared by the Architect; the

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Contractor shall participate in a cost reconciliation process in accordance with the Preconstruction Services identified in Specification Section 00-50-07, Attachment A1.

§ 3.1.6.2 The Contractor shall collaborate with the Architect and the Owner on cost estimates throughout the Preconstruction Phase, and will prepare detailed cost estimates following completion of the Schematic Design Phase, completion of the Design Development Phase at 60% Construction Documents and when Construction Documents are 90% complete (the "GMP estimate"). The Contractor shall also reconcile its estimate with the Architect's and/or the Owner's independent cost estimator at each phase for the Contractor's, Architect's, and Owner's acceptance. Cost escalation to the time of Subcontractor bidding shall not exceed five percent (5%) per year of these estimates without approval of the Owner. Timely and complete estimates are critical to the success of the Project; therefore, failure of the Contractor to submit timely cost estimates shall be grounds for the termination of the Contractor for cause. As the Architect progresses with the preparation of the Schematic Design, Design Development and Construction Documents, the Contractor shall prepare and update, at appropriate intervals agreed to by the Owner, Contractor and Architect, estimates of the Cost of the Work of increasing detail and refinement and allowing for the further development of the design until such time as the Owner and Contractor agree on a GMP for the Work. Such estimates shall be provided for the Architect's and Owner's review and the Owner's approval. The Contractor shall inform the Owner and Architect when estimates of the Cost of the Work exceed the latest approved Project budget and make recommendations for corrective action, including participation in preparing a list of proposed cost savings equal to or greater than the overage. The Contractor shall also collaborate with the Architect and Owner on cost estimates prior to issuing each subcontract bid package, and will, at a minimum, prepare detailed cost estimates for each such package.

§ 3.1.6.3 If the Architect is providing cost estimating services as a Supplemental Service, and a discrepancy exists between the Contractor's cost estimates and the Architect's cost estimates, the Contractor and the Architect shall work together with the Owner to reconcile the cost estimates, consistent with the Scope of Work for Preconstruction Services, and to align the estimates with the Owner's prioritization of scope elements.

§ 3.1.7 The Contractor shall provide recommendations and information to the Owner and Architect regarding equipment, materials, services, and temporary Project facilities. The Contractor shall suggest to the Owner and shall perform, as agreed with the Owner under Section 3.1.3.2, site investigation to assist in development of the design and construction planning.

§ 3.1.8 The Contractor shall provide a staffing plan for Preconstruction Phase services for the Owner's review and approval. Refer to the Request for Proposals, Request for Final Proposals and the personnel identified by the Contractor in response thereto.

§ 3.1.9 The Owner's anticipated Sustainable Objective for the Project:

TBD

§ 3.1.10 Subcontractors and Suppliers

§ 3.1.10.1 The Contractor shall develop bidders' interest in the Project. The Contractor shall prepare and submit a construction management and subcontracting plan ("Subcontracting Plan") to the Owner and the Architect for approval prior to conclusion of the Design Development Phase. Prior to negotiation of the GMP, the Owner and the Contractor shall negotiate the following terms and shall include the Subcontracting Plan as an exhibit to the GMP Amendment. The Subcontracting Plan shall describe the process for allocating scopes of Work among the bid packages and shall, for and within each Component, identify:

- **.1** All subcontract bid packages, specifying those upon which the Contractor or its affiliates intend to bid;
- **.2** The scopes of Work, timing of solicitation of bids for the packages to meet the Construction Schedule;
- **.3** Major coordination issues with other packages;
- **.4** Contractor's plan to prepare bid packages to reduce barriers for and increase participation by business entities certified with the Office of Minority and Women's Business Enterprises, including small businesses, and business entities certified with the Department of Veterans Affairs.
- **.5** The scope and cost estimates for each subcontract bid package.
- **.6** Any intention of the Contractor to select a Subcontractor in accordance with the alternative procedure specified in RCW 39.10.385.

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§ 3.1.10.2 The Contractor shall use its best efforts to develop the interest of Subcontractor bidders in the Project. The Contractor shall consider prebid determinations of Subcontractor eligibility to the extent permitted by statute and shall furnish to the Owner and Architect for their information as a part of the submittal of its Subcontracting Plan a list of possible eligible Subcontractors, including suppliers who are to furnish materials or equipment fabricated to a special design, from whom proposals will be requested for each principal portion of the Work. The Owner will promptly reply in writing to the Contractor if the Architect or Owner knows of any objection to such Subcontractor or supplier. The receipt of such list shall not require the Owner or Architect to investigate the qualifications of proposed Subcontractors or suppliers, nor shall it or the lack of any objection waive the right of the Owner or Architect later to object to or reject any proposed Subcontractor or supplier.

§ 3.1.10.3 If the value of an individual anticipated subcontract exceeds $3 million, the Owner may consider use of the alternative subcontractor selection process provided by RCW 39.10.385. Subject to Owner's approval, the Contractor shall conduct all alternative subcontractor selection in strict accordance with the requirements of RCW 39.10.385.

§ 3.1.11 Long–Lead Time Procurement

§ 3.1.11.1 The Contractor shall prepare, for the Architect's and Owner's review and the Owner's acceptance, and update at least monthly, a procurement schedule for items and/or associated services that must be ordered well in advance of construction. The Contractor shall expedite and coordinate the bidding, ordering and delivery of materials that must be bid or ordered well in advance of construction. The Owner may also procure any items prior to the establishment of the GMP on terms and conditions acceptable to the Contractor. Upon the establishment of the GMP, the Owner shall assign all contracts for these items to the Contractor and the Contractor shall thereafter accept responsibility for them.

§ 3.1.11.2 The Contractor shall identify and estimate the value of any items that require off-site storage, together with proposed locations for storage during the course of the Work acceptable to Owner. These locations shall be selected to provide a maximum of protection and minimum of cost and delay associated with delivery to the site and shall conform with the requirements of Section 11.1.3.5 of this Agreement.

§ 3.1.12 Extent of Responsibility

§ 3.1.12.1 The Contractor shall exercise reasonable care in preparing schedules and estimates. The Contractor, however, does not warrant or guarantee estimates and schedules except as may be included as part of the GMP. The Contractor is not required to ascertain that the Drawings and Specifications prepared by the Architect are in accordance with applicable laws, statutes, ordinances, codes, rules and regulations, or lawful orders of public authorities, but the Contractor shall promptly report to the Architect and Owner any nonconformity discovered by or made known to the Contractor as a request for information in such form as the Architect may require.

§ 3.1.12.2 The Contractor shall carefully review upon receipt all Drawings, Specifications and Reports submitted to it at each level of design. The Contractor shall promptly report to the Owner and the Architect any error, inconsistency or omission that the Contractor may discover in them and shall recommend changes and alternatives. The Contractor's review shall be made in the Contractor's capacity as a contractor and not as a licensed design professional, except to the extent the Contractor or a Subcontractor has bidder-design responsibilities.

§ 3.1.13 Compliance with Laws

The Contractor shall comply with applicable laws, statutes, ordinances, codes, rules and regulations, and lawful orders of public authorities applicable to its performance under this Contract, and with equal employment opportunity programs, apprenticeship programs, and other programs as may be required by governmental and quasi-governmental authorities.

§ 3.1.14 Other Preconstruction Services

Insert a description of any other Preconstruction Phase services to be provided by the Contractor, or reference an exhibit attached to this document

(Describe any other Preconstruction Phase services, such as providing cash flow projections, development of a project information management system, early selection or procurement of subcontractors, etc.)

See Specification Section 00 50 07 (SCOPE OF WORK FOR PRECONSTRUCTION SERVICES).

§ 3.2 GMP Proposal and Contract Time

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§ 3.2.0 Early Bid Package Amendments. The Owner and the Contractor may agree to one or more initial GMP amendments to provide for early Project Work prior to completion of 90% Drawings and Specifications and prior to agreement on the final GMP Amendment as provided in Section 3.2.6 of this Agreement ("Early Bid Package Amendments"). All Early Bid Package Amendments shall conform with the requirements of this Agreement, except that such Early Bid Package Amendments may be agreed upon and executed at any point in the Project design phase.

§ 3.2.1 At a time to be mutually agreed upon by the Owner and the Contractor, and when the Construction Drawings and Specifications are at least 90% complete, the Owner will submit a "GMP set" of Construction Documents to the Contractor, and within twenty-one (21) days of receipt of the `GMP set, unless a longer period of time is approved by the Owner due to special conditions or circumstances, and in consultation with the Architect and Owner, the Contractor shall prepare a GMP proposal for the Owner's review, negotiation, and acceptance. The Contractor shall promptly notify the Owner if it does not consider the Drawings and Specifications to be at least 90% complete and shall not propose a GMP until the Drawings and Specifications are at least 90% complete. A list of items needed to obtain 90% completion shall be prepared by the Contractor and agreed to by the Owner and the Architect prior to additional information being added to the Construction Documents.

§ 3.2.2 To the extent that the Drawings and Specifications are anticipated to require further development by the Architect, the Contractor shall provide in the GMP for such further development consistent with the Contract Documents and reasonably inferable therefrom by allowing for such further development in its cost estimates. The Contractor will also make allowance for market conditions at the time of bidding and possible estimating inaccuracies within the GMP. Such further development does not include such things as changes in scope, systems, kinds and quality of materials, finishes or equipment, all of which, if required, shall be incorporated by Change Order. A Change in the Work will not be warranted if the Work in question was reasonably inferable from or contemplated by, or a prudent contractor should have realized that the Work was necessary and appropriate under, the Contract Documents referenced in the GMP Amendment.

§ 3.2.3 The Contractor shall include with the GMP proposal a written statement of its basis, which shall include the following:

.1 A list of the Drawings and Specifications, including all Addenda thereto, and the Conditions of the Contract;

.2 A list of the clarifications and assumptions made by the Contractor in the preparation of the GMP proposal, divided into the proposed subcontract bid packages and including assumptions under Section 3.2.2, to supplement the information provided by the Owner and contained in the Drawings and Specifications;

.3 A statement of the proposed GMP, including a statement of the estimated Cost of the Work organized by trade categories or systems, the MACC, Specified General Conditions, Negotiated Support Services, and other Article 7 Costs of the Work; the Contractor's Risk Contingency; and the Contractor's Fee (any Allowances must be limited and preapproved by the Owner);

.4 The anticipated date of Substantial Completion – by phase as applicable – upon which the proposed GMP is based; and

.5 A date by which the Owner must conclude negotiations and accept the GMP, subject to the Owner's internal review processes and approval sequence required to gain approval by the City Council.

§ 3.2.4. In preparing the Contractor's GMP proposal, the Contractor shall include its Risk Contingency, at least two percent (2%) and not to exceed five percent (5%) of the MACC, as agreed upon by the Owner and the Contractor, for the Contractor's exclusive use to cover costs arising under Section 3.2.4 and other costs that are properly reimbursable as a Cost of the Work but not qualified for inclusion in a Change Order. The Contractor may use the Contractor's Risk Contingency to pay for Project issues that are within its control, such as design issues that a reasonable Contractor should have resolved during the Preconstruction Services Phase, items in Drawings but not in the Specifications, items on one Drawing but not another, items specified but not drawn, non-specified items within Specifications, buy-out errors or shortfalls, scope gaps, ambiguities in the Construction Documents, damaged work not covered by insurance (including, to the extent permitted by the Contract Documents, a deductible), unanticipated general conditions expenses, interdisciplinary design coordination, Subcontractor performance, and expediting costs for critical materials. The Contractor's Risk Contingency may also be used for issues beyond the Contractor's control such as lost time, increases in bid contracts, and Subcontractor performance or failure. The Contractor must give the Owner notice and supporting cost backup when applying to use the Contractor's Risk Contingency. Except in the case of a mutual agreement between the Contractor and Owner, which shall be documented in writing, the Contractor shall not use the Contingency to pay

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for costs related to enhancements or additions to the Scope of Work desired by the Owner, unforeseen or differing site conditions or design errors or omissions beyond the reasonable inferences described in Section 3.2.2 of the Agreement, as such costs shall be subject to a Change Order. The Contractor shall use the Contractor's Risk Contingency only with the Owner's prior written consent, which shall not unreasonably be withheld. Each use of the Contractor's Risk Contingency shall be shown as a separate line item in the Schedule of Values submitted with Applications for Payment. Any balance remaining in the Risk Contingency shall be returned to the Owner in a deductive Change Order before Final Payment.

§ 3.2.4.1 The MACC shall consist of all Subcontractor scope of Work by bid package consistent with the Subcontracting Plan, including Work the Contractor will self-perform through the Subcontracting bidding process, and other Article 7 Costs of the Work except the Specified General Conditions. The MACC used in negotiating the GMP shall be the summation of the actual amounts of any Subcontract bid packages awarded and estimated amounts for Subcontract bid packages not yet bid. Upon completion of the buyout of Subcontract bid packages, the Contractor shall ascertain whether any scope changes beyond those specified in Section 3.2.2 have occurred in the Subcontract bidding documents as a result of completion of the Construction Documents to the 100% level. In the event that these scope changes are required for the Project and approved by both the Contractor and the Owner, any balance in the MACC may be accessed. Any amounts remaining in the MACC when all the Subcontract bid packages have been awarded shall be added to the Contractor's Risk Contingency. It is the intent of the parties that when the GMP is set, the Contractor will have participated in and be fully aware of the existing conditions and proposed design for the Project. It is further intended that the GMP will include all elements necessary to complete the Project in accordance with the Contract Documents, and that Change Orders adjusting the GMP will therefore not be necessary except in limited circumstances as set forth below. Accordingly, the GMP shall be adjusted principally for the following events:

.1 **Scope Changes.** Owner revisions on scope items previously approved by the Owner and incorporated in the pricing of the GMP. Examples: The Owner approved use of MC cable in lieu of conduit for branch wiring runs and later decides to change back to conduit; or bid alternates not included in the GMP.

.2 **Concealed or Unknown Conditions** as described in Section 3.7.4 of the revised General Conditions. For example, during the Construction Phase, substantially differing site conditions are encountered that could not have been reasonably anticipated or discovered by the Contractor during the Preconstruction Phase. This category includes unknown and unforeseeable hazmat conditions and soil conditions.

.3 **Regulatory Agency Changes.** Costs incurred as a result of changes in regulatory requirements but only where such requirements change after execution of the GMP Amendment. (This shall not include costs incurred as a result of inspections or other actions necessitated by pre-existing requirements of the Project permits).

.4 **Significant Design Errors or Omissions.** Significant errors or omissions in the Drawings or Specifications that could not reasonably have been anticipated or discovered by the Contractor before the GMP was established. However, design errors and omissions do not include, for example: (1) failure to coordinate between trades; (2) requirements of the Specifications that are not specifically shown in Drawings; (3) requirements of the Drawings that are not specifically described in the Specifications; or (4) design changes made at the request of the Contractor in order to facilitate the constructability of the Project. The failure of the Architect to specify every detail in the Construction Documents does not eliminate the requirement for the Contractor to provide at least a standard commercially available detail of institutional quality to serve the basic functions of the design.

.5 **Changes required by governmental inspectors to meet requirements beyond those contained in regulations.** Changes required by an inspector of a governmental authority having jurisdiction beyond those contained in regulations or previously communicated.

.6 **Allowance adjustments.**

§ 3.2.4.2 Examples of events for which the GMP shall not be adjusted include but are not limited to:

.1 **Subcontractor Gaps.** Gaps in scope coverage between Subcontractors, including self-performed Work.

.2 **Scope Gaps.** An item indicated in the Drawings or Specifications that was not picked up in the GMP.

.3 **Ambiguities.** Ambiguities in the Construction Documents that the Contractor knew of or that a reasonable contractor would have identified and raised with the Owner prior to establishing the GMP.

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.4 **Interdisciplinary Coordination.** Coordination inconsistencies and errors between design disciplines that the Contractor knew of, caused or contributed to, or reasonably should have known of.
.5 **Subcontractor Failure.** A Subcontractor fails to perform or goes bankrupt.
.6 **Escalation of materials, equipment or labor prices.**
.7 **The Contractor's estimating errors**.
.8 **Expediting costs for critical materials.**
.9 **Coordination Claims.** Costs related to Subcontractor Claims or charges that result from mistakes or omissions in Subcontractor buyout, or coordination issues between Subcontractors, or interference between Subcontractor and the Contractor or among Subcontractors.
.10 Delays which were not directly caused by an act or neglect of the Owner, the Architect, the Owner's Consultants, the Owner's separate Contractors, or anyone acting on behalf of any of them.
.11 Work required to comply with applicable code.

§ 3.2.5 The Contractor shall meet with the Owner and Architect to review the GMP proposal. In the event that the Owner or Architect discover any inconsistencies or inaccuracies in the information presented, they shall promptly notify the Contractor, who shall make appropriate adjustments to the GMP proposal, its basis, or both.

§ 3.2.6 If the Owner notifies the Contractor that the Owner has accepted the GMP proposal in writing before the date specified in the GMP proposal, the GMP proposal shall be deemed effective without further acceptance from the Contractor. Following acceptance of a GMP, the Owner and Contractor shall execute the GMP Amendment amending this Agreement, a copy of which the Owner shall provide to the Architect. The GMP Amendment shall set forth the agreed upon GMP with the information and assumptions upon which it is based.

§ 3.2.7 The Contractor shall not incur any cost to be reimbursed as part of the Cost of the Work prior to the commencement of the Construction Phase, unless the Owner provides prior written authorization for such costs.

§ 3.2.8 The Owner shall authorize the Architect to provide revisions to the Drawings and Specifications to incorporate the agreed-upon assumptions and clarifications contained in the GMP Amendment. Revisions to the Drawings and Specifications will be included in the 100% Submittal and promptly furnished to the Contractor. The Contractor shall notify the Owner and Architect promptly and in writing of any inconsistencies between the GMP Amendment and the revised Drawings and Specifications and shall comply with the contractual procedure in providing notice and asserting and pursuing any Claim that may arise therefrom. If the Contractor does not provide this notification within thirty (30) days of its receipt of the revised Drawings and Specifications, the revisions shall be considered accepted with no change in the GMP or Contract Time.

§ 3.2.9 The Contractor shall include in the GMP all consumer, use and similar taxes (but not sales taxes on the Contract Sum) for the Work provided by the Contractor that are legally enacted, whether or not yet effective, at the time the GMP Amendment is executed. The only taxes excluded from the GMP and separately reimbursable by the Owner are State and local sales taxes on the Contract Sum.

§ 3.2.10 If, upon establishing the GMP, the GMP varies more than 15% from the budget specified in the RFP due to changes in the scope requested and approved by the Owner, the Fee shall be renegotiated when the GMP is negotiated.

§ 3.3 Construction Phase
§ 3.3.1 General
§ 3.3.1.1 For purposes of Section 8.1.2 of the revised General Conditions, the date of commencement of the Work shall mean the date of commencement of the Construction Phase.

§ 3.3.1.2 The Construction Phase shall commence upon the Owner's execution of the GMP Amendment or, prior to acceptance of the GMP proposal, by written agreement of the parties. The written agreement shall set forth a description of the Work to be performed by the Contractor, and any insurance and bond requirements for Work performed prior to execution of the GMP Amendment.

§ 3.3.1.3 Although it will not cause the Construction Phase to commence, the Owner may at any time approve the Contractor's (a) award of a subcontract, (b) undertaking construction Work with its own forces, or (c) issuance of a purchase order for materials or equipment and/or associated services required for the Work. Any Work so approved and undertaken shall comply with and be subject to this Agreement and the revised General Conditions.

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§ 3.3.2 Administration

§ 3.3.2.1 The Contractor shall schedule and conduct weekly progress meetings to discuss such matters as procedures, progress, coordination, scheduling, and status of the Work. The Owner shall prepare and promptly distribute minutes to the Architect and Contractor.

§ 3.3.2.2 Upon the execution of the GMP Amendment, the Contractor shall prepare and submit to the Owner and Architect the Construction Schedule for the Work and submittal schedule in accordance with Section 3.10 of the revised General Conditions and other Contract Documents. The Contractor shall provide regular monitoring and shall update monthly (or sooner in the event of a substantial change) the Construction Schedule as Work progresses. The Construction Schedule shall conform with the requirements of Section 3.10 of the revised General Conditions.

§ 3.3.2.3 The Contractor shall record the progress of the Project. The Contractor shall submit as part of its monthly Application for Payment required by Section 11.1.3.1 of this Agreement, written progress reports to the Owner and Architect, showing percentages of completion and other information required by the Owner. The reports shall:

.1 Include information concerning both the entire Project and each subcontract bid package.
.2 Identify variances between scheduled and probable completion dates, and recommend action required to meet scheduled completion dates.
.3 Review the Construction Schedule for portions of the Project not started or incomplete and recommend to the Owner alternate procedures or adjustments to meet the scheduled completion dates.
.4 Provide summary reports for each Construction Schedule update.
.5 Document all significant changes in the Construction Schedule, whether the Owner approves of the change, and the reasons for them.
.6 Record in writing and by photographs the progress of the Project.
.7 Identify significant problems in scheduling together with recommended corrective action.
.8 Maintain and report a QA/QC log.
.9 Document any outstanding RFIs, CCDs, PRs, ASIs and CORs, and risks associated with delayed responses.
.10 List outstanding submittals and risks associated with delayed responses.
.11 Document any outstanding Change Orders and any risks associated with delayed responses.
.12 The status of permits that the Contractor is required to obtain or assist in obtaining.

The Contractor shall also keep, and make available to the Owner and Architect with its monthly Application for Payment or more often as requested by the Owner, superintendent's Daily Report that shall include a record for each day of weather, Subcontractors working at the site, deliveries, Work accomplished, portions of the Work in progress, number and employer(s) of workers on site, identification of equipment on site, problems that might affect progress of the work, accidents, injuries, and other information required by the Owner. The information provided on the Daily Report does not constitute notice of a potential or actual Claim to the Owner.

§ 3.3.2.4 The Contractor shall develop a system of cost control for the Work, including regular monitoring of actual costs for activities in progress and estimates for uncompleted tasks and proposed changes. The Contractor shall identify variances between actual and estimated costs and report the variances to the Owner and Architect and shall provide this information in its monthly reports to the Owner and Architect, in accordance with Section 3.1.6.2 and Section 3.3.2.3 above. The Contractor shall include a Project status report in a format acceptable to the Owner, listing (i) all pending and/or approved Change Orders and Construction Change Directives (including amounts), (ii) an analysis of the Specified General Conditions and Negotiated Support Services budget with an explanation of substantial variances from previous budgets, (iii) projected cash flow of construction costs, (iv) an allocation by subcontract bid package and schedule-of-values line item, (v) expenditures to date, (vi) estimates to complete, (vii) forecast at completion, (viii) variances with budget and commitment, and (ix) the items for which the Owner has authorized the Contractor to use the Contractor's Risk Contingency, the cost of those approved items, and the balance of funds remaining in the Contractor's Risk Contingency account.

§ 3.3.2.5 The Contractor shall review and inspect the Work of the Subcontractors on a regular basis (at least as often as described in the Contract Documents) for defects and deficiencies in their Work and for conformance with the Drawings, Specifications and other Contract Documents, and shall stop the Work of Subcontractors if necessary. The Contractor shall provide notification at regularly scheduled progress meetings of any material defects or deficiencies and recommend remedial action. The Contractor shall take the lead role in negotiating and resolving any disputes with

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Subcontractors and obtain the Owner's concurrence or approval of all settlements that may affect the GMP or the Contractor's Risk Contingency before executing change orders with Subcontractors.

§ 3.3.2.6 As part of the Specified General Conditions, the Contractor shall maintain, in good order and on a current basis, a record copy of all subcontracts, purchase orders, Drawings marked to record all changes made during construction, Specifications, addenda, Change Orders, and other Modifications, shop drawings, product data, samples, submittals, inspection reports, purchases, materials, equipment, applicable handbooks, maintenance and operating manuals and instructions, other related documents, and revisions which arise out of subcontracts or Work. These records shall be available to the Owner, and, at completion of the Project, delivered to the Owner.

§ 3.3.2.7 As part of the Specified General Conditions, the Contractor shall provide an adequate number of competent, qualified, and experienced staff consistent with or in excess of that specified in its response to the RFP, and which are on site daily to ensure adequate supervision of Work and ensure adequate decision-making. The staff shall include necessary and appropriate project managers, superintendents, field engineers, engineers, quality control specialists, scheduling engineers, cost engineers, clerical, accounting, data processing personnel, and others so that, among other things:

.1 The Work is performed and coordinated in a timely manner in compliance with the Contract Documents;

.2 Change Order Requests and responses to Construction Change Directives are submitted to the Owner within fourteen (14) days after the Contractor's receipt of the Construction Change Directives;

.3 Responses to correspondence from the Owner, Subcontractors, and Governmental Agencies are provided within seven (7) days after receipt of such correspondence; and

.4 Final Completion is achieved within the timeline identified in Article 9.10 of the revised General Conditions.

§ 3.3.2.8 Changes to personnel in key positions (Contractor's Designated Representative, project executive, project manager, superintendents, preconstruction managers, cost estimators, field engineers, and, if applicable, the project manager and superintendent of the MCCM and ECCM) must be done with a 14-day notice to the Owner and Owner's approval, which may be withheld with reasonable cause. Individuals with an equal or greater level of experience and competencies will be proposed by the Contractor to the Owner and the Architect for evaluation. Approval must be obtained by the Contractor from the Owner prior to any individual being allowed onto the Project Team. A three-month probationary period shall be afforded the Owner to evaluate each new individual. During this period, the Owner has the right to request that a new individual be introduced, and the process started again.

ARTICLE 4 OWNER'S RESPONSIBILITIES

§ 4.1 Information and Services Required of the Owner

§ 4.1.1 The Owner shall provide information with reasonable promptness, regarding requirements for and limitations on the Project, including a written program which shall set forth the Owner's objectives, constraints, and criteria, including schedule, space requirements and relationships, flexibility and expandability, special equipment, systems, sustainability and site requirements.

§ 4.1.2 Prior to the execution of the GMP Amendment, the Contractor may request in writing that the Owner provide reasonable evidence that the Owner has made financial arrangements to fulfill the Owner's obligations under the Contract. Thereafter, the Contractor may only request such evidence if (1) the Owner fails to make payments of undisputed amounts to the Contractor as the Contract Documents require, (2) a change in the Work materially changes the Contract Sum, or (3) the Contractor identifies in writing a reasonable concern regarding the Owner's ability to make payments when due. The Owner shall furnish such evidence as a condition precedent to commencement or continuation of the Work or the portion of the Work affected by a material change. After the Owner furnishes the evidence, the Owner shall not materially vary such financial arrangements without prior notice to the Contractor and Architect.

§ 4.1.3 The Owner shall establish and periodically update the Owner's budget for the Project, including (1) the budget for the Cost of the Work as defined in Article 7, (2) the Owner's other costs, and (3) reasonable contingencies related to all of these costs. If the Owner significantly increases or decreases the Owner's budget for the Cost of the Work, the Owner shall notify the Contractor and Architect. The Owner and the Architect, in consultation with the Contractor, shall thereafter agree to a corresponding change in the Project's scope and quality.

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§ 4.1.4 Structural and Environmental Tests, Surveys and Reports. During the Preconstruction Phase, the Owner shall furnish the information or services with reasonable promptness. The Owner shall also furnish any other information or services under the Owner's control and relevant to the Contractor's performance of the Work with reasonable promptness after receiving the Contractor's written request for such information or services. The Contractor shall be entitled to rely on the accuracy of information and services furnished by the Owner but shall exercise proper precautions relating to the safe performance of the Work.

§ 4.1.4.1 The Owner shall furnish tests, inspections, and reports required by law and as otherwise agreed to by the parties, such as structural, mechanical, and chemical tests, tests for air and water pollution, and tests for hazardous materials. The Contractor shall review all documents and data provided, and provide comments, concerns or requests for additional or clarification of information within 21 days of receipt.

§ 4.1.4.2 The Owner shall furnish surveys describing physical characteristics, legal limitations and utility locations for the site of the Project, and a written legal description of the site. The surveys and legal information shall include, as applicable, grades and lines of streets, alleys, pavements and adjoining property and structures, designated wetlands, adjacent drainage, rights-of-way, restrictions, easements, encroachments, zoning, deed restrictions, boundaries and contours of the site, locations, dimensions and other necessary data with respect to existing buildings, other improvements and trees, and information concerning available utility services and lines, both public and private, above and below grade, including inverts and depths. All the information on the survey shall be referenced to a Project benchmark. The Contractor shall review all documents and data provided, and provide comments, concerns or requests for additional or clarification of information within 21 days of receipt.

§ 4.1.4.3 The Owner, when such services are requested and required of and approved by the Owner, shall furnish services of geotechnical engineers, which may include test borings, test pits, determinations of soil bearing values, percolation tests, evaluations of hazardous materials, seismic evaluation, ground corrosion tests and resistivity tests, including necessary operations for anticipating subsoil conditions, with written reports and appropriate recommendations. For existing sites, building record reports provided by the Owner shall suffice.

§ 4.1.5 During the Construction Phase, the Owner shall furnish information or services required of the Owner by the Contract Documents with reasonable promptness. The Owner shall also furnish any other information or services under the Owner's control and relevant to the Contractor's performance of the Work with reasonable promptness after receiving the Contractor's written request for such information or services.

§ 4.2 Legal Requirements.
The Owner shall furnish all legal, insurance and accounting services, including auditing services, that may be reasonably necessary at any time for the Project to meet the Owner's needs and interests. The Owner is not required to furnish legal, insurance and accounting services for the benefit of the Contractor.

§ 4.3 Architect
The Owner shall retain an Architect to provide services on the Project. The Owner shall provide the Contractor with a copy of the scope of services in the executed agreement between the Owner and the Architect, and any further modifications to the Architect's scope of services in the agreement.

ARTICLE 5 COMPENSATION AND PAYMENTS FOR PRECONSTRUCTION PHASE SERVICES
§ 5.1 Compensation
§ 5.1.1 For the Contractor's Preconstruction Phase services described in Sections 3.1 and 3.2, the Owner shall compensate the Contractor as follows:
(Insert amount of, or basis for, compensation and include a list of reimbursable cost items, as applicable.)

Compensation for the Preconstruction Services (the "Preconstruction Services Cost") shall not exceed $897,758 and shall be paid on an hourly basis at the rates and for the individuals specified in Exhibit 1 to this Agreement. In addition, the Contractor shall receive compensation during the Preconstruction Phase for costs incurred to perform the Preconstruction Services, including equipment at the hourly rates specified in the attachment. Other additional costs that will be reimbursed when preapproved in writing may include but are not limited to costs of testing, intrusive, or non-intrusive investigation, selective demolition and restoration, copying, blueprints and courier costs. The Contractor shall not be entitled to compensation for negotiation of the GMP Amendment. The Preconstruction Services rates include personnel and consultant costs and all benefits, materials, equipment, taxes, profit and overhead. Costs that would cause the not-to-exceed amount to be exceeded shall be paid by the Contractor without reimbursement by the Owner. The

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Contractor's Fee identified in Section 6.1.2 of this Agreement does not apply to Preconstruction Services, and any savings from any not-to-exceed amount for Preconstruction Services will revert to the Owner.

§ 5.1.2 The hourly billing rates for Preconstruction Phase services of the Contractor and the Contractor's Consultants and Subcontractors, if any, are set forth below.
(If applicable, attach an exhibit of hourly billing rates or insert them below.)

See Preconstruction Work Plan as required by Specification Section 00 05 08

§ 5.1.2.1 Hourly billing rates for Preconstruction Phase services shall be limited to the following costs:

.1 Basic wages and fringe benefits: The hourly wage (without markup or labor burden) and fringe benefits performing the work.
.2 Workers' insurances: Direct contributions to the State of Washington as industrial insurance, medical aid, and supplemental pension by class and rates established by the Washington Department of Labor and Industries.
.3 Federal insurances: Direct contributions required by the Federal Insurance Compensation Act (FICA); Federal Unemployment Tax Act (FUTA); and State Unemployment Compensation Act (SUCA).
.4 **S**afety costs not to exceed two percent (2%) of the sum of amounts in .1, .2 and .3 above.

§ 5.1.3 If the Preconstruction Phase services covered by this Agreement have not been completed within the agreed upon and approved schedule, through no fault of the Contractor, the Contractor's compensation for Preconstruction Phase services shall be equitably adjusted as determined by the Owner.

§ 5.2 Payments
§ 5.2.1 Unless otherwise agreed, payments for services shall be made monthly in proportion to services performed. Invoices for services shall contain detailed time and material accounting of the costs incurred and shall have supporting backup attached.

§ 5.2.2 Payments are due and payable within 30 days of an approved, fully itemized and fully executed Application for Payment that complies with all contractual requirements, including the specific requirements of Section 11.1.3 of this Agreement. Amounts unpaid thirty (30) days after submission of such contractually compliant Application for Payment shall bear interest at the rate entered below, or in the absence thereof at the legal rate prevailing from time to time at the principal place of business of the Contractor.
(Insert rate of monthly or annual interest agreed upon.)

One Percent (1%) per month

ARTICLE 6 COMPENSATION FOR CONSTRUCTION PHASE SERVICES
§ 6.1 Contract Sum
§ 6.1.1 The Owner shall pay the Contractor the Contract Sum in current funds for the Contractor's performance of the Contract after execution of the GMP Amendment. The Contract Sum is the Cost of the Work as defined in Article 7 plus the Contractor's Fee.

§ 6.1.2 The Contractor's Fee:
(State a lump sum, percentage of Cost of the Work or other provision for determining the Contractor's Fee.)

The Contractor's Fee for the Work during the Construction Phase shall be the fixed, lump sum amount that will be calculated as (1) the percentage specified in the Fee Proposal Form (four and twenty-three hundredth percent (4.23%)) times (2) the MACC negotiated as part of the GMP plus the Negotiated Support Services plus the Specified General Conditions. The Fee shall be applied to any use of the Contractor's Contingency but only as such Contingency is used by the Contractor.

§ 6.1.3 The method of adjustment of the Contractor's Fee for changes in the Work:

In the event a Change Order is issued for a Change in the Work, the percent change in the Contractor's Fee will be the percentage specified above in Section 6.1.2. The Contractor shall also be entitled to proven increased premiums associated with the changed Work for contractually-required insurance and bonds above the amounts already included

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within the Contractor's fixed Specified General Conditions. Upon request, Contractor shall provide the Owner with supporting documentation from its insurer and surety of any associated cost incurred. The Contractor is not entitled to any increased premium on any retainage bond as such bonds are optional. If the Contractor performs Work as a Subcontractor (i.e. on a package on which the Contractor was the low Subcontractor-bidder). The Contractor shall be paid the Subcontractor's Fee as provided in Section 7.5.6 of the General Conditions on changed Work but shall not have the Contractor's Fee stated in 6.1.2 applied to such changed Work.

§ 6.1.4 Limitations, if any, on a Subcontractor's overhead and profit for increases in the cost of its portion of the Work:

The Fee for changed Work for which the Owner is responsible and which is directly performed by a Subcontractor of any tier, including overhead and profit, is specified in Section 7.5 of the revised General Conditions. If a lower-tier Subcontractor performs changed Work, the Fee of upper-tier Subcontractors is also specified in Section 7.5 of the revised General Conditions. If a Subcontractor is selected under RCW 39.10.385 on a cost reimbursable plus fee basis, then the fee percentage bid by that subcontractor shall also be applied to changed Work performed by that Subcontractor.

§ 6.1.5 Rental rates for Contractor-owned equipment shall not exceed the rates identified in Section 7.5.2 herein.

§ 6.1.6 Liquidated damages, if any:
(Insert terms and conditions for liquidated damages, if any.)

Liquidated Damages shall be established in the GMP Amendment(s).

§ 6.1.7 Other:
(Insert provisions for bonus, cost savings or other incentives, if any, that might result in a change to the Contract Sum.)

There are no shared savings provisions; all savings shall revert to the Owner.

§ 6.1.8 The Specified General Conditions are in the fixed amount of Two million seven hundred forty-four thousand one hundred ninety-eight 80/100Dollars ($2,331,834.00) based on the level of staffing and project duration known at the time of fee proposal submission. The final Specified General Conditions sum shall be negotiated based on the level of staffing and duration of service required for Contractor's management staff. The unit rates are quoted in the Fee Proposal and Preconstruction Cost Proposal Form.

§ 6.1.9 The not to exceed, lump sum for Negotiated Support Services will be negotiated at the time of establishing the MACC.

§ 6.2 Guaranteed Maximum Price

The Contractor guarantees that the Contract Sum shall not exceed the GMP set forth in the GMP Amendment, as it is amended from time to time. To the extent the Cost of the Work, Negotiated Support Services, Specified General Conditions, the Contractor's Risk Contingency, plus the Contractor's Fee exceeds the GMP, the Contractor shall bear such costs in excess of the GMP without reimbursement or additional compensation from the Owner.

§ 6.3 Changes in the Work

§ 6.3.1 The Owner may, without invalidating the Contract, order changes in the Work within the general scope of the Contract consisting of additions, deletions or other revisions. The Owner shall issue, via the Architect, such changes in writing. The Contractor may be entitled to an equitable adjustment in the GMP and/or Contract Time consistent with the requirements of the Contract Documents as a result of changes in the Work.

§ 6.3.1.1 The Owner or Architect may order minor changes in the Work as provided in Article 7 of AIA Document A201–2017, General Conditions of the Contract for Construction which would not result in changes to the GMP or the Contract Time.

§ 6.3.2 Adjustments to the GMP on account of changes in the Work subsequent to the execution of the GMP Amendment may be determined by any of the methods listed in Article 7 of the revised General Conditions.

§ 6.3.3 In calculating adjustments to subcontracts (except those awarded with the Owner's prior consent on the basis of cost plus a fee), the terms "cost" and "fee" as used in Section 7.3.3.3 of the revised General Conditions and the term

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"costs" as used in Section 7.3.7 of the revised General Conditions shall have the meanings assigned to them in Section 7.5 of the revised General Conditions and shall not be modified by Sections 6.1 and 6.2, Sections 7.1 through 7.6, and Section 7.9 of this Agreement. Adjustments to subcontracts awarded with the Owner's prior consent on the basis of cost plus a fee shall be calculated in accordance with the terms of those subcontracts and the Contract Documents.

§ 6.3.4 In calculating adjustments to the GMP, resulting from changes in the Work, the terms "cost" and "costs" as used in Article 7 of AIA Document A201–2017 shall mean the Cost of the Work as defined in Article 7 of this Agreement and the term "fee" shall mean the Contractor's Fee as defined in Section 6.1.2 of this Agreement.

ARTICLE 7 COST OF THE WORK FOR CONSTRUCTION PHASE

§ 7.1 Costs to Be Reimbursed

§ 7.1.1 The term Cost of the Work shall mean the actual, net costs reasonably and necessarily incurred by the Contractor in the proper performance of the Work, without overhead, profit, fee or markup. The Cost of the Work shall include only the items set forth in Sections 7.1 through 7.7.

§ 7.1.2 Where, pursuant to the Contract Documents, any cost is subject to the Owner's prior approval, the Contractor shall obtain such approval in writing prior to incurring the cost.

§ 7.1.3 Costs shall be at rates not higher than the standard rates paid at the place of the Project, except with prior approval of the Owner.

§ 7.2 Labor Costs

§ 7.2.1 Wages or salaries of construction workers directly employed by the Contractor to perform the construction of the Work at the site or, with the Owner's prior approval, at off-site workshops.

§ 7.2.2 Wages or salaries of the Contractor's supervisory and administrative personnel are included in the Specified General Conditions and not separately reimbursable.

§ 7.2.2.1 Wages or salaries of the Contractor's supervisory and administrative personnel when performing Work and stationed at a location other than the site are included in the Specified General Conditions and so are not separately reimbursable.

§ 7.2.3 Wages and salaries of the Contractor's supervisory or administrative personnel engaged at factories, workshops or while traveling, in expediting the production or transportation of materials or equipment required for the Work, are included in the Specified General Conditions and not separately reimbursable.

§ 7.2.4 Costs paid or incurred by the Contractor, as required by law for taxes, insurance, contributions, assessments and benefits and customary benefits such as sick leave, medical and health benefits, holidays, vacations and pensions, provided such costs are based on wages and salaries included in the Cost of the Work under Sections 7.2.1 through 7.2.3. This does not include insurance required by the Contract Documents, which costs are included within the Contractor's Fee. Costs paid or incurred by the Contractor for vacations, bonuses, travel, stock options, deferred compensation, or discretionary payments to employees are not directly reimbursable. As part of the GMP Amendment, the parties shall agree to a wage burden rate for all workers, which will be fully burdened, including all the wage-based costs, and fixed for the duration of the Contract time. Burden rates, including any agreed burden rates, are subject to the Owner's audit to confirm that the burden has been correctly calculated and applied in accordance with the Contract Documents.

§ 7.2.5 If agreed rates for labor costs, in lieu of actual costs, are provided in this Agreement, the rates shall remain unchanged throughout the duration of this Agreement, unless the parties execute a Modification.

§ 7.3 Subcontract Costs

Payments made by the Contractor to Subcontractors in accordance with the requirements of the subcontracts and this Agreement. The Contractor shall maintain a procedure for the review, processing and payment of applications by the Subcontractors for progress and final payments, all in accordance with the terms and conditions of the Contract Documents. The Contractor shall verify the completeness of all applications for payment and assemble and check all supporting documentation required by the Contract Documents or by the subcontracts with respect to each Application for Payment, including all lien waivers and releases.

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§ 7.4 Costs of Materials and Equipment Incorporated in the Completed Construction

§ 7.4.1 Costs, including transportation and storage at the site, of materials and equipment incorporated, or to be incorporated, in the completed construction, except costs of on-site storage and handling of materials, which are included under Specified General Conditions and are not separately reimbursable.

§ 7.4.2 Costs of materials described in the preceding Section 7.4.1 in excess of those actually installed to allow for reasonable waste and spoilage. Unused excess materials, if any, shall become the Owner's property at the completion of the Work or, at the Owner's option, shall be sold or returned by the Contractor. Any amounts realized from such sales or returns shall be credited to the Owner as a deduction from the Cost of the Work.

§ 7.4.3 Notwithstanding the above, costs of material and equipment directly procured by the Contractor (and not bid through a subcontract package) and incorporated in the completed construction will generally be included in Negotiated Support Services.

§ 7.5 Costs of Other Materials and Equipment, Temporary Facilities and Related Items

§ 7.5.1 Costs of transportation, storage, installation, dismantling, maintenance, and removal of materials, supplies, temporary facilities, machinery, equipment and hand tools not customarily owned by construction workers that are provided by the Contractor at the site and fully consumed in the performance of the Work. Costs of materials, supplies, temporary facilities, machinery, equipment, and tools, that are not fully consumed, shall be based on the cost or value of the item at the time it is first used on the Project site less the value of the item when it is no longer used at the Project site. Costs for items not fully consumed by the Contractor shall mean fair market value.

§ 7.5.2 Rental charges, not to exceed the local fair market rental costs, actually paid to non-related third parties for items including, but not limited to, temporary facilities, machinery, equipment and hand tools not customarily owned by construction workers that are not provided by the Contractor at the site and the costs of transportation, installation, minor repairs, dismantling and removal. Rentals from the Contractor or any entity in which the Contractor or one or more of its Owner has a direct or indirect ownership interest shall be separately calculated and rental costs shall be determined in accordance with the methodology provided by Section 7.5.3 of the General Conditions.

§ 7.5.3 Costs of street cleaning, removal of rubbish and debris from the site of the Work and its proper and legal disposal will be included in Negotiated Support Services, except where such costs are normally included in a trade subcontract, in which case such costs will be considered a Cost of the Work.

§ 7.5.4 Costs of document reproductions, facsimile transmissions and long-distance telephone calls, postage and parcel delivery charges, telephone service at the site and reasonable petty cash expenses of the site office are included in Specified General Conditions and are not separately reimbursable, except for the costs of document reproduction for subcontractor bidding which are a reimbursable Cost of the Work.

§ 7.5.5 Costs of materials and equipment suitably stored off the site at a mutually acceptable location, subject to the Owner's prior approval.

§ 7.5.6 Notwithstanding the above, costs of other material and equipment, temporary facilities and related items procured by the Contractor will generally be included in Negotiated Support Services, but some may be designated for inclusion in the Specified General Conditions. Reference the Cost Responsibility Matrix Exhibit for clarification of such items. All furniture, technology, communication (including cell phones), personal transportation (including pickup trucks) and clerical equipment therein, temporary controls (except cleaning and erosion controls), project identification and temporary signage, and delivery by the Contractor, on-site storage, sheds and handling are Specified General Conditions.

§ 7.6 Miscellaneous Costs

§ 7.6.1 The actual, net costs of premiums for that portion of insurance, exclusive of builder's risk insurance, and bonds required by the Contract Documents that can be directly attributed to this Contract are included in the Specified General Conditions and are not separately reimbursable. Builder's risk insurance shall be included as a part of the Negotiated Support Services, unless the Owner elects to procure the builder's risk insurance directly.

§ 7.6.2 Use or similar taxes, B&O and income taxes imposed by a governmental authority that are related to the Work and for which the Contractor is liable are included in the Fee and are not separately reimbursable. Sales tax on the Contract Sum is paid with and based upon each Application for Payment.

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§ 7.6.3 Fees and assessments for Project-specific permits, licenses and inspections of governmental authorities having jurisdiction for which the Contractor (but not Subcontractors) is required by the Contract Documents to pay shall be included as part of the Negotiated Support Service.

§ 7.6.4 Fees of laboratories for tests required of the Contractor by the Contract Documents, except those related to defective or nonconforming Work for which reimbursement is excluded by Section 13.5.3 of the revised General Conditions or by other provisions of the Contract Documents.

§ 7.6.5 Royalties and license fees paid for the use of a particular design, process or product required by the Contract Documents; the cost of defending suits or claims for infringement of patent rights arising from such requirement of the Contract Documents; and payments made in accordance with legal judgments against the Contractor resulting from such suits or claims and payments of settlements made with the Owner's consent. However, such costs of legal defenses, judgments and settlements shall not be included in the calculation of the Contractor's Fee or subject to the GMP. If such royalties, fees and costs are excluded by the last sentence of Section 3.17 of the revised General Conditions or other provisions of the Contract Documents, then they shall not be included in the Cost of the Work.

§ 7.6.6 Costs for electronic equipment and software, including computers, are included in Specified General Conditions and are not separately reimbursable.

§ 7.6.7 Deposits lost for causes other than the Contractor's negligence or failure to fulfill a specific responsibility in the Contract Documents.

§ 7.6.8 Expenses incurred in accordance with the Contractor's standard written personnel policy for relocation and temporary living allowances of the Contractor's personnel required for the Work are included in Specified General Conditions and are not separately reimbursable.

§ 7.6.9 The cost of preapproved warehousing of stored materials or equipment subsequently incorporated into the Work are covered by the Specified General Conditions and are not separately reimbursable.

§ 7.6.10 That portion of the reasonable expenses of the Contractor's supervisory or administrative personnel incurred while traveling in discharge of duties connected with the Work may be allowed as a reimbursable cost of the Work with the Owner's prior written approval. This does not include commuting or travel related costs from the Contractor's home office or from any personnel's home, as these costs are covered by the Specified General Conditions and are not separately reimbursable.

§ 7.7 Other Costs and Emergencies

§ 7.7.1 Other costs incurred in the performance of the Work, with the Owner's prior written approval.

§ 7.7.2 Costs incurred in taking action to prevent threatened damage, injury, or loss, in case of an emergency affecting the safety of persons and property, as provided in Article 10 of AIA Document A201–2017, as revised.

§ 7.7.3 Negotiated Support Services

Negotiated Support Services by the Contractor may be accomplished and will be reimbursed as Costs of the Work within the GMP, consistent with Cost Responsibility Matrix Exhibit, only as follows:

.1 Negotiated Support Services described and included in the GMP.

.2 Units of Negotiated Support Services may be accomplished by the Contractor during the Construction Phase, subject to prior written Owner approval, if the Cost of the unit of the Work is less than $35,000.

.3 Subcontractor bidding requirements are not applicable to Negotiated Support Services.

Overhead and profit shall not be contained within the Negotiated Support Services as the Fee is applied to the Negotiated Support Services.

§ 7.7.4 Specified General Conditions

The fixed, lump sum contained in the Contractor's response to the RFP for certain identified general conditions Work and services, consistent with the Cost Responsibility Matrix Exhibit, to be provided by the Contractor as Specified

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General Conditions. The Specified General Conditions Work is to be performed by the Contractor with its own forces in most instances and also includes any Preconstruction Services and activities that occur after the GMP is established through execution of the GMP Amendment. Overhead and profit shall not be contained within the fixed, lump sum Specified General Conditions amount as the Fee is applied to the Specified General Conditions.

§ 7.8 Related Party Transactions

§ 7.8.1 For purposes of this Section 7.8, the term "related party" shall mean (1) a parent, subsidiary, affiliate, or other entity having common ownership of, or sharing common management with, the Contractor; (2) any entity in which any stockholder in, or management employee of, the Contractor holds an equity interest in excess of ten percent in the aggregate; (3) any entity which has the right to control the business or affairs of the Contractor; or (4) any person, or any member of the immediate family of any person, who has the right to control the business or affairs of the Contractor.

§ 7.8.2 If any of the costs to be reimbursed arise from a transaction between the Contractor and a related party, the Contractor shall notify the Owner of the specific nature of the contemplated transaction, including the identity of the related party and the anticipated cost to be incurred, before any such transaction is consummated or cost incurred. If the Owner, after such notification, authorizes the proposed transaction in writing, then the cost incurred shall be included as a cost to be reimbursed, and the Contractor shall procure the Work, equipment, goods, or service, from the related party, as a Subcontractor, according to the terms of Article 9. If the Owner fails to authorize the transaction in writing, the Contractor shall procure the Work, equipment, goods, or service from some person or entity other than a related party according to the terms of Article 9.

§ 7.9 Costs Not To Be Reimbursed

§ 7.9.1 The Cost of the Work shall not include the items listed below, as all such items are covered by the Contractor's Fee or are at the Contractor's risk:

.1 Salaries and other compensation of the Contractor's personnel stationed at the Contractor's principal office or offices other than the site office, except as specifically provided in Section 7.2.1, or as may be provided in Article 11;

.2 Expenses of the Contractor's principal office and offices other than the site office;

.3 Overhead and general expenses, except as may be expressly included in Sections 7.1 to 7.7;

.4 The Contractor's capital expenses, including interest on the Contractor's capital employed for the Work;

.5 Costs due to the negligence or failure of the Contractor, Subcontractors of any tier and suppliers or anyone directly or indirectly employed by any of them or for whose acts any of them may be liable to fulfill a specific responsibility of the Contract;

.6 Any cost not specifically and expressly described in Sections 7.1 to 7.7;

.7 Costs, other than costs included in Change Orders approved by the Owner, that would cause the GMP to be exceeded;

.8 Costs for services incurred during the Preconstruction Phase except as specifically allowed herein;

.9 Direct payments by the Owner (if any) for the building permit and related permits, reserve capacity fees, and plan-check fees, including SEPA, design review, and land use fees are not a part of the Cost of the Work or the GMP;

.10 Overtime wages, unless preapproved by the Owner;

.11 Main or home office accounting, data processing, software, hardware or computer-related costs not included in the Specified General Conditions;

.12 Penalties and fines imposed by a governmental entity;

.13 Safety costs not included in the Negotiated Support Services or Specified General Conditions;

.14 Liquidated damages;

.15 Except as included within the Specified General Conditions or as allowed under Section 7.1 through 7.7, reproduction costs, costs of telegrams, facsimile transmissions and long-distance telephone calls, postage and express delivery charges, telephone at the site and reasonable petty cash expenses of the site office;

.16 Legal, consultant, or claims-related expenses;

.17 Warehousing in the Contractor's facility;

.18 Bonuses, profit sharing, incentive compensation and other discretionary payments; and

.19 Business licenses.

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ARTICLE 8 DISCOUNTS, REBATES, AND REFUNDS

§ 8.1 Trade discounts, rebates, refunds and amounts received from sales of surplus materials and equipment shall accrue to the Owner, and the Contractor shall make provisions so that they can be obtained. If the Contractor is offered discounts and/or rebates based upon prompt payment, the Contractor shall offer the Owner the opportunity to take advantage of such discount and/or rebate, and if the Owner makes such a prompt payment then the Owner shall only be charged the price as reduced by the discount and/or rebate. If the Owner declines the opportunity, the Contractor may keep any such discounts and/or rebates it achieves through its own prompt payment. If the Contractor does not provide the Owner the opportunity to participate, then the Contractor may only charge the net costs after consideration of discounts and rebates. The Contractor shall notify the Owner in a timely manner of the availability of such cash discounts, rebates, or refunds.

§ 8.2 Amounts that accrue to the Owner in accordance with the provisions of Section 8.1 shall be credited to the Owner as a deduction from the Cost of the Work.

ARTICLE 9 SUBCONTRACTS AND OTHER AGREEMENTS

§ 9.1 Those portions of the Work that the Contractor does not customarily perform with the Contractor's own personnel shall be performed under subcontracts or other appropriate agreements with the Contractor. The Contractor shall comply with the applicable requirements of RCW 39.10 and the approved Subcontracting Plan, and the provisions of RCW 39.10 shall take precedence over any inconsistent provisions of the Contract Documents except to the extent that the Contract Documents are explicit in matters such as how the Fee is applied. Except as specified below, the Contractor shall assemble the bidding materials, manage the bidding process, and shall obtain bids from Subcontractors, and from suppliers of materials or equipment fabricated especially for the Work, who are qualified to perform that portion of the Work in accordance with the requirements of the Contract Documents. The Contractor shall deliver such bids to the Architect and Owner with an indication as to which bids the Contractor intends to accept. The Owner then has the right to review the Contractor's list of proposed subcontractors and suppliers in consultation with the Architect and, subject to Section 9.1.1, to object to any subcontractor or supplier. Any advice of the Architect, or approval or objection by the Owner, shall not relieve the Contractor of its responsibility to perform the Work in accordance with the Contract Documents. Unless all bids are rejected, subcontract bid packages shall be awarded to the "responsible" and responsive bidder submitting the low responsive bid. Determination of "responsibility" shall comply with the requirements of RCW 39.10, RCW 39.04.350, and other applicable Washington law.

.1 Other than Work under the Specified General Conditions and Negotiated Support Services, all Work on the Project shall be competitively bid as required by RCW 39.10. The Contractor may, subject to RCW 39.10 and the Subcontracting Plan, organize and solicit bids for the subcontract work in manners allowed by RCW 39.10, but the Contractor may not use alternates without approval of the Owner.

.2 The Contractor shall bid out the subcontract bid packages in accordance with its approved Subcontracting Plan. The Contractor shall document and report monthly to the Owner on its procurement process. The Owner's written approval is required for changes to the Subcontracting Plan.

.3 Before initially soliciting bids for the first subcontract bid package, the Contractor shall submit, and the Owner shall reasonably approve, final bid package estimates for all subcontract bid packages in the approved Subcontracting Plan. The sum of all the final bid package estimates in the Subcontracting Plan shall not exceed the MACC.

.4 When in the best interests of the Project and when critical to the successful completion of a subcontract bid package and the Owner consents, the Owner and Contractor may make a prebid determination of Subcontractor eligibility in accordance with RCW 39.10. In addition, if the anticipated subcontract value will exceed $3 million and the Owner consents, the Contractor may select a Subcontractor in accordance with the alternative procedure specified in RCW 39.10.385 and following the approval requirements of RCW 39.10.

.5 As part of its Subcontracting Plan, the Contractor shall promptly notify the Owner of Work (other than Negotiated Support Services and Specified General Conditions) that it will seek to self-perform. The Contractor, including its subsidiaries and affiliates, may bid on a subcontract bid package if the Work within the subcontract bid package is customarily performed by the Contractor, if the Contractor has, in the Owner's reasonable opinion, aggressively sought competition, if the bid opening is managed by the Owner, if notification of the Contractor's intention to bid is included in the public solicitation of bids for the bid package, and if the Contractor otherwise complies with RCW 39.10. In no event may the total value of subcontract work performed by the Contractor exceed thirty percent

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(30%) of the MACC negotiated as part of the GMP Amendment. The Contractor must provide staff to superintend and manage Work it performs in subcontract bid packages with individuals separate and distinct from the staff involved in the overall management of this Contract. The Contractor shall coordinate subcontract bid package Work it performs with the Work of Subcontractors.

.6 The Contractor shall require a bid bond from Subcontractors bidding Work expected to cost more than $300,000, and all Subcontractors awarded a subcontract in excess of $300,000 shall provide a performance and payment bond for the subcontract amount. The costs of such Subcontractor bonds must be included within the Subcontractor's bid price.

.7 The Contractor's solicitations of subcontract bid packages shall be made in accordance with the following procedures:

.1 A representative from the Owner will be present at each bid opening to observe the procedure.

.2 The Contractor shall advertise solicitations for bids at least fourteen (14) days in advance of the bid opening date in the Columbian and Portland Daily Journal of Commerce. In addition, Contractor shall post a notice on the OMWBE website of the bid opportunity.

.3 Bidders may obtain the bid results by telephone from the Contractor.

.4 Responsiveness requirements and bidding procedures will be described in each solicitation and shall be reviewed with the Owner prior to advertising a bid package solicitation.

.8 The services performed by the Contractor in soliciting subcontract bid packages are covered under the Preconstruction Services Fee for packages bid prior to the GMP Amendment, and shall be covered by the Specified General Conditions for all packages bid subsequent to execution of the GMP Amendment.

.9 The Contractor shall ensure compliance with RCW 39.10 and 39.04.350 and with all the above requirements for Subcontractor solicitation, and subcontracts shall conform to the requirements of RCW 39.10 and 39.04.350.

.10 The Contractor shall promptly contract with the selected bidder, and in no case longer than forty-five (45) days unless otherwise approved by Owner, and shall promptly deliver a copy of each subcontract to the Owner.

§ 9.2 Subcontracts or other agreements shall conform to the applicable payment provisions of this Agreement, and shall not be awarded on the basis of cost plus a fee, except for any contracts awarded under RCW 39.10.385 which shall include a maximum allowable subcontract cost. If a Subcontract is awarded under RCW 39.10.385, the Contractor shall provide in the Subcontract for the Owner to receive the same audit rights with regard to the Subcontractor as the Owner receives with regard to the Contractor, and these Subcontractors shall be audited prior to final payment in accordance with Article 10.

ARTICLE 10 ACCOUNTING RECORDS

The Contractor and any cost-reimbursable Subcontractors shall keep full and detailed records and accounts related to the Cost of the Work, and exercise such controls, as may be necessary for proper financial management under this Contract and to substantiate all costs incurred. This requirement also applies to any Subcontractor of any tier that submits a Claim. The accounting and control systems shall be satisfactory to the Owner. The Owner and the Owner's auditors shall, during regular business hours and upon reasonable notice, be afforded access to, and shall be permitted to audit and copy, including electronically, the Contractor's and Subcontractors' original records and accounts, including complete documentation supporting accounting entries, books, ledgers, computerized records, daily reports, emails, job cost reports, correspondence, instructions, drawings, receipts, subcontracts, Subcontractor's proposals, Subcontractor's invoices, purchase orders, vouchers, memoranda, and other data relating to this Contract, the Project, or any Claim. The Contractor shall preserve these records for a period of three years after final payment, or for such longer period as may be required by law. The Contractor and its Subcontractors shall preserve these records for a period of three years after final payment, or for such longer period as may be required by law.

ARTICLE 11 PAYMENTS FOR CONSTRUCTION PHASE SERVICES

§ 11.1 Progress Payments

§ 11.1.1 Based upon Applications for Payment submitted in compliance with the Contract Documents to the Owner by the Contractor, and Certificates for Payment issued by the Architect, the Owner shall make progress payments on account of the Contract Sum, to the Contractor, as provided below and elsewhere in the Contract Documents. The Contractor's submission of this Application constitutes a certification that the Work is current on the Construction Schedule, unless otherwise noted on the Application. The Application shall be in a form acceptable to the Owner.

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§ 11.1.2 The period covered by each Application for Payment shall be one calendar month ending on the last day of the month, or as follows:

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§ 11.1.3 Applications for Payment

§ 11.1.3.1 Draft Application. By the twenty-first (21st) day of each month, the Contractor shall submit to Architect and Owner a report on the current progress of the Work, projected to the end of the month, as compared to the Contractor's Construction Schedule, an updated Construction Schedule, and a draft, itemized Application for Payment for Work projected to the end of the month and prepared on AIA G 702 & G 703 forms or similar, approved by the Owner. This shall not constitute a payment request. The Contractor, the Architect and the Owner shall meet within the next five (5) days and confer regarding the current progress of the Work, projections, and the amount of payment to which the Contractor is entitled. The Architect or the Owner may request the Contractor to provide data substantiating the Contractor's right to payment as the Owner or the Architect may require, such as copies of requisitions from Subcontractors of any tier, lien releases, and certified payroll records, and reflecting retainage as provided elsewhere in the Contract Documents. The Contractor shall not be entitled to make a payment request, nor is any payment due the Contractor, until such data is furnished.

§ 11.1.3.2 Payment Request. Within ten (10) days after the Contractor, the Owner, and the Architect have met and conferred regarding the updated draft application for payment, and the Contractor has furnished all progress information required and all data requested by the Owner or Architect under Section 11.1.3.1 above, the Contractor has submitted current meeting minutes, daily reports, as-built drawings and commissioning logs (if requested) and an updated (bar chart) Construction Schedule, the Contractor may submit a payment request in the agreed-upon amount, in the form of an itemized Application for Payment, for Work properly performed during the prior calendar month on City specified forms or similar, form supplied or approved by the Owner, along with a lien release on a form approved by the Owner from each Subcontractor for whose Work the Owner paid the Contractor for the prior month. The Application shall also state that prevailing wages have been paid in accordance with the pre-filed statements of intent to pay prevailing wages on file with the Owner and that all payments due Subcontractors of any tier from the Owner's payment the prior month have been made. Any payment request shall not be valid unless it complies with the requirements of the Contract Documents and the Contractor submits all documentation required by the Contract Documents. The submission of the Application for Payment constitutes a certification that the Work is current on the Construction Manager's Construction Schedule, unless otherwise noted on the Application for Payment.

§ 11.1.3.3 Payment. See Section 9.6.1 of the revised General Conditions.

§ 11.1.3.4 Disputed Amounts. If the Contractor believes it is entitled to payment for Work performed during the calendar month under review, in addition to the agreed-upon amount, the Contractor may, also within seven (7) days after the meeting in Section 11.1.3.1, submit along with the approved Application for Payment a separate written payment request specifying the exact additional amount due, the category in the Schedule of Values in which the payment is due, the specific Work for which the additional amount is due, and why the additional payment is due. Furthermore, for the submittal to be considered, pursuant to WAC 296-127-320, the Contractor and all Subcontractors shall file with the Owner by the same date certified copies of all payroll records relating to the additional amount sought.

§ 11.1.3.5 Stored Materials. If authorized by the Owner, an Application for Payment may include a request for payment for material delivered to the Project site and suitably stored and for completed preparatory Work. An Application for Payment may include a request for payment for material stored off the Project site if authorized in writing by the Owner and provided that the Contractor complies with or furnishes satisfactory evidence of the following:

.1 The material will be placed in a bonded warehouse that is structurally sound, dry, lighted, secure and suitable for the materials to be stored; temperature conditioned as needed determined by items being stored per manufacturer's recommendations.

.2 The warehouse is approved in writing by the Owner. The Owner generally will not approve locations beyond a 25-mile radius of the Project absent special circumstances.

.3 Only materials for the Project are stored within the warehouse (or a secure portion of a warehouse set aside for the Project, clearly labeled and tied to a detailed itemized inventory list).

.4 The Contractor furnishes the Owner a certificate of insurance extending the Contractor's insurance coverage for damage, fire and theft to cover the full value of all materials stored, or in transit.

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.5 The warehouse (or secure portion thereof) is continuously under lock and key, and only the Contractor's authorized personnel shall have access.

.6 The Owner shall at all times have the right of access to stored materials in the possession of the Contractor.

.7 The Contractor assumes total responsibility for the stored materials.

.8 The Contractor furnishes to the Owner proofs of title bearing the Owner's name, satisfactory evidence that the Contractor has paid for the materials in question, certified lists of materials stored, bills of lading, invoices, photographs and other information as may be required, and shall also furnish notice to the Owner when materials are moved from storage to the Project site.

§ 11.1.4 With each Application for Payment, the Contractor shall submit the reports required in Section 3.3 and its current detailed computerized substantiation (such as a detailed job cost report) and lien releases; the Contractor shall also submit payrolls, petty cash accounts, receipted invoices or invoices with check vouchers attached, and any other evidence if requested by the Owner or Architect. The Contractor may be required to account on a monthly basis as part of its Application for Payment for the Cost of the Work for certain portions of the Project that the Owner defines prior to setting the GMP – such Costs of the Work will include allocation of Specified General Conditions as well as building system and other shared costs. Upon request, the Contractor shall demonstrate that cash disbursements already made by the Contractor on account of the Cost of the Work equal or exceed (1) progress payments already received by the Contractor, less (2) that portion of those payments attributable to the Contractor's Fee, plus (3) payrolls for the period covered by the present Application for Payment.

§ 11.1.4.1 As a part of its Application for Payment, the Contractor shall promptly, following the date of execution of the GMP Amendment, prepare a comprehensive list of equipment that it anticipates to use on the Project, whether owned or rented. The Contractor shall maintain and submit to the Owner monthly a detailed equipment inventory of all equipment it has purchased and charged as a Cost of the Work or job-owned through aggregate rentals and shall prepare an equipment rental report that identifies the equipment rented for the month and identifies the source of the rented equipment. The inventory shall include (1) the original acquisition cost and date, (2) the Owner-approved fair market value of the equipment when first used on the Project, and (3) the final disposition.

§ 11.1.5 At least thirty (30) days before the first Application for Payment, the Contractor shall submit to the Owner and Architect a Schedule of Values allocated to various portions of the Work, prepared in such form and supported by such data to substantiate its accuracy as the Owner or Architect may require. These schedules, unless objected to by the Architect or the Owner, shall be used as a basis for reviewing the Contractor's Applications for Payment. Each Application for Payment shall be based on the most recent Schedule of Values submitted by the Contractor in accordance with the Contract Documents. The Schedule of Values shall allocate the entire GMP among the various portions of the Work, except that the Contractor's Fee, Negotiated Support Services, Specified General Conditions, and Contingency shall be shown as single separate items. The Schedule of Values shall be prepared in such form and supported by such data to substantiate its accuracy as the Owner may require. This schedule, unless objected to by the Owner, shall be used as a basis for reviewing the Contractor's Applications for Payment.

§ 11.1.6 Applications for Payment shall show the percentage of completion of each portion of the Work as of the end of the period covered by the Application for Payment. The percentage of completion shall be the lesser of (1) the percentage of that portion of the Work which has actually been completed, or (2) the percentage obtained by dividing (a) the expense that has actually been incurred by the Contractor on account of that portion of the Work for which the Contractor has made or intends to make actual payment prior to the next Application for Payment by (b) the share of the GMP allocated to that portion of the Work in the Schedule of Values.

§ 11.1.7 Subject to other provisions of the Contract Documents, the amount of each progress payment shall be computed as follows:

.1 Take that portion of the GMP properly allocable to completed Work as determined by multiplying the percentage of completion of each portion of the Work by the share of the GMP allocated to that portion of the Work in the Schedule of Values. Pending final determination of cost to the Owner of changes in the Work, amounts not in dispute shall be included as provided in Section 7.3.9 of the revised General Conditions, subject to approval limits and process defined by Owner's Change Order policy;

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.2 Add that portion of the GMP properly allocable to materials and equipment delivered and suitably stored at the site for subsequent incorporation in the Work, or if approved in advance by the Owner, suitably stored off the site at a location agreed upon in writing;

.3 Add the Contractor's Fee. The Contractor's Fee shall be an amount that bears the same ratio to that fixed-sum fee as the Cost of the Work bears to a reasonable estimate of the probable Cost of the Work upon its completion;

.4 Subtract the aggregate of previous payments made by the Owner;

.5 Subtract the shortfall, if any, indicated by the Contractor in the documentation required by Section 11.1.4 to substantiate prior Applications for Payment, or resulting from errors subsequently discovered by the Owner's auditors in such documentation;

.6 Subtract amounts, if any, for which the Architect or Owner has withheld or nullified a Certificate for Payment or the Owner has withheld payment as provided in Section 9.5 of the revised General Conditions;

.7 Subtract the statutory retainage of five percent (5%) of the completed Cost of the Work (items .1 - .6 above) as a fund for the protection and payment of the claims of any person or entity arising out of the Work and the State with respect to taxes, pursuant to RCW 60.28, if a retainage bond is not presented.

.8 Subtract the amount, if any, for Work that remains uncorrected and for which the Owner or Architect has previously withheld a Certificate for Payment as provided in Article 9 of the revised General Conditions; and

.9 Subtract the amount for Work performed or defects discovered since the last payment application, any amount for which the Owner or Architect may withhold payment, or nullify a Certificate of Payment in whole or in part, as provided in Article 9 of the revised General Conditions.

§ 11.1.8 Except with the Owner's prior approval, the Contractor shall not make advance payments to suppliers for materials or equipment which have not been delivered and stored at the site.

§ 11.1.9 In taking action on the Contractor's Applications for Payment, the Architect and Owner shall be entitled to rely on the accuracy and completeness of the information furnished by the Contractor and shall not be deemed to represent that the Architect or Owner has made a detailed examination, audit or arithmetic verification of the documentation submitted in accordance with Section 11.1.4 or other supporting data; that the Architect or Owner has made exhaustive or continuous on-site inspections; or that the Architect or Owner has made examinations to ascertain how or for what purposes the Contractor has used amounts previously paid on account of the Contract. Such examinations, audits and verifications, if required by the Owner, will be performed by the Owner's auditors acting in the sole interest of the Owner. Payment by the Owner shall not constitute final approval of the Work done or the amount due.

§ 11.1.10 The Contractor shall obtain Affidavits of Wages Paid from each Subcontractor of any tier following the Subcontractor's completion of its Work on the Project.

§ 11.2 Final Payment

§ 11.2.1 Final payment, constituting the entire unpaid balance of the Contract Sum including incentive or reduction for Apprenticeship program, if applicable except for statutory retainage, shall be made by the Owner to the Contractor within 30 days of the Owner's Final Completion of all the Work under the Contract, which shall occur when

.1 the Contractor has fully performed the Contract except for the Contractor's responsibility to correct Work as provided in Section 12.2.2 of the revised General Conditions, and to satisfy other requirements, if any, which extend beyond final payment;

.2 the Contractor has submitted a final accounting for the Cost of the Work (including final accountings from any cost reimbursable Subcontractors) and a final Application for Payment;

.3 Final Completion has been achieved;

.4 a final Certificate for Payment has been issued by the Architect; and

.5 the requirements for Final Acceptance in the revised General Conditions are met.

.6 Affidavit of Wages Paid forms have been approved for the Contractor and each Subcontractor of any tier.

The Owner's final payment to the Contractor shall be made in accordance with the Contract Documents.

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§ 11.2.2 The Owner's auditors will review and report in writing on the Contractor's final accounting (including the final accounting of any mechanical and/or electrical subcontracts under RCW 39.10.385) within 60 days after delivery of the final accounting to the Architect and Owner by the Contractor. Based upon such Cost of the Work as the Owner's auditors report to be substantiated by the Contractor's final accounting, and provided the other conditions of Section 11.2.1 have been met, the Architect will, within seven days after receipt of the written report of the Owner's auditors, either issue to the Owner a final Certificate for Payment with a copy to the Contractor, or notify the Contractor and Owner in writing of the Architect's reasons for withholding a certificate as provided in Section 9.5.1 of the revised General Conditions. The time periods stated in this Section supersede those stated in Section 9.4.1 of the revised General Conditions. Neither the Architect nor the Owner is responsible for verifying the accuracy of the Contractor's final accounting. The Owner's final accounting shall not preclude or in any way limit the Owner from exercising its rights of audit under other provisions of this Contract.

§ 11.2.3 If the Owner's auditors report the Cost of the Work as substantiated by the Contractor's final accounting to be less than claimed by the Contractor, the Contractor shall be entitled to invoke the dispute resolution procedure of Article 15 of the revised General Conditions. Commencement of the dispute resolution procedure for the disputed amount shall be made by the Contractor within 30 days after the Contractor's receipt of a copy of the Architect's final Certificate for Payment. Failure to commence the dispute resolution procedure within this 30-day period shall result in the substantiated amount reported by the Owner's auditors becoming binding on the Contractor. Pending a final resolution of the disputed amount, the Owner shall pay the Contractor the undisputed amount in the final Application for Payment.

§ 11.2.4 If, subsequent to final payment and at the Owner's request, the Contractor incurs costs described in Section 7.1.1 and not excluded by Section 7.9 to correct defective or nonconforming Work, the Owner shall reimburse the Contractor such costs and the Contractor's Fee applicable thereto on the same basis as if such costs had been incurred prior to final payment, but not in excess of the GMP.

ARTICLE 12 DISPUTE RESOLUTION

§ 12.1 Disputes

All Claims shall be brought and resolved in accordance with Article 15 of the revised General Conditions.

ARTICLE 13 TERMINATION OR SUSPENSION

§ 13.1 Termination Prior to Execution of the GMP Amendment

§ 13.1.1 If the Owner and the Contractor do not reach an agreement on the GMP, which agreement can only be established through execution of the GMP Amendment by both parties, the Owner may terminate this Agreement upon not less than seven days' written notice to the Contractor, and the Contractor may terminate this Agreement, upon not less than seven days' written notice to the Owner. Notwithstanding anything herein to the contrary, the Owner shall maintain the right to terminate for cause or convenience as described in Article 14 of AIA Document A201, as revised.

§ 13.1.2 In the event of termination of this Agreement pursuant to Section 13.1.1, the Contractor shall be compensated for Preconstruction Phase services and Work reasonably and necessarily performed prior to receipt of a notice of termination, not to exceed the approved Preconstruction Services costs, in accordance with the terms of this Agreement. In no event shall the Contractor's compensation under this Section exceed the compensation set forth in Section 5.1.

§ 13.1.3 Prior to the execution of the GMP Amendment, the Owner may terminate this Agreement upon not less than seven days' written notice to the Contractor for the Owner's convenience and without cause, or for cause, and the Contractor may terminate this Agreement, upon not less than seven days' written notice to the Owner, for the reasons set forth in Article 14 of A201–2017, as revised.

§ 13.1.4 In the event of termination of this Agreement pursuant to Section 13.1.3, the Contractor shall be equitably compensated for Preconstruction Phase services and Work reasonable and necessarily performed prior to receipt of a notice of termination. In no event shall the Contractor's compensation under this Section exceed the compensation set forth in Section 5.1.

§ 13.1.5 If the Owner terminates the Contract pursuant to Section 13.1.3 after the commencement of the Construction Phase but prior to the execution of the GMP Amendment, the Owner shall pay to the Contractor an amount calculated as follows, which amount shall be in addition to any compensation paid to the Contractor under Section 13.1.4:

.1 Take the Cost of the Work incurred by the Contractor to the date of termination;

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.2 Add the Contractor's Fee computed upon the Cost of the Work to the date of termination at the rate stated in Section 6.1 or, if the Contractor's Fee is stated as a fixed sum in that Section, an amount that bears the same ratio to that fixed-sum Fee as the Cost of the Work at the time of termination bears to a reasonable estimate of the probable Cost of the Work upon its completion;

.3 Subtract the aggregate of previous payments made by the Owner for Construction Phase services; and

.4 Adjust for statutory retainage in accordance with RCW 60.28.

§ 13.1.6 The Owner shall also pay the Contractor fair compensation, to the extent permitted in Sections 7.1 through 7.8 and not excluded by Section 7.9 of this Agreement, either by purchase or rental at the election of the Owner, for any equipment purchased solely for the Project and now owned by the Contractor that the Owner elects to retain and that is not otherwise included in the Cost of the Work under Section 7. To the extent that the Owner elects to take legal assignment of subcontracts and purchase orders (including rental agreements), the Contractor shall, as a condition of receiving the payments referred to in this Article 13, execute and deliver all such papers and take all such steps, including the legal assignment of such subcontracts and other contractual rights of the Contractor, as the Owner may require for the purpose of fully vesting in the Owner the rights and benefits of the Contractor under such subcontracts or purchase orders. All Subcontracts, purchase orders and rental agreements entered into by the Contractor will contain provisions allowing for assignment to the Owner as described above.

§ 13.1.6.1 If the Owner accepts assignment of subcontracts, purchase orders or rental agreements as described above, the Owner will reimburse or indemnify the Contractor for all costs arising under the subcontract, purchase order or rental agreement, if those costs would have been reimbursable as Cost of the Work if the contract had not been terminated and unless the Owner has already paid the Contractor for such related costs. If the Owner chooses not to accept assignment of any subcontract, purchase order or rental agreement that would have constituted a Cost of the Work had this agreement not been terminated, the Contractor will terminate the subcontract, purchase order or rental agreement and the Owner will pay the Contractor the costs necessarily incurred by the Contractor because of such termination but only if the Owner authorized the execution of the Subcontract or if the Owner and Contractor executed a GMP Amendment covering that Subcontractor's portion of the Work.

§ 13.2 Termination or Suspension Following Execution of the GMP Amendment

§ 13.2.1 Termination

The Contract may be terminated by the Owner or the Contractor as provided in Article 14 of AIA Document A201–2017, as revised. This Section 13.2 applies after the Owner and Contractor have executed the final GMP Amendment, not initial Early Bid Package Amendments (commonly referred to as mini-MACCs). Any termination prior to the execution of the final GMP Amendment shall be addressed through Section 13.1.

§ 13.2.2 Termination by the Owner for Cause

§ 13.2.2.1 The Contract may be terminated by the Owner for cause as provided in Article 14 of AIA Document A201–2017, as revised.

§ 13.2.3 Termination by the Owner for Convenience

If the Owner terminates the Contract for convenience the Owner shall pay the Contract a fee in accordance with Article 14 of AIA Document A201–2017, as revised

§ 13.3 Suspension

The Work may be suspended by the Owner as provided in Article 14 of AIA Document A201–2017, as revised; in such case, the GMP and Contract Time shall be increased as provided in Article 14 of AIA Document A201–2017, as revised, except that the term "profit" shall be understood to mean the Contractor's Fee as described in Sections 6.1 and 6.3.5 of this Agreement.

ARTICLE 14 MISCELLANEOUS PROVISIONS

§ 14.1 Terms in this Agreement shall have the same meaning as those in A201–2017. Where reference is made in this Agreement to a provision of AIA Document A201–2017, as revised, or another Contract Document, the reference refers to that provision as amended or supplemented by other provisions of the Contract Documents.

§ 14.2 Successors and Assigns

§ 14.2.1 The Owner and Contractor, respectively, bind themselves, their partners, successors, assigns and legal representatives to covenants, agreements, and obligations contained in the Contract Documents. Except as provided in Section 14.2.2 of this Agreement, and in Section 13.2.2 of A201–2017, as revised, neither party to the Contract shall

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assign the Contract as a whole without written consent of the other. If either party attempts to make an assignment without such consent, that party shall nevertheless remain legally responsible for all obligations under the Contract.

§ 14.3 Insurance and Bonds
§ 14.2.1 The Contractor shall maintain the insurance and provide bonds as set forth in the Contract Documents, including Article 11 of the revised General Conditions.

§ 14.3 Project Information.
§ 14.3.1 The Contractor and all Subcontractors shall submit Project information required by the state Capital Projects Advisory Review Board.

§ 14.4 Permits, Fees and Notices
§ 14.4.1 The Owner will obtain and pay directly for any permits and governmental fees listed as the Owner's responsibility in the Specifications. Except for Subcontractor permits and fees, the Contractor shall obtain all additional permits and licenses necessary for the execution of the Work and pay all permit, utility, miscellaneous, and ancillary fees required. The costs of such permits and licenses shall be as an allowance in the Negotiated Support Services, except for Subcontractor permits, fees, and licenses which costs shall be included within the subcontract bid packages. Subcontractor bid packages shall include all permits and fees necessary for such Subcontractors to perform their work, including without limitation all fees, licenses, permits, plan check fees for deferred submittals, application fees and review fees for any and all shop drawings or bidder designed systems, any inspection fees not covered by the initial building permit fee, including reinspection fees, government fees, Department of Labor and Industries fees, renewals and penalties, and inspections by government agencies necessary for proper execution and completion of the Subcontractor's Work. The Owner will not pay, and the Contractor will not be reimbursed for, license fees or any renewals or penalties. Any such costs not paid for by the Owner shall be covered by the Specified General Conditions.

§ 14.4.2 The Contractor shall coordinate and schedule all Work with permitting agencies, utility companies, and other such agencies determined to have jurisdictional authority necessary for completion of the Work. The Contractor shall be responsible for providing all information, documents, and fees to the permitting agencies, utility companies, and other such agencies determined to have jurisdictional authority as necessary to timely obtain and coordinate permits, utility and other such connections. The Contractor shall obtain all permit renewals during the course of the Work.

§ 14.4.3 The Contractor will be responsible for providing information to the Department of Labor and Industries and/or local jurisdiction.

§ 14.4.4 The Contractor will be responsible for any renewals of and penalties arising from the building permit and other permits and governmental fees.

§ 14.4.5 The Contractor shall provide copies of all approved permits to the Owner within 5 business days of receipt of such permits.

§ 14.4.6 Prior to Final Acceptance, the approved, signed permits shall be delivered to the Owner. Certificates of inspection, use, and occupancy shall be delivered to Owner upon completion of the Work in sufficient time for occupation of the Project in accordance with the approved Construction Schedule.

§ 14.4.7 In the event of any conflict between the permit requirements and the Contract Documents, the requirements of the permit shall take precedence and Contractor shall not be entitled to any change in the Contract Sum or Contract Time.

§ 14.5. E-Verify: Contractor shall enter into and register a Memorandum of Understanding with the Department of Homeland Security E-Verify program within 60 days of executing this Agreement. Contractor shall ensure all Contractor employees and any subcontractors assigned to perform Services under this Agreement are eligible to work in the United States. Contractor shall provide compliance verification upon City's request.

ARTICLE 15 SCOPE OF THE CONTRACT
§ 15.1 This Contract represents the entire and integrated agreement between the Owner and the Contractor and supersedes all prior negotiations, representations or agreements, either written or oral. This Contract may be amended only by written instrument signed by both Owner and Contractor.

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§ 15.2 The following documents comprise the Contract:

.1 AIA Document A133™–2019, as revised, Standard Form of Agreement Between Owner and Contractor as Constructor where the basis of payment is the Cost of the Work Plus a Fee with a GMP
.2 AIA Document A133™-2019, Exhibit A, GMP Amendment, if executed
.3 AIA Document A201™–2017, as revised, General Conditions of the Contract for Construction
.4 Other documents, if any, listed below:

RFP dated November 15, 2024
RFFP dated March 3, 2025
Contractor's Response to RFP dated January 15, 2025
Contractor's RFFP Final Proposal Form dated March 25, 2025
Contractor's Schedule dated _____
Addenda 1 through 2
Exhibit 1 – Pre-Construction Work Plan
Exhibit 2 – Cost Responsibility Matrix

This Agreement is entered into as of the day and year first written above.

CITY OF VANCOUVER
A municipal corporation

Signed by:
C084EA446CF9483...
Lon Pluckhahn, City Manager

6/13/2025
Date

Attest:

DocuSigned by:
Natasha Ramras
493E940414AE4BD...
Natasha Ramras, City Clerk

Approved as to form:

DocuSigned by:
Nena Cook
A17C6F7FA2AC4D4...
Nena Cook, City Attorney

CONTRACTOR:
Skanska USA Building Inc

Signed by:
94B32D9737024EA...
Signature

Brian Urban — VP / Account Manager
Printed Name /Title

6/10/2025
Date

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AIA® Document A201® – 2017

General Conditions of the Contract for Construction

for the following PROJECT:
(Name and location or address)

Vancouver Public Works Operations Campus, 8713 NE 94th Avenue, Vancouver, WA 98662

THE OWNER:
(Name, legal status and address)

City of Vancouver, PO Box 1995, Vancouver WA 98668-1995

THE ARCHITECT:
(Name, legal status and address)

TFC Architecture, 124 N I St, Tacoma WA 98403

ADDITIONS AND DELETIONS:
The author of this document has added information needed for its completion. The author may also have revised the text of the original AIA standard form. An *Additions and Deletions Report* that notes added information as well as revisions to the standard form text is available from the author and should be reviewed.

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

For guidance in modifying this document to include supplementary conditions, see AIA Document A503™, Guide for Supplementary Conditions.

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ARTICLE 1 GENERAL PROVISIONS

§ 1.1 Basic Definitions

§ 1.1.1 The Contract Documents

The Contract Documents are enumerated in the Agreement between the Owner and Contractor (hereinafter the Agreement) and consist of the Agreement, Conditions of the Contract (General, Supplementary and other Conditions), Drawings, Specifications, Addenda issued prior to execution of the Contract, other documents listed in the Agreement, and Modifications issued after execution of the Contract. A Modification is (1) a written amendment to the Contract signed by both parties, (2) a Change Order, (3) a Construction Change Directive, or (4) a written order for a minor change in the Work issued by the Owner or Architect. Unless specifically enumerated in the Agreement, the Contract Documents do not include other documents such as the advertisement or invitation to bid, Instructions to Bidders, sample forms, other information furnished by the Owner in anticipation of receiving bids or proposals, the Contractor's bid or proposal, or portions of Addenda relating to bidding or proposal requirements.

§ 1.1.2 The Contract

The Contract Documents form the Contract. The Contract represents the entire and integrated agreement between the parties hereto and supersedes prior negotiations, representations, or agreements, either written or oral. The Contract may be amended or modified only by a Modification. The Contract Documents shall not be construed to create a contractual relationship of any kind (1) between the Contractor and the Architect or the Architect's consultants, (2) between the Owner and a Subcontractor or a Sub-subcontractor (although the Owner does not waive any third-party beneficiary rights it may otherwise have as to Subcontractors of any tier), (3) between the Owner and the Architect or the Architect's consultants, or (4) between any persons or entities other than the Owner and the Contractor. The Architect shall, however, be entitled to performance and enforcement of obligations under the Contract intended to facilitate performance of the Architect's duties.

§ 1.1.3 The Work

The term "Work" means the construction services and administrative procedures required by the Contract Documents, whether completed or partially completed and whether new construction or modification of existing structures, and includes all other labor, materials, equipment, and services provided or to be provided by the Contractor to fulfill the Contractor's obligations. The Work may constitute the whole or a part of the Project. Where the Work requires construction that modifies or interfaces with existing structures, the Contractor shall ensure that the Work is compatible and interfaces with the as-built conditions of the existing structures.

§ 1.1.4 The Project

The Project is the total construction of which the Work performed under the Contract Documents may be the whole or a part and which may include construction by the Owner and by Separate Contractors.

§ 1.1.5 The Drawings

The Drawings are the graphic and pictorial portions of the Contract Documents showing the design, location and dimensions of the Work, generally including plans, elevations, sections, details, schedules, and diagrams.

§ 1.1.6 The Specifications

The Specifications are that portion of the Contract Documents consisting of the written requirements for materials, equipment, systems, standards and workmanship for the Work, and performance of related services.

§ 1.1.7 Instruments of Service

Instruments of Service are representations, in any medium of expression now known or later developed, of the tangible and intangible creative work performed by the Architect and the Architect's consultants under their respective professional services agreements. Instruments of Service may include, without limitation, the Project Manual, studies, surveys, models, sketches, drawings, specifications, and other similar materials through which the Work to be executed by the Contractor is described.

§ 1.1.8 Project Manual

The Project Manual is a volume or volumes usually assembled for the Work which may include the bidding requirements, sample forms, Conditions of the Contract, Specifications, and other related materials such as construction details and schedules.

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§ 1.2 Correlation and Intent of the Contract Documents

§ 1.2.1 The intent of the Contract Documents is to include all items necessary for the proper execution and completion of the Work by the Contractor. The Contract Documents are complementary, and what is required by one shall be as binding as if required by all; performance by the Contractor shall be required only to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the indicated results and design intent.

§ 1.2.2 The invalidity of any provision of the Contract Documents shall not invalidate the Contract or its remaining provisions. If it is determined that any provision of the Contract Documents violates any law, or is otherwise invalid or unenforceable, then that provision shall be revised to the extent necessary to make that provision legal and enforceable. In such case the Contract Documents shall be construed, to the fullest extent permitted by law, to give effect to the parties' intentions and purposes in executing the Contract.

§ 1.2.3 Organization of the Specifications into divisions, sections and articles, and arrangement of Drawings shall not control the Contractor in dividing the Work among Subcontractors or in establishing the extent of Work to be performed by any trade, nor shall it remove the Contractor's obligation to complete all of the Work when coordination between the Specifications and the Drawings or coordination between subcontracts is required.

§ 1.2.4 Unless otherwise stated in the Contract Documents, words not defined in the Contract Documents that have well-known technical or construction industry meanings are used in the Contract Documents in accordance with such recognized meanings.

§ 1.2.5 If the Contractor discovers that the Specifications, Drawings, or Project Manual fail to particularly describe the material or kind of goods to be used in any place or discovers an inconsistency or ambiguity between the Specifications, Drawings, or Project Manual or an inconsistency or ambiguity arises internally within the Specifications, Drawings, or Project Manual, then the Contractor shall make inquiry of the Architect as to what is best suited. Upon review and acceptance by Owner and Architect, the material that a competent contractor, having participated in a preconstruction phase and following accepted construction industry standards, would use in its place to produce first quality finished Work shall be considered a part of the Contract without adjustment to the GMP or Contract Time. If the Contractor discovers such an inconsistency or ambiguity and fails to notify the Architect, there shall be no adjustment to the GMP or Contract Time.

§ 1.2.6 In the event of a conflict or discrepancy among or in the Contract Documents that cannot be resolved by interpreting the Contract Documents as a single, integrated document and giving effect to each provision therein, interpretation shall be governed in the following priority, with an Addendum or a revision to a Contract Document having precedence over the original document and later Addenda having precedence over earlier:

.1 Agreement (revised A133-2019, including exhibits) (written amendments having precedence)
.2 Any Supplementary Conditions
.3 These revised General Conditions (A201-2017)
.4 Any Special Conditions
.5 Specifications
.6 Drawings (large-scale having precedence over small-scale, and written or computed dimensions having precedence over scaled dimensions)
.7 RFP and RFFP Documents
.8 Material and Systems Schedules

In the event that Work is shown on Drawings but not contained in Specifications, the Work as shown shall be provided at no change in the GMP or Contract Time, according to specifications to be issued by the Architect that are consistent with and reasonably inferable from the Work shown on the Drawings.

§ 1.3 Capitalization

Terms capitalized in these General Conditions include those that are (1) specifically defined, (2) the titles of numbered articles and identified references to Sections in this document, (3) the titles of other documents published by the American Institute of Architects, or (4) published codes and standards.

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§ 1.4 Interpretation

In the interest of brevity the Contract Documents frequently omit modifying words such as “all” and “any” and articles such as “the” and “an,” but the fact that a modifier or an article is absent from one statement and appears in another is not intended to affect the interpretation of either statement. Reference in the singular to an article, device, item or piece of equipment shall include the larger of the number of such articles indicated in the Contract Documents or the number required to complete the installation. Specification and Drawing notes may include incomplete sentences where words such as "shall," "shall be," "the Contractor shall," and similar phrases shall be supplied by inference. The term(s) "approved," "or approved" and "as approved" mean approved by the Architect, and by any governing codes and officials, and by any quality standards specified as applicable to the work in question. "As directed" means as directed by the Architect or the Owner. The term "provide" means to furnish and install. The term "as required" or "as necessary" means as required by applicable codes or standards, and/or as may be required for proper completion of the work. Divisions and Sections included are listed in the "Table of Contents," together with the number of pages in each Section. The Contractor shall check its copies of the Specifications with the "Table of Contents" to ensure that they are complete

§ 1.5 Ownership and Use of Drawings, Specifications, and Other Instruments of Service

§ 1.5.1 The Architect and the Architect’s consultants shall, subject to any right of the Owner, be deemed the authors and owners of their respective Instruments of Service, including the Drawings and Specifications, and will, subject to any right of the Owner, retain all common law, statutory, and other reserved rights in their Instruments of Service, including copyrights. The Contractor, Subcontractors, Sub-subcontractors, and suppliers shall not own or claim a copyright in the Instruments of Service. Submittal or distribution to meet official regulatory requirements or for other purposes in connection with the Project is not to be construed as publication in derogation of the Architect’s or Architect’s consultants’ reserved rights.

§ 1.5.2 The Contractor, Subcontractors, Sub-subcontractors, and material or equipment suppliers are authorized to use and reproduce the Instruments of Service provided to them solely and exclusively for execution of the Work under the Contract Documents and with respect to the Project. All copies made under this authorization shall bear the copyright notice, if any, shown on the Instruments of Service. All copies of the Instruments of Service, except the Contractor's record set, shall be returned or suitably accounted for to the Architect, on request, upon completion of the Work. The Contractor may retain one record set. The Contractor, Subcontractors, Sub-subcontractors, and suppliers may not use the Instruments of Service on other projects or for additions to the Project outside the scope of the Work without the specific written consent of the Owner, Architect, and the Architect’s consultants.

§ 1.6 Notice

§ 1.6.1 Except as otherwise provided in Section 1.6.2, where the Contract Documents require one party to notify or give notice to the other party, such notice shall be provided in writing to the designated representative of the party to whom the notice is addressed and shall be deemed to have been duly served if delivered in person, by mail, by courier, or by electronic transmission if a method for electronic transmission is set forth in the Agreement.

§ 1.6.2 Notice of Claims as provided in Section 15.1.3 shall be provided in writing and shall be deemed to have been duly served only if delivered to the designated representative of the party to whom the notice is addressed by certified or registered mail, or by courier providing proof of delivery.

§ 1.7 Digital Data Use and Transmission

Contractor acknowledges that drawings, specifications, Instruments of Service, or any other information or documentation that Contractor receives in digital form, including but not limited to any building information model, may contain transmission or translation errors and are issued for convenience only, and thus Contractor may only rely upon hard copy documents and digitally signed pdfs. Any electronic files other than digitally signed pdf files may be provided for the convenience of the Contractor only. Neither the Architect nor the Owner shall be liable for any inaccuracy or incompleteness in information contained in an electronic copy other than digitally signed pdf files of an Instrument of Service. Electronic files other than digitally signed pdf files are not Contract Documents and cannot be relied upon as identical to the Contract Documents. Use of information contained in electronic files other than digitally signed pdf files is at the Contractor’s risk and without liability to the Architect or the Owner. The Contractor may be required to execute the Architect’s electronic document release to obtain the Instruments of Service other than hard copy and digitally signed pdf files. To the extent that the Contractor or its Subcontractors of any tier create building information models for the Project, Contractor shall share such building information models with the Owner upon Substantial Completion.

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ARTICLE 2 OWNER

§ 2.1 General

§ 2.1.1 The Owner of this Project is the City of Vancouver. The Owner shall designate in writing one or more Designated Representative(s) who is/are authorized in writing to act on behalf of Owner with respect to specific Owner rights and responsibilities under the Contract. No officer, agent, representative, or employee of the Owner shall be personally responsible for any liability arising under the Contract.

§ 2.2 Information and Services Required of the Owner

§ 2.2.1 Except for permits and fees that are the responsibility of the Contractor under the Contract Documents, including those required under Section 14.4 of the Agreement, the Owner shall secure and pay for necessary environmental approvals, easements, assessments and related charges required for construction, use or occupancy of permanent structures or for permanent changes in existing facilities. The Contractor is responsible to secure and pay for licenses and all other permits, subject to Section 14.4 of the Agreement.

§ 2.2.2 The Owner shall retain an architect lawfully licensed to practice architecture, or an entity lawfully practicing architecture, in the jurisdiction where the Project is located. That person or entity is identified as the Architect in the Agreement and is referred to throughout the Contract Documents as if singular in number. The term "Architect" means the Architect or the Architect's authorized representative and does not include any employees of the Owner.

§ 2.2.3 If the employment of the Architect terminates, the Owner shall employ a successor and whose status under the Contract Documents shall be that of the Architect.

§ 2.2.4 The Owner may furnish surveys describing physical characteristics, legal limitations and utility locations for the site of the Project, and a legal description of the site. The Contractor shall be entitled to rely on the accuracy of information furnished by the Owner but shall exercise proper precautions relating to the safe performance of the Work. The Contractor should assume that the locations of any underground or hidden utilities, active or abandoned underground tanks, plumbing or electrical runs indicated in the survey or Contract Documents are shown in approximate locations, but the Contractor is responsible for making all utility location checks and verifications. The Contractor is responsible for performing all utilities investigation and location work to determine the precise locations thereof. The Contractor shall not damage or interrupt utilities or utilities services of any kind. The Contractor shall bear the risk of loss arising out of its Work which directly or indirectly damages or interrupts any utilities or utilities services, or causes or contributes to damages of any nature, except in the case where the loss resulted because the utility location information provided by Owner or Utility Provider was inaccurate.

§ 2.2.5 The Owner shall, upon reasonable written request, furnish information or services required of the Owner by the Contract Documents with reasonable promptness. The Owner shall also furnish any other information or services under the Owner's control and relevant to the Contractor's performance of the Work with reasonable promptness after receiving the Contractor's written request for such information or services.

§ 2.2.6 Unless otherwise provided in the Contract Documents, upon written request the Owner shall furnish to the Contractor one digital copy of the Contract Documents for purposes of making reproductions pursuant to Section 1.5.2.

§ 2.3 Owner's Right to Stop the Work

If the Contractor fails to correct Work that is not in accordance with the requirements of the Contract Documents as required by Section 12.2 or repeatedly or materially fails to carry out Work in accordance with the Contract Documents, the Owner may issue a written order to the Contractor to stop the Work, or any portion thereof, until the cause for such order has been eliminated; however, the right of the Owner to stop the Work shall not give rise to a duty on the part of the Owner to exercise this right for the benefit of itself or the Contractor or any other person or entity, except to the extent required by Section 6.1.3.

§ 2.4 Owner's Right to Carry Out the Work

If the Contractor defaults or neglects to carry out the Work in accordance with the Contract Documents and fails within a seven (7) day period after receipt of notice from the Owner to commence and continue to make reasonable progress toward the correction of such default or neglect with diligence and promptness, the Owner may, without prejudice to other remedies the Owner may have, correct such default or neglect. In the event such deficiencies threaten the health or safety of the Owner's employees or occupants, or exist within fourteen (14) calendar days of the date on which the Owner is scheduled to begin operations at the Project, the Owner may immediately proceed to

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correct such deficiencies without notice. In either such case, an appropriate Change Order shall be issued deducting from payments then or thereafter due the Contractor the reasonable cost of correcting such deficiencies, including Owner's expenses and compensation for the Architect's additional services and expenses made necessary by such default, neglect, or failure. The right of the Owner to correct the Work pursuant to this Section 2.4 shall not give rise to any duty on the part of the Owner to exercise this right for the benefit of itself or others. If payments then or thereafter due the Contractor are not sufficient to cover such amounts, the Contractor shall pay the difference to the Owner. If the Contractor disagrees with the actions of the Owner or the Architect, or the amounts claimed as costs to the Owner, the Contractor may file a Claim pursuant to Article 15. The Owner's exercise of its rights under the Section shall not adversely affect any warranties applicable to the Project.

ARTICLE 3 CONTRACTOR

§ 3.1 General

§ 3.1.1 The Contractor is the person or entity identified as such in the Agreement and is referred to throughout the Contract Documents as if singular in number. The Contractor shall be lawfully licensed, bonded, and insured in the jurisdiction where the Project is located. The Contractor shall designate in writing a representative who shall have express authority to bind the Contractor with respect to all matters under this Contract. The term "Contractor" means the Contractor or the Contractor's authorized representative.

§ 3.1.2 The Contractor shall perform the Work in accordance with the Contract Documents and submittals approved or accepted pursuant to Section 3.12.

§ 3.1.3 The Contractor shall not be relieved of its obligations to perform the Work in accordance with the Contract Documents either by activities or duties of the Architect in the Architect's administration of the Contract, or by tests, inspections or approvals required or performed by persons or entities other than the Contractor.

§ 3.1.4 The Contractor shall be and operate as an independent contractor in the performance of the Work and shall have complete control over and responsibility for all personnel performing the Work. The Contractor is not authorized to enter into any agreements or undertakings for or on behalf of the Owner or to act as or be an agent or employee of the Owner.

§ 3.2 Review of Contract Documents and Field Conditions by Contractor

§ 3.2.1 Execution of the Contract and the GMP Amendment by the Contractor is a representation that the Contractor has visited the site, become generally familiar with local conditions under which the Work is to be performed, and correlated its personal observations with the requirements of the Contract Documents. By executing this Contract and the GMP Amendment, the Contractor represents and acknowledges that the GMP is reasonable compensation for all the Work, that the Contract Time is adequate for the performance of the Work, and that it has carefully examined the Contract Documents and the Project site, including any existing structures and access thereto, and any drawings of the existing conditions available from the Owner, and that it has satisfied itself as to the nature, location, character, quality and quantity of the Work, the labor, materials, equipment, goods, products, supplies, work, services and other items to be furnished and all other requirements of the Contract Documents, as well as the surface conditions and other foreseeable matters that may be encountered at the Project site or affect performance of the Work or the cost or difficulty thereof, including but not limited to those conditions and matters affecting: transportation, access, local regulations, disposal, handling and storage of materials, equipment and other items; availability and quality of labor, water, electric power, utilities, drainage; availability and condition of roads; normal climatic conditions and season; physical conditions at the Project site and the surrounding locality; topography and ground surface conditions; and equipment and facilities needed preliminary to and at all times during the performance of the Work. The failure of the Contractor to fully acquaint itself with any such condition or matter shall not in any way relieve the Contractor from the responsibility for performing the Work in accordance with the Contract Documents and within the Contract Time and the GMP and shall not be the basis of a Claim.

§ 3.2.2 Because the Contract Documents are complementary, the Contractor shall, before starting each portion of the Work, carefully study and compare the various Drawings, Specifications, and other Contract Documents relative to that portion of the Work, as well as the information furnished by the Owner pursuant to Section 2.2.4, shall take field measurements and verify any existing conditions, including all general reference points and any interfering existing conditions, related to that portion of the Work, and shall observe any conditions at the site affecting it and shall carefully compare and verify such field measurements and conditions and other information known to the Contractor with the Contract Documents before commencing such activities. These obligations are for the purpose of facilitating coordination and construction by the Contractor and are not for the purpose of discovering errors,

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omissions, or inconsistencies in the Contract Documents; however, the Contractor shall promptly report to the Architect and the Owner any errors, inconsistencies or omissions discovered by or made known to the Contractor as a request for information in such form as the Owner or Architect may require. It is recognized that the Contractor's review is made in the Contractor's capacity as a contractor and not as a licensed design professional, unless otherwise specifically provided in the Contract Documents.

§ 3.2.3 The Contractor is not required to ascertain that the Contract Documents are in accordance with applicable laws, statutes, ordinances, building codes, rules and regulations, or lawful orders of public authorities, but the Contractor shall promptly report to the Owner and Architect any nonconformity discovered by or made known to the Contractor as a request for information in such form as the Owner or Architect may require. The Contractor shall comply with all applicable federal, state, county and city laws, ordinances, rules and regulations, including, but not limited to, the latest applicable versions of:

.1 International Building Code (with Washington State amendments);
.2 Uniform Plumbing Code;
.3 Uniform Mechanical Code;
.4 International Fire Code;
.5 National Electrical Code;
.6 Washington State Energy Code;
.7 Washington State Rules and Regulations for Barrier-Free Design;
.8 Americans With Disabilities Act (ADA);
.9 American National Standards Institute (ANSI A117.1)
.10 Federal and State Safety Codes as adapted and/or modified by State and Local Ordinances; and
.11 Any applicable municipal codes.

§ 3.2.4 Subject to the restrictions in Sections 3.2.4 and 3.2.4.1.4 of the Agreement as to what constitutes a compensable design error or omission, if the Contractor believes that additional cost or time is involved because of any design errors or omissions or inconsistencies noted by the Contractor, or clarifications or instructions issued by the Owner or Architect in response to the Contractor's notices or requests for information pursuant to Sections 3.2.2 or 3.2.3, the Contractor shall submit any Claims as provided in Article 15. If the Contractor fails to perform the obligations of Sections 3.2.2 or 3.2.3, the Contractor shall pay such costs and damages to the Owner, subject to Section 15.1.5, as would have been avoided if the Contractor had performed such obligations. If the Contractor performs those obligations, the Contractor shall not be liable to the Owner or Architect for damages resulting from errors, inconsistencies or omissions in the Contract Documents, for differences between field measurements or conditions and the Contract Documents, or for nonconformities of the Contract Documents to applicable laws, statutes, ordinances, codes, rules and regulations, and lawful orders of public authorities unless the Contractor recognized or reasonably should have recognized such error, inconsistency, omission or difference and failed to report it to the Owner and the Architect. If the Contractor performs any construction activity it knows or reasonably should have known involves an error, inconsistency or omission in the Contract Documents or reports referenced therein without such notice to the Owner and the Architect, the Contractor shall be responsible for such performance and shall bear the attributable costs for correction.

§ 3.2.5 Any investigations of hidden or subsurface conditions by Owner or its consultants have been made for design purposes. There is no guarantee, express or implied, that the conditions indicated are representative of those existing throughout the site or that unforeseen developments may not occur. Contractor is solely responsible for reasonably interpreting the information and extrapolating beyond the testing location, including each individual boring, test pit or other location. At Owner's request, Contractor shall make available to Owner the results of any site investigation, test borings, analyses, studies, or other tests conducted by or in possession of Contractor or any of its agents. Contractor represents that it is familiar with the Project Site and has reviewed all information made available to Contractor or listed in the Contract Documents, including the soils report and civil plan referred to therein concerning the conditions of the Project Site. Contractor shall undertake such further investigations and studies as may be necessary or useful to determine Project conditions with pre-approval from Owner. Contractor shall exercise special care in executing subsurface work in proximity of known subsurface utilities, improvements, and easements.

§ 3.2.6 The Contractor shall do no work, except work related to means and methods and temporary controls, without applicable Drawings, Specifications, or written modifications or, where required, Shop Drawings, Product Data, or Samples, unless instructed to do so in writing by the Architect and the Owner.

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§ 3.3 Supervision and Construction Procedures

§ 3.3.1 The Contractor shall supervise and direct the Work, using the Contractor's best skill and attention. The Contractor shall be solely responsible for, and have control over, construction means, methods, techniques, sequences, assembly details and procedures, and for coordinating all portions of the Work under the Contract. The Contractor shall review any such specific instructions concerning construction means, methods, techniques, sequences, assembly details or procedures, shall evaluate the jobsite safety thereof, and shall advise the Owner and Architect (a) if the specified instruction or procedure deviates from what the Contractor considers to be good construction practice or jeopardizes jobsite safety, (b) if following the instruction or procedure will negatively affect any warranties, or (c) if the Contractor objects to the instruction or procedure. The Contractor shall propose alternative instructions or procedures acceptable to the Contractor, for which no increase in the GMP or Contract Time will be made. The Contractor shall not proceed with such alternative instruction or procedure without the written acceptance of the Owner and the Architect, and the Contractor shall be fully and solely responsible for the jobsite safety of such means, methods, techniques, sequences, or procedures.

§ 3.3.2 The Contractor shall be responsible to the Owner for acts and omissions of the Contractor's principals, agents, employees, Subcontractors of any tier and their agents and employees, and other persons or entities performing portions of the Work for, or on behalf of, the Contractor or any of its Subcontractors of any tier.

§ 3.3.3 The Contractor shall be responsible for inspection of portions of Work already performed to determine that such portions are in proper condition to receive subsequent Work. Under no condition shall a section of Work proceed prior to preparatory work having been completed, cured, dried and otherwise made satisfactory to receive the related Work. Responsibility for timely installation of all materials and equipment rests solely with the Contractor, who shall maintain coordination control at all times. The Contractor shall require its Subcontractors of any tier to be familiar with all aspects of the Contract Documents related to their Work. The Contractor shall ensure that the responsible Subcontractor has carefully examined all preparatory work that has been executed to receive its Work and has notified the Contractor (who shall notify the Owner and Architect in writing) of any defects or imperfections in preparatory work that will, in any way, affect satisfactory completion of the Work. The lack of such notification, or the failure of the Contractor to inspect such portions of the Work, shall constitute an acceptance of preparatory work and a waiver of any later claim of defect therein.

§ 3.3.4 The Contractor shall perform such detailed examination, inspection and quality control and surveillance of the Work as will ensure that the Work is progressing and is being completed in strict accordance with the Contract Documents, including the then current issue of the Drawings, Specifications, and accepted Shop Drawings. The Contractor shall be responsible for examination, inspection and quality control and surveillance of all Work performed by any Subcontractor of any tier. The Contractor shall determine when it is necessary to perform, and shall perform, tests (as a Cost of the Work and in addition to those requested by the Owner or required by the Specifications or any other provision of the Contract Documents) to verify its inspections or to ensure that the Work is being completed in strict accordance with the Contract Documents. The Contractor shall report known errors, omissions, or inconsistencies to the Architect and the Owner before commencing Work. Inspections by or on behalf of the Owner shall not constitute approval of the Work.

§ 3.3.5 The Contractor shall plan and lay out all Work in advance of installation so as to coordinate all Work without delay or revision. The Contractor is responsible for coordination of all the Drawings related to specific locations. The Contractor shall establish and maintain existing lot lines, restrictions, existing survey markers of any kind, and bench marks. The Contractor shall establish and maintain all other lines, levels and bench marks necessary for the execution of the Work and take necessary steps to prevent their dislocation or destruction. The Contractor shall employ a professional land surveyor registered in the State of Washington to initially lay out and be responsible for the accuracy of the Work and to create and submit to the Owner an as-built survey and accurate utility as-builts for use by the Owner. The Contractor shall provide an as-built surveyed site plan noting all site improvements, including but not limited to building corners, storm, sewer, drains, grade and invert elevations, edge of pavement, signs, markings, back of curb, and sidewalks.

§ 3.3.6 The Contractor's superintendent shall provide a Daily Report to the Owner for each work day during the Contract time, whether or not any Work is performed, and for each non-work day in which Work is performed on the site as more fully detailed Section 3.3.2.3 of the Agreement. The Daily Report shall be completed on a form approved by the Owner and Architect, and submitted to the Owner and the Architect on the work day following the day covered in the Report, as required by the Contract Documents.

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§ 3.3.7 Contractor shall ensure that its owner(s) and employees, and those of its Subcontractors, have no economic interest in any public works contract in violation of chapter 42.23 RCW (Code of Ethics for Municipal Officers - Contract Interests) and City of Vancouver Charter Section 11.07 (Personal Interest). Contractor shall remove, at its sole cost, any of its or its Subcontractors' employees if their continued participation would violate these provisions.

§ 3.4 Labor and Materials

§ 3.4.1 Unless otherwise provided in the Contract Documents, the Contractor shall provide and pay for labor, materials, equipment, tools, construction equipment and machinery, water, heat, utilities, transportation, and other facilities and services necessary for proper execution and completion of the Work, whether temporary or permanent and whether or not incorporated or to be incorporated in the Work. Unless stated otherwise in the GMP Amendment, to the extent that the Owner allows the Contractor to utilize the Owner's utilities, the Contractor shall install temporary meters to quantify the Contractor's required reimbursement to the Owner for those utilities.

§ 3.4.2 After the GMP Amendment has been executed, the Owner and the Architect may consider a written request for the substitution of material or products in place of those specified in the Contract Documents only as described in the Specifications and following the procedures of the Contract Documents. The written request must include the specifications for the material or product and any proposed change in the GMP or Contract Time. The Contractor may make substitutions only with the written consent of the Owner, after evaluation by the Architect and in accordance with a Change Order or Construction Change Directive. By requesting a substitution, the Contractor represents that it has personally investigated the proposed material or product and determined that it is equal or better in all respects to that specified (or if not equal or better in all respects, the Contractor shall identify such deficiencies), that the same or better warranty will be provided for the substitution, that complete cost data, including all direct and indirect costs of any kind, has been presented, that it waives any other known or unknown Claim for an increase in the GMP or Contract Time, that it has coordinated with affected Subcontractors, and the substitution will not impact other parts of the Work, and that it will coordinate the installation of the substitution if accepted and make all associated changes in the Work.

§ 3.4.2.1 The Contractor shall enforce strict discipline and good order among the Contractor's employees and other persons carrying out the Work. The Contractor shall not permit employment of unfit persons or persons not properly skilled in tasks assigned to them. The Contractor shall remove from the Work and Work site any employee or other person who the Owner reasonably considers objectionable without change in the GMP or Contract Time.

§ 3.4.2.2 No employees of either the Contractor or any of its Subcontractors of any tier shall harass, intimidate, have physical contact with, or engage in other verbal or physical conduct or communication of a sexual, intimidating or harassing nature with employees, nor create an intimidating, hostile or offensive environment. The Contractor shall remove from the Work and Work site any employee or other person who has engaged in such actions or who the Owner reasonably considers objectionable. Without limiting the generality of the foregoing, the Contractor shall ensure by appropriate provisions in each subcontract agreement that the Contractor may remove from the Work and Work site any Subcontractor or Subcontractor's employee who has engaged in such action. At no change to the GMP or Contract Time, the Contractor shall remove from the Work and Work site any employee or other person pursuant to this Section. Failure to comply with these requirements is grounds for immediate termination of the Contract for cause.

§ 3.4.3 The Contractor shall develop and administer a system for maintaining site security and tracking all individuals with access to the Project site. All contractors, suppliers, and visitors who come onto the Project site shall be required to display an identification badge or sticker on their person (such as a hard hat sticker), which shall be provided by the Contractor as part of the Contract Sum. The Contractor shall coordinate the distribution of badges or stickers, shall maintain a list of all contractors, suppliers, and visitors with permission to be on the Project site (including identifying any personnel required to have a background check pursuant to Section 3.4.2.1 above), and shall make such list available to the Owner or Architect upon request. All badges or stickers shall include a personal identifier (such as a numerical designation), correlated with the Contractor's list of approved personnel and visitors, to allow the Owner or Architect to identify the contractor, supplier, or visitor

§ 3.4.4 Prevailing Wages

§ 3.4.4.1 Pursuant to RCW 39.12, "Prevailing Wages on Public Works," no worker, laborer, or mechanic employed in the performance of any part of the Work shall be paid less than the "prevailing rate of wage" (in effect as of the date that bids are due) as determined by the Industrial Statistician of the Department of Labor and Industries. The

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State of Washington prevailing wage rates applicable for this public works project, which is located in Clark County, may be found at the following website address of the Department of Labor and Industries:

https://secure.lni.wa.gov/wagelookup/.

Based on the bid submittal deadline for this project, the applicable effective date for prevailing wages for the pre-construction phase of this Project is Wednesday, January 15, 2025. Any Early Bid Packages that may be issued will utilize the preconstruction phase wage rates. Prevailing wage rates for the Construction Phase will be based on the signature dates of the GMP Amendment.

To the extent that there is any discrepancy between the attached or provided schedule of prevailing wage rates and the published rates applicable under WAC 296-127-011, or if no schedule is attached, the applicable published rates shall apply with no increase in the GMP. It is the Contractor's responsibility to ensure that the correct prevailing wage rates are paid. The Contractor shall provide the respective Subcontractors with a schedule of the applicable prevailing wage rates. Questions relating to prevailing wage data should be addressed to the Industrial Statistician upon request.

Mailing Address:	Department of Labor and Industries Prevailing Wage Office PO Box 44540 Olympia, WA 98504-4540
Telephone:	360-902-5335
Facsimile:	360-902-5300
Website:	https://lni.wa.gov/licensing-permits/public-works-projects/prevailing-wage-rates

§ 3.4.4.2 Pursuant to RCW 39.12.060, in case any dispute arises as to what are the prevailing rates of wages for work of a similar nature, and such dispute cannot be adjusted by the parties in interest, including labor and management representatives, the matter shall be referred for arbitration to the Director of the Washington State Department of Labor and Industries, and his or her decision therein shall be final and conclusive and binding on all parties involved in the dispute.

§ 3.4.4.3 The Contractor shall defend, indemnify and hold the Owner harmless, including attorneys' fees, from any violation or alleged violation by the Contractor or any Subcontractor of any tier of Chapter 39.12 RCW ("Prevailing Wages on Public Works") and Title 51 RCW ("Industrial Insurance").

§ 3.4.5 The Contractor shall comply with all applicable provisions of Chapter 49.28 RCW ("Hours of Labor").

§ 3.4.6 Pursuant to Chapter 49.70 RCW ("Worker and Community Right to Know Act") and WAC 296-901 *et seq.*, the Contractor shall provide the Owner copies of and have available at the Project site a workplace survey or material safety data sheets for all "hazardous" chemicals under the control or use of Contractor or any Subcontractor of any tier at the Project site. Contractor shall not be entitled to any additional Contract Time or compensation arising from its failure or alleged failure to comply with this statute or regulation.

§ 3.4.7 All products and materials incorporated into the Project as part of the Work shall be certified as "asbestos-free" and "lead-free" by United States standards. At the completion of the Project, the Contractor shall submit Certificates of Asbestos-Free and of Lead-Free Materials, certifying that all materials and products incorporated into the Work meet the requirements of this section.

§ 3.4.8 The Contractor shall be responsible for labor peace on the Project and shall at all times use its best efforts and exercise its best judgment as an experienced contractor to adopt and implement policies and practices designed to avoid work stoppages, slowdowns, disputes or strikes where reasonably possible and practical under the circumstances, and shall at all times maintain Project-wide labor harmony. The Contractor shall provide the Owner advance notice, to the extent possible, of any anticipated strikes.

§ 3.4.9 Materials shall conform to the manufacturer's standards in effect at the date of execution of the Contract Documents and shall be installed in strict accordance with the manufacturer's instructions, specifications and directions. The Contractor shall, if required in writing by the Owner or Architect, furnish satisfactory evidence

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regarding the kind and quality of any materials identifying thereon the source, and warranting their quality and compliance with the Contract Documents.

§ 3.4.10 Apprenticeship

§ 3.4.10.1 Pursuant to RCW 39.04.320, no less than fifteen percent (15%) of the Labor Hours shall be performed by apprentices, unless a different amount is permitted or otherwise required by law.

§ 3.4.10.2 Apprenticeship hours shall be performed by participants in training programs approved by the Washington State Apprenticeship Council.

§ 3.4.10.3 "Labor Hours" means the total hours of workers receiving an hourly wage who are directly employed on the site of the public works project. "Labor Hours" includes hours performed by workers employed by the Contractor and all Subcontractors working on the Project. "Labor Hours" does not include hours worked by foremen, superintendents, owners, and workers who are not subject to prevailing wage requirements of Chapter 39.12 RCW.

§ 3.4.10.4 During the term of this Contract, the Owner may adjust the apprenticeship labor hour requirement if the Contractor has demonstrated to the satisfaction of the City that it has utilized good faith efforts to meet the established requirement. Good faith effort may be demonstrated by providing documentation that demonstrates one or more of the following scenarios:

.1 Apprentice retention issues;
.2 Apprentice to journeyperson ratio requirements;
.3 Classroom training resulting in less hours on the project;
.4 Added or deleted work affecting apprenticeship participation;
.5 Displace member of current workforce;
.6 Inability to find available apprentices;
.7 Conflict with federal requirements;
.8 Technical or prescriptive warranty work, or
.9 No available apprenticeship programs.

§ 3.4.10.5 The Contractor shall be entitled to a monetary incentive of $10,000 for meeting the goals identified in this Section 3.4.10. The Contractor shall be subject to a monetary penalty of $100 per labor hour for failure to meet the goals identified in this Section 3.4.10 if a good faith effort has been documented. The Owner cannot within existing resources identify an expected cost value to be included in the bid associated with failing to meeting the goals.

§ 3.5 Warranty

§ 3.5.1 Warranty shall be one (1) year from the Substantial Completion date. The Contractor warrants to the Owner and Architect that materials and equipment furnished under the Contract will be of good quality and new unless the Contract Documents require or explicitly permit otherwise. The Contractor further warrants that the Work will be performed in a skillful and workmanlike manner, will conform to the requirements of the Contract Documents and will be free from defects, except for those inherent in the quality of the Work the Contract Documents require or explicitly permit. Work, materials, or equipment not conforming to these requirements, including substitutions not properly approved and authorized, will be considered defective. Unless such actions are caused by, or are the responsibility of the Contractor, the Contractor's warranty excludes remedy for damage or defect caused by abuse by the Owner, alterations to the Work not executed or supervised by or through the Contractor, improper or insufficient maintenance, improper operation, or normal wear and tear and normal usage. If required by the Owner or Architect, the Contractor shall furnish satisfactory evidence as to the kind and quality of materials and equipment. The Contractor is not relieved of its general warranty obligations by the specification of a particular product or procedure in the Contract Documents. Warranties in the Contract Documents shall survive completion, acceptance, final payment, and the correction period identified in Section 12.2. The Contractor shall secure, assign if requested by the Owner, and furnish directly to the Owner, all written warranties required by the Contract documents, first executed by the applicable Subcontractor and those suppliers and manufacturers furnishing materials or equipment for the Work and subsequently countersigned by the Contractor, which shall extend to the Owner all rights, claims, benefits and interests that the Contractor may have under express or implied warranties or guarantees against the Subcontractor, supplier or manufacturer for defective or non-conforming Work Warranty language shall comply with the Contract Documents and shall be submitted to the Owner and Architect at least thirty (30) days prior to ordering the warranted material or equipment.

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§ 3.5.2 All material, equipment, or other special warranties required by the Contract Documents shall be issued in the name of the Owner, or shall be transferable to the Owner, and shall commence in accordance with Section 9.8.4. The Contractor shall secure, assign if requested by the Owner, and furnish directly to the Owner all written warranties required by the Contract Documents, first executed by the applicable Subcontractor and those suppliers and manufacturers furnishing materials for the Work, and subsequently countersigned by the Contractor, which shall extend to the Owner all rights, claims, benefits and interests that the Contractor may have under express or implied warranties or guarantees against the Subcontractor, supplier or manufacturer for defective or non-conforming Work. Prior to furnishing Owner with written guarantees and warranties, the Contractor shall provide copies to the Owner and Architect for review.

§ 3.5.3 At its sole cost and expense, Contractor shall promptly pay and perform, to the reasonable satisfaction of Owner or its transferee, any repairs required of Contractor, in fulfillment of the foregoing warranty obligations. Should Contractor fail to perform any non-emergency maintenance or repair required pursuant to this Subparagraph within fifteen (15) days of notice thereof from Owner or any transferee of Owner shall be entitled to recover directly from Contractor the cost thereof (including attorneys' fees) plus interest at the statutory rate thereon until repaid, immediately and upon demand by Owner therefore. Owner or its assigns shall be entitled to make emergency repairs to the Project whether or not within the warranty obligations of Contractor hereunder without providing Contractor prior notice thereof; provided however that notice and demand for repayment for such emergency repairs shall be provided to Contractor as soon thereafter as is reasonably practicable. Contractor's warranties shall be in addition to any manufacturer's warranties and Contractor agrees to assist Owner with prosecution of manufacturer's warranties. As used above, the term "defects" shall mean (a) any portions of the Work not in conformance with the Contract Documents or (b) any portion of the Work which is otherwise incomplete, defective, not performed in a sound an workmanlike manner, or not performed in accordance with applicable laws, rules, codes, and ordinances, orders, or similar binding pronouncement enacted by any local, state or federal government agency, bureau, department or government.

§ 3.5.4 The obligations under this section shall survive Final Acceptance.

§ 3.6 Taxes

The Owner will pay Washington State sales tax through the Contractor in addition to the GMP. Washington State sales tax shall not be included in the bid amount. The Contractor shall pay sales, consumer, use, B&O, income, and similar taxes for the Work provided by the Contractor that are legally enacted when bids are received, whether or not yet effective or merely scheduled to go into effect. Tariffs are not reimbursable and shall not increase the reimbursable Contract Sum regardless of when implemented.

§ 3.7 Fees, Notices and Compliance with Laws

§ 3.7.1 N/A

§ 3.7.2 The Contractor shall comply with and give notices required by applicable laws, statutes, ordinances, codes, rules and regulations, and lawful orders of public authorities applicable to performance of the Work. The Contractor shall coordinate and schedule all Work with entities having jurisdiction over the site, permitting agencies, utility companies, and other such agencies determined to have jurisdictional authority necessary for completion of the Work. The Contractor shall keep the Owner informed of communications from these authorities and utilities. The Owner will assist the Contractor with such coordination and scheduling, but the Owner is not responsible for any delays caused by such permitting agencies, utility companies, and other such agencies determined to have jurisdictional authority. The Contractor shall be responsible for providing all information and documents to the permitting agencies, utility companies, and other such agencies determined to have jurisdictional authority within 30 days after issuance of the Notice to Proceed as necessary to obtain and coordinate permits, utility and other such connections. The Contractor shall obtain all permit renewals during the course of the Work. The Contractor is responsible for providing information and fees to the Department of Labor and Industries.

§ 3.7.3 If the Contractor observes that portions of the Contract Documents are at variance with applicable laws, statutes, ordinances, building codes, rules and regulations, or lawful orders of public authorities, the Contractor shall promptly notify the Architect and Owner in writing, and necessary changes shall be accomplished by appropriate modification. If the Contractor performs Work knowing it to be contrary to applicable laws, statutes, ordinances, codes, rules and regulations, or lawful orders of public authorities, the Contractor shall assume appropriate responsibility for such Work and shall bear the costs attributable to correction.

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§ 3.7.4 Concealed or Unknown Conditions

If the Contractor encounters conditions at the site that are (1) subsurface or otherwise concealed physical conditions that differ materially from those indicated in any soils reports made available to the Contractor by the Owner or in the Contract Documents or (2) unknown physical conditions of an unusual nature that differ materially from those ordinarily found to exist and generally recognized as inherent in construction activities of the character provided for in the Contract Documents, the Contractor shall promptly provide written notice to the Owner and the Architect before conditions are disturbed and in no event later than three (3) days after first observance of the conditions. The Architect will promptly investigate such conditions and, if the Architect determines that they differ materially and cause an increase or decrease in the Contractor's cost of, or time required for, performance of any part of the Work, will recommend that an equitable adjustment be made in the GMP or Contract Time, or both, consistent with the requirements of the Contract Documents. If the Architect determines that the conditions at the site are not materially different from those indicated in the Contract Documents and that no change in the terms of the Contract is justified, the Architect shall promptly notify the Owner and Contractor in writing. Any Claim of the Contractor arising from the Architect's determination or recommendation shall be made in accordance with the dispute resolution procedure in Article 15. No increase to the GMP or the Contract Time shall be allowed if the Contractor knew or reasonably should have known of the concealed conditions prior to its executing the GMP Amendment.

§ 3.7.5 If, in the course of the Work, the Contractor encounters human remains or recognizes the existence of burial markers, archaeological sites or wetlands not indicated in the Contract Documents, the Contractor shall immediately suspend any operations that would affect them and shall immediately notify the Owner and Architect by telephone and email. Upon receipt of such written notice, the Owner and Contractor shall promptly cooperate with each other and take any action necessary to obtain governmental authorization required to resume the operations. The Contractor shall continue to suspend such operations that may affect the human remains, burial markers, archaeological sites or wetlands until otherwise instructed by the Owner but shall continue with all other operations that do not affect those remains or features. Requests for adjustments in the GMP and Contract Time, if any, arising from the existence of such remains or features shall be made as provided in Article 15.

§ 3.8 Allowances

§ 3.8.1 The Contractor shall include in the GMP all allowances stated in the Contract Documents. Items covered by allowances shall be supplied for such amounts and by such persons or entities as the Owner may direct, but the Contractor shall not be required to employ persons or entities to whom the Contractor has made reasonable and timely written objection.

§ 3.8.2 Unless otherwise provided in the Contract Documents,

- **.1** allowances shall cover the cost to the Contractor of materials and equipment delivered at the site and all required taxes, except sale tax on progress payments, less applicable trade discounts;
- **.2** Contractor's costs for unloading and handling at the site, labor, installation costs, overhead, profit, and other expenses contemplated for stated allowance amounts shall be included in the GMP but not in the allowances; and
- **.3** whenever costs are more than or less than allowances, the GMP shall be adjusted accordingly by Change Order. The amount of the Change Order shall reflect (1) the difference between actual, reasonable costs and the allowances under Section 3.8.2.1 and (2) changes in Contractor's costs under Section 3.8.2.2, except where the allowance is based upon a unit price specified in the Agreement.

Allowances are defined in the Contract Documents due to the uncertainty in the scope, price and quantity of the Allowance items at the time the Contract was executed. Whenever actual costs are more or less than the Allowance, the GMP will be adjusted accordingly by Change Order. The Contractor must provide the Owner with written notice of its intent to exceed an Allowance amount, with estimates and justification (providing the Owner with the opportunity to approve or reject the excess costs) before exceeding an Allowance amount.

§ 3.8.3 Materials and equipment under an allowance shall be selected by the Owner with sufficient time to avoid delay in the Work.

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§ 3.9 Project Management Staff

§ 3.9.1 The Contractor shall employ a competent, computer literate, and experienced project manager, project engineer, superintendent and necessary assistants as identified in the Contractor's proposal who shall be in attendance at the Project site during performance of the Work. The superintendent shall represent the Contractor, and communications given to the superintendent shall be as binding as if given to the Contractor. Important communications shall be confirmed in writing. Other communications shall be similarly confirmed on written request in each case. The Contractor shall use an experienced superintendent, who shall be an employee of the Contractor and shall remain on the Project site whenever Subcontractors of any tier are present and not less than eight hours per day, five days per week, unless the job is closed down due to a legal holiday, a general strike, conditions beyond the control of the Contractor, termination of the Contract in accordance with the Contract Documents or unless Final Completion is attained. The project manager shall also be an employee of the Contractor.

§ 3.9.2 The project manager, project engineer, and superintendent shall be employees of the Contractor, one or more of whom shall remain on the Project site whenever Subcontractors of any tier are present and not less than eight hours per day, five days per week, unless the job is closed down due to a legal holiday, a general strike, conditions beyond the control of the Contractor, or termination of the Contract in accordance with the Contract Documents or unless Final Completion is attained. After Substantial Completion, a qualified, experienced representative of the Contractor with authority to bind the Contractor shall remain on site as needed until Final Completion is attained. Similarly, appropriate Subcontractor supervisory personnel (foreman level or above) shall also be present at the Project site whenever Subcontractor Work of any tier is being performed whether before or after Substantial Completion. Neither the superintendent nor the Contractor's project manager or project engineer shall be changed without the approval of the Owner, which shall not be unreasonably withheld. The Contractor's superintendent shall not be employed on any other project during the course of the construction Work.

§ 3.9.3 Within ten (10) days after issuance of the conditional Notice to Proceed, the Contractor shall furnish to the Owner and Architect:

.1 A chain-of-command organizational chart which includes all supervisory personnel, including the project manager, the project engineer and the superintendent, assistant superintendent and lead foreman, that the Contractor intends to use on the Work. The chart shall specify any limits of authority for each person, including any limitation on his or her ability to speak for and bind the Contractor, as well as any limits on decision-making authority with respect to specific dollar values, Contract Time, and issues affecting quality of the Work.

.2 Complete resumes, including all past and current projects, for the project manager, project engineer, and superintendent. The Owner reserves the right to reject personnel reasonably believed to be unsuitable or incompatible for the Project. The Contractor shall replace any rejected personnel with an agreeable replacement at no increase in the GMP or Contract Time.

.3 A list of telephone numbers for all key personnel of the Contractor and its principal subcontractors for purposes of contacting personnel after hours in the event of an emergency. The list shall be periodically updated as necessary to ensure the Owner has the most current information.

§ 3.9.4 The individuals identified in response to Section 3.9.3 shall be the same as those identified in the Contractor's RFP response. Contractor shall not change the superintendent, project manager, project engineer, or any individual identified in the Contractor's RFP response without the Owner's consent, which shall not unreasonably be withheld or delayed. The Owner reserves the right, after consultation with the Contractor, to require the Contractor to replace a superintendent, project engineer, project manager or other assistants if the Owner determines that such replacement is in the best interests of the Project. The Owner shall exercise such right in a reasonable manner. The Owner shall be entitled to exercise the same rights concerning any replacement.

§ 3.10 Contractor's Construction and Submittal Schedules

§ 3.10.1 The Contractor, promptly after being awarded the Contract, submit a preliminary draft preconstruction and construction schedule. The Contractor, following execution of the GMP Amendment, shall submit for the Owner's and Architect's information a preliminary Contractor's construction schedule for the Work (as approved, the "Construction Schedule") consistent with the requirements of the Contract Documents. The Construction Schedule shall not exceed time limits current under the Contract Documents, shall be revised at least monthly and as required by the conditions of the Work and Project, shall be related to the entire Project to the extent required by the Contract Documents, and shall provide for expeditious and practicable execution of the Work. The Contractor shall request payment for the monthly update line item with each Application for Payment, based upon the percentage completion

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of the Project. For any month that the Contractor fails to submit an updated Construction Schedule, the Contractor shall not be entitled to any payment for scheduling for that month, and the percentage of the scheduling line item represented by that month's percentage of completion of the Work shall be permanently deducted from the GMP by Change Order.

§ 3.10.1.1 The Contractor shall promptly notify the Owner and Architect in writing of any proposed change in the Construction Schedule or the Contract Time or of any event which could delay performance of any item of the Work, stating the cause of the delay, expected duration of the delay, the anticipated effect of the delay on the Construction Schedule, and the action being taken to correct the delay. Notification of potential delay does not constitute a change in the Contract Time; only a Change Order signed by the Owner can amend the Contract Time. The Contractor shall comply with Article 15 with regard to any delays that it believes are the responsibility of the Owner or are otherwise the subject of a Claim for additional Contract Time.

§ 3.10.1.2 If any proposed Construction Schedule submitted sets forth a date for Substantial Completion for the Work or any phase of the Work beyond the Dates of Substantial Completion established in the Contract Documents (as the same may be extended as provided in the Contract Documents), the Contractor shall submit to the Architect and the Owner for their review a narrative description of the means and methods which the Contractor proposes to use to expedite the progress of the Work to ensure timely completion of the various phases of the Work and Substantial Completion of the Work as a whole in accordance with the Substantial Completion date. Regardless of the cause of any delay, the Contractor shall exercise reasonable efforts to bring the Project back into compliance with the approved Construction Schedule.

§ 3.10.1.3 To the extent that the Contractor or any Subcontractor or material supplier of any tier is responsible for the delay, the Contractor shall take all necessary action to bring the Project back into compliance with the approved Construction Schedule, including without limitation increasing the number of personnel on the Project and implementing overtime and double shifts without additional costs to the Owner.

§ 3.10.2 The Contractor, promptly after being awarded the Contract and thereafter as necessary to maintain a current submittal schedule in accordance with the Contract Documents, shall submit a submittal schedule for the Architect's and Owner's approval. The Architect's and Owner's approval shall not be unreasonably delayed or withheld. The submittal schedule shall (1) be coordinated and submitted with the Construction Schedule, and (2) allow the Architect and Owner reasonable time to review submittals in accordance with the Specifications and submittal procedures. The Contractor shall contemporaneously provide the Owner with a copy of all submittals. The Contractor should expect a response time of at least fourteen days for the Architect's review and at least twenty-one days for review by the Architect's consultants. Complex, inter-related or multiple submittals will often take longer. Neither the Owner nor the Architect can guarantee response times from governmental authorities, such as permitting agencies or review of any required deferred submittals. If the Contractor fails to submit and update a submittal schedule, or fails to provide submittals in accordance with the approved submittal schedule, the Contractor shall not be entitled to any increase in GMP or extension of Contract Time based on the time required for review of submittals.

§ 3.10.3 The Contractor shall perform the Work in accordance with the most recent schedules submitted to the Owner and Architect and shall promptly notify the Owner of any substantial deviations from those schedules. The Contractor's Construction Schedule shall be based upon a critical path method ("CPM") analysis of construction activities and sequence of operations needed for the orderly performance and completion of all separable parts of the Work, in the form of a precedence diagram and activity listing and time-scaled, all in accordance with the Contract and within the Contract Time. The Contractor shall utilize scheduling software for its CPM scheduling. The Schedule shall be resource loaded and provided to the Owner in electronic, readable format. It shall include the Date of Commencement, any milestone dates identified in the Specifications, the Date(s) of Substantial Completion, and the Date(s) of Final Completion in accordance with the Contract Documents. The Schedule shall be updated monthly and submitted with the Contractor's Application for Payment. The Critical Path shall be clearly indicated on the Contractor's Construction Schedule.

§ 3.10.4 The Contractor shall not be entitled to any adjustment in the Contract Time, the Construction Schedule, or the GMP, or to any additional payment of any sort by reason of the loss or use of any float time, including time between the Contractor's anticipated completion date and end of the Contract Time, whether or not the float time is described as such on the Construction Schedule. To ensure that the Owner is substantively aware and effectively able to mitigate any Project delays, the Contractor shall not be entitled to any extension of time, compensable or

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otherwise, for any delay that occurred during any time the Contractor has not timely submitted an updated Construction Schedule as required by the Contract Documents.

§ 3.10.4.1 Any float time to activities not on the critical path shall belong to the Project, and may be used by the Project to optimize its construction process. Any float time between the end of the final construction activity and the final completion date shall belong to the Owner, and may be used by the Owner in determining if additional contract days are to be awarded for changes in the contract or for delays to the contract caused by the Owner. The Contractor will not be entitled to any adjustment in the Contract Time, the Construction Schedule, or the GMP, or to any additional payment of any sort by reason of the Owner's use of float time between the end of the final construction activity and the final completion date or be reason of the loss or use of any float time, including time between the Contractor's anticipated completion date and end of the Contract Time, whether or not the float time is described as such on the Contractor's Construction Schedule.

§ 3.10.5 The Contractor shall attend and participate in and ensure applicable Subcontractors of any tier attend and participate in:

.1 A preconstruction meeting;
.2 Regular weekly on-site Project status meetings scheduled by the Owner or Architect to review progress of the Work, to discuss the Contractor's progress reports, to obtain necessary Owner's or Architect's approvals, and generally to keep the Owner and Architect informed and involved in the progress of the Project; and
.3 Other meetings scheduled from time to time by the Owner or by the Architect to review progress of the Work and other pertinent matters.

§ 3.10.6 Should the Contractor fail to meet any scheduled date as shown, the Contractor shall, upon request, be required at its own expense to submit within ten (10) days of the request a revised proposed schedule and at its own expense to increase its work force and working hours (*e.g.*, through weekends, overtime and additional shifts) to bring the actual completion dates of the activities into conformance with the approved Construction Schedule. The Contractor shall also submit a revised proposed schedule at its own expense (a) with each of its applications for payment and (b) within ten (10) days of notice from the Owner or Architect that the sequence of work varies significantly from that shown on the Construction Schedule. The revised proposed schedule will be reviewed at the construction site one (1) week prior to the due date of the Contractor's monthly application for payment. If requested by the Owner, the Contractor shall provide copies of two (2) tabular reports: (a) a total float report clearly indicating the current critical path through project completion, and (b) a report of activity sorted by early start dates commencing with the previous update and including all undated activities during the previous month. Actual progress of the previous month will be recorded and incorporated into the update. The Owner may withhold any progress payment until such time as the Contractor has provided an approved revised Construction Schedule in a form satisfactory to the Owner and Architect.

§ 3.10.7 The activities defined in the Construction Schedule shall represent the planned durations in anticipation of normal manpower and equipment utilization and durations of whole working days. No activity duration shall exceed fifteen (15) working days unless approved by the Owner for non-construction activities such as procurement, delivery or submittal activities. All durations shall be determined based upon resource planning under contractually defined onsite work conditions. All durations shall be of whole working days. In calculating activity durations, normal inclement weather shall be considered. The Contractor shall schedule the Work to minimize the effect of weather. The Contractor shall also protect the Work site from the effects of weather or take other necessary measures such that the Work can be completed within the time established in the Contract and include these provisions in the Construction Schedule as appropriate.

§ 3.11 Documents and Samples at the Site

The Contractor shall maintain at least weekly and make available, at the Project site, a record set of the Contract Documents, including Change Orders, Construction Change Directives, and other Modifications, in good order and marked currently to indicate field changes and selections made during construction, and the record set of the approved or accepted Shop Drawings, Product Data, Samples, and similar required submittals. These shall be in electronic form or paper copy, available to the Architect and Owner, and delivered to the Architect for submittal to the Owner upon completion of the Work as a record of the Work as constructed. The location of all existing or new hidden piping, valves, conduit, cabling and utilities, as located during the course of construction, shall be appropriately marked until the actual field location dimensions and coordinates are incorporated on the as-built

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drawings, and mechanical and electrical deviations and changes shall be included. The documents shall include all Architectural, Mechanical, Electrical, Structural, Landscape, and Civil as-built drawings, whether changes occur or not, using Owner-approved CAD software. These documents, as well as the approved permit set of plans, shall be available to the Architect and Owner at the site and reviewed with them on a weekly basis. Upon Final Completion of the Work, the Contractor shall transfer all as-built information in a clear and legible manner as described in the Contract Documents and in compliance with all requirements of local governmental entities, shall certify in writing that these documents reflect complete and accurate "as-built" conditions and shall deliver the following in a clear, clean and legible manner and in compliance with all requirements of local governmental authorities: (i) complete, integrated copies of the documents in both paper form in good condition and in electronic form in the same format as originally created by the Architect; (ii) the approved permit set of plans; and (iii) the full-size record documents, Shop Drawings, Specifications, Addenda, maintenance manuals and warranties to the Architect for submittal to the Owner in accordance with the provisions of the Contract Documents. Satisfactory maintenance of up-to-date as-built drawings on a monthly basis will be a requirement for approval of progress payments.

§ 3.12 Shop Drawings, Product Data and Samples

§ 3.12.1 Shop Drawings are drawings, diagrams, schedules, and other data specially prepared for the Work by the Contractor or a Subcontractor, Sub-subcontractor, manufacturer, supplier, or distributor to illustrate some portion of the Work.

§ 3.12.2 Product Data are illustrations, standard schedules, performance charts, instructions, brochures, diagrams, and other information furnished by the Contractor to illustrate materials or equipment for some portion of the Work.

§ 3.12.3 Samples are physical examples and/or assemblies or mock-ups that illustrate materials, equipment, or workmanship, and establish standards by which the Work will be judged.

§ 3.12.4 Shop Drawings, Product Data, Samples, and similar submittals are not Contract Documents. Their purpose is for the Contractor to demonstrate how the Contractor proposes to conform to the information given and the design concept expressed in the Contract Documents for those portions of the Work for which the Contract Documents require submittals. Review and acceptance or approval of such submittals by the Owner or Architect is subject to the limitations of Section 4.2.7 and shall not constitute an approval or acceptance of the Contractor's means and methods or a waiver or modification of any requirement of the Contract Documents. Informational submittals upon which the Architect is not expected to take responsive action may be so identified in the Contract Documents. Submittals that are not required by the Contract Documents may be (but are not required to be) returned by the Owner or Architect without action.

§ 3.12.5 The Contractor shall be responsible for tracking the status of submittals. The Contractor shall review for compliance with the Contract Documents, note any deviations from the Contract Documents, approve in writing, and submit to the Architect, Shop Drawings, Product Data, Samples, and similar submittals required by the Contract Documents, in accordance with the submittal schedule accepted by the Owner and Architect or, in the absence of an accepted submittal schedule, with reasonable promptness and frequency and in such sequence and uniform flow rate consistent with the submittal schedule as to cause no delay in the Work or in the activities of the Owner or of Separate Contractors. The Contractor shall notify the Owner and Architect of any expedited review required. Submittals which are not marked as reviewed for compliance with the Contract Documents and approved by the Contractor may be returned by the Architect without action, which will not constitute an Owner-caused delay to the Contractor. At the time of submission, the Contractor shall inform the Architect in writing if expedited review is requested or if there is any deviation in the Shop Drawings, Product Data, or Samples from the requirements of the Contract Documents (which deviations must be subsequently accepted by the Owner before the Work may proceed). So far as practicable, each Shop Drawing or Product Data submittal shall bear a cross reference note referring to Drawing or detail numbers on the Drawings showing the same Work in order to facilitate checking of Shop Drawing or Product Data and their prompt return to the Contractor. Shop Drawings for interrelated work shall be submitted at approximately the same time.

§ 3.12.6 By submitting Shop Drawings, Product Data, Samples, and similar submittals, the Contractor represents to the Owner and Architect that the Contractor has (1) reviewed and approved each submittal, (2) determined and verified materials, field measurements and field construction criteria related thereto, or will do so, and (3) checked and coordinated the information contained within such submittals with the requirements of the Work and of the Contract Documents.

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.1 Each submittal shall bear a stamp or specific written indication that the Contractor has satisfied its responsibilities under the Contract Documents with respect to the review of the submission. The Contractor's superintendent shall initial each submittal. Submittals that are simply passed through by the Contractor without proper Contractor review and coordination as required, are not acceptable.

.2 Each submittal shall be accompanied by a completed Submittal Cover Sheet, as included in the Project Manual or provided by the Architect, which shall clearly identify applicable Specification Section and paragraph number(s), material, supplier, pertinent data such as catalog numbers, and the use for which it is intended.

§ 3.12.7 The Contractor shall perform no portion of the Work for which the Contract Documents require submittal and review and acceptance of Shop Drawings, Product Data, Samples, or similar submittals, until the respective submittal has been reviewed and no exceptions taken by the Architect or the Work is otherwise authorized to proceed.

§ 3.12.8 The Work shall be in accordance with accepted submittals except that the Contractor shall not be relieved of responsibility for deviations from the requirements of the Contract Documents by the Architect's approval, review or acceptance of Shop Drawings, Product Data, Samples, or similar submittals, unless the Contractor has specifically notified the Architect of such deviation at the time of submittal and (1) the Architect has given written acceptance of the specific deviation as a minor change in the Work, or (2) a Change Order or Construction Change Directive has been issued authorizing the deviation. The Contractor shall not be relieved of responsibility for errors or omissions in Shop Drawings, Product Data, Samples, or similar submittals, by the Architect's approval, review or acceptance thereof. Any corrections or modifications to Shop Drawings made by the Architect shall be deemed accepted by the Contractor, without change in GMP or Contract Time, unless the Contractor provides the Architect with written notice at least three (3) working days before commencing any Work from such Shop Drawings and complies with the change procedures in the Contract Documents. The Contractor shall make all corrections requested by the Architect and, when requested by the Architect, provide one or more corrected submittals without change in the GMP or Contract Time.

§ 3.12.9 The Contractor shall direct specific attention, in writing or on resubmitted Shop Drawings, Product Data, Samples, or similar submittals, to revisions other than those requested by the Architect on previous submittals. In the absence of such notice, the Architect's approval or acceptance of a resubmission shall not apply to such revisions.

§ 3.12.10 The Contractor shall not be required to provide professional services that constitute the practice of architecture or engineering unless such services are specifically required by the Contract Documents for a portion of the Work or unless the Contractor needs to provide such services in order to carry out the Contractor's responsibilities for construction means, methods, techniques, sequences, and procedures. The Contractor shall not be required to provide professional services in violation of applicable law.

§ 3.12.10.1 If professional design services or certifications by a design professional related to systems, materials, or equipment are specifically required of the Contractor by the Contract Documents, the Owner and the Architect will specify all performance and design criteria that such services must satisfy. The Contractor shall be entitled to rely upon the adequacy and accuracy of the performance and design criteria provided in the Contract Documents. The Contractor shall cause such services or certifications to be provided by an appropriately licensed design professional, whose signature and seal shall appear on all drawings, calculations, specifications, certifications, Shop Drawings, and other submittals prepared by such professional. Shop Drawings, and other submittals related to the Work, designed or certified by such professional, if prepared by others, shall bear such professional's written approval when submitted to the Architect. The Owner and the Architect shall be entitled to rely upon the adequacy and accuracy of the services, certifications, and approvals performed or provided by such design professionals, provided the Owner and Architect have specified to the Contractor the performance and design criteria that such services must satisfy. Pursuant to Section 4.2.7, the Architect will review, accept or take other appropriate action on submittals only for the limited purpose of checking for conformance with information given and the design concept expressed in the Contract Documents.

§ 3.12.10.2 If the Contract Documents require the Contractor's design professional to certify that the Work has been performed in accordance with the design criteria, the Contractor shall furnish such certifications to the Architect at the time and in the form specified by the Architect.

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§ 3.12.11 Any mechanical and electrical systems shown in the Drawings are diagrammatic (other drawings may also be diagrammatic.) The Contractor shall have responsibility for coordination and clash detection with other building systems. The Contractor shall provide dimensioned shop/installation Drawings and details for all plumbing piping, ductwork, heating system piping, underground hot water piping, hot water boilers, and accessories to indicate complete systems. Shop Drawings shall be to 1/4" = 1'-0" minimum scale in all mechanical rooms, boiler rooms, as well as where accuracy or location is necessary for coordination or installation purposes. Ductwork shop drawings shall include a separate drawing to not less than 1/4" = 1'-0" scale showing all duct penetrations through structure (floors, roof, and walls) dimensioned, and all equipment locations, weights and pad details for all HVAC equipment. Critical dimensions of all equipment pad, and pipe or duct penetrations through structure shall be included.

§ 3.13 Use of Site

The Contractor shall use the site solely for Work on this project. Contractor shall confine operations at the site to areas permitted by applicable laws, statutes, ordinances, permits, codes, rules and regulations, lawful orders of public authorities, and the Contract Documents and shall not unreasonably encumber the site with materials or equipment. Materials and equipment on site shall be used directly in the Work and not stored on site after their use is complete. There shall be no use of existing on-site facilities (parking, toilets, etc.) without the Owner's prior approval. Portions of the site may be occupied and in use during construction. The Contractor is responsible to coordinate its Work with any such occupation or use at no increase to the GMP or Contract Time and at no disruption to the occupancy or use.

§ 3.14 Cutting and Patching

§ 3.14.1 The Contractor shall be responsible for cutting, fitting, or patching required to complete the Work or to make its parts fit together properly in accordance with the Contract Documents. All areas requiring cutting, fitting, or patching shall be restored to the condition existing prior to the cutting, fitting, or patching to the sole satisfaction of the Owner.

§ 3.14.2 The Contractor shall not damage or endanger a portion of the Work or fully or partially completed construction of the Owner or Separate Contractors by cutting, patching, or otherwise altering such construction, or by excavation. The Contractor shall not cut or otherwise alter construction by the Owner or a Separate Contractor except with written consent of the Owner and of the Separate Contractor. Consent shall not be unreasonably withheld. The Contractor shall not unreasonably withhold, from the Owner or a Separate Contractor, its consent to cutting or otherwise altering the Work.

§ 3.14.3 Existing structures and facilities, including but not limited to buildings, landscaping, utilities, topography, fencing, streets, curbs, and walks, that are damaged or removed due to excavations or other construction work of the Contractor, shall be patched, repaired or replaced by the Contractor to the satisfaction of the Owner, the owner of such structures and facilities, and governmental authorities having jurisdiction. In the event the governmental authorities require that the repairing and patching be done with its own labor and/or materials, the Contractor shall abide by such regulations and it shall pay for such work at no change in the GMP or Contract Time.

§ 3.15 Cleaning Up

§ 3.15.1 The Contractor shall keep the premises and surrounding area, including roads, free from accumulation of waste materials, rubbish, dust, dirt and debris caused by operations under the Contract. The Contractor shall furnish portable containers on site for use by all trades. At the Owner's request and, in any event, at Substantial Completion of the Work, the Contractor shall remove waste materials, rubbish, the Contractor's tools, construction equipment, machinery, and surplus materials from and about the Project.

§ 3.15.2 If the Contractor fails to clean up as provided in the Contract Documents, the Owner may do so and the Owner shall be entitled to reimbursement from the Contractor for any cleanup costs. The Contractor shall only use waste receptacles provided by the Contractor and shall appropriately dispose of any waste material off site.

§ 3.16 Access to Work

The Contractor shall provide the Owner and Owner's agents with access to the Work in preparation and progress wherever located.

§ 3.17 Royalties, Patents and Copyrights

The Contractor shall pay all royalties and license fees. The Contractor shall defend suits or claims for infringement of copyrights and patent rights and shall hold the Owner and Architect harmless from loss on account thereof, but

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shall not be responsible for defense or loss when a particular design, process, or product of a particular manufacturer or manufacturers is required by the Contract Documents, or where the copyright violations are contained in Drawings, Specifications, or other documents prepared by the Owner or Architect. However, if an infringement of a copyright or patent is discovered by, or made known to, the Contractor, the Contractor shall be responsible for the loss unless the information is promptly furnished to the Architect.

§ 3.18 Indemnification

§ 3.18.1 To the fullest extent permitted by law and subject to the following conditions, the Contractor shall defend, indemnify and hold harmless the Owner, its Council members, officials, employees, consultants, and agents, and employees, successors and assigns of any of them ("Indemnified Parties") from and against claims, damages, losses, and expenses, including but not limited to attorneys' fees incurred on such claims and in proving the right to indemnification, arising out of or resulting from the acts or omissions of the Contractor, a Subcontractor of any tier, their agents, and anyone directly or indirectly employed by any of them, or anyone for whose acts they may be liable ("Indemnitor"). Such obligation shall not be construed to negate, abridge, or reduce other rights or obligations of indemnity that would otherwise exist as to a party or person described in this Section 3.18.

§ 3.18.1.1 The Contractor shall fully defend, indemnify, and hold harmless the Indemnified Parties for the sole negligence of the Indemnitor. The indemnification obligations provided in this Section 3.18 do not extend to claims, damages, losses, and expenses arising from the sole negligence of the Indemnified Parties.

§ 3.18.1.2 If such claims are caused by or are resulting from the concurrent negligence of (i) the Indemnified Parties, and (ii) Indemnitor, then the Contractor shall be obligated to defend, indemnify, and hold harmless the Indemnified Parties only to the extent of the Indemnitor's negligence. The Contractor agrees to being added by the Owner as a party to any arbitration or litigation with third parties in which the Owner alleges indemnification or contribution from the Contractor, any of its Subcontractors of any tier, anyone directly or indirectly employed by any of them, or anyone for whose acts any of them may be liable. The Contractor agrees that all of its Subcontractors of any tier shall, in their subcontracts, similarly stipulate; in the event any does not, the Contractor shall be liable in place of such Subcontractor(s) of any tier. To the extent any portion of this Section 3.18 is stricken by a court or arbitrator for any reason, all remaining provisions shall retain their vitality and effect.

§ 3.18.2 In claims against any person or entity indemnified under this Section 3.18 by an employee of the Contractor, a Subcontractor of any tier, anyone directly or indirectly employed by them, or anyone for whose acts they may be liable, the indemnification obligation under Section 3.18.1 shall not be limited by a limitation on amount or type of damages, compensation, or benefits payable by or for the Contractor or a Subcontractor of any tier under workers' compensation acts, disability benefit acts, or other employee benefit acts. After mutual negotiation of the parties, the Contractor waives immunity as to the Owner, the Architect and their respective consultants only under Title 51 RCW, "Industrial Insurance."

§ 3.18.3 To the extent the wording of this Section 3.18 would reduce or eliminate an available insurance coverage of the Contractor or the Owner, this Section 3.18 shall be considered modified to the extent that such insurance coverage is not affected.

§ 3.19 Substitutions

§ 3.19.1 Substitution requests after the Contract has been executed are disfavored; the Owner and the Architect may consider a written request for the substitution of material or products only under exceptional circumstances as specified in the Contract Documents. The written request must include all information designated in the Contract Documents, including without limitation the specifications for the material or product and any proposed change in the GMP or Contract Time.

§ 3.19.2 By requesting a substitution, the Contractor represents that it has personally investigated the proposed material or product and determined that it is equal or better in all respects to that specified, that the same or better warranty will be provided for the substitution, that complete cost data, including all direct and indirect costs of any kind, has been presented, that it waives any other known or unknown Claim for an increase in the GMP or Contract Time, and that it will coordinate the installation of the substitute if accepted and make all associated changes in the Work.

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ARTICLE 4 ARCHITECT

§ 4.1 General

§ 4.1.1 The Architect is the person or entity retained by the Owner pursuant to Section 2.3.2 and identified as such in the Agreement. The Owner shall retain an architect lawfully licensed to practice architecture or an entity lawfully practicing architecture or engineering in the jurisdiction where the Project is located. That person or entity is identified as the Architect in the Agreement and is referred to throughout the Contract Documents as if singular in number. The term "Architect" means the Architect or the Architect's authorized representative and does not include any employees of the Owner.

§ 4.1.2 Duties, responsibilities, and limitations of authority of the Architect as set forth in the Contract Documents shall not be restricted, modified, or extended without written consent of the Owner, Contractor, and Architect. Consent shall not be unreasonably withheld.

§ 4.1.3 If the employment of the Architect is terminated, the Owner shall employ a successor architect whose status under the Contract Documents shall be that of the Architect.

§ 4.2 Administration of the Contract

§ 4.2.1 The Owner will administer the Agreement with assistance from the Architect. The Architect shall have authority to act on behalf of the Owner only as specifically identified in the Contract Documents or as otherwise theorized in writing by the Owner.

§ 4.2.2 The Architect will visit the site at intervals appropriate to the stage of construction, or as otherwise agreed with the Owner, to become generally familiar with and to keep the Owner reasonably informed about the progress and quality of the portion of the Work completed, and to determine in general if the Work observed is being performed in a manner indicating that the Work, when fully completed, will be in accordance with the Contract Documents. However, the Architect will not be required to make exhaustive or continuous on-site inspections to check the quality or quantity of the Work. Neither the Architect nor the Owner will have control over, charge of, or responsibility for the construction means, methods, techniques, sequences or procedures, or for the safety precautions and programs in connection with the Work, since these are solely the Contractor's rights and responsibilities under the Contract Documents, except as provided in Section 3.3.1. The presence of the Architect or the Owner at the site shall not in any manner be construed as assurance that the Work is being completed in compliance with the Contract Documents, nor as evidence that any requirement of the Contract Documents of any kind, including notice, has been met or waived. The Contractor shall reimburse the Owner for any amounts paid to the Architect for site visits made necessary by the fault of the Contractor or by defects and deficiencies in the Work.

§ 4.2.3 On the basis of the site visits, the Architect will keep the Owner reasonably informed about the progress and quality of the portion of the Work completed, and promptly report to the Owner (1) known deviations from the Contract Documents, (2) known deviations from the most recent construction schedule submitted by the Contractor, and (3) defects and deficiencies observed in the Work. Neither the Architect nor the Owner will be responsible for the Contractor's failure to perform the Work in accordance with the requirements of the Contract Documents. Neither the Architect nor the Owner will have control over or charge of, and will not be responsible for acts or omissions of, the Contractor, Subcontractors, or their agents or employees, or any other persons or entities performing portions of the Work. Neither the Architect nor the Owner will be responsible for defining the extent of any subcontract or dealing with disputes between the Contractor and third parties.

§ 4.2.4 Communications

Except as otherwise provided in the Contract Documents or when direct communication has been specially authorized, the Owner and Contractor shall endeavor to communicate with each other through the Architect in all communications that relate to or affect the Architect's services or professional responsibilities or matters arising out of or relating to the Contract. The Contractor shall simultaneously provide the Owner with a direct copy of all written communications to the Architect, including all notices, requests, transmittals, substitutions, RFIs, Claims, and potential changes in the GMP or Contract Time but not including Shop Drawings, Product Data or Samples. The Owner shall promptly notify the Architect of the substance of any direct communications between the Owner and the Contractor otherwise relating to the Project. Communications by and with the Architect's consultants shall be through the Architect. Communications by and with Subcontractors and suppliers shall be through the Contractor except as provided in the Contract Documents. Communications by and with Separate Contractors shall be through the Owner. The Contract Documents may specify other communication protocols.

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§ 4.2.5 Based on the Architect's observations and evaluations of the Work and the Contractor's Applications for Payment, the Architect will make recommendations to and otherwise assist the Owner to determine the amounts due the Contractor and will issue Certificates for Payment in such amounts.

§ 4.2.6 Both the Architect and the Owner have authority to reject Work that does not conform to the Contract Documents. Whenever the Architect or the Owner considers it necessary or advisable, the Architect or the Owner will have authority to require inspection or testing of the Work in accordance with Section 13.5, whether or not the Work is fabricated, installed or completed. However, neither this authority of the Architect or the Owner nor a decision made in good faith either to exercise or not to exercise such authority shall give rise to a duty or responsibility of the Architect or the Owner or their representatives to the Contractor, Subcontractors, suppliers, their agents or employees, or other persons or entities performing portions of the Work.

§ 4.2.7 The Architect will review and approve, accept or take other appropriate action upon, the Contractor's submittals such as Shop Drawings, Product Data, Samples, and other submittals required by the Contract Documents, but only for the limited purpose of checking for conformance with information given and the design intent expressed in the Contract Documents. The Architect's action will be taken with reasonable promptness in accordance with the submittal schedule accepted by the Architect or, in the absence of an approved submittal schedule, with reasonable promptness while allowing sufficient time in the Architect's professional judgment to permit adequate review. Review of such submittals is not conducted for the purpose of determining the accuracy and completeness of other details such as dimensions and quantities, weights or gauges, fabrication processes, coordination with the work of other trades, or for substantiating instructions for installation or performance of equipment or systems, all of which remain the responsibility of the Contractor as required by the Contract Documents. The Architect's review of the Contractor's submittals shall not relieve the Contractor of the obligations under Sections 3.3, 3.5, and 3.12. The Architect's review shall not constitute approval of safety precautions or of any construction means, methods, techniques, sequences, or procedures. The Architect's approval or acceptance of a specific item shall not indicate approval of an assembly of which the item is a component. The Contractor shall clearly note, and the Architect shall not be required to search out, any deviations from the Contract Documents not clearly identified by the Contractor, nor shall the Architect be required to review partial submissions of those for which submission for correlated items have not been received. Regardless of how a submittal is marked, the Contractor should not presume that the Architect has reviewed a submittal in every aspect.

§ 4.2.8 The Architect or Owner will prepare Change Orders and Construction Change Directives, and may order minor changes in the Work as provided in Section 7.4. The Architect will investigate and make determinations and recommendations regarding concealed and unknown conditions as provided in Section 3.7.4.

§ 4.2.9 The Architect will make observations, make recommendations and otherwise assist the Owner to determine the date or dates of Substantial Completion and the date of final completion; issue Certificates of Substantial Completion pursuant to Section 9.8; receive and forward to the Owner, for the Owner's review and records, written warranties and related documents required by the Contract and assembled by the Contractor pursuant to Section 9.10; and issue a final Certificate for Payment upon compliance with the requirements of the Contract Documents and pursuant to Section 9.10.

§ 4.2.10 If the Owner and Architect agree, the Architect will provide one or more Project representatives to assist in carrying out the Architect's responsibilities at the site. The Owner shall notify the Contractor of any change in the duties, responsibilities and limitations of authority of the Project representatives.

§ 4.2.11 The Architect will interpret and decide matters concerning performance under, and requirements of, Drawings and Specifications and any modifications thereto on written request of either the Owner or Contractor. The Architect's response to such requests will be made in writing within any time limits agreed upon or otherwise with reasonable promptness. If no agreement is made concerning the time within which interpretations required of the Architect shall be furnished in compliance with this Section 4.2.11, then delay shall not be recognized on account of failure by the Architect to furnish such interpretations until fifteen (15) days after written request is made for them.

§ 4.2.12 Interpretations and decisions of the Architect will be consistent with the intent of, and reasonably inferable from, the Contract Documents and will be in writing or in the form of drawings. When making such interpretations and initial decisions, the Architect will endeavor to secure faithful performance of the Contract by both Owner and

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Contractor, will not show partiality to either, and will not be liable to the Contractor for results of interpretations or decisions rendered in good faith.

§ 4.2.13 The Architect's decisions on matters relating to aesthetic effect shall be final if consistent with the intent expressed in the Contract Documents and agreeable to the Owner.

§ 4.2.14 The Architect will review and respond to requests for information about the Contract Documents. The Architect's response to such requests will be made in writing within a reasonable time and any time limits agreed upon or otherwise with reasonable promptness. If appropriate, the Architect will prepare and issue supplemental Drawings and Specifications in response to the requests for information.

ARTICLE 5 SUBCONTRACTORS

§ 5.1 Definitions

§ 5.1.1 A Subcontractor is a person or entity who has a direct contract with the Contractor to perform a portion of the Work at the site. The term "Subcontractor" is referred to throughout the Contract Documents as if singular in number and means a Subcontractor or an authorized representative of the Subcontractor. The term "Subcontractor" does not include a Separate Contractor or the subcontractors of a Separate Contractor.

§ 5.1.2 A Sub-subcontractor is a person or entity who has a direct or indirect contract with a Subcontractor to perform a portion of the Work at the site or to supply materials or equipment. The term "Sub-subcontractor" is referred to throughout the Contract Documents as if singular in number and means a Sub-subcontractor or an authorized representative of the Sub-subcontractor.

§ 5.1.3 A Subcontractor of any tier is a Subcontractor or a Sub-subcontractor.

§ 5.1.4 The designation of terms in this Article 5 is not meant to change or alter the definitions contained in Chapter 60.28 RCW ("Lien for Labor, Materials, Taxes on Public Works"), Chapter 39.12 RCW ("Prevailing Wages on Public Works"), or other statutory definitions of a subcontractor for the purposes of such statutes.

§ 5.1.5 Responsible Subcontractor: This designation reflects a person or entity who is qualified and can document training, experience, license, and special certification to perform work, supply materials, or provide equipment required and specified by the Contract Documents.

§ 5.2 Award of Subcontracts and Other Contracts for Portions of the Work

§ 5.2.1 Within ten (10) days after issuance of the Conditional Notice to Proceed, the Contractor shall notify the Owner and Architect in writing of all persons or entities proposed for each principal portion of the Work, including those who are to furnish materials or equipment fabricated to a special design (i.e., at least two percent (2%) of the GMP), as well as the proprietary names and the suppliers of the principal items or systems of materials and equipment proposed for the Work. The Contractor shall organize this list of Subcontractors in the same sequence as the Index of Specification Sheets, and state the Work category followed by the name of the Subcontractor and/or fabricator (or "Contractor" where the portion of the Work is by the Contractor's own forces), including the address, telephone number, individual name of the project contact, and his or her email address. The list shall be accompanied by evidence of any qualifications required within the technical sections of the Project Manual and satisfactory to the Architect and Owner. The list shall be updated promptly as part of the payment process if additional Subcontractors of any tier are engaged. No action or inaction of the Owner or Architect in response to receipt of the names of the proposed Subcontractors of any tier shall constitute approval of any Subcontractor of any tier or of its performance. The Architect may reply promptly to the Contractor in writing stating whether or not the Owner or the Architect (1) has, after due investigation, reasonable objection to any such proposed person or entity or (2) requires additional time for review. "Reasonable objection" shall include without limitation lack of "responsibility" of the proposed Subcontractor, as defined in RCW 39.04.350 or lack of qualification as required within the technical sections of the Project Manual, or as otherwise described in Section 5.2.3. Failure of the Architect to reply promptly shall constitute notice of no reasonable objection. If the Owner makes a reasonable objection, the Contractor shall replace the Subcontractor with no increase to the GMP or Contract Time. Such a replacement shall not relieve the Contractor of its responsibility for the performance of the Work and compliance with all of the requirements of the Contract within the GMP and Contract Time.

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§ 5.2.2 The Contractor shall not contract with a proposed person or entity to whom the Owner or Architect has made reasonable and timely objection. The Contractor shall not be required to contract with anyone to whom the Contractor has made a timely and reasonable objection as not "responsible."

§ 5.2.3 If the Owner or Architect has reasonable objection to a person or entity proposed by the Contractor or a Subcontractor as not "responsible," the Contractor or Subcontractor shall propose another to whom the Owner or Architect has no reasonable objection. If the proposed but rejected Subcontractor was qualified, "responsible," and reasonably capable of performing the Work, the GMP and Contract Time shall be increased or decreased by the difference, if any, occasioned by such change, and an appropriate Change Order shall be issued. However, no increase in the GMP or Contract Time shall be allowed for such change unless the Contractor has acted promptly and responsively in submitting qualified names as required, and no increase in the GMP or Contract Time shall be allowed for such change (1) if the Owner reasonably concludes that a proposed Subcontractor of any tier has materially failed to perform satisfactorily (such as causing a material delay) on one or more projects for the Owner within three years of the bidding date or is otherwise not "responsible" as defined in the Contract Documents, the bidding documents, and RCW 39.04.350; (2) if the proposed Subcontractor is not qualified as required within the technical sections of the Project Manual; or (3) if the proposed lower-tier Subcontractor is different from the entity listed with the first-tier Subcontractor's Bid. Such a replacement shall not relieve the Contractor of its responsibility for the performance of the Work or compliance with all of the requirements of the Contract within the GMP and Contract Time.

§ 5.2.4 The Contractor shall not substitute a Subcontractor, person, or entity for one previously selected if the Owner or Architect makes reasonable objection to such substitution. If the Owner reasonably concludes that any portion of the Work subcontracted by the Contractor is not being performed in accordance with the Contract Documents, the Contractor shall, upon request of the Owner, remove the Subcontractor performing such work. This removal shall not relieve the Contractor of its responsibility for the performance of the Work or complying with all of the requirements of the Contract within the GMP and Contract Time, nor shall the Owner be obligated to so request.

§ 5.2.5 The Contractor shall verify responsibility criteria for each first-tier Subcontractor. A Subcontractor of any tier that engages other Subcontractors must verify responsibility criteria for each of its lower-tier Subcontractors. Verification shall include that each Subcontractor of any tier, at the time of subcontract execution, meets the responsibility criteria listed in the bidding documents for the bid package.

§ 5.3 Subcontractual Relations

§ 5.3.1 By appropriate written agreement, the Contractor shall require each Subcontractor, to the extent of the Work to be performed by the Subcontractor, to be bound to the Contractor by terms of the Contract Documents, and to assume toward the Contractor all the obligations and responsibilities, including the responsibility for safety of the Subcontractor's Work that the Contractor, by these Contract Documents, assumes toward the Owner and Architect. Each subcontract agreement shall preserve and protect the rights of the Owner and Architect under the Contract Documents with respect to the Work to be performed by the Subcontractor so that subcontracting thereof will not prejudice such rights, and shall allow to the Subcontractor, unless specifically provided otherwise in the subcontract agreement, the benefit of all rights, remedies, and redress against the Contractor that the Contractor, by the Contract Documents, has against the Owner. Where appropriate, the Contractor shall require each Subcontractor to enter into similar agreements with Sub-subcontractors. The Contractor shall make available to each proposed Subcontractor, prior to the execution of the subcontract agreement, copies of the Contract Documents to which the Subcontractor will be bound, and, upon written request of the Subcontractor, identify to the Subcontractor terms and conditions of the proposed subcontract agreement that may be at variance with the Contract Documents. Subcontractors will similarly make copies of applicable portions of such documents available to their respective proposed Sub-subcontractors. The Contractor shall provide to the Owner copies of the written agreements between the Contractor and any Subcontractor, and a Subcontractor and any sub-tier Subcontractor, upon request.

§ 5.3.2 The Contractor shall schedule, supervise and coordinate the operations of all Subcontractors of any tier, including any suppliers of early procurement items and any assigned Subcontractors. No subcontracting of any of the Work shall relieve the Contractor from its responsibility for the performance of the Work in accordance with the Contract Documents or from its responsibility for the performance of any other of its obligations under the Contract Documents. The Contractor is responsible for the timely, accurate and appropriate Subcontractor coordination of the Work of lower tier Subcontractors in accordance with the overall Work, including communications, meetings, drawings, illustrations, and other necessary associated activities required for the successful coordination of all trades, schedules, materials and workmanship. The Owner shall provide to the Contractor copies of any written

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Owner-Supplier agreements to any early procurement contracts, to the extent that such agreements are identified in the Specifications.

§ 5.3.3 The Contractor agrees to diligently, and using its best efforts, cause each Subcontractor of any tier to correct, at that Subcontractor's own expense, all Work performed by the Subcontractor of any tier that is defective in material or workmanship or otherwise fails to conform to the Contract Documents, including all necessary removal, replacement and/or repair of any other portion of the Project which may be damaged in removing, replacing or repairing any portion of the Project. If any Subcontractor of any tier defaults in its obligations to promptly correct any such deficiency, the Contractor shall be responsible for correcting the deficiency.

§ 5.3.4 The Contractor shall provide, and shall cause its Subcontractors of any tier to provide, all required notices and comply with all applicable health and safety laws, rules, regulations, codes and lawful orders of public authorities and of quasi-governmental authorities relating to the Work, including without limitation all OSHA and WISHA requirements, and the Contractor shall, and shall cause applicable Subcontractors of any tier to, indemnify, defend and hold harmless the Owner from and against any and all claims, liabilities, fines and attorneys' fees arising from any failure of the Contractor or a Subcontractor of any tier to have complied with any such requirements in any respect.

§ 5.4 Contingent Assignment of Subcontracts

§ 5.4.1 Each subcontract agreement for a portion of the Work is assigned by the Contractor to the Owner, provided that

.1 assignment is effective only after termination of the Contract by the Owner pursuant to Section 14.2 or 14.4 and only for those subcontract agreements that the Owner accepts by notifying the Subcontractor and Contractor in writing; and

.2 assignment is subject to the prior rights of the surety, if any, obligated under bond relating to the Contract.

When the Owner accepts the assignment of a subcontract agreement, the Owner assumes the Contractor's rights and obligations under the subcontract, but only for events and payment obligations that arise after the date of the assignment.

§ 5.4.2 Upon such assignment, if the Work has been suspended for more than sixty (60) days, the Subcontractor's compensation shall be equitably adjusted for increases in cost resulting from the suspension.

§ 5.4.3 Upon assignment to the Owner under this Section 5.4, the Owner may further assign the subcontract to a successor contractor or other entity.

§ 5.5 Subcontractor Responsibility

§ 5.5.1 The Contractor shall include the language of this Section 5.5 in each of its first tier subcontracts, and shall require each of its Subcontractors to include the same language of this Section 5.5 in each of their subcontracts, adjusting only as necessary the terms used for the contracting parties. Upon request of the Owner, the Contractor shall promptly provide documentation to the Owner demonstrating that each Subcontractor meets the Subcontractor responsibility criteria in Section 5.5.2 below. The requirements of this Section apply to all Subcontractors regardless of tier.

§ 5.5.2 At the time of subcontract execution, the Contractor shall verify that each of its first tier Subcontractors meets the following bidder responsibility criteria:

.1 Have a current certificate of registration in compliance with Chapter 18.27 RCW, which must have been in effect at the time of subcontract bid submittal;

.2 Have a current state unified business identifier (UBI) number;

.3 Have received training on requirements related to public works and prevailing wage as required by RCW 39.04.350;

.4 Within the three-year period immediately preceding the date of the bid solicitation, not have been determined by a final and binding citation and notice of assessment issued by the department of labor and industries or through civil judgement entered by a court of limited or general jurisdiction to have willfully violated, as defined in RCW 49.48.082, any provision of Chapter 49.46, 49.48 or 49.52 RCW.

.5 Not have been out of compliance by the Washington State apprenticeship and training council for

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working apprentices out of ratio, without appropriate supervision, or outside their approved work processes as outlined in their standards of apprenticeship under chapter 49.04 RCW for the one-year immediately preceding the date of the bid solicitation;

.6 If applicable, have:

(a) industrial insurance (workers' compensation) coverage for the Subcontractor's employees working in Washington, as required by Title 51 RCW;

(b) a Washington Employment Security Department number, as required by Title 50 RCW;

(c) a Washington Department of Revenue state excise tax registration number, as required by Title 82 RCW;

(d) an electrical contractor license, if required by Chapter 19.28 RCW;

(e) an elevator contractor license, if required by Chapter 70.87 RCW; and

(f) a plumbing contractor license in compliance with chapter 18.106 RCW.

.7 Not be disqualified from bidding on any public works contract under RCW 39.06.010 or 39.12.065(3).

§ 5.6 Liens

§ 5.6.1 The Contractor shall promptly pay (and secure the discharge of any liens asserted by) all persons properly furnishing labor, equipment, materials or other items in connection with the performance of the Work (including, but not limited to, any Subcontractors of any tier) to the extent that the Owner has paid the Contractor for such. The Contractor shall furnish to the Owner such releases of liens and Claims and other documents monthly with its payment application to evidence such payment (and discharge). The Owner may, at its option, withhold payment, in whole or in part, to the Contractor until such documents are furnished. The Contractor may provide other security acceptable to the Owner, such as a bond, in lieu of paying disputed liens or Claims.

§ 5.6.2 The Contractor shall defend, indemnify, and hold harmless the Owner from any liens, including all expenses and the Architect's and attorneys' fees, except to the extent a lien has been filed because of the failure of the Owner to make a contractually required payment.

ARTICLE 6 CONSTRUCTION BY OWNER OR BY SEPARATE CONTRACTORS

§ 6.1 Owner's Right to Perform Construction and to Award Separate Contracts

§ 6.1.1 The term "Separate Contractor(s)" shall mean other contractors retained by the Owner under separate agreements. The Owner reserves the right to perform construction or operations related to the Project with the Owner's own forces, and with Separate Contractors retained under Conditions of the Contract substantially similar to those of this Contract, including those provisions of the Conditions of the Contract related to insurance and waiver of subrogation. If the Contractor claims that delay or additional cost is involved because of such action by the Owner, the Contractor shall make such Claim as provided in Article 15, except that the Contractor shall have no Claim for such construction or operations to the extent disclosed in the Bidding Documents or Contract Documents or known to the Contractor prior to execution of the GMP Amendment. The Contractor is also responsible to coordinate its Work with any other entities performing work on or adjacent to the site, such as work in the right of way and work by utility companies, and the Contractor shall incorporate such work into the Construction Schedule.

§ 6.1.2 When separate contracts are awarded for different portions of the Project or other construction or operations on the site, the term "Contractor" in the Contract Documents in each case shall mean the Contractor who executes each separate agreement.

§ 6.1.3 The Owner shall provide for coordination of the activities of the Owner's own forces and of each Separate Contractor with the Work of the Contractor, who shall cooperate with them. The Contractor shall participate with any Separate Contractors and the Owner in reviewing their construction schedules when directed to do so. The Contractor shall make any revisions to the Construction Schedule deemed necessary after a joint review and mutual agreement with the Owner. The construction schedules shall then constitute the schedules to be used by the Contractor, Separate Contractors, and the Owner until subsequently revised.

§ 6.1.4 Unless otherwise provided in the Contract Documents, when the Owner performs construction or operations related to the Project with the Owner's own forces or with Separate Contractors, the Owner or its Separate Contractors shall have the same obligations and rights that the Contractor has under the Conditions of the Contract, including, without excluding others, those stated in Article 3, this Article 6, and Articles 10, 11, and 12.

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§ 6.2 Mutual Responsibility

§ 6.2.1 The Contractor shall afford the Owner and Separate Contractors reasonable opportunity for introduction and storage of their materials and equipment and performance of their activities, and shall connect and coordinate the Contractor's construction and operations with theirs as required by the Contract Documents. If the Contractor receives items from a separate contractor or from the Owner for storage, erection or installation, the Contractor shall acknowledge receipt for items delivered, and thereafter will be held responsible for the care, storage and any necessary replacement of items received.

§ 6.2.2 If part of the Contractor's Work depends for proper execution or results upon construction or operations by the Owner or a Separate Contractor, the Contractor shall, prior to proceeding with that portion of the Work, promptly notify the Architect and the Owner of apparent discrepancies or defects in the construction or operations by the Owner or Separate Contractor that would render it unsuitable for proper execution and results of the Contractor's Work. Failure of the Contractor to notify the Architect or Owner of apparent discrepancies or defects prior to proceeding with the Work shall constitute an acknowledgment that the Owner's or Separate Contractor's completed or partially completed construction is fit and proper to receive the Contractor's Work. The Contractor shall not be responsible for discrepancies or defects in the construction or operations by the Owner or Separate Contractor that are not reasonably discoverable or apparent.

§ 6.2.3 The Contractor shall reimburse and indemnify the Owner for costs the Owner incurs that are payable to a Separate Contractor because of the Contractor's delays, improperly timed activities or defective construction. If the Contractor claims that delay or additional cost is involved because of such action by the Owner, the Contractor shall make such Claim as provided in Article 15, except that the Contractor shall have no Claim for such construction or operations to the extent disclosed in the Bidding Documents or Contract Documents or known to the Contractor prior to execution of the Contract. The Contractor is also responsible to coordinate its Work with any other entities performing work on or adjacent to the site, such as work in the right of way and work by utility companies, and the Contractor shall incorporate such work into its construction schedule.

§ 6.2.4 The Contractor shall promptly remedy damage caused by the Contractor to completed or partially completed construction or to property of the Owner or Separate Contractor as provided in Section 10.2.5.

§ 6.2.5 The Owner and each Separate Contractor shall have the same responsibilities for cutting and patching as are described for the Contractor in Section 3.14.

§ 6.2.6 Should the Contractor or any of its Subcontractors of any tier cause damage of any kind, including but not limited to delay, to any other contractor or Subcontractor on the Project, the Contractor shall, upon due notice, promptly attempt to settle with such other contractor or Subcontractor by agreement or otherwise to resolve the dispute.

§ 6.3 Owner's Right to Clean Up

If a dispute arises among the Contractor, Separate Contractors, and the Owner as to the responsibility under their respective contracts for maintaining the premises and surrounding area free from waste materials and rubbish, the Owner may clean up and allocate the cost among those responsible plus a ten percent (10%) markup on such costs.

ARTICLE 7 CHANGES IN THE WORK

§ 7.1 General

§ 7.1.1 Changes in the Work may be accomplished after execution of the Contract, and without invalidating the Contract, solely by Change Order (CO), Construction Change Directive (CCD) or order for a minor change in the Work, subject to the limitations and qualifications stated in this Article 7 and elsewhere in the Contract Documents.

§ 7.1.2 A Change Order shall be based upon agreement among the Owner, Contractor, and Architect. A Construction Change Directive requires agreement by the Owner and Architect and may or may not be agreed to by the Contractor. An order for a minor change in the Work may be issued by the Owner or Architect alone.

§ 7.1.3 Changes in the Work shall be performed under applicable provisions of the Contract Documents. The Contractor shall proceed promptly with changes in the Work, unless otherwise provided in the Change Order, Construction Change Directive, or order for a minor change in the Work.

§ 7.1.4 A "minor change in the Work" referenced above is a change which has no direct or indirect effect upon the

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GMP or Contract Time and includes, but is not limited to, a supplemental instruction or ASI.

§ 7.1.5 The Owner may request the Contractor vto propose the amount of change in the GMP, if any, and the extent of change in the Contract Time, if any, arising from the proposed change in the Work. The Contractor shall submit its responsive proposal as soon as possible and within ten (10) business days, and shall in good faith specify the components and amount by which the GMP and/or Contract Time would change. Labor, materials and equipment shall be limited to and itemized in the manner described in Sections 7.1 through 7.7 of the Agreement for the Contractor and Section 7.5 of these General Conditions for Subcontractors of any tier. If the Contractor fails to respond within this time, the Owner may withhold some or all of a progress payment otherwise due until the tardy proposal is received. If the Owner explicitly accepts the proposal in writing, the Owner and the Contractor will be immediately bound to the terms of the proposal, the change will be included promptly in a future Change Order, and the change in the Work described in the proposal shall commence expeditiously. The Owner may reject the proposal, in which case the Owner may either not effectuate the change in the Work or may order the change through a Construction Change Directive or supplemental instruction or an order for a minor change in the Work. The Architect and the Owner may confer directly with Subcontractors of any tier concerning any item proposed to the Owner under this Article. The Contractor may submit a Change Order Proposal to Owner to propose the amount of change in the GMP, if any, and the extent of change in the Contract Time, if any, arising from the proposed change in the Work. The Owner shall, within thirty (30) days of its receipt of Contractor's Change Order Proposal, accept, dispute, or reject the Proposal. If the Proposal is disputed or rejected, the Owner shall state in writing why part or all of the request is disputed or rejected. If the Owner does not respond in writing to a Change Order Proposal within thirty (30) days, the Contractor shall not be deemed to have waived any right to the claims process in Section 15.

§ 7.1.6 If the Contractor adds a reservation of rights that has not been initialed by the Owner to any Change Order, Construction Change Directive, Change Order Proposal, Application for Payment or any other document, all amounts therein shall be considered disputed and not due or payable unless and until costs are re-negotiated or the reservation is withdrawn or changed in a manner satisfactory to and, in all cases, initialed by the Owner. If the Owner makes payment for a Change Order or an Application for Payment that contains a reservation of rights not initialed by the Owner to indicate agreement with the reservation, and if the Contractor negotiates the check for such payment, then the reservation or rights shall be deemed waived, withdrawn and of no effect.

§ 7.2 Change Orders

A Change Order is a written instrument prepared by the Architect, with assistance from the Owner, and signed by the Owner, Contractor, and Architect stating their agreement upon all of the following:

.1 The change in the Contract Documents, including any change in the Work;
.2 The amount of the adjustment, if any, in the GMP; and
.3 The extent of the adjustment, if any, in the Contract Time.

§ 7.3 Construction Change Directives

§ 7.3.1 A Construction Change Directive is a written order prepared by the Architect and the Owner and signed by the Owner and Architect, directing a change in the Work prior to agreement on adjustment, if any, in the GMP or Contract Time, or both. The Owner may by Construction Change Directive, without invalidating the Contract, order changes in the Work within the general scope of the Contract consisting of additions, deletions, or other revisions, the GMP and Contract Time being adjusted accordingly. The Owner's use of a Construction Change Directive does not constitute agreement that the directive constitutes a change in the Work, the GMP, or the Contract Time. For any change in the Work, whether initiated by a Construction Change Directive or a Change Order Proposal, the Contractor must submit its proposed price and any proposed extension of the Contract Time to the Owner within ten (10) days of the date of the Construction Change Directive or Change Order Proposal. If the Contractor fails to submit a proposed price and time within this time period, the Owner may establish what it believes to be the fair price of the changed work, and any additional Contract Time, and this price and time submitted by the Owner shall be final and binding upon the parties, as if they had signed a Change Order in this amount, without recourse to submitting any claims or litigation. Payment for any Changes to the Work shall not exceed the labor and equipment indicated on the daily work logs.

§ 7.3.2 A Construction Change Directive shall be used in the absence of total agreement on the terms of a Change Order.

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§ 7.3.3 If the Construction Change Directive provides for an adjustment to the GMP, the adjustment shall be based on one of the following methods or as mutually agreed by the Owner and the Contractor:

.1 Mutual acceptance of a lump sum properly itemized and supported by sufficient substantiating data to permit evaluation;
.2 Unit prices stated in the Contract Documents or subsequently agreed upon;
.3 Cost to be proposed by the Owner and determined in a manner agreed upon by the parties (accompanied by the Contractor's itemized estimate of probable cost) and a mutually acceptable fixed or percentage fee; or
.4 As provided in Section 7.3.4.

§ 7.3.4 If the Contractor does not respond promptly or disagrees pursuant to Section 7.3.5, or if cost is to be determined under Section 7.3.3.3, the Contractor shall keep and present, in such form as the Owner may prescribe, an itemized accounting together with supporting data. In order to facilitate checking of such quotations, all proposals, except those so minor that their propriety can be seen by inspection, shall be accompanied by complete itemization of costs including labor, equipment, materials, and subcontract costs. Labor, equipment, and materials shall be itemized in the manner described in Section 7.5. When major cost items arise from Subcontractors or Suppliers of any tier, these items shall also be itemized, using the approved Change Proposal detail provided to the Contractor by the Owner. Approval may not be given without such itemization. Failure to provide data within fourteen (14) days of the Owner's issuance of a Constructive Change Directive shall constitute waiver of any Claim for changes in the GMP or Contract Time. Furthermore, the Owner shall have the right to audit the books, records and contracts of the Contractor and of any Subcontractor or Supplier of any tier seeking a change in the GMP. The total cost of any change, including a Claim under Article 15 shall be limited to the reasonable value, as determined by the Owner, assisted by the Architect (subject to appeal through the dispute resolution procedure of Section 15.3), of the items in Section 7.5. Unless otherwise agreed in writing by the Owner, the cost shall not exceed the lower of the prevailing cost for the work in the locality of the Project or the cost of the work in the current edition of R.S. Means Company, Inc., Building Construction Cost Data.

§ 7.3.5 Upon receipt of a Construction Change Directive, the Contractor shall promptly proceed with the change in the Work involved. As soon as possible, and within seven (7) days of receipt, the Contractor shall advise the Architect and Owner in writing of the Contractor's agreement or disagreement with the proposed adjustment or the method, if any, provided in the Construction Change Directive for determining the proposed adjustment in the GMP or Contract Time. The Contractor's response shall reasonably specify the reasons for its disagreement and the adjustment or other terms that it proposes. Without such timely written response, the Contractor shall conclusively be deemed to have accepted the Owner's adjustment. The Contractor's disagreement shall not relieve the Contractor of its obligation to comply promptly with any written notice issued by the Owner or the Architect. The adjustment shall then be determined by the Architect in accordance with the provisions of the Contract Documents. The ultimate adjustment shall not exceed the larger amount submitted.

§ 7.3.6 A Construction Change Directive signed by the Contractor indicates the Contractor's agreement therewith, including any adjustment in the GMP and Contract Time or the method for determining them. Such agreement shall be effective immediately and shall be incorporated into a Change Order.

§ 7.3.7 The amount of credit to be allowed by the Contractor to the Owner for a deletion or change that results in a net decrease in the GMP shall be the largest of (i) the reasonable and prevailing value of the deletion or change, (ii) the line item value in the Schedule of Values, or (iii) the actual net cost as confirmed by the Architect. When both additions and credits covering related Work or substitutions are involved in a change, the allowance for overhead and profit shall be figured on the basis of net increase, if any, with respect to that change.

§ 7.3.8 Pending final determination of the total cost of a Construction Change Directive to the Owner, and provided that any reservations of rights regarding the Construction Change Directive have been initialed by the Owner, amounts not in dispute for such changes in the Work may be included in Applications for Payment, accompanied by a Change Order indicating the parties' agreement with part or all of such costs.

§ 7.3.9 When the Owner and Contractor agree with a determination made by the Architect concerning the adjustments in the GMP and Contract Time, or otherwise reach agreement upon the adjustments, such agreement shall be effective immediately and the Owner, with the Architect's assistance, will include the change in the next available Change Order. Change Orders may be issued for all or any part of a Construction Change Directive.

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§ 7.3.10 The Owner's final determination, in consultation with the Architect, concerning the adjustments in the GMP and/or Contract Time resulting from a Construction Change Directive constitute an "Event" for the purposes of submitting a Claim under Section 15.2.

§ 7.3.11 If the Contractor disagrees with the adjustment in the GMP or Contract Time, the Contractor must make a Claim in accordance with applicable provisions of Article 15 or such claim will be waived.

§ 7.4 Minor Changes in the Work

The Architect and the Owner have authority to order minor changes in the Work (sometimes called a Design Clarification or Architect's Supplemental Instruction or ASI) not involving adjustments in the GMP or the Contract Time and not inconsistent with the intent of the Contract Documents and do not involve an adjustment in the GMP or an extension of the Contract Time. The Architect's order for minor changes shall be in writing. If the Contractor believes that the proposed minor change in the Work will affect the GMP or Contract Time, the Contractor shall notify the Architect and shall not proceed to implement the change in the Work. If the Contractor performs the Work set forth in the Architect's order for a minor change without prior notice to the Architect that such change will affect the GMP or Contract Time, the Contractor waives any adjustment to the GMP or extension of the Contract Time.

§ 7.5 Pricing Components

For the Contractor, the value of any changed Work or of any Claim for an increase or decrease in the GMP shall be limited to the Cost of the Work and Fee defined in the Agreement. For Subcontractors of any tier, the total cost of any Change in the Work or of any other increase or decrease in the GMP, including a Claim, shall be limited to the following components:

§ 7.5.1 Direct Labor Costs: These are the labor costs determined by the number of additional craft hours and the hourly costs necessary to perform the Change in the Work. The hourly cost shall be based upon the following:

.1 Basic wages and fringe benefits: The hourly wage (without markup or labor burden) and fringe benefits paid by the Subcontractor as established by the Washington Department of Labor and Industries or contributed to labor trust funds as itemized fringe benefits, whichever is applicable, not to exceed that specified in the applicable "Intent to Pay Prevailing Wage" for the laborers, apprentices, journeymen, and foremen performing and/or directly supervising the Change in the Work on the site. The premium portion of overtime wages is not included unless pre-approved in writing by the Owner. Costs paid or incurred by the Subcontractor for vacations, per diem, subsistence, housing, travel, bonuses, stock options, or discretionary payments to employees are not separately reimbursable. The Contractor shall provide copies of certified payrolls for itself and Subcontractors of any tier upon the Owner's request.

.2 Workers' insurances: Direct contributions to the State of Washington as industrial insurance, medical aid, and supplemental pension by class and rates established by the Washington Department of Labor and Industries.

.3 Federal insurances: Direct contributions required by the Federal Insurance Compensation Act (FICA); Federal Unemployment Tax Act (FUTA); and State Unemployment Compensation Act (SUCA).

.4 **S**afety costs not to exceed two percent (2%) of the sum of amounts in .1, .2 and .3 above.

Upon the Owner's request, the Contractor shall substantiate all claimed wage rates and shall provide a breakdown of the various components of the labor costs in a form provided or approved by the Owner.

§ 7.5.2 Direct Material Costs: This is an itemization, including material invoice, of the quantity and cost of additional materials reasonable and necessary to perform the Change in the Work. The unit cost shall be based upon the net cost after all discounts or rebates, freight costs, express charges, or special delivery costs, when applicable. No lump sum costs will be allowed except when approved in advance by the Owner. If the Contractor is offered discounts and/or rebates based upon prompt payment, the Contractor shall offer the Owner the opportunity to take advantage of such discount and/or rebate, and if the Owner makes such a prompt payment then the Owner shall only be charged the price as reduced by the discount and/or rebate. If the Owner declines the opportunity the contractor may keep any such discounts and/or rebates it achieves through its own prompt payment. If the Contractor does not provide the Owner the opportunity to participate then the Contractor may only charge the net costs after consideration of discounts and rebates.

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§ 7.5.3 Construction Equipment Usage Costs: This is an itemization of the actual length of time that construction equipment appropriate for the Work will be used solely on the Change in the Work at the site times the applicable rental cost as established by the lower of the local prevailing rate published in The Rental Rate Blue Book by Data Quest, San Jose, California, as modified by the AGC/WSDOT agreement or the actual, reasonable rate paid to unrelated third parties as evidenced by rental receipts. Rates and quantities of equipment rented that exceed the local fair market rental costs shall be subject to the Owner's prior approval. Total rental charges for equipment or tools shall not exceed 75% of the fair market purchase value of the equipment or the tool. Actual, reasonable mobilization costs are permitted if the equipment is brought to the site solely for the Change in the Work. If more than one rate is applicable, the best available rate will be utilized. The rates in effect at the time of the performance of the changed Work are the maximum rates allowable for equipment of modern design and in good working condition and include full compensation for furnishing all fuel, oil, lubrication, repairs, maintenance, and insurance to the same extent as the comparable Blue Book or fair market rate. Equipment not of modern design and/or not in good working condition will have lower rates. Hourly, weekly, and/or monthly rates, as appropriate, will be applied to yield the lowest total cost. When rental rates payable do not include fuel, lubrication, maintenance, and servicing, as defined as operating costs in the Blue Book, such operating costs shall be reimbursed based on actual costs. The rate for equipment necessarily standing by for future use on the changed work shall be no more than 50% of the rate established above. If equipment is required for which a rental rate is not established by Blue Book, an agreed rental rate shall be established for that equipment, which rate and use must be approved by the Owner prior to performing the Work.

§ 7.5.4 Cost of Change in Insurance or Bond Premium: This is defined as:

.1 Subcontractors' liability insurance: The actual cost (expressed as a percentage submitted with the certificate of insurance provided under Section 11.1.3, and subject to audit) of any change in the Subcontractor's liability insurance arising directly from the changed Work; and

.2 Public works bond: The actual cost (expressed as a percentage submitted with evidence of bondability under Section 11.5, and subject to audit) of the change in the Subcontractor's premium for the Subcontractor's statutorily required performance and payment bond arising directly from the changed Work.

Upon request, the Subcontractor shall provide the Owner with supporting documentation from its insurer or surety of any associated cost incurred. The Contractor is not entitled to any increased premium for insurance or bonds as those costs are included within the Contractor's Fees. The Contractor is not entitled to any increased premium on any retainage bond as such bonds are optional.

§ 7.5.5 Lower-Tier Subcontractor Costs: These are payments the Subcontractor makes to lower-tier Subcontractors for changed Work performed by such Subcontractors. The lower-tier Subcontractors' cost of changed Work shall be determined in the same manner as prescribed in this Section 7.5.

§ 7.5.6 Subcontractor's Fee: This is the allowance for all combined overhead, profit and other costs, including all office, home office and site overhead (including facilities, purchasing, clerical, project manager, project engineer, other engineers, project foreman, estimator, superintendent and their vehicles and clerical assistants), taxes (except for sales tax), employee per diem, subsistence and travel costs, warranty, safety costs, printing and copying, quality control/assurance, purchasing, small or hand tool (a tool that costs $500 or less and is normally furnished by the performing contractor) or expendable charges, preparation of as-built drawings, impact on unchanged Work, Change Order and Claim preparation, and delay and impact costs of any kind (cumulative, ripple, or otherwise). No such costs may be added to the total cost to the Owner of any Change Order, Construction Change Directive, Claim or any other claim of any kind on this Project. No fee shall be due, however, for direct settlements after Substantial Completion by the Owner of Subcontractor Claims. The Fee shall be limited in all cases to the following schedule:

.1 A Subcontractor of any tier shall receive 10% of the cost of any materials supplied or work properly performed by that Subcontractor's own forces.

.2 A Subcontractor of any tier shall receive 7% of the amount owed (less fee) directly to a lower-tier Subcontractor or supplier for materials supplied or for work properly performed by that Subcontractor or supplier.

.3 The cost to which this Fee is to be applied shall be determined in accordance with Section 7.5.1 through 7.5.4.

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If a Change in the Work involves both additive and deductive items, the appropriate Fee allowed will be added to the net difference of the items. If the net difference is negative, no Fee will be added to the negative figure as a further deduction. If the changed Work is performed by a wholly-owned subsidiary or by a company with common ownership interests (i.e., at least 50% similar ownership) of the Contractor or any Subcontractor, then only the entity performing the changed Work may receive a Fee per the above schedule and the higher-tier company shall not be entitled to any Fee. The parties acknowledge that the Fees listed in this Section 7.5.6 are substantially greater than the fees and overhead normally included in determining the GMP bid and Subcontractor bid prices; that these higher percentages are a sufficient amount to compensate the Subcontractors for all effects and impacts of Changes in the Work; and that the resultant overcompensation of the Subcontractors for some Changes compensates the subcontractors for any Changes for which the Contractor or Subcontractors believe the percentage is otherwise insufficient.

§ 7.5.7 The cost of any changed Work or of any other increase or decrease in the GMP, including a Claim, shall not include, among other things, consultant costs, attorneys' fees, or Claim preparation expenses. Such costs are not recoverable from the Owner.

ARTICLE 8 TIME

§ 8.1 Definitions

§ 8.1.1 Unless otherwise provided, Contract Time is the period of time, including authorized adjustments, allotted in the Contract Documents for Substantial Completion of the Work.

§ 8.1.2 The date of commencement of the Work is the date established by the Owner in its conditional notice to proceed issued for each phase of the Work. Work on the site may begin for a phase when the Contractor complies with the requirements of the notice to proceed. The date of commencement of all the Work is the date established by the Owner in its first conditional notice to proceed issued for a phase of the Work.

§ 8.1.3 The date of Substantial Completion of the Work (or a designated portion thereof) is the date certified by the Architect and set by the Owner in accordance with Section 9.8.

§ 8.1.4 The term "day" as used in the Contract Documents shall mean calendar day unless otherwise specifically defined.

§ 8.1.5 "Conditional Notice to Proceed" is the written notice issued by the Owner identifying the date of commencement of the Work and identifying conditions to be satisfied before Work on site may commence.

§ 8.2 Progress and Completion

§ 8.2.1 Time limits stated in the Contract Documents are of the essence of the Contract. By executing the Agreement, the Contractor confirms that the Contract Time is a reasonable period for performing the Work.

§ 8.2.2 The Contractor shall not knowingly, except by agreement or instruction of the Owner in writing, prematurely commence the Work prior to the effective date of insurance required by Article 11 to be furnished by the Contractor and Owner.

§ 8.2.3 The Contractor shall proceed expeditiously with adequate forces and shall achieve Substantial Completion within the Contract Time and shall achieve Final Completion within sixty (60) days thereafter (or such other period of time for specific phases as is specified in the Contract Documents).

§ 8.2.4 Liquidated Damages. THE TIMELY COMPLETION OF THIS PROJECT IS ESSENTIAL TO THE OWNER. The Owner will incur serious and substantial damage if Substantial Completion of the Work or a designated portion thereof does not occur within the Contract Time; however, it would be difficult, if not impossible, to determine the amount of such damages, which could include, for example, personnel and overtime costs, transportation costs, governmental fees, storage costs, loss of use, and lost opportunities. Consequently, the Owner may include a reasonable estimate of loss in the Contract Documents ("Liquidated Damages") that will be assessed for failure to complete the Project within the Contract Time. The Owner's right to Liquidated Damages is not affected by partial completion, occupancy, or beneficial occupancy. The Contractor shall furnish sufficient forces, construction plant and equipment, and shall work such hours, including night shifts, overtime operations and weekend and holiday work as may be necessary to insure the completion of the Work or designated portions thereof

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in accordance with the date of Substantial Completion and the accepted Construction Schedule. If the Contractor fails to perform in a timely manner in accordance with the Contract Documents and, through the fault of the Contractor or Subcontractor(s) of any tier fails to meet the Construction Schedule, the Contractor shall take such steps as may be necessary to immediately improve its progress by increasing the number of workers, shifts, overtime operations or days of work (to the extent allowable under the Noise Ordinance of Vancouver's Municipal Codes, VMC 20.935.030 and VMC 7.05) or other means and methods, all without additional cost to the Owner. Not withstanding the foregoing, the maximum amount of liquidated damages will be capped at an amount equal to the aggregate amount of the Contractor's Fee.

§ 8.2.5 If the Work is to be performed in phases, with separate dates set forth for Substantial Completion elsewhere in the Contract Documents, then the specified Liquidated Damages shall apply separately to each such phase unless otherwise specified.

§ 8.2.6 Any provisions in the Contract for Liquidated Damages are intended to be in lieu of the liability of the Contractor for delay damages sustained by the Owner but shall not relieve or release the Contractor from liability for any and all other damages suffered by the Owner due to other breaches of the Contract or suffered by separate contractors.

§ 8.2.7 It is the Contractor's option, but not its right, to attempt to complete the Project earlier than the dates specified in the Contract Documents. Thus, any Claim based upon delay shall be evaluated based upon the dates specified in the Contract Documents, not an earlier projected completion that the Contractor may propose.

§ 8.3 Delays and Extensions of Time

§ 8.3.1 If the Contractor is delayed at any time in the commencement or progress of the Work by (1) an act or neglect of the Owner or Architect, of an employee of either, or of a Separate Contractor; (2) by changes ordered in the Work only to the extent reflected in approved Change Orders providing for specific extensions of the Contract Time; (3) by unanticipated, abnormal weather (see Section 15.1.3); (4) by unexpected industry-wide labor disputes, fire, seismic event, unusual delay in deliveries, governmental delays (including unanticipated permit delays not caused by the Contractor; delays caused by a local jurisdiction's scheduled days off shall not be considered an excusable delay), unavoidable casualties, adverse weather conditions documented in accordance with Section 15.1.4, or other causes beyond the Contractor's control; (5) by delay authorized by the Owner pending mediation and binding dispute resolution; or (6) by other causes that the Contractor asserts, and the Architect determines, may justify delay, then the Contract Time shall be extended for such reasonable time as the Owner and Architect may determine, limited to the change in the actual critical path of the Construction Schedule directly caused thereby, as the Owner may determine consistent with the provisions of the Contract Documents. In no event, however, shall the Contractor be entitled to any extension of time absent proof of (1) delay to an activity on the critical path of the Construction Schedule, so as to actually delay the Project completion beyond the date of Substantial Completion, or (2) delay transforming an activity into the critical path of the Construction Schedule, so as to actually delay the Project completion beyond the date of Substantial Completion.

§ 8.3.2 Claims relating to time shall be made in accordance with applicable provisions of Article 15 and shall include any proposed changes in the Contractor's Construction Schedule or the Contract Time, a description of any event that could delay performance or supplying of any item of the Work, the expected duration of the delay, the anticipated effect of the delay on the Contractor's Construction Schedule, and the action being taken to correct the delay situation. That the Owner or the Architect may be aware of the occurrence or existence of a delay through means other than the Contractor's written notification shall not constitute a waiver of a timely or written notice or Claim. The Contractor has an obligation to minimize and mitigate schedule impacts.

§ 8.3.3 This Section 8.3 does not preclude recovery of damages for delay by either party under other provisions of the Contract Documents.

.1 If the delay was not caused by the Owner, the Contractor, a Subcontractor of any tier, or the Architect, or anyone acting on behalf of any of them, the Contractor is entitled only to an increase in the Contract Time in accordance with the Contract Documents but not an increase in the GMP. If the delay was caused by the Contractor, a Subcontractor of any tier, or anyone acting on behalf of any of them, the Contractor is not entitled to an increase in the Contract Time or in the GMP. The Contractor shall be entitled to a change in the GMP only if the delay was caused by the Owner or the Architect, or anyone acting on behalf of them. The Contractor shall not recover

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damages, an equitable adjustment or an increase in the GMP or Contract Time from the Owner where the Contractor could have reasonably avoided the delay by the exercise of due diligence. The Contractor shall be able to recover an increase in the GMP, provided it is consistent with the terms of the Contract Documents, only if the delay was in the critical path, could not have reasonably been avoided, was unreasonable and was caused by the Owner or anyone acting on its behalf as permitted under the Contract Documents. The Owner is not obligated directly or indirectly for damages, an equitable adjustment, or an increase in the GMP for any delay suffered by a Subcontractor of any tier that does not increase the Contract Time.

.2 In the event the Contractor (including any Subcontractors of any tier) is held to be entitled to damages from the Owner for delay beyond the payment permitted in Section 7.5.6, it is agreed that the total combined damages to the Contractor and any Subcontractors of any tier for each day of delay shall be limited to the original Specified General Conditions divided by the number of days of Contract Time. By submitting its proposal and by signing the Contract, the Contractor represents that it would be difficult, if not impossible, to determine the amount of any delay damages due it, that it has taken this provision for liquidated damages into consideration in its bid, and that these liquidated damages are a reasonable estimate of its loss. No damages will be allowed for any time prior to ten (10) days before receipt of written notice of the Claim of the delay pursuant to Article 15.

.3 The Contractor shall not in any event be entitled to damages arising out of actual or alleged loss of efficiency; morale, fatigue, attitude, or labor rhythm; constructive acceleration; home office overhead; expectant underrun; trade stacking; reassignment of workers; rescheduling of work, schedule compression; concurrent operations; dilution of supervision; learning curve; beneficial or joint occupancy; logistics; ripple; season change; extended or expanded overhead or general conditions; profit upon damages for delay; impact damages; cumulative impacts; or similar damages. Any effect that such alleged costs may have upon the Contractor or its Subcontractors of any tier is fully compensated through the percentage Fee on Change Orders paid through Section 7.5.6 and any liquidated damages paid hereunder.

.4 The Contractor shall not be entitled to any adjustment in the Contract Time or the GMP, or to any additional payment of any sort, by reason of the loss or the use of any float time, including time not on the critical path or time between the Contractor's anticipated completion date and the end of the Contract Time, whether or not the float time is described as such on the Construction Schedule.

ARTICLE 9 PAYMENTS AND COMPLETION

§ 9.1 Contract Sum

§ 9.1.1 The Contract Sum is stated in the Agreement and, including authorized adjustments, is the total amount payable by the Owner to the Contractor for performance of the Work under the Contract Documents. The Contract Sum consists of the Cost of the Work (including Negotiated Support Services and Specified General Conditions), and the Contractor's Fee. The Contract Sum shall not exceed the GMP.

§ 9.1.2 If unit prices are stated in the Contract Documents or subsequently agreed upon, and if quantities originally contemplated are materially changed so that application of such unit prices to the actual quantities causes substantial inequity to the Owner or Contractor, the applicable unit prices, but not the Contract Time or any other portion of the GMP, shall be equitably adjusted.

§ 9.2 Schedule of Values

At least fourteen (14) days before the first Application for Payment, the Contractor shall submit a schedule of values ("Schedule of Values") to the Architect and Owner, consistent with the Contract Documents, allocating the entire GMP to the various portions of the Work and prepared in such form and supported by such data to substantiate its accuracy as the Architect or Owner may require. At a minimum, the Schedule of Values shall be prepared in the form, and supported by the data to substantiate its accuracy, required by the Owner or Architect. At a minimum, the Work shall be itemized by Specification section or system, separate values for labor, materials and equipment shall be provided, and line items on the Schedule of Values shall be tied to the Construction Schedule. Quantities shall be provided for each section or system of the Work. The Contractor shall itemize and prepare the Schedule of Values for approval by the Owner with respect to form, content, and level of detail. This schedule, unless objected to by the Architect or the Owner, shall be used as a basis for reviewing the Contractor's Applications for Payment. Any changes to the Schedule of Values shall be submitted to the Owner and Architect and supported by such data to substantiate its accuracy as the Owner or Architect may require, and unless objected

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to by the Owner or Architect, shall be used as a basis for reviewing the Contractor's subsequent Applications for Payment.

.1 Mobilization shall be a maximum of one-half of one percent (0.5%) of the GMP, and shall be paid only if supported by an itemized breakdown of costs acceptable to the Owner.

.2 Payment applicable to the expenses of Contractor's bond and/or builder's risk insurance (to the extent Contractor is required to procure such insurance) will be made only upon receipt of paid invoices from surety and/or insurance carrier.

.3 No payment will be made for Shop Drawings or submittals until on-site receipt of materials, except for structural steel, fire sprinkler, automatic temperature control, elevator, transformers, switchgear, ground source heat exchange system, and fire alarm shop drawings that have been reviewed and accepted by the Architect.

.4 The Schedule of Values shall allocate at least one percent (1%) of the GMP to Commissioning of Operational Systems, as defined in the Contract Documents.

.5 The Schedule of Values shall allocate at least one percent (1%) of the GMP for completion of punch list items for the Contractor and all Subcontractors.

.6 The Schedule of Values shall allocate at least one half percent (.5%) of the GMP for completion of approved operations and maintenance data and the delivery of warranties for the Contractor and all Subcontractors.

.7 The Schedule of Values shall allocate at least one half percent (.5%) of the GMP for completion of record drawings, delivery of extra stock, and all other documentation or items of the Work required for Final Completion of the entire Project for the Contractor and all Subcontractors.

.8 The Schedule of Values shall allocate at least two percent (2.0%) of the Specified General Conditions for preparation and submittal of the Construction Schedule plus another at least two percent (2.0%) of the Specified General Conditions for preparation and submittal of the monthly schedule updates.

Any changes to the Schedule of Values shall be submitted to the Architect and Owner and supported by such data to substantiate its accuracy as the Architect may require, and unless objected to by the Architect or the Owner, shall be used as a basis for reviewing the Contractor's subsequent Applications for Payment.

§ 9.3 Applications for Payment

§ 9.3.1 Progress payments will be made monthly for work duly certified, approved, and performed during the calendar month preceding the application. These amounts are paid in trust to the Contractor for distribution to Subcontractors to the extent and in accordance with the approved Application for Payment.

§ 9.3.1.1 Applications for Payment shall not include requests for payment for portions of the Work for which the Contractor does not intend to pay a Subcontractor or supplier, unless such Work has been performed by others whom the Contractor intends to pay. A payment request shall not be valid unless it complies with the requirements of the Contract Documents.

§ 9.3.1.2 Payments to Subcontractors. No payment request shall include amounts the Contractor does not intend to pay to a Subcontractor because of a dispute or other reason. If, after making a request for payment but before paying a Subcontractor for its performance covered by the payment request, the Contractor discovers that part or all of the payment otherwise due to the Subcontractor is subject to withholding from the subcontractor under the subcontract (such as for unsatisfactory performance or non-payment of sub-subcontractors), the Contractor may withhold the amount as allowed under the subcontract, but it shall give the Subcontractor, the Owner and the Architect written notice of the remedial actions that must be taken as soon as practicable after determining the cause for the withholding but before the due date for the Subcontractor payment, and pay the Subcontractor within eight (8) working days after the Subcontractor satisfactorily completes the remedial action identified in the notice.

§ 9.3.2 Unless otherwise provided in the Contract Documents, payments shall be made on account of project specific materials and equipment delivered and suitably stored at the site for subsequent incorporation in the Work. If approved in writing and in advance by the Owner, payment may similarly be made for materials and equipment suitably stored off the site at a location agreed upon in writing. Payment for materials and equipment stored on or off the site shall be conditioned upon compliance by the Contractor with procedures satisfactory to the Owner to establish the Owner's title to such materials and equipment or otherwise protect the Owner's interest, and shall

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include the costs of applicable insurance, storage, and transportation to the site, for such materials and equipment stored off the site.

§ 9.3.3 The Contractor warrants that title to all Work covered by an Application for Payment will pass to the Owner no later than the time of payment (except that title to demolition removed from the site shall not pass to the Owner). The Contractor further warrants that upon submittal of an Application for Payment all Work for which Certificates for Payment have been previously issued and payments received from the Owner shall, to the best of the Contractor's knowledge, information, and belief, be free and clear of liens, claims, security interests, or encumbrances, in favor of the Contractor, Subcontractors, suppliers, or other persons or entities that provided labor, materials, and equipment relating to the Work.

§ 9.3.4 Retainage

§ 9.3.4.1 In accordance with RCW 60.28, a sum equal to five percent (5%) of each approved Application for Payment shall be retained. After award of a Contract for public improvements, or work for which retained percentages are required to be reserved under the provision of RCW 60.28, the Owner shall require the Contractor to exercise, in writing, one of the options listed below:

.1 Retained percentages will be retained in a fund by the Owner not subject to release until sixty (60) days following the Final Acceptance of the Work as completed and as provided in Section 9.10.4; or

.2 Deposited by the Owner in an interest-bearing account in a bank, mutual savings bank or savings and loan association and not subject to release until sixty (60) days following Final Acceptance of the Work as completed and as provided in Section 9.10.4; or

.3 Placed in escrow with a bank or trust company and not subject to release until sixty (60) days following the Final Acceptance of the Work as completed and as provided in Section 9.10.4.

.4 If the Contract provides a bond in place of retainage, it shall be in an amount equal to 5% of the GMP plus change orders. The minimum requirements for the bond are that it must be on a form acceptable to the Owner, with an A.M. Best rating of A- or better and a financial rating of no less than VII, and signed by a surety registered by the Washington State Insurance Commissioner and on the currently authorized insurance list published by the Washington State Insurance Commissioner; additional requirements as established by the Owner may be applied.

§ 9.3.4.2 The Contractor or a Subcontractor may withhold payment of not more than five percent (5%) as retainage from the monies earned by any Subcontractor or Sub-subcontractor, pursuant to RCW 60.28, provided that the Contractor pays interest to the Subcontractor at the same interest rate it receives from its reserved funds. If requested by the Owner, the Contractor shall specify the amount of retainage and interest due a Subcontractor.

§ 9.4 Certificates for Payment

§ 9.4.1 The Architect will, within seven days after receipt of the Contractor's approved Application for Payment, either (1) issue to the Owner a Certificate for Payment in the full amount of the Application for Payment, with a copy to the Contractor; or (2) issue to the Owner a Certificate for Payment for such amount as the Architect determines is properly due, and notify the Contractor and Owner of the Architect's reasons for withholding certification in part as provided in Section 9.5.1; or (3) withhold certification of the entire Application for Payment, and notify the Contractor and Owner of the Architect's reason for withholding certification in whole as provided in Section 9.5.1.

§ 9.4.2 The issuance of a Certificate for Payment will constitute a representation by the Architect to the Owner, based on the Architect's evaluation of the Work and the data in the Application for Payment, that, to the best of the Architect's knowledge, information, and belief, the Work has progressed to the point indicated, the quality of the Work is in accordance with the Contract Documents, and that the Contractor is entitled to payment in the amount certified. The foregoing representations are subject to an evaluation of the Work for conformance with the Contract Documents upon Substantial and Final Completion, to results of subsequent tests and inspections, to correction of minor deviations from the Contract Documents prior to completion, and to specific qualifications expressed by the Architect. However, the issuance of a Certificate for Payment will not be a representation that the Architect has (1) made exhaustive or continuous on-site inspections to check the quality or quantity of the Work; (2) reviewed construction means, methods, techniques, sequences, or procedures; (3) reviewed copies of requisitions received from Subcontractors and suppliers and other data requested by the Owner to substantiate the Contractor's right to payment; or (4) made examination to ascertain how or for what purpose the Contractor has used money previously paid on account of the GMP.

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§ 9.5 Decisions to Withhold Certification

§ 9.5.1 The Architect may withhold a Certificate for Payment in whole or in part, to the extent reasonably necessary to protect the Owner, if in the Architect's opinion the representations to the Owner required by Section 9.4.2 cannot be made. If the Architect is unable to certify payment in the amount of the Application, the Architect will notify the Contractor and Owner as provided in Section 9.4.1. If the Contractor and Architect cannot agree on a revised amount, the Architect will promptly issue a Certificate for Payment for the amount for which the Architect is able to make such representations to the Owner. The Owner may, with or without the Architect's concurrence, withhold payment, and the Architect may also withhold a Certificate for Payment or, because of subsequently discovered evidence or subsequent observations, it may nullify the whole or a part of a Certificate for Payment previously issued, to such extent as may be necessary in the Architect's opinion to protect the Owner from loss for which the Contractor is responsible, including loss resulting from acts and omissions described in Section 3.3.2, because of

.1 defective Work not remedied;
.2 third party claims filed or reasonable evidence indicating probable filing of such claims, unless security acceptable to the Owner is provided by the Contractor;
.3 failure of the Contractor to make payments properly to Subcontractors or suppliers for labor, materials or equipment;
.4 reasonable evidence that the Work cannot be completed for the unpaid balance of the GMP;
.5 damage to the Owner or a Separate Contractor;
.6 reasonable evidence that the Work will not be completed within the Contract Time, and that the unpaid balance would not be adequate to cover actual or liquidated damages for the anticipated delay;
.7 unsatisfactory prosecution of the Work by the Contractor, including but not limited to failure to carry out the Work in accordance with the Contract Documents;
.8 delay by the Contractor and/or its Subcontractor(s) of any tier, or failure to comply with the Construction Schedule requirements;
.9 failure to submit affidavits pertaining to wages paid as required by statute;
.10 failure to submit a properly updated Construction Schedule;
.11 failure to comply with a requirement of the Contract Documents in which the Owner has reserved the right to withhold payment;
.12 liquidated damages;
.13 failure to properly maintain as-builts;
.14 failure to properly submit daily construction records;
.15 failure to properly submit certified payrolls; or
.16 failure to properly submit any other documents required of the Contractor under the Contract Documents.

§ 9.5.2 When the above reasons for withholding certification are removed, certification will be made for amounts previously withheld.

§ 9.5.3 No payment shall be made to the Contractor, however, until the Contractor and all subcontractors who have performed work shall have filed and received approval of a Statement of Intent to Pay Prevailing Wage as required by RCW 39.12.040 from the Washington State Department of Labor and Industries. Said Contractor and all subcontractors shall also keep accurate payroll records for three years from the date of acceptance as described in RCW 39.12.120. A Contractor and all subcontractors shall, file a copy of its certified payroll records using the Department of Labor and Industries online system on a monthly basis. A Contractor's noncompliance with this section shall constitute a violation of RCW 39.12.050.

§ 9.6 Progress Payments

§ 9.6.1 After the Architect has issued a Certificate for Payment, and it has been approved by the Owner, the Owner shall make payment in the manner and within the time provided in the Contract Documents. So long as final, approved Applications for Payment are received prior to the tenth day of the month, the Owner will make a progress payment within thirty (30) days of an approved, fully itemized and fully executed Application for Payment that complies with all contractual requirements. The Owner shall be entitled to withhold payment to the extent provided by the Contract Documents, notwithstanding the issuance of a Certificate for Payment.

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§ 9.6.2 The Contractor shall pay each Subcontractor, no later than ten (10) days after receipt of payment from the Owner, out of the amount paid to the Contractor on account of such Subcontractor's portion of the Work, the amount to which the Subcontractor is entitled, reflecting percentages actually retained from payments to the Contractor on account of the Subcontractor's portion of the Work. The Contractor shall, by appropriate agreement with each Subcontractor, require each Subcontractor to make payments to Sub-subcontractors in a similar manner. If the Contractor does not receive payment for any cause which is not the fault of a particular Subcontractor but does receive payment for materials supplied or work performed by that Subcontractor, the Contractor shall pay that Subcontractor in accordance with its subcontract for its satisfactorily completed work, less the retained percentage

.1 The Contractor shall comply with all requirements regarding prompt payment including, but not limited to, the requirements of RCW 39.04.250, 39.76.011, 39.76.020, and 39.76.040.

§ 9.6.3 The Architect will, on request, furnish to a Subcontractor, if practicable, information regarding percentages of completion or amounts applied for by the Contractor and action taken thereon by the Architect and Owner on account of portions of the Work done by such Subcontractor.

§ 9.6.4 The Owner has the right to request written evidence from the Contractor, satisfactory to the Owner, that the Contractor has properly paid Subcontractors and suppliers amounts paid by the Owner to the Contractor for subcontracted Work and the Owner shall have the right to contact Subcontractors and suppliers to ascertain whether they have been properly paid. Neither the Owner nor Architect shall have an obligation to pay, or to see to the payment of money to, a Subcontractor or supplier, except as may otherwise be required by law.

§ 9.6.5 The Contractor's payments to material and equipment suppliers shall be treated in a manner similar to that provided in Sections 9.6.2, 9.6.3 and 9.6.4.

§ 9.6.6 A Certificate for Payment, a progress payment, or partial or entire use or occupancy of the Project by the Owner shall not constitute acceptance of Work.

§ 9.6.7 Provided the Owner has fulfilled its payment obligations under the Contract Documents, the Contractor shall defend and indemnify the Owner from all loss, liability, damage or expense, including reasonable attorney's fees and litigation expenses, arising out of any lien claim or other claim for payment by any Subcontractor or supplier of any tier. Upon receipt of notice of a lien claim or other claim for payment, the Owner shall notify the Contractor. If approved by the applicable court, when required, the Contractor may substitute a surety bond for the property against which the lien or other claim for payment has been asserted.

§ 9.7 Failure of Payment

If the Architect improperly fails to issue a Certificate for Payment, through no fault of the Contractor, within seven days after receipt of the Contractor's timely, complete and approved Application for Payment under Section 9.3.1.2 (subject to the approved payment schedule), or if the Owner does not pay the Contractor within seven (7) days after the date established in the Contract Documents, the amount due and owing to the Contractor, then the Contractor may, upon seven (7) additional days' notice to the Owner and Architect, stop the Work until payment of the amount owing has been received. This right to stop Work does not apply in the case of the failure to issue a Certificate of Payment for amounts in dispute. The Contract Time shall be extended appropriately and the GMP shall be increased by the amount of the Contractor's reasonable costs of shutdown, delay and start-up, as provided for in A133 and Section 7.5 of these General Conditions.

§ 9.8 Substantial Completion and Occupancy

§ 9.8.1.1 Substantial Completion is the stage in the progress of the Work when the Work or designated portion thereof designated and approved by the Owner and AHJ(s) is sufficiently complete in accordance with the Contract Documents so that the Owner can fully occupy or utilize the Work, or the designated portion thereof, for its intended use, including FF&E and staff occupancy. The fact that the Owner may occupy the Work or a designated portion thereof does not indicate that the Work is acceptable in whole or in part. All Work other than incidental corrective or punch list work and final cleaning shall be completed, including but not limited to the following:

.1 Obtain applicable occupancy permits, including fire/life safety systems and health department approval, pressure vessel permits, elevator permits, and similar approvals or certificate by governing authorities and franchised services, assuring the Owner's full access and use of completed Work.

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.2 Submit the Contractor's punch list of items to be completed or corrected and written request for inspection.

.3 Complete final start-up, testing, and commence instruction and training sessions on all major building systems including HVAC and controls, intercom, data communications, fire alarm, telephone, fire sprinkler, security and clocks, and establish a Date of Commissioning.

.4 Make final changeover of locks and transmit new keys to the Owner, and advise the Owner of the changeover in security provisions.

.5 Discontinue or change over and remove unnecessary temporary facilities and services from the project site.

.6 Advise the Owner on coordination of shifting insurance coverages, including proof of extended coverages as required.

.7 Complete final cleaning.

The work is not Substantially Complete unless the Architect reasonably judges that the Work can achieve Final Completion within sixty (60) days (or such other period of time as is specified in the Contract Documents), appropriate cleaning has occurred, all designated systems and parts are commissioned and usable, including balancing of the HVAC system, utilities are connected and operating normally and training sessions have occurred, all required temporary occupancy permits, pressure vessel permits, elevator permits, and similar approvals or certificate by governing authorities and franchised services, assuring the Owner's full access to the Work have been issued, O & M manuals have been submitted for review, and the Work is accessible by normal vehicular and pedestrian traffic routes. The fact that the Owner may occupy the Work or a designated portion thereof does not indicate that the Work is Substantially Complete or is acceptable in whole or in part, nor does such occupation toll or change any liquidated damages due the Owner.

§ 9.8.1.2 Date of Commissioning of Operational Systems. The systems of the Work so designated in the Contract Documents are considered "Operational Systems." Unless otherwise specified in the Contract Documents, the Operational Systems include the HVAC system, the data communications system(s), the intercom system, the life safety system(s), the clock system, the telephone system, and the security system. When the Contractor considers that the Operational Systems are complete and fully functional, up and running and ready for normal operation and functional performance testing (as may be specified overall or for any phases), and after all pre-commissioning checklists have been completed, the Contractor shall so notify the Architect in writing a minimum of thirty (30) days prior to the Date of Substantial Completion for that portion or phase as fixed in the Contract Documents. The Architect will then schedule a pre-commissioning inspection and observe the functional performance tests of these systems identified in the Contract Documents to determine whether the Operational Systems are complete and ready for normal operation. If the Architect's inspection discloses that the Operational Systems are not Substantially Complete or that any item is not in accordance with the requirements of the Contract Documents, the Contractor shall expeditiously, and before the Date of Commissioning, complete or correct such item upon notification by the Architect. The Contractor shall then submit a request for another inspection by the Architect to determine completion of the Operational Systems and pay the costs associated with the reinspections, including fees of any commissioning agent and the Architect and its consultants. As each of the Operational Systems is determined to be complete, the Architect will notify the Owner in writing, which shall establish the Date of Commissioning. Training of Owner personnel shall not begin until the Date of Commissioning and shall be conducted prior to departure of the installing entity from the site by appropriate Subcontractor personnel on site who are knowledgeable with the construction and operation of each system. The Operational Systems shall not be deemed Substantially Complete until they have operated, without incident or issue, for fourteen (14) consecutive days following the Date of Commissioning. Warranties on the Operational Systems required by the Contract Documents shall commence on the Date of Substantial Completion, unless otherwise provided, but the Contractor shall retain the responsibility to maintain the systems until Final Acceptance. The Date of Commissioning shall not have an effect on the duties of the parties at Substantial Completion.

§ 9.8.1.3 Indemnification. The Contractor shall defend, indemnify, and hold harmless the Owner and the Architect and their agents, employees, and consultants, successors and assigns from and against all claims, damages, losses and expenses of third parties, direct and indirect, or consequential, including costs, design professional fees, and attorneys' fees incurred by the Owner related to such claims and in proving the right to indemnification, arising out of or resulting from the failure of the Contractor to attain the Date of Commissioning less than thirty (30) days prior to the Date of Substantial Completion fixed by the Contract Documents. In particular, the Contractor acknowledges that a 30-day period after the Date of Commissioning and prior to occupancy is specified during which all HVAC, mechanical, electrical, control and environmental management systems are fully operational under procedures and

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loads intended to provide unoccupied space with positive performance for pre-occupancy environmental documentation, and the systems are scheduled to operate under a procedure intended to dissipate out-gassing that may occur from interior and other materials.

§ 9.8.2 When the Contractor considers that the Work, or a portion thereof which the Owner agrees to accept separately, is substantially complete, the Contractor shall prepare and submit to the Architect a comprehensive list of items to be completed or corrected prior to final payment. The Contractor shall proceed promptly to complete and correct items on the list and shall immediately clean up any dust or debris created through punch list work activities. Failure to include an item on such list does not alter the responsibility of the Contractor to complete all Work in accordance with the Contract Documents.

§ 9.8.3 Upon receipt of the Contractor's list and upon verification by the Architect that all permits, approvals, testing, training and other submittals and administrative actions required under the Contract Documents for obtaining Substantial Completion have been satisfied, the Architect and, at its option, the Owner, will make an inspection to determine whether the Work or designated portion thereof is substantially complete. If the Architect's inspection discloses any item, whether or not included on the Contractor's list, which is not sufficiently complete in accordance with the Contract Documents so that the Owner can occupy or utilize the Work or designated portion thereof for its intended use, the Contractor shall, before issuance of the Certificate of Substantial Completion, complete or correct such item upon notification by the Architect. In such case, the Contractor shall then submit a request for another inspection by the Architect to determine Substantial Completion. If the Owner or Architect determines that the Work or designated portion is not substantially complete, the Contractor shall expeditiously complete the Work or designated portion, and again request an inspection. The Contractor shall pay the costs associated with this third and any further re-inspections.

§ 9.8.4 When the Work or designated portion thereof is substantially complete, the Architect will prepare a Certificate of Substantial Completion that, upon approval of the Owner, shall establish the date of Substantial Completion; establish responsibilities of the Owner and Contractor for security, maintenance, heat, utilities, damage to the Work and insurance; and fix the time within which the Contractor shall finish all items on the list accompanying the Certificate. Warranties required by the Contract Documents shall commence on the date of Substantial Completion of the Work or designated portion thereof unless otherwise provided in the Certificate of Substantial Completion, except that warranties for HVAC equipment shall commence with acceptance of the Commissioning Report by the Architect and/or the AHJ. The Contractor shall attach and submit with the executed Certificate of Substantial Completion the Temporary (TCO) and Final Certificate of Occupancy as well as a written list of each outstanding and unresolved Claim; any Claim not so submitted and identified, other than retainage and the undisputed balance of the GMP, shall be deemed waived and abandoned. If the Owner or Architect determines that the Work or designated portion is not Substantially Complete, the Contractor shall expeditiously complete the Work or designated portion, again request an inspection, and pay the costs associated with the re-inspection, including Architect and consultant fees.

§ 9.8.5 The Certificate of Substantial Completion shall be submitted to the Owner and Contractor for their written acceptance of responsibilities assigned to them in the Certificate. Any items not included by the Architect but required or necessary for Final Completion of the Contract shall be supplied and installed by the Contractor as a part of the GMP, notwithstanding if the items were not recorded by the Architect. Upon written acceptance of the Certificate of Substantial Completion by the Owner and the Contractor, and upon the Contractor's Application for Payment and consent of surety if any, the Owner shall make payment as provided in the Contract Documents. Such payment shall be adjusted for Work that is incomplete or not in accordance with the requirements of the Contract Documents. NO further payment will be due or owing until the payment following Final Completion.

§ 9.8.6 The Contractor shall prepare, continue to monitor with the Architect, and cause to be completed, all punch lists with respect to the activity of each Subcontractor and report weekly to the Owner on all outstanding punch list items. Beginning sixty (60) days before the scheduled date of Substantial Completion, the Contractor shall prepare reports weekly, identifying items to be completed in order to obtain required certificates of occupancy and make recommendations to the Owner with respect to effectuating the earliest possible completion. The Contractor shall include this report as a schedule item on its Construction Schedule.

§ 9.9 Partial Occupancy or Use

§ 9.9.1 The Owner may, upon written notice to the Contractor and AHJ approval, take possession of, operate, occupy or use any completed or partially completed portion of the Work at any stage. Such partial

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occupancy or use may commence whether or not the portion is substantially complete. Unless otherwise agreed in writing, such possession, use or operation shall not be deemed an acceptance of any portion of the Work, nor accelerate the time for any payment to the Contractor under the Contract, nor prejudice any rights of the Owner under the Contract or under any insurance, bond, guaranty or other requirement of the Contract, nor relieve the Contractor of the risk of loss or any of its obligations under the Contract, nor establish a Date of Substantial or Final Completion, nor establish a date for termination or partial termination of the running of liquidated damages, nor constitute a waiver of any Owner claims. If the Contractor fails to achieve Substantial Completion of the Work within the Contract Time, or fails to achieve Final Completion of the Work within sixty (60) days of Substantial Completion (or such other period of time as is specified in the Contract Documents), the Owner may take possession of, use or operate all or any part of the Work without an increase in the GMP or the Contract Time on account of such possession or use. When the Contractor considers a portion substantially complete, the Contractor shall prepare and submit a list to the Architect as provided under Section 9.8.2. Consent of the Contractor to partial occupancy or use shall not be unreasonably withheld.

§ 9.9.2 Immediately prior to such partial occupancy or use, the Owner, Contractor, and Architect shall jointly inspect the area to be occupied or portion of the Work to be used in order to determine and record the condition of the Work.

§ 9.9.3 Unless otherwise agreed upon, partial occupancy or use of a portion or portions of the Work shall not constitute acceptance of Work not complying with the requirements of the Contract Documents.

§ 9.10 Final Completion and Final Payment
§ 9.10.1 Final Completion
§ 9.10.1.1 The Contractor shall cause punch list items to be completed within sixty (60) days of Substantial Completion of each phase (or such other period of time as is specified in the Contract Documents) or within such reasonable period as may be required to correct the item (in the event that the punch list items are, because of their nature, incapable of correction during that period), provided that the Contractor commences to correct the item within that period and thereafter diligently and in good faith pursues the corrective action to completion. If, at fifteen (15) days after the Date of Substantial Completion, the Owner considers that the punch list items are unlikely to be completed within thirty (30) days of the date of Substantial Completion of each phase (or such other period of time as is specified in the Contract Documents), the Owner may, upon seven (7) days' written notice to the Contractor, take over and perform some or all of the punch list items. If the Contractor fails to correct the deficiencies within this seven (7) day period, the Owner may back-charge the actual cost of performing this punch list work, including any design costs, plus 15% to account for the Owner's transaction costs.

§ 9.10.1.2 Upon receipt of the Contractor's written notice that the Work is ready for final inspection and acceptance, the Architect will promptly make such inspection accompanied by the Contractor (if requested by the Architect or Owner). If the Architect or Owner determines that some or all of the punch list items are not accomplished, the Contractor shall be responsible to the Owner for all costs, including re-inspection fees, for any subsequent Architect's inspection to determine compliance with the punch list. When the Architect finds all punch list items complete and the Work acceptable under the Contract Documents and the Contract fully performed, the Architect will promptly notify the Owner and the Contractor in writing that, to the best of the Architect's knowledge, information and belief, and on the basis of the Architect's on-site visits and inspections, the Work has been completed in accordance with terms and conditions of the Contract Documents. The Architect's final Certificate for Payment will constitute a further representation that conditions listed in Section 9.10.2 as precedent to the Contractor's being entitled to final payment have been fulfilled.

§ 9.10.1.3 The Contractor is liable for, and the Owner may deduct from any amounts due the Contractor, all Architect, engineer or other design consultant fees and all Commissioning Agent and Contractor fees incurred by the Owner for services performed more than sixty (60) days after Substantial Completion of all the Work (or such other period of time as is specified in the Contract Documents), whether or not those services would have been performed prior to that date had Final Completion been achieved in a timely manner.

§ 9.10.1.4 When the Architect finds that the Work has been concluded, a final occupancy permit has been issued, any commissioning process and validation process have been successfully concluded and the Commissioning Report has been accepted by the Architect and/or the AHJ, and the Contractor has submitted all the items identified in Section 9.10.1.5 to the Architect, the Contractor may submit a final Application for Payment. The Architect will then promptly issue a final Certificate for Payment stating that the entire balance found to be due the Contractor and

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noted in said final Certificate is due and payable. The Architect's final Certificate for Payment shall establish the date of Final Completion upon its execution by the Owner.

§ 9.10.1.5 "Final Completion" will be attained when the Contractor has accomplished the following:

.1 Complete all requirements listed in Section 9.8 for Substantial Completion.
.2 Complete all remaining punch list items and remaining Work, and obtain approval by Architect and Owner that all Work is complete.
.3 Obtain a final certificate of occupancy (if only a temporary certificate of occupancy was issued at Substantial Completion).
.4 Submit final change order and final Application for Payment.
.5 Submit record documents, any final property survey, and operation and maintenance manuals required by the Contract Documents.
.6 Deliver tools, spare parts, extra stock of material and similar physical items to the Owner as required by the Contract Documents.
.7 Complete final cleaning after punch list work (in addition to the final cleaning that was required to obtain Substantial Completion.
.8 Complete instruction and training sessions on all major building systems including, but not limited to, HVAC, intercom, data communications, fire alarm, telephone, fire sprinkler, emergency power, security and clocks.
.9 Submit executed warranties.
.10 Make final changeover of locks and transmit new keys to the Owner, and advise the Owner of the changeover in security provisions.
.11 Discontinue or change over and remove temporary facilities and services from the project site.
.12 Advise the Owner on coordination of shifting insurance coverages, including proof of extended coverages as required.
.13 Acceptance of the final Commissioning Report by the Owner, Architect, and AHJ as applicable.
.14 All copies of Instruments of Service, except the Contractor's record set, have been returned to the Owner or are suitably accounted for to the Owner.

§ 9.10.2 Final Acceptance and Payment

§ 9.10.2.1 Neither final payment nor any retained percentage shall become due until the City Council has formally accepted the Project ("Final Acceptance"). To achieve Final Acceptance, the Architect must have issued a final Certificate for Payment under Section 9.10.1.4, an occupancy permit must have been issued, Final Completion must have occurred, and the Contractor has submitted the following to the Architect and the Owner:

.1 an affidavit that all payrolls, bills for materials and equipment, and other indebtedness connected with the Work for which the Owner or the Owner's property might be responsible or encumbered (less amounts withheld by Owner) have been paid or otherwise satisfied, except for any claims that are specifically identified on the affidavit (Affidavit of Payment of Debts and Claims, AIA Form G706 or equivalent);
.2 other data establishing payment or satisfaction of or protection against obligations, such as receipts, releases and waivers of liens, claims, security interests or encumbrances arising out of the Contract, to the extent and in such form as may be designated by the Owner (Contractor's Affidavit of Release of Liens, AIA Form G706A or equivalent). If a Subcontractor refuses to furnish a release or waiver required by the Owner, the Contractor may furnish a bond satisfactory to the Owner to indemnify the Owner against such lien. If such lien remains unsatisfied after payments are made, the Contractor shall refund to the Owner all money that the Owner may be compelled to pay in discharging such lien, including all costs and reasonable attorneys' fees;
.3 pursuant to RCW 39.12.040, an Affidavit of Wages Paid from the Contractor and from each Subcontractor of any tier certified by the Industrial Statistician of the Washington State Department of Labor and Industries, with the fees paid by the Contractor or Subcontractor;
.4 a letter from the Architect indicating that the Work is complete and recommending Final Acceptance of the Project by the Owner;
.5 certification that the materials in the Work are "lead-free" and "asbestos-free";
.6 a certified statement that the Contractor has closed all necessary permits or otherwise met the requirements of all governing jurisdictions related to this Project, including but not limited to all

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city or county departments, health districts and utility districts, provided to Owner with a copy of all closed or signed-off permits;

.7 recorded documents;

.8 all warranties, guarantees, training, manuals, operation instructions, certificates, spare parts, maintenance manuals and stock, specified excess material, as-built drawings and other documents, training or items required by the Contract Documents or local governmental entities; and

.9 all submittals and information sufficient for the Owner to submit apprenticeship utilization data as required by RCW 39.04.320(5)(a).

§ 9.10.2.2 Pursuant to Chapter 60.28 RCW ("Lien for Labor, Materials, Taxes on Public Works"), completion of the Contract Work shall occur upon Final Acceptance.

§ 9.10.3 Lien Notices shall be served at:

A copy shall be submitted to the Architect.

§ 9.10.4 Release of Retainage: The retainage will be held and applied by the Owner as a trust fund in a manner required by Chapter 60.28 RCW. Release of the retainage will be processed in ordinary course of business upon the expiration of sixty (60) days following Final Acceptance of the Work by the Owner provided that no notice of lien shall have been given as provided in Chapter 60.28 RCW, that no Claims have been brought to the attention of the Owner and that the Owner has no claims under this Contract; and provided further that, for state-funded projects, release of retention has been duly authorized by the State. The following items must also be obtained prior to release of retainage: pursuant to Chapter 60.28 RCW, a certificate from the Department of Revenue; pursuant to Chapter 50.24 RCW, a certificate from the Department of Employment Security; and a certificate from the Department of Labor and Industries.

§ 9.10.5 Waiver of Claims

§ 9.10.5.1 Final Payment by Owner: The making of final payment shall constitute a waiver of Claims by the Owner except those arising from

.1 liens, statutory retainage, Claims, security interests, or encumbrances arising out of the Contract and unsettled;

.2 failure of the Work to comply with the requirements of the Contract Documents; or

.3 terms of special warranties required by the Contract Documents.

§ 9.10.5.2 Final Payment to Contractor: Acceptance of final payment by the Contractor, a Subcontractor, or a material or equipment supplier, shall constitute a waiver of claims by that payee except those previously made in writing and identified by that payee as unsettled and attached to the Contractor's final Application for Payment.

§ 9.10.5.3 The execution of a Change Order shall constitute a waiver of Claims by the Contractor arising out of the Work to be performed or deleted pursuant to the Change Order, except as specifically described in the Change Order. Reservations of rights will be deemed waived and are void unless the reserved rights are specifically described in detail to the satisfaction of the Owner and are initialed by the Owner.

§ 9.10.6 If a Subcontractor of any tier refuses to furnish a release or waiver required by the Owner, the Owner may (a) retain in the fund, account, or escrow funds in such amount as to defray the cost of foreclosing the liens of such claims and to pay attorneys' fees, the total of which shall be no less than 150% of the claimed amount, or (b) accept a bond from the Contractor, satisfactory to the Owner, to indemnify the Owner against such lien. If any such lien remains unsatisfied after all payments from the retainage are made, the Contractor shall refund to the Owner all moneys that the Owner may be compelled to pay in discharging such lien, including all costs and reasonable attorneys' fees.

§ 9.10.7 The Contractor and all Subcontractors of any tier shall maintain books, ledgers, records, documents, estimates, bids, correspondence, logs, schedules, emails, facsimiles, and other tangible and electronic data and other evidence relating or pertaining to the costs and/or performance of the Contract ("records") to such extent and in such detail as will properly reflect and fully support compliance with the requirements of the Contract Documents and

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with all costs, charges and other amounts of whatever nature. The Contractor shall preserve such records for a period of six (6) years following the date of Final Acceptance under the Contract and for such longer period as may be required by any other provision of the Contract. Within seven (7) days of the Owner's request, the Contractor agrees to make available at the office of the Contractor during normal business hours all records for inspection, audit and reproduction (including electronic reproduction) by the Owner or its representatives. These requirements shall also be applicable to each Subcontractor of any tier and included in each Subcontract and purchase order issued with respect to the Work, except fixed-price Subcontracts where the price is $25,000 or less. The Contractor agrees, on behalf of itself and Subcontractors of any tier, that any rights under RCW 42.56 will commence at Final Acceptance, and that the invocation of such rights at any time by the Contractor or a Subcontractor of any tier, or their respective representatives, shall initiate an equivalent right to disclosures from the Contractor and Subcontractors of any tier for the benefit of the Owner. Failure to fully comply with any requirements of this Section shall constitute a material breach of contract and shall constitute a waiver of all claims by the Contractor and any Subcontractor that does not fully comply.

ARTICLE 10 PROTECTION OF PERSONS AND PROPERTY

§ 10.1 Safety Precautions and Programs

§ 10.1.1 The Contractor shall be solely responsible for initiating, maintaining, and supervising all safety precautions and programs in connection with the performance of the Contract. The Contractor shall have the right to control and shall be solely and completely responsible for conditions of the work site, including safety of all persons and property, during performance of the Work. The Contractor shall maintain the Work site and perform the Work in a manner that meets statutory and common-law requirements for the provision of a safe place to work. This requirement shall apply continuously and not be limited to working hours. Any review by the Owner or the Architect of the Contractor's performance shall not be construed to include a review of the adequacy of the Contractor's safety measures in, on or near the site of the Work.

§ 10.1.2 No action or inaction of the Owner or the Architect relating to safety or property protection or a violation thereof shall in any way: (1) relieve the Contractor of sole and complete responsibility for the violation and the correction thereof, or of sole liability for the consequences of said violation; (2) impose any obligation upon the Owner or Architect to inspect or review the Contractor's safety program or precautions or to enforce the Contractor's compliance with the requirements of this Article 10; (3) impose any continuing obligation upon the Owner or Architect to ensure the Contractor performs the Work safely or to provide such notice to the Contractor or any other person or entity; (4) affect the Contractor's sole and complete responsibility for performing the Work safely or the Contractor's responsibility for the safety and welfare of its employees and the employees of Subcontractors of any tier; or (5) affect the Contractor's responsibility for the protection of property, staff and the general public.

§ 10.2 Safety of Persons and Property

§ 10.2.1 The Contractor shall take reasonable precautions for safety of, and shall provide reasonable protection to prevent damage, injury, or loss to

- **.1** employees on or involved in the Work and other persons who may be affected thereby;
- **.2** the Work and materials and equipment to be incorporated therein, whether in storage on or off the site, under care, custody, or control of the Contractor, a Subcontractor, or a Sub-subcontractor; and
- **.3** other property at the site or adjacent thereto, such as trees, shrubs, lawns, walks, pavements, roadways, structures, and utilities not designated for removal, relocation, or replacement in the course of construction.

§ 10.2.2 The Contractor shall comply with, and give notices required by applicable laws, statutes, ordinances, codes, rules and regulations, and lawful orders of public authorities, bearing on safety of persons or property or their protection from damage, injury, or loss. The Contractor shall comply with all notices and comply with all requests from the Owner regarding the safety and protection of the Owner's patients, visitors, and staff. The Contractor shall comply with the safety regulations set forth in "Safety Standards for Construction" and "General Safety Standards" and any other requirements published by the Washington State Department of Labor and Industries. The Contractor shall comply with the Federal Occupational Safety and Health Act of 1970 (OSHA), including all revisions, amendments and regulations issued thereunder, and the provisions of the Washington Industrial Safety and Health Act of 1973 (WISHA), including all revisions, amendments and regulations issued thereunder by the Washington State Department of Labor and Industries. The WISHA regulations shall apply to all excavation, trenching and

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ditching operations. In case of conflict between any such requirements, the more stringent applicable regulation or requirement shall apply.

§ 10.2.3 The Contractor shall implement, erect, and maintain, as required by existing conditions and performance of the Contract, reasonable safeguards for safety and protection, including posting danger signs and other warnings against hazards; promulgating safety regulations; and notifying the owners and users of adjacent sites and utilities of the safeguards. The Contractor shall maintain at the work site office or other well-known place at the work site all materials (e.g., a first aid kit) necessary for giving first aid to the injured, and shall establish, publish and make known to all employees procedures for ensuring immediate removal to a hospital or a doctor's care, persons, including employees, who may have been injured on the site. Employees shall not be permitted to work on the site before the Contractor has established and made known procedures for removal of injured persons to a hospital or a doctor's care. The Contractor and/or any Subcontractors shall ensure that at least one of such employees has a valid, effective first aid card. The Contractor shall provide all persons working on the Project Site with information and training on hazardous chemicals in their work at the time of their initial assignment, and whenever a new hazard is introduced into their work area.

.1 **Information**. At a minimum, the Contractor shall inform persons working on the Project Site of:

a. The requirements of Chapter 296-62 WAC, General Occupational Health Standards;
b. Any operations in their work area where hazardous chemicals are present; and
c. The location and availability of written hazard communication programs, including the required list(s) of hazardous chemicals and material safety data sheets required by Chapter 296-62 WAC.

2. **Training.** At a minimum, the Contractor shall provide training for persons working on the Project Site which includes:

a. Methods and observations that may be used to detect the presence or release of a hazardous chemical in the work area (such as monitoring conducted by the employer, continuous monitoring devices, visual appearance or odor of hazardous chemicals when being released, etc.);
b. The physical and health hazards of the chemicals in the work area;
c. The measures such persons can take to protect themselves from these hazards, including specific procedures the Contractor, or its Subcontractors, or others have implemented to protect those on the Project Site from exposure to hazardous chemicals, such as appropriate work practices, emergency procedures, and personal protective equipment to be used; and
d. The details of the hazard communications program developed by the Contractor, or its Subcontractors, including an explanation of the labeling system and the material safety data sheet, and how employees can obtain and use the appropriate hazard information.

§ 10.2.4 Pursuant to Chapter 49.70 RCW et seq., "Worker and Community Right to Know Act," and Chapter 296-802 WAC et seq. the Contractor shall provide Owner copies of and have available at the Site a workplace survey or material safety data sheets for all Hazardous Materials under the control or use of Contractor or any Subcontractor at the Site. The Contractor shall not be entitled to any additional Contract Time or compensation arising from its failure or alleged failure to comply with this statute or regulation.

§ 10.2.5 All Work shall be performed with due regard for the safety of the public. Contractor shall perform the Work so as to cause a minimum of interruption of vehicular traffic or inconvenience to pedestrians. All arrangements to care for such traffic shall be Contractor's responsibilities. All expenses involved in the maintenance of traffic by way of detours shall be borne by Contractor.

§ 10.2.6 When use or storage of explosives or other hazardous materials or equipment, or unusual methods are necessary for execution of the Work and explicitly permitted by the Contract Documents, the Contractor shall exercise utmost care and carry on such activities under supervision of properly qualified personnel. The Contractor shall keep on site at all times a spill response kit for the protection of storm water.

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§ 10.2.7 The Contractor shall promptly remedy damage and loss (other than damage or loss insured under property insurance required by the Contract Documents) to property referred to in Sections 10.2.1.2 and 10.2.1.3 caused in whole or in part by the Contractor, a Subcontractor, a Sub-subcontractor, or anyone directly or indirectly employed by any of them, or by anyone for whose acts they may be liable and for which the Contractor is responsible under Sections 10.2.1.2 and 10.2.1.3. The Contractor may make a Claim for the cost to remedy the damage or loss to the extent such damage or loss is attributable to acts or omissions of the Owner or Architect or anyone directly or indirectly employed by either of them, or by anyone for whose acts either of them may be liable, and not attributable to the fault or negligence of the Contractor. The foregoing obligations of the Contractor are in addition to the Contractor's obligations under Section 3.18.

§ 10.2.8 The Contractor shall designate a responsible member of the Contractor's organization at the site whose duty shall be the prevention of accidents. This person shall be the Contractor's superintendent unless otherwise designated by the Contractor in writing to the Owner and Architect.

§ 10.2.9 The Contractor shall not permit any part of the construction or site to be loaded so as to cause damage or create an unsafe condition.

§ 10.2.10 At all times until the Owner's occupancy of the Work or a designated portion of the Work, the Contractor shall protect from damage, weather, deterioration, theft, vandalism and malicious mischief, and shall bear the risk of any uninsured loss or destruction of, or injury to damage to, all materials, equipment, tools, and other items incorporated or to be incorporated in the Work or designated portion, or consumed or used in the performance of the Work or designated portion and all Work in process and completed Work or designated portion. Protection of the Work shall include but not be limited to protection of soils, subgrade preparation, exterior concrete, masonry, sealant, gypsum sheathing, roofing and interior finishes. The Contractor is responsible for any delays or costs resulting from the Contractor's failure to protect the Work from weather damage, weather, deterioration, theft, vandalism and malicious mischief. Contractor is further responsible for any deductible amounts related to any insurance coverage, without reimbursement.

§ 10.2.11 Any notice given to the Contractor by the Owner or the Architect of a safety or property protection violation will not: (1) relieve the Contractor of sole and complete responsibility for the violation and the correction thereof, or for sole liability for the consequences of said violation; (2) impose any obligation upon the Owner or Architect to inspect or review the Contractor's safety program or precautions or to enforce the Contractor's compliance with the requirements of this Article 10; or (3) impose any continuing obligation upon the Owner or Architect to provide such notice to the Contractor or any other persons or entity.

§ 10.2.12 Injury or Damage to Person or Property
If the Contractor suffers injury or damage to person or property because of an alleged act or omission of the Owner, or of others for whose acts the Owner may be legally responsible, written notice of the injury or damage, whether or not insured, shall be given to the Owner within a reasonable time not exceeding twenty-one (21) days after discovery. The notice shall provide sufficient detail to enable the other party to investigate the matter. This Section does not apply to Claims, damages for additional costs or time, acceleration, or delay.

§ 10.3 Hazardous Materials and Substances
§ 10.3.1 The Contractor is responsible for compliance with any requirements included in the Contract Documents regarding hazardous materials or substances. If the Contractor encounters a hazardous material or substance not addressed in the Contract Documents and if reasonable precautions will be inadequate to prevent foreseeable bodily injury or death to persons resulting from a hazardous material or substance, as defined by CERCLA, including but not limited to asbestos or polychlorinated biphenyl (PCB), encountered on the site by the Contractor, the Contractor shall, upon recognizing the condition, immediately stop Work in the affected area and notify the Owner and Architect in writing of the condition. The Contractor shall proceed with the Work in areas not affected.

§ 10.3.2 Upon receipt of the Contractor's notice, and with the Owner's agreement, the Owner shall obtain the services of a licensed laboratory to reasonably verify the presence or absence of the material or substance reported by the Contractor and, in the event such material or substance is found to be present, to verify that it has been rendered harmless. Unless otherwise required by the Contract Documents, the Owner shall furnish in writing to the Contractor and Architect the names and qualifications of persons or entities who are to perform tests verifying the presence or absence of the material or substance or who are to perform the task of removal or safe containment of the material or substance. The Contractor and the Architect will promptly reply to the Owner in writing stating

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whether or not either has reasonable objection to the persons or entities proposed by the Owner. If either the Contractor or Architect has an objection to a person or entity proposed by the Owner, the Owner shall propose another to whom the Contractor and the Architect have no reasonable objection, but the Owner shall not be responsible for any delay resulting from the Contractor's objection to such person or entity. When the material or substance has been rendered harmless, Work in the affected area shall resume upon written agreement of the Owner and Contractor. By Change Order, the Contract Time may be extended appropriately and the GMP may be increased by the amount of the Contractor's demonstrated and reasonable additional costs of shutdown, delay, and start-up, which adjustments shall be accomplished as provided in Articles 7, 8 and 15.

§ 10.3.3 To the fullest extent permitted by law, the Owner shall indemnify and hold harmless the Contractor, Subcontractors, Architect, Architect's consultants, and agents and employees of any of them from and against claims, damages, losses, and expenses, including but not limited to attorneys' fees, arising out of or resulting from performance of the Work in the affected area if in fact the material or substance presents the risk of bodily injury or death as described in Section 10.3.1 and has not been rendered harmless, provided that such claim, damage, loss, or expense is attributable to bodily injury, sickness, disease or death, or to injury to or destruction of tangible property (other than the Work itself), except to the extent that such damage, loss, or expense is due to the fault or negligence of the party seeking indemnity or if the removal of such material or substance was a part of the Contractor's Work.

§ 10.3.4 The Owner shall not be responsible under this Section 10.3 for hazardous materials or substances the Contractor brings to the site unless such materials or substances are required by the Contract Documents. The Owner shall be responsible for hazardous materials or substances required by the Contract Documents, except to the extent of the Contractor's fault, misuse, or negligence in the use and handling of such materials or substances. The Contractor shall store all hazardous materials safely, whether or not required by Contract Documents. The Contractor shall not install hazardous materials, including without limitation asbestos, lead, mercury, or polychlorinated biphenyl (PCB), in the Work.

§ 10.3.5 The Contractor shall reimburse the Owner for the cost and expense the Owner incurs (1) for remediation of hazardous materials or substances the Contractor brings to the site and negligently handles, or (2) where the Contractor fails to perform its obligations under Section 10.3.1, except to the extent that the cost and expense are due to the Owner's fault or negligence.

§ 10.3.6 If, without fault or negligence on the part of the Contractor and if the remediation was not a part of the Contractor's scope of Work under the Contract Documents, the Contractor is held liable by a government agency for the cost of remediation of a hazardous material or substance solely by reason of performing Work as required by the Contract Documents, the Owner shall reimburse the Contractor for all cost and expense thereby incurred.

§ 10.3.7 To the extent that this Project involves the remediation of contaminated property, the Contractor shall comply with chapters 64.44 and 70A.300 RCW and any provisions of the Washington Administrative Code promulgated thereunder, including the use of authorized contractors as provided in RCW 64.44.060. The Contractor shall comply with all applicable requirements of chapter 70A.205 RCW and any provisions of the Washington Administrative Code promulgated thereunder.

§ 10.4 Emergencies

In an emergency affecting safety of persons or property, the Contractor shall act, at the Contractor's discretion, to prevent threatened damage, injury, or loss. Additional compensation or extension of time claimed by the Contractor on account of an emergency shall be determined as provided in Article 15 and Article 7.

§ 10.5 Public Safety and Convenience

The Contractor shall conduct its Work so as to ensure the least possible obstruction to vehicular traffic and inconvenience to the general public and others in the vicinity of the Work and to ensure the protection of persons, property and natural resources. No road or street shall be closed to the public except with the permission of the Owner and the proper governmental authority. Fire hydrants and FDCs on or adjacent to the Work shall be accessible to firefighting equipment at all times. Temporary provisions shall be made by the Contractor to ensure the use of sidewalks, fire lanes, private and public driveways and proper functioning of gutters, sewer inlets, drainage ditches and culverts, irrigation ditches and natural water courses, if any, on the Work site.

§ 10.6 Weather Protection

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Temporary weather protection of the Work is the responsibility of the Contractor as necessary to proceed in accordance with the Construction Schedule and environmental conditions as defined in the Contract Documents. Weather protection shall include but not be limited to protection of soils, subgrade preparation, exterior concrete, masonry, sealant, gypsum sheathing, roofing, and interior finishes. Delays and costs resulting from the Contractor's failure to protect the Work from damage due to weather or resulting from the failure of the Contractor to follow the recommendations of the Owner's geotechnical engineer are the sole responsibility of the Contractor.

ARTICLE 11 INSURANCE AND BONDS

§ 11.1 Contractor's Insurance and Bonds

§ 11.1.1 The Contractor shall purchase and maintain insurance of the types and limits of liability, containing the endorsements, and subject to the terms and conditions, as described in the Agreement or elsewhere in the Contract Documents. The Contractor shall purchase and maintain the required insurance from an insurance company or insurance companies lawfully authorized to issue insurance in the jurisdiction where the Project is located possessing an A.M. Best's policyholder's rating of A- or better and a financial rating of no less than VII and reasonably acceptable to the Owner, an occurrence-based Commercial General Liability Insurance Policy, which shall provide personal injury, bodily injury and property damage liability to cover the Contractor's operations, including Subcontractors and suppliers of any tier; owned, non-owned and hired vehicles; on work the Contractor may subcontract or sublet to others; and on the indemnity provisions of this Contract, including but not limited to premises, products/completed operations, personal injury, blanket contractual liability, explosion, collapse or underground (XCU), employment related practices coverage, and stopgap employer's liability. This insurance will name the Owner their consultants and employees, any required governmental agencies and others designated in the Contract Documents as additional insureds for all coverages required by Section 11.1 and will include a severability of interest (cross liability clause) for Work performed under this Contract. The Contractor's policy shall be designated primary coverage for both defense and indemnity, and any Owner's policies excess. Such limits of liability insurance shall have per project general aggregate provisions and shall not be less than the following:

COVERAGE	LIMITS OF LIABILITY
I. Commercial General Liability:	
Policy shall include Bodily Injury, Property Damage, Personal Injury and Broad Form Contractual Liability	
Each Occurrence	$5,000,000
Per Location Aggregate/Per Project Aggregate	$5,000,000
General Aggregate Per Occurrence	$10,000,000
Products & Completed Operations Aggregate	$10,000,000
Personal and Advertising Injury	$5,000,000
Blanket Contractual Liability	$5,000,000
II. Commercial Automobile Liability	
Policy shall include Bodily Injury and Property Damage, for any owned, Hired, and/or non-owned vehicles used in the operation, installation and maintenance of facilities under this Contract. This policy shall include all owned, non-owned and hired autos.	
Combined Single Limit	$5,000,000
III. Workers' Compensation (applicable to the State of Washington)	
Per Occurrence	Statutory
Employer's Liability	$1,000,000
Disease Each Employee	$1,000,000
Disease Policy Limit	$1,000,000
Each Claim	$1,000,000
Annual Aggregate	$2,000,000
IV. Pollution Legal Liability	
Each Claim	$3,000,000
Annual Aggregate	$6,000,000
V. Builders Risk	

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COVERAGE	LIMITS OF LIABILITY
Builder's "All Risk" Property Insurance including Flood & Earthquake Coverage to include personal property of others in the care, custody and control of the contractor. Coverage should be written for 100% of the completed value. For additions or repairs of existing building structures, coverage to include contractor's interest in improvements, repairs, additions, alterations to completed buildings and subject to items described in "a".	Contract Value including Soft Costs and Customary extensions of Coverage
VI. Umbrella Excess Liability	
Policy applies over and above General Liability, Auto & Employers Liability Each Occurrence Annual Aggregate	 $20,000,000 $20,000,000
VII. Cyber Coverage	
Each Claim Annual Aggregate	$5,000,000 $15,000,000

§ 11.1.2 The insurance required by Section 11.1.1 shall be written for not less than limits of liability specified in the Contract Documents or required by law, whichever coverage is greater. Coverages shall be written on an occurrence basis, shall be maintained without interruption from the date of commencement of the Work until the date of Final Acceptance and termination of any coverage required to be maintained after final payment. Completed operations coverage shall remain in force for three (3) years after Final Acceptance. The insurance described above shall include coverage for underground, collapse and explosion exposures. In addition, the Contractor shall purchase and maintain insurance for claims under workers' compensation (industrial insurance), disability benefit and other similar employee benefit acts in the state statutory amount and Stop Gap Liability Insurance (Employer's Contingent Liability Insurance) with coverage of at least $1,000,000 each occurrence/each accident. All policies and certificates must be signed copies and policies shall contain a provision that written notice must be provided to the Owner 30 days before the policies are canceled; Contractor must provide the Owner and Architect 45 days' written notice by certified mail before the policies expire or any coverages afforded under the policy are reduced, limits decreased, or the additional insureds removed. The Contractor shall furnish to the Owner and Architect copies of any subsequently issued endorsements amending, modifying, altering or restricting coverage or limits. Furthermore, such policies or certificates shall contain a clause verifying that the policy contains coverage for blanket contractual liability including both oral and written contracts and that liability coverages include protection for underground, collapse and explosion and that the indemnification provisions of Section 3.18 are acknowledged. Losses up to the deductible amount or otherwise not covered by insurance shall be the responsibility of the Contractor.

§ 11.1.3 Before issuance of the Notice to Proceed, the Contractor shall furnish the Owner with an electronic copy of Certificates of Insurance on ACORD Certificate of Liability Insurance as evidence of all insurance required by the Contract Documents, including an endorsement to the insurance policies naming the Owner, its consultants and employees, and any required governmental agencies and others designated in the Contract Documents as additional insureds. The Contractor is not required to provide the Builder's Risk policy until the issuance of an Early Bid Package. If the Agreement is executed, no work can take place until the Certificates are furnished. The Contractor shall furnish to the Owner copies of any subsequently issued endorsements amending, modifying, altering or restricting coverage limits. Furthermore, such policies or certificates shall contain a clause verifying that the policy contains coverage for blanket contractual liability including both oral and written contracts and that liability coverages include protection for underground, collapse and explosion and that the indemnification provisions of Section 3.18 are acknowledged. An additional certificate evidencing continuation of liability coverage, including coverage for completed operations, shall be submitted with the final Application for Payment as required by Section 9.10.2 and thereafter upon renewal or replacement of such coverage until the expiration of the time required by Section 11.1.2. Information concerning reduction of coverage on account of revised limits or claims paid under the General Aggregate, or both, shall be furnished by the Contractor with reasonable promptness. Upon written request, the Contractor will provide a copy of its policies to the Owner.

§ 11.1.4 The Owner's specification or approval of the insurance in this Contract or of its coverage or amount shall not relieve or decrease the liability of the Contractor under the Contract Documents or otherwise. Coverages are the

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minimum to be provided and are not limitations of liability under the Contract, indemnification, or applicable law provisions. The Contractor may, at its expense, purchase larger coverage amounts. Notwithstanding anything herein to the contrary, the Contractor shall provide all bonding, insurance, and permit documentation as required by governmental entities for all portions of the Project.

§ 11.1.5 The Contractor shall cause the commercial liability coverage required by the Contract Documents to include (1) the Owner as an additional insured for claims caused in whole or in part by the Contractor's negligent acts or omissions during the Contractor's operations; and (2) the Owner as an additional insured for claims caused in whole or in part by the Contractor's negligent acts or omissions during the Contractor's completed operations giving at least thirty (30) days' notice of cancellation.

§ 11.1.6 The Owner shall be listed on the Certificate as Certificate Holder.

§ 11.1.5 The insurance must be written on an "occurrence" basis. This must be indicated on the Certificate.

§ 11.1.7 The Contractor shall keep this insurance in force during the term of the Contract and for thirty (30) days after the Physical Completion date. The Contractor shall provide the City and all Additional Insureds with written notice of any policy cancellation, within two business days of their receipt of such notice.

§ 11.1.8 Failure on the part of the Contractor to maintain the insurance as required shall constitute a material breach of contract, upon which the City may, suspend work or terminate the contract.

§ 11.1.9 All costs for insurance shall be incidental to and included in the unit or lump sum prices of the contract and no additional payment will be made.

§ 11.1.10 The Contractor shall ensure and require that Subcontractors of any tier have insurance coverage to cover bodily injury and property damage on all operations and all vehicles owned or operated by Subcontractors of all tiers in the amount of $1,000,000 per occurrence with a $2,000,000 aggregate limit. Also, the Subcontractors shall name both the Contractor and the Owner as an additional insured giving at least thirty (30) days' notice of cancellation. Also, the Subcontractors shall name the Contractor and the Owner and cause the commercial liability coverage required by the Contract Documents to include, using ISO Form CG 2010 11/85 or its equivalent, (1) the Owner, its directors, officers, and agents as additional insureds for claims arising out of or caused in whole or in part by the Contractor's negligent acts or omissions during the Contractor's operations; and (2) the Owner, its directors, officers, and agents, as an additional insured for claims arising out of or caused in whole or in part by the Contractor's negligent acts or omissions during the Contractor's completed operations.

§ 11.1.11 If the Owner is damaged by the failure of the Contractor to maintain any of the insurance in this Article 11 or to so notify the Owner, then the Contractor shall bear all costs attributable thereto. The Owner may withhold payment pending receipt of all certificates of insurance. Failure to withhold payment shall not constitute a waiver.

§ 11.1.12 Insurance requirements to operate a drone over the construction site or any other property. If Contractor or its Subcontractors of any tier use or operate a drone or unmanned aircraft on or over the construction site or any other property of the Owner, Contractor shall provide to Owner evidence of sufficient insurance such as aircraft liability insurance to cover any damages, including bodily injury or property damage, caused by the operation and use of such drone or unmanned aircraft prior to its use on or above the construction site or any other property of the Owner. The limit of liability shall be at least $1,000,000 each occurrence. If a Subcontractor of any tier is the operator of such a drone or unmanned aircraft, the evidence of such insurance shall be provided by that Subcontractor.

§ 11.1.13 If the Owner is damaged by the failure of the Contractor to maintain any of the bonds or insurance in this Article 11 or to so notify the Owner, then the Contractor shall bear all costs attributable thereto. The Owner may withhold payment pending receipt of all certificates of insurance and bonds. Failure to withhold payment shall not constitute a waiver.

§ 11.1.14 Upon the request of any person or entity appearing to be a potential beneficiary of bonds covering payment of obligations arising under the Contract, the Contractor shall promptly furnish a copy of the bonds or shall authorize a copy to be furnished.

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§ 11.2 Builders' Risk Insurance

§ 11.2.1 Unless the Owner elects to procure builder's risk insurance directly, as a Negotiated Support Service the Contractor shall purchase and maintain until Final Acceptance, in a company or companies lawfully authorized to do business in the State of Washington, property insurance written on a builder's risk "all-risk" or equivalent policy for to cover the course of construction upon the entire Work at the site and all materials or equipment furnished or installed by the Owner on the Project, in the amount of the initial GMP, plus the value of all subsequent Contract Modifications and cost of materials supplied or installed by others, comprising total value for the entire Project at the site on a replacement cost basis.. This insurance shall insure against the perils of fire (with extended coverage) and physical loss or damage including, without duplication of coverage, theft, vandalism, malicious mischief, collapse, windstorm, falsework, testing and startup, temporary buildings and debris removal including demolition occasioned by enforcement of any applicable legal requirement, and shall cover reasonable compensation for Architect's and Contractor's services and expenses required as a result of such insured loss. The policy shall include as named insured the Owner, the Contractor, Subcontractors and Sub-subcontractors in the Project. Each loss may be subject to a deductible clause, currently $10,000, but not to exceed $15,000. Except for losses caused by the Owner or by natural occurrences, losses up to the deductible amount or otherwise not covered by insurance shall be a Cost of the Work within the GMP. For losses caused by the Owner or by natural occurrences, losses up to the deductible amount shall be a cost of the Work and shall entitle the Contractor to an increase in the GMP for that deductible amount. The policy shall be endorsed to allow complete or partial occupancy by the Owner before or after Substantial Completion without the insurer's approval.

§ 11.3 Waivers of Subrogation

The Owner and Contractor waive all rights against (1) each other and any of their subcontractors, sub-subcontractors, agents, and employees, each of the other; (2) the Architect and Architect's consultants; and (3) Separate Contractors, if any, and any of their subcontractors, sub-subcontractors, agents, and employees, for damages caused by fire, or other causes of loss, to the extent those losses are covered by property insurance required by the Contract or other property insurance applicable to the Project, except such rights as they have to proceeds of such insurance held by the Owner as fiduciary. The Owner does not waive the subrogation rights to the extent of its property insurance on structures or portions of structures that do not comprise the Work. The Owner or Contractor, as appropriate, shall require similar written waivers in favor of the individuals and entities identified above from the Architect, Architect's consultants, Separate Contractors, subcontractors, and sub-subcontractors. The policies of insurance that are required by the Contract Documents and that are purchased and maintained by each person or entity agreeing to waive claims pursuant to this section 11.3 shall not prohibit this waiver of subrogation. This waiver of subrogation shall be effective as to a person or entity (1) even though that person or entity would otherwise have a duty of indemnification, contractual or otherwise, (2) even though that person or entity did not pay the insurance premium directly or indirectly, or (3) whether or not the person or entity had an insurable interest in the damaged property.

§11.4 Adjustment and Settlement of Insured Loss

§ 11.4.1 A loss insured under the property insurance required by the Contract shall be adjusted by the Owner as fiduciary and made payable to the Owner as fiduciary for the insureds, as their interests may appear, subject to requirements of any applicable mortgagee clause and of Section 11.4.2. The Owner shall distribute the proceeds so received in accordance with such agreement as the parties in interest may reach. If no agreement is reached, any damaged Work shall first be repaired or replaced, and payment therefor made from the separate account by Change Order or by payment to a separate contractor, at Owner's option; further disbursements will then be determined pursuant to the provisions of Section 4.4. The Owner shall pay the Architect and Contractor their just shares of insurance proceeds received by the Owner, and by appropriate agreements the Architect and Contractor shall make payments to their consultants and Subcontractors in similar manner. Any inconsistent policy provisions will supersede the provisions of this Section.

§ 11.4.2 Prior to settlement of an insured loss, the Owner shall notify the Contractor of the terms of the proposed settlement as well as the proposed allocation of the insurance proceeds. The Contractor shall have 14 days from receipt of notice to object to the proposed settlement or allocation of the proceeds. If the Contractor does not object, the Owner shall settle the loss and the Contractor shall be bound by the settlement and allocation. Upon receipt, the Owner shall deposit the insurance proceeds in a separate account and make the appropriate distributions. Thereafter, if no other agreement is made or the Owner does not terminate the Contract for convenience, the Owner and Contractor shall execute a Change Order for reconstruction of the damaged or destroyed Work in the amount allocated for that purpose. If the Contractor timely objects to either the terms of the proposed settlement or the allocation of the proceeds, the Owner may proceed to settle the insured loss, and any dispute between the Owner and

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Contractor arising out of the settlement or allocation of the proceeds shall be resolved pursuant to Article 15. Pending resolution of any dispute, the Owner may issue a Construction Change Directive for the reconstruction of the damaged or destroyed Work.

§ 11.5 Performance Bond and Payment Bond

§ 11.5.1 Contractor's Bonds: The Contractor shall secure and pay for, from a surety company acceptable to the Owner and admitted and licensed in the State of Washington and possessing an A.M. Best's policyholder's rating of A or better and a financial rating of no less than VIII, separate bonds covering the faithful performance of the Contract and payment of obligations arising under the Contract Documents, each in the full amount of the MACC plus sales tax, pursuant to Chapter 39.08 RCW ("Contractor's Bond"). Within ten (10) days of executing the GMP Amendment, the Contractor shall deliver the bonds to the Owner. THE OWNER MAY WITHHOLD PAYMENT TO THE CONTRACTOR UNTIL SUCH SURETY BONDS ARE RECEIVED AND MAY TERMINATE THE CONTRACT FOR CAUSE. The Contractor shall be responsible for any delay in the Contract Time because of failure to submit acceptable bonds.

§ 11.5.2 Upon the request of any person or entity appearing to be a potential beneficiary of bonds covering payment of obligations arising under the Contract, the Contractor shall promptly furnish a copy of the bonds or shall authorize a copy to be furnished.

§ 11.5.3 Subcontractors' Performance and Payment Bonds: Each Subcontractor so required by a bidding package or RCW 39.10.380 shall secure and pay for, from a surety company acceptable to the Owner and the Contractor and admitted and licensed in the State of Washington, bonds covering the faithful performance of the subcontract and payment of obligations arising under the Contract Documents related to the subcontract, each in the full amount of the subcontract sum, pursuant to Chapter 39.10 RCW and Chapter 39.08 RCW. Within ten (10) days of entering into the subcontract, and before any payment is due, the Subcontractor shall deliver copies of the bonds to the Owner and to the Architect.

§ 11.6 If the Owner is damaged by the failure of the Contractor to maintain any of the bonds or insurance in this Article 11 or to so notify the Owner, then the Contractor shall bear all costs attributable thereto. The Owner may withhold payment pending receipt of all certificates of insurance and bonds. Failure to withhold payment shall not constitute a waiver.

ARTICLE 12 UNCOVERING AND CORRECTION OF WORK

§ 12.1 Uncovering of Work

§ 12.1.1 If a portion of the Work is covered contrary to the Architect's or the Owner's request or to requirements of a governmental authority or as otherwise specifically expressed in the Contract Documents, it must, if requested in writing by the Architect, Owner, or governmental authority, be uncovered for the requesting party's examination and be replaced at the Contractor's expense without change in the GMP or the Contract Time.

§ 12.1.2 If a portion of the Work has been covered that the Architect, Owner or governmental authority has not specifically requested to examine prior to its being covered and for which neither the Contract Documents nor governmental laws or regulations required inspection, the Architect, Owner or governmental authority may request to see such Work and it shall be uncovered by the Contractor. If such Work is not in accordance with the Contract Documents, the costs of uncovering the Work, and the cost of correction, shall be at the Contractor's expense unless the condition was caused by the Owner or a separate contractor employed by the Owner, and in that event the Owner or the separate contractor shall be responsible for payment of such costs.

§ 12.2 Correction of Work

§ 12.2.1 Before Substantial Completion

The Contractor shall promptly correct Work rejected by the Architect or Owner or failing to conform to the requirements of the Contract Documents, whether discovered before or after Substantial Completion and whether or not fabricated, installed or completed. Costs of correcting such rejected Work, including additional testing and inspections, the cost of uncovering and replacement, and compensation for the Architect's services and expenses made necessary thereby, shall be at the Contractor's expense without any increase to GMP or Contract Time.

§ 12.2.2 After Substantial Completion

§ 12.2.2.1 In addition to the Contractor's obligations under Section 3.5, if, within one (1) year after the later of the date of Substantial Completion of the Work or designated portion thereof or after the date for commencement of

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warranties established under the Contract Documents, or by terms of any applicable special warranty required by the Contract Documents, any of the Work is found to be not in accordance with the requirements of the Contract Documents, the Contractor shall correct it according to the requirements of this Section 12.2.2 with no change in the Cost of the Work promptly after receipt of notice from the Owner to do so, unless the Owner has previously given the Contractor a written acceptance of such condition. If the Contractor does not promptly in accordance with the provisions of this Section 12.2.2 initiate work to correct the Work designated in the notice, the Owner may proceed to correct the Work and may, without further notice, dispose of materials and equipment as it sees fit, and the Contractor will be liable for all costs. This obligation shall survive acceptance of the Work under the Contract and termination of the Contract, is in addition to other warranties provided by contract or law, and does not establish a time limit for damages.

.1 If, in the Owner's opinion, the nonconforming Work either prevents the use of a portion of the facility and/or immediate response is required to prevent further damage or to restore security to prevent external entrance, and/or is a safety hazard (e.g., break in the waterline, sprinkler system failure, failure of the heating system, inability to close or lock exterior door, etc.), the Contractor shall initiate corrective work on site the same day if the Contractor is notified prior to noon, or by noon the following day if notified after noon, and shall complete corrective action within 48 hours.

.2 If, in the Owner's opinion, the nonconforming Work has the potential of becoming a safety hazard, of affecting internal security, or of limiting the use of the facility (e.g., potential loss of heat in a single office, failure of one or more plumbing fixtures, loose carpet seam in corridor, interior door lock not working, etc.), the Contractor shall initiate corrective work on site within two (2) working days and shall complete corrective action within five (5) working days.

.3 If, in the Owner's opinion, the nonconforming Work does not have an impact on the use of the building, but must be fixed (e.g., interior door closer broken, window cracked, wall covering seam coming loose, etc.), the Contractor shall initiate corrective work on site within fourteen (14) days and shall complete corrective action within twenty-eight (28) days.

§ 12.2.2.2 The one-year period for correction of Work shall be extended with respect to portions of Work first performed after Substantial Completion by the period of time between Substantial Completion and the actual completion of that portion of the Work.

§ 12.2.2.3 The one-year period for correction of Work shall be extended by corrective Work performed by the Contractor pursuant to this Section 12.2.

§ 12.2.3 The Contractor shall remove from the site portions of the Work that are not in accordance with the requirements of the Contract Documents and are neither corrected by the Contractor nor accepted by the Owner.

§ 12.2.4 The Contractor shall bear the cost of correcting destroyed or damaged construction of the Owner or Separate Contractors, whether completed or partially completed, caused by the Contractor's correction or removal of Work that is not in accordance with the requirements of the Contract Documents.

§ 12.2.5 Nothing contained in this Section 12.2 shall be construed to establish a period of limitation with respect to other obligations the Contractor has under the Contract Documents. Establishment of the one-year period for correction of Work as described in Section 12.2.2 relates only to the specific obligation of the Contractor to correct the Work, and has no relationship to the time within which the obligation to comply with the Contract Documents may be sought to be enforced, nor to the time within which proceedings may be commenced to establish the Contractor's liability with respect to the Contractor's obligations other than specifically to correct the Work.

§ 12.3 Acceptance of Nonconforming Work

If the Owner prefers to accept Work that is not in accordance with the requirements of the Contract Documents, the Owner may do so instead of requiring its removal and correction, in which case the GMP will be reduced by the greater of the (1) cost of correction, or (2) diminution of value of the Work that is not in accordance with the requirements of the Contract Documents. Such adjustment shall be effected whether or not final payment has been made.

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ARTICLE 13 MISCELLANEOUS PROVISIONS

§ 13.1 Governing Law and Venue

This Contract shall be deemed to have been executed and delivered within the State of Washington, and the rights and obligations of the parties hereunder shall be construed and enforced in accordance with, and governed by, the laws of the State of Washington without regard to the principles of conflict of laws. Any action or suit brought in connection with this Contract shall be brought in the Superior Court of Clark County, Washington.

§ 13.2 Successors and Assigns

§ 13.2.1 The Owner and Contractor respectively bind themselves, their partners, successors, assigns, and legal representatives to the other party hereto and to partners, successors, assigns and legal representatives of such other party respect to covenants, agreements, and obligations contained in the Contract Documents. Except as provided in Section 13.2.2, neither party to the Contract shall assign the Contract as a whole without written consent of the other. If either party attempts to make an assignment without such consent, that party shall nevertheless remain legally responsible for all obligations under the Contract.

§ 13.2.2 The Owner may, without consent of the Contractor, assign the Contract to a lender providing construction financing for the Project, if the lender assumes the Owner's rights and obligations under the Contract Documents. The Contractor shall execute all consents reasonably required to facilitate the assignment.

§ 13.2.3 If a majority of the ownership or the control of Contractor is acquired by a third party, and such acquisition reasonably imperils performance or creates a conflict of interest that the Owner, in its sole discretion, cannot reasonably reconcile, then the Owner may terminate this Contract at any time pursuant to Section 14.2, except that the Owner shall give the Contractor thirty (30) days' written notice of termination and the opportunity for the Contractor to cure prior to termination.

§ 13.3 Written Notice

Written notice shall be deemed to have been duly served if delivered in person to the individual, to the designated representative as identified in the Agreement, or to an officer of the corporation for which it was intended; or if delivered at, or sent by facsimile, registered or certified mail or by courier service providing proof of delivery to, the last business address known to the party giving notice. The date of written notice shall be the earlier of the date of personal delivery, actual receipt by facsimile, or three (3) calendar days after the date of postmark.

§ 13.4 Rights and Remedies

§ 13.4.1 Duties and obligations imposed by the Contract Documents and rights and remedies available thereunder shall be in addition to and not a limitation of duties, obligations, rights, and remedies otherwise imposed or available by law. The Contractor's sole remedy for Claims, disputes and other matters in question of the Contractor, direct or indirect, arising out of, or relating to, the Contract Documents or breach thereof, except Claims which have been waived under the terms of the Contract Documents, however, is the dispute resolution procedure of Article 15.

§ 13.4.2 No action or failure to act by the Owner, Architect, or Contractor shall constitute a waiver of a right or duty afforded them under the Contract, nor shall such action or failure to act constitute approval of or acquiescence in a breach thereunder, except as may be specifically agreed upon in writing.

§ 13.4.3 If any portion of this Contract is held to be void or unenforceable, the remainder of the Contract shall be enforceable without such portion.

§ 13.5 Tests and Inspections

§ 13.5.1 Tests, inspections, and approvals of portions of the Work shall be made at an appropriate time and as required by the Contract Documents and by applicable laws, statutes, ordinances, codes, rules, and regulations or lawful orders of public authorities having jurisdiction shall be made at an appropriate time. Unless otherwise provided, the Contractor shall make arrangements for such tests, inspections, and approvals with an independent testing laboratory or entity acceptable to or provided by the Owner, or with the appropriate public authority, and the Owner shall bear all related costs of necessary tests, inspections, and approvals, except that the Contractor will be responsible for any costs of re-testing and any extra costs caused by the Contractor. The Contractor shall give the Architect and Owner timely notice of when and where tests and inspections are to be made so that the Architect and Owner may be present for such procedures. The independent testing agency shall prepare the test reports, logs and certificates applicable to the specific inspections and tests and promptly and simultaneously deliver the specified number of copies of them to the designated parties. The Owner shall bear costs of tests, inspections, or approvals

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that do not become requirements until after bids are received or negotiations concluded. The Owner shall directly arrange and pay for tests, inspections, or approvals where building codes or applicable laws or regulations so require.

§ 13.5.2 If the Architect, Owner, or public authorities having jurisdiction determine that portions of the Work require additional testing, inspection, or approval not included under Section 13.4.1, the Architect will, upon written authorization from the Owner, instruct the Contractor to make arrangements for such additional testing, inspection, or approval, by an entity acceptable to the Owner, and the Contractor shall give timely notice to the Owner and Architect of when and where tests and inspections are to be made so that the Architect may be present for such procedures. Such costs, except as provided in Section 13.4.3, shall be at the Owner's expense.

§ 13.5.3 If procedures for testing, inspection, or approval under Sections 13.4.1 and 13.4.2 reveal failure of the portions of the Work to comply with requirements established by the Contract Documents, all costs made necessary by such failure, including those of repeated procedures and compensation for the Architect's services and expenses, shall be at the Contractor's expense.

§ 13.5.4 Required certificates of testing, inspection, or approval shall, unless otherwise required by the Contract Documents, be secured by the Contractor and promptly delivered to the Owner and Architect.

§ 13.5.5 If the Architect is to observe tests, inspections, or approvals required by the Contract Documents, the Architect will do so promptly and, where practicable, at the normal place of testing.

§ 13.5.6 Tests or inspections conducted pursuant to the Contract Documents shall be made promptly to avoid unreasonable delay in the Work. The Contractor shall provide the Owner and Architect at least forty-eight (48) hours' notice prior to all tests and inspections.

§ 13.5.7 If the Owner is responsible under the Contract Documents, law or regulation to pay only for an inspection of any inspector, consultant or Architect, the Owner shall be required to pay only for the first actual inspection. If the Contractor arranges for an inspection and an extra cost is incurred because the inspector is required to wait, to leave without inspecting, to perform a partial inspection, to return to complete or re-inspect, or otherwise to expend time other than for the primary inspection, the Contractor shall be responsible for all such costs to the extent caused by the Contractor. If the Contractor does not pay the charges for which it is responsible within thirty (30) days of billing, the Owner has the option to pay the charges directly and back-charge the Contractor on the next progress payment for the amount paid plus a 10% handling fee.

§ 13.5.8 No acceptance by the Owner of any Work shall be construed to result from any inspections, tests or failures to inspect or test by the Owner, the Owner's representatives, the Architect or any other person. No inspection, test, failure to inspect or test, or failure to discover any defect or nonconformity by the Owner, the Owner's representatives, the Architect or any other person shall relieve the Contractor of its responsibility for meeting the requirements of the Contract Documents or impair the Owner's right to reject defective or nonconforming items or right to avail itself of any other remedy to which the Owner may be entitled, notwithstanding the Owner's knowledge of the defect or nonconformity, its substantiality or the ease of its discovery. Entities performing inspections and/or testing do not have the authority to direct the Contractor's means and methods and are not agents or representatives of the Owner or Architect. Inspections which meet the requirements of code shall not override the requirements of the Contract Documents, which may be more stringent.

§ 13.6 Statutes and Other Requirements

§ 13.6.1 The Contractor shall abide by the provisions of all applicable Washington statutes and regulations. Although a number of statutes are referenced in the Contract Documents, these references are not meant to be a complete list and should not be relied upon as such.

§ 13.6.2 Law Against Discrimination

During the term of this Contract, Contractor will not discriminate against any employee or applicant for employment in accordance with RCW Chapter 49.60, including, but not limited to creed, religion, race, color, age, sex, marital status, sexual orientation, sexual identity, pregnancy, military status, political ideology, ancestry, national origin, or the presence of any sensory, mental or physical disability, unless based upon a bona fide occupational qualification. The Contractor will take affirmative action to ensure that applicants and employees are treated fairly, without regard to their creed, religion, race, color, sex, national origin, or the presence of any sensory, mental or physical disability.

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Such action shall include all terms and conditions of employment, compensation and benefits, including apprenticeship.

§ 13.6.3 Provisions for Aged and Handicapped Persons
The Contractor shall comply with pertinent statutory provisions relating to public works under Chapter 70.92 RCW ("Provisions in Buildings for Aged and Handicapped Persons") and the Americans With Disabilities Act.

§ 13.6.4 Safety Standards
The Contractor shall comply with pertinent provisions of Chapter 49.17 RCW ("Washington Industrial Safety and Health Act") and Chapter 296-155 WAC ("Safety Standards for Construction Work").

§ 13.6.5 Unemployment Compensation
Pursuant to Chapter 50.24 RCW ("Contributions by Employers") in general and RCW 50.24.130 in particular, the Contractor shall pay contributions for wages for personal services performed under this Contract or arrange for a bond acceptable to the Commissioner of the Washington State Employment Security Department.

§ 13.6.6 Asbestos Removal
To the extent this Project involves asbestos removal, the Contractor shall comply with Chapter 49.26 RCW ("Health and Safety – Asbestos") and any provisions of the Washington Administrative Code promulgated thereunder, and the applicable section of the Specifications should be viewed for possible insurance required for the applicable Subcontractor.

§ 13.6.7 Lead, Copper, and Cadmium in Drinking Water
No materials or products may be installed or otherwise incorporated into the Work that contain lead, copper, or cadmium that exceed the actionable limits of the Environmental Protection Agency and the Safe Drinking Water Act. Neither the Architect nor the Owner will approve any substitution of material or product that may contain harmful levels of lead, copper, or cadmium, whether in plumbing, water fixtures, or any other fixture, equipment or incorporated building material. At the time of Final Acceptance, Contractor shall submit a letter to the Owner that no lead contamination or lead products have been installed in the building or anywhere throughout the Project in violation of this contractual provision and applicable laws.

§ 13.6.8 Pursuant to Chapter 49.70 RCW ("Worker and Community Right to Know Act") and WAC 296-901 et seq., the Contractor shall provide the Owner copies of and have available at the Project Site a workplace survey or material safety data sheets for all "hazardous" chemicals under the control or use of Contractor or any Subcontractor of any tier at the Project Site. Contractor shall not be entitled to any additional Contract Time or compensation arising from its failure or alleged failure to comply with this statute or regulation.

§ 13.6.9 Security. All contractors, suppliers, and visitors who come onto the site may be required to display an identification badge on their person. The Contractor shall be required to administer the distribution of badges and maintain a sign-out log. All badges are to display the signature of the Project Superintendent. All Owner-supplied badges shall be returned before retainage is released.

ARTICLE 14 TERMINATION OR SUSPENSION OF THE CONTRACT

§ 14.1 Termination by the Contractor

§ 14.1.1 Except as provided by RCW 60.28.080, the Contractor may terminate the Contract if the Work is stopped for a period of 60 consecutive days through no act or fault of the Contractor, a Subcontractor, a Sub-subcontractor, their agents or employees, or any other persons or entities performing portions of the Work, for any of the following reasons:

.1 Issuance of an order of a court or other public authority having jurisdiction that requires all Work to be stopped;

.2 An act of government, such as a declaration of national emergency, that requires all Work to be stopped;

.3 Because the Architect has not issued a Certificate for Payment and has not notified the Contractor of the reason for withholding certification as provided in Section 9.4.1, or because the Owner has not made payment on a Certificate for Payment within the time stated in the Contract Documents; or

.4 The Owner has failed to furnish to the Contractor reasonable evidence as required by Section 2.2.

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§ 14.1.2 The Contractor may terminate the Contract if, through no act or fault of the Contractor, a Subcontractor, a Sub-subcontractor, their agents or employees, or any other persons or entities performing portions of the Work, repeated suspensions, delays, or interruptions of the entire Work by the Owner as described in Section 14.3, constitute in the aggregate more than 100 percent of the total number of days scheduled for completion, or 120 days in any 365-day period, whichever is less.

§ 14.1.3 If one of the reasons described in Section 14.1.1 or 14.1.2 exists, the Contractor may, upon seven (7) days' written notice to the Owner and Architect (during which period the Owner has the opportunity to cure), terminate the Contract and recover from the Owner payment for Work properly executed and for proven loss with respect to materials, equipment, tools, and construction equipment and machinery, as well as reasonable overhead and profit on Work executed, direct costs incurred by reason of such termination, and direct damages. The total recovery of the Contractor shall not exceed the unpaid balance of the GMP less the remaining contingencies.

§ 14.1.4 If the Work is stopped for a period of sixty (60) consecutive days through no act or fault of the Contractor, a Subcontractor, a Sub-subcontractor, or their agents or employees or any other persons or entities performing portions of the Work because the Owner has repeatedly failed to fulfill the Owner's obligations under the Contract Documents with respect to matters important to the progress of the Work, the Contractor may, upon seven (7) additional days' notice to the Owner and the Architect (during which period the Owner has the opportunity to cure), terminate the Contract and recover from the Owner as provided in Section 14.1.3. The total recovery of the Contractor shall not exceed the unpaid balance of the GMP less the remaining contingency.

§ 14.2 Termination by the Owner for Cause

§ 14.2.1 The Owner may, upon seven (7) days' written notice to the Contractor, terminate (without prejudice to any right or remedy of the Owner) the whole or any portion of the Work or the Contract for cause if the Contractor

- **.1** refuses or fails to supply enough properly skilled workers or proper materials;
- **.2** fails to make prompt payment to Subcontractors or suppliers in accordance with the respective agreements between the Contractor and the Subcontractors or suppliers;
- **.3** fails to comply with applicable laws, statutes, ordinances, codes, rules and regulations, or lawful orders of a public authority having jurisdiction;
- **.4** fails to prosecute the Work or any portion thereof with sufficient diligence to ensure the Substantial Completion of the Work within the Contract Time;
- **.5** is adjudged bankrupt, makes a general assignment for the benefit of its creditors, or if a receiver is appointed on account of its insolvency;
- **.6** staffs the Project with personnel different from the personnel listed in its proposal; or
- **.7** otherwise is guilty of a material or substantial breach of or default under a provision of the Contract Documents.

§ 14.2.2 When any of the reasons described in Section 14.2.1 exist, the Owner may, without prejudice to any other rights or remedies of the Owner and after giving the Contractor and the Contractor's surety, if any, seven (7) days' notice, terminate employment of the Contractor on all or a portion of the Work and may, subject to any prior rights of the surety:

- **.1** Exclude the Contractor from the site and take possession of all materials, equipment, tools, and construction equipment and machinery thereon owned by the Contractor;
- **.2** Accept assignment of subcontracts pursuant to Section 5.4;
- **.3** Finish the Work by whatever reasonable method the Owner may deem expedient. Upon written request of the Contractor, the Owner shall furnish to the Contractor a detailed accounting of the costs incurred by the Owner in finishing the Work; and
- **.4** Take or direct any or all of the actions in Section 14.5.1.

§ 14.2.3 When the Owner terminates the Contract for one of the reasons stated in Section 14.2.1, the Contractor shall not be entitled to receive further payment until the Work is finished.

§ 14.2.4 If the unpaid balance of the GMP, less the remaining contingencies, exceeds costs of finishing the Work, including compensation for the Architect's services and expenses made necessary thereby, and other damages incurred by the Owner and not expressly waived, such excess shall be paid to the Contractor. The remaining

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contingency shall accrue to the Owner. If such costs and damages exceed the unpaid balance, the Contractor shall pay the difference to the Owner. The amount to be paid to the Contractor or Owner, as the case may be, shall survive termination of the Contract.

§ 14.2.5 If the Owner terminates a portion of the Work, the Contractor shall continue the performance of the remainder of the Work in accordance with the Contract Documents to the extent not terminated.

§ 14.2.6 If, after the Contractor has been terminated pursuant to this Section 14.2 or otherwise for cause, it is determined that none of the circumstances set forth in Section 14.2.1 exists, then such termination shall be considered a termination for convenience pursuant to Section 14.4.

§ 14.3 Suspension by the Owner for Convenience

§ 14.3.1 The Owner may, without cause, order the Contractor in writing to suspend, delay or interrupt the Work, in whole or in part for such period of time as the Owner may determine.

§ 14.3.2 The GMP and Contract Time shall be adjusted for changes in the cost and time caused by suspension, delay, or interruption under Section 14.3.1. Adjustment of the GMP shall be consistent with the terms of the Contract Documents. No adjustment shall be made to the extent

- **.1** that performance is, was, or would have been, so suspended, delayed, or interrupted, by another cause for which the Contractor is responsible; or
- **.2** that an equitable adjustment is made or denied under another provision of the Contract.

§ 14.4 Termination by the Owner for Convenience

§ 14.4.1 The Owner may, at any time, terminate (without prejudice to any right or remedy of the Owner) the whole or any portion of the Contract for the Owner's convenience and without cause.

§ 14.4.2 Upon receipt of notice from the Owner of such termination for the Owner's convenience, the Contractor shall

- **.1** cease operations as directed by the Owner in the notice;
- **.2** take actions necessary, or that the Owner may direct, for the protection and preservation of the Work; and
- **.3** except for Work directed to be performed prior to the effective date of termination stated in the notice, terminate all existing subcontracts and purchase orders and enter into no further subcontracts and purchase orders.

§ 14.4.3 In case of such termination for the Owner's convenience, the Owner shall pay the Contractor consistent with the Contract Documents for Work properly executed and costs necessarily incurred by reason of such termination (such as the cost of settling and paying claims arising out of the termination of Work under subcontracts or orders), along with reasonable profit on the Work not executed, not to exceed the Contractor's Fee in the Agreement of the Cost of the Work not performed. The total sum to be paid to the Contractor under this Section 14.4 shall not exceed the GMP, less the remaining contingencies, as reduced by the amount of payments otherwise made, by the larger of (1) the actual value, or (2) the scheduled value of Work not terminated, and as otherwise permitted by this Contract. The amounts payable to the Contractor shall exclude the fair value of property which is destroyed, lost, stolen or damaged so as to become undeliverable to the Owner or to a buyer pursuant to Sections 14.5.1.6 or 14.5.1.7.

§ 14.5 Effects of Termination by Owner

§ 14.5.1 Unless the Owner directs otherwise, after receipt of a Notice of Termination from the Owner pursuant to Section 14.2 or 14.4, the Contractor shall promptly:

- **.1** stop Work under the Contract on the date and as specified in the Notice of Termination;
- **.2** place no further orders or subcontracts for materials, equipment, services or facilities, except as may be necessary for completion of any portion of the Work that is not terminated;
- **.3** procure cancellation of all orders and subcontracts, upon terms acceptable to the Owner, to the extent that they relate to the performance of Work terminated;

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.4 assign to the Owner all of the right, title and interest of the Contractor under all orders and subcontracts, as directed by the Owner, in which case the Owner shall have the right, in its discretion, to settle or pay any or all claims arising out of the termination of such orders and subcontracts;

.5 with the Owner's approval, settle all outstanding liabilities and all claims arising out of such termination of orders and subcontracts not assigned to the Owner;

.6 transfer title and deliver to the entity or entities designated by the Owner the fabricated or unfabricated parts, Work in process, partially completed supplies and equipment, materials, parts, tools, dies, jigs and other fixtures, completed Work, supplies and other material produced as part of, or acquired in connection with the performance of, the Work terminated, and the completed or partially completed plans, drawings, information and other property related to the Work;

.7 use commercially reasonable efforts to sell any property of the types referred to in Section 14.5.1.6. The Contractor shall not be required to extend credit to any buyer, and may acquire any such property under the conditions prescribed by and at a price or prices approved by the Owner, and the proceeds of any such transfer or disposition may be applied in reduction of any payments to be made by the Owner to the Contractor;

.8 take such action as may be necessary or as directed by the Owner to preserve and protect the Work and property related to this Project in the possession of the Contractor in which the Owner has an interest; and

.9 continue performance only to the extent not terminated.

§ 14.5.2 In arriving at any amount due the Contractor after termination, the following deductions shall be made:

.1 all unliquidated advance or other prior payments on account made to the Contractor applicable to the terminated portion of the Contract;

.2 any claim the Owner may have against the Contractor;

.3 an amount necessary to protect the Owner against outstanding or potential liens or Claims;

.4 the agreed price for or the proceeds of sale of any materials, suppliers or other things acquired by the Contractor or sold, pursuant to the provisions of Section 14.5.1.7, and not otherwise recovered by or credited to the Owner; and

.5 the remaining contingency.

§ 14.5.3 If (and only if) the termination pursuant to Section 14.4 is partial, the Contractor may file a Claim for an equitable adjustment of the price or prices specified in the Contract relating to the continued portion of the Contract. Any Claim by the Contractor for an equitable adjustment under this Section must be asserted within sixty (60) days from the effective date of the partial termination.

§ 14.5.4 The Contractor shall refund to the Owner any amounts paid by the Owner to the Contractor in excess of costs reimbursable under the Contract Documents.

§ 14.5.5 The Contractor shall, from the effective Date of Termination until the expiration of six (6) years after final settlement under this Contract, preserve and make available to the Owner, at all reasonable times at the office of the Contractor, and without charge to the Owner, all books, records, documents, photographs and other evidence bearing on the costs and expenses of the Contractor under this Contract and relating to the terminated Work. The Owner may have costs reimbursable under this Article 14 audited and certified by independent certified public accountants selected by the Owner, who shall have full access to all the books and records of the Contractor.

§ 14.5.6 The damages and relief from termination by the Owner specifically provided in Article 14 shall be the Contractor's sole entitlement in the event of termination.

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ARTICLE 15 CLAIMS AND DISPUTES

§ 15.1 Claims

§ 15.1.1 A Claim is a demand or assertion by one of the parties seeking, as a matter of right, adjustment or interpretation of Contract terms, payment of money, extension of time or other relief with respect to the terms of the Contract. The term "Claim" also includes other disputes and matters in question between Owner and Contractor arising out of or relating to the Contract Documents. Claims must be initiated in writing and include the information and substantiation required by the Contract Documents. The responsibility to substantiate Claims shall rest with the party making the Claim. Neither a Request for Information, nor a Construction Change Directive, nor a Change Order, nor a Change Order Proposal accepted by Owner, nor a reservation of rights, nor minutes of a meeting, nor a Daily Report, nor a ROM log entry, nor any other Claim or purported notice of Claim that fails to meet the requirements of the Contract Documents shall constitute a Claim.

§ 15.1.2 Notice. Except for Claims requiring notice before proceeding with the affected Work as otherwise described in the Contract Documents, Contractor shall submit written notice to Owner of such claim within ten (10) days after the date when Contractor first knew, or reasonably should have known, of the event or condition giving rise to the apparent claim. The notice must identify itself as a notice of a Claim and shall include a clear description of the event leading to or causing the Claim and describe the nature and impact of the Claim in reasonable detail. Notice is sufficient if the item is both discussed in the weekly meeting and listed in the "Notice" section of the meeting minutes as a notice item.

§ 15.1.3 Claim. Contractor shall submit a written Claim as provided herein within thirty (30) days of the notice. The Claim shall be deemed to cover all changes in cost and time (including direct, indirect, impact, and consequential) to which Contractor may be entitled to. It shall be fully substantiated and documented. At a minimum the Claim shall contain the following information:

- **.1** A detailed factual statement of the Claim for additional compensation and time, if any, providing all necessary dates, locations, and items of Work affected by the Claim;
- **.2** The date on which facts arose which gave rise to the Claim;
- **.3** The name of each employee of the Owner or Owner's agent knowledgeable about the Claim;
- **.4** The specific provisions of the Contract Documents which support the Claim;
- **.5** Copies of any identified documents, other than the Contract Documents, that support the Claim;
- **.6** If an adjustment in Contract Time is sought: the specific days and dates for which it is sought; the specific reasons Contractor believes an extension in Contract Time should be granted; and Contractor's analysis of its Construction Schedule to demonstrate the reason for the extension in Contract Time;
- **.7** If an adjustment to the GMP is sought, the exact amount sought and a breakdown of that amount into categories as required herein;
- **.8** A statement certifying, under penalty of perjury, that the Claim is made in good faith, that the supporting cost and pricing data are true and accurate to the best of the Contractor's knowledge and belief, that the Claim is fully supported by the accompanying data, and the amount requested accurately reflects the adjustment in the Contract Sum or Contract Time for which Contractor believes the Owner is liable.

§ 15.1.4 After Contractor has submitted a fully documented Claim that complies with all of the contract provisions, Owner shall respond in writing, to Contractor as follows:

1. If the Claim amount is less than $50,000 with a decision within 60 days from the date the Claim is received; or
2. If the Claim amount is $50,000 or more, with a decision with 60 days from the date the Claim is received, or with notice to the Contractor of the date by which it will render its decision. Owner will then respond with a written decision in such additional time.

§ 15.1.5 To assist in the review of the Contractor's Claim, Owner may visit the Project site, or request additional information, in order to fully evaluate the issues raised.

§ 15.1.6 Failure to submit the notice or Claim in accordance with this Section shall constitute an absolute and unconditional waiver, bar and release of such claim.

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§ 15.1.7 The fact that Owner and Contractor may continue to discuss or negotiate a Claim that has or may have been defective or untimely under the Contract shall not constitute waiver of the provisions of the Contract Documents unless Owner and Contractor sign an explicit, unequivocal waiver approved by Owner. Actual or alleged prejudice shall not be required to enforce a notice or Claim-submittal provision of this Contract.

§ 15.1.8 Pending final resolution of a Claim except as otherwise agreed in writing, Contractor shall proceed diligently with performance of the Contract, and Owner shall continue to make payments in accordance with the Contract Documents. The time limits for submission of Claims are in addition to, and not in lieu of, the time limits for submission of requests for adjustments to the Contract Time and Contract Sum.

§ 15.1.9 Claims for Additional Cost

If the Contractor wishes to make a Claim for an increase in the GMP, written notice as provided herein shall be given before proceeding to execute the Work, and a written notice and a written Claim must be made in accordance with this Article 15, or it will be waived. If the Contractor believes additional cost is involved for reasons including but not limited to (1) a written interpretation from the Architect, (2) an order by the Owner to stop the Work where the Contractor was not at fault, (3) a written order for a minor change in the Work issued by the Architect, (4) failure of payment by the Owner, (5) termination of the Contract by the Owner, (6) Owner's suspension, or (7) other reasonable grounds, a Claim shall be filed in accordance with this Article 15. The Contractor shall not be entitled to an increase in the GMP or Contract Time arising out of an error or conflict in or among the Contract Documents where the Contractor failed adequately to review the Contract Documents or failed to report the error or conflict to the Architect and the Owner in a timely manner consistent with the requirements of the Contract Documents. Prior notice is not required for Claims relating to an emergency endangering life or property arising under Section 10.4.

§ 15.1.10 Claims for Additional Time

§ 15.1.10.1 If the Contractor wishes to make a Claim for an increase in the Contract Time, written notice as provided herein shall be given, and a written Claim must be made in accordance with Article 15 or it will be waived. The Contractor's Claim shall include an estimate of any cost and of probable effect of delay on progress of the Work. In the case of a continuing delay, only one Claim is necessary. Any adjustment in the Contract Time arising from a Change or a Claim shall be limited to the change in the actual critical path of the Project directly caused thereby. If the delay was not caused by the Owner, the Contractor, a Subcontractor of any tier, or the Architect, or anyone acting on behalf of any of them, the Contractor is entitled only to an increase in the Contract Time in accordance with the Contract Documents but not a change in the GMP. If the delay was caused by the Contractor, a Subcontractor of any tier, or anyone acting on behalf of any of them, the Contractor is not entitled to an increase in the Contract Time or in the GMP.

§ 15.1.10.2 If adverse weather conditions are the basis for a Claim for additional time, such Claim shall be documented by data substantiating that weather conditions were abnormal for the period of time, could not have been reasonably anticipated, and had an adverse effect on the scheduled construction, and that the Work was on schedule (or not behind schedule through the fault of the Contractor) at the time the adverse weather conditions occurred. Neither the Contract Time nor the GMP will be adjusted for normal inclement weather. The Contractor shall be entitled to a change in the Contract Time only (but not a change in the GMP) if the Contractor can substantiate to the reasonable satisfaction of the Owner and Architect that there was materially greater than normal inclement weather considering the full term of the Contract Time and using a ten-year average of accumulated record mean values from climatological data compiled by the U.S. Department of Commerce National Oceanic and Atmospheric Administration for the locale closest to the Project, and that the alleged abnormal inclement weather actually extended the critical path of the Work. The change in Contract Time shall be provisional until Substantial Completion has been achieved, at which time the change in the Contract Time shall be the extent to which the total net accumulated number of calendar days lost due to inclement weather from commencement of the Work until Substantial Completion exceeds the total net accumulated number to be expected for the same period from the aforesaid data.

§ 15.1.11 In accordance with RCW 39.10.350(1)(g), the Owner will, in writing, accept, dispute, or reject a request for equitable adjustment, change order proposal, or Claim within thirty calendar days after the receipt by the Owner of related documentation. If the request for equitable adjustment, change order proposal, or Claim is disputed or rejected, the Owner shall state in writing why part or all of the request is disputed or rejected. If the Owner does not respond in writing to a request for equitable adjustment, change order, or Claim within such thirty calendar days, the

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Contractor shall not be deemed to have waived any right to the Claim process, and the request for equitable adjustment, change order request, or Claim shall be deemed denied.

§ 15.1.12 Claims Audit.
§ 15.1.12.1 All Claims filed against Owner shall be subject to audit at any time following the filing of the Claim. Failure of Contractor, or Subcontractors of any tier, to maintain and retain sufficient records to allow Owner to verify all or a portion of the Claim or to permit Owner access to the books and records of Contractor, or Subcontractors of any tier, shall constitute a waiver of the Claim and shall bar any recovery.

§ 15.1.12.2 In support of Owner audit of any Claim, Contractor shall, upon request, promptly, and in any event no later than the date provided by Owner, make available to Owner the following documents:

.1 Daily time sheets and superintendent's daily reports;
.2. Collective bargaining agreements;
.3. Insurance, welfare, and benefits records;
.4 Payroll registers;
.5 Earnings records;
.6 Payroll tax forms;
.7 Material invoices, requisitions, and delivery confirmations;
.8 Material cost distribution worksheet;
.9 Equipment records (list of company equipment, rates, etc.);
.10 Vendors', rental agencies', Subcontractors', and agents' invoices;
.11 Contracts between Contractor and each of its Subcontractors, and all lower-tier Subcontractor contracts and supplier contracts;
.12 Subcontractors' and agents' payment certificates;
.13 Cancelled checks (payroll and vendors);
.14 Job cost report, including monthly totals;
.15 Job payroll ledger;
.16 Planned resource loading schedules and summaries;
.17 General ledger;
.18 Cash disbursements journal;
.19 Financial statements for all years reflecting the operations on the Work. In addition, Owner may require, if it deems it appropriate, additional financial statements for three (3) years preceding execution of the Work;
.20 Depreciation records on all company equipment whether these records are maintained by the company involved, its accountant, or others;
.21 If a source other than depreciation records is used to develop costs for Contractor's internal purposes in establishing the actual cost of owning and operating equipment, all such other source documents;
.22 All documents which relate to each and every Claim together with all documents which support the amount of any adjustment in GMP or Contract Time sought by each Claim;
.23 Work sheets or software used to prepare the Claim establishing the cost components for items of the Claim including but not limited to labor, benefits and insurance, materials, equipment, Subcontractors, all documents which establish the time periods, individuals involved, the hours for the individuals, and the rates for the individuals; and
.24 Work sheets, software, and all other documents used by Contractor to prepare its Proposal.

§ 15.1.12.3 The audit may be performed by employees of Owner or a representative of Owner. Contractor, and its Subcontractors, shall provide adequate facilities acceptable to Owner, for the audit during normal business hours. Contractor, and all Subcontractors, shall make a good faith effort to cooperate with Owner's auditors.

§ 15.2 Waiver of Claims for Consequential Damages
The Contractor and Owner waive Claims against each other for consequential damages arising out of or relating to this Contract. This mutual waiver includes without limitation:

.1 damages incurred by the Owner for rental expenses, income, profit, financing, business and reputation, and for loss of management or employee productivity or of the services of such persons; and

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.2 damages incurred by the Contractor for principal and home office overhead and expenses including without limitation the compensation of personnel stationed there, for losses of financing, business and reputation, for losses on other projects, for loss of profit and for interest or financing costs.

This mutual waiver is applicable, without limitation, to all consequential damages due to either party's termination in accordance with Article 14. Nothing contained in this Section 15.2 shall be deemed to preclude assessment of liquidated damages, when applicable, in accordance with the requirements of the Contract Documents, to preclude Owner's claim of actual direct damages for Contractor's failure to complete the Project in the time required by the Contract Documents, or to preclude an obligation of the Contractor to indemnity the Owner for direct, indirect or consequential damages alleged by a third party.

§ 15.3 Mediation

§ 15.3.1 If a Claim is not resolved in the dispute resolution procedure of Section 15.1, neither the Contractor nor any Subcontractor or supplier of any tier may bring a claim or action against the Owner in litigation unless all unresolved claims are first subject to nonbinding mediation before a single mediator. This requirement cannot be waived except by an explicit written waiver signed by the Owner and the Contractor.

§ 15.3.2 The parties shall endeavor to resolve their Claims by mediation. A request for mediation shall be filed in writing with the other party to the Contract, and the parties shall promptly attempt to mutually agree upon a mediator. If the parties have not reached agreement on a mediator within thirty (30) days of the request, either party may submit the unresolved Claims to either JAMS or Judicial Dispute Resolution, LLC ("JDR"), Seattle, Washington, or such other alternative dispute resolution service to which the parties mutually agree, for appointment of a single mediator according to its procedures.

§ 15.3.3 The parties to the mediation shall share the mediator's fee and any filing fees equally. The mediation shall be held in the place where the Project is located, unless another location is mutually agreed upon. Agreements reached in mediation shall be enforceable as settlement agreements in any court having jurisdiction thereof.

§ 15.3.4 An officer of the Contractor and the Owner's Superintendent or designee, each having full authority to settle the Claims, must attend the mediation session with authority to settle the Claim. To the extent there are other parties in interest, such as the Architect or Subcontractors or suppliers of any tier, their representatives, also with authority to settle the Claim, shall also attend the mediation session. Unless the Owner and the Contractor mutually agree in writing otherwise, all unresolved Claims shall be considered at a single mediation session that shall occur after Substantial Completion but prior to Final Acceptance by the Owner.

§ 15.4 Litigation

§ 15.4.1 The Contractor may bring no litigation on Claims unless such Claims have been properly raised and considered in the procedures of this Article 15. The Contractor shall have the burden to demonstrate in any litigation that it has complied with all requirements of this Article 15. All unresolved Claims of the Contractor shall be waived and released unless the Contractor has complied with the time limits of the Contract Documents, and litigation is served and filed within the earlier of (a) 120 days after the Date of Substantial Completion approved in writing by the Owner, or (b) ninety (90) days after Final Acceptance. This requirement cannot be waived except by an explicit written waiver signed by the Owner and the Contractor. The pendency of a mediation (the time period between the written mediation request and the date of mediation) shall toll these deadlines until the earlier of the mediator providing written notice to the parties of impasse or thirty (30) days after the date of the mediation session. Neither the Contractor nor a Subcontractor of any tier, whether claiming under a bond or lien statute or otherwise, shall be entitled to attorneys' fees directly or indirectly from the Owner (but may recover attorneys' fees from the bond or statutory retainage fund itself to the extent allowable under law).

§ 15.4.2 The Owner may join the Contractor as a party to any litigation or arbitration involving the alleged fault, responsibility, or breach of contract of the Contractor or Subcontractor of any tier.

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SKANSKA

Exhibit 1
Contractor's Preconstruction Work Plan

PROJECT: Vancouver Maintenance and Operations
OWNER: City of Vancouver
ARCHITECT: TCF

ESTIMATE TYPE: GC/CM Precon Services
ISSUE DATE: 5/22/2025

Preconstruction Start: 4/22/2025
Preconstruction Complete: 9/30/2026
Duration (weeks): 75
Duration (months): 17

Weeks Check 0

SECTION	ITEM NO.	ITEM DESCRIPTION	QUANTITY	U/M	MAT'L	MATERIAL AMOUNT	AM Brian		PRE Manager Albert		PM Derek		SUP'T Wade		Scheduler Dean		Lead Estimator Noel		Estimate Support Varies		MEP Estimators		Structural Estimators		Project Acct TBD		Sustainability Mark		Diversity Manager Courtney		TOTAL AMOUNT		Comments
							Hrs/Unit	Total Hrs	Hrs/Unit	Total Hrs	Hrs/Unit	Total Hrs	Hrs/Unit	Total Hrs	Hrs/Unit	Total Hrs	Hrs/Unit	Total Hrs	Hrs/Unit	Total Hrs	Hrs/Unit	Total Hrs	Hrs/Unit	Total Hrs	Hrs/Unit	Total Hrs	Hrs/Unit	Total Hrs	Hrs/Unit	Total Hrs	Total Hrs	Total $	
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2.0	**SD**	**5/1/2025 to 6/30/2025**	10	wks				0		0		0		0		0		0		0		0		0		0		0		0	0	$0	$110,170
		Preliminary Estimate and Day 1 Cost Reconciliati	1	ea	$ 500	$ 500		0	16	16		0		0		0	16	16	16	16	16	16		0		0		0		0	64	$9,057	
		OAC Meetings (Virtual)	10	ea	$ -	$ -	1	10	2	20	1	10	1	10		0	1	10		0		0		0		0	0.5	5		0	65	$11,080	
		Design Coordination Meetings	10	ea	$ -	$ -	0	0	4	40	2	20	4	40		0	4	40		0		0		0		0	0.5	5	1.0	10	155	$24,343	
		In Person Meetings Held In Vancouver	4	ea	$ 500	$ 2,000	8	32	8	32		0	8	32		0	8	32		0		0		0		0		0		0	128	$24,033	
		80% SD BCS Update	1	ea	$ -	$ -		0		0		0		0		0	60	60	50	50	39	39		0		0		0		0	149	$20,231	
		Scheule Development / Updates	2	mos	$ -	$ -	2	4	8	16	2	4	8	16	6	12	0	0		0	0	0		0		0		0	2	4	56	$8,786	
		Interdisciplinary QA/QC	2	mos	$ -	$ -	0	0	8	16	8	16	8	16		0	10	20		0	6	12		0		0		0	1	2	82	$12,640	
								0		0		0		0		0		0		0		0		0		0		0		0	0	$0	
3.0	**DD**	**7/1/2025 to 10/31/2025**	17	wks				0		0		0		0		0		0		0		0		0		0		0		0	0	$0	$290,952
		OAC Meetings (Virtual)	17	wks	$ -	$ -	1	17	2	35	1	17	1	17		0	1	17		0		0		0		0	0.5	9	0	0	113	$19,205	
		Design Coordination Meetings	17	wks	$ -	$ -	0	0	4	69	2	35	4	69		0	4	69		0		0		0		0	0.5	9	1	17	269	$42,195	
		In Person Meetings Held In Vancouver	2	ea	$ 500	$ 1,000	8	16	8	16	2	4	8	16		0	8	16		0		0		0		0	0.5	9	0	0	68	$12,555	
		80% DD Estimate	1	ea	$ -	$ -	4	4	16	16		0	4	4		0	80	80	240	240	160	160	80	80		0		0		0	584	$68,762	
		80% DD Estimate Reconciliation	1	ea	$ -	$ -		0	16	16		0		0		0	24	24	16	16	32	32		0		0		0		0	88	$12,550	
		Scheule Development / Updates	6	mos	$ -	$ -	2	12	8	48	4	24	8	48	6	36	0	0		0	0	0		0		0		0	6	36	204	$30,653	
		Interdisciplinary QA/QC	6	mos	$ -	$ -	2	12	8	48	8	48	8	48		0	10	60		0	8	48		0		0		0		0	264	$41,824	
		Bid Package Management	6	mos	$ -	$ -	0	0	8	48	4	24	4	24		0	4	24		0		0		0		0		0	2	12	132	$20,604	
		DD Phase Value analysis	6	mos	$ -	$ -	0	0	8	48	4	24	4	24		0	16	96	8	48	8	48		0		0		0		0	288	$42,605	
								0		0		0		0		0		0		0		0		0		0		0		0	0	$0	
4.0	**CD**	**11/1/2025 to 9/30/2026**	48	wks				0		0		0		0		0		0		0		0		0		0		0		0	0	$0	$430,290
		OAC Meetings (Virtual)	48	ea	$ -	$ -	1	48	2	95	1	48	1	48		0	1	48		0		0		0		0	0.5	24	0	0	310	$52,811	
		Design Coordination Meetings	48	ea	$ -	$ -	0	0	4	191	2	95	4	191		0	2	95		0		0		0		0	0.5	24	1	48	643	$99,159	
		In Person Meetings Held In Vancouver	2	ea	$ 500	$ 1,000	8	16	8	16	2	4	8	16		0	8	16		0		0		0		0		0		0	68	$12,555	
		90% CD Estimate	1	ea	$ -	$ -	4	4	16	16		0	4	4		0	120	120	240	240	160	160	80	80		0		0		0	624	$75,840	
		90% CD Estimate Reconciliation	1	ea	$ -	$ -		0	16	16		0		0		0	16	16	16	16	32	32		0		0		0		0	80	$11,134	
		Scheule Development / Updates	9	mos	$ -	$ -	2	18	8	72	4	36	8	72	6	54	0	0		0	0	0		0		0		0	6	54	306	$45,979	
		Interdisciplinary QA/QC	9	mos	$ -	$ -	2	18	8	72	8	72	8	72		0	10	90		0	8	72		0		0		0		0	396	$62,736	
		Bid Package Management	9	mos	$ -	$ -	0	0	8	72	4	36	4	36		0	4	36		0		0		0		0		0	4	36	216	$32,915	
		CD Phase Value analysis	9	mos	$ -	$ -	0	0	4	36	4	36	4	36		0	8	72	4	36	4	36		0		0		0		0	252	$37,160	
					$ -	$ -		0		0		0		0		0		0		0		0		0		0		0		0	0	$0	
5.0	**General**		17	mos	$ -	$ -		0		0		0		0		0		0		0		0		0		0		0		0	0	$0	
		Accounting Support	17	mos	$ -	$ -		0		0		0		0		0		0		0		0		0	8.7	147		0		0	147	$9,546	
		Allowance for Agg Pier Engineering and Misc Shop	1	Allowance	$ -	$ 50,000		0		0		0		0		0		0		0		0		0		0		0		0	0	$0	
					$ -	$ -		0		0		0		0		0		0		0		0		0		0		0		0	0	$0	
					$ -	$ -		0		0		0		0		0		0		0		0		0		0		0		0	0	$0	
					$ -	$ -		0		0		0		0		0		0		0		0		0		0		0		0	0	$0	
								0		0		0		0		0		0		0		0		0		0		0		0	0	$0	
SUBTOTAL Kickoff																																**$ 840,958**	**Total Labor Cost**
								211		**1070**		**553**		**839**		**102**		**1058**		**662**		**655**		**160**		**147**		**75**		**219**		**5,751**	**Total Hours**

TOTAL MATERIAL / STAFF HOURS / STAFF LABOR		**$54,500**

377.00 wd	**PRECONSTRUCTION DURATION (Work Days)**	START	END	DURATION (HRS)
Duration in Hours is based on 8hrs/day for a standard 5 day work-week.		04/22/25	09/30/26	3,016

ESTIMATED REIMBURSABLES

Drawings / Reproduction	1	Allow	$ 500	$ 500
Parking & Transportation	1	Allow	$ 1,750	$ 1,750
Postage / Messenger	1	Allow	$ 250	$ 50
Total Reimbursable				$ 2,300

PRECONSTRUCTION SERVICES SUMMARY

Travel	$4,500
EW Engineering and Detailing Allowance	$50,000

COMMENTS:
- Full estimate and reconciliation at 80% SD not included at the moment. Currently a heavier budget control summary effort performed at that stage
- Recommend performing the CD estimate earlier that 90%

	Total Staff Labor	$ 840,958
	Total Reimbursable	$ 2,300
	SUBTOTAL DIRECT COSTS	$ 897,758
B&O Taxes	Incl in rates	$ -
Insurances	Incl in rates	$ -
Contractors Fee (N/A Fixed Rates)	Incl in rates	$ -
	SUBTOTAL INDIRECT COSTS	$ -
	SUBTOTAL PRECONSTRUCTION SERVICES FEE	$ 897,758
	TOTAL PRECONSTRUCTION SERVICES FEE --->	$ 897,758

Contractor's Preconstruction Work Plan

Hourly Rates											
$251.21 /hr	$168.25 /hr	$134.60 /hr	$154.65 /hr	$135.83 /hr	$176.94 /hr	$90.99 /hr	$129.86 /hr	$95.95 /hr	$64.79 /hr	$108.26 /hr	$111.64 /hr
AM Brian	PRE Manager Albert	PM Derek	SUP'T Wade	Scheduler Dean	Lead Estimator Noel	Estimate Support Varies	MEP Estimators	Structural Estimators	Project Acct TBD	Sustainability Mark	Diversity Manager Courtney

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Exhibit 2
Cost Responsibility Matrix

Item/Task		Precon. Services Cost	Const. Manager's Fee	Specified General Conditions	Cost of Work/ MACC	Negotiated Support Services	Const. Manager's Contingency	Owner
In order to assist the GC/CM proposers in developing the cost associated with the segments of the fee proposals process and how costs are intended to be treated under the Contract Documents, the Owner is providing the following Cost Responsibility Matrix (CRM). The shaded and checked box indicates in what section the Owner expects the GC/CM proposer to apply the identified costs. This list is not intended to be a complete list of activities and costs required to complete the project, but a guide outline. Proposers should refer to the Request for Final Proposals (RFFP) along with the Contract Documents (Agreement & General Conditions), including all addenda, to ascertain all of the full project scope requirements. In the event there is conflict or omitted items contained in the CRM, the Contract Documents shall govern. Note that there are some items listed in the CRM that are not specifically addressed in the RFFP or Contract Documents but have been added to this CRM to clarify scope. These clarified scope items shall be included in the scope of services.								
Preconstruction Services (Definition)		X						
Make recommendation on possible alternate or substitute products, technologies, techniques, methods and practices.		X						
Preconstruction Services & related tasks prior to GMP.		X						
Review design drawings and specifications and comment on errors, omissions, inconsistencies and coordination issues.		X						
Evaluate Owner's program, schedule and construction budget.		X						
Design meetings with Owner and Architect and recording/dispersement of meeting minutes.		X						
Advise and make recommendations to Owner and Architect on design issues such as site use, selection of building materials, building systems, equipment and other project determinents.		X						
Assist Owner and Architect in establishing building information modeling protocols and standards.		X						
Review Owner-provided reports, existing facility record documents, design standards and program information and identify any errors or inconsistencies between them and the design.		X						
Constructability plan and ongoing constructability review/analysis of the design documents.		X						
Ongoing value engineering review and recommendations of the design documents.		X						
Site Investigation.		X						
Preparation and update of project schedule prior to GMP.		X						
Construction phasing plan and recommendations on phasing and early procurement prior to GMP.		X						
Ongoing cost estimating and budget reconcilliation prior to GMP.		X						

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Make recommendation on equipment, materials, services and temporary facilities.		X						
Analysis of subcontractor and supplier market conditions prior to GMP.		X						
Development of subcontracting plan and subcontractor outreach to develop interest in the project prior to GMP.		X						
Subcontractor bididng process, including pre-bid eligibility, subcontractor bidding, subcontractor buyout and subcontract award and execution prior to GMP amendment.		X						
Testing, intrusive investigation, selective demolition and restoration during design, when pre-approved by Owner.		X						
Submit information as required to CPARB, prior to GMP.		X						
Udating and/or modifying of building information models supplied by Owner/Architect for cost estimating purposes.		X						
Advise/recommend on early procurement and/or early bid packages and provide planning, assembly, advertising, pre-bid conference, bidding, and associated GMP Amendment/Mini-MACC.		X						
Construction Manager's Fee (Definition)			X					
GCCM profit and all overhead expenses not otherwise reimbursable under Contract Documents.			X					
Overhead and other expenses of the GCCM's home office and offices other than the on-site office.			X					
All taxes (use, B&O, income, etc.), except State and local sales tax.			X					
Preparation and negotiation of Guaranteed Maximum Price proposal and the final Guaranteed Maximum Price Amendment.			X					
Costs above the Guaranteed Maximum Price, other than costs approved by Owner in a Change Order.			X					

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Salaries and other compensation of GC/CM personnel not stationed at the on-site office.			X					
Bonuses, Profit Sharing, Incentive Compensation and other Discretionary Payments.			X					
GCCM's capital expenses.			X					
Costs due to the negligence of or failure to fullfill a specific responsibility of the contract by the GC/CM, subcontractors of any tier, supplier or anyone employed by any of them.			X					
Overtime wages not pre-approved by Owner.			X					
Main office, home office or on-site office accounting related or data processing related, software, hardware or computer related costs.			X					
Penalties and fines imposed by a Governmental entity.			X					
Liquidated Damages.			X					
Costs of reproduction, telegrams, facsimilies, long-distance phone calls, postage, express delivery charges, telephone at the site and reasonable petty cash expenses of the on-site office.			X					
Legal, consultant or claims-related costs.			X					
Business licenses.			X					
Correction of Work rejected or deemed nonconforming to the requirements of the Contract Documents, including retesting and inspections.			X					
GC/CM's costs related to mediation related to claims, disputes or other matters.			X					
Specified General Conditions (Definition)				X				
GC/CM management of Negotiated Support Services.				X				

Cost Responsibility Matrix

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GC/CM construction administration, management services and supervision of the project.				X				
All costs, except bid document reproduction and advertisement, associated with subcontractor pre-bid eligibility, subcontractor bidding, subcontractor buyout and subcontract award and execution after the GMP.				X				
All aspects of safety, and/or the project safety plan, implementation and administration.				X				
Any cost that is not specifically identified as a Reimbursable Cost of the Work, a Negotiated Support Service or as covered by the Fee.				X				
All bonds and insurance, except builders risk, required by A201 - Section 11 and bonding of subcontractors with contract value < $300K.				X				
Develop, submit, monitor, report and update Construction Schedule after GMP.				X				
Daily logs documenting construction activities, weather, subcontractors/workers on site, equipment on site, deliveries, safety/injury information, photos and other information.				X				
Maintain record copy of all subcontracts, purchase orders, record drawings and specifications, addenda, change orders, shop drawings, product data, samples, submittals, inspection reports, applicable handbooks, O&M manuals and instructions.				X				
Provide General Contractor's project manager(s), superintendent(s), field engineer(s), QC specialist(s), scheduling engineer(s), safety engineer(s), quality control specialist(s), administrative, clerical, accounting and data processing personnel.				X				
Develop Submittal Schedule and receive assemble, review, submit, track, revise, resubmit and maintain file of approved Submittals, Product Data, Samples and Shop Drawings.				X				
Assembly, submittal, revision and processing of Proposal Requests, Change Order Proposals, Construction Change Directives and Change Orders.				X				

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Wages or salaries of the GC/CM's supervisory and administrative personnel stationed at the site or a location other than the site.				X				
Wages and salaries of the GC/CM's supervisory and administrative personnel engaged at factories, workshops or while traveling in expediting the production or transportation of materials or equipment required for the Work.				X				
Onsite storage and handling of materials.				X				
Costs of the GC/CM's site office furnishings and equipment including technology, communication (phone, fax, cell phone), clerical and reproduction (copiers, printers and scanners).				X				
Costs for the GC/CM's electronic equipment and software, including computers, copy machines, printers, scanners, plotters and fax machines.				X				
Expenses incurred for relocation and temporary living allowances of GC/CM personnel.				X				
Commuting or travel costs from the GC/CM's home office or from any personnels home.				X				
Warehousing in the GC/CM's facility.				X				
Assembly, submittal, revision and processing of Application for Payment and Schedule of Values.				X				
Background/record check for employees of GC/CM and subcontractors through Washington State Patrol.				X				
Develop and administer a site security and tracking system for all individuals with access to the project site. System shall require all contractors, subcontractors, suppliers and visitors to display an identification badge/sticker.				X				
Coordination, Cooperation and Scheduling with and access to site for Owner and/or Owner's separate contractor(s).				X				

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Costs of document reproduction and delivery charges except for subcontractor bid packages, fax transmissions, long-distance phone calls, postage and parcel delivery charges, telephone and internet service at the site and reasonable petty cash expenses of the site office.				X				
Project Substantial Completion, Punchlist, Final Completion and Warrantee period requirements, deliverables, Work, tasks, processes, procedures, administration and coordination.				X				
Management, coordination and administration of work during commissioning process.				X				
All required and necessary Owner training.								
Notify, manage, coordinate and scheduling the independent special testing agency work and keep records of testing reports.				X				
Submit information as required to CPARB, after GMP				X				
Cost estimating after GMP.				X				
Facilitation of preconstruction, construction progress, pre-installation, subcontractor, and other construction related meetings after GMP, including meeting facilitation/administration and recording and distribution of minutes.				X				
Subcontract/subcontractor management, administration and coordination.				X				
GCCM's project-related accounting, cost accounting, cash flow analysis and record keeping realated to those functions.				X				
Mangement and administration of regulatory requirements.				X				
Maintain and update building information models during construction.				X				
Cost for company-owned vehicles or vehicle allowances for employees and the mileage, maintenance and fuel costs for such vehicles.				X				

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Subcontractor outreach to develop interest in the project after the GMP.				X				
All costs related to project closeout including, but not limited to, labor, activities and procedures.				X				
GC/CM's costs for hard-wired service connections, connection fees and monthly service charges for computers, internet, phone, copy machines and fax machines. Note that subcontractor costs for these items shall be included in the cost of the work.				X				
All costs related to project record documents.				X				
Cost of the Work/MACC (Definition)					X			
Allowances for Work that is not fully defined and/or quantified at the time of the GMP.					X			
Subcontractor bid document reproduction, after GMP, unless paid directly by Owner.					X			
Subcontractor cost(s) including labor, materials, equipment, rentals, fee, insurance, bonds etc. as allowed by the Contract Documents.					X			
Design-build subcontractor(s) and designer(s) as required by the Contract Documents.					X			
Wages or salaries of GC/CM's construction workers performing construction of the work at the site.					X			
Personnel payroll related costs required by law or collective bargaining for taxes, insurance, contributions, assessments. For personnel not covered by collective bargaining, sick leave, medical and health benefits, holidays, vacation time and pensions.					X			
Cost of materials and equipment, including transportation and off-site storage, to be incorporated in the construction.					X			

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Costs of transportation, storage, installation, dismantling, maintenance and removal of materials, supplies, temporary facilities, machinery, equipment and hand tools not customarily owned by construction workers that are provided by GCCM and fully consumed in performance of the work.					X			
Rental charges from a third party for temporary facilities, machinery, equipment and hand tools not customarily owned by construction workers that are provided by GCCM at the site and costs of transportation, installation, dismantling, minor repairs and removal of such temporary facilities, machinery, equipment and hand tools.					X			
Rentals from the GC/CM or an entity that it or any of it's owners has ownership.					X			
Subcontractor cost for progress cleaning including removal of rubbish and debris from the site of the Work and its proper and legal disposal. Note that a separate, specific subcontract for progress cleaning, rubbish removal and debris removal not normally included in a trade subcontract is not allowed as a cost of the Work.					X			
Fees of laboratories for tests required of the GCCM by the Contract Documents, except those related to defective or nonconforming work.					X			
Royalties and license fees paid fro the use of a particular design, process or product required by the contract documents.					X			
Deposits lost for causes other than the GC/CM's negligence or failure to fulfill a specific responsibility in the Contract Documents.					X			
Subcontractor permits, fees and licenses.					X			
Material, equipment, product and system warranties.					X			
Cutting, patching and restoration.					X			
Costs associated with uncovering work that is prematurely covered up prior to the Owner, Architect or a povernmental authority having been provide proper opportunity to inspect.					X			

Docusign Envelope ID: EEDC4ADA-11D6-4A29-9A49-F85F18C15F3D

Cost Responsibility Matrix

Item/Task		Precon. Services Cost	Const. Manager's Fee	Specified General Conditions	Cost of Work/ MACC	Negotiated Support Services	Const. Manager's Contingency	Owner
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Hazardous materials and unsuitable soils abatement, removal and disposal identified within the Contract Documents.					X			
Subcontractor's costs for hard-wired service connections, connection fees and monthly service charges for computers, phone, copy machines and fax machines. Note that GC/CM's costs for these items shall be included in the Specified General Conditions.					X			
Costs for Subcontractor's electronic equipment and software, including computers, copy machines, printers, scanners, plotters and fax machines and the related connection and useage costs.								
Subcontractor costs for preparing, submitting and approval of submittals including, but not limited to, product data, samples, mockups, shop drawings, layout drawings required by specification divisions 02-49.					X			
Protection of building products subject to damage, under cover in a clean and weather-tight enclosure, with ventilation adequate to prevent condensation and maintain temperature and humidity within range required by manufacturer’s instructions.					X			
Construction waste including on-site containers for waste and recycling as well as related collection and/or disposal costs.								
All costs associated with equipment and utility shutdowns, including costs for associated overtime work, schedule changes or failure to complete utility connections within authorized shutdown periods.					X			
Removal of all temporary support facilities including, but not limited to, hoist power and water infrastructure, hoist foundations, and communications cabling and pathway, unless indicated otherwise in the Contract Documents and restoration of the Project site to original or new conditions, patching and filling as required to match adjacent surfaces.					X			

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Coordinate the need and pay for all electrical power and service with the local public utility. Contractor shall pay for, provide, and install all necessary temporary equipment for the installation and removal of temporary construction power as required for the Project and by the Owner and/or public utility. Temporary equipment shall be installed and maintained in accordance with applicable safety regulations and the Owner's requirements.					X			
Provide and maintain construction lighting to provide adequate general illumination of the work area for all trades. Shield construction lighting from adjacent residential areas.					X			
If Owner's HVAC system is utilized for construction, protect the HVAC system from construction dust contamination, install MERV 8 filter media, Replace Owner's filtration on any return air fan system with a minimum 85 percent filtration media prior to substantial completion and provide cleaning of the components exposed to contamination prior to Owner's occupancy.					X			
Costs associated with Preliminary Cleaning operations as a prerequisite for Architect's Final (Punchlist) Inspection.					X			
Coordinate and pay for: all temporary construction water with the local public utility; all cost of temporary piping including pressure reducing station, back flow preventer; and removal of piping and restoration as required by the public utility at the completion of the Work.					X			
Temporary enclosures including, but not limited to, fire-rated barriers, dustproof enclosures and site fences to protect the Work and to provide for public protection as required by law and ordinance.								
Negotiated Support Services (Definition)						X		

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Cranes and hoisting related costs including, but not limited to, mobile and/or tower cranes, personnel hoists, forklifts, and other specialized lifting apparatus and their labor for operation, as required for the work, if not subcontracted.						X		
GC/CM cost for progress cleaning including removal of rubbish and debris from the site of the Work and its proper and legal disposal, except when performed by a trade subcontractor as part of their subcontract work.						X		
Street cleaning, sweeping, dust control and maintenance/control of traffic, including flaggers, cones, signage, etc., on public streets and roads.						X		
Temporary heat, hookups and toilet & wash facililties.						X		
Temporary hookup, meter, fees and installation for construction utilities including, water, electric, natural gas, sewer and storm water.						X		
Advertisement and negotitiation of subcontractor bid packages after GMP.						X		
Builders Risk Insurance, if not paid by Owner.						X		
Fees for project-specific permits, licenses and the inspections of authorities having jurisdiction required of the GC/CM by the Contract Documents.						X		
Cost for final cleaning required following Architect's Final (Punchlist) Inspection and prior to Substantial Completion.						X		
Except for subcontractor permits, fees and licenses, all additional permits, licenses and micellaneous or ancillary fees required for the execution of the Work, including costs of renewal and penalties.						X		
Temporary protection of trees, shrubs, lawns, walks, pavement, etc.						X		
Temporary trailer/ field office space for Contractor and Owner/Architect, if required.						X		

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Furnish and install project identification sign(s) as designed by Architect.						X		
Cost for utilities (power, water and sewer) used during construction.						X		
Construction site security including security lighting, camera systems, alarm systems, patrols, fire watches, etc., as required.						X		
Temporary, construction utility (water, power, sewer) permits/fees, hook-up and meters.						X		
Provide, install and maintain erosion control measures.						X		
Provide, install and maintain scaffolding and shoring.						X		
Temporary elevator operations during construction and prior to inspection/approval by WA L&I.						X		
Weather protection costs not included in subcontractor bid scope.						X		
Building system mockups required by Contract Documents.						X		
Test Engineer Services						X		
Electrical Testing Subcontractor.						X		
Temporary fire protection.						X		
Furnish adequate temporary facilities for the sole use of the Owner's Testing Agency to provide safe storage and curing space for test specimens that must remain on-site prior to transport to the laboratory.						X		
Provide, install, maintain and remove miscellaneous temporary construction to protect the Work, including but not limited to, all required tarpaulins, canopies, warning signs, steps, bridges, platforms and other temporary construction necessary for the safe and proper completion of the Work.						X		

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Provide, install, maintain and remove temporary noise barriers between work equipment and adjacent facilities or properties as required to Maintain the sound pressure level of exterior construction noise from exceeding 60 decibels with a frequency rating function A (60 dBA) inside adjacent facilities with windows closed between the hours of 7:30 a.m. and 5:30 p.m. weekdays						X		
Services of Contractor's Structural Engineer and Contractor's Surveyor						X		
Travel expenses for out of town travel for project specific purposes, only if approved by the Owner,						X		
Construction Manager's Contingency (Definition)							X	
Costs related to project and design issues that a reasonable construction manager should have resolved during Precon.							X	
Costs for coordination items between drawings, drawings and specifications, items specified and not drawn, ambiguities in the Contract Documents.							X	
Buyout errors or shortfalls, scope gaps and coordination items between disciplines.							X	
Damaged Work not covered by insurance.							X	
Unanticipated General Conditions expenses.							X	
Increases in bid subcontracts and subcontractor performance or failure.							X	
Builders Risk Insurance, if paid by Owner.								X
Changes in scope of the Work after the GMP that result in Change Order.								X

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Concealed or unknown conditions that could not have been reasonably anticipated or discovered by the GC/CM during Preconstruction.								X
Regulatory agency changes after the GMP.								X
Significant design errors or omissions in the drawings or specs that could not have been reasonably anticipated or discovered by the GC/CM prior to GMP.								X
Changes required by governmental inspectors to meet requirements beyond those required in regulations.								X
Adjustments to allowances contained within the GMP.								X
State and local sales taxes.								X
Tests, inspections and reports required by law or otherwise agreed to, including structural, mechanical, chemical, air and water polution and hazardous materials.								X
Existing site survey and legal description.								X
Geotechnical engineering investigations and report.								X
Initial building permit and fees.								X
Independent Testing Agency testing and inspection services.								X
Subcontractor bid document reproduction prior to GMP.								X
Hazardous materials and unsuitable soils abatement, removal and disposal identified within the Contract Documents.								X
Design Team (Architectural & Engineering) Services.								X
Owner's Commissioning Authority.								X
GC/CM Advisory and Project Management Consultant, if applicable.								X

Cost Responsibility Matrix

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Auditing Consultant.								X

Staff Report: 061-26

To: Mayor and City Council
From: City Manager
Date: March 16, 2026

Subject

Professional Services Agreement — Business Planning, Master Planning and Engineering Design Services for the Vancouver Arts Hub – Phase 1

Key Points

- The 2023 Library Reuse Study explored how the historic Fort Vancouver Regional Library could meet the needs of the arts community and become the Arts Hub.
- To further explore the potential, since 2023, the library building has been operating, on an interim basis, as an arts center.
- To establish a permanent, sustainable Arts Hub, the City needs to develop a business plan for the operations and a master plan for the renovation. To help the City do this, as well as provide architecture and engineering services for the first prioritized projects, the City undertook the competitive selection of a consultant team and following RFQ 61-25, a team led by Opsis Architecture was selected based on their team, experience and plan.
- If approved, City Council's action would authorize the execution of a consulting contract with Opsis Architecture for Phase 1 in the amount of $411,793.

Strategic Plan Alignment

Culture and Heritage – celebrating culture and heritage

Present Situation

In 2022, the City commissioned Opsis Architecture to undertake the Vancouver Library Reuse Study. This study explored how the library could become the Arts Hub – a community arts center for performing and visual arts.

The Library Reuse Study developed the guiding principles for the transformation project, identifying unmet needs of the arts community and potential community uses of the Arts Hub. To take the next steps towards establishing a permanent, sustainable arts hub, the City needs to develop a more detailed business plan, including operating model, and a master plan to guide the renovation program.

On September 23, 2025, RFQ 61-25 was issued to select the best team to develop the business plan and multi-phased master plan for the Arts Hub and to lead the architecture and engineering services for the first prioritized projects.

- The City received three qualifications statements on October 29, 2025. The qualification statements were evaluated based on capabilities and qualifications, project approach and understanding, project descriptions and reference, and format and clarity.
- The two highest scoring teams were invited for interviews on January 14, 2026. After the interviews, follow-up questions were sent to the two teams with responses received on

January 23. The interviews and follow-up questions were evaluated based on their presentations, responses to specific questions and quality of communication.

The consensus of the review panel was to select a team led by Opsis Architecture.

The contract structure will have multiple phases. Phase 1 includes business planning, community engagement and master planning. Phase 2 for capital project architecture and engineering services will be executed after the completion of Phase 1, once the scope of the first capital projects has been determined.

Advantage(s)

1. The development of the Arts Hub will help advance the City's strategic plan – advancing the Culture and Heritage topic area.
2. The Arts Hub will help sustain and grow the Vancouver arts community.
3. The renovation of the Fort Vancouver Regional Library will allow a County-registered historic building to continue its contribution to civic life.

Challenge(s)

1. Failure to approve would maintain the current gap in support for the arts and culture community.
2. Failure to approve would leave a city-owned asset underutilized.

Budget Impact

Budget was set aside for this consulting work in the 2025-2026 Biennial Budget. The contract for $411,793 is within budget.

Prior Council Review

- City Council Workshop – Fort Vancouver Regional Library Facility Reuse Study Proposal – July 25, 2022.
- City Council Workshop – Vancouver Arts Hub – June 26, 2023.
- 2025-2026 City of Vancouver Biennial Operating and Capital Budget discussions.

Action Requested

On Monday, March 16, 2026, authorize the City Manager, or designee, to execute a professional services agreement between the City of Vancouver and Opsis Architecture for the Business Planning, Master Planning, and Architectural and Engineering Design Services for the Vancouver Arts Hub Phase 1 for an estimated amount not to exceed of $411,793; authorize the City Manager to take any legal action necessary to enforce the terms of the same.

Staff Contact

John Kearns, Capital Projects Project Manager, Kevin.Kearns@cityofvancouver.us

Attachments:

1. C-102171 Opsis Architecture

CITY OF VANCOUVER
SERVICES AGREEMENT
No. C-102171
RFQ 61-25 BUSINESS PLANNING, MASTER PLANNING, AND ARCHITECTURAL AND ENGINEERING DESIGN SERVICES FOR THE VANCOUVER ARTS HUB

This Services Agreement ("Agreement"), effective on the date last signed below (the "Effective Date") is entered by the City of Vancouver, Washington, a municipal corporation organized under the laws of the State of Washington ("City") and Opsis Architecture a Limited Liability Partnership organized under the laws of the State of Oregon ("Contractor"). The City and Contractor are collectively referred to as the "Parties" or individually as a "Party".

RECITALS

A. The City desires to engage the Contractor to perform Services as described in this Agreement; and
B. The City advertised and issued a request for qualifications, numbered 61-25 ("Solicitation") and after evaluation of the Contractor's responsive proposal, found the Contractor capable of performing the required Services.

AGREEMENT

In consideration of the terms and conditions in this Agreement, the Parties agree as follows:

1. **SCOPE OF SERVICES:** The Contractor agrees to provide the City with all services and materials provided in the Scope of Services, attached as Exhibit A, and in the City's Solicitation, if any, and the Contractor's responsive proposal to the City's Solicitation, if any (the "Services"). Contractor shall obtain City Project Manager's written approval prior to starting the Services.

2. **COMPENSATION:** Payment to the Contractor for the Services described in this Agreement shall not exceed $ 411,793.00 USD.

This payment shall be the maximum compensation for all Services including labor, materials, supplies, equipment, and incidentals necessary to complete the Services. And it shall not be exceeded without the City's prior written authorization in the form of a negotiated and executed amendment. Contractor agrees this compensation is adequate and sufficient for the timely provision of all Services under this Agreement.

City will limit compensation to the amount specified for each specific task and/or sub-task, unless amended in writing. Contractor shall complete the Services stated within the number of hours identified for each task, and/or sub-task, or for the lump sum amount associated with a task. If compensation is made on an hourly basis and the Services requires fewer hours than those estimated, the Contractor will be paid for the actual worked hours necessary to complete that task and/or sub-task. If Contractor underestimated the number of hours required to perform the Services, Contractor shall be paid up to the maximum number of hours stated for the task and/or sub-task. Compensation may be amended, at the City's sole discretion, for documentable circumstances not reasonably foreseeable to either party at the time the task and/or subtask is initiated, or for changes to the scope of services requested by City. All Deliverables (as defined in Section 6) must be acceptable to City in its sole discretion.

City will reimburse Contractor for the following travel expenses identified in its proposal upon submission of receipts to City: airfare, mileage at the approved IRS rate and lodging at the U.S. General Services Administration rates. For the avoidance of doubt, City will not reimburse Contractor wages incurred during travel time.

3. **PAYMENT FOR CONTRACTOR SERVICES**: The Contractor shall submit monthly invoices to City covering both professional fees and project expenses, if any, from the previous month. Invoices must be submitted to the Project Manager, Kevin Kearns, by email to kevin.kearns@cityofvancouver.us and accpay@cityofvancouver.us or by mail to City of Vancouver, Kevin Kearns, PO Box 1995, Vancouver, WA 98668.

   City shall pay Contractor within 30 days of receipt of Contractor's invoice. The City will pay Contractor pursuant to Exhibit "B." The City may correct any invoice overpaid in error.

   The Parties agree that any amount paid in error by City does not alter the fee schedule. City's contract/purchase order (PO) number on the notice to proceed must be referenced on any invoice submitted for payment.

4. **TERM OF AGREEMENT**: The term of this Agreement begins on the April 1, 2026 and continues until March 31, 2027. The Parties may agree in writing to renew the Agreement up to 4 additional years. However, the total term, including any renewal(s), shall not exceed five years. The term and any renewal term are collectively the "Term."

5. **CITY DATA; DATA SECURITY**

5.1 City Data. Contractor may obtain and process City Data in connection with the Services. "City Data" means the data City provides to Contractor in connection with the receipt of the Services and any data generated by Contractor in connection with providing the Services to City. City owns all City Data. City licenses City Data to Contractor solely for the purposes of providing the Services to City or improving the Services for City. Contractor shall not use City Data for any other purpose, including as artificial intelligence training data. Contractor acknowledges that compliance with Applicable Laws under Section 17 of the Agreement includes compliance with all applicable federal, state, and local data protection laws in its provision of the Services.

5.2 Data Security. If Contractor maintains City Data on Contractor systems it will comply with the following data security requirements.

5.2.1 Security Practices. Contractor shall develop, implement, and maintain appropriate administrative, physical, and technical safeguards that are designed to ensure the confidentiality, integrity and availability of City Data. Contractor will enact safeguards that are compliant with industry best practices for the specific City Data obtained by Contractor in connection with the Services.

5.2.2 Location of City Data. Contractor shall maintain City Data solely in data centers located in the United States.

5.2.3 Security Breaches. A "Security Breach" is any suspected or actual unauthorized access to or use of City Data in Contractor's possession.

a. Notice. Contractor will notify City within 24 hours of any Security Breach. Notice will include details regarding the Security Breach including impacted parties, specific data, and mitigation. Contractor will call 360.487.8888 (if after hours, follow prompt to connect to on-call personnel); email City with a read receipt to help.desk@cityofvancouver.us; and email to the City personnel contact for the Agreement.

b. Coordination. Immediately after Contractor provides notification of a Security Breach the Parties will begin working together to contain, mitigate, investigate, respond to and remediate the Security Breach. Contractor will cooperate with all City requests in relation to the Security Breach in compliance with Applicable Law.
c. Root Cause Analysis. As soon as possible following the Security Breach, Contractor will complete a root cause analysis and will provide a plan to City for remediation and prevention.
d. Third-Party Notice. Contractor will work together with City to ensure compliance with RCW 19.255.010 if necessary and will make no statement or send notice to any third party regarding the Security Breach without City's prior written consent.
e. Costs. In addition to its indemnification obligations, Contractor will reimburse City for all costs City incurs associated with any Security Breach, including forensic investigation, costs of providing notice to impacted parties, call centers and credit monitoring as applicable. Contractor will pay or reimburse City for all regulatory fines and other legal costs the City incurs associated with the Security Breach.

6. **DELIVERABLES - INTELLECTUAL PROPERTY** Contractor may create documents or other work product in connection with providing the Services ("Deliverables"). Contractor assigns and will assign to City all right, title, and interest in and to any Deliverables it creates in connection with providing the Services upon full payment of Contractor's uncontested fees. Contractor may retain a copy of any Deliverable for its internal business purposes. Contractor's know-how, methodologies and processes are Contractor intellectual property. Contractor grants City a perpetual, irrevocable, royalty-free, worldwide license to use all Contractor intellectual property in connection with the Deliverables for the limited purpose of construction, maintenance, and improvement of only the specific project for which the Contractor produced the deliverables.

7. **AUDIT RIGHTS:** Contractor shall maintain records of all matters related to this Agreement in accordance with generally accepted accounting principles. Contractor shall provide the records to City or any other governmental agency with jurisdiction for audit, at such reasonable times and places as City designates.

8. **PUBLIC DISCLOSURE COMPLIANCE:** Records relating to Agreement are subject to the following:

8.1 Confidential Information. Any record of City business, including this Agreement, related records, and City Data, is a public record under the Washington Public

Records Act, codified at chapter 42.56 RCW ("PRA"). City may be required to disclose this Agreement or related records, including records in Contractor's possession, pursuant to a public disclosure request. City will provide third-party notice to Contractor before disclosing records. Public records may be subject to exemptions from disclosure under the PRA. City agrees to withhold its release of the requested records in dispute for a reasonable amount of time (approximately 10 days) to allow Contractor an opportunity to seek judicial protection pursuant to RCW 42.56.540 as adopted or amended.

8.2 Public Disclosure Compliance. City will comply with the PRA in its receipt of and response to any public disclosure request for responsive records related to this Agreement, subject to applicable exemptions. Under RCW 42.56.060, City will have no liability to Contractor for disclosure of Contractor information acting in good faith pursuant to its obligations under the PRA.

8.3 Subpoenas. If either Party receives a subpoena requiring the disclosure of the other Party's information, that Party will notify the other party and provide a reasonable time for the affected party to obtain a protective order prior to disclosing information. If a Party is prohibited by a court with jurisdiction over the matter from disclosing the subpoena, that Party will provide only the specific information required to be released under the subpoena on the advice of counsel.

8.4 City Data Confidentiality. Notwithstanding Section 8.1-3, Contractor will maintain the confidentiality of all City Data in its possession in conformance with Section 8.

9. STANDARD OF CARE: Contractor shall exercise the degree of skill and diligence normally employed by consultants in the same industry, performing the same or similar services. Contractor will re-perform any Services that breach this provision at no cost to City.

10. DISPUTE RESOLUTION: City and Contractor agree to negotiate in good faith for a period of 30 days from the date of notice of all disputes between them prior to exercising their rights under this Agreement or under law. All disputes between City and Contractor not resolved by negotiation between the Parties may be mediated only by mutual agreement of both Parties. If not mutually agreed to resolve the claim by mediation, the claim will be resolved by legal action. The Parties agree that if litigation is necessary to enforce any of the provisions of this Agreement, each party shall pay all of their own attorney fees and costs related to the litigation.

11. TERMINATION FOR CONVENIENCE: City may terminate this Agreement at any time for convenience. City will pay Contractor for all Services completed up to the date of

termination for convenience. A decision by City to terminate for convenience does not waive any legal rights City has to enforce the Agreement.

12. **INDEMNIFICATION:** Contractor shall indemnify, and hold harmless City and its officers, councilmembers, commissioners, employees, volunteers, from third party claims, liability, loss, cost, expense, suit, and damages, including attorney's fees and consulting fees to the extent caused by Contractor's negligence (a) a third party claim for intellectual property infringement relating to the Contractor's Services or the Deliverables; (b) Contractor's negligence or willful misconduct; (c) Contractor's material breach of the Agreement; (d) Contractor's non-compliance with applicable law; (e) a third-party Washington Public Records Act claim involving Contractor information; and (f) Contractor's court action to enjoin release of Contractor information under the Washington Public Records Act.

    City may proceed with defense or settlement of any claim with counsel of its own choosing.

    Solely for negligence indemnification claims under (b) above, if Contractor is providing architectural, landscape architectural, engineering, or land surveying services as the Services under this Agreement, and Contractor and City are concurrently negligent, then Contractor will be required to indemnify City only to the extent of Contractor's negligence and will have no obligation to indemnify City for City's sole negligence, pursuant to RCW 4.24.115.

    If Contractor or Contractor's employee is a licensed architect, professional engineer, land surveyor, or landscape architect and the Services are related to a construction project, Contractor expressly waives its industrial insurance immunity under the Washington Industrial Insurance Act Title 51 RCW. Contractor acknowledges this waiver has been mutually negotiated and the Parties desire to incorporate this waiver pursuant to RCW 4.24.115(1)(b).

13. **INSURANCE:** Contractor shall maintain liability insurance for all claims for damages to the City, persons or property that arise from Contractor's performance during the Term of this Agreement.

    Contractor shall maintain the following insurance coverage.

COVERAGE	LIMITS OF LIABILITY
I. Commercial General Liability:	
Policy shall include Bodily Injury, Property Damage, Personal Injury and Broad Form Contractual Liability	
Each Occurrence	$1,000,000
General Aggregate Per Occurrence	$2,000,000
Products & Completed Operations Aggregate	$2,000,000
Personal and Advertising Injury	$1,000,000
Blanket Contractual Liability	$1,000,000
II. Commercial Automobile Liability	
Policy shall include Bodily Injury and Property Damage for any owned, hired, and/or non-owned vehicles arising from the performance of this Agreement.	
Combined Single Limit	$1,000,000
III. Workers' Compensation (applicable to the State of Washington)	
Per Occurrence	
Employer's Liability	$1,000,000
Disease Each Employee	$1,000,000
Disease Policy Limit	$1,000,000
Each Claim	$1,000,000
Annual Aggregate	$1,000,000
V. Professional Liability	
Policy shall include coverage for all claims for damages to person or property arising from the performance of this Agreement.	$1,000,000

In addition to the coverage and limits listed above the Contractor's insurance must all contain the following:

a. Compliance with other Insurance Policies – With the exception of Professional Liability which will be Claims-Made. Contractor will remain compliant with all other insurance obligations it may have pursuant to its personnel or applicable law.

b. Coverage Trigger - Contractor's insurance must be on an "occurrence" basis rather than claims made. This type of coverage must be indicated on the Certificate of Insurance.

c. Additional Insured Requirement - The City of Vancouver, its Agents, Representatives, Officers, Directors, Elected and Appointed Officials, and Employees must be named as additional insureds where permissible under applicable law. The required Additional Insured endorsements shall be at

least as broad as ISO CG 20 10 11 85, or its equivalent CG 20 10 07 04 and CG 20 37 07 04 must be included with the Certificate of Insurance.

d. Certificates - The City of Vancouver shall be listed on the Certificate of Insurance as the Certificate Holder. Contractor will provide the Certificate of Insurance to City upon request on an ACORD or comparable form.

All policies shall be issued by an insurance company authorized to do business as an insurance company in the State of Washington.

14. **RELATIONSHIP OF THE PARTIES**. The relationship of the Parties under this Agreement is that of independent contractors. Contractor is solely responsible for the manner, method, and means of providing the Services. Contractor and its employees are not City employees and will not be entitled to or receive any benefits under this Agreement. Contractor will pay all Contractor personnel and pay all taxes, contributions, and benefits that may be required related to its personnel. Neither Party may bind the other except as expressly stated in this Agreement.

15. **SUBCONTRACTING***:* Contractor may subcontract for Services with City's prior written approval in its sole discretion. Contractor is solely responsible for its subcontractors' compliance with this Agreement and will pass through the terms of this Agreement to all subcontractors.

16. **COMPLIANCE WITH APPLICABLE LAW:** Contractor shall comply with all applicable federal, state, and local laws, rules, and regulations ("Applicable Laws"). Contractor shall modify the Services as necessary to comply with Applicable Laws.

17. **E-VERIFY:** Contractor shall enter into and register a Memorandum of Understanding with the Department of Homeland Security E-Verify program within 60 days of executing this Agreement. Contractor shall ensure all Contractor employees and any subcontractors assigned to perform Services under this Agreement are eligible to work in the United States. Contractor shall provide compliance verification upon City's request.

18. **TITLE VI COMPLIANCE**: Depending on the Services Contractor provides, the City may use federal funds to compensate Contractor. If federal funds are used. the City, Contractor, and any approved subcontractor must comply with the provisions of Title VI of the Civil Rights Act of 1964, (78 Stat. 252, 42 U.S.C. 2000d to 2000d-4) (CRA) and the Civil Rights Restoration Act of 1987, Pub. L. No. 100-259, 102 Stat. 28 (1988)

(CRRA). Contractor must confirm with City whether Title VI is applicable under this Agreement.

19. **EQUAL EMPLOYMENT OPPORTUNITY**: The City is an equal opportunity employer. Contractor shall not discriminate against any of its employees or applicants for employment on the basis of race, color, creed, religion, sex (including gender identity, sexual orientation, and pregnancy), national origin, citizenship or immigration status, age (40 or older), the presence of any sensory, mental, or physical disability or the use of a trained dog guide or service animal by a person with a disability, genetic information, honorably discharged veteran or military status, or any other class protected by federal, state, or local employment discrimination laws.

20. **ANTI-KICKBACK**. City officers and employees shall not have or acquire an interest in the Agreement or solicit, accept, or give any item of value from a person or entity with an interest in this Agreement.

21. **PERMITS, LICENSES, AND CERTIFICATIONS**. Contractor is solely responsible for any license, permit or certificate that may be required by any federal, state or local law in connection with the performance of Contractor's obligations under this Agreement, including any business license. Contractor may contact the State of Washington Business License Service (BLS) at: 800-451-7985, www.bls.dor.wa.gov/cities/vancouver.aspx or visit the City's website found at www.cityofvancouver.us/businesslicense for assistance with the determination.

22. **COOPERATIVE PURCHASING:** The Washington State Interlocal Cooperation Act, chapter 39.34 RCW, authorizes public agencies to cooperatively purchase goods and services if all parties agree. By executing this Agreement, Contractor agrees that other public agencies may purchase goods and services under this Agreement at their own cost. City will have no liability or obligation related to Contractor related to that separate agency agreement. Therefore, City agrees to allow other public agencies to purchase services under this Agreement so long as City is not held financially or legally liable for any separate agency services received pursuant to the Agreement, and that any public agency purchasing under this Agreement file a copy of it in accordance with RCW 39.34.040.

23. **DEBARMENT**: Contractor certifies that it is not presently debarred, suspended, proposed for debarment, and declared ineligible or voluntarily excluded from covered transactions by any federal, state or local department or agency.

24. **NOTICES:** All notices will be hand delivered, certified mail, or sent by electronic mail if agreed by the Parties. Notice will be effective when received if hand delivered, on the delivery date if certified mail, or when an email is sent. Notice must be addressed to the Parties at:

For the City:	For the Contractor:
Anna Vogel	Joe Baldwin
City of Vancouver	Opsis Architecture
415 W 6th Street	975 SE Main Street
P O Box 1995	Portland OR 97214
Vancouver WA 98668-1995	Email: joe@opsisarch.com
Email: anna.vogel@cityofvancouver.us	

Either Party may update its address for notice by giving written notice to the other Party.

25. **ASSIGNMENT.** Contractor shall not assign this Agreement without the express written consent of City. Any assignment in violation of this subsection is void. All terms of this Agreement are binding on any assignee.

26. **ORDER OF PRECEDENCE:** If there is a conflict between the terms of any document, the order of precedence is as follows: Amendments to this Agreement; this Agreement; Contractor's responsive proposal to City's solicitation; and City's solicitation. The Parties agree that terms included on any Purchase Order or other document provided by Contractor are not part of this Agreement.

27. **SURVIVAL**. Sections 15 - 35 will survive any termination of this Agreement.

28. **WAIVER**. A Party's waiver of any term of this Agreement must be in writing and signed by the Party waiving compliance.

29. **THIRD PARTY BENEFICIARIES**. There are no third-party beneficiaries under this Agreement.

30. **GOVERNING LAW**: This Agreement is governed by the laws of the State of Washington without regard to its conflicts of laws provisions. Venue for any action arising under this Agreement will be the state or federal courts for Clark County, Washington. The Parties waive any claim of inconvenient forum.

31. **SEVERABILITY**. If a court with jurisdiction over the matter determines any clause of this Agreement is unenforceable, it shall revise the clause to reflect the intent of the Parties as closely as possible. If revision is not possible, the Court shall strike the clause and the remainder of the Agreement will remain in full force and effect.

32. **AMENDMENTS:** Any amendments to this Agreement must be in writing and signed by all Parties to this Agreement.

33. **ENTIRE AGREEMENT**: This Agreement, together with any amendments, is the entire agreement between the Parties, and supersedes any other agreement or discussion between them, whether written or oral in nature.

34. **COUNTERPARTS**. This Agreement may be signed in counterparts. Each counterpart will be deemed an original and together the separate parts will form one Agreement.

City and Contractor enter the Agreement as of the Effective Date.

CITY OF VANCOUVER
A municipal corporation

Lon Pluckhahn, City Manager

Date

Attest:

Anthony Glenn, Deputy City Clerk

Approved as to form:

Nena Cook, City Attorney

CONTRACTOR:
Opsis Architecture

Signature

Printed Name /Title

Date

EXHIBIT "A":
Scope of Work

Work in this Contract will consist of two phases. Phase 1 Master Planning to include Business and Operations Planning, Community Engagement, and Conceptual Design services. Phase 2 Design to include preparation of Schematic Design, Design Development, Construction Documents, bidding and permitting services, Construction Administration, and Closeout. The following scope of work is specific to Phase 1. Following completion of Phase 1 the City and Contractor will work to prepare a detailed scope of work specific to Phase 2 and process an amendment to the contract.

Phase 1 Master Planning Services

Business and Operational Planning
Tasks

- Situation Analysis and Operating Strategy, including the development of the following:
    - Background Review
    - Kickoff meeting
    - Key Facility User Interviews and Engagement (10)
    - Operating Model Exemplars
    - Workshop: Operating Strategy & Presentations
- Business Plan & Implementation Requirements, including the development of the following:
    - Activity Profile
    - Facility Program and Multi-Phase Phasing Plan
    - Workshop: Evaluation of Prospective Operators
    - Governance and Management Recommendations with cost recovery and timelines
    - Pro Forma
    - Annual Funding Strategy and capital funding strategy with timeline
    - Economic Impact
    - Development of Final Report and Presentation to City Council

Community Engagement
Tasks

- Outreach: Development of a Community Outreach Plan, including the following
    - Develop plan addressing outreach including identification of assessment of feasibility study interviews and identification of current key

stakeholders, new potential partnerships, and expansion of stakeholder outreach to inform the business and operational planning.
    - Formalize and implement plans for prospective workshops, interviews, small group discussions, open houses, and other strategies broadening community engagement.
- Engagement Preparation
    - Participation and facilitation in Leadership Workshops, stakeholder interviews, and presentations.
    - Coordination with the City Leadership and Stakeholders, including planning, scheduling, and reports.
    - Production of outreach materials
- Three on-site visits
    - Residency: (Multi-day event) Scope includes attendance at community events, interviews, preparation of outreach materials, and reports.
    - Visit 1: (1 day) Scope includes interviews, attendance at community events, preparation of outreach materials, and reports.
    - Visit 2: (1 day) Scope includes attendance at community events, preparation of outreach materials, and reports.

Conceptual Design

Tasks

- Program Development
    - Establish preliminary strategies for the draft program, including up to (2) options in addition to the prior Opsis feasibility study option.
    - Develop Initial facility zoning / test fit plans. Include assessments of visual and performing arts strategies, as well as building entry approach and skylight option add-on scope, if desired. Scope includes options for site development, food service, and building identification / wayfinding strategies.
    - ROM scope of the $13-17M capital cost budget: Review of infrastructure, Entry/Accessibility and remaining scope from Phase 1 projects for potential implementation in Phase 2. Outline associated indirect costs. Include potential add-on for scope beyond $17M (direct & indirect)
    - Work includes review of the previously completed feasibility program, budgeting estimates, and stakeholder engagement, as well as research into current site development requirements associated with the City of Vancouver Development Code.

    - Evaluation of the conceptual design strategies will consider access and representation across each potential user group, addressing how individual or organizational needs may or may not be met.
- Concept Development
    - Programmatic space diagrams, conceptual building, and site plans will be developed in alignment with Building and Operations planning model development.
    - Up to (3) Options to be developed for review. Upon approval by the owner, concept refinement will proceed on the preferred options and phasing strategies.
- Concept Refinement and Finalization
    - Refinement of the space program, and development of the conceptual building and site plans including phasing models.
    - (3) Options to be developed for review by the owner. Concept refinement will align with operational planning options, budgeting goals, stakeholder input, and include a focus on overall building character.
    - Upon approval by the owner, final concept refinement will proceed with the preferred option.
- Implementation Strategy
    - Develop a strategy based upon the conceptual vision, meeting community needs and the business plan.
    - Provide cost estimates outlining a multi-phased approach to building construction, allowing the adaptation of the building to meet these needs over time as potential funding sources are secured.
    - Develop scope of work for phase 2 of the project with a project cost of $13.5 million from City funding sources.

Phase 1 Management and Deliverables

Project Startup

- Material collection including Building Drawings, Feasibility Study documentation and narrative.
- Kickoff engagement with City Leadership Team

Meetings and Workshops:

- Project Management Meetings (weekly)
- Leadership Team Meetings (bi-weekly)
- Coordination and review meetings will be held virtually and in-person as needed.

- (4) Leadership Workshops
  - (3) Workshops in preparation for a June City Council presentation.
    - Workshop 1 (multi-day workshop)
      - Review and refine project goals including cost recovery / operational goal
      - Preliminary program strategies and facility zoning / test fit exercise.
      - ROM Capital cost budget review and refinement.
      - Review feedback from initial stakeholder interviews
    - Workshop 2
      - Review refined project goals
      - Review program and up to (3) operational options
      - Review initial concept layout variations (3) and phasing strategies, narrow down to 2 options
      - Feedback from stakeholder interviews
    - Workshop 3
      - Review refined options and identify preferred direction(s) for business plan, program, concept design, and phased implementation strategy.
      - Review ROM capital cost estimate, and refine budget, scope and Infrastructure for Phase 2. Identify potential add-on for scope/fee beyond the stipulated $13.5M budget.
      - Finalize messaging and presentation for June Council workshop
  - Design Workshop to finalize Master Plan
    - Workshop 4
      - Review feedback from Council Workshop, and finalize preferred business plan, program, concept design, and phased implementation strategy.
      - Finalize detailed cost estimate and operational plan.
      - Review RFP for operator
      - Review Masterplan Report outline and content
- (3) Stakeholder Engagement Meeting sessions
- (2) City Council Workshops
  - June 2026 Council draft update
  - August 2026 Council final presentation

Deliverables

- Draft Masterplan, a Multi-Phase Implementation Strategy with associated images, and a Design and Construction Schedule. Identification of the preferred option will include a report of key findings and assumptions (eg, technical,

community feedback, and other strategic considerations) supporting that option.

- Development and management of online file sharing and communication websites.
- Agendas, presentations, and collateral materials for leadership meetings and workshops, Stakeholder engagement sessions, CAHC and council presentations.
- Meeting Notes for leadership meetings, workshops, and engagement sessions.
- Business and Operational Plan as required by City RFQ, for inclusion into final report
- Community Engagement
  - Outreach Plan
  - Engagement Activities and Materials, including the following
    - Digital communication materials such as online surveys, project webpage content, email updated content, and creation of digital/social media graphics to promote engagement events and opportunities.
  - Community Outreach Documentation
  - Community Engagement Final Report
- Conceptual Program narrative and Drawings for including into final report.
  - Illustrated Site Plan
  - Conceptual floor Plans
  - (2) Exterior Renderings
  - (3) Interior Renderings
  - Preliminary Code / Land Use Review
  - Civil, Structural, MEP Design Narrative
  - Target Value Cost Estimate

DRAFT SIX-MONTH WORK PLAN

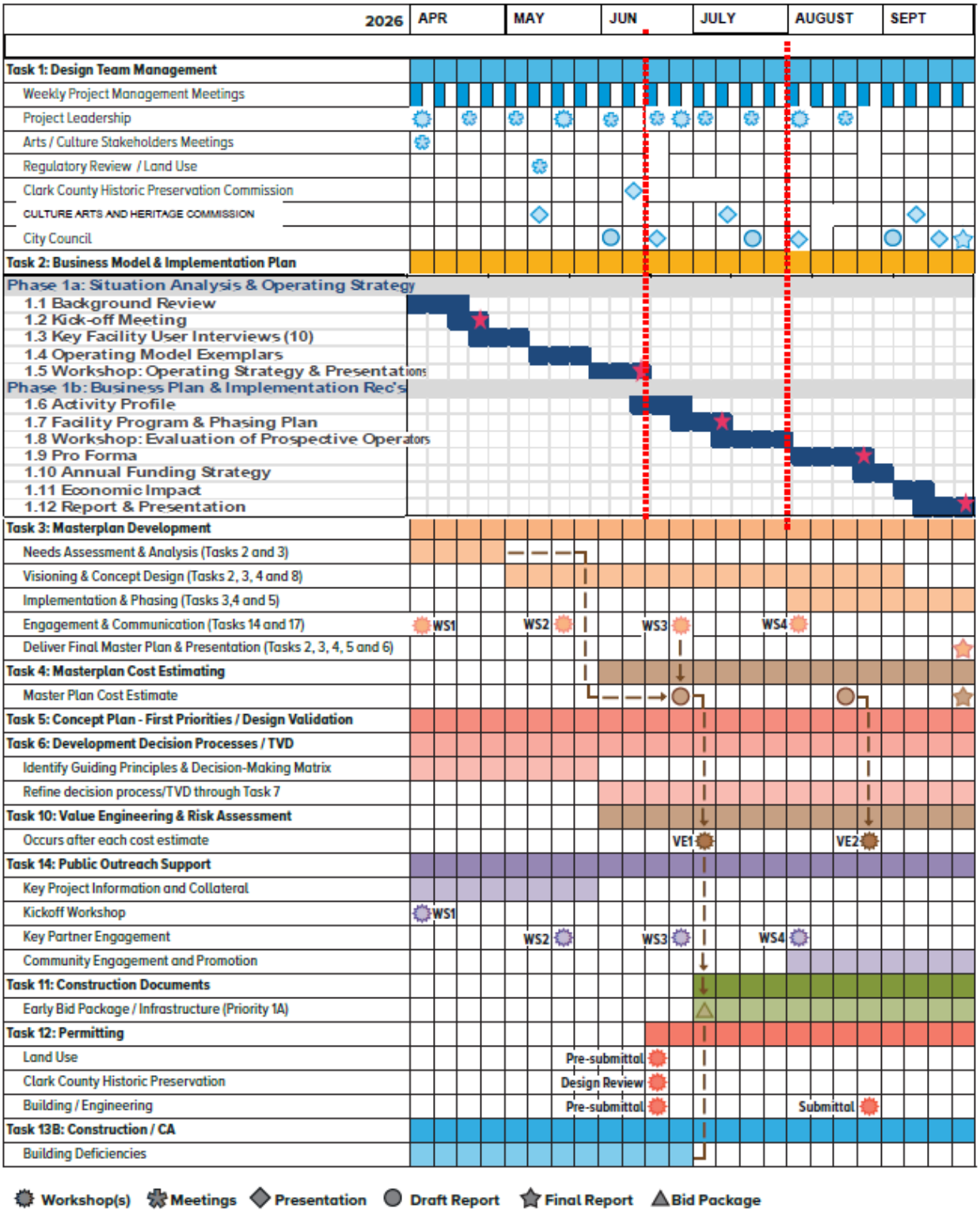

EXHIBIT “B”:
Fee Schedule

A/E FEE SUMMARY		Business & Operational Plan / Engagement	Conceptual Design	Total	% DCC
Basic Services					
Architectural	Opsis	13,000	150,000	163,000	1.42%
Arch-Specs	Thrailkill	-	-	-	0.00%
Structural	DCI	-	10,000	10,000	0.09%
Mech/Plumbing	IEI	-	5,000	5,000	0.04%
Electrical	IEI	-	5,000	5,000	0.04%
	Sub Total	**$ 13,000**	**$ 170,000**	**$ 183,000**	**1.59%**
Supplemental Services					
Interior Design	Opsis	-	-	-	0.00%
Civil	Standridge	-	5,000	5,000	0.04%
Landscape	Lango Hansen	-	10,000	10,000	0.09%
Outreach / Engagement	Framework	63,855	-	63,855	0.56%
Business and Operational Planning	AMS	104,500	-	104,500	0.91%
Facility Operations Consultant	Michael Walsh	5,000	-	5,000	0.04%
Land Use Assistance	Standridge	-	-	-	0.00%
Fire Suppression DB Services	IEI	-	-	-	0.00%
Fire Alarm DB Services	IEI	-	-	-	0.00%
Data/Telecommunications	IEI	-	-	-	0.00%
Audio/ Visual	IEI	-	-	-	0.00%
Lighting	IEI	-	-	-	0.00%
Acoustic	ABD	-	5,000	5,000	0.04%
Theater	PLA	-	5,000	5,000	0.04%
Historic Preservation	ARG	-	2,500	2,500	0.02%
Cost Estimating	ACC	-	9,938	9,938	0.09%
Renderings	Opsis	-	5,000	5,000	0.04%
	Sub Total	**$ 173,355**	**$ 42,438**	**$ 215,793**	**1.88%**
					-
TOTAL FEE		**$ 186,355**	**$ 212,438**	**$ 398,793**	**3.47%**
Reimbursable Budget				**13,000**	
TOTAL PROJECT FEE				**$ 411,793**	

Opsis Hourly Rates

Principal	$260
Senior Project Manager	$220
Project Manager	$210
Sustainability	$210
Senior Project Architect	$200
Senior Interior Designer	$200
Project Architect	$180
Interior Designer	$165
Design Staff	$135
Graphic Designer	$135
Administrative	$95

CITY OF Vancouver WASHINGTON

Staff Report: 062-26

To: Mayor and City Council
From: City Manager
Date: March 16, 2026

Subject
Lease Agreement Amendment — Aero Maintenance Lease

Key Points

- The Airport Terminal Renovation construction is expected to begin in early 2026.
- The existing office space within the Terminal building and the adjacent parking areas will not be available for use during construction.
- The attached proposed Lease Agreement amendment updates the Fixed Based Operations (FBO) lease to remove these areas from the leased premises for the remainder of their lease term.

Strategic Plan Alignment
Transportation and Mobility – a safe, future-ready and convenient transportation system

Present Situation
The Airport Terminal Renovation construction is expected to begin in early 2026. Once construction commences, the existing office space and adjacent parking area at this location will no longer be available for use. The proposed amendment updates the Fixed Based Operations (FBO) lease to remove these areas from the leased premises for the remainder of the lease term, including any extensions, and to cease associated rental payments accordingly.

The amendment also clarifies the inclusion and location of the eight designated aircraft tie-down spaces assigned to the FBO under the lease. Following completion of the Airport Terminal Renovation, new office space will again be available for lease. The Airport intends to establish a standardized lease template and offer the office space to aviation-related businesses at a per square foot rate inclusive of utilities. The FBO will retain a first right of refusal when the new office space becomes available following renovations. Drafting of that future lease structure is currently underway.

Included below are the key takeaways from the Lease Amendment:

1. **Removal of Office and Parking Rental Space in Pilot Terminal (105 Building)** — Upon commencement of construction associated with the Airport Terminal Renovation project in early 2026, it removes affected office space and associated parking spots from the agreement due to construction and reconfiguration of the office space area.
2. **Adjustment of Fuel Flowage Fee** — The amendment updates the fuel flowage fee to $0.12 per gallon from $0.08 effective 30 days after execution, aligning the rate with current operational expenses.
3. **Clarification of Included Tie Down Spaces** — Clarifies language regarding the inclusion of eight designated tie down spaces included in the agreement, five south of 101 building and three west of 105 building.

4. **Updated Exhibit A to Reflect Clear Leased Areas** — Exhibit A is replaced to accurately depict the revised lease boundaries following construction commencement and to clearly show the included tie-down locations.

Advantage(s)
This amendment keeps the FBO lease accurate during terminal construction, prevents billing for unusable space, updates the fuel flowage fee to reflect current costs, and clarifies tie-down assignments to ensure consistent administration throughout the agreement.

Challenge(s)
None

Budget Impact
The removal of the office space from the lease during terminal construction will result in a temporary reduction in rental revenue for Pearson Field. However, this impact is expected to be offset in the long term, as the renovated terminal will provide upgraded office space with improved leasing potential and higher revenue generating capacity.

The increase in the fuel flowage fee from $0.08 to $0.12 per gallon will generate additional ongoing revenue for Pearson Field, helping to support costs associated with fuel facility inspections, maintenance, and regulatory compliance.

Prior Council Review
None

Action Requested
On Monday, March 16, 2026, authorize the City Manager, or designee, to execute Amendment No. 1 to the Lease Agreement for Fixed Based Operations at Pearson Field Airport between the City of Vancouver and Aero Maintenance, Inc.

Staff Contact
Meredith Fox, Airport Manager, meredith.fox@cityofvancouver.us

Attachments:
1. FBO Agreement 1-1-2025 -Signed
2. FBO Lease Agreement First Amendment with Exhibit

Docusign Envelope ID: DA632212-CDC3-48EA-82C4-2755D82B2A1B

LEASE AGREEMENT
FOR
FIXED BASED OPERATION AT PEARSON FIELD AIRPORT

WHEREAS, the City is the owner and operator of Pearson Field Airport "Airport" located in the City of Vancouver, County of Clark, state of Washington; and

WHEREAS, this lease agreement is to provide for and set forth the terms and conditions of such occupancy and use of said facilities at the Airport; and

NOW, THEREFORE, for and in consideration of the mutual covenants and agreements herein, and for the other good and valuable consideration, the parties hereto agree as follows:

Section 1. THE PARTIES

THIS LEASE AGREEMENT is made and entered into as of the 1st day of January, 2025 by and between the City of Vancouver, a municipal corporation of the state of Washington, Lessor, hereinafter referred to as "City", and Aero Maintenance, Inc., hereinafter referred to as "Lessee."

Section 2. LEASED PREMISES

The City hereby leases to Lessee and Lessee leases from the City the following three separate described properties identified as Property 1, Property 2 and Fuel Facility (together referred to as the "Leased Premises"):

2.1 Property 1- 101 Building and Grounds

A. Hangar building. The building located at 101 East Reserve Street, comprising of approximately 9,600 square feet of hangar space and approximately 6,000square feet of office space with paved automobile parking available directly north of the building. (See attached Exhibit A).

B. Building Apron and Parking Spaces. A paved aircraft ramp area on the east and west side of the building, extending outward a distance of approximately 80 feet. (See Exhibit A).

2.2 Property 2- 105 Building and Grounds

A. Hangar Building. The building located at 105 East Reserve Street, comprising of approximately 7,200 square feet of hangar space on the east end of the building and approximately 1,200 square feet of office space (see attached Exhibit A). Lease does not include one of the 200 square foot office spaces that will be used as the Airport Manager's office. Lessee understands that the City may be renovating the approximate 1,500 square feet of office space during the time of this lease. An amendment to reflect the release of

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this portion of the agreement may be forthcoming.

B. Building Apron and Parking Spaces. A paved area on the east side of the building, extending outward a distance of approximately 80 feet and half of the paved automobile parking area directly south of the building. This parking space to be designated as private parking for building tenants only (see Exhibit A).

2.3 Fuel Facility. A Fuel storage island consisting of three underground storage tanks, concrete pad and three fuel pumps and a dispenser, comprising a space approximately 40'x40' (see attached Exhibit A). Lessee understands that the City may be replacing the existing fuel system with an above ground Fuel Island within the timeframe covered by this Lease. Associated fees for this facility will change commensurate to the cost of this upgrade. The City reserves the right to assume responsibility for fueling operations any time after the installation of an above ground fueling facility.

Section 3. RENTAL AMOUNTS AND ASSOCIATED FEES

3.1 Base Rent. A Rent for property 1 at 101 East Reserve Street shall be $2.50 per square foot per year for hangar space and $5.20 per square foot per year for office space. (Hangar space is approximately 9,600, square feet at $2.50/sqft/yr equals $2,000.00 per month for the first year. Office space is approximately 6,000 square feet at $5.20/sqft/yr equals $2,600 per month for the first year).

Rent for property 2 at 105 East Reserve Street shall be $2.50 per square foot per year for hangar space and $5.20 per square foot per year for office space. Hangar space is approximately 7,200, square feet at $2.50/sqft/yr equals $1,500.00 per month for the first year. Office space is approximately 1,200 square feet at $5.20/sqft/yr equals $520.00 per month for the first year.

Rent for Fuel Facility at 101 East Reserve Street shall be $300.00 per month for the first year.

Lessee also agrees to pay any other additional state, federal or city taxes payable or which may become payable by the City and are associated with the leased property covered under this agreement. Rent shall be paid in monthly installments on or before the 10th day of every month, with the first payment due on January 1, 2025.

3.2 Fuel Flowage User Fee. In addition to the rents set forth above, Lessee shall pay the City a fuel flowage fee for each gallon of fuel delivered to the Fixed-Base Operator FBO at the Airport.

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The fuel flowage fee shall be Eight Cents ($0.08) per gallon. The City may from time to time, in the exercise of its reasonable discretion, adjust the Fuel Flowage Fee to address market conditions. Any increase in fuel flowage fees will take effect thirty (30) days after the Airport Manager provides written notice to the FBO. The City will make commercially reasonable efforts to reach a mutual agreement with the FBO in determining the amount of any increases in fuel flowage fee. The City will use as a basis of consideration similar fees charged at other airports in the region operating under similar conditions. Lessee's fuel supplier and/or dealer are required to have a valid City business license.

Lessee shall provide the City with records of the end-of-month individual pump meter readings by the 10th day of each month. The City shall have the right to inspect Lessee's fuel flowage records. Should Lessee fail to record and deliver all information required within 10-days of request, a $50 penalty shall be incurred.

3.3 Additional Monthly Rent. If the Lessee reserves from the City any aircraft tie downs that are located on the public portion of the Airport Facilities and not on the Leased Premises, Lessee must pay the monthly rate charged by the City for use of the tie downs. This "Additional Monthly Rent" is due and payable at the same time as the Monthly Base Rent (the total of the monthly rent for the Leased Premises) and shall accompany the Monthly Base Rent payment made by Lessee to the City. The Additional Monthly Rent shall be the monthly rate charged by the City for use of aircraft tie downs on the Public Airport Facilities multiplied by the number of tie downs reserved by the Lessee (see Exhibit A). The Additional Monthly Rent shall be adjusted to coincide with the any change in the rate charged by the City to the public for use of tie downs owned and maintained by the City as part of the Public Airport Facilities.

3.4 Delinquent Payments. Delinquent rental payments, i.e. payments ten (10) or more days late, shall accrue interest payable to the City at the rate of 12% per annum. In addition, the Lessee shall pay a late fee of $500 for each month the payment is late. The City, as a courtesy, sends monthly invoices to Lessee. However, Lessee is responsible for paying all rents, late fees and interest regardless of whether the City sent to Lessee or Lessee received any invoice from the City.

3.5 Damage and Cleaning Deposit. Upon execution of this lease, Lessee shall deposit, unless already on deposit, the amount of $500 to be held for the term of this lease for the purpose of paying any outstanding charges upon termination of this lease including cleaning, damages or unpaid utility bills. If no such charges exist at the termination of the lease, said amount will be

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refunded to the Lessee. Upon termination of the lease, should the cost of cleaning, damages or unpaid utility bills exceed $500, it is understood and agreed that the Lessee is responsible for such charges and shall remit to the City any amount owning upon receipt of notice of amount due.

3.6 Monthly Base Rent Increase.

Commencing on January 1, 2025, said date being the first one (1) year anniversary of the Rent Commencement Date, and on each subsequent one (1) year anniversary thereafter, the Monthly Base Rent shall be adjusted in accordance with this paragraph. The rent increase shall be determined by multiplying the current annual rent by the annual percent change in the Consumer Price Index U.S. City Average—All Items for All Urban Consumers, West (1982 through 84 = 100) , for the month which is two (2) months prior to the month of the anniversary of the Rent Commencement Date ("the Adjustment Month") of the current lease year from the CPI-U for the Adjustment Month of the prior year, as those index figures are determined by the United States Department of Labor, Bureau of Labor Statistics. If there is no such CPI-U figure for the Adjustment Month of any year of the Term, then the Adjustment Month figure of the successor or most nearly comparable successor Index shall be used.

A. The calculation of the annual rent increase shall be as follows:

(1) Determine the current annual rent by multiplying the current monthly rent by 12.

(2) Determine the CPI-U index point change by subtracting the previous year's CPI-U index figure for the Adjustment Month from the current year's CPI-U index figure for the Adjustment Month.

(3) Determine the CPI-U annual percent change by dividing the index point change by the previous year's CPI-U index figure for the Adjustment Month. This quotient can be expressed as a percentage by multiplying by 100.

(4) Determine the additional annual rent by multiplying the current annual rent by the annual percent change.

(5) Determine the new annual rent by adding the additional annual rent to the current annual rent.

(6) Determine the new monthly rent by dividing the new annual rent by 12.

B. For example only, the following is shown for determining the annual percentage change:

CPI-U for current period	133.0
Less CPI-U for previous period	130.0
Equals Index Point Change	3.0
Divided by previous period CPI-U	130.0
Equals	0.023

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Result multiplied by 100	0.023	x	100
Equals percent change	2.3	%	

C. In no event shall the minimum Monthly Base Rent for any year during the Term be less than the minimum Monthly Base Rent for the immediately preceding year. Any annual adjustment shall not exceed three and a half (3.5) percent.

Section 4. USE OF LEASED PREMISES

4.1 Type of Operation. The premises shall be used primarily for the conduct of a Fixed Base Operator (FBO.) These services are to include at a minimum, aircraft maintenance, flight training, and fuel sales. Hours of operation are to be normal business hours (approximately 8:00 a.m. to 5:00 p.m., Monday- Friday), with fuel sales available on a 24-hour, self-serve, basis. Other services may be permitted with Airport Manager's approval.

The Lessee shall maintain and operate all premises covered by this agreement in a first-class manner and shall keep such premises in a safe, clean, orderly and inviting condition at all times, in accordance with the highest standards for this type of operation at other airports in the area.

4.2 Fuel Tanks and Aviation Fuel Pumps. City shall maintain in good condition the pumps, fuel lines and underground storage tanks (or above ground storage tanks once a new fuel farm is constructed). City shall be responsible for regular and required tank testing. However, City shall not be obligated to clean-up fuel spillage nor make any repair or replacement occasioned by an act or omission of the Lessee or its employees, agents, licensees or customers. Lessee shall maintain in good condition the fuel dispensing hoses, nozzles and grounding wire and reels. The City shall be responsible for all costs of the replacement of said item when needed. Lessee shall own and maintain the card reader system on the fuel pump(s). Lessee shall be responsible for daily leak checks in the aviation fuel system and recording and reporting this information as required by the Washington State Department of Ecology. Lessee is also responsible for paying the City's annual chemical hazard fee associated with the fuel system.

4.3 Subletting of Leased Premises. Subletting is approved for office and hangar spaces but not for parking spaces. Any subletting shall be approved by the Airport Manager in writing on a case by case basis, which approval shall not be unreasonably withheld. Lessee will provide the City with a copy of all subleases and a key to the subleased area of the building. At no time shall the Lessee sublet any of the premises without first contacting the Airport Manager.

4.4 Utilities. The Lessee shall pay all utilities, including but not limited to, electrical, water,

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sewerage, internet and storm water utilities; provided, however, that the City shall pay for water and electricity for the 105 Building.

Section 5. TERM

5.1 Term. The term of this lease shall be for five (5) years, commencing on January 1, 2025, subject only to earlier termination in accordance with the terms of this agreement. Lessee may extend the terms of this lease for two (2) additional two (2) year periods, after which a new lease may be negotiated, by providing City written notice of interest to do so, at least one-hundred and twenty (120) days prior to the expiration of the additional lease term, provided Lessee is not in default at the time of giving such notice or on the date of expiration of the original term.

The Term shall not be extended if Lessee is in default of Lessee's obligations under this Lease Agreement, whether monetary or non-monetary, on the date that Lessee gives any such written notice to the City.

5.2 Termination. This Lease Agreement shall be subject to termination by either party, for cause, providing written notice to the other party of at least one-hundred and twenty (120 days) prior to the date on which termination takes place and in accordance with the terms of this Agreement. "Cause" shall be defined as a material breach of any terms or conditions of this Lease which remain uncured within sixty (60) days of notice of the breach. All written notice shall be made pursuant to Section 10.14.

Section 6. CONDITIONS AND ALTERATIONS

6.1 Condition of Premises. The City makes no warranty or guarantee concerning the condition of the Leased Premises, including the physical condition or any condition which may affect the Leased Premises, and it is agreed that the City will not be responsible for any loss, damage or costs which may be incurred by Lessee by reason of any such conditions. Lessee has inspected the premises and agrees to accept the Leased Premises in its present condition. Subject to the provisions of Section 6.3, Lessee agrees also that it will provide at Lessee's own cost and expense any leasehold improvements, furniture, furnishings, fixtures and equipment it deems necessary for its purposes.

6.2 Maintenance of Premises and Operational Costs. Lessee shall maintain and keep in good state of repair the Leased Premises. Unless otherwise provided in this Lease, Lessee shall bear at its own expense all costs of operating the Leased Premises and shall pay, in addition to rental and all other costs connected with the use of the premises, all janitor services and supplies, re-lamping

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the lights, maintenance of all utility fixtures including plumbing, interior electrical wiring, hangar doors and all other services and supplies not furnished by the City, and shall pay for all permits and licenses required by City or other law. Lessee is responsible to provide for adequate pest control, including, but not limited to preventing and eliminating destructive insects, to include bees and wasps, rodents, and reptiles found on the Leased premises.

City shall maintain in good condition and repair, the roof, subflooring, interior and exterior plumbing and wiring and conduits, foundation, floor slab, structural supports (both interior and exterior), curbs, parking lots and aprons, sewers and drains, exterior of buildings and all other aspects of the Leased Premises not assigned to Lessee.

6.3 Future Alterations and Improvements. Lessee shall make no alterations, additions, replacements, or improvements during the term of this lease without obtaining the City's written approval in advance. Upon completion of any such improvements, Lessee shall file with the City a verified statement of final cost of such improvements together with copies of receipted invoices for labor and materials used and also including architectural engineering and design fees. Lessee hereby agrees that all fixtures and improvements shall become the property of the City upon the termination of this Lease through the expiration of the term or for any other reason. Maintenance and operation of such improvements shall be the sole responsibility of Lessee during the term of the lease.

6.4 Signs. Lessee may install signage for identification and advertising purposes with the City’s written consent. All signage must comply with City codes including codes for the Vancouver National Historic Reserve.

6.5 Access to Premises. Lessee shall allow the City's authorized representatives access to the Leased Premises, leased exclusively to Lessee, upon 24 hour notice, for the purpose of examining and inspecting the premises, performing maintenance or for purposes connected with the performance of its obligations hereunder, in the exercise of its governmental functions or in the case of emergency. Lessee shall provide the City with a key to the buildings that are leased exclusively to the Lessee. City agrees that the key will only be used by airport staff and by City maintenance staff who are assigned to work at the airport..

Section 7. <u>LAWS, RULES AND REGULATIONS</u>

7.1 Laws, Ordinances, Etc. The Lessee shall observe and obey all the laws, ordinances, regulations and rules of the federal, state, county and municipal governments which may be applicable to its operations at the airport.

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7.2 Rules and Regulations. The City shall have the right to and shall adopt and enforce reasonable rules and regulations with respect to the use of the airport and related facilities, which Lessee agrees to observe and obey.

7.3 Landlord Tenant Regulations. This Agreement is subject to the applicable statutory provisions of Title 59 RCW, Landlord-Tenant, which by this reference are incorporated herein as fully as though set forth verbatim.

7.4 Temporary Lawful Assumption / Relief of Obligation. The temporary, lawful assumption by the United States Government or any authorized agency thereof of the operation, control or use of the airport and facilities, or any substantial part or parts thereof, which substantially restrict Lessee's use of the premises shall temporarily (during the time of such government use) relieve Lessee of its obligation for rental payment hereunder.

Section 8. VANCOUVER NATIONAL HISTORIC RESERVE

The Lessee acknowledges that Pearson Field is part of the Vancouver National Historic Reserve (VNHR), a federally designated national historic site.

8.1 Fly Neighborly. Pearson Field Airport is adjacent to Fort Vancouver National Historic Site, a unit of the National Park Service. Pilots are encouraged to reduce power as soon as practical for noise abatement and to also avoid flying over the stockade at Fort Vancouver except in the event of an emergency

8.2 Independence Day. The airport may be closed the evening of July 4th in association with the annual Independence Day fireworks. The Airport Manager will notify tenants regarding airport access restrictions, closures and related issues prior to July 4 of each year.

Section 9. INDEMINTY/INSURANCE

9.1 Indemnity. Lessee agrees fully to indemnify, and save and hold harmless, the City**, its officials, employees and agents,** from and against all claims and actions and all expenses incidental to the investigation and defense thereof, based upon or arising out of damage or injuries to third persons or their property, caused by the fault or negligence or alleged fault or negligence of Lessee, its agents or employees, in the use or occupancy by Lessee of the Leased Premises covered by this agreement; provided, however, that Lessee shall not be liable for any injury or damage or loss occasioned by the sole negligence of the City, its agents or employees; and provided further that City shall give to Lessee prompt and reasonable notice of any such claims or actions and Lessee shall have the right to investigate, compromise and mutually defend the same.

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9.2 General Liability Insurance. Lessee agrees to carry and keep in force, general liability insurance covering bodily and personal injury, property damage and contractual liability, and such other insurance as may be necessary to protect the City herein from such claims and actions aforesaid. Without limiting its liability as aforesaid, Lessee agrees to maintain with insurance underwriters satisfactory to the City a standard form of policy of insurance in an amount of not less than $1,000,000 per occurrence. City shall be listed as an additional insured.

9.3 Hangarkeeper's Insurance. Lessee shall procure and at all times keep in force hangarkeeper's legal liability insurance in the amount of $100,000 per aircraft and $500,000 per occurrence. City shall be listed additional insured. Lessee shall provide the City with a copy of this insurance certificate.

9.4 Lessee Responsible for Any and All Damages Resulting from Floods. Lessee hereby acknowledges that the Leased Premises are situated on a 100-year floodplain according to the United States Army Corps of Engineers and the Federal Emergency Management Agency. Accordingly, the Lessee hereby agrees that they will be solely liable for any and all damages that results to any personal property owned by the Lessee from any type of flood that occurs on the Leased Premises. Lessee further agrees to hold harmless and defend the City**, its officials, employees and agents,** from any and all claims, damages, lawsuits and/or appeals for any losses or damages to property, physical and/or psychological injuries that result from of any flood that may occur on the Leased Premises. Lessee understands that they bear full responsibility of taking any and all precautionary measures to prevent or mitigate damages or injuries to Lessee's personal property from flooding on the Leased Premises, and that they can proactively mitigate damages by procuring an insurance policy that will cover such damages and/or injuries from flooding on the Premises.

Section 10. <u>GENERAL PROVISIONS</u>

10.1 Assignment, Transfer and Subletting: The Lessee shall not at any time assign, sublease or transfer this agreement or any of the rights, privileges, uses or interests arising hereunder without first having obtained written approval from the City which approval shall be unreasonably withheld. In the event of any assignment, sublease, or transfer approved by the City, any assignee, sublessee or transferee shall be subject to the same conditions, obligations and terms as set forth herein, and the Lessee shall be responsible for the observance by its assignees, sublessees or transferees of the terms and covenants of this lease. In case of default by any assignee, sublessee or transferee, the Lessee, as well as assignee, sublessee or transferee shall remain responsible for the performance by such assignee, sublessee or transferee of such lease.

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10.2 Redelivery. Upon termination of this lease the Lessee shall have no further right or interest in the Leased Premises and the City shall be entitled to have the Leased Premises returned to it immediately. The Lessee shall remove all improvements constructed or installed by Lessee that the City directs the Lessee to remove from the Leased Premises. The Lessee shall remove such property from the Leased Premises at the direction of the City within sixty (60) days after said termination and restore the premises to their original condition. However, the Lessee hereby agrees that all fixtures shall be the property of the City upon the termination of this Lease unless the City specifically waives the right to own the fixtures in writing. The Lessee further agrees that the City shall have the sole option to waive the provisions of this section either in whole or in part that relate to the Lessee's removal of fixtures and other property constructed or installed by Lessee from the Leased Premises. In the event that the City does not require the Lessee to remove fixtures and/or other property from the Leased Premises, then all buildings and improvements of all types, including fixtures, constructed on the Leased Premises by the Lessee or the City shall become the property of the City upon the termination of this Lease.

10.3 Holding Over. In the event Lessee shall hold over and remain in possession of the Leased Premises after the expiration of this agreement without any written renewal thereof, such holding over shall not be deemed to operate as a renewal or extension of this agreement but shall only create a tenancy from month to month which may be terminated at any time by the City or the Lessee with a minimum of 30 days notice in writing.

10.4 Non-Waiver: Any waiver of any breach of covenants herein contained to be kept and performed by either party hereto shall not be deemed or considered as a continuing waiver and shall not operate to bar or prevent the other party hereto from declaring a forfeiture, termination or cancellation for any succeeding breach either of the same condition or covenant or otherwise. Acceptance or payment of rent shall not be deemed a waiver.

10.5 Attorney's Fees. In the event any action or suit or proceeding is brought to collect the rent or to become due hereunder or any portion thereof or to take possession of the Leased Premises or to enforce compliance with this Agreement or for failure to observe any of the covenants of this

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Agreement, the prevailing party shall be entitled to recover such sum as the court may adjudge reasonable as attorney's fees to be allowed in said suit, action or proceeding, and in the event of an appeal as allowed by the appellate court.

10.6 Default. (A) If Lessee shall fail to pay rent when due, or (B) if Lessee shall fail or neglect to do or perform or observe any of the covenants contained herein on Lessee's part to be kept and performed, and such default under (A) shall continue for a period of not less than ten (10) days or under (B) for a period of not less than thirty (30) days after the City has notified Lessee in writing of Lessee's default, or if Lessee shall be declared to be bankrupt or insolvent according to law, or if any assignment of its property shall be made for the benefit of creditors or if Lessee abandons its operation of the facility for a period of forty-five (45) days, then in any of said cases or events, the City, lawfully may, at its option, immediately or at any time thereafter, without demand or notice terminate this lease and enter into and upon the Leased Premises or any part thereof and repossess the same of its former estate, and expel said Lessee and those claiming by, through, or under it, and remove its effects, if any, forcibly if necessary, without compensation and without being deemed guilty of trespass and without prejudice to any remedy which otherwise might be used for arrears of rent or a preceding breach of covenant.

10.7 Quiet Enjoyment. The City agrees that on payment of the rent and performance of the covenants and agreements on the part of the Lessee to be performed hereunder, Lessee shall peaceably have and enjoy the Leased Premises and all rights and privileges of Pearson Field, its appurtenances and facilities granted herein.

10.8 Destruction of Premises. In the event the premises are totally destroyed by fire or other casualty, the City may, at its option, terminate this lease, or it may rebuild the building and/or facilities situated on said premises and the rent shall abate between the time of such destruction and the time the building and/or facilities are rebuilt and said premises are ready for occupancy, or in the event of a partial destruction of said premises by fire or other casualty, the City at its option may terminate this lease or rebuild and repair said premises, and in such case the rent shall proportionately abate during the time between such partial destruction and repair or rebuilding thereof; provided, that in the events aforesaid, the City shall give notice to the Lessee of the option it shall exercise within thirty (30) days after the event giving rise thereto.

10.9 Subordination. This Lease shall be subordinate to the provisions of any agreement between the City and the United States relative to the operation or maintenance of the airport, the

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execution of which has been required as a condition precedent to the expenditure of federal funds for the development of the airport.

10.10 Non-Discrimination. Pursuant to Title VI of the Civil Rights Act of 1964, by Part 15 of the Federal Aviation Regulations and by the City of Vancouver Charter, Article VII, Section 7.10 , Lessee agrees it will not discriminate on the basis of age, race, color, national origin, ethnicity, creed, religious opinions or affiliations, sexual orientation, gender identity/expression, pregnancy, marital status, family status, mental or physical disability, military status, status as a veteran or any other protected status, and will not permit discrimination against any person or group of persons in any manner prohibited by Part 15 of the Federal Aviation Regulations. The City reserves the right to take such action as the United States may direct to enforce the provisions of this covenant, or as it may find necessary.

10.11 Interpretation of Lease. Nothing in this Lease shall be construed or interpreted in any manner whatsoever as limiting, relinquishing, or waiving of any rights or ownership enjoyed by the City in the airport leased property, or in any manner waiving or limiting its control over the operation, maintenance, etc., of airport property except as it specifically provided for herein or in derogation of such governmental rights as the City possess.

10.12 Invalid Provisions. In the event any covenant, condition, or provision herein contained is held to be invalid by any court of competent jurisdiction, the invalidity of any such covenant, condition or provision shall in no way effect any other covenant, condition or provision herein contained; provided that the invalidity of such covenant, condition or provision does not materially prejudice either the City or Lessee in its respective rights and obligations contained in the valid covenants, conditions or provisions of this Lease.

10.13 Successors and Assigns Bound by Covenants. All of the terms, covenants and agreements herein contained shall be binding upon and shall inure to the benefit of the legal representative, successors, and assigns of the respective parties hereto.

10.14 Notices: Notices to the city, provided for herein, shall be sufficient if sent by certified mail, postage prepaid, addressed to:

Pearson Field Airport Manager
City of Vancouver, P.O. Box 1995,
Vancouver, Washington 98668

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Notices to the lessee shall be sufficient if sent by certified mail, postage prepaid, addressed to:

Bill Gough, President
101 E Reserve St
Vancouver, WA 98661

10.15 Cessation of Operation. In the event Pearson Field permanently ceases to be operated as an airport during the term of this lease, City and Lessee's mutual obligations hereunder will cease. Nothing herein shall be construed to interfere with the City's right to cease, for a valid governmental purpose, such airport operation.

10.16 Entire Agreement. This Agreement constitutes the entire agreement of the parties and cannot be modified or changed unless done so in writing and signed by the parties to this Agreement.

EXECUTED this 16th day of December 2024 .

CITY OF VANCOUVER,
a municipal corporation

Signed by:
C084EA446CF9483...
Lon Pluckhahn, City Manager

AERO MAINTENANCE, INC.
a Washington corporation

Signed by:
Bill Gough
BEFD191861124D4...
Bill Gough, President

Attest:

DocuSigned by:
Natasha Ramras
493E940414AE4BD...
Natasha Ramras, City Clerk

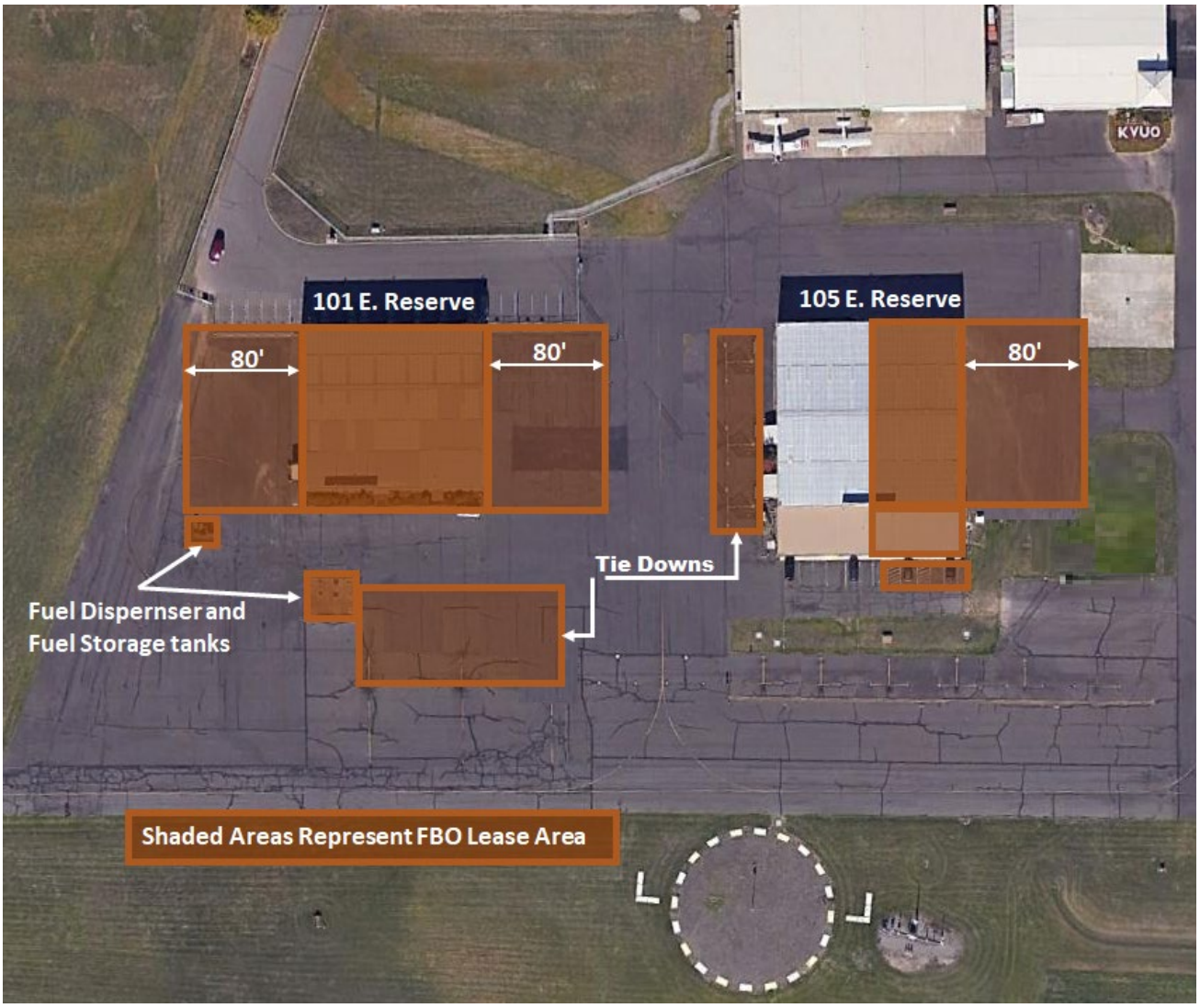
Approved as to form:

DocuSigned by:
Philip Gigler
8D34A1EDF06A4B6...
Philip Gigler, Asst. City Attorney

Docusign Envelope ID: DA632212-CDC3-48EA-82C4-2755D82B2A1B

EXHIBIT A

101 East Reserve Street & 105 East Reserve Street



Lease Agreement for Fixed Base Operations at Pearson Field Airport
AMENDMENT No. 1

This First Amendment ("Amendment No. 1") to that certain Lease Agreement for Fixed Base Operations at Pearson Field Airport executed on December 16, 2024, (the "Agreement") is entered into between the City of Vancouver, a Washington municipal corporation ("City" or "Lessor") and Aero Maintenance, Inc., a Washington profit corporation ("Lessee"), to amend specified provisions of the Agreement, and is effective on the day it has been signed by all parties. This Amendment No. 1 and the Agreement together constitute the Lease Agreement for Fixed Base Operation at Pearson Field Airport, and terms that are capitalized but undefined in this Amendment No. 1 will have the meanings given them in the Agreement.

Construction on the building located at 105 East Reserve Street is scheduled to begin in early 2026. The purpose of this Amendment No. 1 is to remove the office space and parking area located at 105 East Reserve Street from the Agreement when construction commences on that building. This Amendment No. 1 also updates the fuel flowage user fee and clarifies inclusion of specific tie down spaces in the Agreement.

Newly defined terms are as follows: the date on which construction commences on the office space in the building located at 105 East Reserve Street, anticipated in early 2026 ("Construction Commencement"); the date on which the FBO Lease terminates pursuant to Section 5.1 of the Agreement ("Lease Expiration").

This Amendment No. 1 amends the original Agreement as follows:

Section 2.2 Property 2 – 105 Building and Grounds is amended as follows:

> Upon Construction Commencement on the building located at 105 E Reserve St, all of the approximately 1,200 square feet of office space referenced in Subsection A and reflected in Exhibit A will be excluded from this Agreement through Lease Expiration, including any extensions of the Agreement.
>
> Upon Construction Commencement on the building located at 105 E Reserve St, the automobile parking spaces described in Subsection B and reflected in Exhibit A to the south of the building located at 105 E Reserve St will be excluded from this Agreement through Lease Expiration, including any extensions of the Agreement.

Section 3.1 Base Rent is amended as follows:

> Upon Construction Commencement on the building located at 105 East Reserve Street, rental payments for all of the approximately 1200 square feet of office space located in the 105 East Reserve Street building shall cease and will no longer be due or collected through Lease Expiration, including any extensions of the Agreement. If construction does not begin on the first day of a month, rent for the final month of office space located at 105 East Reserve Street will be prorated for the number of days in the month prior to Construction Commencement. The prorated payment will be calculated by dividing the number of days in the month prior to Construction Commencement by the total number of days in the month, and then by multiplying the total monthly rent by that amount.

Section 3.2 Fuel Flowage User Fee is amended as follows:

> 30 days after the effective date of this amendment, the fuel flowage fee shall be Twelve Cents ($0.12) per gallon.

Section 3.3 Additional Monthly Rent is amended and restated as follows:

> If the Lessee utilizes any aircraft tie-down spaces located on the public portion of the Airport Facilities other than the eight (8) designated tie-down spaces within the shaded "Lease Area" shown in Exhibit A (five located south of the building located at 101 E Reserve St and three located west of the building located at 105 E Reserve St), the Lessee shall be responsible for all fees, charges, or assessments charged by the City for such additional tie-down use.

Exhibit A is replaced with the attached **Amended Exhibit A**, which amends **Exhibit A** as follows:

> Upon Construction Commencement on the office space area of the building located at 105 East Reserve Street, the shaded area reflecting the office space located at the south end of the building located at 105 East Reserve Street and the parking area/spaces to the south of the 105 East Reserve Street building shall no longer be considered lease areas. This will continue through Lease Expiration, including any extensions of the Agreement. Further, this amendment clarifies the inclusion of the eight (8) tie-down spaces and their location.

Effective Date: This amendment will be effective on the day it has been signed by all parties.

Entire Agreement: All unamended terms in the Agreement remain in full force and effect. This Amendment, together with the Agreement, is the entire agreement between the Parties, and supersedes any other agreement or discussion between them, whether written or oral in nature.

CITY OF VANCOUVER
A Washington municipal corporation

Lon Pluckhahn, City Manager

Date

Attest:

City Clerk

Approved as to form:

Nena Cook, City Attorney

LESSEE:
Aero Maintenance, Inc.

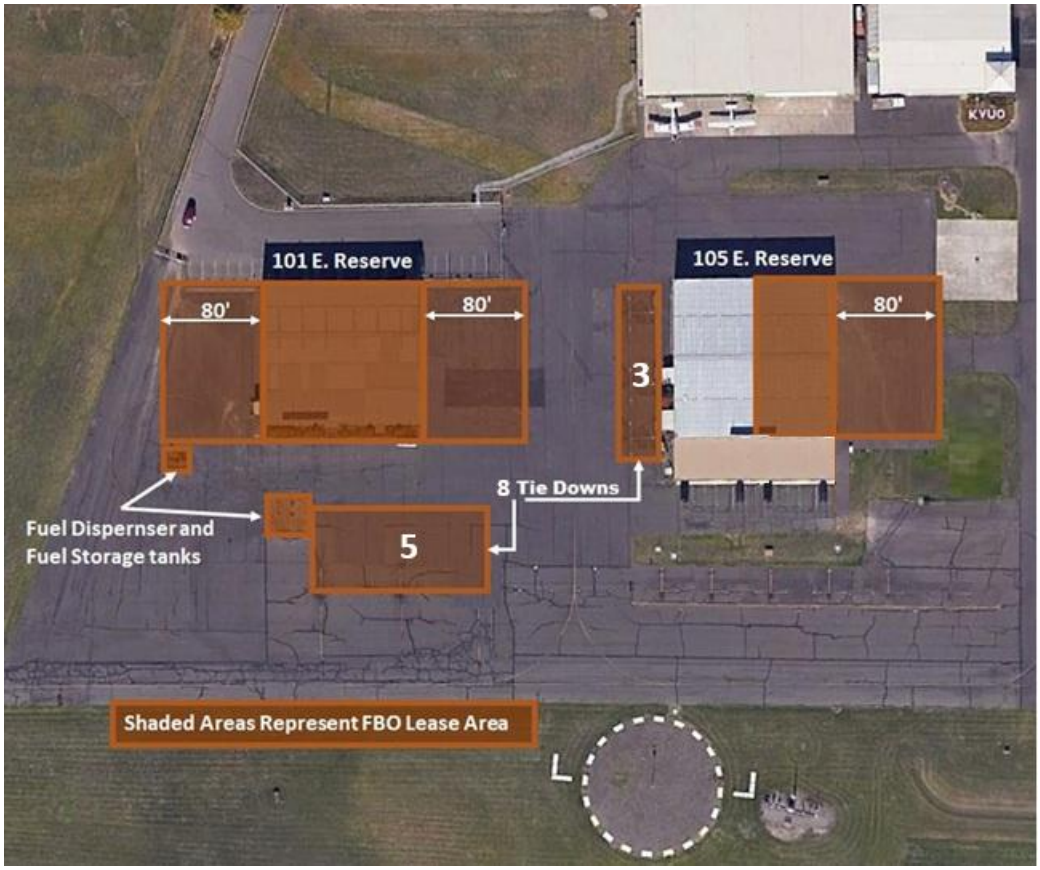
Signature

Printed Name /Title

Date

AMENDED EXHIBIT A

101 East Reserve Street & 105 East Reserve Street



A RESOLUTION authorizing the City of Vancouver to accept Federal Aviation Administration (FAA) Airport Infrastructure Grant No. 3-53-0139-022-2026 for the Construction and Inspection Services on the Airport Terminal Renovation Project at Pearson Field Airport.

Staff Report: 063-26

To: Mayor and City Council
From: City Manager
Date: March 16, 2026

Subject
Grant Award and Resolution — Airport Terminal Renovation Construction

Key Points

- Approval will result in the FAA paying 95% of eligible costs for the terminal renovation, including building permit fees, demolition and removal costs, construction costs, and inspection services, up to $696,725.
- The City, through the Pearson Field budget, would be responsible for the remaining 5% of eligible costs, up to $36,670. The grant offer requires a resolution authorizing acceptance of the grant.
- The project will reduce long-term energy and maintenance costs by incorporating longer life, high efficiency building systems and fixtures.
- The renovation supports the City's broader sustainability objectives by integrating modern, efficient building standards and environmentally responsible design elements.

Strategic Plan Alignment
Transportation and Mobility – a safe, future-ready and convenient transportation system

Present Situation
The terminal facility is reaching the end of its functional life and renovations are needed to address current needs and ensure long-term functionality. The Terminal Renovation Project was developed to address these deficiencies, modernize the facility, and provide a terminal that can support both present and future airport activity. The design for the Terminal Renovation Project was completed in 2025.

Acceptance of these grant funds will cover 95% of eligible costs associated with the Terminal Renovation Project. There will be additional costs associated with renovating office space within the terminal building that is not eligible for FAA grant funds, because the offices will be rented to generate revenue.

The Pearson Field budget has sufficient funds to support the remaining project expenses, including all ineligible components. The design is 100% complete. Construction bids were opened January 13th, and a projected construction start date is late March 2026, with 14 weeks of construction.

Airport Terminal Renovation Costs Break Down
Costs per classification & Scope of Work

- Admin/Building Permit: $11,164
- Demolition and removal: $20,000 (through separate contract)

- Total Construction: $658,240 ($80,909 for office space, ineligible for FAA Grant)
- Inspection Services: $124,900
- **Total Project Costs: $814,304** ($80,909 ineligible for FAA Grant and covered by Pearson Field budget)

Costs per agency

- FAA (95% of eligible & 0% of ineligible): $696,725 eligible + $0 ineligible = $696,725
- City (5% of eligible & 100% of ineligible): $36,670 eligible + $80,909 ineligible = $117,579
- Total Project Costs: $814,304

Advantage(s)
This Federal grant funds 95% of all eligible costs, which is 5% more than in previous years.

Challenge(s)
None

Budget Impact
Sufficient budget has been confirmed in the capital budget for the Airport with project number PRJ100917 for costs not covered by FAA Grant funding.

Prior Council Review
Council awarded a bid for the 2025 Terminal Renovation Project — Design & Bidding Services on 2/10/2025 in the amount of $187,086 which is 100% complete.

Action Requested
On Monday, March 16, 2026, in conjunction with awarding the Airport Terminal Renovation bid to Evo Design Enterprises LLC, approve the resolution authorizing the City Manager, or designee, to accept Federal Aviation Administration (FAA) Grant No. 3-53-0139-022-2026 for the Airport Terminal Renovation Project.

Staff Contact
Meredith Fox, Airport Manager, meredith.fox@cityofvancouver.us

Attachments:
1. Resolution
2. Grant Agreement
3. Pearson Terminal Reno Plans (Final)

3/16/2026

RESOLUTION NO. M- [Resolution Number]

A RESOLUTION authorizing the City of Vancouver to accept Federal Aviation Administration (FAA) Airport Infrastructure Grant No. 3-53-0139-022-2026 for the Construction and Inspection Services on the Airport Terminal Renovation Project at Pearson Field Airport.

WHEREAS, the City of Vancouver operates Pearson Field, a general aviation airport which is part of the federally designated Vancouver National Historic Reserve; and

WHEREAS, the City is receiving a grant from the Federal Aviation Administration (FAA) to fund a portion of the Terminal Renovation Project,

WHEREAS, renovating and improving terminal facilities, renovating and updating ADA-compliant restrooms, interior renovation upgraded snack bar facilities, expanded classroom space, enhanced pilot lounge and office areas, re-siding of exterior (south facing) wall, replacement of windows, and installation of a new entry canopy at the main entry to the building will serve to better meet the current and future needs of Pearson Field,

WHEREAS, Pearson Field established in 1905 and recognized as the second-oldest continuously operating airport in the United States serves as a vital community asset, supporting more than a century of aviation history, accommodating thousands of annual aircraft operations, and providing essential services, education, and economic activity that benefit the City of Vancouver and the region,

WHEREAS, the grant from the FAA will fund 95% percent of the total eligible costs of the Airport Terminal Renovation Project, up to $696,725, for the Construction and Inspection Services on the Airport Terminal Renovation Project; and

WHEREAS, the 2025-2026 budget for Pearson Field, as approved by the City Council, includes available funds for the remaining 5% of total eligible costs, up to $36,670, for the Construction and Inspection Services on the Airport Terminal Renovation Project.

NOW, THEREFORE,

BE IT RESOLVED BY THE CITY OF VANCOUVER:

Section 1. **Findings**. The City Council adopts the above recitals and the information as set forth above as findings supporting the action of the City Council in adopting this resolution.

Section 2. The City Council supports the Terminal Renovation Project and confirms that local funds are available for the City's portion of this project.

Section 3. Effective immediately, the City Council hereby authorizes the City Manager, or designee, as its "authorized representative" to execute FAA Airport Infrastructure Grant Agreement No. 3-53-0139-022-2026 for the Construction and Inspection Services on the Airport Terminal Renovation Project at Pearson Field.

ADOPTED at a Regular Meeting of the Vancouver City Council this _____, of _____, 20__.

_____

Anne McEnerny-Ogle, Mayor

Attest:

_____

Anthony Glenn, Deputy City Clerk

Approved as to form:

_____

Nena Cook, City Attorney

U.S. Department of Transportation Federal Aviation Administration

Airports Division Northwest Mountain Region Washington

Seattle Airports District Office: 2200 S 216th St Des Moines, WA 98198

Mr. Lon Pluckhahn
City Manager
City of Vancouver
Pearson Field
415 W Sixth St
Vancouver, WA 98660-3375

Dear Mr. Pluckhahn:

The Grant Offer for Infrastructure Investment and Jobs Act (IIJA) Project No. 3-53-0139-022-2026 at Pearson Field Airport is attached for execution. This letter outlines the steps you must take to properly enter into this agreement and provides other useful information. Please read the conditions, special conditions, and assurances that comprise the Grant Offer carefully.

You may not make any modification to the text, terms or conditions of the Grant Offer.

***Steps You Must Take to Enter Into Agreement*.**

To properly enter into this agreement, you must do the following:

1. The governing body must give authority to execute the grant to the individual(s) signing the grant, i.e., the person signing the document must be the sponsor's authorized representative(s) (hereinafter "authorized representative").
2. The authorized representative must execute the grant by adding their electronic signature to the appropriate certificate at the end of the agreement.
3. Once the authorized representative has electronically signed the grant, the sponsor's attorney(s) will automatically receive an email notification.
4. On the **same day or after** the authorized representative has signed the grant, the sponsor's attorney(s) will add their electronic signature to the appropriate certificate at the end of the agreement.
5. If there are co-sponsors, the authorized representative(s) and sponsor's attorney(s) must follow the above procedures to fully execute the grant and finalize the process. Signatures must be obtained and finalized no later than **April 15, 2026**.
6. The fully executed grant will then be automatically sent to all parties as an email attachment.

Payment. Subject to the requirements in 2 CFR § 200.305 (federal payment), each payment request for reimbursement under this grant must be made electronically via the Delphi eInvoicing System. Please see the attached Grant Agreement for more information regarding the use of this system.

Project Timing. The terms and conditions of this agreement require you to complete the project without undue delay and no later than the Period of Performance end date four (4) years from the grant execution date). We will be monitoring your progress to ensure proper stewardship of these federal funds. We expect you to submit payment requests for reimbursement of allowable incurred project expenses consistent with project progress. Your grant may be placed in "inactive" status if you do not make draws on a regular basis, which will affect your ability to receive future Grant Offers. Costs incurred after the Period of Performance ends are generally not allowable and will be rejected unless authorized by the FAA in advance.

Reporting. Until the grant is completed and closed, you are responsible for submitting formal reports as follows:

- For all grants, you must submit by December 31st of each year this grant is open:
  1. A signed/dated SF-270 (Request for Advance or Reimbursement for non-construction projects) or SF-271 or equivalent (Outlay Report and Request for Reimbursement for Construction Programs), and
  2. An SF-425 (Federal Financial Report).
- For non-construction projects, you must submit FAA Form 5100-140, Performance Report within 30 days of the end of the federal fiscal year.
- For construction projects, you must submit FAA Form 5370-1, Construction Progress and Inspection Report, within 30 days of the end of each federal fiscal quarter.

Audit Requirements. As a condition of receiving federal assistance under this award, you must comply with audit requirements as established under 2 CFR Part 200. Subpart F requires non-federal entities that expend $1,000,000 or more in federal awards to conduct a single or program specific audit for that year. Note that this includes federal expenditures made under other federal-assistance programs. Please take appropriate and necessary action to ensure your organization will comply with applicable audit requirements and standards.

Closeout. Once the project(s) is completed and all costs are determined, we ask that you work with your FAA contact indicated below to close the project without delay and submit the necessary final closeout documentation as required by your Region/Airports District Office.

FAA Contact Information. Chelsea Branchcomb, (206) 231-4231, chelsea.l.branchcomb@faa.gov is the assigned program manager for this grant and is readily available to assist you and your designated representative with the requirements stated herein.

We sincerely value your cooperation in these efforts and look forward to working with you to complete this important project.

Sincerely,

Ryan C. Zulauf
Acting Manager, Seattle Airports District Office

U.S. Department of Transportation Federal Aviation Administration

FEDERAL AVIATION ADMINISTRATION

FY 2026

AIRPORT INFRASTRUCTURE GRANT (AIG) GRANT AGREEMENT

Part I - Offer

Federal Award Offer Date

Airport/Planning Area: Pearson Field Airport

Airport Grant Number: 3-53-0139-022-2026 (Contract Number: DOT-FA26NM-005)

Unique Entity Identifier: TM9CHABUP4B2

TO: City of Vancouver, Washington
(herein called the "Sponsor")

FROM: **The United States of America** (acting through the Federal Aviation Administration, herein called the "FAA")

WHEREAS, the sponsor has submitted to the FAA a Project Application dated February 09, 2026, for a grant of federal funds for a project at or associated with the Pearson Field Airport, which is included as part of this Grant Agreement; and

WHEREAS, the FAA has approved a project for the Pearson Field Airport (herein called the “Project”) consisting of the following:

Improve Main Terminal (phase 2-construction), including restrooms, exterior and windows, entry alcove, and related eligible public areas;

which is more fully described in the Project Application.

NOW THEREFORE, Pursuant to and for the purpose of carrying out Title 49, United States Code (USC), Chapters 471 and 475; 49 USC §§ 40101 et seq. and 48103; Consolidated Appropriations Act, 2024 (Public Law Number (P.L.) 118-42); Consolidated Appropriations Act, 2025 (P.L. 119-4); FAA Reauthorization Act of 2024 (P.L. 118-63); Infrastructure Investment and Jobs Act of 2021 (IIJA) (P.L. 117-58) (as applicable); and the representations contained in the Project Application; and in consideration of: (a) the sponsor's adoption and ratification of the most recently published Grant Assurances; (b) the sponsor's acceptance of this offer; and (c) the benefits to accrue to the United States and the public from the accomplishment of the project, and compliance with the Grant Assurance and conditions as herein provided;

THE FEDERAL AVIATION ADMINISTRATION, FOR AND ON BEHALF OF THE UNITED STATES, HEREBY OFFERS AND AGREES to pay (95) % of the allowable costs incurred accomplishing the Project as the United States' share of the Project.

Assistance Listings Number(s): 20.117.

This Offer is made on and SUBJECT TO THE FOLLOWING TERMS AND CONDITIONS:

CONDITIONS

1. **Maximum Obligation.** The maximum obligation of the United States payable under this Offer is $696,725.

   The following amounts represent a breakdown of the maximum obligation for the purpose of establishing allowable amounts for any future grant amendment, which may increase the foregoing maximum obligation of the United States under the provisions of 49 USC § 47108(b):
   $0 for planning
   $696,725 for airport development; and,
   $0 for land acquisition.

2. **Grant Performance.** This Grant Agreement is subject to the following federal award requirements:

   a. Period of Performance:

      i. Start Date: The date the recipient formally accepts this agreement and the date signed by the last signatory to the agreement.

      ii. End Date: Four (4) years to the calendar day from the date of acceptance.

      iii. Extension of the Period of Performance (PoP): The recipient may request a one-time extension of up to one year after the PoP end date by submitting a request to the FAA. The request must include, at a minimum, supporting justification for the request and the amount of additional time requested. The request must be submitted at least 10 calendar days before the PoP end date. This one-time extension may not be exercised for the sole purpose of using unobligated balances.

      The PoP end date, or any extension as approved by FAA, shall not affect, relieve, or reduce recipient obligations and assurances that extend beyond the closeout of this Grant Agreement.

   b. Budget Period:

      i. For a single year Grant Offer, the budget period follows the same start and end date as the PoP provided in paragraph 2(a), and any extension of the PoP end date.

ii. For a multi-year Grant Offer, per the authority provided in 49 USC § 47108 and § 47114, the budget period is from the initial PoP start date through the end of the final fiscal year identified on a multi-year Grant Offer (See Multi-Year Grant Special Condition, if applicable).

c. Appropriation Period of Availability and Expenditure:

i. The FAA must obligate appropriated funds within the period of availability identified in the appropriation.

ii. In accordance with 31 USC § 1552, by September 30th of the fifth fiscal year after the period of availability, FAA must liquidate and close expired appropriations, and any remaining balance (whether obligated or unobligated) must be canceled and thereafter shall not be available for obligation or expenditure for any purpose.

iii. IIJA and Supplemental AIP funding are subject to this condition.

d. Close Out:

Recipients shall begin the closeout process upon physical completion of the project identified in this agreement. Closeout shall proceed expeditiously and without delay, even if the PoP end date has not been reached. In accordance with 2 Code of Federal Regulations (CFR) 200, unless the FAA authorizes a written extension, the recipient must submit all grant closeout documentation and liquidate (pay-off) all obligations incurred under this award no later than 120 calendar days after the PoP end date. If the recipient does not submit all required closeout documentation within this period, the FAA will proceed to close out the grant within one year of the PoP end date with the information available at the end of 120 days.

e. Termination:

The FAA may terminate this agreement and all of its obligations under this agreement if any of the following occur:

i. The recipient fails to comply with the terms and conditions of this agreement;

ii. The recipient fails to obtain or provide any recipient grant contribution as requested by the agreement;

iii. There is a material failure to comply with the Project Schedule even if it is beyond the reasonable control of the recipient;

iv. Any project changes that the FAA determines are inconsistent with the FAA's basis for selecting the project to receive a grant;

v. Continued grant payment inactivity, generally defined as no drawdowns over a 12-month period;

vi. The recipient requests that the FAA terminate the agreement under this section; or

vii. The FAA determines that termination of this agreement is in the public interest.

In terminating this agreement under this section, the FAA may elect to consider only the interests of the FAA.

3. <u>Ineligible or Unallowable Costs</u>. In accordance with 49 USC § 47110, the sponsor is prohibited from including any costs in the grant funded portions of the project that the FAA has determined to be ineligible or unallowable, including costs incurred to carry out airport development implementing

policies and initiatives repealed by Executive Order 14148, provided such costs are not otherwise permitted by statute.

4. **Indirect Costs - Sponsor.** The sponsor may charge indirect costs under this award by applying the indirect cost rate identified in the project application, as accepted by the FAA, to allowable costs for sponsor direct salaries and wages.

5. **Determining the Final Federal Share of Costs.** The United States' share of allowable project costs will be made in accordance with 49 USC § 47109, the regulations, policies, and procedures of the Secretary of Transportation ("Secretary"), and any superseding legislation. Final determination of the United States' share will be based upon the final audit of the total amount of allowable project costs, and settlement will be made for any upward or downward adjustments to the federal share of costs.

6. **Completing the Project Without Delay and in Conformance with Requirements.** The sponsor must carry out and complete the project without undue delay, and in accordance with this agreement, 49 USC Chapters 471 and 475, IIJA (P.L. 117-58) (as appropriate), and the regulations, policies, and procedures of the Secretary. Per 2 CFR § 200.308, the sponsor agrees to report and request prior FAA approval for any disengagement from performing the project that exceeds three months, or a 25 percent reduction in time devoted to the project. The report must include a reason for the project stoppage. The sponsor also agrees to comply with the grant assurances, which are part of this agreement.

7. **Amendments or Withdrawals before Grant Acceptance.** The FAA reserves the right to amend or withdraw this offer at any time prior to its acceptance by the sponsor.

8. **Offer Expiration Date.** This offer will expire and the United States will not be obligated to pay any part of the costs of the project unless this offer has been accepted by the sponsor on or before April 15, 2026, or such subsequent date as may be prescribed in writing by the FAA.

9. **Improper Use of Federal Funds and Mandatory Disclosure.**

    a. The sponsor must take all steps, including litigation, if necessary, to recover federal funds spent fraudulently, wastefully, or in violation of federal antitrust statutes, or misused in any other manner for any project upon which federal funds have been expended. For the purposes of this Grant Agreement, the term "federal funds" means funds however used or dispersed by the sponsor, that were originally paid pursuant to this or any other federal grant agreement. The sponsor must obtain the approval of the Secretary as to any determination of the amount of the federal share of such funds. The sponsor must return the recovered federal share, including funds recovered by settlement, order, or judgment, to the Secretary. Upon request, the sponsor must furnish to the Secretary all documents and records pertaining to the determination of the amount of the federal share, or to any settlement, litigation, negotiation, or other efforts taken to recover such funds. All settlements or other final positions of the sponsor, in court or otherwise, involving the recovery of such federal share require advance approval by the Secretary.

    b. The sponsor, a recipient, and a subrecipient under this federal grant must promptly comply with the mandatory disclosure requirements as established under 2 CFR § 200.113, including reporting requirements related to recipient integrity and performance in accordance with Appendix XII to 2 CFR Part 200.

10. **United States Not Liable for Damage or Injury.** The United States is not responsible or liable for damage to property or injury to persons which may arise from, or be incident to, compliance with this Grant Agreement.

11. **System for Award Management (SAM) Registration and Unique Entity Identifier (UEI).**

    a. Requirement for System for Award Management (SAM): Unless the sponsor is exempted from this requirement under 2 CFR § 25.110, the sponsor must maintain the currency of its information in the SAM until the sponsor submits the final financial report required under this grant, or receives the final payment, whichever is later. This requires that the sponsor review and update the information at least annually after the initial registration and more frequently if required by changes in information or another award term. Additional information about registration procedures may be found at the SAM website (currently at http://www.sam.gov).

    b. Unique entity identifier (UEI) means a 12-character alpha-numeric value used to identify a specific commercial, nonprofit, or governmental entity. A UEI may be obtained from SAM.gov at https://sam.gov/content/entity-registration.

12. **Electronic Grant Payment(s).** Unless otherwise directed by the FAA, the sponsor must make each payment request under this agreement electronically via the Delphi eInvoicing System for Department of Transportation (DOT) Financial Assistance Awardees.

13. **Informal Letter Amendment of Projects.** If, during the life of the project, the FAA determines that the maximum grant obligation of the United States exceeds the expected needs of the sponsor by $25,000 or five percent, whichever is greater, the FAA can issue a letter amendment to the sponsor unilaterally reducing the maximum obligation.

    The FAA can also issue a letter to the sponsor increasing the maximum obligation if there is an overrun in the total actual eligible and allowable project costs to cover the amount of the overrun, provided it will not exceed the statutory limitations for grant amendments. The FAA's authority to increase the maximum obligation does not apply to the "planning" component of Condition No. 1, Maximum Obligation.

    The FAA can also issue an informal letter amendment that modifies the grant description to correct administrative errors or to delete work items if the FAA finds it advantageous, and in the best interests of the United States.

    An informal letter amendment has the same force and effect as a formal grant amendment.

14. **Environmental Standards.** The sponsor is required to comply with all applicable environmental standards, as further defined in the Grant Assurances, for all projects in this grant. If the sponsor fails to comply with this requirement, the FAA may suspend, cancel, or terminate this Grant Agreement.

15. **Financial Reporting and Payment Requirements.** The sponsor will comply with all federal financial reporting requirements and payment requirements, including submittal of timely and accurate reports.

16. **Buy American.** Unless otherwise approved in advance by the FAA, in accordance with 49 USC § 50101, the sponsor will not acquire or permit any contractor or subcontractor to acquire any steel or manufactured goods produced outside the United States to be used for any project for which funds are provided under this grant. The sponsor will include a provision implementing Buy American in every contract and subcontract awarded under this grant.

17. **Build America, Buy America.** The sponsor must comply with the requirements under the Build America, Buy America Act (P.L. 117-58).

18. **Maximum Obligation Increase.** In accordance with 49 USC § 47108(b)(2), as amended, the maximum obligation of the United States, as stated in Condition No. 1, Maximum Obligation, of this grant:

    a. May not be increased for a planning project;

    b. May be increased by not more than 15 percent for development projects, if funds are available;

    c. May be increased by not more than the greater of the following for a land project, if funds are available:

        i. 15 percent; or

        ii. 25 percent of the total increase in allowable project costs attributable to acquiring an interest in the land.

    If the sponsor requests an increase, any eligible increase in funding will be subject to the United States Government share as provided in 49 USC § 47109, or other superseding legislation if applicable, for the fiscal year appropriation with which the increase is funded. The FAA is not responsible for the same federal share provided herein for any amount increased over the initial grant amount. The FAA may adjust the federal share as applicable through an informal letter of amendment.

19. **Audits for Sponsors.**

    a. PUBLIC SPONSORS. The sponsor must provide for a Single Audit or program-specific audit in accordance with 2 CFR Part 200. The sponsor must submit the audit reporting package to the Federal Audit Clearinghouse on the Federal Audit Clearinghouse's Internet Data Entry System at http://harvester.census.gov/facweb/. Upon request of the FAA, the sponsor shall provide one copy of the completed audit to the FAA. Sponsors that expend less than $1,000,000 in federal awards and are exempt from federal audit requirements must make records available for review or audit by the appropriate federal agency officials, state, and Government Accountability Office. The FAA and other appropriate federal agencies may request additional information to meet all federal audit requirements.

20. **Suspension or Debarment.** When entering into a "covered transaction" as defined by 2 CFR § 180.200, the sponsor must:

    a. Verify the non-federal entity is eligible to participate in this federal program by:

        i. Checking the System for Award Management (SAM.gov) exclusions to determine if the non-federal entity is excluded or disqualified; or

        ii. Collecting a certification statement from the non-federal entity attesting they are not excluded or disqualified from participating; or

        iii. Adding a clause or condition to covered transactions attesting the individual or firm are not excluded or disqualified from participating.

    b. Require prime contractors to comply with 2 CFR § 180.330 when entering into lower-tier transactions with their contractors and sub-contractors.

c. Immediately disclose in writing to the FAA whenever (1) the sponsor learns they have entered into a covered transaction with an ineligible entity or (2) the public sponsor suspends or debars a contractor, person, or entity.

21. Ban on Texting While Driving.

a. In accordance with Executive Order 13513, Federal Leadership on Reducing Text Messaging While Driving, October 1, 2009, and DOT Order 3902.10, Text Messaging While Driving, December 30, 2009, the sponsor is encouraged to:

i. Adopt and enforce workplace safety policies to decrease crashes caused by distracted drivers, including policies to ban text messaging while driving when performing any work for, or on behalf of, the Federal Government, including work relating to a grant or subgrant.

ii. Conduct workplace safety initiatives in a manner commensurate with the size of the business, such as:

a) Establishment of new rules and programs or re-evaluation of existing programs to prohibit text messaging while driving; and
b) Education, awareness, and other outreach to employees about the safety risks associated with texting while driving.

f. The sponsor must insert the substance of this clause on banning texting while driving in all subgrants, contracts, and subcontracts funded with this grant.

22. Trafficking in Persons.

a. *Posting of contact information.*

i. The sponsor must post the contact information of the national human trafficking hotline (including options to reach out to the hotline such as through phone, text, or TTY) in all public airport restrooms.

b. *Provisions applicable to a sponsor that is a private entity.*

i. Under this grant, the sponsor, its employees, subrecipients under this grant, and subrecipient's employees must not engage in:

a) Severe forms of trafficking in persons;

b) The procurement of a commercial sex act during the period of time that the grant or cooperative agreement is in effect;

c) The use of forced labor in the performance of this grant; or any subaward; or

d) Acts that directly support or advance trafficking in persons, including the following acts:

1. Destroying, concealing, removing, confiscating, or otherwise denying an employee access to that employee's identity or immigration documents;

2. Failing to provide return transportation of pay for return transportation costs to an employee from a country outside the United States to the country from which the employee was recruited upon the end of employment if requested by the employee, unless:

a. Exempted from the requirement to provide or pay for such return transportation by the federal department or agency providing or entering into the grant; or

b. The employee is a victim of human trafficking seeking victim services or legal redress in the country of employment or witness in a human trafficking enforcement action;

3. Soliciting a person for the purpose of employment, or offering employment, by means of materially false or fraudulent pretenses, representations, or promises regarding that employment;

4. Charging recruited employees a placement or recruitment fee; or

5. Providing or arranging housing that fails to meet the host country's housing and safety standards.

ii. The FAA may unilaterally terminate this grant or take any remedial actions authorized by 22 USC § 7104b(c), without penalty, if any private entity under this grant:

a) is determined to have violated a prohibition in paragraph (2)(a) of this grant; or

b) has an employee that is determined to have violated a prohibition in paragraph(ii)(a) of this grant through conduct that is either:

1. Associated with the performance under this grant; or
2. Imputed to the recipient or the subrecipient using the standards and due process for imputing the conduct of an individual to an organization that are provided in 2 CFR Part 180, "OMB Guidelines to Agencies on Government-wide Debarment and Suspension (Nonprocurement)," as implemented by the FAA at 2 CFR Part 1200.

c. *Provisions applicable to a sponsor other than a private entity.*

i. The FAA may unilaterally terminate this award or take any remedial actions authorized by 22 USC § 7104b(c), without penalty, if subrecipient is a private entity under this award:

a) is determined to have violated a prohibition in paragraph (2)(a) of this grant or

b) has an employee that is determined to have violated a prohibition in paragraph (2)(a) of this grant through conduct that is either:

1. Associated with the performance under this grant; or

2. Imputed to the sponsor or subrecipient using the standards and due process for imputing the conduct of an individual to an organization that are provided in 2 CFR Part 180, "OMB Guidelines to Agencies on Government-wide Debarment and Suspension (Nonprocurement)," as implemented by the FAA at 2 CFR Part 1200.

d. Provisions applicable to any sponsor or subrecipient.

i. The sponsor or subrecipient must inform the FAA and the DOT Inspector General immediately of any information you receive from any source alleging a violation of a prohibition in paragraph (2)(a) of this grant.

ii. The FAA's right to unilaterally terminate this grant as described in paragraphs (2)(b) or (3)(a) of this grant, implements the requirements of 22 USC Chapter 78, and is in

addition to all other remedies for noncompliance that are available to the FAA under this grant.

iii. The sponsor must include the requirements of paragraph (2)(a) of this grant award term in any subaward it makes to a private entity.

iv. If applicable, the sponsor must also comply with the compliance plan and certification requirements in 2 CFR § 175.105(b).

e. *Definitions. For purposes of this grant award, term:*

i. "Employee" means either:

a) An individual employed by the sponsor or a subrecipient who is engaged in the performance of the project or program under this grant; or

b) Another person engaged in the performance of the project or program under this grant and not compensated by the sponsor or a subrecipient including, but not limited to, a volunteer or individual whose services are contributed by a third party as an in-kind contribution toward cost sharing requirements.

ii. "Private Entity" means:

a) Any entity, including for-profit organizations, nonprofit organizations, institutions of higher education, and hospitals. The term does not include foreign public entities, Indian Tribes, local governments, or states as defined in 2 CFR § 200.1.

b) The terms "severe forms of trafficking in persons," "commercial sex act," "sex trafficking," "abuse or threatened abuse of law or legal process," "coercion," "debt bondage," and "involuntary servitude" have the meanings given at section 103 of the Victims of Trafficking and Violence Protection Act of 2000, as amended (22 USC § 7102).

23. Grant Funded Work Included in a PFC Application. Within 120 days of acceptance of this Grant Agreement, the sponsor must submit to the FAA an amendment to any approved Passenger Facility Charge (PFC) application that contains an approved PFC project also covered under this Grant Agreement as described in the project application. The sponsor may not make any expenditure under this Grant Agreement until project work addressed under this Grant Agreement is removed from an approved PFC application by amendment.

24. Exhibit "A" Property Map. The Exhibit "A" Property Map dated September 27, 2013, is incorporated herein by reference, or is submitted with the project application and made part of this Grant Agreement.

25. Employee Protection from Reprisal. In accordance with 2 CFR § 200.217 and 41 USC § 4701, an employee of a grantee, subgrantee contractor, recipient, or subrecipient must not be discharged, demoted, or otherwise discriminated against as a reprisal for disclosing to a person or body described in 41 USC § 4712(a)(2) information that the employee reasonably believes is evidence of gross mismanagement of a federal contract or grant, a gross waste of federal funds, an abuse of authority relating to a federal contract or grant, a substantial and specific danger to public health or safety, or a violation of law, rule, or regulation related to a federal contract (including the competition for or negotiation of a contract) or grant. The grantee, subgrantee, contractor, recipient, or subrecipient must inform their employees in writing of employee whistleblower rights and protections under 41 USC § 4712. See statutory requirements for whistleblower protections at 10 USC § 4701, 41 USC § 4712, 41 USC § 4304, and 10 USC § 4310.

26. Prohibited Telecommunications and Video Surveillance Services and Equipment. The sponsor agrees to comply with mandatory standards and policies relating to use and procurement of certain

telecommunications and video surveillance services or equipment in compliance with the National Defense Authorization Act [P.L. 115-232 § 889] and 2 CFR § 200.216.

27. **Critical Infrastructure Security and Resilience.** The sponsor acknowledges that it has considered and addressed physical and cybersecurity and resilience in its project planning, design, and oversight, as determined by the DOT and the Department of Homeland Security (DHS). For airports that do not have specific DOT or DHS cybersecurity requirements, the FAA encourages the voluntary adoption of the cybersecurity requirements from the Transportation Security Administration and Federal Security Director identified for security risk Category X airports.

28. **Title VI of the Civil Rights Act.** As a condition of a grant award, the sponsor shall demonstrate that it complies with the provisions of Title VI of the Civil Rights Act of 1964 (42 USC §§ 2000d et seq.) and implementing regulations (49 CFR Part 21), the Airport and Airway Improvement Act of 1982 (49 USC § 47123), the Age Discrimination Act of 1975 (42 USC § 6101 et seq.), Section 504 of the Rehabilitation Act of 1973 (29 USC § 794 et seq.), the Americans with Disabilities Act of 1990 (42 USC § 12101, et seq.), U.S. Department of Transportation and Federal Aviation Administration (FAA) Assurances, and other relevant civil rights statutes, regulations, or authorities, including any amendments or updates thereto. This may include, as applicable, providing a current Title VI Program Plan to the FAA for approval, in the format and according to the timeline required by the FAA, and other information about the communities that will be benefited and impacted by the project. The sponsor shall affirmatively ensure that when carrying out any project supported by this grant that it complies with all federal nondiscrimination and civil rights laws based on race, color, national origin, sex, creed, age, disability, and genetic information, in consideration for federal financial assistance. The Department's and FAA's Office of Civil Rights may provide resources and technical assistance to recipients to ensure full and sustainable compliance with federal civil rights requirements. Failure to comply with civil rights requirements will be considered a violation of the agreement or contract and be subject to any enforcement action as authorized by law.

29. **Applicable Federal Anti-Discrimination Laws.** The sponsor agrees:

    a. That its compliance in all respects with all applicable federal anti-discrimination laws is material to the government's payment decisions for purposes of 31 USC § 3729(b)(4) and

    b. To certify that it does not operate any programs promoting Diversity, Equity, and Inclusion (DEI) that violate any applicable federal anti-discrimination laws.

30. **National Airspace System Requirements.**

    a. The sponsor shall cooperate with FAA activities installing, maintaining, replacing, improving, or operating equipment and facilities in or supporting the National Airspace System, including waiving permitting requirements and other restrictions affecting those activities to the maximum extent possible, and assisting the FAA in securing waivers of permitting or other restrictions from other authorities. The sponsor shall not take actions that frustrate or prevent the FAA from installing, maintaining, replacing, improving, or operating equipment and facilities in or supporting the National Airspace System.

    b. If FAA determines that the sponsor has violated subsection a., the FAA may impose a remedy, including:

        i. Additional conditions on the award;

        ii. Consistent with 49 USC Chapter 471, any remedy permitted under 2 CFR §§ 200.339–200.340, including withholding of payments; disallowance of previously reimbursed costs,

requiring refunds from the recipient to the DOT; suspension or termination of the award; or suspension and debarment under 2 CFR part 180; or

iii. Any other remedy legally available.

c. In imposing a remedy under this condition, the FAA may elect to consider the interests of only the FAA.

d. The sponsor acknowledges that amounts that the FAA requires the sponsor to refund to the FAA due to a remedy under this condition constitute a debt to the Federal Government that the FAA may collect under 2 CFR 200.346 and the Federal Claims Collection Standards (31 CFR Parts 900–904).

31. Signage Costs for Construction Projects. The sponsor agrees that it will require the prime contractor of a federally-assisted airport improvement project to post signs consistent with a DOT/FAA-prescribed format, as may be requested by the DOT/FAA, and further agrees to remove any signs posted in response to requests received prior to February 1, 2025.

The sponsor's acceptance of this offer and ratification and adoption of the Project Application incorporated herein shall be evidenced by execution of this instrument by the sponsor, as hereinafter provided, and this offer and acceptance shall comprise a Grant Agreement, constituting the contractual obligations and rights of the United States and the sponsor with respect to the accomplishment of the project and compliance with the Grant Assurances, terms, and conditions as provided herein. Such Grant Agreement shall become effective upon the sponsor's acceptance of this offer.

Please read the following information: By signing this document, you are agreeing that you have reviewed the following consumer disclosure information and consent to transact business using electronic communications, to receive notices and disclosures electronically, and to utilize electronic signatures in lieu of using paper documents. You are not required to receive notices and disclosures or sign documents electronically. If you prefer not to do so, you may request to receive paper copies and withdraw your consent at any time.

I declare under penalty of perjury that the foregoing is true and correct.[1]

UNITED STATES OF AMERICA
FEDERAL AVIATION ADMINISTRATION

_____
(Signature)

_____
Ryan C. Zulauf

_____
Acting Manager, Seattle Airports District Office

[1] Knowingly and willfully providing false information to the Federal government is a violation of 18 U.S.C. § 1001 (False Statements) and could subject you to fines, imprisonment, or both.

Part II - Acceptance

The sponsor does hereby ratify and adopt all assurances, statements, representations, warranties, covenants, and agreements contained in the Project Application and incorporated materials referred to in the foregoingooffer, and does hereby accept this offer and by such acceptance agrees to comply with all of the Grant Assurances, terms, and conditions in this offer and in the Project Application.

Please read the following information: By signing this document, you are agreeing that you have reviewed the following consumer disclosure information and consent to transact business using electronic communications, to receive notices and disclosures electronically, and to utilize electronic signatures in lieu of using paper documents. You are not required to receive notices and disclosures or sign documents electronically. If you prefer not to do so, you may request to receive paper copies and withdraw your consent at any time.

I declare under penalty of perjury that the foregoing is true and correct.[2]

Dated _____

City of Vancouver

(Name of Sponsor)

_____

(Signature of Sponsor's Authorized Official)

By: _____

(Typed Name of Sponsor's Authorized Official)

Title: _____

(Title of Sponsor's Authorized Official)

[2] Knowingly and willfully providing false information to the Federal Government is a violation of 18 USC § 1001 (False Statements) and could subject you to fines, imprisonment, or both.

CERTIFICATE OF SPONSOR'S ATTORNEY

I, , acting as Attorney for the Sponsor do hereby certify:

That in my opinion the Sponsor is empowered to enter into the foregoing Grant Agreement under the laws of the State of Washington. Further, I have examined the foregoing Grant Agreement and the actions taken by said Sponsor and Sponsor's official representative, who has been duly authorized to execute this Grant Agreement, which is in all respects due and proper and in accordance with the laws of the said State; and Title 49, United States Code (USC), Chapters 471 and 475; 49 USC §§ 40101 et seq., and 48103; FAA Reauthorization Act of 2018 (P.L. 115-254); the Department of Transportation Appropriations Act, 2021 (P.L. 116-260, Division L); the Consolidated Appropriations Act, 2022 (P.L. 117-103); Consolidated Appropriations Act, 2023 (P.L. 117-328); Consolidated Appropriations Act, 2024 (P.L. 118-42); FAA Reauthorization Act of 2024 (P.L. 118-63); and the representations contained in the Project Application. In addition, for grants involving projects to be carried out on property not owned by the Sponsor, there are no legal impediments that will prevent full performance by the Sponsor. Further, it is my opinion that the said Grant Agreement constitutes a legal and binding obligation of the Sponsor in accordance with the terms thereof.

Please read the following information: By signing this document, you are agreeing that you have reviewed the following consumer disclosure information and consent to transact business using electronic communications, to receive notices and disclosures electronically, and to utilize electronic signatures in lieu of using paper documents. You are not required to receive notices and disclosures or sign documents electronically. If you prefer not to do so, you may request to receive paper copies and withdraw your consent at any time.

I declare under penalty of perjury that the foregoing is true and correct.[3]

Dated at _____

By: _____
(Signature of Sponsor's Attorney)

[3] Knowingly and willfully providing false information to the Federal Government is a violation of 18 USC § 1001 (False Statements) and could subject you to fines, imprisonment, or both.

ASSURANCES
AIRPORT SPONSORS

A. General.

1. These assurances shall be complied with in the performance of grant agreements for airport development, airport planning, and noise compatibility program grants for airport sponsors.
2. These assurances are required to be submitted as part of the project application by sponsors requesting funds under the provisions of Title 49, USC, subtitle VII, as amended. As used herein, the term "public agency sponsor" means a public agency with control of a public-use airport; the term "private sponsor" means a private owner of a public-use airport; and the term "sponsor" includes both public agency sponsors and private sponsors.
3. Upon acceptance of this Grant Offer by the sponsor, these assurances are incorporated in and become part of this Grant Agreement.

B. Duration and Applicability.

1. Airport Development or Noise Compatibility Program Projects Undertaken by a Public Agency Sponsor.

The terms, conditions and assurances of this Grant Agreement shall remain in full force and effect throughout the useful life of the facilities developed or equipment acquired for an airport development or noise compatibility program project, or throughout the useful life of the project items installed within a facility under a noise compatibility program project, but in any event not to exceed twenty (20) years from the date of acceptance of a Grant Offer of federal funds for the project. However, there shall be no limit on the duration of the assurances regarding Exclusive Rights and Airport Revenue so long as the airport is used as an airport. There shall be no limit on the duration of the terms, conditions, and assurances with respect to real property acquired with federal funds. Furthermore, the duration of the Civil Rights assurance shall be specified in the assurances.

2. **Airport Development or Noise Compatibility Projects Undertaken by a Private Sponsor.**

The preceding paragraph (1) also applies to a private sponsor except that the useful life of project items installed within a facility or the useful life of the facilities developed or equipment acquired under an airport development or noise compatibility program project shall be no less than ten (10) years from the date of acceptance of federal aid for the project.

3. **Airport Planning Undertaken by a Sponsor.**

Unless otherwise specified in this Grant Agreement, only Assurances 1, 2, 3, 5, 6, 13, 18, 23, 25, 30, 32, 33, 34, 37, and 40 in Section C apply to planning projects. The terms, conditions, and assurances of this Grant Agreement shall remain in full force and effect during the life of the project; there shall be no limit on the duration of the assurances regarding Exclusive Rights and Airport Revenue so long as the airport is used as an airport.

C. Sponsor Certification.

The sponsor hereby assures and certifies, with respect to this grant that:

1. General Federal Requirements

It will comply with all applicable federal laws, regulations, executive orders, policies, guidelines, and requirements as they relate to the application, acceptance, and use of federal funds for this grant. Performance under this agreement shall be governed by and in compliance with the following requirements, as applicable, to the type of organization of the Sponsor and any applicable sub-recipients. The applicable provisions to this agreement include, but are not limited to, the following:

FEDERAL LEGISLATION

a. 49 USC subtitle VII, as amended.
b. Davis-Bacon Act, as amended — 40 USC §§ 3141-3144, 3146, and 3147, et seq.[1]
c. Federal Fair Labor Standards Act – 29 USC § 201, et seq.
d. Hatch Act – 5 USC § 1501, et seq.[2]
e. Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, 42 USC § 4601, et seq.[1, 2]
f. National Historic Preservation Act of 1966 – Section 106 – 54 USC § 306108.[1]
g. Archeological and Historic Preservation Act of 1974 – 54 USC § 312501, et seq.[1]
h. Native Americans Grave Repatriation Act – 25 USC § 3001, et seq.
i. Clean Air Act, P.L. 90-148, as amended – 42 USC § 7401, et seq.
j. Coastal Zone Management Act, P.L. 92-583, as amended – 16 USC § 1451, et seq.
k. Flood Disaster Protection Act of 1973 – Section 102(a) - 42 USC § 4012a.[1]
l. 49 USC § 303, (formerly known as Section 4(f)).
m. Rehabilitation Act of 1973 – 29 USC § 794.
n. Title VI of the Civil Rights Act of 1964 (42 USC § 2000d et seq.) (prohibits discrimination on the basis of race, color, national origin).
o. Americans with Disabilities Act of 1990, as amended, (42 USC § 12101 et seq.) (prohibits discrimination on the basis of disability).
p. Age Discrimination Act of 1975 – 42 USC § 6101, et seq.
q. American Indian Religious Freedom Act, P.L. 95-341, as amended.
r. Architectural Barriers Act of 1968, as amended – 42 USC § 4151, et seq.[1]
s. Powerplant and Industrial Fuel Use Act of 1978 – Section 403 – 42 USC § 8373.[1]
t. Contract Work Hours and Safety Standards Act – 40 USC § 3701, et seq.[1]
u. Copeland Anti-kickback Act – 18 USC § 874.[1]

v. National Environmental Policy Act of 1969 – 42 USC § 4321, et seq.[1]

w. Wild and Scenic Rivers Act, P.L. 90-542, as amended – 16 USC § 1271, et seq.

x. Single Audit Act of 1984 – 31 USC § 7501, et seq.[2]

y. Drug-Free Workplace Act of 1988 – 41 USC §§ 8101 through 8105.

z. The Federal Funding Accountability and Transparency Act of 2006, as amended (P.L. 109-282, as amended by section 6202 of P.L. 110-252).

aa. Civil Rights Restoration Act of 1987, P.L. 100-259.

bb. Infrastructure Investment and Jobs Act, P.L. 117-58, Title VIII.

cc. Build America, Buy America Act, P.L. 117-58, Title IX.

dd. Endangered Species Act – 16 USC 1531, et seq.

ee. Title IX of the Education Amendments of 1972, as amended – 20 USC 1681–1683 and 1685–1687.

ff. Drug Abuse Office and Treatment Act of 1972, as amended – 21 USC 1101, et seq.

gg. Alcohol Abuse and Alcoholism Prevention, Treatment and Rehabilitation Act of 1970, P.L. 91-616, as amended – 42 USC § 4541, et seq.

hh. Alcohol Abuse and Alcoholism Prevention, Treatment and Rehabilitation Act of 1970, P.L. 91-616, as amended – 42 USC § 4541, et seq.

ii. Appropriated Funds to Influence Certain Federal Contracting and Financial Transactions – 31 USC § 1352.

EXECUTIVE ORDERS

a. Executive Order 11990 – Protection of Wetlands

b. Executive Order 11988 – Floodplain Management

c. Executive Order 12372 – Intergovernmental Review of Federal Programs

d. Executive Order 12699 – Seismic Safety of Federal and Federally Assisted New Building Construction[1]

e. Executive Order 14005 – Ensuring the Future is Made in all of America by All of America's Workers

f. Executive Order 14149 – Restoring Freedom of Speech and Ending Federal Censorship

g. Executive Order 14151 – Ending Radical and Wasteful Government DEI Programs and Preferencing

h. Executive Order 14154 – Unleashing American Energy

i. Executive Order 14168 – Defending Women from Gender Ideology Extremism and Restoring Biological Truth to the Federal Government

j. Executive Order 14173 – Ending Illegal Discrimination and Restoring Merit-Based Opportunity

FEDERAL REGULATIONS

a. 2 CFR Part 180 – OMB Guidelines to Agencies on Governmentwide Debarment and Suspension (Nonprocurement).

b. 2 CFR Part 200 and 1201 – Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards. [3, 4, 5]

c. 2 CFR Part 1200 – Nonprocurement Suspension and Debarment.

d. 14 CFR Part 13 – Investigative and Enforcement Procedures.

e. 14 CFR Part 16 – Rules of Practice for Federally-Assisted Airport Enforcement Proceedings.

f. 14 CFR Part 150 – Airport Noise Compatibility Planning.

g. 28 CFR Part 35 – Nondiscrimination on the Basis of Disability in State and Local Government Services.

h. 28 CFR § 50.3 – U.S. Department of Justice Guidelines for the Enforcement of Title VI of the Civil Rights Act of 1964.

i. 29 CFR Part 1 – Procedures for Predetermination of Wage Rates.[1]

j. 29 CFR Part 3 – Contractors and Subcontractors on Public Building or Public Work Financed in Whole or in Part by Loans or Grants from the United States.[1]

k. 29 CFR Part 5 – Labor Standards Provisions Applicable to Contracts Covering Federally Financed and Assisted Construction (Also Labor Standards Provisions Applicable to Nonconstruction Contracts Subject to the Contract Work Hours and Safety Standards Act).[1]

l. 41 CFR Part 60 – Office of Federal Contract Compliance Programs, Equal Employment Opportunity, Department of Labor (Federal and Federally-assisted contracting requirements).[1]

m. 49 CFR Part 20 – New Restrictions on Lobbying.

n. 49 CFR Part 21 – Nondiscrimination in Federally-Assisted Programs of the Department of Transportation - Effectuation of Title VI of the Civil Rights Act of 1964.

o. 49 CFR Part 23 – Participation by Disadvantage Business Enterprise in Airport Concessions.

p. 49 CFR Part 24 – Uniform Relocation Assistance and Real Property Acquisition for Federal and Federally-Assisted Programs.[1, 2]

q. 49 CFR Part 26 – Participation by Disadvantaged Business Enterprises in Department of Transportation Financial Assistance Programs.

r. 49 CFR Part 27 – Nondiscrimination on the Basis of Disability in Programs or Activities Receiving Federal Financial Assistance.[1]

s. 49 CFR Part 28 – Enforcement of Nondiscrimination on the Basis of Handicap in Programs or Activities Conducted by the Department of Transportation.

t. 49 CFR Part 30 – Denial of Public Works Contracts to Suppliers of Goods and Services of Countries That Deny Procurement Market Access to U.S. Contractors.

u. 49 CFR Part 32 – Governmentwide Requirements for Drug-Free Workplace (Financial Assistance).

v. 49 CFR Part 37 – Transportation Services for Individuals with Disabilities (ADA).

w. 49 CFR Part 38 – Americans with Disabilities Act (ADA) Accessibility Specifications for Transportation Vehicles.

x. 49 CFR Part 41 – Seismic Safety.

FOOTNOTES TO ASSURANCE (C)(1)

[1] These laws do not apply to airport planning sponsors.
[2] These laws do not apply to private sponsors.
[3] 2 CFR Part 200 contains requirements for state and local governments receiving federal assistance. Any requirement levied upon state and local governments by this regulation shall apply where applicable to private sponsors receiving federal assistance under Title 49, United States Code.
[4] Cost principles established in 2 CFR Part 200 subpart E must be used as guidelines for determining the eligibility of specific types of expenses.
[5] Audit requirements established in 2 CFR Part 200 subpart F are the guidelines for audits.

SPECIFIC ASSURANCES

Specific assurances required to be included in grant agreements by any of the above laws, regulations or circulars are incorporated by reference in this Grant Agreement.

2. Responsibility and Authority of the Sponsor.

a. Public Agency Sponsor:

It has legal authority to apply for this grant, and to finance and carry out the proposed project; that a resolution, motion or similar action has been duly adopted or passed as an official act of the applicant's governing body authorizing the filing of the application, including all understandings and assurances contained therein, and directing and authorizing the person identified as the official representative of the applicant to act in connection with the application and to provide such additional information as may be required.

b. Private Sponsor:

It has legal authority to apply for this grant and to finance and carry out the proposed project and comply with all terms, conditions, and assurances of this Grant Agreement. It shall designate an official representative and shall in writing direct and authorize that person to file this application, including all understandings and assurances contained therein; to act in connection with this application; and to provide such additional information as may be required.

3. Sponsor Fund Availability.

It has sufficient funds available for that portion of the project costs which are not to be paid by the United States. It has sufficient funds available to assure operation and maintenance of items funded under this Grant Agreement which it will own or control.

4. Good Title.

a. It, a public agency or the Federal Government, holds good title, satisfactory to the Secretary, to the landing area of the airport or site thereof, or will give assurance satisfactory to the Secretary that good title will be acquired.

b. For noise compatibility program projects to be carried out on the property of the sponsor, it holds good title satisfactory to the Secretary to that portion of the property upon which federal funds will be expended or will give assurance to the Secretary that good title will be obtained.

5. Preserving Rights and Powers.

a. It will not take or permit any action which would operate to deprive it of any of the rights and powers necessary to perform any or all of the terms, conditions, and assurances in this Grant Agreement without the written approval of the Secretary, and will act promptly to acquire, extinguish or modify any outstanding rights or claims of right of others which would interfere with such performance by the sponsor. This shall be done in a manner acceptable to the Secretary.

b. Subject to 49 USC § 47107(a)(16) and (x), it will not sell, lease, encumber, or otherwise transfer or dispose of any part of its title or other interests in the property shown on Exhibit A to this application or, for a noise compatibility program project, that portion of the property upon which federal funds have been expended, for the duration of the terms, conditions, and assurances in this Grant Agreement without approval by the Secretary. If the transferee is found by the Secretary to be eligible under Title 49, United States Code, to assume the obligations of this Grant Agreement and to have the power, authority, and financial resources to carry out all such obligations, the sponsor shall insert in the contract or document transferring or disposing of the sponsor's interest, and make binding upon the transferee all of the terms, conditions, and assurances contained in this Grant Agreement.

c. For all noise compatibility program projects which are to be carried out by another unit of local government or are on property owned by a unit of local government other than the sponsor, it will enter into an agreement with that government. Except as otherwise specified by the Secretary, that agreement shall obligate that government to the same terms, conditions, and assurances that would be applicable to it if it applied directly to the FAA for a grant to undertake the noise compatibility program project. That agreement and changes thereto must be satisfactory to the Secretary. It will take steps to enforce this agreement against the local government if there is substantial non-compliance with the terms of the agreement.

d. For noise compatibility program projects to be carried out on privately owned property, it will enter into an agreement with the owner of that property which includes provisions specified by the Secretary. It will take steps to enforce this agreement against the property owner whenever there is substantial non-compliance with the terms of the agreement.

e. If the sponsor is a private sponsor, it will take steps satisfactory to the Secretary to ensure that the airport will continue to function as a public-use airport in accordance with these assurances for the duration of these assurances.

f. If an arrangement is made for management and operation of the airport by any agency or person other than the sponsor or an employee of the sponsor, the sponsor will reserve sufficient rights and authority to ensure that the airport will be operated and maintained in accordance with Title 49, United States Code, the regulations and the terms, conditions and assurances in this Grant Agreement and shall ensure that such arrangement also requires compliance therewith.

g. Sponsors of commercial service airports will not permit or enter into any arrangement that results in permission for the owner or tenant of a property used as a residence, or zoned for residential use, to taxi an aircraft between that property and any location on airport. Sponsors

of general aviation airports entering into any arrangement that results in permission for the owner of residential real property adjacent to or near the airport must comply with the requirements of Sec. 136 of Public Law 112-95 and the sponsor assurances.

6. Consistency with Local Plans.

The project is reasonably consistent with plans (existing at the time of submission of this application) of public agencies that are authorized by the state in which the project is located to plan for the development of the area surrounding the airport.

7. Consideration of Local Interest.

It has given fair consideration to the interest of communities in or near where the project may be located.

8. Consultation with Users.

In making a decision to undertake any airport development project under Title 49, United States Code, it has undertaken reasonable consultations with affected parties using the airport at which project is proposed.

9. Public Hearings.

In projects involving the location of an airport, an airport runway, or a major runway extension, it has afforded the opportunity for public hearings for the purpose of considering the economic, social, and environmental effects of the airport or runway location and its consistency with goals and objectives of such planning as has been carried out by the community and it shall, when requested by the Secretary, submit a copy of the transcript of such hearings to the Secretary. Further, for such projects, it has on its management board either voting representation from the communities where the project is located or has advised the communities that they have the right to petition the Secretary concerning a proposed project.

10. Metropolitan Planning Organization.

In projects involving the location of an airport, an airport runway, or a major runway extension at a medium or large hub airport, the sponsor has made available to and has provided upon request to the metropolitan planning organization in the area in which the airport is located, if any, a copy of the proposed amendment to the airport layout plan to depict the project and a copy of any airport master plan in which the project is described or depicted.

11. Pavement Preventive Maintenance-Management.

With respect to a project approved after January 1, 1995, for the replacement or reconstruction of pavement at the airport, it assures or certifies that it has implemented an effective airport pavement maintenance-management program and it assures that it will use such program for the useful life of any pavement constructed, reconstructed or repaired with federal financial assistance at the airport. It will provide such reports on pavement condition and pavement management programs as the Secretary determines may be useful.

12. Terminal Development Prerequisites.

For projects which include terminal development at a public use airport, as defined in Title 49, it has, on the date of submittal of the project grant application, all the safety equipment required for certification of such airport under 49 USC § 44706, and all the security equipment required by rule or regulation, and has provided for access to the passenger enplaning and deplaning area of such airport to passengers enplaning and deplaning from aircraft other than air carrier aircraft.

13. Accounting System, Audit, and Record Keeping Requirements.

a. It shall keep all project accounts and records which fully disclose the amount and disposition by the recipient of the proceeds of this grant, the total cost of the project in connection with which this grant is given or used, and the amount or nature of that portion of the cost of the project supplied by other sources, and such other financial records pertinent to the project. The accounts and records shall be kept in accordance with an accounting system that will facilitate an effective audit in accordance with the Single Audit Act of 1984.

b. It shall make available to the Secretary and the Comptroller General of the United States, or any of their duly authorized representatives, for the purpose of audit and examination, any books, documents, papers, and records of the recipient that are pertinent to this grant. The Secretary may require that an appropriate audit be conducted by a recipient. In any case in which an independent audit is made of the accounts of a sponsor relating to the disposition of the proceeds of a grant or relating to the project in connection with which this grant was given or used, it shall file a certified copy of such audit with the Comptroller General of the United States not later than six (6) months following the close of the fiscal year for which the audit was made.

14. Minimum Wage Rates.

It shall include, in all contracts in excess of $2,000 for work on any projects funded under this Grant Agreement which involve labor, provisions establishing minimum rates of wages, to be predetermined by the Secretary of Labor under 40 USC §§ 3141-3144, 3146, and 3147, Public Building, Property, and Works), which contractors shall pay to skilled and unskilled labor, and such minimum rates shall be stated in the invitation for bids and shall be included in proposals or bids for the work.

15. Veteran's Preference.

It shall include in all contracts for work on any project funded under this Grant Agreement which involve labor, such provisions as are necessary to insure that, in the employment of labor (except in executive, administrative, and supervisory positions), preference shall be given to Vietnam era veterans, Persian Gulf veterans, Afghanistan-Iraq war veterans, disabled veterans, and small business concerns owned and controlled by disabled veterans as defined in 49 USC § 47112. However, this preference shall apply only where the individuals are available and qualified to perform the work to which the employment relates.

16. Conformity to Plans and Specifications.

It will execute the project subject to plans, specifications, and schedules approved by the Secretary. Such plans, specifications, and schedules shall be submitted to the Secretary prior to commencement of site preparation, construction, or other performance under this Grant Agreement, and, upon approval of the Secretary, shall be incorporated into this Grant Agreement. Any modification to the approved plans, specifications, and schedules shall also be subject to approval of the Secretary, and incorporated into this Grant Agreement.

17. Construction Inspection and Approval.

It will provide and maintain competent technical supervision at the construction site throughout the project to assure that the work conforms to the plans, specifications, and schedules approved by the Secretary for the project. It shall subject the construction work on any project contained in an approved project application to inspection and approval by the Secretary and such work shall be in

accordance with regulations and procedures prescribed by the Secretary. Such regulations and procedures shall require such cost and progress reporting by the sponsor or sponsors of such project as the Secretary shall deem necessary.

18. Planning Projects.

In carrying out planning projects:

a. It will execute the project in accordance with the approved program narrative contained in the project application or with the modifications similarly approved.

b. It will furnish the Secretary with such periodic reports as required pertaining to the planning project and planning work activities.

c. It will include in all published material prepared in connection with the planning project a notice that the material was prepared under a grant provided by the United States.

d. It will make such material available for examination by the public, and agrees that no material prepared with funds under this project shall be subject to copyright in the United States or any other country.

e. It will give the Secretary unrestricted authority to publish, disclose, distribute, and otherwise use any of the material prepared in connection with this grant.

f. It will grant the Secretary the right to disapprove the sponsor's employment of specific consultants and their subcontractors to do all or any part of this project as well as the right to disapprove the proposed scope and cost of professional services.

g. It will grant the Secretary the right to disapprove the use of the sponsor's employees to do all or any part of the project.

h. It understands and agrees that the Secretary's approval of this project grant or the Secretary's approval of any planning material developed as part of this grant does not constitute or imply any assurance or commitment on the part of the Secretary to approve any pending or future application for a federal airport grant.

19. Operation and Maintenance.

a. The airport and all facilities which are necessary to serve the aeronautical users of the airport, other than facilities owned or controlled by the United States, shall be operated at all times in a safe and serviceable condition and in accordance with the minimum standards as may be required or prescribed by applicable Federal, state, and local agencies for maintenance and operation. It will not cause or permit any activity or action thereon which would interfere with its use for airport purposes. It will suitably operate and maintain the airport and all facilities thereon or connected therewith, with due regard to climatic and flood conditions. Any proposal to temporarily close the airport for non-aeronautical purposes must first be approved by the Secretary. In furtherance of this assurance, the sponsor will have in effect arrangements for:

   1. Operating the airport's aeronautical facilities whenever required;

   2. Promptly marking and lighting hazards resulting from airport conditions, including temporary conditions; and

   3. Promptly notifying pilots of any condition affecting aeronautical use of the airport. Nothing contained herein shall be construed to require that the airport be operated for aeronautical use during temporary periods when snow, flood, or other climatic conditions

interfere with such operation and maintenance. Further, nothing herein shall be construed as requiring the maintenance, repair, restoration, or replacement of any structure or facility which is substantially damaged or destroyed due to an act of God or other condition or circumstance beyond the control of the sponsor.

b. It will suitably operate and maintain noise compatibility program items that it owns or controls upon which federal funds have been expended.

20. Hazard Removal and Mitigation.

It will take appropriate action to ensure that such terminal airspace as is required to protect instrument and visual operations to the airport (including established minimum flight altitudes) will be adequately cleared and protected by removing, lowering, relocating, marking, or lighting or otherwise mitigating existing airport hazards and by preventing the establishment or creation of future airport hazards.

21. Compatible Land Use.

It will take appropriate action, to the extent reasonable, including the adoption of zoning laws, to restrict the use of land adjacent to or in the immediate vicinity of the airport to activities and purposes compatible with normal airport operations, including landing and takeoff of aircraft. In addition, if the project is for noise compatibility program implementation, it will not cause or permit any change in land use, within its jurisdiction, that will reduce its compatibility, with respect to the airport, of the noise compatibility program measures upon which federal funds have been expended.

22. Economic Nondiscrimination.

a. It will make the airport available as an airport for public use on reasonable terms and without unjust discrimination to all types, kinds and classes of aeronautical activities, including commercial aeronautical activities offering services to the public at the airport.

b. In any agreement, contract, lease, or other arrangement under which a right or privilege at the airport is granted to any person, firm, or corporation to conduct or to engage in any aeronautical activity for furnishing services to the public at the airport, the sponsor will insert and enforce provisions requiring the contractor to:

1. Furnish said services on a reasonable, and not unjustly discriminatory, basis to all users thereof, and

2. Charge reasonable, and not unjustly discriminatory, prices for each unit or service, provided that the contractor may be allowed to make reasonable and nondiscriminatory discounts, rebates, or other similar types of price reductions to volume purchasers.

c. Each fixed-based operator at the airport shall be subject to the same rates, fees, rentals, and other charges as are uniformly applicable to all other fixed-based operators making the same or similar uses of such airport and utilizing the same or similar facilities.

d. Each air carrier using such airport shall have the right to service itself or to use any fixed-based operator that is authorized or permitted by the airport to serve any air carrier at such airport.

e. Each air carrier using such airport (whether as a tenant, non-tenant, or subtenant of another air carrier tenant) shall be subject to such nondiscriminatory and substantially comparable rules, regulations, conditions, rates, fees, rentals, and other charges with respect to facilities directly and substantially related to providing air transportation as are applicable to all such air carriers

which make similar use of such airport and utilize similar facilities, subject to reasonable classifications such as tenants or non-tenants and signatory carriers and non-signatory carriers. Classification or status as tenant or signatory shall not be unreasonably withheld by any airport provided an air carrier assumes obligations substantially similar to those already imposed on air carriers in such classification or status.

f. It will not exercise or grant any right or privilege which operates to prevent any person, firm, or corporation operating aircraft on the airport from performing any services on its own aircraft with its own employees (including, but not limited to maintenance, repair, and fueling) that it may choose to perform.

g. In the event the sponsor itself exercises any of the rights and privileges referred to in this assurance, the services involved will be provided on the same conditions as would apply to the furnishing of such services by commercial aeronautical service providers authorized by the sponsor under these provisions.

h. The sponsor may establish such reasonable, and not unjustly discriminatory, conditions to be met by all users of the airport as may be necessary for the safe and efficient operation of the airport.

i. The sponsor may prohibit or limit any given type, kind or class of aeronautical use of the airport if such action is necessary for the safe operation of the airport or necessary to serve the civil aviation needs of the public.

23. Exclusive Rights.

It will permit no exclusive right for the use of the airport by any person providing, or intending to provide, aeronautical services to the public. For purposes of this paragraph, the providing of the services at an airport by a single fixed-based operator shall not be construed as an exclusive right if both of the following apply:

a. It would be unreasonably costly, burdensome, or impractical for more than one fixed-based operator to provide such services, and

b. If allowing more than one fixed-based operator to provide such services would require the reduction of space leased pursuant to an existing agreement between such single fixed-based operator and such airport. It further agrees that it will not, either directly or indirectly, grant or permit any person, firm, or corporation, the exclusive right at the airport to conduct any aeronautical activities, including, but not limited to charter flights, pilot training, aircraft rental and sightseeing, aerial photography, crop dusting, aerial advertising and surveying, air carrier operations, aircraft sales and services, sale of aviation petroleum products whether or not conducted in conjunction with other aeronautical activity, repair and maintenance of aircraft, sale of aircraft parts, and any other activities which because of their direct relationship to the operation of aircraft can be regarded as an aeronautical activity, and that it will terminate any exclusive right to conduct an aeronautical activity now existing at such an airport before the grant of any assistance under Title 49, United States Code.

24. Fee and Rental Structure.

It will maintain a fee and rental structure for the facilities and services at the airport which will make the airport as self-sustaining as possible under the circumstances existing at the particular airport, taking into account such factors as the volume of traffic and economy of collection. No part of the federal share of an airport development, airport planning or noise compatibility project for

which a grant is made under Title 49, United States Code, the Airport and Airway Improvement Act of 1982, the Federal Airport Act or the Airport and Airway Development Act of 1970 shall be included in the rate basis in establishing fees, rates, and charges for users of that airport.

25. Airport Revenues.

a. All revenues generated by the airport and any local taxes on aviation fuel established after December 30, 1987, will be expended by it for the capital or operating costs of the airport; the local airport system; or other local facilities which are owned or operated by the owner or operator of the airport and which are directly and substantially related to the actual air transportation of passengers or property; or for noise mitigation purposes on or off the airport. The following exceptions apply to this paragraph:

   1. If covenants or assurances in debt obligations issued before September 3, 1982, by the owner or operator of the airport, or provisions enacted before September 3, 1982, in governing statutes controlling the owner or operator's financing, provide for the use of the revenues from any of the airport owner or operator's facilities, including the airport, to support not only the airport but also the airport owner or operator's general debt obligations or other facilities, then this limitation on the use of all revenues generated by the airport (and, in the case of a public airport, local taxes on aviation fuel) shall not apply.

   2. If the Secretary approves the sale of a privately owned airport to a public sponsor and provides funding for any portion of the public sponsor’s acquisition of land, this limitation on the use of all revenues generated by the sale shall not apply to certain proceeds from the sale. This is conditioned on repayment to the Secretary by the private owner of an amount equal to the remaining unamortized portion (amortized over a 20-year period) of any airport improvement grant made to the private owner for any purpose other than land acquisition on or after October 1, 1996, plus an amount equal to the federal share of the current fair market value of any land acquired with an airport improvement grant made to that airport on or after October 1, 1996.

   3. Certain revenue derived from or generated by mineral extraction, production, lease, or other means at a general aviation airport (as defined at 49 USC § 47102), if the FAA determines the airport sponsor meets the requirements set forth in Section 813 of Public Law 112-95.

b. As part of the annual audit required under the Single Audit Act of 1984, the sponsor will direct that the audit will review, and the resulting audit report will provide an opinion concerning, the use of airport revenue and taxes in paragraph (a), and indicating whether funds paid or transferred to the owner or operator are paid or transferred in a manner consistent with Title 49, United States Code and any other applicable provision of law, including any regulation promulgated by the Secretary or Administrator.

c. Any civil penalties or other sanctions will be imposed for violation of this assurance in accordance with the provisions of 49 USC § 47107.

26. Reports and Inspections.

It will:

a. submit to the Secretary such annual or special financial and operations reports as the Secretary may reasonably request and make such reports available to the public; make available to the

public at reasonable times and places a report of the airport budget in a format prescribed by the Secretary;

b. for airport development projects, make the airport and all airport records and documents affecting the airport, including deeds, leases, operation and use agreements, regulations and other instruments, available for inspection by any duly authorized agent of the Secretary upon reasonable request;

c. for noise compatibility program projects, make records and documents relating to the project and continued compliance with the terms, conditions, and assurances of this Grant Agreement including deeds, leases, agreements, regulations, and other instruments, available for inspection by any duly authorized agent of the Secretary upon reasonable request; and

d. in a format and time prescribed by the Secretary, provide to the Secretary and make available to the public following each of its fiscal years, an annual report listing in detail:

   1. all amounts paid by the airport to any other unit of government and the purposes for which each such payment was made; and

   2. all services and property provided by the airport to other units of government and the amount of compensation received for provision of each such service and property.

27. Use by Government Aircraft.

It will make available all of the facilities of the airport developed with federal financial assistance and all those usable for landing and takeoff of aircraft to the United States for use by Government aircraft in common with other aircraft at all times without charge, except, if the use by Government aircraft is substantial, charge may be made for a reasonable share, proportional to such use, for the cost of operating and maintaining the facilities used. Unless otherwise determined by the Secretary, or otherwise agreed to by the sponsor and the using agency, substantial use of an airport by Government aircraft will be considered to exist when operations of such aircraft are in excess of those which, in the opinion of the Secretary, would unduly interfere with use of the landing areas by other authorized aircraft, or during any calendar month that:

a. Five (5) or more Government aircraft are regularly based at the airport or on land adjacent thereto; or

b. The total number of movements (counting each landing as a movement) of Government aircraft is 300 or more, or the gross accumulative weight of Government aircraft using the airport (the total movement of Government aircraft multiplied by gross weights of such aircraft) is in excess of five million pounds.

28. Land for Federal Facilities.

It will furnish without cost to the Federal Government for use in connection with any air traffic control or air navigation activities, or weather-reporting and communication activities related to air traffic control, any areas of land or water, or estate therein as the Secretary considers necessary or desirable for construction, operation, and maintenance at federal expense of space or facilities for such purposes. Such areas or any portion thereof will be made available as provided herein within four months after receipt of a written request from the Secretary.

29. Airport Layout Plan.

a. The airport owner or operator will maintain a current airport layout plan of the airport showing:

1. boundaries of the airport and all proposed additions thereto, together with the boundaries of all offsite areas owned or controlled by the sponsor for airport purposes and proposed additions thereto;

2. the location and nature of all existing and proposed airport facilities and structures (such as runways, taxiways, aprons, terminal buildings, hangars and roads), including all proposed extensions and reductions of existing airport facilities;

3. the location of all existing and proposed non-aviation areas and of all existing improvements thereon; and

4. all proposed and existing access points used to taxi aircraft across the airport's property boundary.

b. Subject to subsection 49 USC § 47107(x), the Secretary will review and approve or disapprove the plan and any revision or modification of the plan before the plan, revision, or modification takes effect.

c. The owner or operator will not make or allow any alteration in the airport or any of its facilities unless the alteration—

1. is outside the scope of the Secretary's review and approval authority as set forth in subsection (x); or

2. complies with the portions of the plan approved by the Secretary.

d. When the airport owner or operator makes a change or alteration in the airport or the facilities which the Secretary determines adversely affects the safety, utility, or efficiency of any federally owned, leased, or funded property on or off the airport and which is not in conformity with the airport layout plan as approved by the Secretary, the owner or operator will, if requested, by the Secretary:

1. eliminate such adverse effect in a manner approved by the Secretary; or

2. bear all costs of relocating such property or its replacement to a site acceptable to the Secretary and of restoring the property or its replacement to the level of safety, utility, efficiency, and cost of operation that existed before the alteration was made, except in the case of a relocation or replacement of an existing airport facility due to a change in the Secretary's design standards beyond the control of the airport sponsor.

30. Civil Rights.

It will promptly take any measures necessary to ensure that no person in the United States shall, on the grounds of race, color, and national origin (including limited English proficiency) in accordance with the provisions of Title VI of the Civil Rights Act of 1964 (42 USC §§ 2000d to 2000d-4); creed and sex per 49 USC § 47123 and related requirements; age per the Age Discrimination Act of 1975 and related requirements; or disability per the Americans with Disabilities Act of 1990 and related requirements, be excluded from participation in, be denied the benefits of, or be otherwise subjected to discrimination in any program and activity conducted with, or benefiting from, funds received from this grant.

a. Using the definitions of activity, facility, and program as found and defined in 49 CFR §§ 21.23(b) and 21.23(e), the sponsor will facilitate all programs, operate all facilities, or conduct all programs in compliance with all non-discrimination requirements imposed by or pursuant to these assurances.

b. Applicability

   1. Programs and Activities. If the sponsor has received a grant (or other federal assistance) for any of the sponsor's program or activities, these requirements extend to all of the sponsor's programs and activities.

   2. Facilities. Where it receives a grant or other federal financial assistance to construct, expand, renovate, remodel, alter, or acquire a facility, or part of a facility, the assurance extends to the entire facility and facilities operated in connection therewith.

   3. Real Property. Where the sponsor receives a grant or other federal financial assistance in the form of, or for the acquisition of real property or an interest in real property, the assurance will extend to rights to space on, over, or under such property.

c. Duration.

   The sponsor agrees that it is obligated to this assurance for the period during which federal financial assistance is extended to the program, except where the federal financial assistance is to provide, or is in the form of, personal property, or real property, or interest therein, or structures or improvements thereon, in which case the assurance obligates the sponsor, or any transferee for the longer of the following periods:

   1. So long as the airport is used as an airport, or for another purpose involving the provision of similar services or benefits; or

   2. So long as the sponsor retains ownership or possession of the property.

d. Required Solicitation Language. It will include the following notification in all solicitations for bids, Requests For Proposals for work, or material under this Grant Agreement and in all proposals for agreements, including airport concessions, regardless of funding source:

   "The (**City of Vancouver**), in accordance with the provisions of Title VI of the Civil Rights Act of 1964 (42 USC §§ 2000d to 2000d-4) and the Regulations, hereby notifies all bidders or offerors that it will affirmatively ensure that for any contract entered into pursuant to this advertisement, all businesses will be afforded full and fair opportunity to submit bids in response to this invitation and no businesses will be discriminated against on the grounds of race, color, national origin (including limited English proficiency), creed, sex , age, or disability in consideration for an award."

e. Required Contract Provisions.

   1. It will insert the non-discrimination contract clauses requiring compliance with the acts and regulations relative to non-discrimination in federally-assisted programs of the Department of Transportation (DOT), and incorporating the acts and regulations into the contracts by reference in every contract or agreement subject to the non-discrimination in federally-assisted programs of the DOT acts and regulations.

   2. It will include a list of the pertinent non-discrimination authorities in every contract that is subject to the non-discrimination acts and regulations.

3. It will insert non-discrimination contract clauses as a covenant running with the land, in any deed from the United States effecting or recording a transfer of real property, structures, use, or improvements thereon or interest therein to a sponsor.

4. It will insert non-discrimination contract clauses prohibiting discrimination on the basis of race, color, national origin (including limited English proficiency), creed, sex, age, or disability as a covenant running with the land, in any future deeds, leases, license, permits, or similar instruments entered into by the sponsor with other parties:

   a. For the subsequent transfer of real property acquired or improved under the applicable activity, project, or program; and

   b. For the construction or use of, or access to, space on, over, or under real property acquired or improved under the applicable activity, project, or program.

f. It will provide for such methods of administration for the program as are found by the Secretary to give reasonable guarantee that it, other recipients, sub-recipients, sub-grantees, contractors, subcontractors, consultants, transferees, successors in interest, and other participants of federal financial assistance under such program will comply with all requirements imposed or pursuant to the acts, the regulations, and this assurance.

g. It agrees that the United States has a right to seek judicial enforcement with regard to any matter arising under the acts, the regulations, and this assurance.

31. Disposal of Land.

a. For land purchased under a grant for airport noise compatibility purposes, including land serving as a noise buffer, it will dispose of the land, when the land is no longer needed for such purposes, at fair market value, at the earliest practicable time. That portion of the proceeds of such disposition which is proportionate to the United States' share of acquisition of such land will be, at the discretion of the Secretary, (1) reinvested in another project at the airport, or (2) transferred to another eligible airport as prescribed by the Secretary. The Secretary shall give preference to the following, in descending order:

   1. Reinvestment in an approved noise compatibility project;

   2. Reinvestment in an approved project that is eligible for grant funding under 49 USC § 47117(e);

   3. Reinvestment in an approved airport development project that is eligible for grant funding under 49 USC §§ 47114, 47115, or 47117;

   4. Transfer to an eligible sponsor of another public airport to be reinvested in an approved noise compatibility project at that airport; or

   5. Payment to the Secretary for deposit in the Airport and Airway Trust Fund.

   If land acquired under a grant for noise compatibility purposes is leased at fair market value and consistent with noise buffering purposes, the lease will not be considered a disposal of the land. Revenues derived from such a lease may be used for an approved airport development project that would otherwise be eligible for grant funding or any permitted use of airport revenue.

b. For land purchased under a grant for airport development purposes (other than noise compatibility), it will, when the land is no longer needed for airport purposes, dispose of such land at fair market value or make available to the Secretary an amount equal to the United

States' proportionate share of the fair market value of the land. That portion of the proceeds of such disposition which is proportionate to the United States' share of the cost of acquisition of such land will, upon application to the Secretary, be reinvested or transferred to another eligible airport as prescribed by the Secretary. The Secretary shall give preference to the following, in descending order:

1. Reinvestment in an approved noise compatibility project;
2. Reinvestment in an approved project that is eligible for grant funding under 49 USC § 47117(e);
3. Reinvestment in an approved airport development project that is eligible for grant funding under 49 USC §§ 47114, 47115, or 47117;
4. Transfer to an eligible sponsor of another public airport to be reinvested in an approved noise compatibility project at that airport; or
5. Payment to the Secretary for deposit in the Airport and Airway Trust Fund.

c. Land shall be considered to be needed for airport purposes under this assurance if (1) it may be needed for aeronautical purposes (including runway protection zones) or serve as noise buffer land, and (2) the revenue from interim uses of such land contributes to the financial self-sufficiency of the airport. Further, land purchased with a grant received by an airport operator or owner before December 31, 1987, will be considered to be needed for airport purposes if the Secretary or federal agency making such grant before December 31, 1987, was notified by the operator or owner of the uses of such land, did not object to such use, and the land continues to be used for that purpose, such use having commenced no later than December 15, 1989.

d. Disposition of such land under (a), (b), or (c) will be subject to the retention or reservation of any interest or right therein necessary to ensure that such land will only be used for purposes which are compatible with noise levels associated with operation of the airport.

32. Engineering and Design Services.

If any phase of such project has received federal funds under Chapter 471 subchapter 1 of Title 49 USC, it will award each contract, or sub-contract for program management, construction management, planning studies, feasibility studies, architectural services, preliminary engineering, design, engineering, surveying, mapping or related services in the same manner as a contract for architectural and engineering services is negotiated under Chapter 11 of Title 40 U S.C., or an equivalent qualifications-based requirement prescribed for or by the sponsor of the airport.

33. Foreign Market Restrictions.

It will not allow funds provided under this grant to be used to fund any project which uses any product or service of a foreign country during the period in which such foreign country is listed by the United States Trade Representative as denying fair and equitable market opportunities for products and suppliers of the United States in procurement and construction.

34. Policies, Standards, and Specifications.

It will carry out any project funded under an Airport Improvement Program Grant in accordance with policies, standards, and specifications approved by the Secretary including, but not limited to, current FAA Advisory Circulars (https://www.faa.gov/airports/aip/aip_pfc_checklist) for AIP projects as of February 09, 2026.

35. Relocation and Real Property Acquisition.

a. It will be guided in acquiring real property, to the greatest extent practicable under state law, by the land acquisition policies in Subpart B of 49 CFR Part 24 and will pay or reimburse property owners for necessary expenses as specified in Subpart B.

b. It will provide a relocation assistance program offering the services described in Subpart C of 49 CFR Part 24 and fair and reasonable relocation payments and assistance to displaced persons as required in Subpart D and E of 49 CFR Part 24.

c. It will make available within a reasonable period of time prior to displacement, comparable replacement dwellings to displaced persons in accordance with Subpart E of 49 CFR Part 24.

36. Access By Intercity Buses.

The airport owner or operator will permit, to the maximum extent practicable, intercity buses or other modes of transportation to have access to the airport; however, it has no obligation to fund special facilities for intercity buses or for other modes of transportation.

37. Disadvantaged Business Enterprises.

The sponsor shall not discriminate on the basis of race, color, national origin, or sex, in the award and performance of any DOT-assisted contract covered by 49 CFR Part 26, or in the award and performance of any concession activity contract covered by 49 CFR Part 23. In addition, the sponsor shall not discriminate on the basis of race, color, national origin or sex in the administration of its Disadvantaged Business Enterprise (DBE) and Airport Concessions Disadvantaged Business Enterprise (ACDBE) programs or the requirements of 49 CFR Parts 23 and 26. The sponsor shall take all necessary and reasonable steps under 49 CFR Parts 23 and 26 to ensure nondiscrimination in the award and administration of DOT-assisted contracts, and/or concession contracts. The sponsor's DBE and ACDBE programs, as required by 49 CFR Parts 26 and 23, and as approved by DOT, are incorporated by reference in this agreement. Implementation of these programs is a legal obligation and failure to carry out its terms shall be treated as a violation of this agreement. Upon notification to the sponsor of its failure to carry out its approved program, the Department may impose sanctions as provided for under Parts 26 and 23 and may, in appropriate cases, refer the matter for enforcement under 18 USC § 1001 and/or the Program Fraud Civil Remedies Act of 1986 (31 USC §§ 3801-3809, 3812).

38. Hangar Construction.

If the airport owner or operator and a person who owns an aircraft agree that a hangar is to be constructed at the airport for the aircraft at the aircraft owner's expense, the airport owner or operator will grant to the aircraft owner for the hangar a long term lease that is subject to such terms and conditions on the hangar as the airport owner or operator may impose.

39. Competitive Access.

a. If the airport owner or operator of a medium or large hub airport (as defined in 49 USC § 47102) has been unable to accommodate one or more requests by an air carrier for access to gates or other facilities at that airport in order to allow the air carrier to provide service to the airport or to expand service at the airport, the airport owner or operator shall transmit a report to the Secretary that:

1. Describes the requests;

2. Provides an explanation as to why the requests could not be accommodated; and

3. Provides a time frame within which, if any, the airport will be able to accommodate the requests.

b. Such report shall be due on either February 1 or August 1 of each year if the airport has been unable to accommodate the request(s) in the six month period prior to the applicable due date.

40. Access to Leaded Aviation Gasoline

a. If 100-octane low lead aviation gasoline (100LL) was made available at an airport, at any time during calendar year 2022, an airport owner or operator may not restrict or prohibit the sale of, or self-fueling with, 100-octane low lead aviation gasoline.

b. This requirement remains until the earlier of December 31, 2030, or the date on which the airport or any retail fuel seller at the airport makes available an unleaded aviation gasoline that has been authorized for use by the FAA as a replacement for 100-octane low lead aviation gasoline for use in nearly all piston-engine aircraft and engine models; and meets either an industry consensus standard or other standard that facilitates the safe use, production, and distribution of such unleaded aviation gasoline, as determined appropriate by the FAA.

c. An airport owner or operator understands and agrees, that any violation of this grant assurance is subject to civil penalties as provided for in 49 USC § 46301(a)(8).

TERMINAL RENOVATION PROJECT - PEARSON FIELD

CITY OF VANCOUVER

415 WEST 6TH STREET
VANCOUVER, WA 98661

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PROJECT SCOPE OF WORK

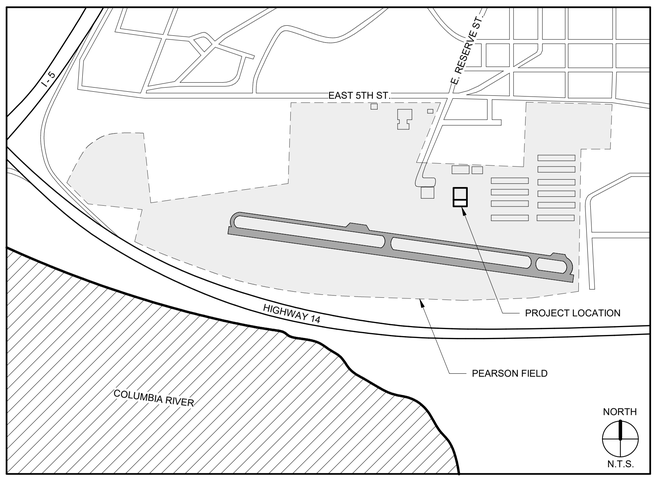
THE PROJECT IS LOCATED AT THE EXISTING PEARSON FIELD AIRPORT LOCATED AT 101 E RESERVE ST, VANCOUVER, WA 98661. THE PROJECT IS A COMPLETE INTERIOR RENOVATION OF THE EXISTING PILOT'S LOUNGE AND OFFICE AREA, AS WELL AS RESIDING OF THE EXTERIOR WALL AND REPLACEMENT OF WINDOWS IN THE PROJECT AREA. THE AREA OF WORK IS APPROXIMATELY 3,000 SF AND IS ADJACENT TO APPROXIMATELY 15,000 SF OF HANGAR SPACE. NO WORK IS EXPECTED IN THE HANGAR.

THE RENOVATED SPACE WILL INCLUDE A PILOT'S LOUNGE MULTIPURPOSE ROOM, FLIGHT PLANNING ROOM, PILOT QUIET ROOM, TOILET ROOMS, OFFICES, KITCHENETTE, CIRCULATION SPACE, AND STORAGE/UTILITY AREAS.

PROJECT GENERAL NOTES

- CONTRACTOR IS RESPONSIBLE FOR MAINTAINING A COMPLETE SET OF CONTRACT DOCUMENTS AND PROVIDING THE DOCUMENTS TO SUBCONTRACTORS. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT/ENGINEER PROMPTLY UPON DISCOVERY OF MISSING DOCUMENTS.
- THE SPECIFICATIONS ARE PART OF THE CONTRACT DOCUMENTS. REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION NOT SHOWN ON DRAWINGS.
- CONTRACTOR IS RESPONSIBLE FOR THOROUGHLY REVIEWING ALL CONTRACT DOCUMENTS IN THEIR ENTIRETY PRIOR TO PROVIDING FINAL PRICING OR A BID FOR THE PROJECT. THE CONTRACTOR SHALL CLEARLY NOTE ANY DEVIATIONS TO THE SCOPE OF WORK DEFINED IN THE DRAWINGS AND SPECIFICATIONS ON THE CONTRACTOR'S BID.
- CONTRACTOR IS RESPONSIBLE FOR COORDINATING WORK BETWEEN DISCIPLINES. NOTIFY THE ARCHITECT IMMEDIATELY UPON DISCOVERY OF CONFLICTS BETWEEN DISCIPLINES.
- THE ENTIRE CONTRACT DOCUMENTS SHALL BE USED TO CONSTRUCT THE BUILDING. VARIOUS TRADES MAY NEED TO CROSS-REFERENCE DIFFERENT DISCIPLINE DRAWINGS TO OBTAIN APPROPRIATE INFORMATION TO CONSTRUCT THE PROJECT.
- THE CONSTRUCTION DRAWINGS REPRESENT THE FINISHED PROJECT. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR CONSTRUCTION MEANS & METHODS, INLCUDING BUT NOT LIMITED TO: BRACING OF EXISTING STRUCTURE, SHORING OF EARTHWORK, SHORING FOR TEMPORARY LOADS, SEQUENCE OF CONSTRUCTION, SAFETY, WEATHER-RELATED OPERATIONS, AND CONSTRUCTION TECHNIQUES. THE CONTRACTOR'S BID SHALL INCLUDE ALL COSTS RELATED TO MEANS & METHODS UNLESS CLEARLY NOTED AS AN EXCLUSION.
- TYPICAL DETAILS MAY NOT BE REFERENCED FROM PLANS, BUT APPLY UNLESS OTHERWISE NOTED.
- WHERE DISCREPANCIES OCCUR BETWEEN DRAWINGS, GENERAL NOTES, AND SPECIFICATIONS, THE GREATER REQUIREMENTS WILL GOVERN. NOTIFY ARCHITECT/ENGINEER OF DISCREPANCIES.
- SUPPLIER OF ENGINEERED PRODUCTS (SUCH AS STEEL JOISTS, STAIRS, PRECAST CONCRETE, STOREFRONT WINDOWS, ELEVATORS, ETC.) SHALL BE RESPONSIBLE FOR COMPLETE DESIGN AND ENGINEERING OF THE PRODUCTS. SUPPLIER SHALL REVIEW THE ENTIRE CONTRACT DOCUMENTS AND PROVIDE A PRODUCT OR SYSTEM THAT IS FULLY FUNCTIONAL, MEETS PROJECT REQUIREMENTS, AND COMPLIES WITH APPLICABLE CODES.

VICINITY MAP



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PHONE: 503-892-3002 EXT 109

GLUMAC — MECHANICAL/ ELECTRICAL PLUMBING ENGINEERING

CONTACT: BRIDGET PANIAGUA
900 SW 5TH AVE.
SUITE 1600
PORTLAND, OR 97204
PHONE: 503-345-6263
E-MAIL: BPANIAGUA@GLUMAC.COM

DEFERRED SUBMITTALS

NOTE: *COORDINATE THE DEFERRED SUBMITTAL LIST WITH STRUCTURAL & MEP REQUIREMENTS.*

THE FOLLOWING ITEMS ARE DEFERRED SUBMITTALS TO BE SUBMITTED TO THE AUTHORITY HAVING JURISDICTION AT A LATER DATE.

- SEE STRUCTURAL GENERAL NOTES FOR ADDITIONAL DEFERRED SUBMITTALS
- SEE MECHANICAL FOR ADDITIONAL DEFERRED SUBMITTALS

FOR ITEMS MARKED "BY CONTRACTOR," CONTRACTOR SHALL PROVIDE COMPLETE DESIGN DRAWINGS AND DOCUMENTATION STAMPED BY A LICENSED ENGINEER. DRAWINGS SHALL BE SUBMITTED TO ARCHITECT FOR REVIEW. FOLLOWING REVIEW BY THE ARCHITECT, CONTRACTOR SHALL BE RESPONSIBLE FOR SUBMITTING DRAWINGS AND DOCUMENTATION TO THE AUTHORITY HAVING JURISDICTION AND FOR ANY REQUIRED PLAN CHECK OR PERMIT FEES.

BY SEPARATE PERMIT

- NONE

0	9/12/25	ISSUE FOR PERMIT
1	11/18/25	ISSUE FOR CONSTRUCTION

22012759 REGISTERED ARCHITECT
GEOFF GRUMMON-BEALE
STATE OF WASHINGTON

LIVERMORE ARCHITECTURE & ENGINEERING, INC.
1500 SW First Avenue, Suite 240
Portland, Oregon 97201
Phone: 503-892-3002
www.livermoreae.com

Livermore A&E
Job No:223073.00

ISSUE FOR CONSTRUCTION

FAA GRANT #3-53-0139-022-2026

PEARSON FIELD
TERMINAL RENOVATION PROJECT
PEARSON FIELD
101 EAST RESERVE ST.
VANCOUVER, WA 98661

DRAWING TITLE:
TITLE SHEET

DRAWN BY: MAW
CHECKED BY: GGB

T1.00

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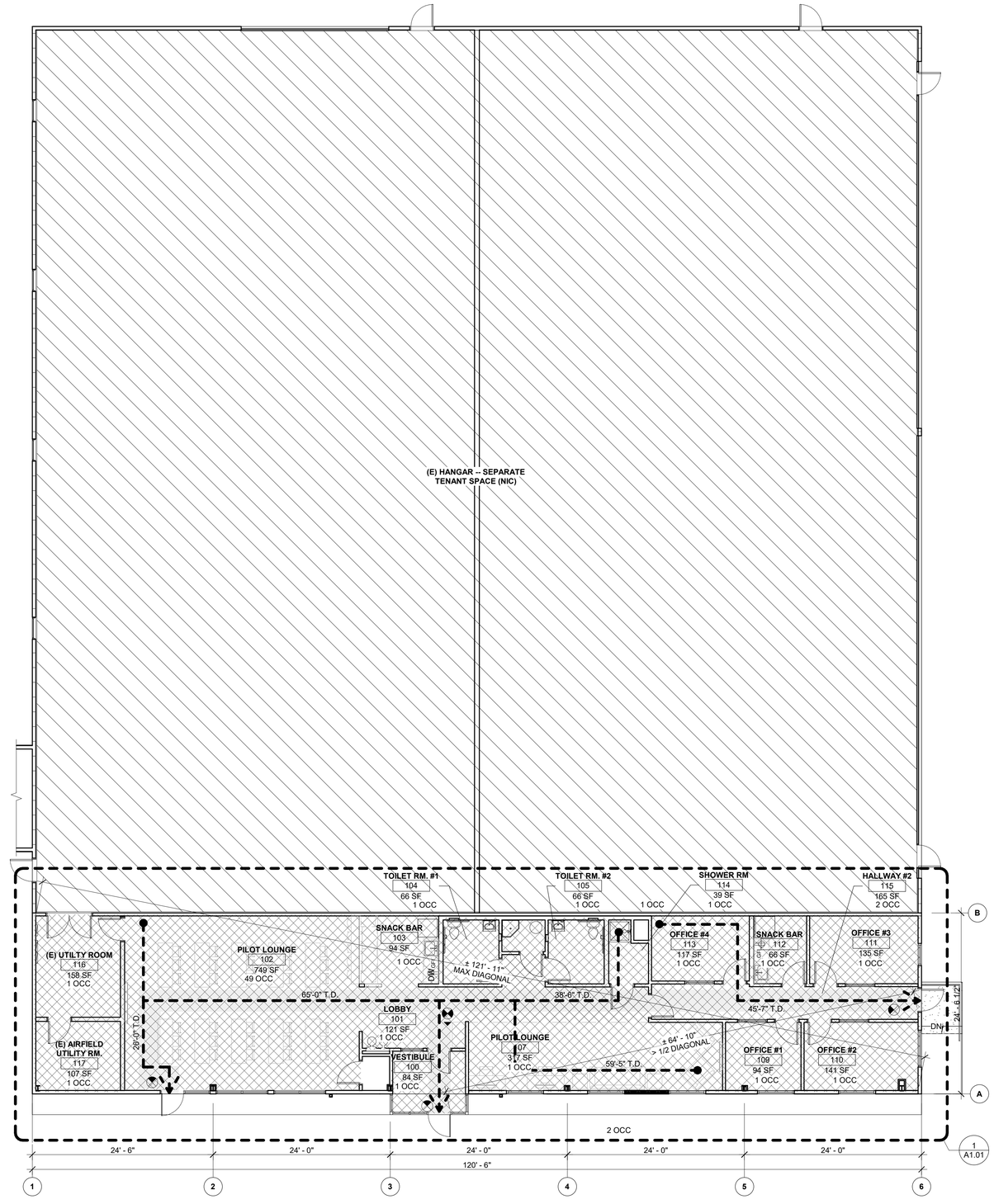

NORTH

1 A0.01 **CODE REVIEW PLAN / OVERALL FLOOR PLAN**

1/8" = 1'-0"

CODE ANALYSIS

APPLICABLE CODES

BUILDING CODE	2021 INTERNATIONAL BUILDING CODE (IBC) AND WAC 51-50
EXISTING BUILDING CODE	2021 WASHINGTON STATE EXISTING BUILDING CODE
ELECTRICAL CODE	2023 NATIONAL ELECTRICAL CODE
ENERGY CODE	2021 WASHINGTON STATE ENERGY CODE, COMMERCIAL WAC 51-11C
MECHANICAL CODE	2021 INTERNATIONAL MECHANICAL CODE AND WAC 51-52
PLUMBING CODE	2021 UNIFORM PLUMBING CODE AND WAC 51-56
FIRE CODE	2021 INTERNATIONAL FIRE CODE AND WAC 51-54A
ACCESSIBILITY CODE	ICC/ANSI A117.1-2017 ACCESSIBILITY AND WAC 51-50-1101.2
JURISDICTION	CITY OF VANCOUVER, WA

OCCUPANCY CLASSIFICATION

OCCUPANCY GROUPS	304.1	B (BUSINESS), S-1 (AIRCRAFT HANGAR)
OCCUPANCY SEPARATIONS	508	NONE (NON-SEPARATED MIXED USE PER 508.3)

CONSTRUCTION TYPE

CONSTRUCTION TYPE	602	V-B

FIRE PROTECTION SYSTEMS

		REQUIRED	PROVIDED
AUTOMATIC SPRINKLER SYSTEM	903	NO	NO
FIRE ALARM	907	NO	NO

FIRE RESISTIVE REQUIREMENTS

STRUCTURAL FRAME			0 HR		
EXTERIOR BEARING WALLS			0 HR		
INTERIOR BEARING WALLS			0 HR		
EXTERIOR NON-BEARING WALLS (TABLE 602)					
	WALLS	DIST. TO PROPERTY LINE	FIRE RATING	PROTECTED OPENINGS REQ'D	FIRE RATING REQ'D (OPENINGS)
	NORTH	> 30'	0 HR	NA	NA
	SOUTH	> 30'	0 HR	NA	NA
	EAST	> 30'	0 HR	NA	NA
	WEST	> 30'	0 HR	NA	NA
INTERIOR NON-BEARING WALLS & PARTITIONS			0 HR	NA	NA
FLOORS			0 HR	NA	NA
ROOFS			0 HR	NA	NA
CORRIDORS			1 HR	NA	NA
NOTE: CORRIDOR IS NOT REQUIRED TO BE RATED WHERE IT SERVES AN OCCUPANT LOAD OF 30 OR LESS , PER 1020.2					

EXITS

EXITS REQUIRED PER STORY	1006	2
MAXIMUM TRAVEL DISTANCE	1017.2	200 FEET (B OCCUPANCY, NO SPRINKLER SYSTEM)
COMMON PATH OF EGRESS TRAVEL	1006.2.1	100 FEET (B OCCUPANCY, NO SPRINKLER SYSTEM)

PLUMBING SYSTEM

USE GROUP	OCCUPANTS		WATER CLOSETS		LAVATORIES		DRINKING FOUNTAINS	NOTES
	MALE	FEMALE	MALE	FEMALE	MALE	FEMALE		
B	39	39	0.08	0.08	0.05	0.05	2 (HI-LOW)	-
TOTAL PROVIDED			1	1	1	1	2 (HI-LOW)	-
NOTES:								

OCCUPANT LOAD

ROOM #	ROOM NAME	OCCUPANCY	AREA	SF/OCC	OCCUPANTS
100	VESTIBULE	B	84 SF	150 SF	1
101	LOBBY	B	121 SF	15 SF	9
102	PILOT LOUNGE	B	749 SF	15 SF	50
103	SNACK BAR	B	94 SF	150 SF	1
104	TOILET RM. #1	B	66 SF	150 SF	1
105	TOILET RM. #2	B	66 SF	150 SF	1
106	HALL WAY #1	B	145 SF		
107	PILOT LOUNGE	B	317 SF	150 SF	3
109	OFFICE #1	B	94 SF	150 SF	1
110	OFFICE #2	B	141 SF	150 SF	1
111	OFFICE #3	B	135 SF	150 SF	1
112	SNACK BAR	B	66 SF	150 SF	1
113	OFFICE #4	B	117 SF	150 SF	1
114	SHOWER RM	B	39 SF	300 SF	1
115	HALLWAY #2	B	165 SF	150 SF	2
116	(E) UTILTY ROOM	B	158 SF	300 SF	1
117	(E) AIRFIELD UTILITY RM.	B	107 SF	300 SF	1
118	UTILITY RM		25 SF		
FIRST FLOOR TOTAL			2690 SF		76

ENERGY CODE REQUIREMENTS

(2021 WASHINGTON STATE ENERGY CODE - COMMERCIAL (CHAPTER 51-11C WAC)

CLIMATE ZONE: 4C	CLARK COUNTY		
	REQUIRED	PROVIDED	COMMENTS
(E) WOOD FRAMED BUILDING EXTERIOR WALLS	MAX U-0.051 R-13+ R-7.5ci std	R-19 BATT INSULATION R-15	(E) 2X4 FRAME WALL W/ NEW BATT INSULATION CONTINUOUS INSULATION IS INFEASIBLE DUE TO EXISTING WALL CONFIGURATION
ENTRANCE DOOR	U-0.60	U-0.60	THERMALLY BROKEN STORFRONT DOOR
OPERABLE DOOR	U-0.36	U- 0.36	THERMALLY BROKEN HOLLOW METAL DOOR
FIXED VERTICAL FENESTRATION	U-0.34	U-0.34	THERMALLY BROKEN STORFRONT

CODE PLAN LEGEND

Room name
101 — ROOM NAME AND NUMBER

EGRESS ROUTE

T.D. — TRAVEL DISTANCE

EMERGENCY EXIT SIGN. SHADED AREA INDICATES ILLUMINATED FACE. ARROW INDICATES EGRESS DIRECTION -- SEE ELECTRICAL FOR ADDITIONAL INFORMATION.

EGRESS PATH -- PROVIDE EMERGENCY LIGHTING W/ 1 FOOTCANDLE MIN. AVERAGE

OCCUPANCY GROUPS

B

S-1 (AREA NIC)

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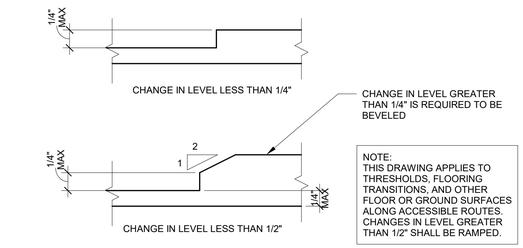
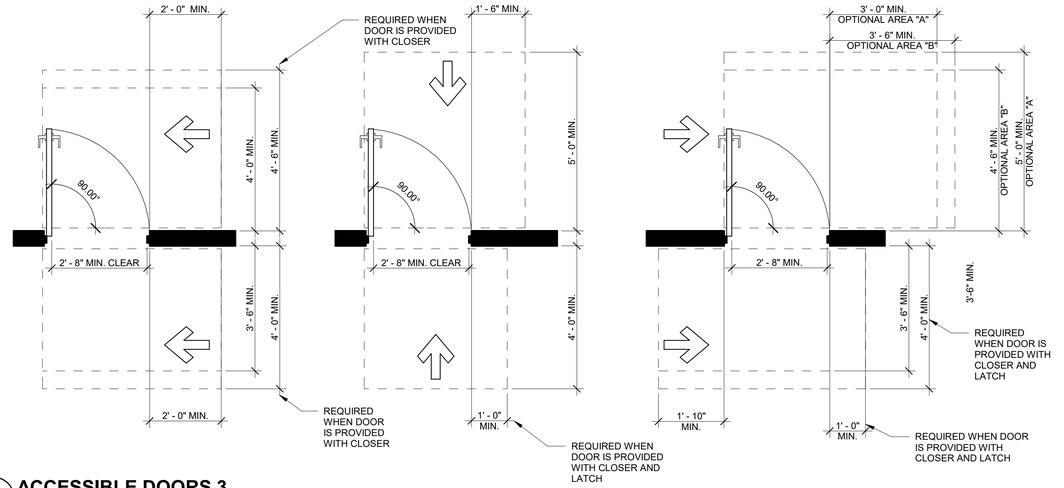


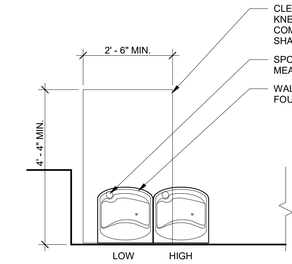
1 CHANGE IN LEVEL
A0.02 12" = 1'-0"



2 ACCESSIBLE DOORS 3
A0.02 1/2" = 1'-0"

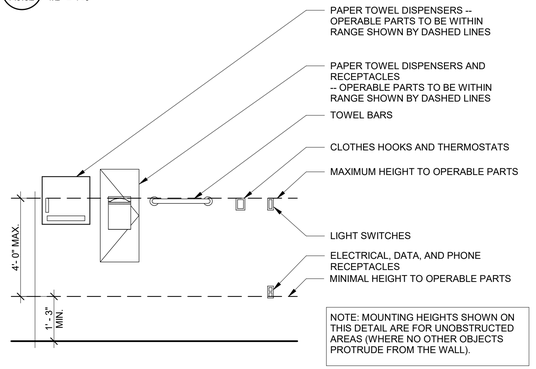
GENERAL ACCESSIBILITY NOTES

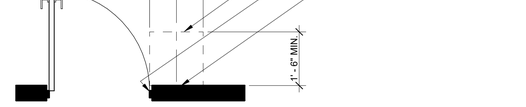
- ACCESSIBLE CONSTRUCTION SHALL COMPLY WITH THE AMERICANS WITH DISABILITIES ACT (ADA) ACCESSIBILITY GUIDELINES (ADAAG), ANSI A117.1, AND ANY APPLICABLE STATE AND LOCAL ACCESSIBILITY CODES.
- THE DRAWINGS SHOWN ON THIS SHEET ARE FOR REFERENCE ONLY. CONSULT THE CODES AND STANDARDS LISTED ABOVE FOR MORE INFORMATION ON ACCESSIBILITY REQUIREMENTS.
- UNLESS OTHERWISE INDICATED, ALL AREAS OF BUILDING SHALL BE ON AN ACCESSIBLE ROUTE.
- IN TOILET ROOMS, AT LEAST ONE OF EACH TYPE OF FIXTURE SHALL BE ACCESSIBLE.
- PROVIDE CLEAR FLOOR AREAS AT EACH ACCESSIBLE FIXTURE. PROVIDE A 5'-0" TURNING RADIUS IN TOILET ROOMS AND KITCHENS.



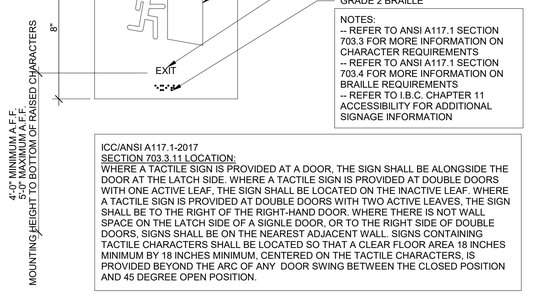
DRINKING FOUNTAIN PLAN VIEW

10 ACCESSIBLE DRINKING FOUNTAIN
A0.02 1/2" = 1'-0"

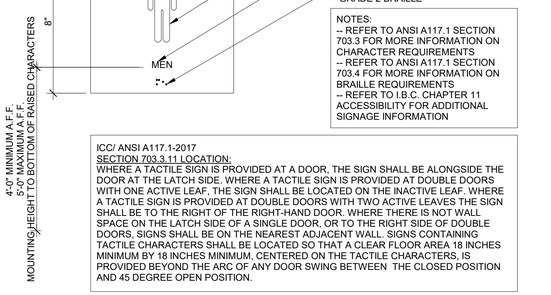




3 FLOOR CLEARANCE AT ACCESSIBLE SIGNAGE
A0.02 1/2" = 1'-0"

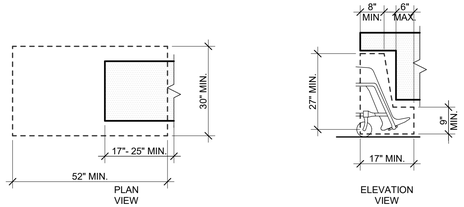


4 EXIT ACCESSIBLE IDENTIFICATION
A0.02 3" = 1'-0"

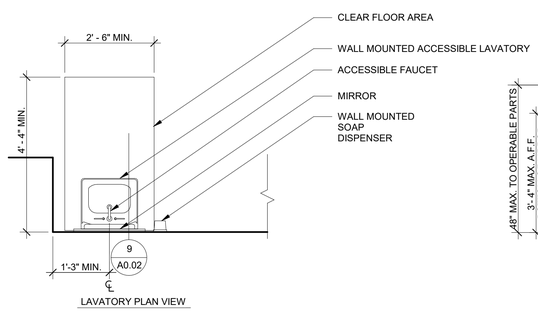


5 TOILET ROOM IDENTIFICATION
A0.02 3" = 1'-0"

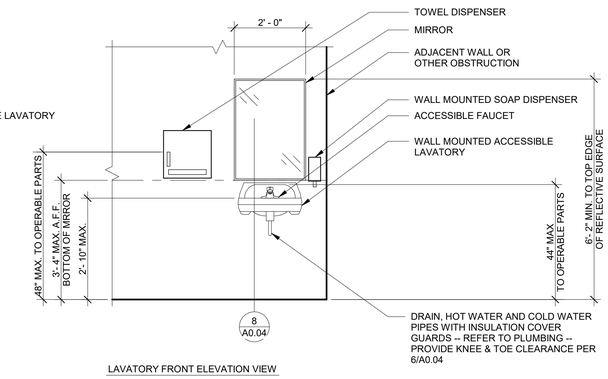
6 ACCESSIBLE FIXTURES AND FEATURES
A0.02 1/2" = 1'-0"



7 KNEE AND TOE CLEARANCE
A0.02 1/2" = 1'-0"

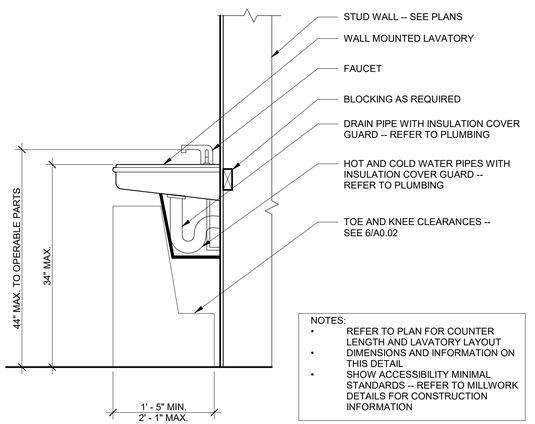


LAVATORY PLAN VIEW



LAVATORY FRONT ELEVATION VIEW

8 ACCESSIBLE LAVATORIES AND SINK
A0.02 1/2" = 1'-0"



9 SECTION AT ACCESSIBLE SINK
A0.02 1" = 1'-0"

0	9/12/25	ISSUE FOR PERMIT
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22012759 REGISTERED ARCHITECT
GEOFF GRUMMON-BEALE
STATE OF WASHINGTON

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CITY OF Vancouver WASHINGTON

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101 EAST RESERVE ST.
VANCOUVER, WA 98661

DRAWING TITLE:
ACCESSIBILITY DETAILS

DRAWN BY: MAW
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A0.02

ISSUE FOR CONSTRUCTION

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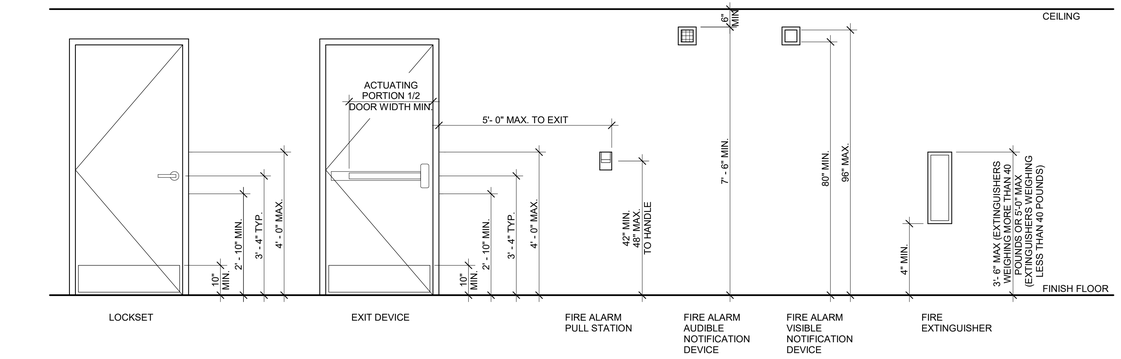
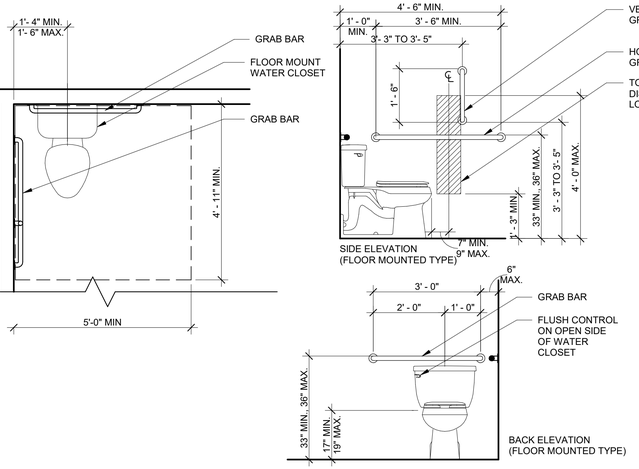
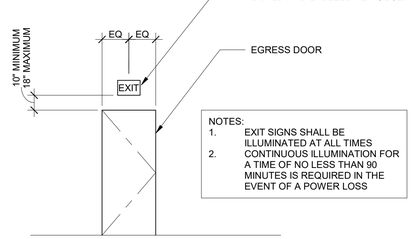


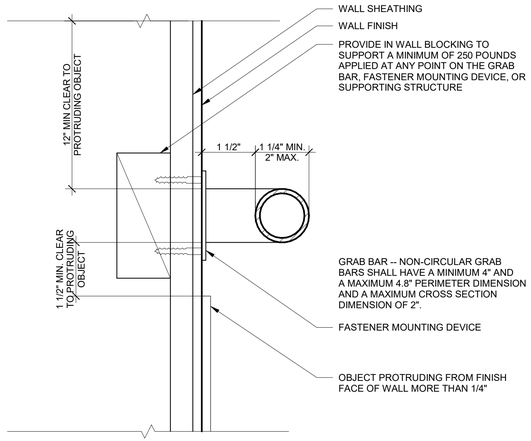
1 A0.03 **TYPICAL ACCESSIBLE MOUNTING HEIGHTS**
1/2" = 1'-0"



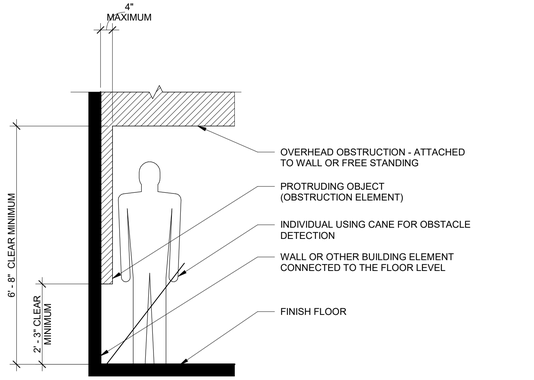
3 A0.03 **ACCESSIBLE WATER CLOSETS**
1/2" = 1'-0"



4 A0.03 **EMERGENCY EGRESS SIGNAGE (B)**
1/4" = 1'-0"



2 A0.03 **GRAB BAR SECTION**
6" = 1'-0"



5 A0.03 **ALLOWED AREA FOR PROTRUDING OBJECTS**
1/2" = 1'-0"

GENERAL ACCESSIBILITY NOTES

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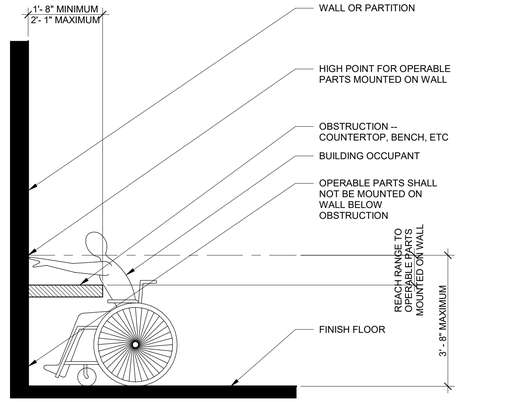
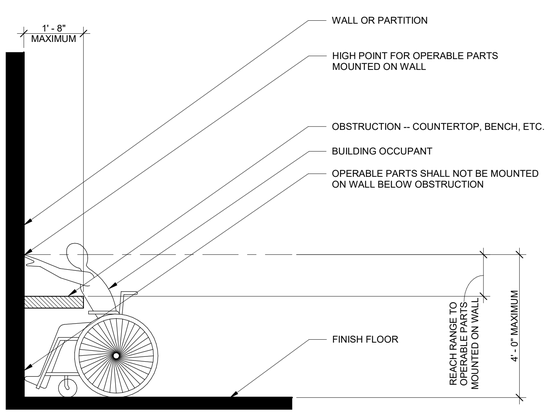
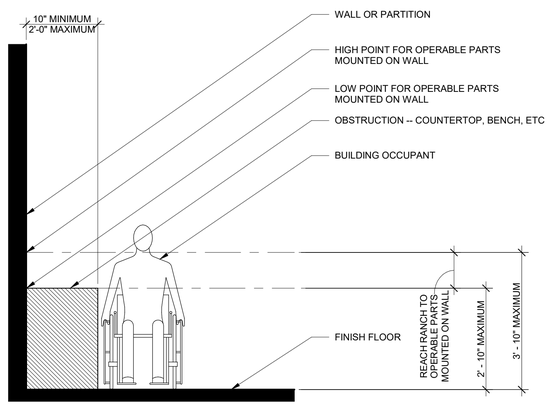


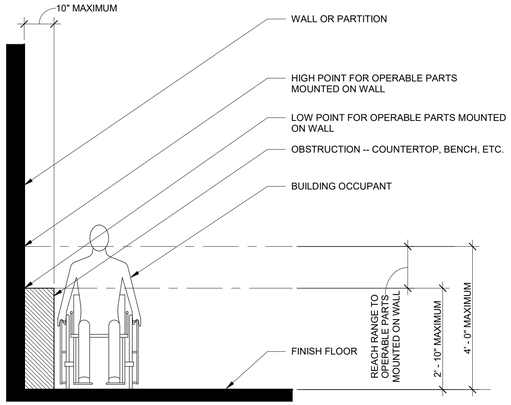
6 A0.03 **OBSTRUCTED REACH LIMITS (A)**
1/2" = 1'-0"



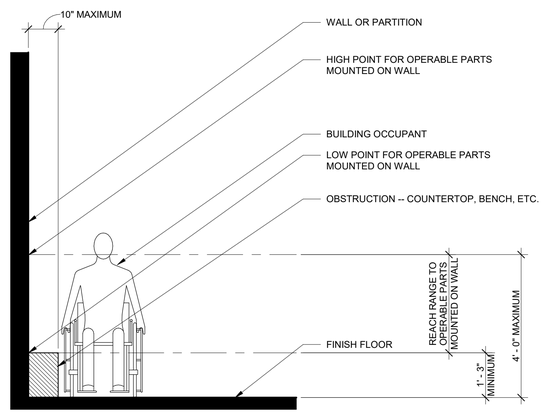
7 A0.03 **OBSTRUCTED REACH LIMITS (B)**
1/2" = 1'-0"



8 A0.03 **OBSTRUCTED REACH LIMITS (C)**
1/2" = 1'-0"



9 A0.03 **OBSTRUCTED REACH LIMITS (D)**
1/2" = 1'-0"



10 A0.03 **OBSTRUCTED REACH LIMITS (E)**
1/2" = 1'-0"

0	9/12/25	ISSUE FOR PERMIT
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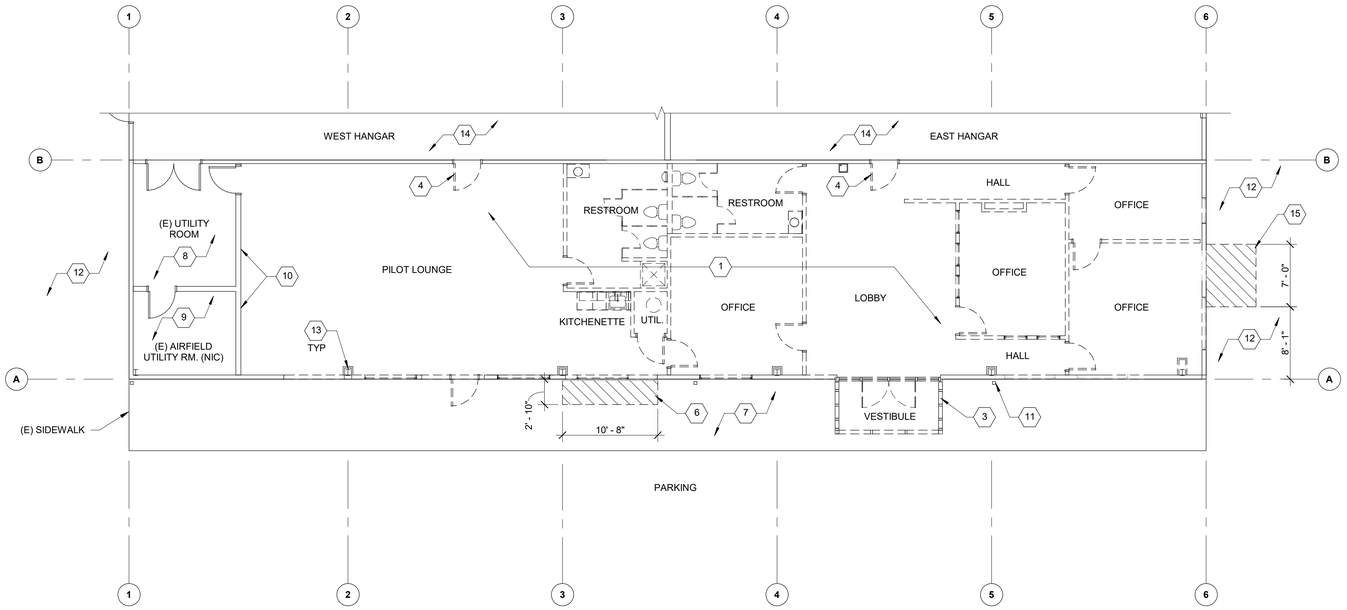

NORTH

1 AD1.01 **DEMOLITION PLAN**

1/8" = 1'-0"

DEMOLITION PLAN GENERAL NOTES

- COORDINATE DEMOLITION WORK WITH THE PROPOSED DESIGN SHOWN ON OTHER DRAWING SHEETS. NOTIFY ARCHITECT/ENGINEER OF ANY DISCREPANCIES PRIOR TO DEMOLITION.
- SEE MECHANICAL/ELECTRICAL AND PLUMBING DRAWINGS FOR DEMOLITION RELATED TO MECHANICAL, ELECTRICAL AND PLUMBING WORK.
- SEE STRUCTURAL DRAWINGS FOR DEMOLITION RELATED TO BUILDING STRUCTURAL ITEMS. DO NOT CUT AND REMOVE STRUCTURAL ITEMS UNLESS WORK IS NOTED ON CONTRACT DOCUMENTS OR IS DIRECTED BY ARCHITECT/ENGINEER.
- DO NOT REMOVE EXISTING FIRE-RATED CONSTRUCTION UNLESS NOTED ON CONTRACT DOCUMENTS OR AS DIRECTED BY ARCHITECT/ENGINEER.
- SUBMIT A CUTTING AND PATCHING PROPOSAL DESCRIBING PROCEDURES AT LEAST (10) DAYS BEFORE THE CUTTING AND PATCHING WILL BE PERFORMED, REQUESTING APPROVAL TO PROCEED.
- PATCH AND REPAIR ALL EXISTING WALL/FLOOR/CEILING ASSEMBLIES DAMAGED BY WALL/FLOOR/CEILING REMOVAL OR INSTALLATION.
- COMPLY WITH IFC CHAPTER 33 - FIRE SAFETY DURING CONSTRUCTION AND DEMOLITION AND OTHER APPLICABLE FIRE CODES.

LEGEND

Room name 101	ROOM NAME ROOM ###
101	DOOR NUMBER -- SEE DOOR SCHEDULE
1i	STOREFRONT, WINDOW/RELITE NUMBER -- SEE WINDOW SCHEDULE
1t	WALL TYPE -- SEE WALL TYPE SCHEDULE
F.O.B.	FACE OF BUILDING
F.O.W.	FACE OF WALL
F.O.S.	FACE OF SLAB
(E)	EXISTING
℄	CENTERLINE
F.F.	FINISH FLOOR
	INTERIOR WALLS, DOORS, RELITES, FIXTURES, AND EQUPIMENT TO BE REMOVED
	(E) WALL TO REMAIN
	(E) EXTERIOR WALL FRAMING AND STRUCTURE TO REMAIN -- REMOVE EXTERIOR METAL SIDING, SHEATHING, BATT INSLUATION, INTERIOR GYPSUM BOARD, WINDOWS, DOORS, AND FIXTURES. FRAMING WILL NEED TO BE REWORKED WITH ADDITIONAL STRUCTURE/REINFORCEMNT AS REQUIRED AT UPDATED NEW VESIBULE, DOOR, AND WINDOW LOCATIONS -- SEE STRUCTUAL DRAWINGS.
	(E) EXTERIOR WALL FRAMING AND STRUCTURE TO REMAIN -- REMOVE EXTERIOR METAL SIDING. INTERIOR ROOM AND ASSOCIATED AIRPORT INFRASTRUCURE ELEMENTS WITHIN WALL AND IN THIS AREA IS NOT TO BE ALTERED. COORDINATE WITH OWNER.
	AREA OF EXTERIOR DEMOLITION/SITE RE-WORK

DEMOLITION PLAN KEYNOTES

1. REMOVE ALL INTERIOR WALLS, INSULATION, DOORS, RELITES, SUSPENDED CEILINGS (ACT/GYP. BD.), LIGHT FIXTURES, PLUMBING FIXTURES, ELECTRICAL FIXTURES, FLOORING DOWN TO (E) CONCRETE SLAB, MECHANICAL EQUPIMENT, AND CASEWORK. EXISTING STRUCTURAL COLUMNS, BEAMS, AND BRACES TO REMAIN. EXISTING INSULATION @ UNDERSIDE OF ROOF DECK TO REMAIN.
2. NOT USED
3. REMOVE STOREFRONT VESTIBULE ENTIRELY -- PATCH AND REPAID EXISTING CONCRETE SLAB TO MATCH EXISTING ADJACENT SIDEWALK
4. REMOVE EXISTING DOOR -- PREP FOR WALL INFILL.
5. NOT USED
6. AREA OF EXISTING SIDEWALK TO BE REMOVED IN PREPARATION FOR NEW VESTIBULE AND FLOOR -- SEE FLOOR PLAN AND STRUCTURAL DRAWINGS.
7. METAL SOFFIT PANELS AT UNDERSIDE OF AWNING-OVERHANG TO BE REMOVED.
8. LIMITED DEMO WORK TO BE PERFORMED ONLY AS NECESSARY IN THIS AREA FOR NEW ELECTRIAL PANEL INSTALL, WIRING, AND MECHANICAL UNIT RUNS/DUCTING, ETC.
9. NO WORK TO BE PERFORMED IN THIS ROOM (CRITICAL CITY/AIRPORT INFRASRUCTURE) -- COORDINATE WITH OWNER IF ACCESS IS REQUIRED.
10. REMOVE EXISTING GYPSUM BOARD DOWN TO STUDS AT THIS WALL.
11. EXISTING DOWSPOUTS TO BE REMOVED AND REPLACED WITH NEW -- ROUTE INTO EXISTING DRAINAGE SYSTEM. EXISITNG GUTTER TO REMAIN.
12. EXISTING UTILITY, INFRASTRUCTURE, AND MEP EQUIPMENT THIS AREA TO REMAIN. FOR SPECIFIC MEP UNITS TO BE REMOVED REFER TO MEP DRAWINGS.
13. EXISTING COLUMN TO REMAIN -- REMOVE SURROUNDING FURRING.
14. HANGAR AREAS NOT IN SCOPE -- COORDINATE WITH OWNER FOR ACCESS AS REQUIRED.
15. AREA OF (E) PAVED WALKWAY TO BE REMOVED AND PREPPED FOR NEW CONCRETE LANDING, STEP, AND RAILING

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CITY OF Vancouver WASHINGTON

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101 EAST RESERVE ST.
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DRAWING TITLE:
DEMOLITION PLAN

DRAWN BY: Author
CHECKED BY: Checker

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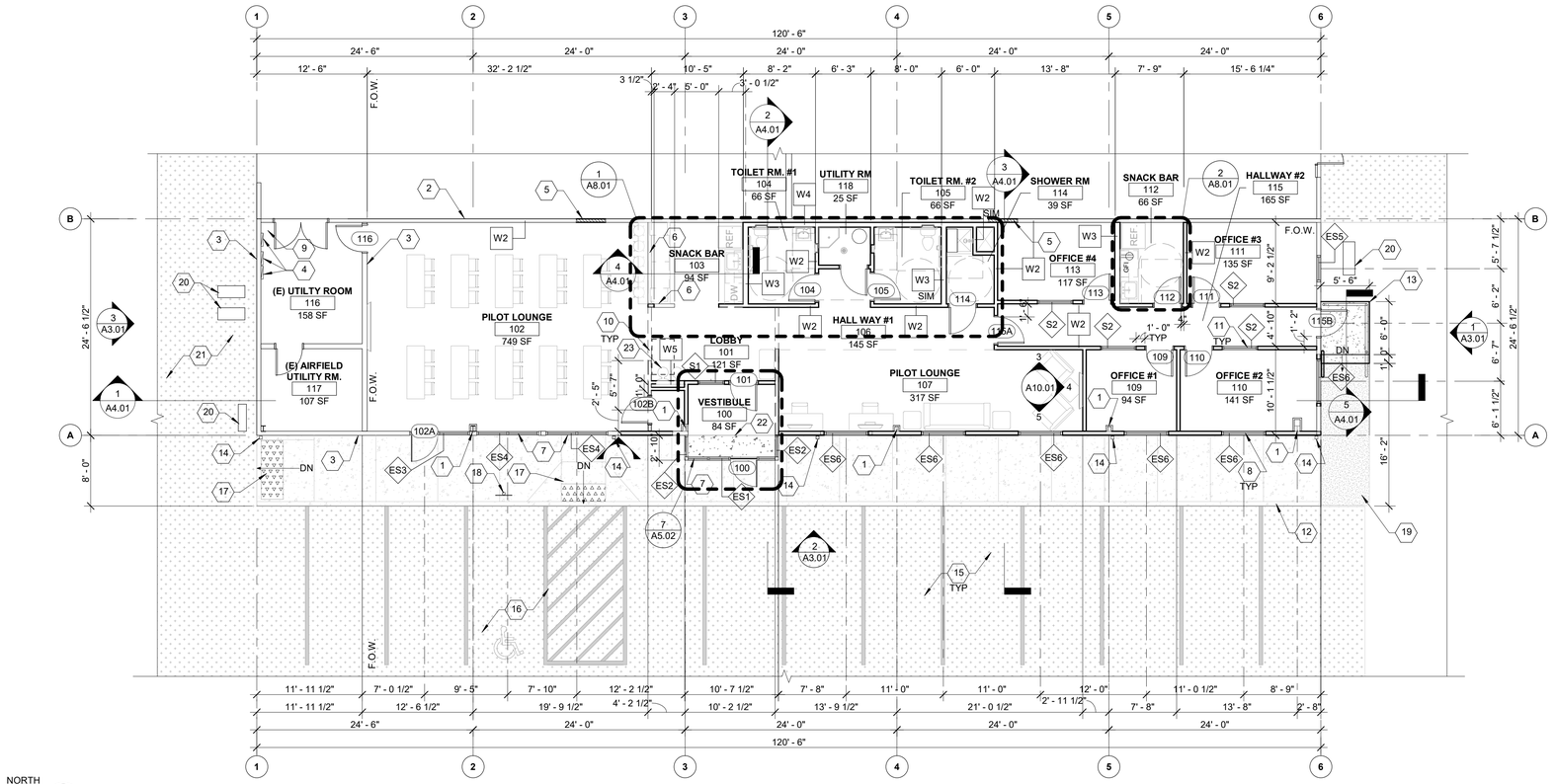

NORTH

FLOOR PLAN

1/8" = 1'-0"

FLOOR PLAN GENERAL NOTES

- APPLICABLE CODES: ALL WORK SHALL BE IN CONFORMANCE WITH ALL FEDERAL, STATE, AND LOCAL CODES. SPECIFICATIONS AND STANDARDS SHALL MEAN, AND ARE INTENDED TO BE, THE LATEST EDITION, AMENDMENT OR REVISION OF SUCH REFERENCE STANDARD, IN EFFECT AS OF THE DATE OF THE CONTRACT DOCUMENTS.
- CONTRACTOR TO VERIFY EXISTING CONDITIONS AND DIMENSIONS SHOWN OR IMPLIED PRIOR TO START OF CONSTRUCTION AND NOTIFY A/E OF ANY DISCREPANCIES.
- CONTRACTOR SHALL PROVIDE ALL NECESSARY TESTING AND COORDINATE ALL REQUIRED INSPECTIONS.
- GLASS USED IN DOORS AND WINDOWS LOCATED WITHIN A 24" ARC OF THE NEAREST VERTICAL EDGE OF A DOOR OR IN AREAS SUBJECT TO HUMAN IMPACT OR OTHER HAZARDOUS LOCATIONS SHALL BE TEMPERED OR OF AN APPROVED SAFETY GLAZING MATERIAL PER SECTION 2406 OF THE INTERNATIONAL BUILDING CODE (IBC).
- VENTILATION AND LIGHT SHALL BE PROVIDED AS PER SECTIONS 1203 AND 1205 OF THE IBC.
- ALL INSULATION INDICATED ON THE PLANS SHALL COMPLY WITH OR EXCEED THE REQUIREMENTS IN SECTION 720 OF THE IBC FOR SMOKE DENSITY AND FLAME SPREAD.
- PROVIDE CLASS ABC EXTINGUISHERS AT EACH EXIT DOOR AND SUCH THAT THE MAXIMUM TRAVEL DISTANCE DOES NOT EXCEED 75-FEET. COORDINATE FINAL LOCATIONS OF EACH WITH FIRE MARSHALL.
- PROVIDE EGRESS IDENTIFICATION PER SECTION 1008 OF THE IBC. VERIFY EXACT LOCATION OF SIGNS WITH FIRE MARSHAL AT TIME OF CONSTRUCTION.
- PROVIDE EGRESS ILLUMINATION PER SECTION 1008 OF THE IBC BY SEPARATE PERMIT.
- ALL DOOR HARDWARE SHALL COMPLY WITH REQUIREMENTS OF LOCAL ACCESSIBILITY CODES AND THE ADA.
- ALL NEW DOORS AND WINDOWS SHALL COMPLY WITH APPLICABLE ENERGY CODES.
- PROVIDE 18" MIN. CLEAR OPPOSITE DOOR LEVER ON PULL SIDE OF DOOR AND 12" MIN. CLEAR OPPOSITE DOOR LEVER ON PUSH SIDE PER ADA GUIDELINES.
- GRIDLINES ARE TO CENTERLINE OF COLUMNS AND EDGE OF WALLS UNLESS NOTED OTHERWISE.
- DIMENSIONS ARE AS FOLLOWS: GRID LINE: CENTER OF COLUMN, FRAMING OF WALLS: TO WALL FRAMING; OPENINGS: TO CENTERLINE: TO CENTERLINE; UNLESS NOTED OTHERWISE
- PROVIDE ACCESS DOORS IN WALLS AND CEILINGS WHERE REQUIRED TO PROVIDE ACCESS TO MECHANICAL, ELECTRICAL, AND PLUMBING COMPONENTS.

LEGEND

Room name 101	ROOM NAME ROOM ###
101	DOOR NUMBER -- SEE DOOR SCHEDULE
1i	STOREFRONT, WINDOW/RELITE NUMBER -- SEE WINDOW SCHEDULE
1t	WALL TYPE -- SEE WALL TYPE SCHEDULE
F.O.B.	FACE OF BUILDING
F.O.W.	FACE OF WALL
F.O.S.	FACE OF SLAB
(E)	EXISTING
℄	CENTERLINE
F.F.	FINISH FLOOR
═══	NEW WALL

FLOOR PLAN KEYNOTES

1. (E) COLUMN TO REMAIN
2. (E) HANGAR DEMISING WALL
3. (E) WALLS
4. (E) ELECTRICAL PANELS
5. (E) DOOR TO BE REMOVED -- INFILL WALL OPENING
6. PARTIAL HEIGHT WALL
7. INSULATED ALUMINUM STOREFRONT
8. EXTERIOR ALUMINUM STORFRONT WINDOWS
9. ELECTRICAL PANEL
10. SOFFIT / BULKHEAD ABOVE -- SHOWN DASHED
11. INTERIOR ALUMINUM STORFRONT RELITES
12. (E) SIDEWALK
13. CONCRETE PAD AND STEP W/ HANDRAIL
14. DOWNSPOUTS -- TIE INTO (E) DRAINS
15. (E) PARKING SPACES
16. (E) ACCESSIBLE PARKING STALL AND ACCESS AISLE W/ SIGNAGE AND STRIPING
17. (E) ACCESSIBLE RAMP W/ TRUNCATED DOMES
18. (E) ADA PARKING SIGNAGE
19. (E) PAVED WALKWAY
20. (E) MECHANICAL EQUIPMENT -- REFER TO MEP DRAWINGS
21. (E) UTILITY EQUIPMENT TO REMAIN THIS AREA -- CONTRACTOR TO VERIFY EXTENT AND LOCATIONS
22. NEW COCNRETE FLOOR SLAB VESTIBULE AREA PROTRUDING INTO (E) SIDEWALK -- SEE STRUCTURAL
23. HI-LOW DRINKING FOUNTAIN DETAIL 10/A0.02 -- SEE PLUMBING

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VANCOUVER, WA 98661

DRAWING TITLE:
FLOOR PLAN

DRAWN BY: MAW
CHECKED BY: GGB

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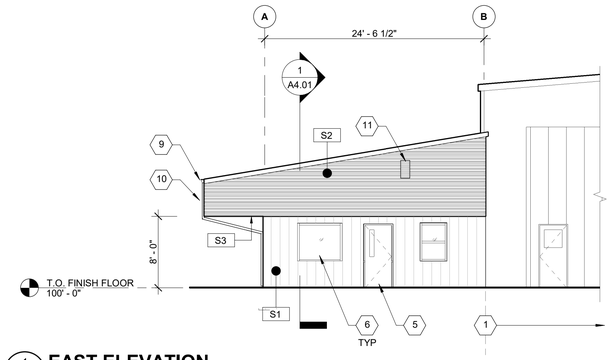
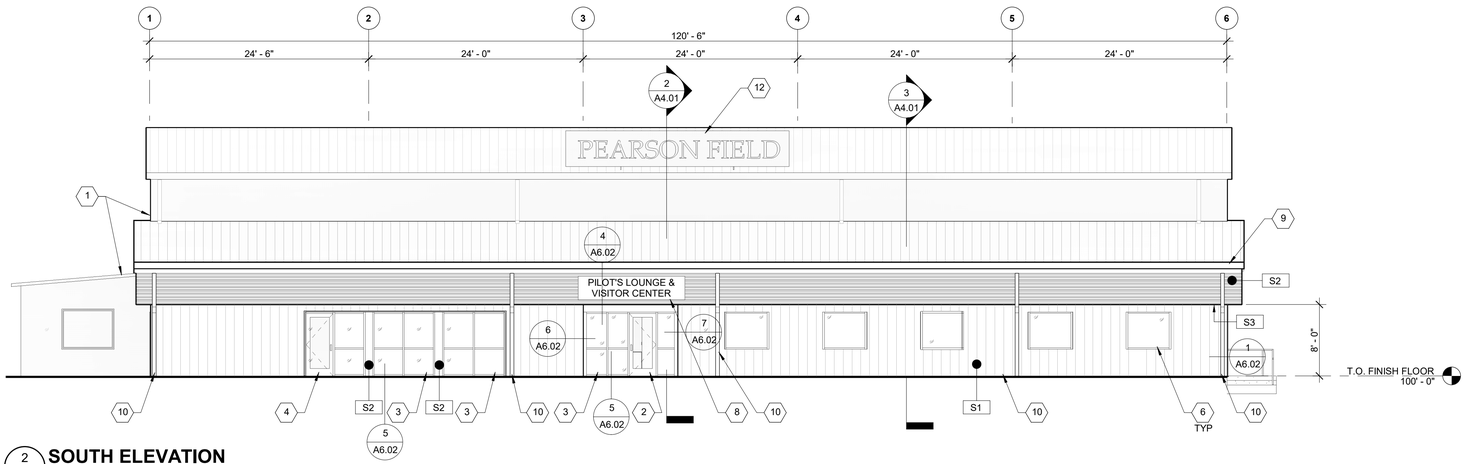


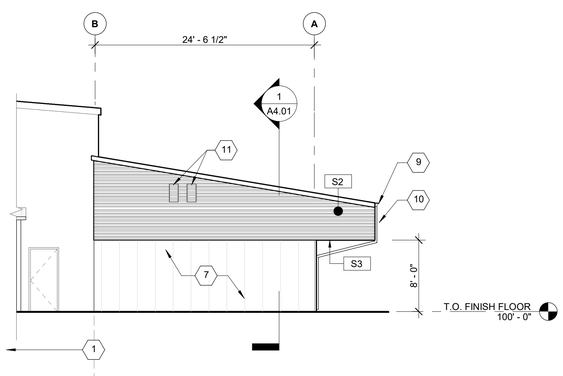
1 A3.01 EAST ELEVATION

1/8" = 1'-0"



2 A3.01 SOUTH ELEVATION

1/8" = 1'-0"



3 A3.01 WEST ELEVATION

1/8" = 1'-0"

ELEVATION GENERAL NOTES

- CONTRACTOR TO VERIFY EXISTING CONDITIONS AND DIMENSIONS SHOWN OR IMPLIED PRIOR TO THE START OF CONSTRUCTION AND NOTIFY ENGINEER OF RECORD OF ANY DISCREPANCIES.
- PENETRATIONS ARE DIAGRAMATIC AND MAY NOT DEPICIT THE ACTUAL NUMBER, SIZE OR LOCATION. SEE MECHANICAL/PLUMBING/EQUIPMENT DRAWINGS FOR INFORMATION REGARDING DUCT, PIPING, LOUVER, ETC... PENETRATIONS.
- PATCH AND REPAIR ROOFING AS REQUIRED FOR DEMOLISHED, NEW, OR RELOCATED FIXTURES, INCLUDING BUT NOT LIMITED TO PLUMBING VENTS, EXHAUST AND SIMILAR SYSTEMS.

LEGEND

(E) EXISTING METAL SIDING

S1: VERTICAL METAL SIDING
-- FLAT FLUSH PANEL, NO RIB -- ZINC GRAY

S2: HORIZONTAL METAL SIDING
--PERCEPTION COLLECTION PC10-12, ZINC GRAY

S3: SOFFIT METAL PANEL
--FLAT FLUSH PANEL, NO RIB --MIDNIGHT BRONZE

ELEVATION KEYNOTES

1. (E) ADJACENT HANGAR -- NIC
2. STOREFRONT PRIMARY ENTRANCE DOOR
3. STOREFRONT WINDOW SYSTEM
4. MEETING ROOM - PILOT LOUNGE SECONDARY DOOR
5. OFFICE AREA SECONDARY DOOR
6. ALUMINUM STOREFRONT
7. EXTERIOR WALL TO REMAIN AS-IS (EXTENSIVE EXISTING BLDG. UTILITIES LOCATED THIS AREA) -- PAINT TO MATCH NEW SOUTH FACADE
8. SIGNAGE BY OTHERS -- PROVIDE POWER FOR LIGHTING AND IN WALL BLOCKING TO SUPPORT SIGN. COORDINATE MOUNTING LOCATION AND SIZE WITH OWNER'S SIGNAGE VENDOR
9. NEW GUTTER TO REPLACE EXISTING
10. NEW DOWNSPOUT AT EXISTING LOCATION
11. VENT LOUVER
12. (E) SIGNAGE TO REMAIN

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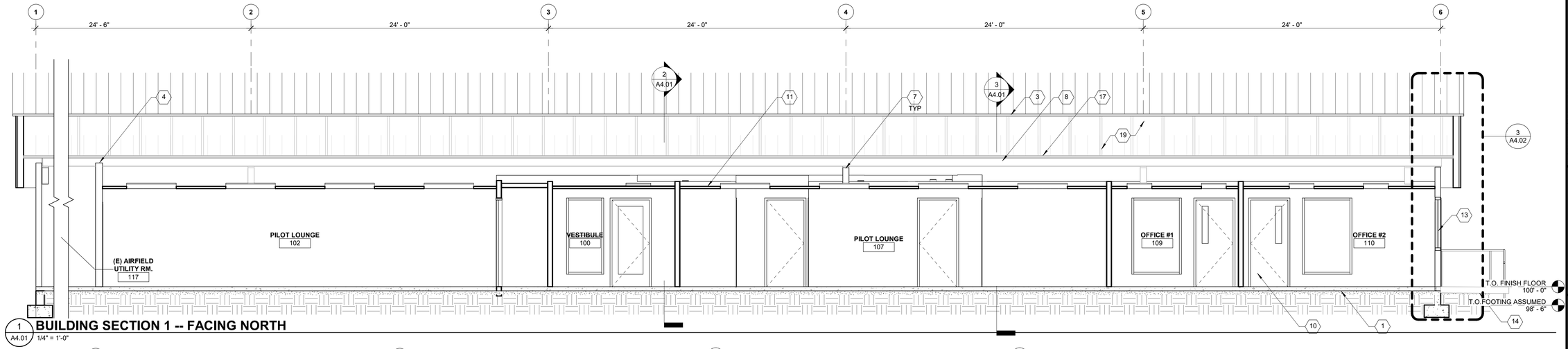
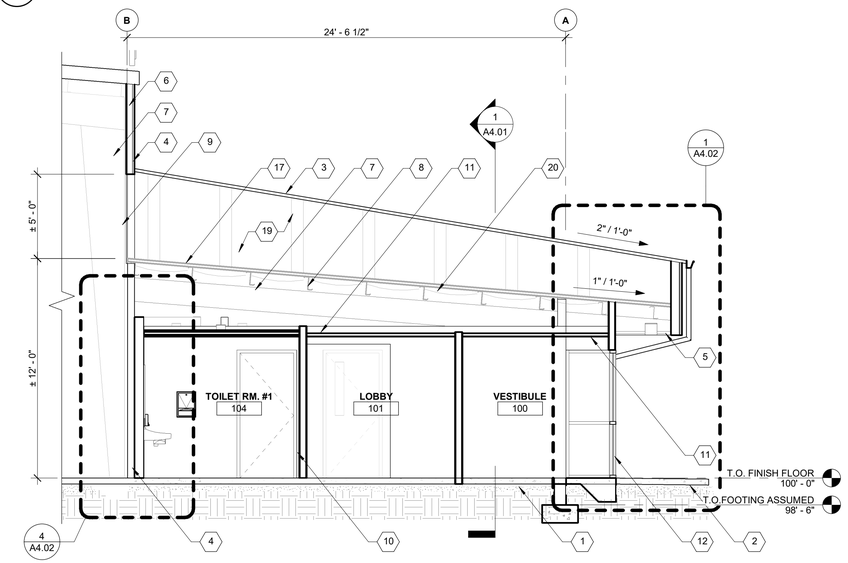
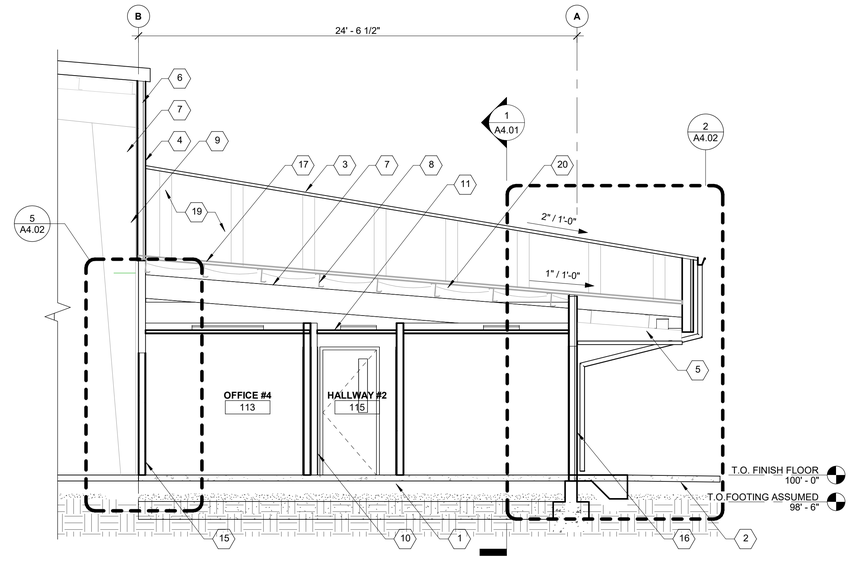


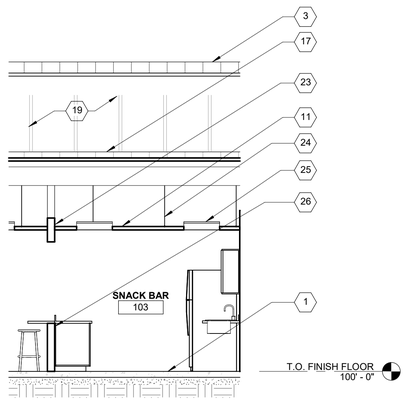
1 A4.01 **BUILDING SECTION 1 -- FACING NORTH**
1/4" = 1'-0"



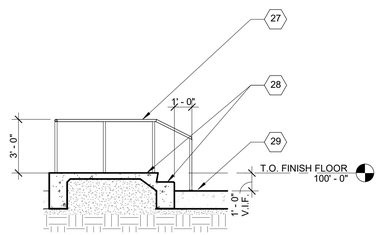
2 A4.01 **BUILDING SECTION 2 -- FACING EAST**
1/4" = 1'-0"



3 A4.01 **BUILDING SECTION 3 -- FACING EAST AT GRIDLINE 5**
1/4" = 1'-0"



4 A4.01 **KITCHEN INTERIOR SECTION - FACING NORTH**
1/4" = 1'-0"



5 A4.01 **CONCRETE LANDING AND STAIR SECTION**
1/4" = 1'-0"

SECTION GENERAL NOTES

- CONTRACTOR TO VERIFY EXISTING CONDITIONS AND DIMENSIONS SHOWN OR IMPLIED PRIOR TO THE START OF CONSTRUCTION AND NOTIFY ENGINEER OF RECORD ANY DISCREPANCIES WHICH WILL AFFECT THE WORK
- COORDINATE CLEARANCES REQUIRED IN CEILING SPACES WITH HVAC, ELECTRCIAL, AND PLUMBING SYSTEMS.
- PATCH AND REPAIR ROOFING AS REQUIRED FOR DEMOLISHED, NEW OR RELOCATED FIXTURES INCLUDING BUT NOT LIMITED TO PLUMBING VENTS, EXHAUST, AND SIMILAR SYSTEMS.

SECTION KEYNOTES

1. (E) CONCRETE FLOOR SLAB
2. (E) CONCRETE SIDEWALK
3. (E) OUTER/OVERFRAMING METAL ROOF
4. (E) WALLS
5. (E) OVERHANG OVER SIDEWALK -- REPLACE SOFFIT PANELS
6. (E) HANGAR ROOF
7. (E) PRE-ENGINEERED BUILDING ROOF BEAM
8. (E) Z-GIRT JOIST
9. (E) (E) PRE-ENGINEERED BUILIDING STRUCTURAL COLUMN
10. INTERIOR PARTITION WALL
11. SUSPENDED ACT CEILING
12. ALUMINUM STOREFRONT SYSTEM
13. ALUMINUM STOREFRONT WINDOW
14. (E) PAVED WALKWAY
15. WALL INFILL WHERE OCCURS
16. REWORKED EXTERIOR WALL
17. (E) INNER/BURIED METAL ROOF
18. NOT USED
19. OPEN PLENUM AREA ABOVE INNER, OLDER (E) ROOF OVERFRAMED BY OUTER, NEWER (E) ROOF WITH METAL STUD FRAMING.
20. (E) BATT INSULATION W/ VAPOR BARRIER
21. REPLACE (E) GUTTER WITH NEW PREFINISHED STEEL GUTTER. MATCH EXISTING TYPE AND SIZE
22. REPLACE (E) DOWNSPOUTS WITH NEW PREFINISHED STEEL DOWNSPOUTS. MATCH EXISTING TYPE AND SIZE. CONNECT TO (E) STORMWATER SYSTEM
23. CEILING SOFFIT -- SEE CEILING DETAILS FOR ADDITIONAL INFORMATION
24. SUSPENDED CEILING HANGER WIRES
25. LIGHTING FIXTURES -- SEE ELECTRICAL
26. PARTIAL WALL WITH COUNTERTOP BAR -- SEE FLOOR PLAN AND INTERIOR ELEVATIONS FOR ADDITIONAL INFORMATION
27. STEEL PAINTED PIPE HANDRAIL
28. CONCRETE LANDING AND STAIR -- SEE STRUCTURAL
29. EXISTING PAVEMENT

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BUILDING SECTIONS

DRAWN BY: MAW
CHECKED BY: GGB

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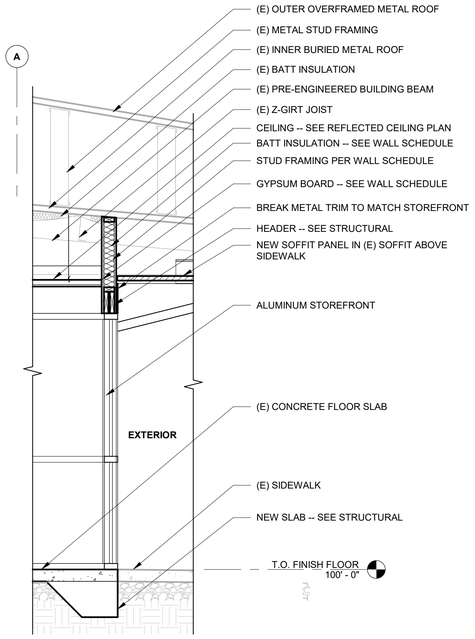
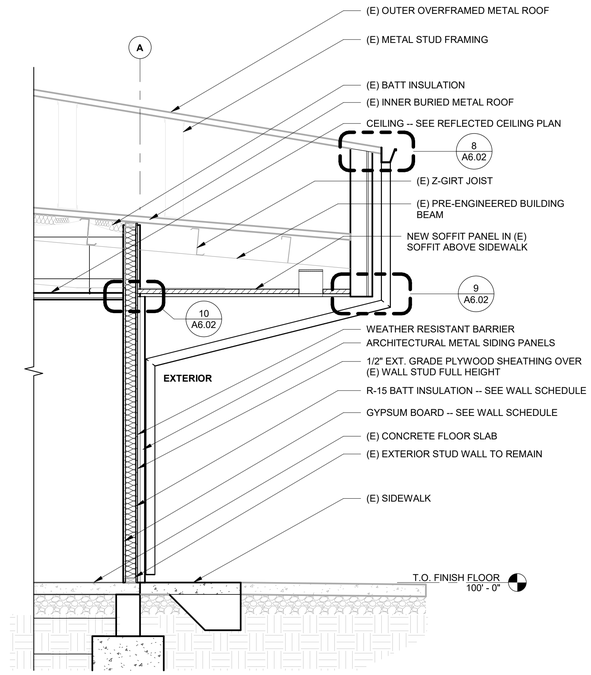
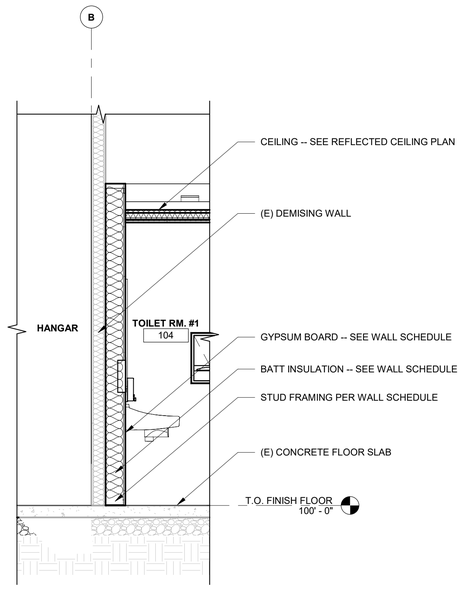


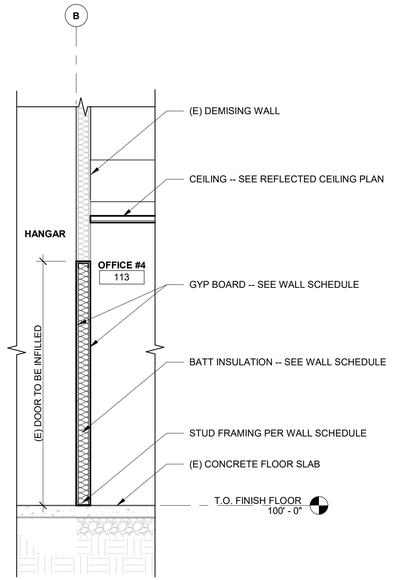
1 A4.02 **WALL SECTION -- VESTIBULE**
1/2" = 1'-0"



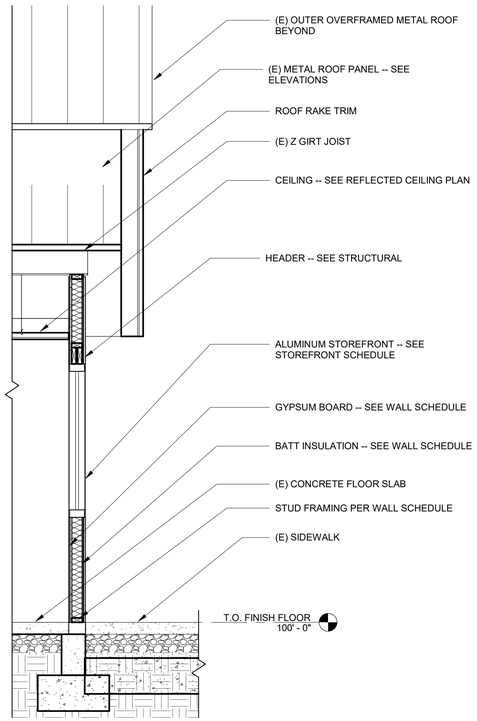
2 A4.02 **WALL SECTION -- EXTERIOR**
1/2" = 1'-0"



4 A4.02 **WALL SECTION -- WALL AT (E) DEMISING WALL**
1/2" = 1'-0"



5 A4.02 **WALL SECTION -- INFILL AT (E) DEMISING WALL**
1/2" = 1'-0"



3 A4.02 **WALL SECTION AT EAST SIDE OF BUILDING**
1/2" = 1'-0"

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DOOR SCHEDULE

TYPE Mark	Door Type	DOOR PANEL Width	Height	Thickness	Door Material	Door Finish	FRAME Frame Material	Frame Finish	Head	Jamb	Sill	Hardware	Lock Function	Fire Rating	Comments
100	D	3' - 0"	7' - 0"	0' - 1 3/4"	ALUM	BR ANO	ALUM	BR ANO	--	--	5/A5.01	C, CR, ES, PB, P, SW, T, W	--	--	PROVIDE SIGNAGE STATING "THIS DOOR TO REMAIN UNLOCKED WHEN SPACE IS OCCUPIED"
101	C	3' - 0"	7' - 0"	0' - 1 3/4"	SC	CLEAR	HM	PAINT	2/A5.01	2/A5.01	--	C, P, PP, KP	--	--	
102A	D	3' - 0"	7' - 0"	0' - 1 3/4"	ALUM	BR ANO	ALUM	BR ANO	--	--	5/A5.01	C, CR, ES, SW, W, T	F	--	
102B	A	3' - 0"	7' - 0"	0' - 1 3/4"	SC	CLEAR	HM	PAINT	2/A5.01	2/A5.01	--	L	E	,	
104	A	3' - 0"	7' - 0"	0' - 1 3/4"	SC	CLEAR	HM	PAINT	2/A5.01	2/A5.01	--	L, C, KP	B	,	
105	A	3' - 0"	7' - 0"	0' - 1 3/4"	SC	CLEAR	HM	PAINT	2/A5.01	2/A5.01	--	L, C, KP	B	,	
109	A	3' - 0"	7' - 0"	0' - 1 3/4"	SC	CLEAR	HM	PAINT	2/A5.01	2/A5.01	--	L	D	--	
110	A	3' - 0"	7' - 0"	0' - 1 3/4"	SC	CLEAR	HM	PAINT	2/A5.01	2/A5.01	--	L	D	--	
111	A	3' - 0"	7' - 0"	0' - 1 3/4"	SC	CLEAR	HM	PAINT	2/A5.01	2/A5.01	--	L	D	--	
112	C	3' - 0"	7' - 0"	0' - 1 3/4"	SC	CLEAR	HM	PAINT	2/A5.01	2/A5.01	--	L	A	--	
113	A	3' - 0"	7' - 0"	0' - 1 3/4"	SC	CLEAR	HM	PAINT	2/A5.01	2/A5.01	--	L	D	,	
114	A	3' - 0"	7' - 0"	0' - 1 3/4"	SC	CLEAR	HM	PAINT	2/A5.01	2/A5.01	--	C, L	D	--	
115A	B	3' - 0"	7' - 0"	0' - 1 3/4"	SC	CLEAR	HM	PAINT	2/A5.01	2/A5.01	5/A5.01	L, C, CR, ES	E	--	
115B	B	3' - 0"	7' - 0"	0' - 1 3/4"	HM	PAINT	HM	PAINT	3/A5.01	4/A5.01	5/A5.01	L, C, CR, ES, SW, T, W	C	--	
116	A	3' - 0"	6' - 8"	0' - 1 3/4"	(E) HM	PAINT	(E) HM	PAINT	--	--	--	--	--	--	(E) DOOR TO REMAIN, REPAINT DOOR & FRAME -- SEE FINISH PLANS
118	A	3' - 0"	7' - 0"	0' - 1 3/4"	SC	CLEAR	HM	PAINT	2/A5.01	2/A5.01		C, L	E	,	

LOCK FUNCTIONS LEGEND

TYPE	PASSAGE	PRIVACY	ENTRANCE	OFFICE	STOREROOM	STOREFRONT ENTRANCE
	A	B	C	D	E	F
DIAGRAM						
DESCRIPTION	BOTH LEVERS ALWAYS UNLOCKED.	PUSH-BUTTON LOCKING ON INTERIOR. TURNING INSIDE LEVER RELEASES PUSH BUTTON. CAN OPEN FROM OUTSIDE VIA EMERGENCY RELEASE.	TURN/PUSH BUTTON LOCKING ON INTERIOR. TURN KEY LOCKING ON EXTERIOR	PUSH-BUTTON LOCKING ON INTERIOR. TURN KEY LOCKING ON EXTERIOR.	OUTSIDE LEVER FIXED. KEY ONLY. INSIDE LEVER ALWAYS UNLOCKED.	OUTSIDE PULL, INSIDE PUSH BAR. DEADLOCK WITH KEYED EXTERIOR AND THUMB-TURN INTERIOR.
SPECIFICATION (SCHLAGE)	AL10S/GRADE 2	AL40S/GRADE 2	AL53PD/GRADE 2	AL50PD/GRADE 2	AL80PD/GRADE 2	ADAMS RITE MS-1850

DOOR ASSEMBLY REMARKS

1	INSULATED DOOR
2	NOT USED

DOOR HARDWARE LEGEND

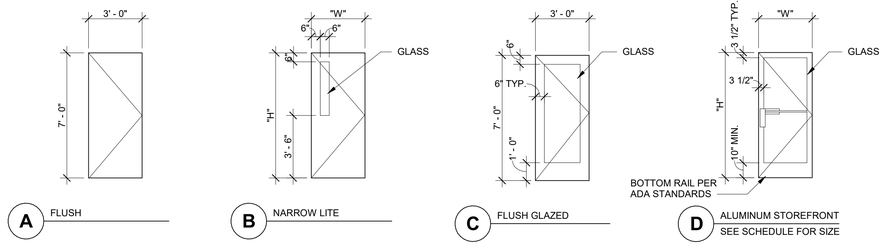
AP	ARMOR PLATE
CR	CARD READER
C	CLOSER
DB	DEADBOLT WITH OCCUPANCY INDICATOR
ES	ELECTRIC STRIKE
ED	EXIT DEVICE
KP	KICK PLATE
L	LOCKSET
MFB	MANUAL FLUSH BOLTS
P	PULL
PB	PUSH BAR
PP	PUSH PLATE
SB	SURFACE BOLT
SW	SWEEP
T	THRESHOLD
W	WEATHERSTRIPPING

ABBREVIATIONS

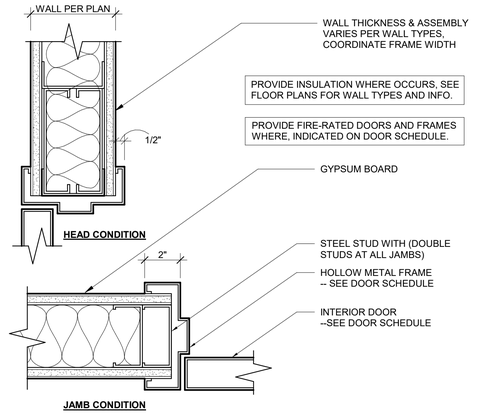
ALUM	ALUMINUM
BR ANO	BRONZE ANODIZED
CLEAR	CLEAR, FACTORY APPLIED FINISH
HM	HOLLOW METAL
PAINT	FIELD APPLIED PAINTED FINISH
SC	SOLID CORE WOOD

DOOR GENERAL NOTES

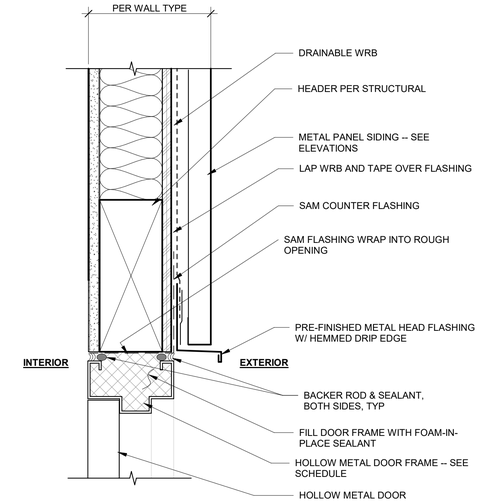
- ALL DOORS SHALL COMPLY WITH APPLICABLE REQUIREMENTS OF THE IBC, ADAAG, AND ANSI A117.1. IN ADDITION, FIRE-RATED DOORS SHALL COMPLY WITH APPLICABLE REQUIREMENTS OF NFPA 80.
- "HM" INDICATES "HOLLOW METAL".
- PROVIDE LEVER-HANDLE LOCKSETS AND EXIT DEVICE TRIM. KNOB-HANDLES AND THUMB LATCHES ARE NOT PERMITTED.
- HARDWARE FINISHES SHALL BE BRUSHED CHROME UNLESS NOTED OTHERWISE.
- ALL GLASS IN DOORS SHALL BE TEMPERED OR OF AN APPROVED SAFETY GLAZING MATERIAL.
- ALL GLASS IN FIRE-RATED DOORS SHALL BE FIRE-PROTECTION-RATED AND SHALL COMPLY WITH THE SIZE REQUIREMENTS AND OTHER REQUIREMENTS OF NFPA 80 AND IBC.
- PROVIDE HINGES IN QUANTITY RECOMMENDED BY DOOR MANUFACTURER. PROVIDE NON-REMOVABLE HINGES AT EXTERIOR DOORS AND DOORS WITH PUBLIC EXPOSURE.
- PROVIDE POWER SUPPLIES AS REQUIRED FOR ELECTRONIC HARDWARE. COORDINATE LOCATION WITH ARCHITECT.
- COORDINATE INSTALLATION OF CONCEALED WIRING FOR CARD READERS, MAGNETIC HOLD OPENS, AND OTHER DEVICES.
- FOR DOOR STRUCTURAL FRAME INFORMATION -- SEE SHEET
- EXTERIOR OPAQUE SWINGING DOORS SHALL HAVE A MAXIMUM U VALUE OF 0.37. EXTERIOR OVERHEAD DOORS SHALL HAVE A MAXIMUM U VALUE OF 0.15. SEE A-002 FOR MORE INFORMATION.
- DOORS ADJACENT TO WALLS PROVIDE FLOOR MOUNTED DOOR STOPS



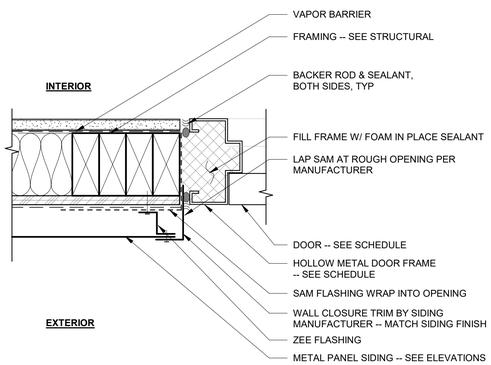
1 A5.01 **DOOR TYPES** 1/4" = 1'-0"



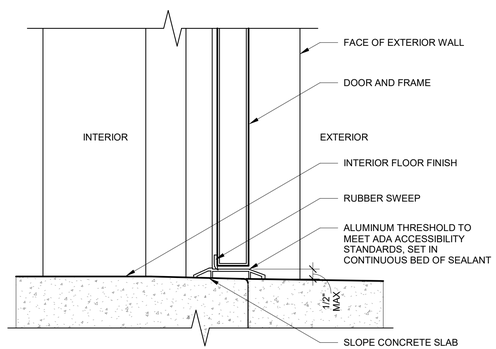
2 A5.01 **TYPICAL INTERIOR HOLLOW METAL FRAME DETAIL** 3" = 1'-0"



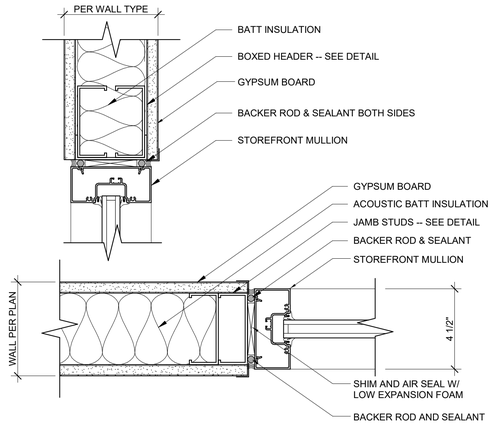
3 A5.01 **EXTERIOR DOOR HEAD @ PANEL SIDING** 3" = 1'-0"



4 A5.01 **EXTERIOR DOOR JAMB @ PANEL SIDING** 3" = 1'-0"



5 A5.01 **DOOR THRESHOLD** 3" = 1'-0"



6 A5.01 **STOREFRONT HEAD & JAMB** 3" = 1'-0"

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CITY OF Vancouver WASHINGTON

FAA GRANT #3-53-0139-022-2026

PEARSON FIELD
TERMINAL RENOVATION PROJECT
PEARSON FIELD
101 EAST RESERVE ST.
VANCOUVER, WA 98661

DRAWING TITLE: **DOOR SCHEDULE AND DETAILS**
DRAWN BY: NBA
CHECKED BY: GGB

A5.01

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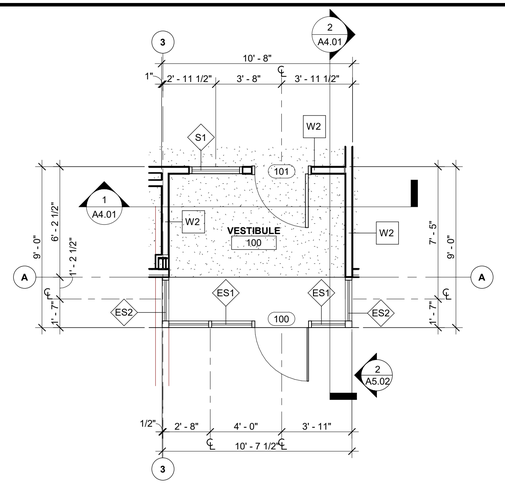
STOREFRONT/ WINDOW SCHEDULE

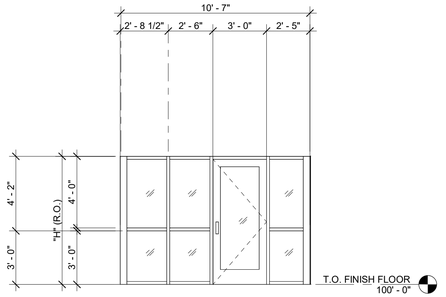
TYPE	ROUGH OPENING WIDTH "W"	ROUGH OPENING HEIGHT "H"	ROUGH OPENING SILL HEIGHT "SH"	DETAILS			GLASS TYPE	NOTES
				HEAD	JAMB	SILL		
ES1	10' -/7"	7' - 2"	0' - 0"	1/A5.03	1/A5.03	1/A5.03	T	
ES2	2' -r10"	7' - 2"	0' - 0"	1/A5.03	1/A5.03	1/A5.03	T	
ES3	6' - 9"	7' - 2"	0' - 0"	1/A5.03	2/A5.03	1/A5.03	T	
ES4	7' - 0"	7' - 2"	0' - 0"	1/A5.03	2/A5.03	1/A5.03	T	
ES5	3' - 0"	4' - 3"	3' - 0"	6/A5.03	8/A5.03	8/A5.03	C	
ES6	5' - 0"	4' - 3 1/2"	2' - 11 1/4"	6/A5.03	8/A5.03	8/A5.03	C	
S1	3' - 0"	6' - 2"	1' - 0"	1/A5.03	1/A5.03	1/A5.03	T	
S2	4' - 0"	6' - 2"	1' - 0"	1/A5.03	1/A5.03	1/A5.03	T	

GLASS LEGEND

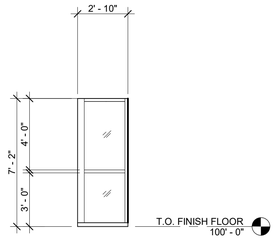
C	CLEAR
T	TEMPERED
NOTE: ALL GLASS IN DOORS SHALL BE TEMPERED	



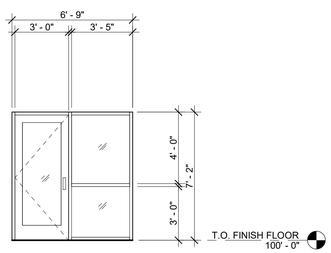
7 A5.02 ENLARGED PLAN - STOREFRONT
1/4" = 1'-0"



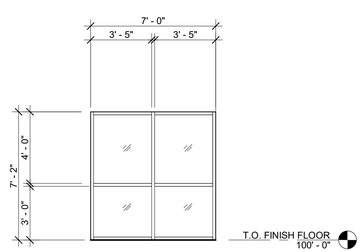
1 A5.02 ES1 - EXTERIOR STOREFRONT
1/4" = 1'-0"



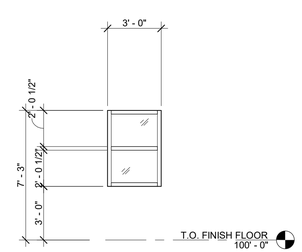
2 A5.02 ES2 - EXTERIOR STOREFRONT
1/4" = 1'-0"



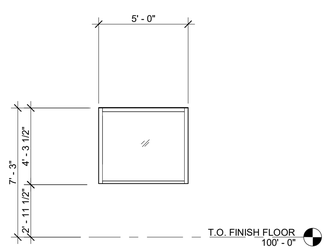
3 A5.02 ES3 - EXTERIOR STOREFRONT
1/4" = 1'-0"



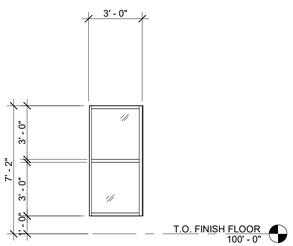
4 A5.02 ES4 - EXTERIOR STOREFRONT
1/4" = 1'-0"



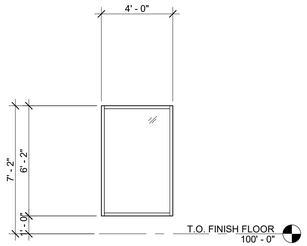
5 A5.02 ES5 - EXTERIOR STOREFRONT
1/4" = 1'-0"



6 A5.02 ES6 - EXTERIOR STOREFRONT
1/4" = 1'-0"



9 A5.02 S1 - INTERIOR STOREFRONT RELITE
1/4" = 1'-0"



8 A5.02 S2 - INTERIOR STOREFRONT RELITE
1/4" = 1'-0"

STOREFRONT AND WINDOW GENERAL NOTES

- ALL WINDOWS SHALL COMPLY WITH APPLICABLE REQUIREMENTS OF THE IBC, OSSC, WASHINGTON ENERGY CODE, AND OTHER APPLICABLE CODES.
- PROVIDE SAFETY GLAZING WHERE WINDOWS ARE WITHIN A 24" ARC OF THE VERTICAL EDGE OF AN ADJACENT DOOR AND AT OTHER LOCATIONS REQUIRED BY THE OSSC.
- SEE A0.01 AND SPECIFICATIONS FOR REQUIRED U AND SHGC VALUES OF WINDOWS AND STOREFRONTS PER THE 2021 WASHINGTON ENERGY EFFICIENCY SPECIALTY CODE.
- COORDINATE REQUIRED ROUGH OPENING DIMENSIONS WITH MANUFACTURER PRIOR TO CONSTRUCTION.
- SEE DOOR SCHEDULE FOR INFORMATION ON DOORS AND HARDWARE IN STOREFRONTS
- PROVIDE ROLLER SHADES ON ALL EXTERIOR WINDOWS, TYP.

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CITY OF Vancouver WASHINGTON

PEARSON FIELD
TERMINAL RENOVATION PROJECT
PEARSON FIELD
101 EAST RESERVE ST.
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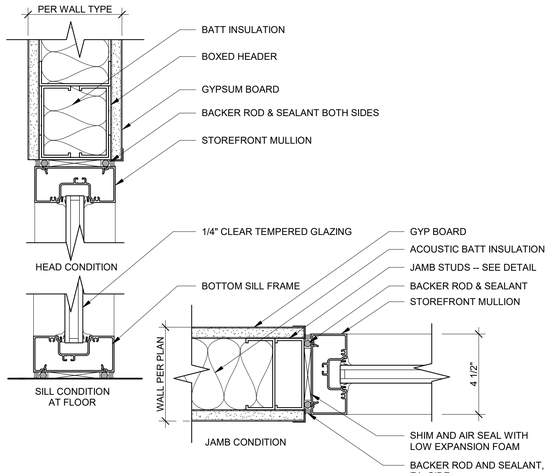
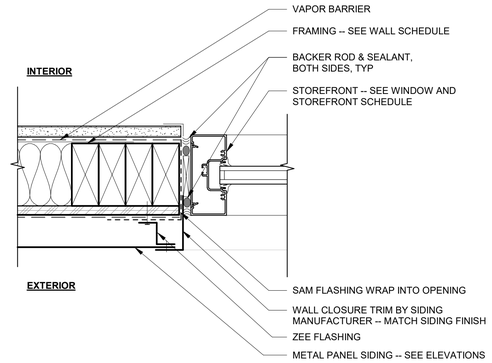
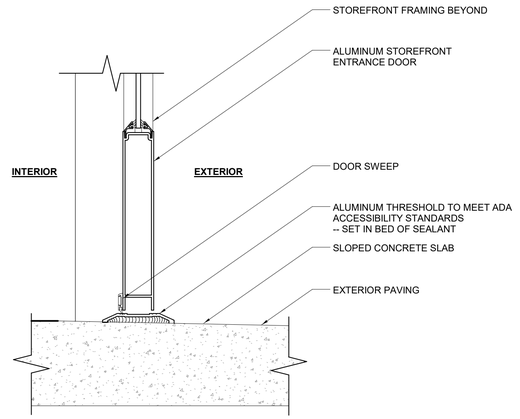


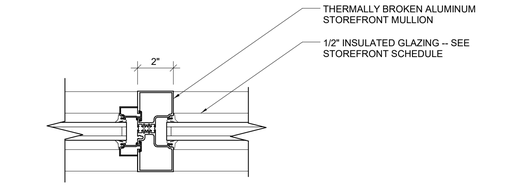
1 A5.03 **INTERIOR STOREFRONT DETAILS**
3" = 1'-0"



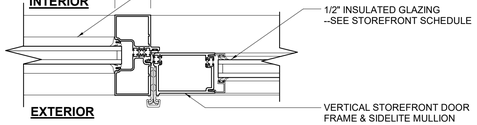
2 A5.03 **EXTERIOR STOREFRONT JAMB @ PANEL SIDING**
3" = 1'-0"



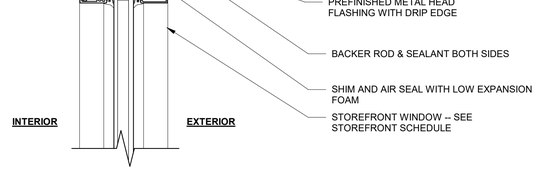
3 A5.03 **STOREFRONT DOOR SILL DETAIL**
3" = 1'-0"



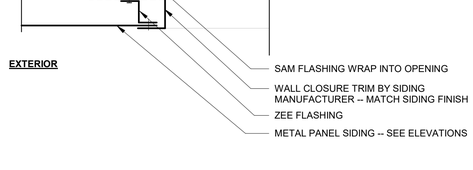
4 A5.03 **VERTICAL STOREFRONT MULLION**
3" = 1'-0"



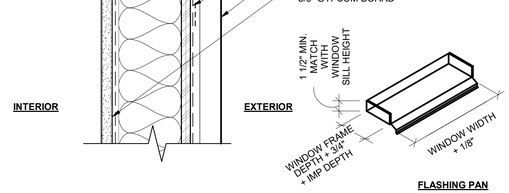
5 A5.03 **STOREFRONT DOOR VERTICAL MULLION**
3" = 1'-0"



6 A5.03 **WINDOW HEAD DETAIL**
3" = 1'-0"



7 A5.03 **WINDOW JAMB DETAIL**
3" = 1'-0"



8 A5.03 **TYP. EXTERIOR WINDOW SILL**
3" = 1'-0"

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TERMINAL RENOVATION PROJECT
PEARSON FIELD
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DRAWING TITLE:
WINDOW AND STOREFRONT DETAILS

DRAWN BY: NBA
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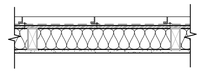
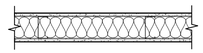
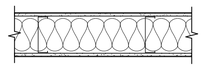
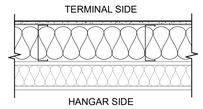
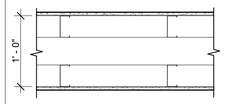
WALL TYPE SCHEDULE

WALL TYPE	WALL ASSEMBLY DESCRIPTION	WALL HEIGHT	CONNECTION DETAIL	NOTES	
W1	EXTERIOR WALL --METAL SIDING PANELS --WEATHER RESISTANT BARRIER (WRB) --PLYWOOD SHEATHING --(E) 2X4 WOOD STUDS @ 24" O.C. --FILL STUD CAVITIES WITH BATT INSULATION (R-15) --VAPOR BARRIER --5/8" GYPSUM WALL BOARD	FULL HEIGHT	--	1	
W2	INTERIOR NON-BEARING WALL --5/8" GYPSUM WALL BOARD (GREEN BOARD AT WET LOCATIONS) --3 5/8" METAL STUDS @ 24" O.C. UNLESS NOTED OTHERWISE --FILL STUD CAVITIES WITH ACCOUSTICAL BATT INSULATION --5/8" GYPSUM WALL BOARD (GREEN BOARD AT WET LOCATIONS) NOTE: NO GYPSUM BOARD ON CAVITY SIDE @ SIM CONDITION	--	--	1	
W3	INTERIOR NON-BEARING WALL --5/8" GYPSUM WALL BOARD (GREEN BOARD AT WET LOCATIONS) --6" METAL STUDS @ 24" O.C. UNLESS NOTED OTHERWISE --FILL STUD CAVITIES WITH ACCOUSTICAL BATT INSULATION --5/8" GYPSUM WALL BOARD (GREEN BOARD AT WET LOCATIONS) NOTE: NO GYPSUM BOARD ON CAVITY SIDE @ SIM CONDITION	--	--	1	
W4	INTERIOR NON-BEARING WALL --5/8" GYPSUM WALL BOARD (GREEN BOARD AT WET LOCATIONS) --6" METAL STUDS @ 24" O.C. UNLESS NOTED OTHERWISE --FILL STUD CAVITIES WITH ACCOUSTICAL BATT INSULATION --EXISTING DEMISING WALL	--	--	1	
W5	INTERIOR NON-BEARING WALL - CHASE WALL --5/8" GYPSUM WALL BOARD (GREEN BOARD) --3-5/8" METAL STUDS @ 24" O.C. UNLESS NOTED OTHERWISE --CHASE -- 3-5/8" METAL STUDS @ 24" O.C. UNLESS NOTED OTHERWISE --5/8" GYPSUM WALL BOARD				

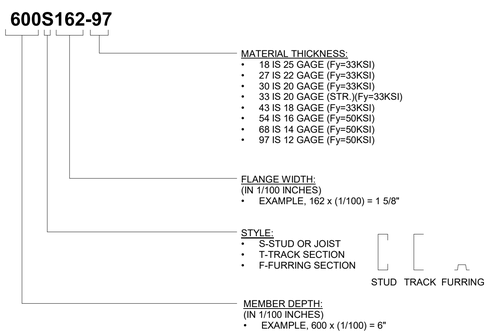
WALL TYPE NOTES:

1. CONTRACTOR TO VERIFY WALL HEIGHTS WITH PLANS. FIELD VERIFY CONDITIONS PRIOR TO START OF CONSTRUCTION.

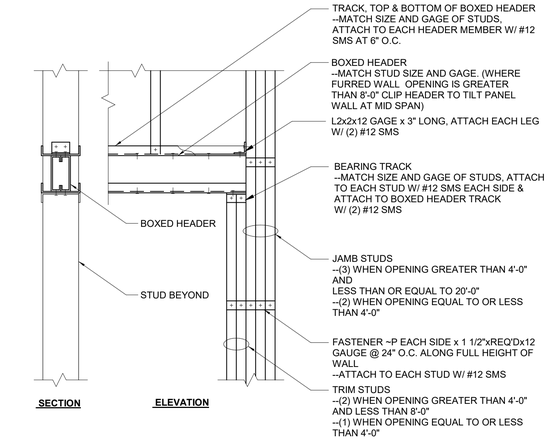
CEILING TYPE SCHEDULE

CEILING TYPE	CEILING TYPE ASSEMBLY DESCRIPTION	NOTES	
C1	GYPSUM BOARD CEILING ON METAL FRAMING -- 6" METAL JOIST @ 16" O.C. --5/8" GYPSUM WALL BOARD (GREEN BOARD AT WET LOCATIONS)	1	
C3	2x4 ACOUSTIC CEILING TILE	2	
C4	2x2 ACOUSTIC CEILING TILE	3	

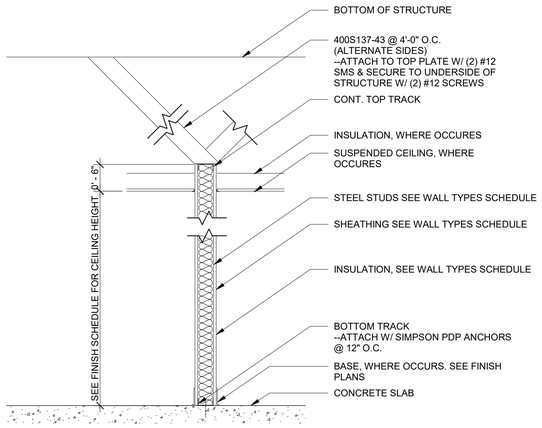
1. SEE REFLECTED CEILIGN PLAN FOR LOCATIONS AND HEIGHTS
2. SEE SHEET A9.02 FOR SUSPENDED CEILING DETAILS



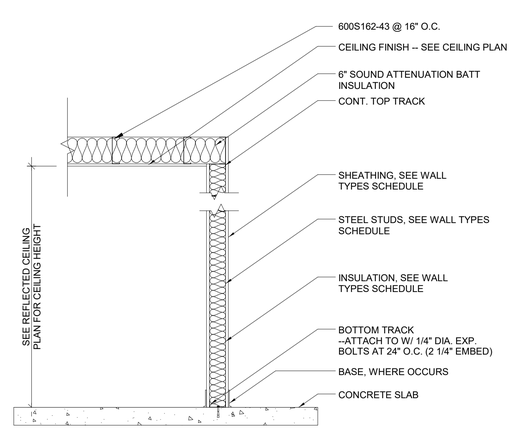
1 A6.01 **STUD DESIGNATION**
1" = 1'-0"



2 A6.01 **HEADER AT NONBEARING WALL**
1" = 1'-0"



3 A6.01 **INTERIOR PARTITION HEIGHT WALL**
3/4" = 1'-0"



4 A6.01 **INTERIOR PARTITION WALL AT HARD LID**
3/4" = 1'-0"

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TERMINAL RENOVATION PROJECT
PEARSON FIELD
101 EAST RESERVE ST.
VANCOUVER, WA 98661

DRAWING TITLE:
WALL TYPE SCHEDULE AND DETAILS
DRAWN BY: MAW
CHECKED BY: GGB

A6.01

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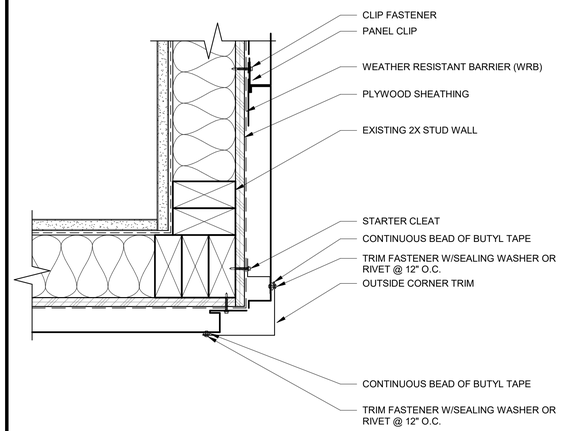
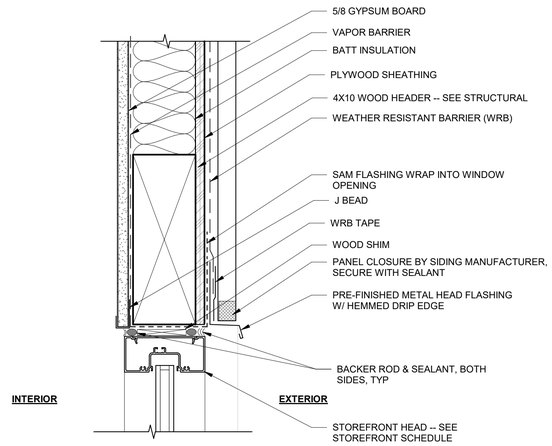


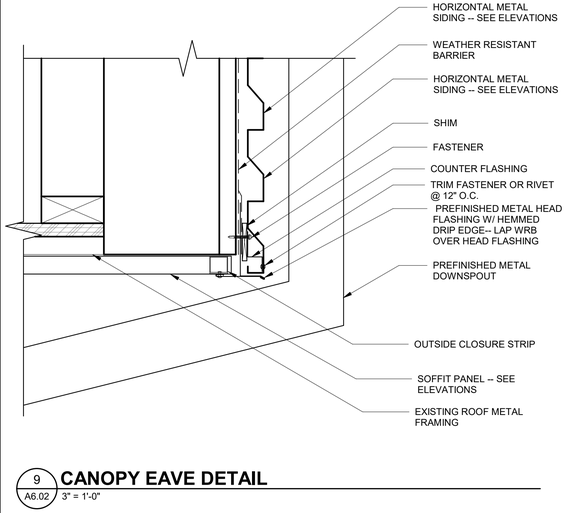
1 EXTERIOR WALL CORNER - PLAN DETAIL
A6.02 — 3" = 1'-0"

2 NOT USED
A6.02 — 3" = 1'-0"

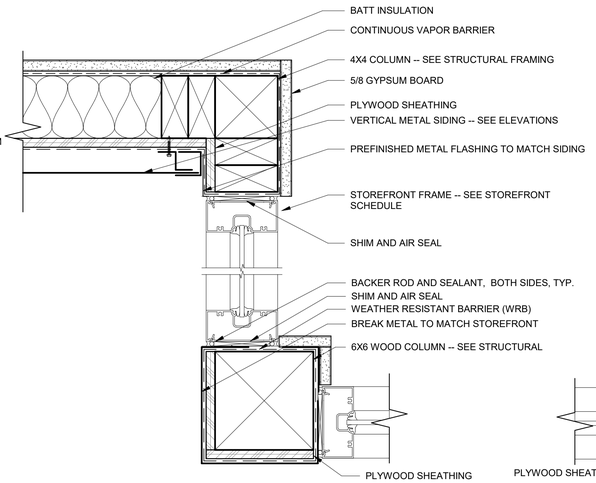
3 NOT USED
A6.02 — 3" = 1'-0"



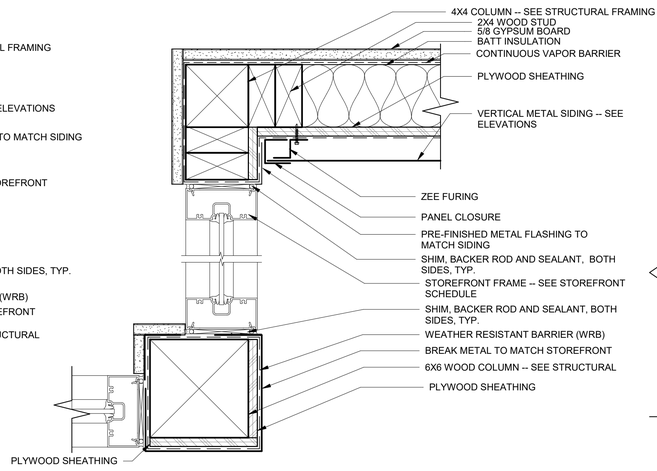
4 STOREFRONT HEAD @ METAL SIDING
A6.02 — 3" = 1'-0"



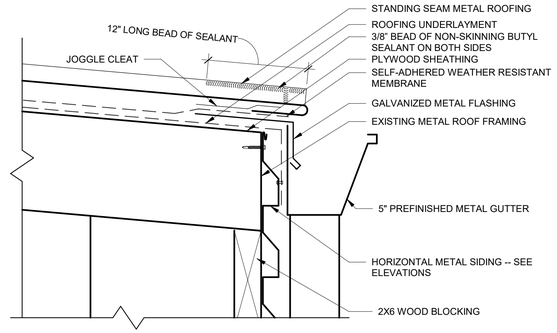
5 STOREFRONT SILL DETAIL @ VESTIBULE
A6.02 — 3" = 1'-0"



6 STOREFRONT CORNER DETAILS - LEFT SIDE SECTION DETAIL
A6.02 — 3" = 1'-0"

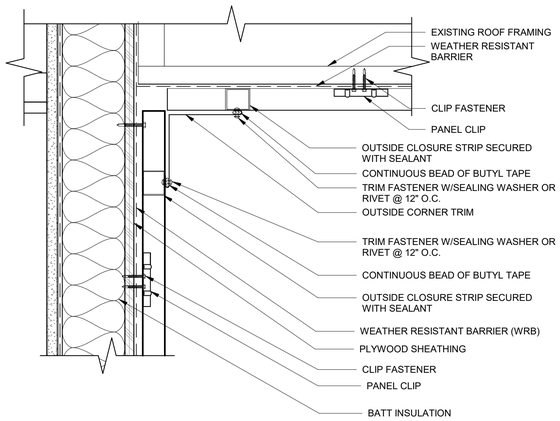


7 STOREFRONT CORNER DETAILS - RIGHT SIDE SECTION DETAIL
A6.02 — 3" = 1'-0"



8 EAVE DETAIL
A6.02 — 3" = 1'-0"

9 CANOPY EAVE DETAIL
A6.02 — 3" = 1'-0"



10 SOFFIT AND METAL PANEL CONNECTION
A6.02 — 3" = 1'-0"

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PEARSON FIELD
TERMINAL RENOVATION PROJECT
PEARSON FIELD
101 EAST RESERVE ST.
VANCOUVER, WA 98661

DRAWING TITLE:
EXTERIOR WALL DETAILS

DRAWN BY: NBA
CHECKED BY: GGB

A6.02

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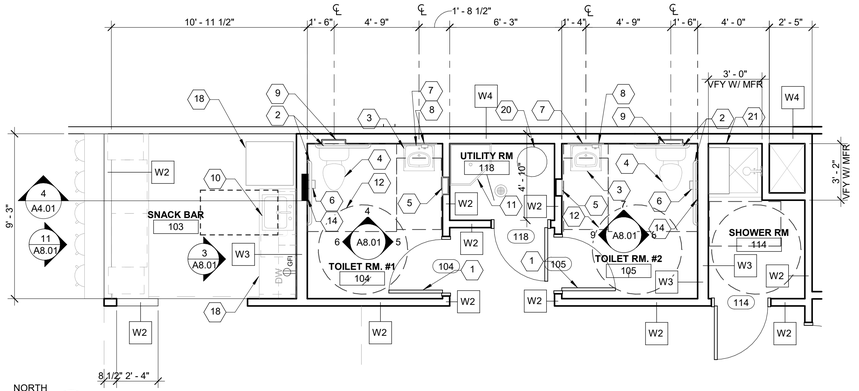
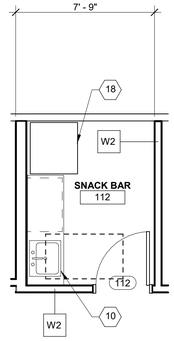
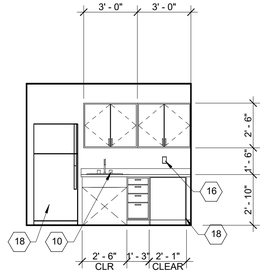


1 A8.01 **ENLARGED KITCHENS AND TOILET ROOMS**
1/4" = 1'-0"



2 A8.01 **ENLARGED KITCHENETTE PLAN**
1/4" = 1'-0"



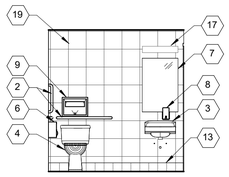
3 A8.01 **KITCHEN ELEVATION RM 103**
1/4" = 1'-0"

INTERIOR ELEVATION GENERAL NOTES

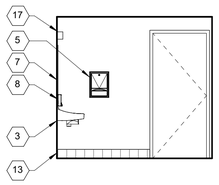
- CONTRACTOR TO VERIFY EXISTING CONDITIONS AND DIMENSIONS SHOWN OR IMPLIED PRIOR TO THE START OF CONSTRUCTION AND NOTIFY ARCHITECT/ENGINEER OF RECORD OF ANY DISCREPANCIES WHICH WILL AFFECT THE WORK
- SEE WALL TYPES AND FINISH PLANS FOR WALL FINISH INFORMATION
- SEE ACCESSIBILITY DETAILS ON A-801 FOR TYPICAL MOUNTING HEIGHTS AND CONFIGURATIONS

ENLARGED RESTROOM PLAN & ELEVATION KEYNOTES

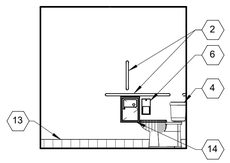
1. ACCESSIBLE SIGNAGE PER 5/A0.02
2. GRAB BARS PER 3/A0.03
3. ACCESSIBLE HAND-SINK W/ FAUCET PER 8/A0.02
4. FLOOR MOUNT ACCESSIBLE WATER CLOSET PER 3/A0.03
5. SEMI - RECESSED TOWEL DISPENSER/ DISPOSAL MOUNT PER 6/A0.02
6. TOILET TISSUE DISPENSER -- PROVIDE BLOCKING PER 3/A0.03
7. MIRROR PER 8/A0.02 -- SEE ELEVATIONS FOR DIMENSIONS
8. SOAP DISPENSER PER 8/A0.02
9. TOILET PROTECTOR SHEET DISPENSER
10. KITCHEN SINK WITH FORWARD APPROACH CLEAR SPACE SEE **7/A0.02**
11. MOP SINK
12. 5'-0" DIAMETER TURNING RADIUS
13. 6"H TILE COVE BASE
14. SANITARY NAPKIN DISPOSAL - PROVIDE BLOCKING
15. PLASTIC LAMINATE COUNTER TOP AND BACKSPLASH
16. GFCI ELECTRICAL OUTLET SPACED 4'-0" O.C. OR LESS BEHIND COUNTER
17. LIGHT SCONCE COORDINATE WITH ELECTRICAL, MOUNT @ 7'-0" AFF
18. OWNER FURNISHED APPLIANCE
19. WALL TILE -- FULL HEIGHT
20. WATER HEATER
21. TRANSFER-TYPE SHOWER COMPARTMENT
22. PARTIAL WALL WITH BAR TOP
23. HI-LOW DRINKING FOUNTAIN



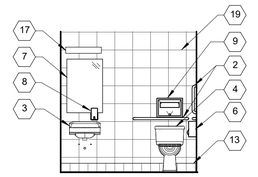
4 A8.01 **INTERIOR ELEVATION TOILET RM 104 (NORTH)**
1/4" = 1'-0"



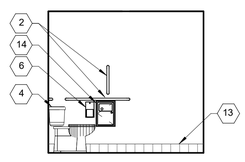
5 A8.01 **INTERIOR ELEVATION TOILET RM 104 (EAST)**
1/4" = 1'-0"



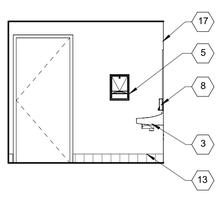
6 A8.01 **INTERIOR ELEVATION TOILET RM 104 (WEST)**
1/4" = 1'-0"



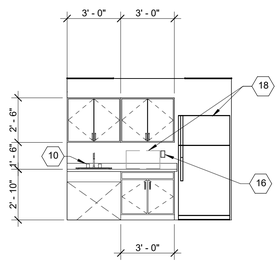
7 A8.01 **INTERIOR ELEVATION TOILET RM 105 (NORTH)**
1/4" = 1'-0"



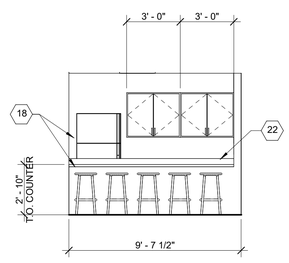
8 A8.01 **INTERIOR ELEVATION TOILET RM 105 (EAST)**
1/4" = 1'-0"



9 A8.01 **INTERIOR ELEVATION TOILET RM 105 (WEST)**
1/4" = 1'-0"



10 A8.01 **KITCHENETTE INTERIOR ELEVATION**
1/4" = 1'-0"



11 A8.01 **KITCHEN INTERIOR ELEVATION RM 103**
1/4" = 1'-0"

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DRAWING TITLE:
ENLARGED RESTROOM PLAN AND ELEVATIONS
DRAWN BY: NBA
CHECKED BY: GGB

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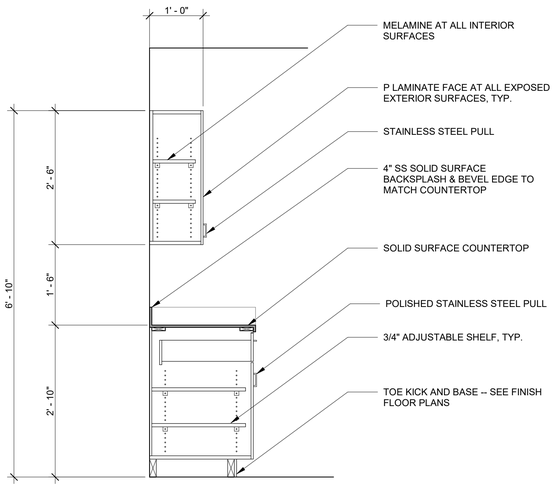
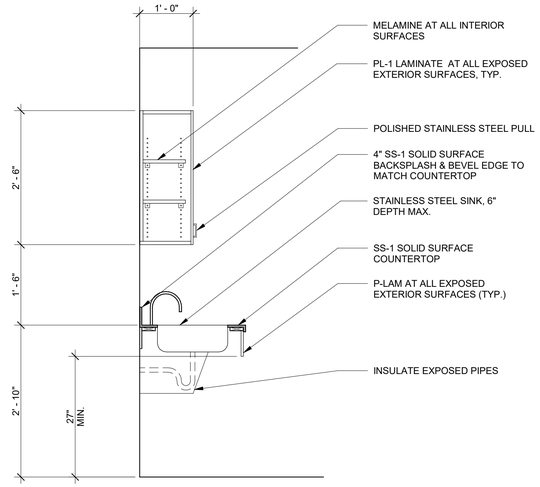


1 A8.02 **CABINET SECTION - TYPICAL**
3/4" = 1'-0"



2 A8.02 **CABINET SECTION AT SINK - TYPICAL**
3/4" = 1'-0"

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DRAWING TITLE:
CASEWORK DETAILS

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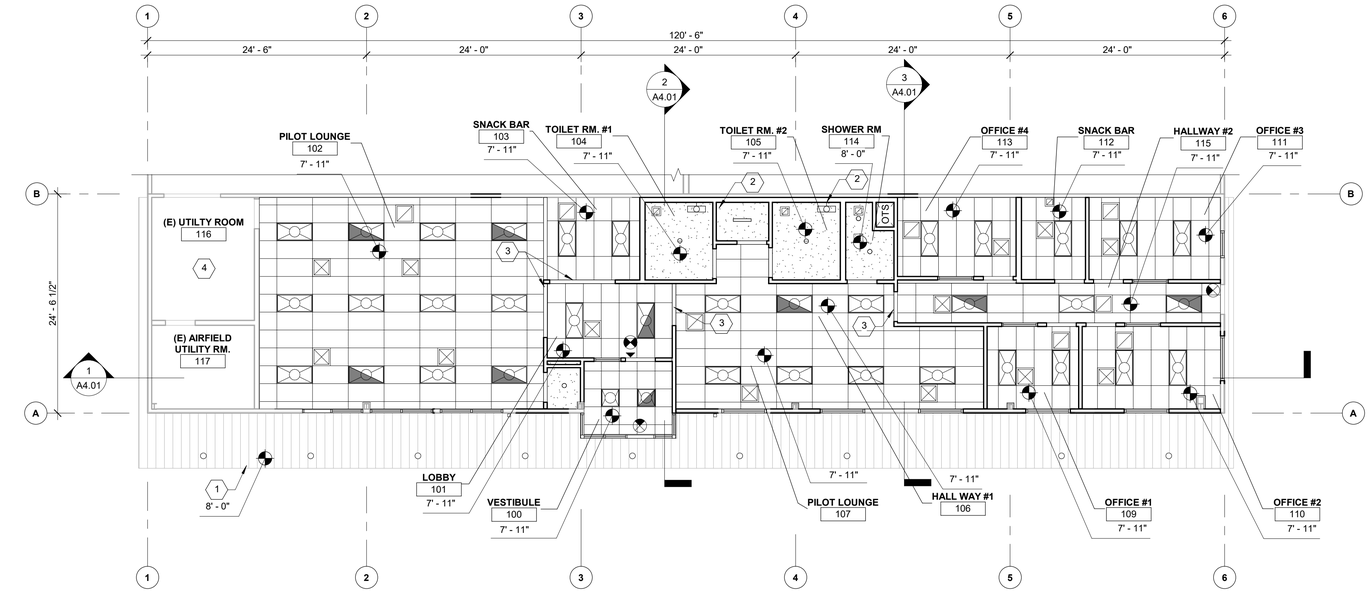

NORTH

1 A9.01 **REFLECTED CEILING PLAN**

1/8" = 1'-0"

REFLECTED CEILING PLAN GENERAL NOTES

- THIS DRAWING IS DIAGRAMMATIC AND FOR DESIGN PURPOSES ONLY. SEE ELECTRICAL DRAWINGS FOR LIGHTING LAYOUT AND TYPE
- SEE MECHANICAL DRAWINGS FOR DIFFUSER AND DUCTWORK LAYOUT.
- REFER TO SHEET A600 FOR STANDARD CEILING DETAILS
- CEILING GRID SHALL BE CENTERED IN ROOM OR SPACE UNLESS NOTED OTHERWISE.

REFLECTED CEILING PLAN LEGEND

0'-0" — BOTTOM OF FINISH CEILING ABOVE FINISH FLOOR ELEVATION

C-1: GYPSUM BOARD CEILING ON METAL JOIST FRAMING, SEE FINISH SCHEDULE

C-2: ACT-01 2' X 4' ACOUSTICAL TILE CEILING GRID, COLOR WHITE, SEE FINISH SCHEDULE

C-3: ACT-01 2' X 2' ACOUSTICAL TILE CEILING GRID, COLOR WHITE, SEE FINISH SCHEDULE

LIGHT FIXTURE -- SEE ELECTRICAL DRAWINGS

DIFFUSER -- SEE MECHANICAL DRAWINGS

EXIT SIGN -- SEE ELECTRICAL

REFLECTED CEILING PLAN KEYNOTES

1. (E) EXTERIOR SOFFIT OVERHANG W/ NEW METAL SOFFIT PANELS -- SEE A3.01 FOR MORE INFORMATION
2. WALL SCONCE LIGHT CENTERED ON MIRROR -- SEE ELECTRICAL
3. GYPSUM BOARD SOFFIT -- SEE DETAIL 9/A9.02
4. CEILING WORK NOT IN SCOPE -- NO CHANGES PROPOSED ASIDE FROM MODIFCATIONS NECESSARY TO ACCOMODATE NEW WORK INCLUDING HVAC DUCTWORK, ELECTRICAL RUNS, ETC.

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DRAWING TITLE:
REFLECTED CEILING PLAN

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CHECKED BY: GGB

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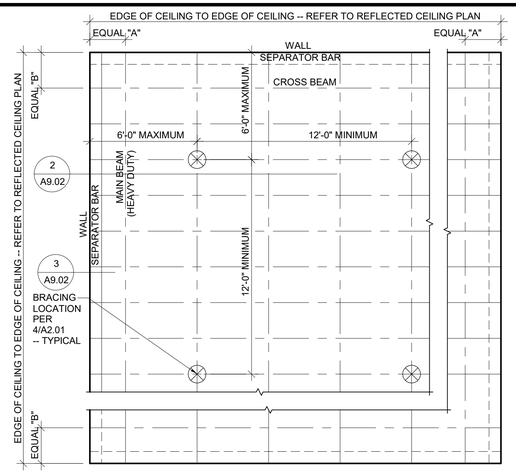
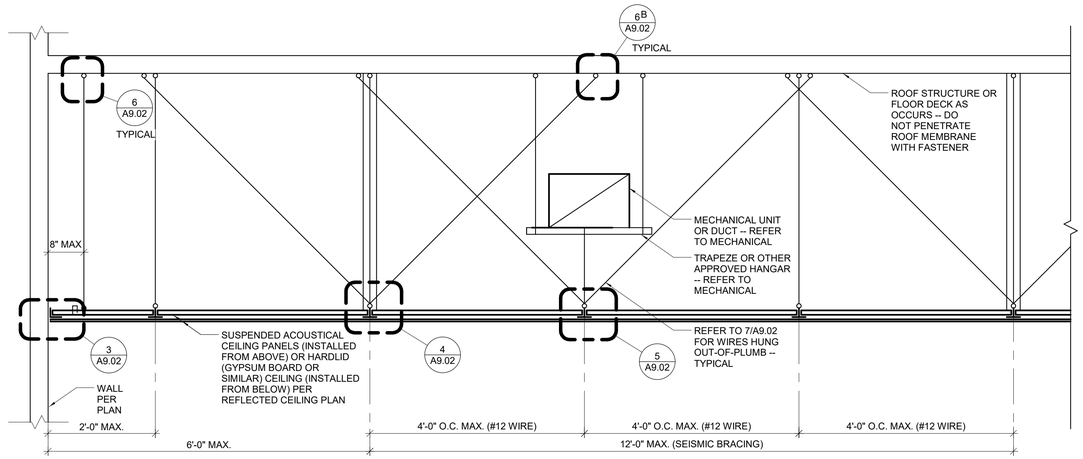


1 A9.02 TYPICAL SUSPENDED CEILING PLAN

1/4" = 1'-0"



2 A9.02 LATERAL BRACING FOR SUSPENDED CEILING

3/4" = 1'-0"

SUSPENDED CEILING GENERAL NOTES

CEILING DESIGN REQUIREMENTS PER ASCE 7, SECTION 13.5.6.2

WIRES:
- WIRE LOOPS SHALL HAVE A MINIMUM OF 3 TIGHT TURNS AROUND THEMSELVES WITHIN 3"
- SPLAY WIRES SHALL BE WITHIN 2" OF THE CONNECTION OF THE VERTICAL STRUTS.
- BRACING WIRES TO BE ATTACHED A MAXIMUM OF 45° TO THE PLANE OF THE CEILING AND PARALLEL TO THE COMPONENTS AT THE BRACING POINT. BRACE WIRES TO BE TAUT AND TIED BOTH ENDS WITH THREE TIGHT WRAPS.
- WIRES SHALL NOT ATTACH TO OR BEND AROUND INTERFERING MATERIALS OR EQUIPMENT. TRAPEZE OR EQUAL DEVICES SHALL BE USED WHERE OBSTRUCTIONS PRECLUDE DIRECT SUSPENSION.

BEAMS:
- MAIN BEAMS @ A MAXIMUM OF 4'-0" SHALL BE HD (HEAVY DUTY) PER ASTM E580 SECTION 5.1.1
- CONTINUOUS SPACE BAR TO BE LOOPED TO COMPONENTS ON THE UNATTACHED WALL.

COMPRESSION POSTS:
- STEEL STUD COMPRESSION POSTS @ 12'-0" O.C. MINIMUM AND A MAXIMUM OF 6'-0" FROM WALLS. CHANGES IN CEILING PLANES REQUIRE POSITIVE BRACING.

JOINTS:
- THE UNATTACHED PERIMETER SHALL HAVE A MINIMUM OF 1/2" CLEARANCE AT THE ENDS OF THE COMPONENTS.
- COMPONENT TERMINAL ENDS MUST BE SUPPORTED BY A 12 GA. HANGAR WIRE ON ALL WALLS.
- PROVIDE SEISMIC JOINTS AT A MINIMUM OF 30'-0" O.C. FOR CONTINUOUS RUNS GREATER THAN 40'-0". MAXIMUM AREA BETWEEN SEISMIC JOINT OR WALLS SHALL NOT EXCEED 2500 S.F. -- REFER TO 1/A9.02.

LIGHT SUPPORTS:
- LIGHT FIXTURES WEIGHING LESS THAN 10 LBS SHALL HAVE ONE 12-GAUGE HANGER WIRE CONNECTED FROM THE FIXTURE TO THE STRUCTURE ABOVE. THIS WIRE MAY BE SLACK.
- LIGHT FIXTURES WEIGHING MORE THAN 10 LBS AND LESS THAN 56 LBS SHALL HAVE ONE 12-GAUGE HANGER WIRE ATTACHED AT OPPOSITE CORNERS OF THE FIXTURE.
- LIGHT FIXTURES WEIGHING MORE THAN 56 LBS SHALL BE SUPPORTED FROM THE STRUCTURE ABOVE BY APPROVED HANGARS. MECHANICAL SUPPORTS AND BRACING NOT INCLUDED IN CEILING DESIGN:
- DESIGN BY OTHERS, SEE MECHANICAL DRAWINGS FOR ADDITIONAL INFORMATION.

UTILITIES:
- PROVIDE 2" OVERSIZE ADAPTOR FOR SPRINKLER PIPE FITTINGS THROUGH CEILING TILES TO ALLOW FOR FREE MOVEMENT OF 1" ON ALL SIDES.

COMPRESSION POST SIZING CHART

COMPRESSIONS POST MEMBER	MAXIMUM HEIGHT FROM CEILING TO STRUCTURE ABOVE
1/2" EMT CONDUIT	5'-10"
3/4" EMT CONDUIT	7'-8"
1" EMT CONDUIT	9'-9"
SINGLE 1-5/8" 20 GA. METAL STUDS	12'-0"
BACK-TO-BACK 1-5/8" 20 GA. METAL STUDS	15'-0"
SINGLE 2-1/2" 20 GA. METAL STUDS	13'-6"
BACK-TO-BACK 2-1/2" 25 GA. METAL STUDS	15'-0"

3 A9.02 WALL MOLDING REQUIREMENTS

3" = 1'-0"

BRACING NOTES:
1. SPLAY WIRES SHALL BE WITHIN 2" OF THE CONNECTION OF THE VERTICAL STRUTS.
2. BRACING WIRES TO BE ATTACHED A MAXIMUM OF 45° TO THE PLANE OF THE CEILING AND PARALLEL TO THE COMPONENTS AT THE BRACING POINT. BRACE WIRES TO BE TAUT AND TIED BOTH ENDS WITH THREE TIGHT WRAPS.

PERIMETER NOTES:
3. THE UNATTACHED PERIMETER SHALL HAVE A MINIMUM OF 1/2 " CLEARANCE AT ENDS OF COMPONENTS.
4. CONTINUOUS SPACE BAR TO BE LOCKED TO COMPONENTS ON UNATTACHED WALL.
5. COMPONENT TERMINAL ENDS MUST BE SUPPORTED BY A 12 GA. HANGER WIRE ON ALL WALLS.

4 A9.02 SPLAY WIRE BRACING & COMPRESSION POST

3" = 1'-0"

5 A9.02 SPLAY WIRE AT OBSTRUCTION

3" = 1'-0"

6 A9.02 WIRE TO STRUCTURE ABOVE

3" = 1'-0"

7 A9.02 SUSPENSION WIRE COUNTERSLOPING

3" = 1'-0"

8 A9.02 STANDARD SEISMIC JOINT

3" = 1'-0"

9 A9.02 SOFFIT AT SUSPENDED CEILING

1 1/2" = 1'-0"

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TERMINAL RENOVATION PROJECT
PEARSON FIELD
101 EAST RESERVE ST.
VANCOUVER, WA 98661

DRAWING TITLE:
CEILING DETAILS

DRAWN BY: MAW
CHECKED BY: GGB

A9.02

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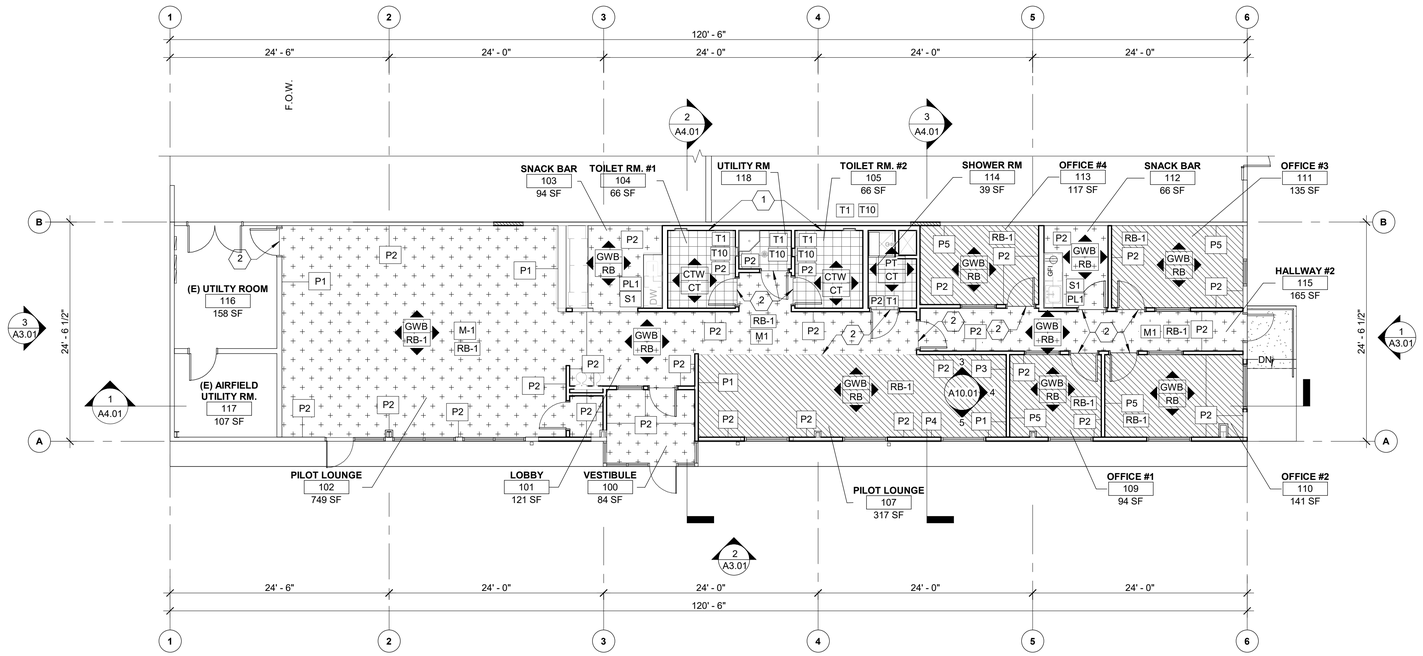


NORTH

1 FINISH PLAN
A10.01 1/8" = 1'-0"

FLOOR AND WALL FINISH NOTES

- PROVIDE GREEN BOARD AT ALL WET LOCATIONS INCLUDING TOILET ROOMS AND LOCKER ROOMS, AND ALL SINKS.
- PAINT ALL EXPOSED INTERIOR STEEL, INCLUDING COLUMNS, BEAMS, JOISTS, STEEL DECK, ETC.
- PROVIDE UNDER-SLAB VAPOR BARRIER AT ALL LOCATIONS TO RECEIVE FLOOR FINISHES.
- SEE ENLARGED FLOOR PLANS & WALL TYPE SCHEDULE FOR WALL CONSTRUCTION INFORMATION.
- SEE FINISH SCHEDULE FOR MANUFACTURER, MATERIAL, AND COLOR SELECTIONS.

FLOOR FINISH LEGEND

Room name 101 — ROOM TAG

SEALED CONCRETE

12"x24" CERAMIC FLOOR TILE - T1

CARPET TILE - CPT1

RESILIENT FLOORING - M1

WALL FINISH LEGEND

XX / XX — WALL FINISH MATERIAL -- SEE DESIGNATIONS BELOW / BASE FINISH MATERIAL -- SEE DESIGNATIONS BELOW

XX / XX — ROOM OR SPACE WITH THE SAME WALL FINISH AND BASE ON ALL WALLS, INCLUDING COLUMN FURRING

WALL DESIGNATIONS

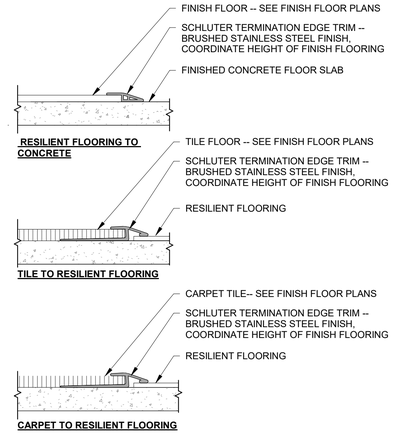
GWB	GYPSUM WALL BOARD - TAPED, SPACKLED, AND PAINTED
CTW	GYPSUM WALL BOARD WITH CERAMIC TILE, FULL HEIGHT.
PX	PAINT

BASE DESIGNATIONS

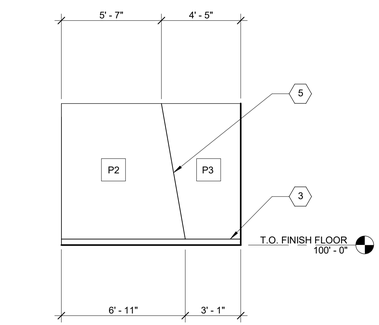
RB-1	4" RESILIENT BASE
CT	TILE COVE BASE

FINISH FLOOR PLAN KEYNOTES

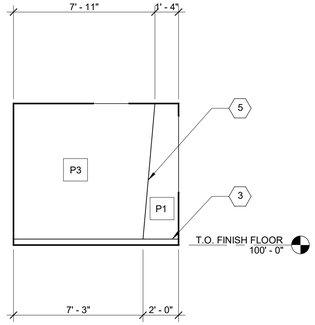
1. CERAMIC TILE WALL, FULL HEIGHT -- REFER TO ENLARGED RESTROOM PLAN & ELEVATIONS SHEET
2. PROVIDE FLOOR FINISH TRANSITION SEE DETAIL 2/A10.01
3. 4" RUBBER BASE
4. EXISTING COLUMN -- PAINT P2 TO MATCH WALL
5. DIAGONAL LINE INDICATING PAINT PATTERN SEPARATING COLORS



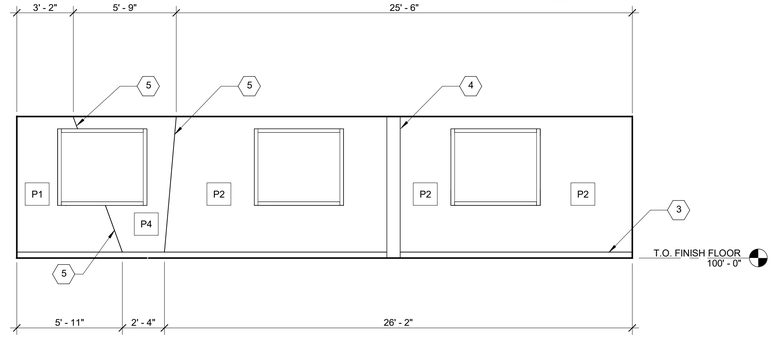
2 FLOOR FINISH EDGE TRANSITION
A10.01 6" = 1'-0"



3 PAINT PATTERN ON NORTH WALL - RM 107
A10.01 1/4" = 1'-0"



4 PAINT PATTERN ON EAST WALL - RM 107
A10.01 1/4" = 1'-0"



5 PAINT PATTERN ON SOUTH WALL - RM 107
A10.01 1/4" = 1'-0"

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DRAWING TITLE:
FLOOR AND WALL FINISH PLANS
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A10.01

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INTERIOR FINISH SCHEDULE						
MATERIAL TAG	**MATERIAL**	**MANUFACTURER**	**LOCATION**	**STYLE**	**COLOR**	**PATTERN**
FLOOR FINISHES						
TILE						
T1	GLAZED PORCELAIN TILE	DALTILE	TOILET ROOMS AND SHOWER ROOM	12X12, VOLUME 1.0	AMPLIFY BLACK VL70	GRID PATTERN
FLOORING						
M1	MARMOLEUM	FORBO FLOORING SYSTEMS	PILOT LOUNGE 102, VESTIBULE, LOBBY, SNACK BARS, HALLWAYS	NCS S 7500-N / DECIBEL	3872 VOLCANIC ASH	PER FINISH PLAN
CARPET						
CPT1	CARPET TILE	MOHAWK GROUP	OFFICES	URBAN FRINGE 989 DARKLANDS	989 DARKLANDS	PER FINISH PLAN
RUBBER BASE						
RB-1	RUBBER COVE BASE	FLEXCO	WHERE CARPET AND MARMOLEUM IS INSTALLED	WALL BASE	01 BLACK DAHLIA	PER FINISH PLAN
WALL FINISHES						
PAINT						
P1	PAINT	SHERWIN WILLIAMS	PILOT LOUNGE ROOMS 102 AND 107	EGGSHELL SHEEN	SW 7068 GRIZZLE GRAY	LEVEL 4 DRYWALL FINISH
P2	PAINT	SHERWIN WILLIAMS	INTERIOR WALL PAINT	EGGSHELL SHEEN/ SATIN IN TOILET AND SHOWER ROOMS	SW 7004 SNOWBOUND	LEVEL 4 DRYWALL FINISH
P3	PAINT	SHERWIN WILLIAMS	PILOT LOUNGE RM 107	EGGSHELL SHEEN	SW 0020 PEACOCK PLUME	LEVEL 4 DRYWALL FINISH
P4	PAINT	SHERWIN WILLIAMS	PILOT LOUNGE RM 107	EGGSHELL SHEEN	SW 0031 DUTCH TILE BLUE	LEVEL 4 DRYWALL FINISH
P5	PAINT	SHERWIN WILLIAMS	INTERIOR OFFICE ACCENT WALL	EGGSHELL SHEEN	SW 9644 PORTSMOUTH	LEVEL 4 DRYWALL FINISH
CEILING FINISHES						
C-1	PAINT	SHERWIN WILLIAMS	GYPSUM BOARD CEILINGS AND SOFFITS	FLAT SHEEN	SW 7007 CEILING BRIGHT WHITE	
C-2	ACOUSTICAL CEILING PANELS	ARMSTRONG	PER REFLECTED CEILING PLAN	24X48 CIRRUS HIGH NRC, TEGULAR	WHITE	--
C-3	ACOUSTICAL CEILING PANELS	ARMSTRONG	PER REFLECTED CEILING PLAN	24X24 CIRRUS HIGH NRC, TEGULAR	WHITE	--
WALL TILE						
T-10	GLAZED PORCELAIN TILE	DALTILE	TOILET ROOMS WALL TILE	12X12, VOLUME 1.0	AMPLIFY BLACK VL70	GRID PATTERN
CT	GLAZED PORCELAIN COVE TILE	DALTILE	TOILET ROOMS COVE BASE	6X6, VOLUME 1.0	AMPLIFY BLACK VL70	GRID PATTERN
GROUT 10	EPOXY GROUT	MAPEI	--	KERAPOXY CQ	5027 SILVER	ALIGN WITH FLOOR TILE
MISC. BUILDING ELEMENTS						
	HVAC DUCTS AND GRILLS	PER MECHANICAL	PER MECHANICAL	PER MECHANICAL	WHITE	FACTORY FINISHED
	ELECTRICAL DEVISES & LIGHT TRIMS	PER ELECTRICAL	PER ELECTRICAL	PER ELECTRICAL	WHITE	FACTORY FINISHED
DOORS AND WINDOWS						
INTERIOR DOOR FRAMES	PAINT	SHERWIN WILLIAMS	DOOR FRAMES PER DOOR SCHEDULE	SEMI-GLOSS SHEEN	SW7674 PEPPERCORN	--
CABINETRY FINISHES						
S-1	SOLID SURFACE	WILSONART	SNACK BAR COUNTERTOPS	BULLNOSE	1573MG FROSTY WHITE MIRAGE	
PL-1	LAMINATE CABINET SURFACE	WILSONART	SNACK BAR CABINETS	FINISH 79 RIDGEWOOD	8248 BLACK HILLS OAK	

FINISHES GENERAL NOTES

- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF SUBCONTRACTOR'S WORK.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL FINISHES DURING CONSTRUCTION AND WHEN STORED AFTER RECEIVING FOR THE PROJECT.
- THE FINISHES INDICATED ON THE DRAWINGS ARE SCHEMATIC. NOT EVERY INTERIOR SURFACE MAY BE SHOWN IN THE DRAWINGS. FINISHES SHALL EXTEND AROUND COLUMNS, THE SIDES OF BUMP-OUT, AND INTERIOR (HIDDEN) SIDES OF RECESSES AS REASONABLY IMPLIED BY THE DESIGN. THE CONTRACTOR SHALL REQUEST ADDITIONAL INFORMATION TO VERIFY THE DESIGN INTENT OF FINISHES AT SUCH LOCATIONS.
- ALL NEW CONSTRUCTION SHALL BE LEVEL, PLUM, AND TRUE TO WITHIN 1/8" PER 10'-0" UNLESS UNPRACTICAL TO DO SO BASED ON EXISTING CONDITIONS. NOTIFY THE ARCHITECT IN WRITING OF CONDITIONS WHICH WILL PREVENT A LEVEL, PLUM, AND TRUE LAYOUT IMMEDIATELY WHEN ENCOUNTERED.
- BUILDING UTILITIES SHALL BE INSTALLED IN CONSISTENT DIMENSIONAL ALIGNMENT.
- ADJACENT FINISHES SHALL BE INSTALLED FOR SMOOTH, SEAMLESS TRANSITIONS.
- THE GENERAL CONTRACTOR SHALL DETERMINE THE EFFECT OF CONSTRUCTION ACTIVITIES BY OWNER'S PERSONNEL AND OWNER SUPPLIED SUBCONTRACTORS. ADDITIONAL COMPENSATION WILL NOT BE GIVEN FOR DELAYS CAUSED BY OWNER'S PERSONNEL AND OWNER SUPPLIED SUB-CONTRACTORS WORKING ON THE SITE.
- PATCH AND REPAIR WALL EXISTING CONDITIONS DAMAGED BY DEMOLITION OR CONSTRUCTION ACTIVITIES TO A LIKE NEW CONDITION FOR A SEAMLESS APPEARANCE BETWEEN EXISTING, REPAIRED, AND NEW CONSTRUCTION.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING ALL MATERIALS CONFORM TO THE CONTRACT DOCUMENTS. SUBSTITUTIONS SHALL ONLY BE ALLOWED WITH PRIOR APPROVAL OF THE ARCHITECT AND THE OWNER THROUGH THE SUBSTITUTION SUBMITTAL PROCESS. SUBSTITUTIONS SHALL NOT BE MADE AS A PART OF THE MATERIAL SUBMITTAL OR RFI PROCESSES. APPROVAL OF THE MANUFACTURER SHALL NOT RELIEVE THE CONTRACTOR OF RESPONSIBILITY FOR PROVIDING THE MATERIALS PER THE CONTRACT DOCUMENTS.
- ANY DISCREPANCIES OR INCONSISTENCIES IN THESE DOCUMENTS WITH EACH OTHER OR WITH FIELD CONDITIONS SHALL IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IN WRITING BEFORE PROCEEDING WITH THE WORK FOR DIRECTION. CONTRACTORS PROCEEDING WITHOUT SAID DIRECTION ASSUME ALL LIABILITY AND COSTS FOR CONSTRUCTION OF WORK INCORRECTLY INSTALLED.
- PROVIDE ALL ADEQUATE SUBSTRATE SUPPORTS FOR MATERIALS MOUNTED ON OR AFFIXED TO OTHER SURFACES INCLUDING WALLS, BRACKETS, CABINETS, ETC. WEATHER OR NOT SPECIFICALLY SHOWN IN THE CONSTRUCTION DRAWINGS.
- THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ARCHITECT IF THERE ARE ANY CONDITIONS THAT PREVENT THE WORK FROM COMPLYING WITH ALL NOTES CALLED FOR IN THE CONSTRUCTION DOCUMENTS.
- THE CONSTRUCTION DOCUMENTS ARE INTENDED TO BE CONCEPTUAL IN NATURE AND REPRESENTATIVE OF THE DESIGN INTENT. THE DOCUMENTS ARE IN NO WAY INTENDED TO REPRESENT A COMPLETE MILLWORK PACKAGE OR DETAILED SHOP DRAWINGS THAT SHALL BE PROVIDED AS A PART OF THE CONTRACTOR'S SCOPE OF WORK.
- ALL WOOD VENEER PLYWOOD, MILLWORK, AND BLOCKING SHALL BE IN COMPLIANCE WITH ALL FIRE CODE REQUIREMENTS. FINISH SAMPLES SHALL BE PROVIDE TO THE ARCHITECT FOR APPROVAL.
- WHERE IT IS DEEMED NECESSARY TO INSURE STABILITY, PROVIDE ADDITIONAL ANCHORING AND/OR BLOCKING IN STUD PARTITIONS FOR MILLWORK.
- PAINT COLORS INDICATED ON THE SCHEDULE ARE INTENDED TO GIVE COLOR AND SHEEN INDICATION ONLY. SAMPLES FROM LOCAL SOURCES TO BE SUBMITTED FOR WRITTEN APPROVAL PRIOR TO APPLICAITON ON ANY FINISH SURFACE.
- WHERE NEW GYPSUM BOARD PARTITIONS ARE A CONTINUATION OF AN EXISTING PARTITION, THE FACE OF THE NEW GYPSUM BOARD SHALL BE ALIGNED WITH THE FACE OF THE EXISTING SURFACE.
- THE CONTRACTOR SHALL ASK FOR DETAILS AND/OR INSTRUCTIONS WHEN UNCERTAIN HOW TO PROCEED. THE LACK OF NOT REQUESTING DETAILS DOES NOT EXCUSE SLOPPY OR IMPROPER WORK. CORRECTIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AT NO COST TO THE OWNER.
- THE JOB SITE SHALL BE KEPT IN A CLEAN AND WORKMAN LIKE CONDITION. DEBRIS SHALL BE REMOVED FROM THE SITE DAILY.
- ALL FINISHES SHALL BE INSTALLED PER THE MANUFACTURER'S PRINTED INSTRUCTIONS.
- ALL FINISH MATERIALS SHALL BE REVIEWED BY THE ARCHITECT AND OWNERS AS A PART OF THE SUBMITTAL PROCESS.
- THE GENERAL CONTRACTOR SHALL PROVIDE THE OWNER WITH ALL MAINTENANCE CARE PROCESS DOCUMENTATION AS A PART OF THE PROJECT CLOSE-OUT.
- THE GENERAL CONTRACTOR SHALL CLEAN ALL SURFACES AND FINISHES TO REMOVE ALL MARKS, INCLUDING FINGER PRINTS, PRIOR TO THE OWNER MOVE IN.
- SUBSTRATE FOR ALL TILE SHALL BE CEMENT, FIBER-CEMENT, OR GLASS MAT GYPSUM BACKERS IN COMPLIANCE WITH ASTM C 117, C 1288, OR C1325 AND INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S PRINTED INSTRUCTIONS.
- PROVIDE GREEN BOARD AT ALL WET LOCATIONS INCLUDING TOILET ROOMS, SHOWERS AND AT ALL SINKS.
  - MOISTURE RESISTANT GYPSUM BOARD AT ALL PAINTED AND FRP LOCATIONS
  - BACKER BOARD AT ALL LOCATIONS TO RECEIVE TILE
- SEE FLOOR PLAN FOR LOCATION OF FIRE-RATED WALLS AND ASSEMBLIES
  - SUBSTRATES AND FINISHES SHALL COMPLY WITH THE INDICATED ASSEMBLIES
- PAINT STEEL AND OTHER SURFACES THAT ARE NOT PREFINISHED, GALVANIZED, OR STAINLESS INCLUDING:
  - STEEL PIPE GUARDRAILS AND HANDRAILS
  - HOLLOW METAL DOOR AND RELITE FRAMES, UNLESS FACTORY FINISHED
- MANUFACTURER AND PRODUCT ARE BASIS OF DESIGN PRODUCTS. SUBSTITUTIONS ARE PERMITTED IN ACCORDANCE WITH THE SUBSTITUTION PROCEDURES IN THE SPECIFICATIONS.

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CODE

2021 INTERNATIONAL BUILDING CODE WITH WASHINGTON STATE AMENDMENTS.

GENERAL STRUCTURAL NOTES

1. THE CONTRACT STRUCTURAL DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISHED STRUCTURE. THEY DO NOT INDICATE THE METHOD OF CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE AND IS RESPONSIBLE FOR ALL MEASURES NECESSARY TO PROTECT THE STRUCTURE DURING CONSTRUCTION. SUCH MEASURES MAY INCLUDE BUT ARE NOT LIMITED TO; ERECTION MEANS METHODS AND SEQUENCING, BRACING, TEMPORARY SHORING, FORMWORK, JOB SITE SAFETY, AND/OR LOAD EFFECTS DUE TO CONSTRUCTION EQUIPMENT
   1.1. CONSTRUCTION MATERIAL ON STRUCTURES SHALL BE SPREAD OUT IN A MANNER AS TO NOT EXCEED THE DESIGN LIVE LOAD PER SQUARE FOOT.
   1.2. VISITS TO THE SITE BY THE ENGINEER OF RECORD SHALL NOT INCLUDE INSPECTION OF THE ABOVE ITEMS.
2. THE CONTRACTOR SHALL REVIEW AND REPORT ANY DISCREPANCIES FOUND AMONG THE CONSTRUCTION DRAWINGS, SPECIFICATIONS AND THE EXISTING SITE CONDITIONS PRIOR TO START OF CONSTRUCTION AND REPORT ANY DISCREPANCY TO THE ENGINEER OF RECORD WHO SHALL CORRECT SUCH DISCREPANCIES IN WRITING.
   2.1. ANY WORK PERFORMED BY THE CONTRACTOR AFTER DISCOVERY OF SUCH DISCREPANCIES, BUT BEFORE A WRITTEN CORRECTION IS PROVIDED, SHALL BE AT THE CONTRACTOR'S RISK.
   2.2. WHERE ANY DISCREPANCIES OCCUR BETWEEN PLANS, DETAILS, GENERAL STRUCTURAL NOTES OR SPECIFICATIONS, THE GREATER REQUIREMENTS SHALL GOVERN.
3. THE CONTRACTOR AND SUBCONTRACTORS SHALL BE RESPONSIBLE TO COORDINATE BETWEEN DISCIPLINES INCLUDING BUT NOT LIMITED TO:
   3.1. VERIFICATION OF ALL DIMENSIONS INDICATED ON THE ARCHITECTURAL AND STRUCTURAL DRAWINGS
   3.2. VERIFICATION OF ALL ELEVATIONS INDICATED ON THE ARCHITECTURAL AND STRUCTURAL DRAWINGS
   3.3. VERIFICATION OF ALL MECHANICAL, ELECTRICAL, AND/OR PROCESS EQUIPMENT LOCATIONS AND WEIGHTS
   3.4. VERIFICATION OF LOCATIONS AND SIZE OF ALL MECHANICAL, ELECTRICAL AND PLUMBING PENETRATIONS THROUGH WALLS, FLOORS AND/OR ROOFS
4. OPTIONS ARE PROVIDED FOR CONTRACTOR'S CONVENIENCE, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL CHANGES NECESSARY, AND SHALL COORDINATE ALL DETAILS.
5. ANY ENGINEERING DESIGN PROVIDED BY OTHERS AND SUBMITTED FOR REVIEW SHALL BEAR THE SEAL OF AN ENGINEER REGISTERED IN THE SAME STATE IN WHICH THE PROJECT IS LOCATED.
6. ALL DETAIL CUTS SHOULD BE CONSIDERED TYPICAL AT LIKE CONDITIONS, UNLESS NOTED.
7. WHERE REFERENCE IS MADE TO VARIOUS TEST STANDARDS FOR MATERIALS, SUCH STANDARDS SHALL BE THE LATEST EDITION AND/OR ADDENDUM.

LOADS:

1. DEAD LOADS: ANY CHANGES IN CONSTRUCTION MATERIALS FROM THOSE SHOWN ON THE ARCHITECTURAL OR STRUCTURAL DRAWINGS SHALL BE REPORTED BY THE GENERAL CONTRACTOR TO THE STRUCTURAL ENGINEER FOR VERIFICATION OF LOAD-CARRYING CAPACITY OF THE STRUCTURE.

2. LIVE LOADS: LIVE LOAD REDUCTION HAVE BEEN APPLIED TO THE STRUCTURAL MEMBERS IN ACCORDANCE WITH THE BUILDING CODE.

ROOF	20 PSF
FLOORS	100 PSF

3. SNOW LOAD:

A. GROUND SNOW LOAD (Pg)	30 PSF
B. IMPORTANCE FACTOR (I)	1.0
C. EXPOSURE FACTOR (Ce)	0.9
D. THERMAL FACTOR (Ct)	1.0
E. FLAT ROOF SNOW LOAD (Pt)	25 PSF
F. DESIGN SNOW LOAD (Ps)	25 PSF

4. WIND LOADS:

A. BASIC WIND SPEED	135 MPH
B. WIND IMPORTANCE FACTOR (Iw)	1.0
C. WIND EXPOSURE	C
D. INTERNAL PRESSURE COEFFICIENT	+/- 0.18
E. DESIGN WIND PRESSURE	+39.8/-53.2 PSF C&C (ZONE 5, 10 SF)

5. SEISMIC LOADS:

A. SEISMIC IMPORTANCE FACTOR (Ie)	1.0
B. MAPPED SPECTRAL RESPONSE ACCELERATIONS:	
Ss	0.837
S1	0.379
SITE CLASS	D
SPECTRAL RESPONSE COEFFICIENTS:	
Sds	0.669
Sd1	N/A
C. SEISMIC DESIGN CATEGORY	D

6. SOILS:

A. MAXIMUM ALLOWABLE SOIL BEARING	1500PSF

METALS

1. MISCELLANEOUS STRUCTURAL STEEL TO BE ASTM A36, FY = 36 KSI, UNLESS NOTED OTHERWISE.
2. STRUCTURAL STEEL BEAMS AND WIDE FLANGE COLUMNS TO BE ASTM A992 FY=50 KSI, UNLESS NOTED OTHERWISE.
3. TUBES TO BE ASTM A500 Gr. B, FY = 46 KSI.
4. PIPES TO BE ASTM A53 Gr. B, FY = 36 KSI.
5. BOLTS TO BE ASTM A307 Gr. A, UNLESS NOTED OTHERWISE.
6. WELDING TO BE BY CERTIFIED WELDERS USING E70XX ELECTRODES IN ACCORDANCE WITH AWS STANDARDS.
7. WELDS DESIGNATED AS DEMAND CRITICAL SHALL BE MADE WITH FILLER METALS MEETING THE REQUIREMENTS SPECIFIED IN AWS D1.8/D1.8M CLAUSE 6.3
8. ALL STEEL TO HAVE A SHOP COAT.
9. STEEL FABRICATOR TO SUBMIT SHOP DRAWINGS TO A/E FOR REVIEW PRIOR TO FABRICATION.
10. STEEL WASHERS TO BE USED AT ALL BOLTED CONDITIONS.
11. BRACING RODS TO BE INSTALLED TAUT, ONE STANDARD TURNBUCKLE PER ROD MAY BE USED.
12. LATEST AISC, SJI AND AWS CODES APPLY. ALL CONSTRUCTION PER LATEST AISC HANDBOOK.
13. ALL EXPANSION ANCHORS SHALL BE SIMPSON STRONG BOLT OR APPROVED EQUAL.
14. ALL ADHESIVE ANCHORS TO BE SIMPSON SET-XP ADHESIVE ANCHORS OR APPROVED EQUAL.
15. ALL REFERENCE TO HEADED STUDS (HWS) SHALL INDICATE AUTOMATIC WELDED HEADED STUDS (NELSON OR APPROVED EQUAL).
16. ALL REFERENCE TO POWDER DRIVEN ANCHORS (PDA'S) SHALL BE SIMPSON 0.145" DIA. x 3" LONG PDP OR APPROVED EQUAL.

CARPENTRY

1. ALL NAILS TO BE COMMON WIRE OR EQUIVALENT DIAMETER AND LENGTH.
2. ALL NAILING TO BE IN ACCORDANCE WITH THE INTERNATIONAL BUILDING CODE TABLE 2304.9.1 UNLESS NOTED OTHERWISE.
3. ALL FRAMING HARDWARE TO BE SIMPSON STRONG-TIE BRAND OR EQUIVALENT SPECIFICALLY APPROVED BY THE ENGINEER OF RECORD.
4. LUMBER GRADES
   GLULAM BEAMS:
   24F-V8 DF/DF AT CANTILEVERS AND 24F-V4 DF/DF AT OTHER CONDITIONS
   SOLID SAWN LUMBER:
   DOUGLAS FIR-LARCH #2 OR BETTER, UNLESS NOTED OTHERWISE
5. PLYWOOD
   FLOOR SHEATHING: 3/4" APA INDEX 48/24, EXPOSURE 1
   ROOF SHEATHING: 5/8" APA INDEX 40/20, EXPOSURE 1
   WALL SHEATHING: 1/2" APA INDEX 24/0, EXPOSURE 1
   NAIL AS SHOWN ON PLANS
6. DRILL BOLT HOLES 1/16" OVERSIZE EXCEPT WHERE NOTED LARGER.
7. DO NOT NOTCH OR DRILL JOISTS, BEAMS, COLUMNS OR LOAD BEARING STUDS WITHOUT PRIOR APPROVAL OF ENGINEER OF RECORD.
8. PROVIDE ADDITIONAL DOUBLE FLOOR JOISTS UNDER PARTITIONS AND NON-BEARING WALLS.
9. LOCATE STUDS DIRECTLY BELOW JOIST BEARINGS UNLESS NOTED OTHERWISE.
10. DOUBLE UP STUDS AT JAMBS AND UNDER BEAMS IN BEARING WALLS, UNLESS NOTED OTHERWISE.
11. PROVIDE 2x SOLID BLOCKING AT MID-HEIGHT OF BEARING STUD WALLS.
12. PROVIDE 3x3x1/4" THICK STEEL PLATE WASHERS AT ANCHORAGE OF WOOD SHEARWALL SILL PLATES TO CONCRETE.
13. WOOD IN PERMANENT CONTACT WITH CONCRETE TO BE PRESSURE TREATED
    ALL FASTENERS DRIVEN INTO PRESSURE TREATED WOOD SHALL BE CORROSION RESISTANT.

FOUNDATION

1. FOUNDATIONS TO BEAR ON NATURAL UNDISTURBED SOIL FREE OF ORGANIC MATTER, OR AN ENGINEERED FILL.
2. BOTTOM OF FOOTINGS TO BE A MINIMUM OF 12" BELOW FINISHED GRADE PER LOCAL JURISDICTION.

CONCRETE

1. MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS

FOUNDATIONS	3,500 PSI
SLABS	3,500 PSI

2. CONCRETE TO HAVE A MAXIMUM WATER/CEMENT RATIOS PER ACI 318 TABLE 4.3.1 (PROPORTIONING ON THE BASIS OF FIELD EXPERIENCE AND/OR TRIAL MIXTURES). THESE MAXIMUMS MAY BE EXCEEDED IF TEST RECORDS, PER SECTION 5.3 OF ACI 318, ARE SUBMITTED TO AND APPROVED BY THE ENGINEER.
3. MAXIMUM SLUMP 3" PLUS OR MINUS 1"
4. SAWCUT CONTROL JOINTS 1/4 SLAB DEPTH.
5. CONCRETE AND REINFORCING TO HAVE SPECIAL INSPECTION IN ACCORDANCE WITH IBC CHAPTER 17.
6. MECHANICALLY VIBRATE ALL CONCRETE WHEN PLACED, EXCEPT THAT SLABS ON GRADE MAY BE VIBRATED ONLY AROUND UNDER-FLOOR DUCTS, ETC..

REINFORCING

1. DEFORMED BARS SHALL CONFORM TO THE REQUIREMENTS OF ASTM A615, GRADE 60. WELDED BARS ASTM A706, GRADE 60. WELDED WIRE FABRIC PER ASTM A185, AND WIRE PER ASTM A82.
2. UNLESS NOTED OTHERWISE, LAP SPLICES SHALL BE CLASS 'B' TENSION LAP SPLICES IN ACCORDANCE WITH ACI 318, CHAPTER 12. LAP SPLICES IN COLUMNS SHALL BE STANDARD COMPRESSION LAP SPLICES PER LATEST EDITION OF ACI 318. STAGGER ALTERNATE SPLICES A MINIMUM OF ONE LAP LENGTH. LAPS IN WELDED WIRE FABRIC SHALL BE MADE SO THAT THE OVERLAP MEASURED BETWEEN OUTERMOST CROSS WIRES OF EACH FABRIC SHEET IS NOT LESS THAN THE SPACING OF CROSS WIRES PLUS 2".
3. PROVIDE BENT CORNER BARS TO MATCH AND LAP WITH HORIZONTAL BARS AT CORNERS AND INTERSECTIONS OF FOOTING AND WALLS. REINFORCING BAR SPACING GIVEN ARE MAXIMUM ON CENTERS. ALL BARS PER CRSI SPECIFICATIONS AND HANDBOOK. DOWEL ALL VERTICAL REINFORCING TO FOUNDATION. SECURELY TIE ALL BARS IN LOCATION BEFORE PLACING CONCRETE. CONCRETE COLUMN DOWEL EMBEDMENTS SHALL BE A STANDARD COMPRESSION DOWEL EMBEDMENT LENGTH ACCORDING TO THE LATEST EDITION OF ACI 318.
4. CLEAR CONCRETE COVERAGE AS FOLLOWS FOR CAST-IN-PLACE
   CAST AGAINST & PERMANENTLY EXPOSED TO EARTH: 3"
   EXPOSED TO EARTH OR WEATHER & #6 OR LARGER: 2"
   EXPOSED TO EARTH OR WEATHER & #5 OR SMALLER: 1 1/2"
   COLUMNS (TO TIES): 1 1/2"
   BEAMS (TO STIRRUPS): 1 1/2"
   ALL OTHERS PER LATEST EDITION OF ACI 318.

GENERAL NOTES ON INSPECTIONS

1. INSPECTION, OBSERVATION AND TESTING REQUIREMENTS HAVE BEEN ESTABLISHED PER 2021 INTERNATIONAL BUILDING CODE (IBC)
   1.1 REFERENCE PROJECT DRAWINGS, SPECIFICATIONS AND IBC SECTION 110 AND 17 FOR REQUIREMENTS
   1.2 ABBREVIATIONS USED
   EOR ENGINEER OF RECORD
   AHJ AUTHORITY HAVING JURISDICTION
   NDT NON DESTRUCTIVE TESTING
   SDC SEISMIC DESIGN CATEGORY. SEE S0.01 FOR ADDITIONAL INFORMATION
   SFRS SEISMIC FORCE RESISTING SYSTEM, SEE S0.01 FOR ADDITIONAL INFORMATION
2. REQUIRED INSPECTIONS BY THE BUILDING OFFICIAL (IBC SECTION 110)
   2.1 FOOTING AND FOUNDATION INSPECTION
   2.2 CONCRETE SLAB AND UNDER FLOOR INSPECTION
   2.3 FRAME INSPECTION
   2.4 GYPSUM BOARD INSPECTION
   2.5 FIRE AND SMOKE RESISTANCE PENETRATION INSPECTION
   2.6 ENERGY EFFICIENT INSPECTIONS
   2.7 IN ADDITION TO THE ABOVE REQUIRED INSPECTIONS, THE BUILDING OFFICIAL IS AUTHORIZED TO MAKE OR AUTHORIZE ANY ADDITIONAL INSPECTIONS AS NECESSARY TO ENSURE COMPLIANCE WITH BUILDING CODE OR ANY OTHER LAWS ENFORCED BY THE BUILDING DEPARTMENT
3. SPECIAL INSPECTIONS AND STRUCTURAL TESTING (IBC SECTION 1705)
   3.1 THE OWNER, OR OWNER'S REPRESENTATIVE, SHALL EMPLOY AN APPROVED AGENCY TO PERFORM SPECIAL INSPECTIONS
      3.1.1. SPECIAL INSPECTION SHELL BE ACCOMPLISHED BY A CERTIFIED SPECIAL INSPECTOR FROM AN ESTABLISHED TESTING AGENCY CURRENTLY CERTIFIED AND APPROVED BY THE BUILDING OFFICIAL
   3.2 THE SPECIAL INSPECTOR SHALL OBSERVE THE WORK ASSIGNED FOR CONFORMANCE WITH THE APPROVED DESIGN DRAWINGS AND SPECIFICATIONS
      3.2.1. CONTINUOUS SPECIAL INSPECTION REQUIRES THE SPECIAL INSPECTOR TO BE ON THE SITE AT ALL TIMES OBSERVING THE WORK REQUIRING SPECIAL INSPECTION, INSPECTIONS MUST BE PERFORMED BEFORE FINAL ACCEPTANCE OF THE ITEM
      3.2.2. PERIODIC SPECIAL INSPECTION REQUIRES THE SPECIAL INSPECTOR TO BE ON SITE AT TIME INTERVALS NECESSARY TO CONFIRM THAT ALL WORK REQUIRING SPECIAL INSPECTION IS IN COMPLIANCE, OPERATIONS NEED NOT BE DELAYED PENDING INSPECTION
      3.2.3 SPECIAL INSPECTION IS NOT REQUIRED FOR WORK PERFORMED BY AN APPROVED FABRICATOR PER IBC SECTION 1704.2.5.2
   3.3 THE SPECIAL INSPECTOR SHALL FURNISH INSPECTION REPORTS TO THE BUILDING OFFICIAL, THE ENGINEER OF RECORD, ARCHITECT OF RECORD AND OTHER DESIGNATED PERSONNEL
      3.3.1. ALL DISCREPANCIES SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE GENERAL CONTRACTOR FOR POSSIBLE CORRECTIVE ACTIONS, THEN IF STILL NOT IN CONFORMANCE REPORTED TO THE EOR AND THE BUILDING OFFICIAL
      3.3.2. THE SPECIAL INSPECTOR SHALL SUBMIT A FINAL REPORT STATING THAT THE WORK REQUIRING SPECIAL INSPECTION WAS COMPLETED IN CONFORMANCE WITH THE APPROVED PLANS AND SPECIFICATIONS. ANY INSPECTIONS OR TESTING WHICH IS NOT IN ACCORDANCE SHALL BE CLEARLY INDICATED.
   3.4. SPECIAL INSPECTION AND TESTING SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF IBC SECTION 17 AND ANY ADDITIONAL REQUIREMENTS OF THE BUILDING OFFICIAL. OMISSION FROM THE LISTED REQUIREMENTS DOES NOT RELIEVE THE CONTRACTOR FROM PROVIDING INSPECTING AND TESTING REQUIRED BY THE IBC, STRUCTURAL OBSERVATIONS (IBC 1704.5)
4. STRUCTURAL OBSERVATIONS (IBC 1704.5)
   4.1. STRUCTURAL OBSERVATIONS SHALL BE PREFORMED BY THE EOR OR OTHER REGISTERED DESIGN PROFESSIONAL DURING CONSTRUCTION IN MANNER TO BECOME GENERALLY FAMILIAR WITH THE IN PLACE CONSTRUCTION CONDITION
   4.1.1. GENERAL CONTRACTOR TO COORDINATE STRUCTURAL OBSERVATIONS AND NOTIFY THE ENGINEER IN ADVANCE TO RENDERED INACCESSIBLE
   4.2 THE STRUCTURAL OBSERVER SHALL SUBMIT A REPORT TO THE BUILDING OFFICIAL INDICATING THAT THE SITE VISITS HAVE BEEN MADE AND IDENTIFY ANY DEFICIENCIES OBSERVED
   4.2.1 STRUCTURAL OBSERVATION REPORTS SHALL NOT CONSTITUTE A WARRANTY OR AS A GUARANTEE BY THE STRUCTURAL ENGINEER AND DO NOT CONSTITUTE A SPECIAL INSPECTION
5. CONTRACTOR RESPONSIBILITY (IBC 1704.4)
   5.1 CONTRACTOR SHALL CONVENE A PRE-CONSTRUCTION MEETING THE EOR, AHJ, AND SPECIAL INSPECTOR WHERE THE REQUIREMENTS FOR SPECIAL INSPECTION, TESTING AND STRUCTURAL OBSERVATIONS ARE DISCUSSED. MEETING MINUTES SHALL BE PROVIDED TO THE AHJ AND MAINTAINED ON-SITE AT ALL TIMES
   5.2 IF SEISMIC OR WIND RESISTANCE IS INDICATED IN THE STATEMENT OF SPECIAL INSPECTION, THE CONTRACTOR RESPONSIBLE FOR ITS CONSTRUCTION SHALL SUBMIT A LETTER CONTAINING ACKNOWLEDGEMENT OF THE SPECIAL INSPECTION REQUIREMENTS TO THE AHJ AND THE OWNER

STATEMENT OF SPECIAL INSPECTION

ITEM	SPECIAL INSPECTION	STRUCTURAL OBSERVATION	IBC SECTION
CONCRETE CONSTRUCTION	X		1705.3

COMMENTS:
ITEMS INDICATED WITH AN "X" ABOVE INDICATE THE REQUIREMENT FOR SPECIAL INSPECTION AND/OR STRUCTURAL OBSERVATIONS SEE GENERAL NOTES ON INSPECTIONS BELOW FOR ADDITIONAL INFORMATION.

ALL INSPECTIONS WILL BE COPIED TO THE CITY OF MEBANE BUILDING DEPARTMENT

CONCRETE CONSTRUCTION (IBC TABLE 1705.3)

VERIFICATION AND INSPECTION TASK	INSPECTION [1]	
	FREQUENCY	COMMENTS
INSPECTION OF REINFORCING STEEL, INCLUDING PRESTRESSING TENDONS, AND PLACEMENT	P	
REINFORCING BAR WELDING:		
VERIFY WELDABILITY OF REINFORCING BARS OTHER THAN ASTM A706	P	
INSPECT SINGLE-PASS FILLET WELDS, MAXIMUM 5/16"	P	
INSPECT ALL OTHER WELDS	C	
INSPECTION OF ANCHORS AND OTHER EMBEDDED ITEMS IN CONCRETE	P	
INSPECT ANCHORS POST-INSTALLED IN HARDENED CONCRETE MEMBERS:		
ADHESIVE ANCHORS INSTALLED IN HORIZONTALLY OR UPWARDLY INCLINED ORIENTATIONS TO RESIST SUSTAINED TENSION LOADS	C	
MECHANICAL ANCHORS AND ADHESIVE ANCHORS NOT DEFINED ABOVE	P	
VERIFY USE OF REQUIRED DESIGN MIX	P	
PRIOR TO CONCRETE PLACEMENT, FABRICATE SPECIMENS FOR STRENGTH TESTS, PERFORM SLUMP AND AIR CONTENT TESTS, AND DETERMINE THE TEMPERATURE OF THE CONCRETE	C	
INSPECTION OF THE CONCRETE AND/OR SHOTCRETE PLACEMENT FOR PROPER APPLICATION TECHNIQUES	C	
VERIFY FOR MAINTENANCE OF SPECIFIED CURING TEMPERATURES AND TECHNIQUES	P	
FOR PRECAST CONCRETE DIAPHRAGM CONNECTIONS OR REINFORCEMENT AT JOINTS CLASSIFIED AS MODERATE OR HIGH DEFORMABILITY ELEMENTS (MDE OR HDE) IN STRUCTURE S ASSIGNED TO SEISMIC DESIGN CATEGORY C,D,E AND F, INSPECT SUCH CONNECTION AND REINFORCEMENT IN THE FIELD FOR:		
INSTALLATION OF THE EMBEDDED PARTS	C, --	
COMPLETION OF THE CONTINUITY OF REINFORCEMENT ACROSS JOINTS	C, --	
COMPLETION OF CONNECTIONS IN THE FIELD	C, --	
INSPECT FORMWORK FOR SHAPE, LOCATION AND DIMENSIONS OF THE CONCRETE MEMBER BEING FORMED	P	

COMMENTS:
1. FREQUENCY DEFENITIONS: 'C' CONTINUOUS, 'P' PERIODIC AND '--' DENOTES EITHER A ONE-TIME ACTIVITY OR FREQUENCY IN SOME OTHER MANNER

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DRAWING TITLE:
GENERAL NOTES & SPECIAL INSPECTIONS
DRAWN BY: MGV
CHECKED BY: MGV

S0.01

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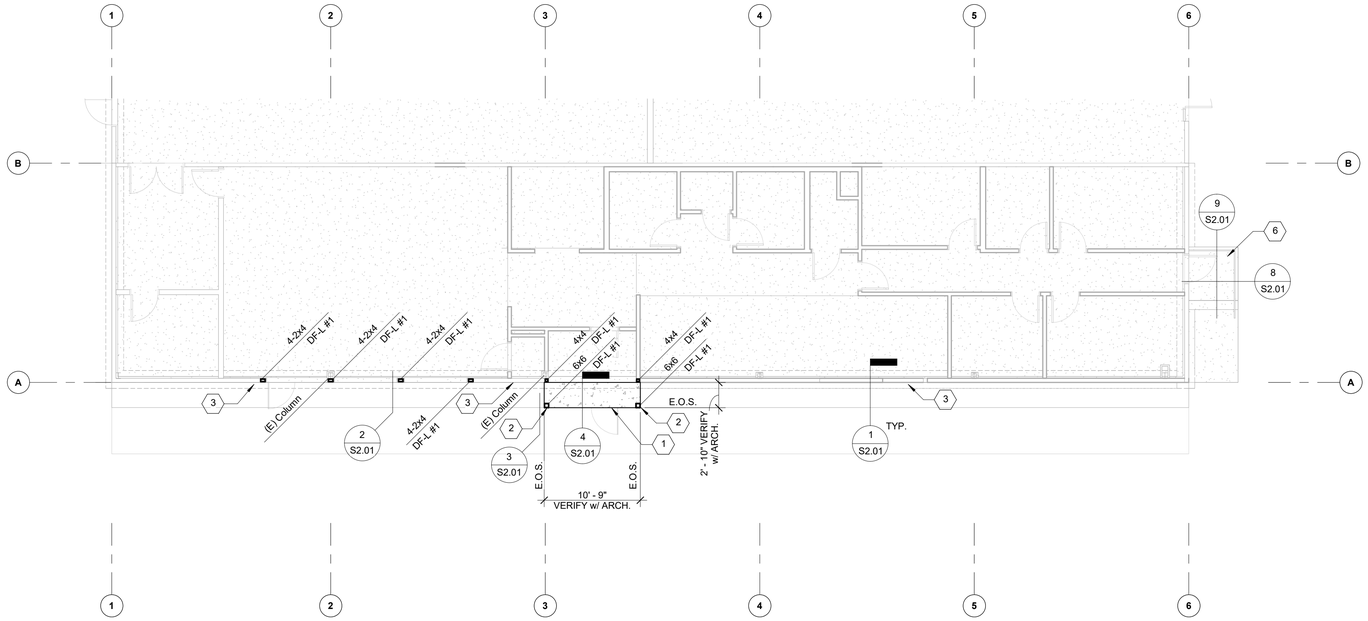
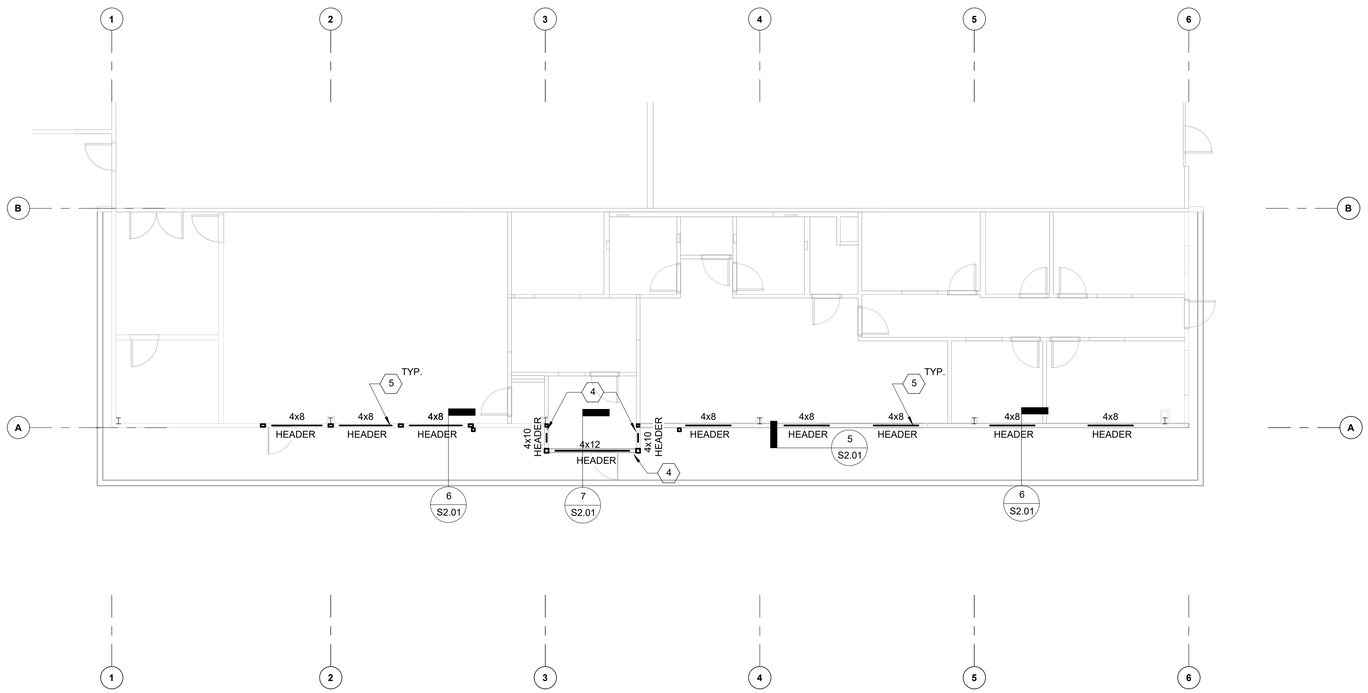


1 S1.01 **FOUNDATION/SLAB PLAN**
1/8" = 1'-0"



2 S1.01 **FRAMING PLAN - HEADER**
1/8" = 1'-0"

GENERAL NOTES

- APPLICABLE CODES: ALL WORK SHALL BE IN CONFORMANCE WITH ALL FEDERAL, STATE, AND LOCAL CODES. SPECIFICATIONS AND STANDARDS SHALL MEAN, AND ARE INTENDED TO BE, THE LATEST EDITION, AMENDMENT OR REVISION OF SUCH REFERENCE STANDARD, IN EFFECT AS OF THE DATE OF THE CONTRACT DOCUMENTS.
- CONTRACTOR TO VERIFY EXISTING CONDITIONS AND DIMENSIONS SHOWN OR IMPLIED PRIOR TO START OF CONSTRUCTION AND NOTIFY A/E OF ANY DISCREPANCIES.
- CONTRACTOR SHALL PROVIDE ALL NECESSARY TESTING AND COORDINATE ALL REQUIRED INSPECTIONS.
- GRID LINES ARE TO CENTERLINE OF COLUMNS UNLESS NOTED OTHERWISE.
- DIMENSIONS ARE TO GRID LINE OR FACE OF GIRT/STUD OR CENTERLINE OF OPENING UNLESS NOTED OTHERWISE.
- SEE ARCHITECTURAL DRAWINGS FOR DIMENSIONS, ELEVATIONS AND WALLS NOT SHOWN
- ALL DETAIL CUTS TO BE CONSIDERED SIMILAR AT LIKE CONDITIONS, TYPICAL.

LEGEND

(E)	EXISTING
℄	CENTERLINE
E.O.S.	EDGE OF SLAB
P.E.M.B.	PRE-ENGINEERED METAL BUILDING
F.V.	FIELD VERIFY
COL.	COLUMN IDENTIFICATION

KEYNOTES

1. 5" THICK CONCRETE SLAB ON MIN. 6" CRUSHED ROCK --REINF. w/ #4 AT 16" O.C. EACH WAY
2. SIMPSON CPT66Z COLUMN BASE w/ (3) 1/2" DIA. DOWELS --INSTALL PER MANUFACTURER RECOMMENDATIONS, SEE 3/S2.01
3. 2x4 AT 12" O.C. WOOD STUD WALL w/ 15/32" PLYWOOD SHEATHING w/ 8d AT 6" O.C. AND 12" O.C. IN FIELDS --REMOVE OR INFILL EXISTING WALL FRAMING AS REQUIRED ALONG GL "A" --REFER TO ARCHITECTURAL FOR AREA OF DEMO AND NEW WORK
4. SIMPSON HUC410 HANGER EACH END w/ (14) 0.162 x 3 1/2" TO COLUMN & (6) 0.148 x 3" TO HEADER --INSTALL PER MANUFACTURER RECOMMENDATIONS
5. SEE 5/S2.01 FOR TYPICAL HEADER DETAIL
6. 5" THICK CONCRETE LANDING SLAB ON MIN. 6" CRUSHED ROCK --REINF. w/ #4 @ 12" O.C. EACH WAY --SEE ARCHITECTURAL FOR DIMENSIONS

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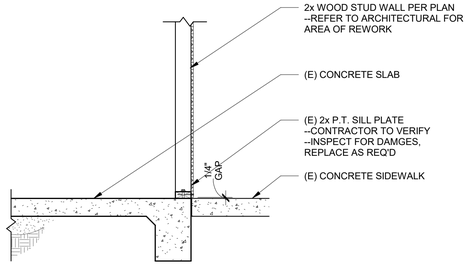
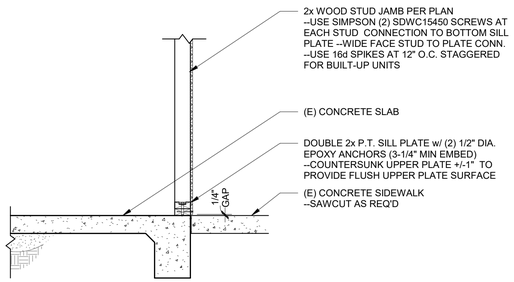
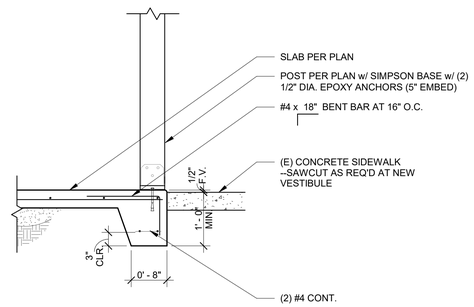


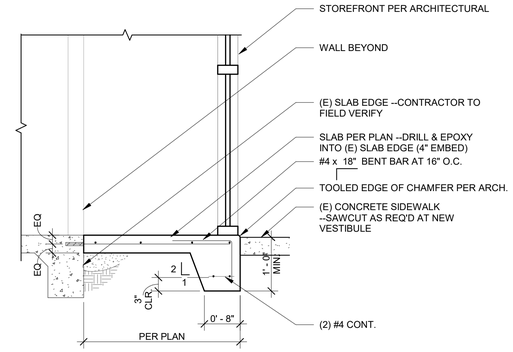
1 S2.01 STUD WALL AT SLAB DETAIL
3/4" = 1'-0"



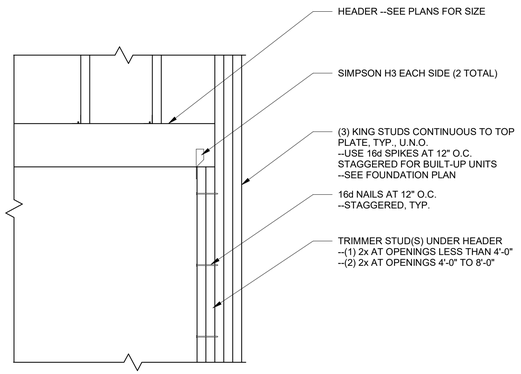
2 S2.01 STOREFRONT JAMB AT SLAB DETAIL
3/4" = 1'-0"



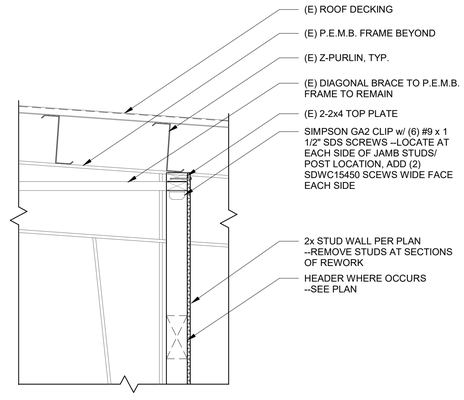
3 S2.01 WOOD POST AT SLAB DETAIL
3/4" = 1'-0"



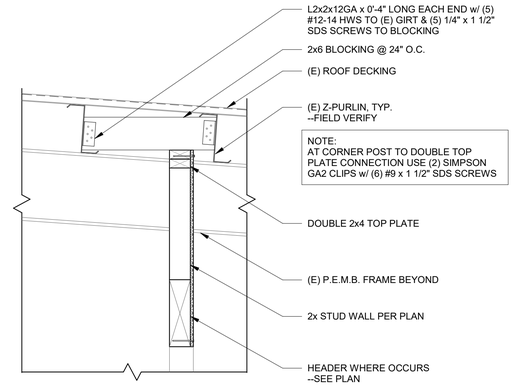
4 S2.01 SLAB DETAIL AT VESTIBULE
3/4" = 1'-0"



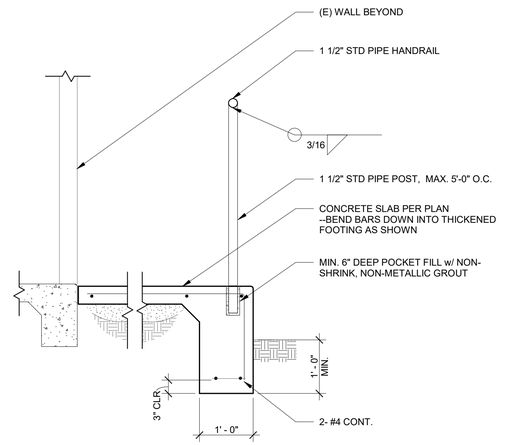
5 S2.01 TYPICAL HEADER DETAIL
1" = 1'-0"



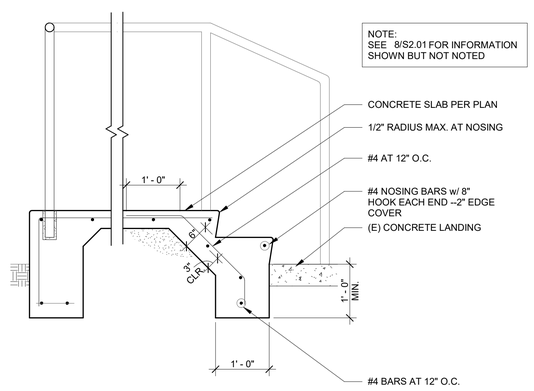
6 S2.01 WALL AT ROOF CONNECTION DETAIL
1" = 1'-0"



7 S2.01 WALL AT VESTIBULE ROOF CONNECTION
1" = 1'-0"



8 S2.01 TYP. CONCRETE LANDING DETAIL
3/4" = 1'-0"



9 S2.01 TYP. CONCRETE STAIR DETAIL
3/4" = 1'-0"

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MECHANICAL LEGEND

NOTE: NOT ALL SYMBOLS OR ABBREVIATIONS ARE APPLICABLE TO THIS PROJECT. REFER TO DETAILS AND NOTES FOR MOUNTING HEIGHTS.

ABBREVIATIONS

(N)	NEW	FPM	FEET PER MINUTE	RTU	ROOFTOP UNIT
(E)	EXISTING TO REMAIN	FPS	FEET PER SECOND	S	SUPPLY OR SLOPE
(D)	EXISTING TO BE REMOVED	FSD	FIRE/SMOKE DAMPER	SA	SUPPLY AIR
(ER)	EXISTING TO BE RELOCATED	FT	FOOT OR FEET	SCFM	CFM, STANDARD CONDITIONS
(RL)	NEW LOCATION OF RELOCATED ITEM	GA	GAUGE	SD	SMOKE DAMPER
(F)	FUTURE	GAL	GALLONS	SEER	SEASONAL ENERGY EFFICIENCY RATING
AAV	AUTOMATIC AIR VENT	GALV	GLAVANIZED	SEN	SENSIBLE
AC	AIR CONDITIONING	GC	GENERAL CONTRACTOR	SF	SUPPLY FAN OR SQUARE FEET
ACCEPT	ACCEPTANCE	GLV	GLOBE VALVE	SIU	SPLIT INDOOR UNIT
ACU	AIR CONDITIONING UNIT	GPM	GALLONS PER MINUTE	SOU	SPLIT OUTDOOR UNIT
AD	ACCESS DOOR	GND	GROUND	SP	STATIC PRESSURE
AFF	ABOVE FINISHED FLOOR	GV	GATE VALVE	SPD	SPLITTER DAMPER
AFMS	AIR FLOW MEASURING STATION	H	HEIGHT	SPEC	SPECIFICATIONS
AFUE	ANNUAL FUEL UTILIZATION EFFICIENCY	HB	HOSE BIBB	SQ IN	SQUARE INCH
AG	AIR GAP	HC	HEATING COIL	ST	STRAINER OR SOUND TRAP
AHJ	AUTHORITY HAVING JURISDICTION	HD	HEAD	STD	STANDARD
AHU	AIR HANDLING UNIT	HOR	HORIZONTAL	T	THERMOSTAT (NOT TEMPERATURE SENSOR
AMB	AMBIENT	HP	HIGH PRESSURE	T	THERMOMETER
A	AMPERE	HP	HORSEPOWER	TCP	TEMPERATURE CONTROL PANEL
AP	ACCESS PANEL	HP	HEAT PUMP	TDH	TOTAL DYNAMIC HEAD
APPROX	APPROXIMATELY	HPC	HIGH PRESSURE CONDENSATE	TEMP	TEMPERATURE
ARCH	ARCHITECT	HPS	HIGH PRESSURE STEAM	TFA/TFB	TO FLOOR ABOVE/BELOW
ARI	AMERICAN REFIRGERATION INSTITUTE	HR	HOUR(S)	TI	TENANT IMPROVEMENT
AS	AIR SEPARATOR	HRU	HEAT RECOVERY UNIT	TRG	TRANSFER GRILLE
AUTO	AUTOMATIC	HS	HUMIDITY SENSOR	TS	TEMPERATURE SENSOR
AUX	AUXILIARY	HV	HOSE VALVE	TSP	TOTAL STATIC PRESSURE
B	BOILER	HVAC	HEATING, VENTILATING AND AIR CONDITIONING	TT	TEST TAP OR TEST TEE
BAS	BUILDING MANAGEMENT SYSTEM			TXV	THERMAL EXPANSION VALVE
BDD	BACKDRAFT DAMPER	HW	HEATING WATER	(TYP)	TYPICAL
BHP	BRAKE HORSEPOWER	HWP	HEATING WATER PUMP	U	HEAT TRANSFER COEFFICIENT
BOD	BOTTOM OF DUCT	HWR	HEATING WATER RETURN	UG	UNDERGROUND
BOP	BOTTOM OF PIPE	HWS	HEATING WATER SUPPLY	UH	UNIT HEATER
BFP	BACKFLOW PREVENTER	HX	HEAT EXCHANGER	UON	UNLESS OTHERWISE NOTED
BSMT	BASEMENT	HZ	FREQUENCY (HERTZ)	V	VENT OR VOLUME OR VELOCITY
BTU	BRITISH THERMAL UNIT	ID	INSIDE DIAMETER	VAV	VARIABLE AIR VOLUME
BTUH	BTU PER HOUR	IN	INCH(ES)	VB	VACUUM BREAKER
BV	BALL VALVE OR BALANCING VALVE	INPLV	INTEGRATED PART LOAD VALUE	VD	VOLUME DAMPER
BYV	BUTTERFLY VALVE	KW	KILOWATT	VEL	VELOCITY
C	COMMON, CONDENSATE OR CONDUIT	KWH	KILOWATT HOUR	VERT	VERTICAL
CA	CONTROL AIR	L	LENGTH	VFD	VARIABLE FREQUENCY DRIVE
CAP	CAPACITY	LAT	LEAVING AIR TEMPERATURE	VOL	VOLUME
CAV	CONSTANT AIR VOLUME	LBS	POUNDS	W	WASTE OR WIDTH OR WATTS
CB	CHILLED BEAM	LDB	LEAVING DRY BULB	W/	WITH
CC	COOLING COIL OR CONTROLS CONTRACTOR	LF	LINEAR FEET	W/O	WITHOUT
CD	CONDENSATE DRAIN	LP	LOW PRESSURE	WB	WET BULB TEMPERATURE
CEG	CEILING EXHAUST GRILLE	LPC	LOW PRESSURE CONDENSATE	WC	WATER COLUMN
CER	CEILING EXHAUST REGISTER	LPS	LOW PRESSURE STEAM	WEG	WALL EXHAUST GRILLE
CFF	CAP FOR FUTURE	LWB	LEAVING WET BULB	WG	WATER GAUGE
CFM	CUBIC FEET PER MINUTE	LWT	LEAVING WATER TEMPERATURE	WP	WORKING PRESSURE
CFS	CUBIC FEET PER SECOND	M	MOTOR	WPD	WATER PRESSURE DROP
CHWP	CHILLED WATER PUMP	MA	MIXED AIR	WRR	WALL RETURN REGISTER
CHWR	CHILLED WATER RETURN	MAD	MIXED AIR DAMPER	WSHP	WATER-SOURCE HEAT PUMP
CHWS	CHILLED WATER SUPPLY	MAX	MAXIMUM	WSR	WALL SUPPLY REGISTER
CH	CHILLER	MBH	THOUSAND BTU PER HOUR	WT	WEIGHT
CHV	CHECK VALVE	MC	MECHANICAL CONTRACTOR	Z	ZONE
CL	CENTERLINE	MCA	MINIMUM CIRCUIT AMPACITY	ZD	ZONE DAMPER
CLG	CEILING	MCC	MOTORIZED CONTROL CENTER		
CO	CLEANOUT	MD	MOTORIZED DAMPER		
CONN	CONNECTION	MECH	MECHANICAL		
CONT	CONTINUATION	MERV	MINIMUM EFFICIENCY RATING VALUE		
CONTR	CONTRACTOR	MFR	MANUFACTURER		
COP	COEFFICIENT OF PERFORMANCE	MIN	MINIMUM		
CP	CONTROL PANEL OR CONDENSATE PUMP	MOCP	MINIMUM OVER CURRENT PROTECTION		
CR	CONDENSATE RETURN	MV	MANUAL AIR VENT		
CRG	CEILING RETURN GRILLE	N/A	NOT APPLICABLE		
CRR	CEILING RETURN REGISTER	NC	NORMALLY CLOSED		
CSD	CEILING SUPPLY DIFFUSER	NIC	NOT IN CONTRACT		
CTE	CONNECT TO EXISTING	NO	NORMALLY OPEN OR NUMBER		
CUFT	CUBIC FEET	NOM	NOMINAL		
CUIN	CUBIC INCHES	NPSH	NET POSITIVE SUCTION HEAD		
CV	CONSTANT VOLUME OR CONTROL VALVE	NTS	NOT TO SCALE		
CW	COLD WATER	OA	OUTSIDE AIR		
CWP	CONDENSER WATER PUMP	OAD	OUTSIDE AIR DAMPER		
CWR	CONDENSER WATER RETURN	OAT	OUTSIDE AIR TEMPERATURE		
CWS	CONDENSER WATER SUPPLY	OBD	OPPOSED BLADE DAMPER		
DBT	DRY BULB TEMPERATURE	OC	ON CENTER		
DDC	DIRECT DIGITAL CONTROL	OD	OUTSIDE DAMPER		
DIA	DIAMETER	OFCI	OWNER FURNISHED CONTRACTOR INSTALLED		
DIFF	DIFFERENCE	OFOI	OWNER FURNISHED OWNER INSTALLED		
DN	DOWN	OPER	OPERATING		
DP	DIFFERENTIAL PRESSURE	OV	OUTLET VELOCITY		
DPT	DEW POINT TEMPERATURE	P	PUMP OR PRESSURE OR POLE		
DSD	DUCT SMOKE DETECTOR	PC	PUMPED CONDENSATE		
DWG(S)	DRAWINGS(S)	PD	PRESSURE DROP		
DX	DIRECT EXPANSION	PF	PREFILTER		
EA	EXHAUST AIR OR EACH	PG	PIPE GUIDE OR PRESSURE GAUGE		
EAD	EXHAUST AIR DAMPER	PH	PHASE (ELECTRICAL)		
EAT	ENTERING AIR TEMPERATURE	PHC	PREHEAT COIL		
EC	ELECTRICAL CONTRACTOR	POC	POINT OF CONNECTION		
ECON	ECONOMIZER	POD	POINT OF DISCONNECTION		
EDB	ENTERING DRY BULB TEMPERATURE	PRESS	PRESSURE		
EWT	ENTERING WATER TEMPERATURE	PRV	PRESSURE REDUCING VALVE		
EER	ENERGY EFFICIENCY RATING	PS	PRESSURE SENSOR		
EF	EXHAUST FAN	PSI	POUNDS PER SQUARE INCH		
EFF	EFFICIENCY	PSIA	PSI ABSOLUTE		
ELEC	ELECTRICAL	PSIG	PSI GAUGE		
EQUIP	EQUIPMENT	QTY	QUANTITY		
ESP	EXTERNAL STATIC PRESSURE	R	RELOCATE, RISE, RISER		
ET	EXPANSION TANK	RA	RETURN AIR		
EWB	ENTERING WET BULB TEMPERATURE	RAD	RETURN AIR DAMPER		
EXH	EXHAUST	RD	REFRIGERANT DISCHARGE		
EXT	EXTERNAL	REF	ROOFTOP EXHAUST FAN		
F	FAHRENHEIT	REFRIG	REFRIGERATION		
FPB	FAN POWERED BOX	REV	REVISE, REVISION OR REVOLUTIONS		
FC	FLEXIBLE CONNECTION OR FAIL CLOSED	RF	RETURN FAN		
FCU	FAN COIL UNIT	RH	RELATIVE HUMIDITY		
FD	FIRE DAMPER	RHC	REHEAT COIL		
FF	FINAL FILTER OR FINISHED FLOOR	RHT	RADIANT HEATER		
FFA/FFB	FROM FLOOR ABOVE/BELOW	RPM	REVOLUTIONS PER MINUTE		
FO	FAIL OPEN	RS	REFRIGERANT SUCTION		
FPI	FINS PER INCH				

DUCTWORK

SYMBOL	DESCRIPTION
AD/AP	ACCESS DOOR / ACCESS PANEL
	FLEXIBLE CONNECTION
	FLEXIBLE DUCT RUNOUT TO DIFFUSER
12x6	RECTANGULAR DUCT SIZE (WIDTH x DEPTH IN INCHES)
18ø	ROUND DUCT SIZE (DIAMETER IN INCHES)
24x12ø	OVAL DUCT SIZE (WIDTH x DEPTH IN INCHES)
	DUCT THROUGH BEAM PENETRATION
R. D.	DUCT OFFSET (RISE OR DROP)
VD RVD	VOLUME DAMPER OR REMOTE VOLUME DAMPER
FD SD FSD	FIRE, SMOKE OR FIRE/SMOKE DAMPER
MD BDD	MOTORIZED DAMPER, BACKDRAFT DAMPER
	SUPPLY DUCT UP
	SUPPLY DUCT DOWN
	EXHAUST DUCT UP
	EXHAUST DUCT DOWN
	RETURN DUCT UP
	RETURN DUCT DOWN
	CROSS SECTION OF SUPPLY DUCT
	CROSS SECTION OF EXHAUST AIR DUCT
	CROSS SECTION OF RETURN AIR DUCT
	CROSS SECTION OF ROUND DUCT
	DUCT ELBOW WITH TURNING VANES
	SMOOTH RADIUS DUCT ELBOW WITHOUT TURNING VANES
	CONICAL BRANCH FITTING
	45 DEGREE BOOT LO-LOSS BRANCH FITTING
	WYE BRANCH FITTING
12x6	ACOUSTICAL LINING DUCT (DIMENSION IS INSIDE DIMENSION)
M	MOTORIZED DAMPER INSIDE DUCT
TAG NECK SIZE-CFM	TRANSFER DUCT (WITH LINER)
8" - 11" BOD	INDICATES 8"11" TO BOTTOM OF DUCT
TAG NECK SIZE-CFM	RECTANGULAR OR ROUND SUPPLY DIFFUSER OR REGISTER (SEE SCHEDULE). 4-WAY THROW UNLESS INDICATED OTHERWISE. EXAMPLE: SB12X12-400 REFERS TO TAG SB WITH 12"X12" NECK AND 400 CFM
TAG NECK SIZE-CFM	RECTANGULAR OR ROUND EXHAUST GRILLE OR REGISTER (SEE SCHEDULE)
TAG NECK SIZE-CFM	RECTANGULAR OR ROUND RETURN GRILLE OR REGISTER (SEE SCHEDULE)
TAG NECK SIZE-CFM	WALL SUPPLY GRILLE OR REGISTER (SEE SCHEDULE)
TAG NECK SIZE-CFM	WALL RETURN OR EXHAUST GRILLE OR REGISTER (SEE SCHEDULE)
TAG NECK SIZE-LENGTH-CFM	LINEAR SLOT DIFFUSER (SEE SCHEDULE FOR NUMBER OF SLOTS). 2-WAY THROW UNLESS NOTED OTHERWISE. EXAMPLES: SN10-48-250 REFERS TO TAG SN WITH 10" ROUND NECK, 48" SLOT LENGTH AND 250 CFM.
	VARIABLE AIR VOLUME TERMINAL UNIT
	VARIABLE AIR VOLUME TERMINAL UNIT W/ REHEAT
	FAN POWERED TERMINAL UNIT
	FAN POWERED TERMINAL UNIT W/ REHEAT

CONTROLS

SYMBOL		DESCRIPTION
WALL / CEILING MOUNTED DEVICE	TS	TEMPERATURE SENSOR
	T	THERMOSTAT OR THERMOMETER
	CO2	CARBON DIOXIDE SENSOR
	OS	OCCUPANCY SENSOR
	H	HUMIDITY SENSOR OR HUMIDISTAT
	SP	STATIC PRESSURE SENSOR
	RS	REFRIGERANT SENSOR
	CO	CARBON MONOXIDE SENSOR
	H	HYDROGEN SENSOR
EQUIPMENT / SYSTEM MOUNTED DEVICE	DSD	DUCT SMOKE DETECTOR
	TS	TEMPERATURE SENSOR
	SP	STATIC PRESSURE SENSOR
	PS	PRESSURE SENSOR OR SWITCH
	DPS	DIFFERENTIAL PRESSURE SENSOR
	AFMS	AIR FLOW MEASURING STATION
	HS	HUMIDITY SENSOR
	FS	FLOW SENSOR OR SWITCH
	FM	FLOW METER
	CS	CURRENT SENSOR
	M	MOTOR
	A	ACTUATOR
	HM	HYDROGEN MONITOR
	RM	REFRIGERANT MONITOR
	AI	ANALOG INPUT
	AO	ANALOG OUTPUT
	DI	DIGITAL INPUT
	DO	DIGITAL OUTPUT
	BAS	BUILDING AUTOMATION SYSTEM
	PI	PULSING INPUT

PIPING SYSTEMS

SYMBOL	DESCRIPTION
RD	REFRIGERANT DISCHARGE
RS	REFRIGERANT SUCTION

DEFERRED SUBMITTALS

1. SEISMIC BRACING FOR MECHANICAL AND PLUMBING SYSTEMS, INCLUDING EQUIPMENT, PIPING, AND DUCTWORK.

*FOR ALL ITEMS LISTED ABOVE, THE PLUMBING AND/OR MECHANICAL CONTRACTOR SHALL PROVIDE A DELEGATED DESIGN SUBMITTAL WITH DOCUMENTATION AND ENGINEERING REQUIRED TO SATISFY REQUIREMENTS OF THE AUTHORITY HAVING JURISDICTION (AHJ). THE DELEGATED DESIGN SUBMITTAL SHALL INCLUDE BUT NOT BE LIMITED TO ANALYSIS DATA SIGNED AND SEALED BY A QUALIFIED PROFESSIONAL ENGINEER RESPONSIBLE FOR THEIR PREPARATION.

MECHANICAL DRAWING LIST

SHEET NUMBER	SHEET NAME	60% CD	90% CD	PERMIT	IFC
M0.0	MECHANICAL LEGEND AND ABBREVIATIONS	X	X	X	X
M0.1	BASIS OF DESIGN AND TABULATED DATA		X	X	X
M0.2	SCHEDULES	X	X	X	X
M0.3	LOAD AND VENTILATION CALCS	X	X	X	X
MD2.01	DEMO FLOOR PLAN - HVAC	X	X	X	X
M2.01	FLOOR PLAN - HVAC	X	X	X	X
M3.01	FLOOR PLAN - ZONING	X	X	X	X
M4.01	FLOOR PLAN - REFRIGERANT PIPING	X	X	X	X
M9.01	MECHANICAL DETAILS	X	X	X	X
M9.02	MECHANICAL DETAILS	X	X	X	X
Grand total: 10					

GENERAL SYMBOLS

SYMBOL	DESCRIPTION
(N)	NEW
(E)	EXISTING TO REMAIN
(D)	EXISTING TO BE REMOVED
(ER)	EXISTING TO BE RELOCATED
(RL)	NEW LOCATION OF RELOCATED ITEM
(F)	FUTURE
℄	CENTER LINE
	POINT OF CONNECTION OR POINT OF DISCONNECTION
1 / M-1	DETAIL 1, DRAWING M-1
A / M-1	SECTION A, DRAWING M-1
1 / M-1	ELEVATION 1, DRAWING M-1
EXH / 1	RISER IDENTIFICATION EXHAUST #1
HP / 1	EQUIPMENT IDENTIFICATION HEAT PUMP UNIT #1
1	KITCHEN EQUIPMENT TAG
#	KEYED NOTE
150 / 78°F	DIRECTION OF TRANSFER AIRFLOW (150 CFM) / 78 DEGREES FAHRENHEIT

7/18/25	60% OWNER REVIEW					
8/27/25	90% OWNER REVIEW					
9/12/25	ISSUE FOR PERMIT					
11/18/25	ISSUE FOR CONSTRUCTION					

MICHAEL ALIAGA — STATE OF WASHINGTON — 59976 — REGISTERED PROFESSIONAL ENGINEER

Digitally signed by Michael Aliaga
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CITY OF Vancouver WASHINGTON

FAA GRANT #3-53-0139-022-2026

PEARSON FIELD
TERMINAL RENOVATION PROJECT
PEARSON FIELD
101 EAST RESERVE ST.
VANCOUVER, WA 98661

DRAWING TITLE:
MECHANICAL LEGEND AND ABBREVIATIONS

DRAWN BY: Author
CHECKED BY: Checker

M0.0

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MECHANICAL - BASIS OF DESIGN

A. PEARSON FIELD IS A ONE-STORY EXISTING PILOT LOUNGE LOCATED AT 101 EAST RESERVE ST. VANCOUVER, WA.
   1. THIS PROJECT IS ~2,694 SF AND CONSISTS OF AN AMMENITY SPACE, KITCHEN, AND OFFICES.
B. THE DESIGN INCLUDES THE FOLLOWING NOTABLE FEATURES, BUT IS NOT LIMITED TO THIS SCOPE. CONTRACTOR IS RESPONSIBLE FOR REVIEWING ALL CONTRACT DOCUMENTS AND COORDINATING WITH ALL DISCIPLINES.
   1. SPLIT SYSTEM HEAT PUMPS CONNECTED TO INDOOR FAN COIL UNITS DISTRIBUTE HEATING AND COOLING TO THE SPACES.
   2. AN ELECTRIC UNIT HEATER PROVIDES HEATING TO THE VESTIBULE SPACE.
   3. AN ENERGY RECOVERY UNIT PROVIDES BALANCED VENTILATION FOR ALL SPACES.
   4. CONTROLS: DIRECT DIGITAL BUILDING AUTOMATION SYSTEM (BAS) TO OPERATE ALL SYSTEM FUNCTIONS AND SCHEDULES.
C. CODES AND STANDARDS (LATEST EDITIONS UNLESS OTHERWISE REQUIRED BY AHJ) (NOTE TO EDITOR: VERIFY FOR EACH JURISDICTION AS THE ADOPTED CODE MAY BE DIFFERENT.)
   1. AMERICANS WITH DISABILITIES ACT (ADA).
   2. NFPA 90A: STANDARD FOR THE INSTALLATION OF AIR-CONDITIONING AND VENTILATING SYSTEMS.
   3. NFPA 90B: STANDARD FOR THE INSTALLATION OF WARM AIR HEATING AND AIR-CONDITIONING SYSTEMS.
   4. ASHRAE STANDARDS
   5. SMACNA STANDARDS
   6. **WASHINGTON** BUILDING CODES ENFORCED BY THE AUTHORITY HAVING JURISDICTION (AHJ):
      A. 2021 INTERNATIONAL BUILDING CODE
      B. 2021 INTERNATIONAL MECHANICAL CODE
      C. 2021 WASHINGTON STATE ENERGY CODE (WAC 51-11, WSEC).
D. OUTDOOR DESIGN CONDITIONS:
   1. LOCATION: VANCOUVER, WA
   2. SUMMER: 91.4°F DB/66.7°F WB
   3. WINTER: 22.9°F
   4. ELEVATION: 20
   5. CLIMATE ZONE: 4B
E. INDOOR DESIGN CONDITIONS: BASED ON +/-2°F CONTROL ACCURACY FROM SETPOINTS.
   A. ALL CONDITIONED AREAS:
      a. COOLING: 75°F
      b. HEATING: 70°F
   B. HUMIDITY CONTROL : NONE. NO ACTIVE HUMIDIFICATION SYSTEMS.
F. VENTILATION CRITERIA:
   1. ALL AREAS: 20 CFM/PERSON
   2. EXCEPTIONS:
      A. RECEPTION AREA: 15 CFM/PERSON
      B. WAITING AREA: 15 CFM/PERSON
      C. LOBBY: 15 CFM/PERSON
      D. CLASSROOM: 15 CFM/PERSON
      E. CORRIDOR: 0.1 CFM/SQ.FT.
      F. STORAGE: 0.1 CFM/SQ.FT.
      G. LIVING UNITS: CONTINUOUS MECHANICAL VENTILATION
   3. COMPLY WITH CHAPTER 4 OF OMSC/IMC OR ASHRAE 62.1.
G. EXHAUST TO OUTDOORS (MINIMUM RATES):
   1. TOILET ROOMS: 50 CFM/WATER CLOSET (MINIMUM)
   2. JANITOR CLOSET: 100 CFM OR 10 AIR CHANGES PER HOUR, WHICHEVER IS GREATER.
   3. BREAK ROOM: 0.3 CFM/SQFT
H. BUILDING ENVELOPE:
   1. GLAZING: GLASS/FRAME COMBINATION:
      A. TYPICAL VERTICAL:
         1. DESCRIPTION: DOUBLE PANE, LOW-E, AND THERMAL BREAK FRAME
         2. U = 0.319 (WITH FRAME)
         3. SOLAR HEAT GAIN FACTOR (SHADING COEFFICIENT) = 0.264
   2. WALL CONSTRUCTION:
      A. OVERALL U-VALUE = 0.25
   3. ROOF CONSTRUCTION:
      A. OVERALL U-VALUE = 0.05
I. INTERNAL HEAT GAINS:
   A. LIGHTING: OFFICE: 0.75 W/SQ.FT.
   B. CONFERENCE ROOM: 1.0 W/SQ.FT.
   C. LOBBY: 1.0 W/SQ.FT.
   D. CORRIDOR: 0.5 W/SQ.FT.
   E. RESTROOM: 0.5 W/SQ.FT.
   F. RETAIL: 1.5 W/SQ.FT.
   1. OCCUPANCY CRITERIA:
      A. OFFICE OCCUPANT: 250 BTUH SENSIBLE/200 BTUH LATENT
      B. OPEN OFFICE: 1 PERSON/142.8 SQ.FT.
      C. CLOSED OFFICE: 1 PERSON
      D. RECEPTION AREA: 1 PERSON/16.7 SQ.FT.
      E. CONFERENCE ROOM: 1 PERSON/20 SQ.FT.
      F. BREAK ROOM: 1 PERSON/20 SQ.FT.
      G. LOBBY: 1 PERSON/33.3 SQ.FT.
   2. ZONING CRITERIA:
      A. PRIVATE OFFICES: ONE ZONE (TEMPERATURE SENSOR) PER FOUR (MAXIMUM) PRIVATE OFFICES AND ONE PER EACH CORNER/EXECUTIVE OFFICE.
      B. OPEN OFFICE SPACES: ONE ZONE (TEMPERATURE SENSOR) PER 1,000 SQUARE FEET OR AS INDICATED ON THE DRAWINGS.
      C. CONFERENCE ROOMS: ONE ZONE (TEMPERATURE SENSOR) PER ROOM
      D. LOBBY: ONE ZONE (TEMPERATURE SENSOR)

J. DUCTWORK DESIGN CRITERIA:
   1. DESIGN DUCTWORK TO PROVIDE HIGH EFFICIENCY OPERATION WITH MINIMAL ACOUSTICAL NOISE. DUCT STATIC PRESSURE FRICTION LOSS SHALL NOT EXCEED 0.2" PER 100 FEET IN MECHANICAL ROOMS AND SHAFTS. LOW PRESSURE SUPPLY DUCT STATIC PRESSURE FRICTION LOSS BASED ON A MAXIMUM OF 0.08" PER 100 FEET. LOW PRESSURE RETURN AND EXHAUST DUCT STATIC PRESSURE FRICTION LOSS BASED ON A MAXIMUM OF 0.06" PER 100 FEET. MEDIUM PRESSURE DUCTWORK SHALL NOT EXCEED A DUCT STATIC PRESSURE FRICTION LOSS BASED ON A MAXIMUM OF 0.1" PER 100 FEET.
   2. MAXIMUM SUPPLY, RETURN AND EXHAUST DUCT AIR FLOW VELOCITIES, REGARDLESS OF PRESSURE DROP, SHALL NOT EXCEED THE FOLLOWING CRITERIA:
      A. MAINS ABOVE CEILING: 1300 FPM
      B. MAINS ABOVE OPEN OCCUPIED SPACES: 1100 FPM
      C. BRANCHES ABOVE CEILING: 900 FPM
      D. BRANCHES ABOVE OPEN OCCUPIED SPACES: 750 FPM
      E. RUN-OUTS TO DIFFUSERS: 725 FPM
K. ACOUSTICAL:,
   1. THE FOLLOWING NOISE NC/RC CRITERIA LEVELS WILL BE ACHIEVED AND AS DEFINED IN THE ASHRAE HVAC APPLICATIONS HANDBOOK. THESE LEVELS ADDRESS THE MECHANICAL SYSTEMS ONLY. ACTUAL SOUND PERFORMANCE REQUIREMENTS FOR EACH SPACE MUST BE VERIFIED WITH ACOUSTICAL CONSULTANT.
      a. OPEN OFFICES: 40
      B. CONFERENCE ROOMS: 30
      C. PRIVATE OFFICES: 30
      D. CORRIDORS: 40
      E. LOBBIES: 35
L. AIR FILTERS:
   1. OUTSIDE AIR PRE-FILTERS: MERV-8 (MINIMUM)
   2. FINAL FILTERS: MERV-13 (MINIMUM):
M. SEISMIC:
   1. ANCHORAGE AND RESTRAINTS MUST BE COORDINATED WITH STRUCTURAL ENGINEER AND AUTHORITY HAVING JURISDICTION.

2021 WSEC COMPLIANCE

GENERAL REQUIREMENTS

1. HVAC EQUIPMENT PERFORMANCE AT SPECIFIED RATING CONDITIONS SHALL NOT BE LESS THAN AS INDICATED IN SECTION C403.3.2 AND AS INDICATED ON THE CONTRACT DOCUMENTS.
2. MOTOR FULL-LOAD EFFICIENCY SHALL NOT BE LESS THAN AS INDICATED IN SECTION C405.8

AIR-SIDE SYSTEMS

1. AIR ECONOMIZERS SHALL BE PROVIDED ON COOLING SYSTEMS AS REQUIRED BY SECTION C403.5 SHALL BE EXEMPT PER EXCEPTION 9
2. BUILDING SHALL BE PROVIDED WITH A DEDICATED OUTDOOR AIR SYSTEM (DOAS) FOR VENTILATION PER C403.3.5
3. PROVIDE APPROPRIATE LOW, MEDIUM AND HIGH PRESSURE DUCT CONSTRUCTION PER SECTION C403.10.2.1 THROUGH C403.10.2.3
4. PROVIDE BALANCING DEVICES IN ALL BRANCH DUCTS AND PIPE RUNS TO TERMINAL DEVICES AS INDICATED ON THE CONTRACT DOCUMENTS
5. DUCTWORK SHALL COMPLY WITH SMACNA STANDARDS FOR CONSTRUCTION OF GALVANIZED DUCTWORK. ALL DUCTWORK SHALL BE SEALED AS REQUIRED BY SECTION C403.10.1 AND C403.10.2. DUCTWORK STATIC PRESSURE AND SEAL CLASS:

PRESSURE (IN. WC.)	SEAL CLASS
< 0.2"	SEAL TRANSVERSE AND LONGITUDINAL JOINTS, SEAMS AND DUCT PENETRATIONS (EXCEPT CONTINUOUSLY WELDED AND LOCKING-TYPE LONGITUDINAL JOINTS AND SEAMS).
0.2" - 0.3"	SEAL TRANSVERSE AND LONGITUDINAL JOINTS, SEAMS AND DUCT PENETRATIONS.
> 0.3"	SEAL TRANSVERSE AND LONGITUDINAL JOINTS, SEAMS AND DUCT PENETRATIONS; DUCTS AND PLEUMS LEAK-TESTED IN ACCORDANCE WITH SECTION C403.10.2.3.

6. DUCTWORK SHALL BE INSULATED AS REQUIRED BY SECTION C403.10.1 AND AS DESCRIBED IN THE SPECIFICATIONS.

DUCT TYPE	LOCATION	MINIMUM R-VALUE
OUTDOOR AIR	CONDITIONED SPACE, UPSTREAM OF AUTO SHUTOFF DAMPER, CLIMATE ZONE 4C & 5B, MORE THAN 2800 CFM	R-16
	CONDITIONED SPACE, DOWNSTREAM OF AUTO SHUTOFF DAMPER, CLIMATE ZONE 4C	R-8
	CONDITIONED SPACE, DOWNSTREAM OF AUTO SHUTOFF DAMPER, CLIMATE ZONE 5B	R-12
	CONDITIONED SPACE, LESS THAN 2800 CFM	R-7
SUPPLY OR RETURN AIR	OUTSIDE BUILDING, CLIMATE ZONE 4C	R-8
	OUTSIDE BUILDING, CLIMATE ZONE 5B	R-12
	UNCONDITIONED SPACE	R-6
	UNCONDITIONED SPACE, DUCT AIR WITHIN 15 F OF SURROUNDING AIR TEMP.	R-3.3
	IN BUILDING ENVELOPE ASSEMBLY	R-16
SUPPLY AIR	CONDITIONED SPACE, DUCT AIR LESS THAN 55 F OR GREATER THAN 105 F	R-3.3
	CONDITIONED SPACE WHERE DUCT DIRECTLY SERVES SPACE, DUCT AIR LESS THAN 55 F OR GREATER THAN 105 F	NONE
	CONDITIONED SPACE, DUCT AIR 55 F OR GREATER AND 105 F OR LESS	NONE
RETURN OR EXHAUST AIR	CONDITIONED SPACE, DOWNSTREAM OF ENERGY RECOVERY MEDIA, UPSTREAM OF AN AUTO SHUTOFF DAMPER, CLIMATE ZONE 4C	R-8
	CONDITIONED SPACE, DOWNSTREAM OF ENERGY RECOVERY MEDIA, UPSTREAM OF AN AUTO SHUTOFF DAMPER, CLIMATE ZONE 5B	R-12
RELIEF OR EXHAUST AIR	CONDITION SPACE, DOWNSTREAM OF AN AUTO SHUTOFF DAMPER	R-16

CONTROLS

1. PROVIDE DEADBAND BETWEEN HEATING/COOLING SPACE SENSOR SETPOINTS OF AT LEAST 5 DEGREES PER SECTION C403.4.1.2 AND AS DESCRIBED IN CONTRACT DOCUMENTS
2. SIMULTANEOUS HEATING AND COOLING TO INDIVIDUAL ZONES IS PROHIBITED PER SECTION C403.4.1 OF THE SEC.
3. INDIVIDUAL ZONES AND HVAC SYSTEMS SHALL BE CAPABLE OF AUTOMATIC SETBACK OR SHUTDOWN DURING UNOCCUPIED PERIODS AS REQUIRED BY SECTION C403.4.2 AND AS DESCRIBED IN CONTRACT DOCUMENTS.
4. PROVIDE OCCUPANCY SENSOR CONTROL OF VENTILATION SYSTEM PER SECTION C403.7.2 AND AS DESCRIBED IN CONTRACT DOCUMENTS
5. DAMPERS FOR OUTDOOR AIR INTAKE, EXHAUST AND RELIEF OUTLETS SHALL BE CONTROLLED TO CLOSE IN UNOCCUPIED MODE OR MEET EXCEPTION PER C403.7.8.4.
6. CONTROLS SYSTEM SHALL BE CAPABLE OF RESETTING SPACE SETPOINTS IN RESPONSE TO A BINARY INPUT FROM THE UTILITY PER C403.4.1.7 AND C403.4.11.4
7. PROVIDE ENERGY END USE METERS AS REQUIRED BY C409.3 FOR APPLICABLE HVAC EQUIPMENT.

HYDRONIC SYSTEMS

1. SUPPLY WATER TEMPERATURES SHALL BE AUTOMATICALLY RESET AS REQUIRED IN SECTION C403.4.4 AND AS DESCRIBED IN CONTRACT DOCUMENTS
2. PIPING SHALL BE INSULATED AS REQUIRED BY SECTION C403.10.3 AND AS DESCRIBED IN SPECIFICATIONS

SYSTEM TEMP. (F)	INSULATION CONDUCTIVITY	PIPE DIAMETER				
		< 1.0"	1.0" - 1.5"	1.5" - 4.0"	4.0" - 8.0"	> 8.0"
		INSULATION THICKNESS (IN.)				
> 350	0.32 - 0.34	4.5	5.0	5.0	5.0	5.0
251 - 350	0.29 - 0.32	3.0	4.0	4.5	4.5	4.5
201 - 250	0.27 - 0.30	2.5	2.5	2.5	3.0	3.0
141 - 200	0.25 - 0.29	1.5	1.5	2.0	2.0	2.0
105 - 140	0.21 - 0.28	1.0	1.0	1.5	1.5	1.5
40 - 60	0.21 - 0.27	0.5	0.5	1.0	1.0	1.0
< 40	0.20 - 0.26	0.5	1.0	1.0	1.0	1.5

3. CHILLED AND CONDENSER WATER PIPING SYSTEMS SHALL COMPLY WITH C403.3.7.
4. HEAT REFECTION AND HEAT RECOVERY EQUIPMENT SHALL COMPLY WITH C403.9.
5. PROVIDE MODULATING PRESSURE INDEPENDENT CONTROL VALVES FOR ALL HEATING AND COOLING WATER COILS WITH A DESIGN FLOW ≥ 5 GPM PER C403.4.12

TESTING & BALANCING

1. HVAC SYSTEMS SHALL BE BALANCED AS REQUIRED BY SECTION C408.2.2.
2. C403.10.2.3 PRESSURE TESTING; PROVIDE TEST RESULTS TO JURISDICTION WHEN COMPLETED.

COMMISSIONING

1. ALL SYSTEMS SHALL BE COMMISSIONED AND A COMMISSIONING REPORT PROVIDED TO THE OWNER AS REQUIRED BY SECTION C408 AND AS REQUIRED BY THE SPECIFICATIONS.
2. RECORD DRAWINGS SHALL BE PROVIDED TO THE OWNER WITHIN 90 DAYS OF SYSTEM ACCEPTANCE AS REQUIRED BY SECTION C103.6 AND AS REQUIRED BY THE SPECIFICATIONS. AT A MINIMUM, RECORD DRAWINGS SHALL INDICATE THE LOCATION AND PERFORMANCE DATA OF EQUIPMENT, GENERAL CONFIGURATION OF DUCTWORK AND PIPING DISTRIBUTION SYSTEMS INCLUDING FLOW RATES.
3. OPERATION AND MAINTENANCE MANUALS SHALL BE PROVIDED TO THE OWNER AS REQUIRED BY SECTION C103.6.2 AND AS REQUIRED BY THE SPECIFICATIONS. AT A MINIMUM, THE MANUALS SHALL INCLUDE:
   - SUBMITTAL DATA
   - OPERATION AND MAINTENANCE DATA FOR EQUIPMENT.
   - NAMES AND ADDRESSES OF SERVICE AGENCIES.
   - HVAC CONTROLS SYSTEM MAINTENANCE AND CALIBRATION INFORMATION.
   - NARRATIVE OF HOW SYSTEM IS INTENDED TO OPERATE

7/18/25	60% OWNER REVIEW
8/27/25	90% OWNER REVIEW
9/12/25	ISSUE FOR PERMIT
11/18/25	ISSUE FOR CONSTRUCTION

MICHAEL ALAGNICK — STATE OF WASHINGTON — 19976 — REGISTERED PROFESSIONAL ENGINEER

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TERMINAL RENOVATION PROJECT
PEARSON FIELD
101 EAST RESERVE ST.
VANCOUVER, WA 98661

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FAA GRANT #3-53-0139-022-2026

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ENERGY RECOVERY VENTILATOR SCHEDULE

TAG	#	MANUFACTURER	MODEL	AREA SERVED	LOCATION	SUPPLY AIR FAN			EXHAUST AIR FAN			HEAT EXCHANGER				ELECTRICAL							UNIT SIZE (L"xW"xH")	OPER. WT. (LBS)	NOTES
												SUMMER		WINTER											
						FLOW (CFM)	DRIVE	ESP (IN WG)	FLOW (CFM)	DRIVE	ESP (IN WG)	OA/EAT (DB/WB °F)	LAT (DB/WB °F)	EAT (DB/WB °F)	LAT (DB/WB °F)	VOLTS	PH	FLA (A)	MOCP (A)	VFD (Y/N)	SINGLE POC (Y/N)	EMERG POWER (Y/N)			
ERV	1.1	ALDES	H650A-FI-EC-N	TERMINAL	KITCHEN 103	570	DIRECT	0.5	570	DIRECT	0.4	86.1/65.6	78.1/63.4	24	57/48.1	208	1	6.3 A	15 A		Yes	No	36"x23"x47"	206	1-7

NOTES:
1. COORDINATE WITH ELECTRICAL FOR POWER AND DISCONNECT AS REQUIRED.
2. MOTORS SHALL BE DIRECT DRIVE.
3. ERV SHALL RUN CONTINOUSLY DURING OCCUPIED HOURS.
4. PROVIDE OUTSIDE AIR DAMPERS. DAMPERS SHALL BE AMCA CLASS 1A WITH MAXIMUM LEAKAGE OF 3 CFM/SF AT 1" WG. DAMPERS SHALL CLOSE TIGHT UPON COMMAND.
5. PROVIDE EXHAUST AIR DAMPERS. DAMPERS SHALL BE AMCA CLASS 1A WITH MAXIMUM LEAKAGE OF 3 CFM/SF AT 1" WG. DAMPERS SHALL CLOSE TIGHT UPON COMMAND.
6. PROVIDE MERV-13 FILTER BANK IN OUTSIDE AIR INTAKE PATH. TOTAL STATIC PRESSURE SHALL BE CALCULATED BASED ON LOADED FILTER PRESSURE DROPS. FINAL FILTER LOADED PRESSURE DROP=0.5" WG.
7. PROVIDE MERV-8 FILTER BANK IN EXHAUST AIR PATH ON INLET SIDE OF HEAT EXCHANGER. TOTAL STATIC PRESSURE SHALL BE CALCULATED BASED ON LOADED FILTER PRESSURE DROP=0.25" WG.

SPLIT SYSTEM HEAT PUMP FAN COIL SCHEDULE

TAG	#	COND UNIT TAG	MANUFACTURER	MODEL	AREA SERVED	LOCATION	COOLING CAPACITY		HEATING CAPACITY	SUPPLY						ELECTRICAL						UNIT SIZE (L"xW"xH")	OPER. WT. (LBS)	NOTES
							TOTAL (MBH)	SENSIBLE (MBH)	TOTAL (MBH)	AIR FLOW (CFM)	MIN OSA (CFM)	EAT (°F)	LAT (°F)	ESP (IN WG)	HP	VOLTS	PH	MCA (A)	MOCP (A)	EMERG POWER (Y/N)			
FCU	1.1	1.1	DAIKIN	FXTA42AAVJUA	PILOT LOUNGE, KITCHEN, LOBBY	PILOT LOUNGE	34.3	26.4	23.1	1000	380	78	53.5	0.3	0.5	208	1	6.5	15 A	No	49x10x27	85.3	1-3
FCU	1.2	1.2	DAIKIN	FXMA24AAVJU	HALLWAY, TOILETS, PILOT QUIET ROOM, FLIGHT PLAN ROOM	OFFICE #3	19.1	15.2	9.7	600	75	78	54.5	0.3	0.5	208	1	1.9	15 A	No	31x39x10	77	1-3
FCU	1.3	1.2	DAIKIN	FXMA18AAVJU	OFFICES, HALLWAY	UTILITY ROOM	15.4	12.5	9.5	500	40	78	54.8	0.3	0.5	208	1	1.9	15 A	No	49x10x27	82.9	1-3
FCU	1.4	1.2	DAIKIN	FXMA15AAVJU	OFFICES, KITCHENETTE, JANITOR CLOSET	HALLWAY #1	12.3	9.8	12.2	360	75	78	54.1	0.3	0.5	208	1	1.8	15 A	No	49x10x27	82.9	1-3

NOTES:
1. COORDINATE WITH ELECTRICAL FOR POWER AND DISCONNECT AS REQUIRED.
2. PROVIDE PROGRAMMABLE THERMOSTAT WITH TEMPERATURE SETPOINTS FOR AT LEAST FOUR SCHEDULING PERIODS WITHIN 24 HOURS.
3. HORIZONTAL FAN COIL WITH INTERGRAL CONDENSATE PUMP.

HEAT PUMP OUTDOOR UNIT SCHEDULE

TAG	#	FAN COIL TAG	MANUFACTURER	MODEL	LOCATION	COOLING			HEATING		REFRIG TYPE	REFRIG (LBS)	ELECTRICAL					UNIT SIZE (L"xW"xH")	OPER. WT. (LBS)	NOTES
						NOM. CAP. (MBH)	EER	SEER	NOM. CAP. (MBH)	COP			VOLTS	PH	MCA (A)	MOCP (A)	EMERG POWER (Y/N)			
HP	1.1	1.1	DAIKIN	KUSXB361A	GROUND - WEST	34.2	14	23	37	2	R32	7.6	208	1	19.8	20	No	37"x54"x13"	220	1-3
HP	1.2	1.2,1.3,1.4	DAIKIN	ZRUM048GSS0	GROUND - EAST	45.5	12	20	47.5	2	R32	9.8	208	1	29.4	30	No	18"x43"x34"	234	1-3

NOTES:
1. COORDINATE WITH ELECTRICAL FOR POWER AND DISCONNECTS AS REQUIRED.
2. PROVIDE DISTRIBUTION CONTROLLER AND REFRIGERANT PIPING PER MANUFACTURER'S REQUIREMENTS.
3. PROVIDE MANUFACTURER'S CONTROL SYSTEM.

ELECTRIC UNIT HEATER SCHEDULE

TAG	#	MANUFACTURER	MODEL	AREA SERVED	LOCATION	TYPE	AIR FLOW (CFM)	TEMP RISE (°F)	ELECTRICAL					UNIT SIZE (L"xW"xH")	OPER. WT. (LBS)	NOTES
									HEAT CAP (KW)	VOLTS	PH	MCA (A)	EMERG POWER (Y/N)			
EUH	1.1	MARKEL	E3055T2DWB	VESTIBULE 100	VESTIBULE 100	WALL	100	40	1.5	120	1	13	No	9"x12"3"	6	1-4

NOTES:
1. DISCONNECT PROVIDED BY ELECTRICAL.
2. MOUNT PER MANUFACTURER'S REQUIREMENTS AND MAINTAIN REQUIRED CLEARANCES.
3. UNIT SHALL BE PROVIDED WITH ADJUSTABLE DISCHARGE BLADES OR LOUVERS TO ALLOW DIRECTIONAL CONTROL OF AIRFLOW.
4. PROVIDE WITH UNIT INTEGRAL THERMOSTAT. SET TO MAINTAIN MINIMUM 50°F SPACE TEMPERATURE.

AIR TERMINAL SCHEDULE

TAG	MANUFACTURER	MODEL	DESCRIPTION	FACE TYPE	FACE SIZE	COLOR	MATERIAL	OBD	NOTES
EA	TITUS	50F	SQUARE CEILING EXHAUST	1/2" x 1/2" x 1/2" EGGCRATE	8x8	WHITE	STEEL	NO	1-6
EB	TITUS	PAR	SQUARE CEILING EXHAUST	PERFORATED	24"x24"	WHITE	STEEL	NO	1-6
RA	TITUS	PAR	SQUARE CEILING RETURN	PERFORATED	24"x24"	WHITE	STEEL	NO	1-6
RC	TITUS	56FS	AEROBLADE GRILLE RETURN	3/4" SINGLE SPACING, 45° DEFLECTION	24"x24"	WHITE	STEEL	YES	1-6
SA	TITUS	TDC	SQUARE CEILING SUPPLY	LOUVERED	12x12	WHITE	STEEL	NO	1-6
SB	TITUS	TMS	SQUARE CEILING SUPPLY	3-CONE	24"x24"	WHITE	STEEL	NO	1-6
SC	TITUS	272RS	AEROBLADE SUPPLY GRILLE	3/4" SPACING, DOUBLE DEFLECTION	24"x24"	WHITE	STEEL	NO	1-6

NOTES:
1. MAXIMUM TOTAL PRESSURE DROP SHALL NOT EXCEED 0.15" WG WITH DUCT TRANSITION.
2. MAXIMUM NC LEVEL SHALL BE 30.
3. ALL VISIBLE SURFACES AND DUCTWORK BEHIND FACE SHALL BE PAINTED FLAT BLACK.
4. COORDINATE WITH ARCHITECTURAL REFLECTED CEILING PLANS FOR BORDER TYPES.
5. NECK SIZE AND CFM SHOWN ARE ON PLANS (EXAMPLE: SA12x12-400 REFERS TO TAG "SA" WITH 12x12 NECK AND 400 CFM).
6. PROVIDE RECTANGULAR/SQUARE TO ROUND TRANSITION AS REQUIRED AND SIZED FOR MAXIMUM 0.01" WG TOTAL PRESSURE DROP.

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OUTDOOR AIR CALCULATION - SINGLE ZONE OR 100% OSA SCHEDULE

SYSTEM:		DOAS-#	BASED ON ASHRAE 62.1-2019															
ROOM #	ZONE	NAME	CATEGORY	AREA (SF)	TABLE 6-1 OUTDOOR AIR (CFM/SF)	TABLE 6-1 OCCUPANCY (P/1000 SF)	CALCULATED OCCUPANTS	OVERRIDE # OCCUPANTS/ # FIXTURES	NUMBER OF # OCCUPANTS / FIXTURES	OCCUPANTS	OUTDOOR AIR REQ. (CFM/PERSON)	EXHAUST RATE REQ. (CFM/SF)	(Rp X Pz)	(Ra X Az)	BREATHING ZONE OUTDOOR AIRFLOW (CFM) Vbz	TABLE 6-4 ZONE AIR DIST. EFFECTIVENESS Ez	ZONE OUTDOOR AIR FLOW (CFM) Voz	EXHAUST REQUIRED (CFM)	OSA/EXH AIRFLOW PROVIDED (CFM)	AIR CLASS
102	FCU-1-1	PILOT LOUNGE	LECTURE CLASSROOM	759.83	0.06	65	49.4	25	25.0	25.0	7.5	--	187.5	45.6	233	0.8	291	--	300	1
103	FCU-1-1	KITCHEN	BREAK ROOMS	152.2	0.06	25	3.8	4	4.0	4.0	5.0	--	20.0	9.1	29	0.8	36	150	40	1
110	FCU-1-1	LOBBY	LOBBIES/PREFUNCTION	112.29	0.06	30	3.4		3.4	3.4	7.5	--	25.3	6.7	32	0.8	40	--	40	1
106	FCU-1-2	HALLWAY #1	COMMON CORRIDORS	68.64	0.06	0	0.0	1	1.0	1.0	--	--	0.0	4.1	4	0.8	5	--	5	1
104	FCU-1-2	TOILET 1	[EXH] TOILETS--PRIVATE	65.65	--	--	--	1	1.0	1.0	--	25/50	0.0	0.0	0	0.8	0	75	0	2
105	FCU-1-2	TOILET 2	[EXH] TOILETS--PRIVATE	69.83	--	--	--		0.0	0.0	--	25/50	0.0	0.0	0	0.8	0	75	0	2
108	FCU-1-2	PILOT QUIET ROOM	DAYROOM	221.77	0.06	30	6.7		6.7	6.7	5.0	--	33.3	13.3	47	0.8	58	--	60	1
107	FCU-1-2	FLIGHT PLAN ROOM	OFFICE SPACE	26.77	0.06	5	0.1		0.1	0.1	5.0	--	0.7	1.6	2	0.8	3	--	10	1
109	FCU-1-3	OFFICE #1	OFFICE SPACE	115.5	0.06	5	0.6	3	3.0	3.0	5.0	--	15.0	6.9	22	0.8	27	--	30	1
110	FCU-1-3	OFFICE #2	OFFICE SPACE	81.44	0.06	5	0.4		0.4	0.4	5.0	--	2.0	4.9	7	0.8	9	--	10	1
115	FCU-1-3	HALLWAY #2	COMMON CORRIDORS	111.85	0.06	0	0.0		0.0	0.0	--	--	0.0	6.7	7	0.8	8	--	15	1
112	FCU-1-4	BREAKROOM	BREAK ROOMS	144.92	0.06	25	3.6		3.6	3.6	5.0	--	18.1	8.7	27	0.8	34	100	35	1
114	FCU-1-4	JANITOR CLOSET	[EXH] JANITOR CLOSETS, TRASH ROOMS, RECYCLING	144.92	--	--	--		0.0	0.0	--	1.0	0.0	0.0	0	0.8	0	150	0	3
113	FCU-1-4	OFFICE #4	OFFICE SPACE	144.92	0.06	5	0.7		0.7	0.7	5.0	--	3.6	8.7	12	0.8	15	--	15	1
111	FCU-1-4	OFFICE #3	OFFICE SPACE	153.94	0.06	5	0.8		0.8	0.8	5.0	--	3.8	9.2	13	0.8	16	--	15	1
				2,374				Total all zones Pz:	**50**			**SUM**	**309**	**126**				**550**	**575**	

LEED +30% VENT: NO

OUTDOOR AIR INTAKE FLOW (CFM) , Vot: **542**

LOAD SUMMARY

EQUIPMENT	CU TAG #	AREA SERVED	COOLING				HEATING	
			CALCULATED		PROVIDED		CALCULATED	PROVIDED
			TOTAL MBH	SENSIBLE MBH	TOTAL MBH	SENSIBLE MBH	TOTAL MBH	TOTAL MBH
HEAT PUMP	HP-1.1	PILOT LOUNGE, LOBBY	35.4	29.9	34.3	27.9	23.1	27.9
HEAT PUMP	HP-1.2	OFFICES, CORRIDOR, BREAKROOM	41.7	39.4	46.5	46.5	31.4	40.9

NOTES:
1. CALCULATIONS WERE PERFORMED BY THE TRANE TRACE 700 SOFTWARE IN COMPLIANCE WITH ASHRAE FUNDAMENTALS.
2. EQUIPMENT SIZING MEETS THE REQUIREMENTS OF SEC C403.2.2.

LOAD SUMMARY

EQUIPMENT	CU TAG #	AREA SERVED	COOLING				HEATING	
			CALCULATED		PROVIDED		CALCULATED	PROVIDED
			TOTAL MBH	SENSIBLE MBH	TOTAL MBH	SENSIBLE MBH	TOTAL MBH	TOTAL MBH
FCU	1.1	PILOT LOUNGE, LOBBY, KITCHEN	35.4	29.9	34.3	26.4	23.1	27.9
FCU	1.2	BATHROOM, CORRIDOR, QUIET ROOM, FLIGHT PLAN ROOM	17.3	16.6	12.3	9.8	12.2	14.1
FCU	1.3	OFFICES	12.2	11.8	15.4	12.5	9.5	17.7
FCU	1.4	OFFICES, KITCHENETTE, CORRIDOR, UTILITY	12.2	10.9	19.1	15.2	9.7	22.2

NOTES:
1. CALCULATIONS WERE PERFORMED BY THE TRANE TRACE 700 SOFTWARE IN COMPLIANCE WITH ASHRAE FUNDAMENTALS.
2. EQUIPMENT SIZING MEETS THE REQUIREMENTS OF SEC C403.2.2.

ASHRAE 15 REFRIGERATION CONCENTRATION CALCULATIONS

EQUIPMENT TAG	OCCUPANCY	ROOM/ZONE NAME	ROOM AREA (SF)	CEILING HEIGHT (FT)	CONNECTED SPACE VOLUME (FT^3)	Veff, EFFECTIVE DISPERSAL VOLUME (FT^3)	REFRIGERANT TYPE	REFRIGERANT SAFETY GROUP	EQUIPMENT REFRIGERANT CHARGE (LBS)	PIPING REFRIGERANT CHARGE (LBS)	**ms, TOTAL SYSTEM CHARGE (LBS)**	LFL, LOWER FLAMMABILITY LIMIT (LBS/1000FT^3)	Focc, OCCUPANCY ADJUSTMENT FACTOR	**EDVC, EFFECTIVE DISPERSAL VOLUME CHARGE (LB)**	COMPLIES WITH SECTION 7.6.1.1? ms≤EDVC (YES/NO)	NOTES
HP-1-1	NON-INSTITUTIONAL	BREK001	119	9	1510	1,071	R32	A2L	6.6	1.0	**7.6**	19.1	1.0	**10.23**	YES	1
HP-1-2	NON-INSTITUTIONAL	PVOF001	104	9	1039	1,782	R32	A2L	6.0	3.8	**9.8**	19.1	1.0	**17.02**	YES	1

NOTES:
1. MAXIMUM ALLOWABLE REFRIGERANT CONCENTRATION LIMITS PER ASHRAE STANDARD 34 TABLES 4-1 AND 4-2.
2. INDICATED ROOM IS CONNECTED TO ADJACENT SPACE VIA DUCTED AIR DISTRIBUTION SYSTEM PER 7.2.3.3; INDICATED EFFECTIVE DISPERSAL VOLUME IS THE SUM OF INDICATED ROOM AND CONNECTED SPACE(S) VOLUMES, INCLUDING DUCTWORK.
3. INDICATED ROOM IS CONNECTED TO ADJACENT SPACE VIA PERMANENT NATURAL VENTILATION OPENING LOCATED A MAXIMUM OF 12" AFF PER 7.2.3.2; INDICATED EFFECTIVE DISPERSAL VOLUME IS THE SUM OF INDICATED ROOM AND CONNECTED SPACE(S) VOLUMES.

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LOAD AND VENTILATION CALCS

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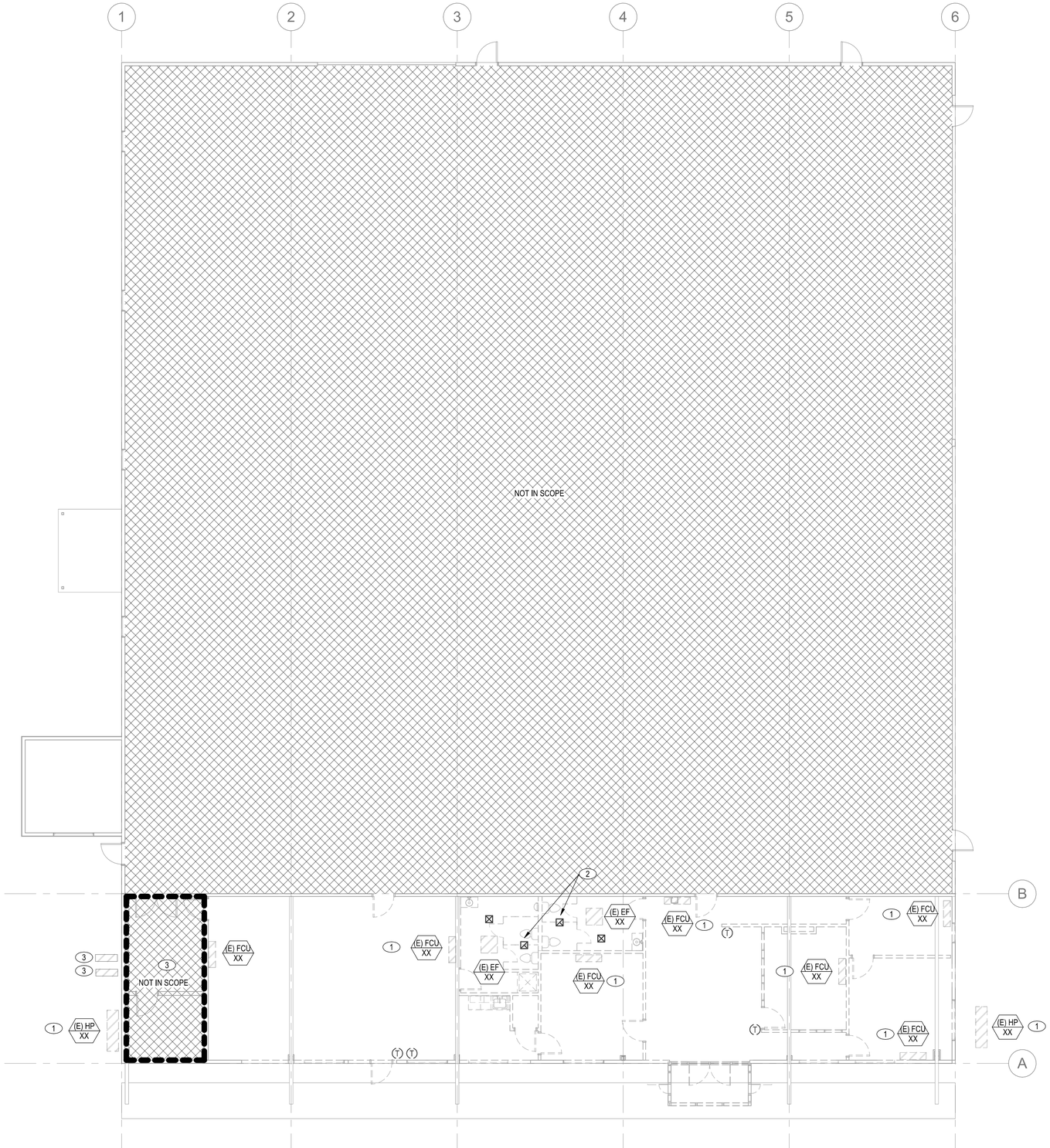

1 DEMO FLOOR PLAN - HVAC

SCALE: 1/8" = 1'-0"

SHEET NOTES

A. FIELD VERIFY EXISTING CONDITIONS PRIOR TO BEGINNING WORK AND NOTIFY A/E OF ANY DISCREPANCIES.
B. ANY UTILITY SHUTDOWNS ARE TO BE COORDINATED WITH THE OWNER PRIOR TO BEGINNING OF DEMOLITION WORK.
C. DEMOLISH EXISTING EQUIPMENT MARKED FOR DEMOLITION TO INDICATED LOCATION INCLUDING ALL REFRIGERANT PIPING, CONTROLS, DUCTWORK, DAMPERS AND SUPPORTS. CAP EXHAUST DUCT TERMINATION FOR FUTURE CONNECTION.
D. PROTECT EXISTING FIRE PROTECTION SPRINKLER HEADS AND PIPING FROM DAMAGE DURING DEMOLITION.

KEYED NOTES ⟨#⟩

1. DEMO EXISTING SPLIT SYSTEM HEAT PUMP AND DUCTLESS WALL MOUNTED FAN COIL UNITS.
2. DEMO EXISTING CEILING FAN.
3. RETAIN EXISTING CONDENSING UNITS SERVING SPACE NOT IN SCOPE.

1/8" = 1'-0"

0 8' - 0" 16' - 0" 24' - 0" 32' - 0"

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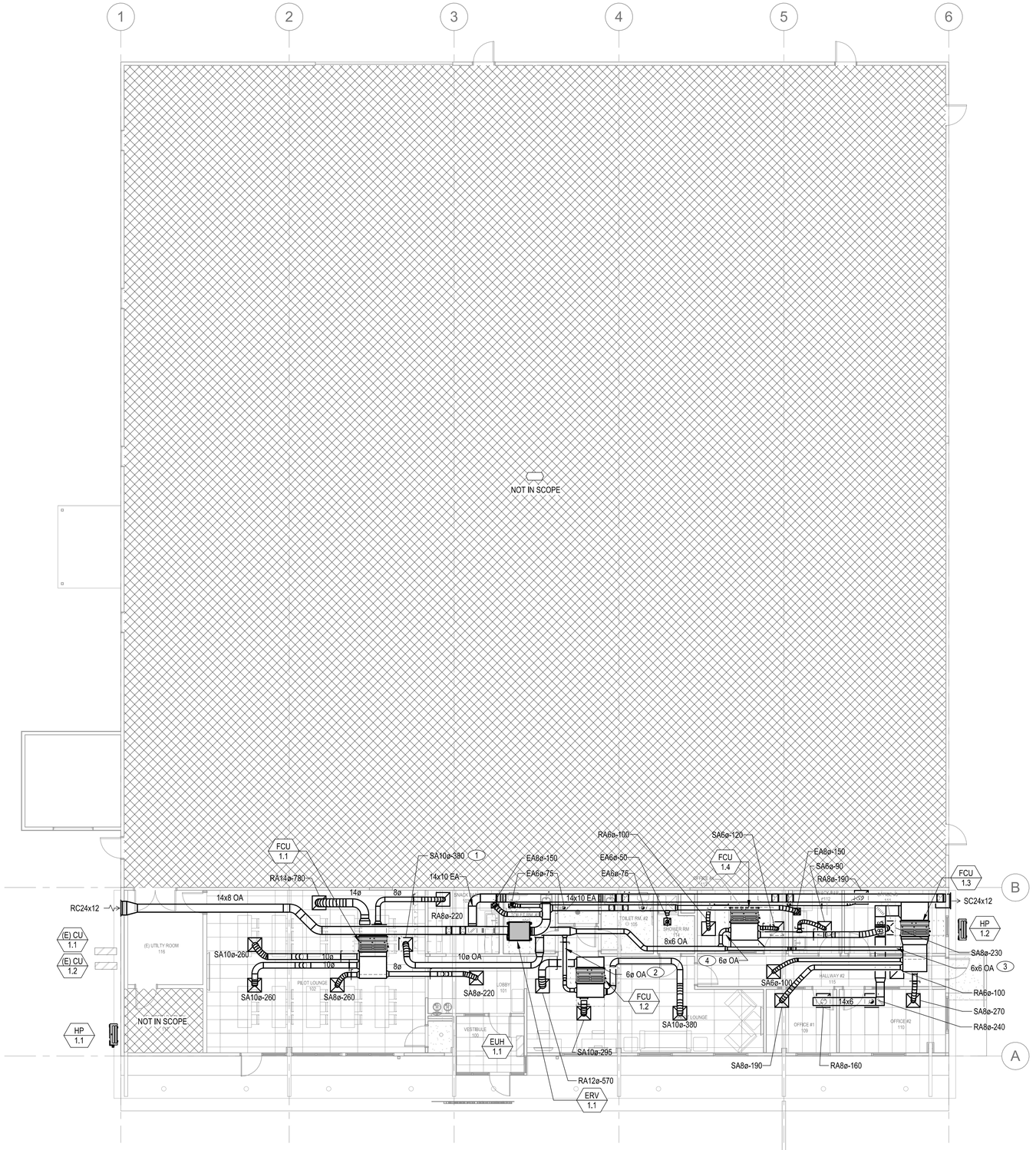

KEYED NOTES (#)

1. OA DISTRIBUTED FROM ERV-1.1
2. BALANCE OA DUCT TO 75 CFM TO FCU-1.2 SUPPLY PLENUM
3. BALANCE OA DUCT TO 50 CFM TO FCU-1.3 SUPPLY PLENUM
4. BALANCE OA DUCT TO 65 CFM TO FCU-1.4 SUPPLY PLENUM

1 FLOOR PLAN - HVAC

SCALE: 1/8" = 1'-0"

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0 8' - 0" 16' - 0" 24' - 0" 32' - 0"

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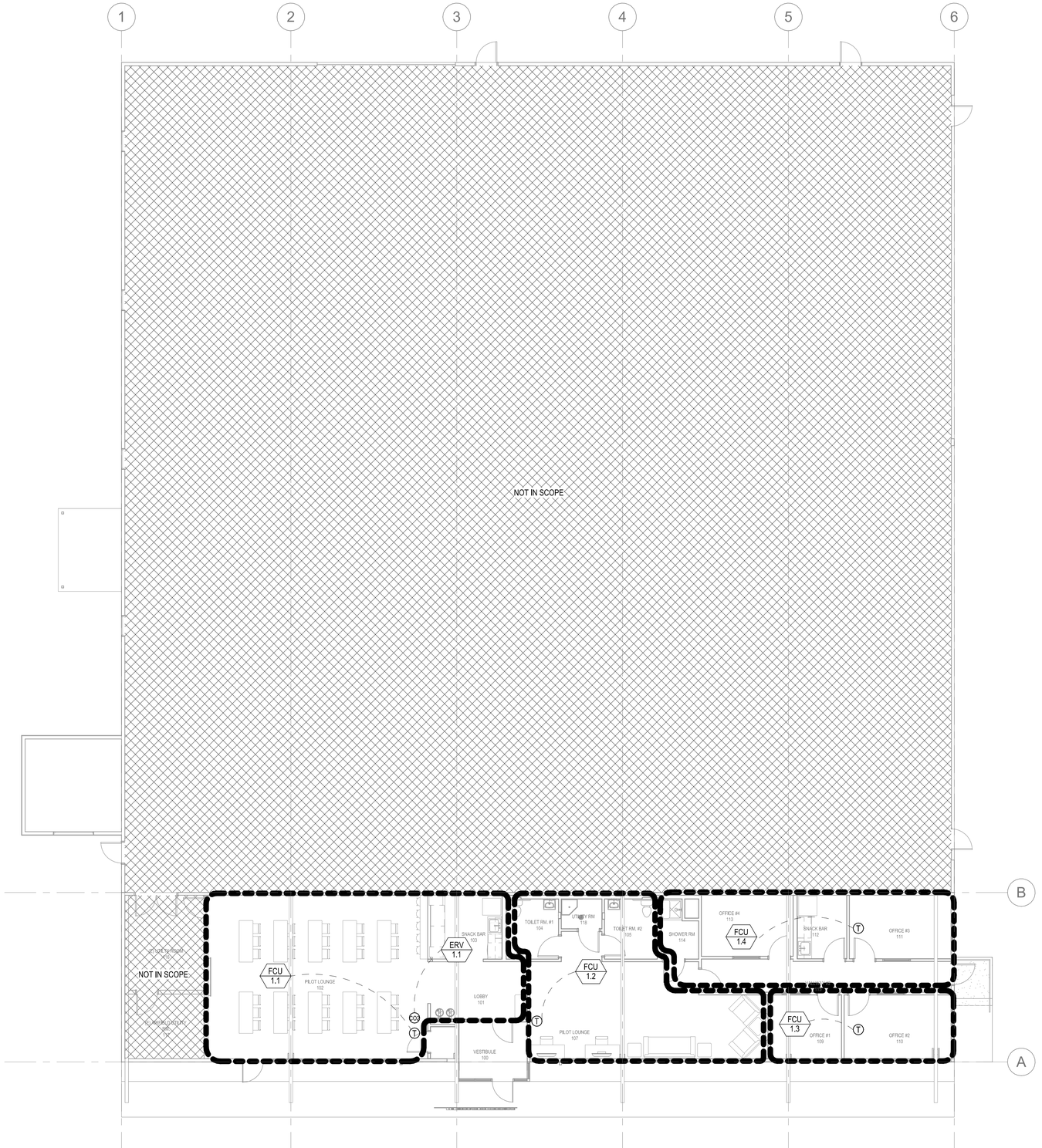

1 **FLOOR PLAN - ZONING**
SCALE: 1/8" = 1'-0"

1/8" = 1'-0"
0 8' - 0" 16' - 0" 24' - 0" 32' - 0"

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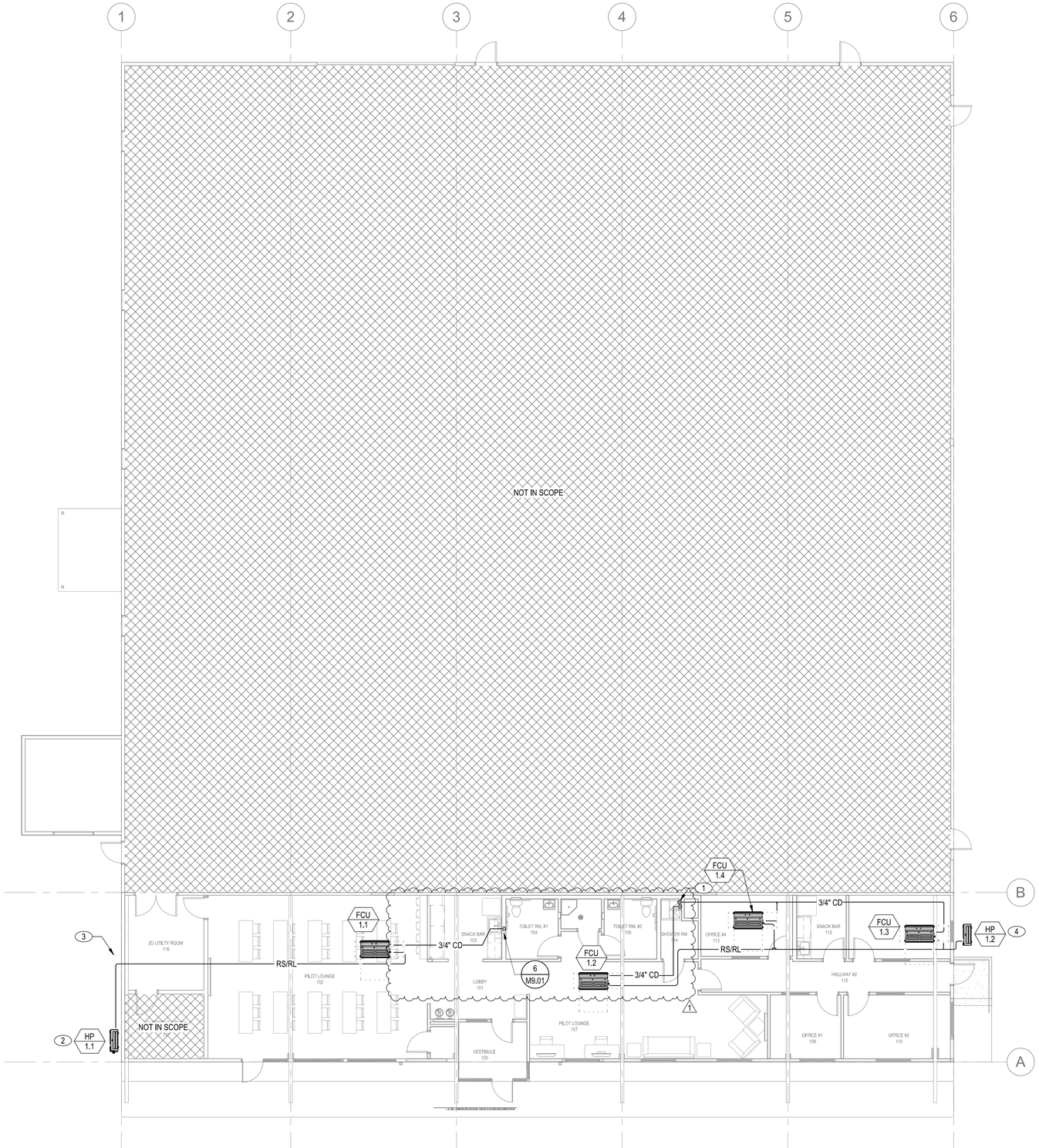
SHEET NOTES

A. INSTALL AND SIZE REFRIGERANT PIPING PER MANUFACTURER'S INSTRUCTIONS AND ACCORDING TO ASHRAE 15 STANDARDS.

KEYED NOTES (#)

1. ROUTE 3/4" CD TO MOP SINK WITH 1" ARI GAP
2. UTILIZE EXISTING CONCRETE PAD TO MOUNT HP.
3. UTILIZE EXISTING WALL PENETRATION.
4. COORDINATE WITH ARCH AND STRUCT FOR NEW CONCRETE EQUIPMENT PAD.



1 **FLOOR PLAN - REFRIGERANT PIPING**
SCALE: 1/8" = 1'-0"

1/8" = 1'-0"
0 8' - 0" 16' - 0" 24' - 0" 32' - 0"

7/18/25	60% OWNER REVIEW	
8/27/25	90% OWNER REVIEW	
9/12/25	ISSUE FOR PERMIT	
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1	11/14/25	PERMIT CORRECTIONS

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CITY OF Vancouver WASHINGTON

PEARSON FIELD
TERMINAL RENOVATION PROJECT
PEARSON FIELD
101 EAST RESERVE ST.
VANCOUVER, WA 98661

DRAWING TITLE:
FLOOR PLAN - REFRIGERANT PIPING

DRAWN BY: Author
CHECKED BY: Checker

M4.01

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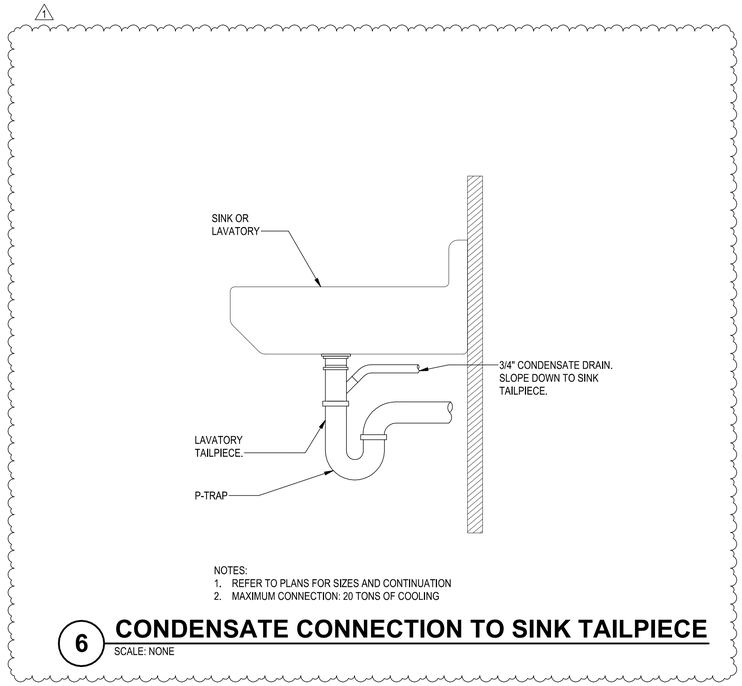
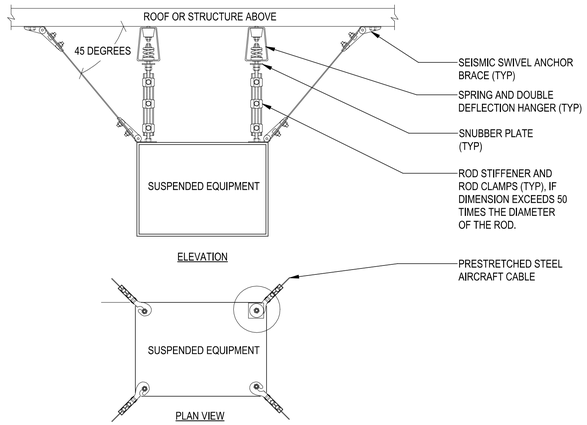


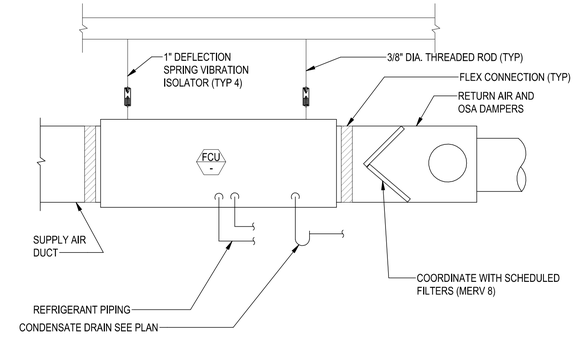
NOTES:
1. REFER TO PLANS FOR SIZES AND CONTINUATION
2. MAXIMUM CONNECTION: 20 TONS OF COOLING

6 CONDENSATE CONNECTION TO SINK TAILPIECE
SCALE: NONE



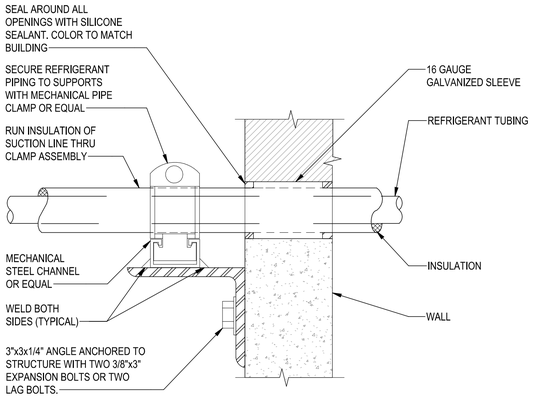
NOTES:
1. REFER TO SMACNA SEISMIC RESTRAINT MANUAL GUIDELINES FOR MECHANICAL SYSTEMS.
2. REFER TO ASHRAE PRACTICAL GUIDE TO SEISMIC RESTRAINT GUIDELINES.
3. SUPPORTS SHALL MEET ALL STATE AND LOCAL SEISMIC RESTRAINT REQUIREMENTS.
4. COORDINATE ANCHORAGE ATTACHMENT REQUIREMENTS WITH STRUCTURAL DESIGN.
5. INSTALL AS HIGH AS POSSIBLE ABOVE FLOOR TO ALLOW CLEARANCE FOR WORK OF OTHER TRADES.
6. PROVIDE SEISMIC BRACING AS REQUIRED BY BUILDING CODE AND ASCE STANDARD 7-10.

4 SUSPENDED EQUIPMENT MOUNTING
SCALE: NONE



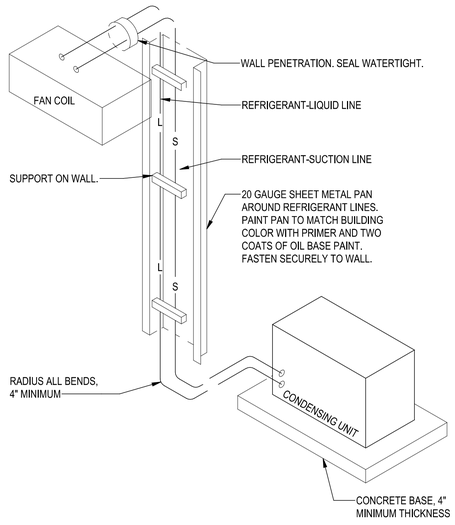
NOTES:
1. REFER TO PLANS FOR SIZES AND CONTINUATION.
2. PROVIDE MOISTURE ALARM IN SECONDARY DRAIN PAN WHERE NOTED ON THE EQUIPMENT SCHEDULE.

2 FAN COIL-SUSPENDED
SCALE: NONE



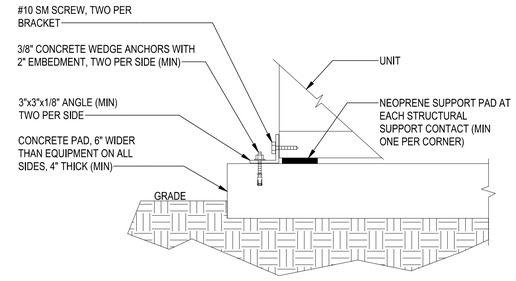
NOTES:
1. REFER TO PLANS FOR SIZES AND CONTINUATION.

5 REFRIGERANT PIPE SUPPORT AT WALL
SCALE: NONE



NOTES:
1. USE PRE-CHARGED LINE SETS. LENGTHS ARE TO BE KEPT AS SHORT AS POSSIBLE. COILING OF LINES THAT ARE TOO LONG WILL NOT BE ACCEPTABLE.

3 SPLIT SYSTEM REFRIGERANT PIPING SCHEMATIC
SCALE: NONE



NOTES:
1. COORDINATE ANCHORAGE REQUIREMENTS WITH STRUCTURAL DESIGN.

1 CONDENSING UNIT-PAD MOUNTED
SCALE: NONE

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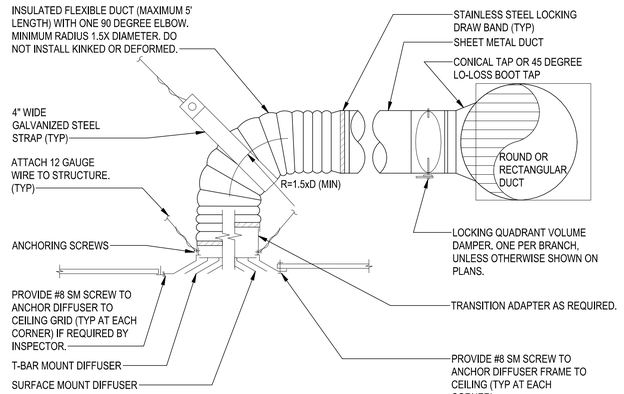
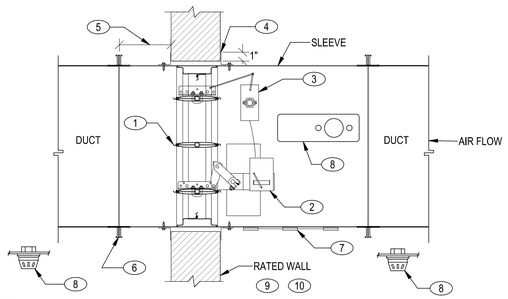


NOTES:
1. ACCESS TO BALANCING DAMPER MAY BE PROVIDED THRU REMOVABLE RETURN AIR REGISTER OR HINGED LIGHT FIXTURE.
2. FOR INACCESSIBLE CEILING USE REMOTE FLEXIBLE STEEL SHAFT DAMPER OPERATOR OR PROVIDE 18"x18" (MIN) ACCESS DOOR.
3. DIFFUSER FRAME SHALL MATCH ARCHITECTURAL CEILING TYPE.
4. IF FLEXIBLE DUCT SIZE INDICATED ON PLAN IS LARGER OR SMALLER THAN DIFFUSER NECK OR IF DIFFUSER NECK IS SQUARE OR RECTANGULAR PROVIDE TRANSITION FITTING AT DIFFUSER NECK.
5. REFER TO STRUCTURAL DESIGN FOR ATTACHMENT REQUIREMENTS AND ADDITIONAL SUPPORT OPTIONS.

2 CEILING DIFFUSER MOUNTING-FLEXIBLE

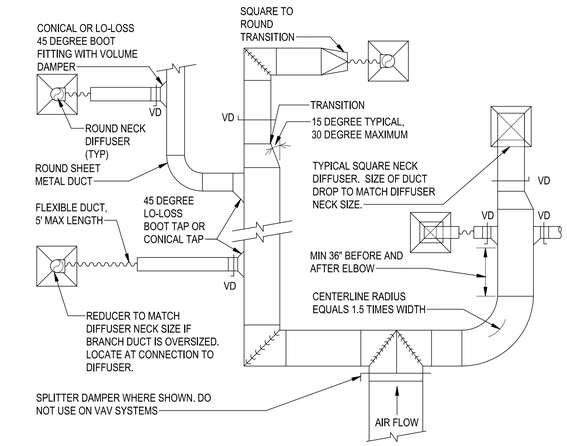
SCALE: NONE



NOTES: (#)
1. DAMPER BLADES
2. ELECTRIC ACTUATOR MOTOR INTERLOCKED WITH SMOKE DETECTOR OR FIRE ALARM SYSTEM. COORDINATE WITH ELECTRICAL DESIGN FOR POWER, CONTROL WIRING AND SEQUENCE OF OPERATION.
3. ELECTRIC RESETTABLE FUSIBLE LINK CLOSES AND LOCKS THE DAMPER WHEN TEMPERATURE EXCEEDS PRESET TEMPERATURE. DAMPER MAY BE RESET BY PRESSING RESET BUTTON. INTEGRAL DAMPER BLADE INDICATOR SWITCH FOR REMOTE MONITORING OF OPEN AND CLOSED POSITIONS.
4. STEEL RETAINING ANGLES, MINIMUM 1-1/2"x1-1/2"x0.060", FASTENED TO FIRE DAMPER SLEEVE. ANGLES SHALL BE INSTALLED ON ALL FOUR SIDES OF DAMPER AND ON EACH SIDE OF THE WALL. FASTEN ANGLE TO SLEEVE WITH #10 SHEET METAL SCREWS (MINIMUM). ANGLE GAUGE AND FASTENING METHOD AS PERMITTED AS A CONDITION OF DAMPER LISTING. REFER TO MANUFACTURER'S WRITTEN INSTALLATION INSTRUCTIONS. MINIMUM 1" ANGLE OVERLAP ON ALL SIDES OF PARTITION WALL.
5. DAMPER SLEEVE ON OPPOSITE SIDE OF WALL FROM ACTUATOR MUST BE MINIMUM 3" AND MAXIMUM OF 6" LONG.
6. DUCT CONNECTION AS PERMITTED PER DAMPER LISTING. FLANGED BREAK-AWAY STYLE DUCT/SLEEVE CONNECTIONS ARE SHOWN.
7. ACCESS DOOR SHOWN ON BOTTOM OF SLEEVE FOR ACCESS TO FIRE DAMPER BLADES. PANEL TO BE HINGED WITH AIRTIGHT SEAL. ACCESS SIZE MUST BE MINIMUM OF 12" BY 12" OR THE WIDTH OF DUCT IF SMALLER THAN 12" WIDE. ACCESS PANEL MUST BE LABELED WITH THE WORDS, "FIRE DOOR - DO NOT OBSTRUCT" IN LETTERS NO LESS THAN 1" IN HEIGHT. EXTERNAL INSULATION SHALL NOT CONCEAL ACCESS UNLESS A LABEL IS ATTACHED TO THE INSULATION WHICH INDICATES THE EXACT LOCATION OF THE OPENING.
8. DUCT SMOKE DETECTOR MOUNTED IN SLEEVE ON OPPOSITE SIDE FROM ACTUATOR WITHIN FIVE FEET OF DAMPER. OR, AREA SMOKE DETECTORS CONNECTED TO CENTRAL FIRE ALARM SYSTEM. SMOKE DETECTORS SHALL BE ADDRESSABLE AND UNIQUELY TAGGED.
9. LOCATE 3/4" HIGH WHITE PLASTIC LAMINATE SIGNS WITH 3/8" HIGH BLACK LETTERING WITH THE INITIALS "FSD" AND UNIQUE NUMBER ON THE CEILING ACCESS DOOR OR T-BAR CEILING GRID IN THE AREA OF THE DAMPER ACCESS PANEL. ATTACH TO CEILING WITH EPOXY ADHESIVE.
10. FIRE/SMOKE DAMPER DETAIL FOR REFERENCE ONLY. FIRE DAMPER SHALL BE STATE FIRE MARSHAL APPROVED. INSTALL PER MANUFACTURER'S PRINTED INSTALLATION INSTRUCTIONS WHICH SHALL BE MADE AVAILABLE TO INSPECTION AUTHORITIES.
11. UL 555 & 555S COMPLIANT. LISTINGS: RUSKIN#R5531, GREENHECK#R13317, POTTORFF#R11767, NAILOR#R9492, CESCO#R6462 .
12. REFER TO SPECIFICATION SECTION 233113 FOR ADDITIONAL REQUIREMENTS.

3 FSD WALL AIRFOIL BLADE

SCALE: NONE



NOTES:
1. PROVIDE DUCT LINER AND/OR EXTERNAL DUCT INSULATION AS NOTED ON PLANS OR IN SPECIFICATIONS.
2. PROVIDE HANGERS AND SEISMIC BRACING PER SMACNA AND BUILDING CODE REQUIREMENTS.
3. LOCATE MANUAL BALANCING DAMPERS IMMEDIATELY DOWNSTREAM OF EACH DUCT TAP.
4. CUSHION HEADS OR BULLHEAD TEES ARE NOT ALLOWED.
5. MAINTAIN MINIMUM 36" CLEARANCE BETWEEN LEADING OR TRAILING ELBOW JOINT AND DUCT TAP FITTINGS.
6. RADIUSED ELBOWS OR TURNING VANES REQUIRED ON RECTANGULAR DUCT SYSTEM ELBOWS. SINGLE THICKNESS VANES UP TO 25" HEIGHT AND DOUBLE THICKNESS VANES IN DUCTS GREATER THAN 25" HEIGHT.

1 SUPPLY DUCT FITTINGS

SCALE: NONE

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ELECTRICAL LEGEND

NOTE: NOT ALL SYMBOLS OR ABBREVIATIONS ARE APPLICABLE TO THIS PROJECT. REFER TO DETAILS AND NOTES FOR MOUNTING HEIGHTS.

DISTRIBUTION & EQUIPMENT

SYMBOL	DESCRIPTION
	BRANCH CIRCUIT PANELBOARDS, SURFACE AND RECESS MOUNTED
	MOTOR CONTROL CENTER WITH CODE CLEARANCES SHOWN
	TRANSFORMER WITH CODE CLEARANCES SHOWN
	EQUIPMENT OR TERMINAL ENCLOSURE AS NOTED, SURFACE AND RECESS MOUNTED
	TWO STACKED 120/208-VOLT PANELBOARDS
	SERVICE AND/OR DISTRIBUTION EQUIPMENT WITH CODE CONCRETE EQUIPMENT PAD SHOWN.
	CONNECTION TO MOTOR PROVIDED BY OTHERS
VFD	CONNECTION TO VARIABLE FREQUENCY DRIVE WITH INTEGRAL DISCONNECT
30A	DISCONNECT SWITCH, SIZE AS NOTED OR IF NOT SHOWN SIZE PER CONNECTED MOTOR SIZE AND MOTOR DISCONNECT SCHEDULE
F 30A	FUSED DISCONNECT SWITCH, SIZE AS NOTED. SIZE FUSE PER MANUFACTURER'S RECOMMENDATIONS
C 60AT	ENCLOSED CIRCUIT BREAKER DISCONNECT SWITCH, TRIP SIZE AS NOTED.
	DISCONNECT W/ MAGNETIC MOTOR STARTER (CONTROLLER) OR CONTACTOR. SIZE PER LOAD SERVED. NEMA SIZE #1 MINIMUM.
	MAGNETIC MOTOR STARTER (CONTROLLER) OR CONTACTOR. SIZE PER LOAD SERVED. NEMA SIZE #1 MINIMUM.
DM	DAMPER MOTOR CONNECTION
	BUSWAY RISER
	CONNECTION TO EQUIPMENT PROVIDED BY OTHERS. SHADED = ON ALT. POWER SOURCE NOTED
	CONNECTION TO EQUIPMENT WITH INTEGRAL DISCONNECT PROVIDED BY OTHERS. SHADED = ON ALTERNATE POWER SOURCE NOTED

WIRING

SYMBOL	DESCRIPTION
	WIRING CONCEALED IN FLOOR OR UNDER GRADE OR ROUTED IN CEILING SPACE OF FLOOR BELOW.
T	TELEPHONE SYSTEM CONDUIT
MV	MEDIUM VOLTAGE CONDUIT
	WHEN SHOWN, STROKES INDICATE QUANTITY OF CONDUCTORS. NOTE: WIRING STROKES FOR 20A BRANCH CIRCUITS ARE NOT SHOWN ON DRAWINGS. CONTRACTOR SHALL USE INFORMATION IN PANEL AND BRANCH CIRCUIT SCHEDULES TO PROVIDE REQUIRED CIRCUITING.
	GROUND
	HOT
	NEUTRAL
L1A-1,3	HOME RUN WIRING TO INDICATED DESTINATION, 3/4"C. MIN. OR AS OTHERWISE NOTED. CONTRACTOR SHALL USE CIRCUIT SIZES NOTED IN RESPECTIVE SCHEDULES AND INFORMATION IN THE FEEDER AND BRANCH CIRCUIT SCHEDULES.
	CONDUIT OR WIRE BREAK SYMBOL
	CONDUIT RUN TURNED UP THROUGH FLOOR OR CEILING. CORE & FIREPROOF AS REQUIRED.
	CONDUIT RUN TURNED DOWN THROUGH FLOOR OR CEILING. CORE & FIREPROOF AS REQUIRED.
	CONDUIT STUBBED OUT AT LOCATION SHOWN. PROVIDE INSULATED BUSHING & PULLROPE.
	TELEPHONE/DATA SLEEVE THROUGH WALL. ABOVE CEILING. EXTEND TO ACCESSIBLE TILE CLG. BOTH SIDES. TERMINATE WITH BUSHINGS. (1) 1.25" CO UON. COORDINATE LOCATIONS WITH CABLE INSTALLER(S) PRIOR TO ROUGH-IN.
J J J	JUNCTION BOXES, WALL, CEILING AND FLUSH FLOOR MOUNTED. 4" SQ. BOX MIN., LARGER IF REQUIRED
	WIRING EXTENSION POINT - CONDUIT TO MC CABLE OR MANUFACTURED WIRING SYSTEM J-BOX ABOVE ACCESSIBLE CEILINGS AREAS, OR EXTEND CONDUIT & WIRE IN EXPOSED OR "HARD" CEILING AREAS. SHADED= ON ALT. POWER SOURCE (EMERG,UPS,ETC.)
PB	PULL BOX, MIN. SIZE PER NEC., UON.
	FLEXIBLE CONDUIT CONNECTION
	UNDERFLOOR RACEWAY WITH ACTIVATION BOXES
	LADDER STYLE CABLE TRAY, WIDTH AND RUNG SPACING AS SPECIFIED.
	BASKET STYLE CABLE TRAY. WIDTH AS SPECIFIED.

GENERAL SYMBOLS

SYMBOL	DESCRIPTION
(N)	NEW
(E)	EXISTING TO REMAIN
(D)	EXISTING TO BE REMOVED
(ER)	EXISTING TO BE RELOCATED
(RL)	NEW LOCATION OF RELOCATED ITEM
(F)	FUTURE
XX	KEYED NOTE REFERENCE
125.4	BRANCH CIRCUIT OR FEEDER TAG; REFER TO BRANCH CIRCUIT AND FEEDER SCHEDULE FOR WIRE AND CONDUIT SIZES & QUANTITY.
1 / E4.1	REFER TO DETAIL ON DRAWING INDICATED
2 / E4.1	ELEVATION TAG: REFER TO ELEVATION NUMBER ON DRAWING INDICATED
A / M-1	SECTION TAG: REFER TO SECTION NUMBER ON DRAWING INDICATED
K112	KITCHEN EQUIPMENT TAG, REFER TO KITCHEN EQUIPMENT SCHEDULE
CH 1	MECHANICAL EQUIPMENT IDENTIFICATION TAG
EQUIP NAME	EQUIPMENT BY OTHERS IDENTIFICATION TAG

SIGNAL DEVICES

SYMBOL	DESCRIPTION
	FIRE RATED PLYWOOD BACKBOARD, SIZE AS INDICATED ON PLANS
	SIGNAL SYSTEM EQUIPMENT ENCLOSURES AS NOTED- SURFACE, RECESSED MOUNTED
W	COMBO TELE/DATA OUTLET. PROVIDE 4" SQUARE J-BOX WITH 1-GANG MUD RUNG AND 1"C.O. TO ABOVE NEAREST ACCESSIBLE CEILING
W	TELEPHONE OUTLET - W = USE HIGHER MOUNTING HEIGHT PER MOUNTING HEIGHT DETAIL. ROUGH-IN BE SAME AS COMBO TELE/DATA OUTLET ABOVE.
	DATA OUTLET - WALL. ROUGH-IN TO BE SAME AS COMBO TELE/DATA OUTLET ABOVE.
B	BELL
	BUZZER
	CHIME
C C	SYSTEM CLOCK - WALL , CEILING
M I	INTERCOM STATION - WALL, DESK. M = MASTER STATION
	PUSHBUTTON OR PUSHBUTTONS
	PUSHBUTTON OR PUSHBUTTONS PROVIDED WITH EQUIPMENT
	RF COAX CABLE OUTLET (TV, VCR, ETC.)
	COMBINATION RF COAX CABLE AND DATA OUTLET
T	FURNITURE DATA FEED - WALL. PROVIDE 4" SQUARE J-BOX WITH 2-GANG MUD RING AND 1.75"C.O. TO ABOVE NEAREST ACCESSIBLE CEILING.
T	FURNITURE FLOOR DATA FEED. PROVIDE 2"C.O. STUBBED THROUGH FLOOR.
	FLUSH FLOOR DEVICE - DEVICE TYPE PER SYMBOLS ABOVE
	PEDESTAL FLOOR DEVICE - DEVICE TYPE PER SYMBOLS ABOVE

POWER DEVICES

SYMBOL	DESCRIPTION
	SIMPLEX RECEPTACLE - WALL, CEILING, ON ALT.
	DUPLEX RECEPTACLE - WALL, CEILING, ON ALT.
	DOUBLE DUPLEX RECEPTACLE - WALL, CLG, ON ALT.
	SPECIAL PURPOSE RECEPTACLE -WALL, CEILING ON ALT. POWER; NEMA CONFIGURATION AS NOTED
"ON ALT."	SHADED RECEPTACLES NOTED "ON ALT." ABOVE ARE CONNECTED TO ALTERNATE POWER SOURCE (EMERG., STANDBY, UPS, ETC.) PER CIRCUITING INDICATED
AB AB	LETTER DESIGNATIONS ADJACENT TO RECEPTACLE: AB = ABOVE COUNTER BACKSPLASH. S.A.D. C = HALF OF ONE DUPLEX CONTROLLED BY ROOM OCCUPANCY SENSOR R = HALF OF ONE DUPLEX CONTROLLED BY TIMERLOCK RELAY DC = ONE WHOLE DUPLEX CONTROLLED BY ROOM OCCUPANCY SENSOR DR = ONE WHOLE DUPLEX CONTROLLED BY TIMECLOCK RELAY GFI = DUPLEX RECEPTACLE W/ INTEGRAL GROUND FAULT CIRCUIT INTERRUPTER WP = WEATHERPROOF DUPLEX RECEPTACLE W/ IN-USE COVER AND INTEGRAL GFI
	DUPLEX RECEPTACLE - WALL - HALF SWITCHED
S	COMBINATION SWITCH/DUPLEX RECEPTACLE
+42"	RECEPTACLE TYPE SHOWN AT SPECIAL HEIGHT
	WALL, FLOOR MOUNTED ELECTRICAL CONNECTION TO ELECTRIFIED FURNITURE. PROVIDE 8 WIRES (4 HOTS, 1 DEDICATED NEUTRAL, 1 COMMON NEUTRAL, 1 IG) NEUTRALS TO BE #10 AWG. USE LIQUID-TIGHT FLEX.
	FLUSH FLOOR POKE THRU DEVICE - SIMPLEX, DUPLEX, DOUBLE DUBLEX
	FLUSH FLOOR BOX DEVICE - SIMPLEX, DUPLEX, DOUBLE DUPLEX
	PEDESTAL FLOOR DEVICE - SIMPLEX, DUPLEX, DOUBLE DUPLEX
	FLOOR POKE THRU PEDESTAL MOUNTED DEVICE - SIMPLEX, DUPLEX, DOUBLE DUPLEX RECEPTACLE
	POKE THRU UNIT WITH DOUBLE DUPLEX RECEPTACLE - FLUSH, PEDESTAL MOUNTED.
	COMBO POKE THRU UNIT WITH DUPLEX RECEPTACLE AND TELE\DATA OUTLET - FLUSH, PEDESTAL MOUNTED.
	MULTI-SERVICE FLOOR BOX CAST IN CONC. OR IN RAISED FLOOR - SEE ARCH DWGS; WITH RECEPTACLES & SIGNAL OUTLETS AS NOTED.
J	POKE THRU UNIT WITH JUNCTION BOX ABOVE FLOOR.
J	TELE/POWER POLE, POWER POLE
J	TWO-PIECE SURFACE METAL RACEWAY WITH RECEPTACLES AS NOTED, BACK LENGTH AS INDICATED ON THE DRAWINGS AND WITH ALL FITTINGS AS REQUIRED.
J	TWO OR THREE COMPARTMENT SURFACE METAL RACEWAY WITH RECEPTACLES AND OUTLETS AS INDICATED, LENGTH AS INDICATED ON THE DRAWINGS. PROVIDE ALL FITTINGS AS REQUIRED.

GROUNDING SYSTEM

SYMBOL	DESCRIPTION
G	BARE GROUNDING GRID OR CONDUCTORS, UON.
GC	GROUNDING CONDUCTOR(S) ROUTED IN CODE SIZED CONDUIT, UON.
	GROUND GRID BOND POINT
	GROUND GRID BOND POINT - MECHANICAL CONNECTION
	GROUND GRID BOND POINT - EXOTHERMIC WELD CONNECTION
	GROUND BAR, SEE PLANS AND SPECIFICATIONS FOR DIMENSIONS AND REQUIREMENTS
	GROUND ROD LOCATION
	GROUND ROD IN TEST WELL

ELECTRICAL DRAWING LIST

SHEET NUMBER	SHEET NAME	60% CD	90% CD	PERMIT	IFC
E0.00	ELECTRICAL LEGEND AND ABBREVIATIONS	X	X	X	X
E0.01	ELECTRICAL LEGEND AND ABBREVIATIONS	X	X	X	X
E0.02	CALCULATION TABLES AND NOTES	X	X	X	X
E0.03	MECHANICAL & PLUMBING EQUIPMENT CONNECTION SCHEDULE	X	X	X	X
E0.04	ENERGY CHECKLIST		X	X	X
E0.05	ENERGY CHECKLIST		X	X	X
E0.06	ENERGY CHECKLIST		X	X	X
E0.07	ENERGY CHECKLIST		X	X	X
ED2.01	DEMO FLOOR PLAN - POWER AND LIGHTING	X	X	X	X
E2.01	FLOOR PLAN - POWER	X	X	X	X
E5.01	ELECTRICAL SINGLE LINE DIAGRAM	X	X	X	X
E5.02	PANELBOARD SCHEDULES	X	X	X	X
E9.01	ELECTRICAL DETAILS	X	X	X	X
EL0.01	BASIS OF DESIGN AND LUMINAIRE SCHEDULE	X	X	X	X
EL2.01	FLOOR PLAN - LIGHTING	X	X	X	X

Grand total: 15

DIAGRAMS

SYMBOL	DESCRIPTION
	TRANSFER SWITCH. ATS = AUTOMATIC. MTS = MANUAL TRANSFER
	AUTOMATIC TRANSFER SWITCH WITH MAINTENANCE BYPASS(BIATS)
	SWITCH
60AT 30A	BUSWAY STAB-IN TYPE CIRCUIT BREAKER OR FUSE DISCONNECT. SIZE AS NOTED.
	FIELD INSTALLED CONTROL CIRCUIT WIRING TO DESTINATION SHOWN, U.O.N.
	OVERLOADS
	NORMALLY CLOSED CONTACTOR OR RELAY CONTACTS
	NORMALLY OPEN CONTACTOR OR RELAY CONTACTS
	BUS DUCT
	BUS BAR
	BATTERY GENERAL
	RESISTOR
	CONNECTOR, FEMALE AND MALE RESPECTIVELY
	PIPE GROUND
C	CONTACTOR COIL
R	RELAY COIL
D	LIGHTNING SURGE ARRESTOR D = DISTRIBUTION CLASS I = INTERMEDIATE CLASS
SPD	SURGE PROTECTION DEVICE
	CURRENT TRANSFORMER
	POTENTIAL TRANSFORMER
	NORMALLY OPEN PUSH BUTTON
	NORMALLY CLOSED PUSH BUTTON
	FUSED VOLTAGE SENSE LEADS
PF	METER: POWER FACTOR
KWH	METER: KILOWATT HOUR
M M	UTILITY CO. APPROVED SOCKET WITH METER INSTALLED. SQUARE = REMOTE MOUNTED
DMU	DIGITAL METER UNIT. REFER TO SPECIFICATIONS.
STB	CURRENT TRANSFORMER SHORTING TERMINAL BLOCK.
	TERMINAL FOR FIELD CONNECT, SIZE & TYPE SUITABLE FOR CONDUCTOR INSTALLED.
	LED INDICATOR LIGHT, PUSH TO TEST, R=RED, G= GREEN, B= BLUE, Y= YELLOW, W= WHITE
	DELTA CONNECTION
	GROUNDED WYE CONNECTION
	CONNECTION TO GROUND
100AT 225AF	CIRCUIT BREAKER, WITH TRIP & FRAME AMPERE RATING
225AF 400AS	FUSED SWITCH, WITH FUSE AND SWITCH AMPERE RATING
	INDIVIDUALLY MOUNTED CIRCUIT BREAKER
52	CIRCUIT BREAKER, MEDIUM VOLTAGE, DRAWOUT
	DRAWOUT CIRCUIT BREAKER
GF	GROUND FAULT TRIP UNIT
GFA	GROUND FAULT ALARM ONLY
BA	BELL ALARM TRIP MODULE CONTACTS
ST	SHUNT TRIP UNIT, 120VAC OR VOLTAGE AS NOTED
MCM	MONITORING COMMUNICATION MODULE
AM	INTEGRAL AMMETER DISPLAY
K	KEY INTERLOCK
10	CAPACITOR, POWER FACTOR CORRECTION, SIZE IN KVAR
	FUSE, HOLDER & PULLER
	SOLENOID

7/18/25	60% OWNER REVIEW
8/27/25	90% OWNER REVIEW
9/12/25	ISSUE FOR PERMIT
11/18/25	ISSUE FOR CONSTRUCTION

ISSUE FOR CONSTRUCTION

FAA GRANT #3-53-0139-022-2026

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TERMINAL RENOVATION PROJECT
PEARSON FIELD
101 EAST RESERVE ST.
VANCOUVER, WA 98661

DRAWING TITLE:
ELECTRICAL LEGEND AND ABBREVIATIONS

DRAWN BY: Author
CHECKED BY: Checker

E0.00

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ELECTRICAL LEGEND

NOTE: NOT ALL SYMBOLS OR ABBREVIATIONS ARE APPLICABLE TO THIS PROJECT. REFER TO DETAILS AND NOTES FOR MOUNTING HEIGHTS.

LIGHTING

SYMBOL	DESCRIPTION
	RECESSED 2X4 LUMINAIRE
	SURFACE MOUNTED 2X4 LUMINAIRE
	RECESSED 1X4 LUMINAIRE
	SURFACE MOUNTED 1X4 LUMINAIRE
	RECESSED 2X2 LUMINAIRE
	SURFACE MOUNTED 2X2 LUMINAIRE
	SHADING OF ANY LUMINAIRE INDICATES CONNECTION TO ALTERNATE POWER SOURCE (EMERGENCY, UPS, STANDBY, ETC.) PER CIRCUITING INDICATED
	SUSPENDED LINEAR LUMINAIRE (SIZE VARIES)
	WALL MOUNTED LINEAR LUMINAIRE (SIZE VARIES)
	SUSPENDED PENDANT LUMINAIRE (SIZE VARIES)
	RECESSED DOWNLIGHT, CEILING MOUNTED
	SURFACE DOWNLIGHT, CEILING MOUNTED
WW DIRECTION	RECESSED WALLWASH
WW DIRECTION	SURFACE WALLWASH
	RECESSED LINEAR WALLWASH
	SURFACE LINEAR WALLWASH
	RECESSED WALL MOUNTED LUMINAIRE
	TRACK LIGHTING WITH HEADS AS INDICATED.
	RECESSED CEILING ADJUSTABLE POINT SOURCE
	SURFACE CEILING ADJUSTABLE POINT SOURCE
	WALL MOUNTED LUMINAIRE
	WALL MOUNTED DIRECTIONAL (SIZE VARIES)
	STRIPLIGHT - POWER FEED SECTION, FEED THROUGH SECTION. LENGTH AS SHOWN.
	WALL MOUNTED STRIPLIGHT
	UNDERCABINET STRIPLIGHT
	CONTINUOUS LINEAR
	BATTERY POWER EMERGENCY UNIT EQUIPMENT (SEE LUMINAIRE SCHEDULE FOR QUANTITY OF HEADS) - WALL, CEILING MOUNTED.
	ILLUMINATED EXIT SIGN, SHADED QUADRANT INDICATES FACES, ARROWS AS SHOWN
	BOLLARD
	POLE MOUNTED LUMINAIRE- SINGLE OR DUAL HEAD
	INDICATES ROTATED OPTICS
	POST TOP MOUNTED LUMINAIRE
	IN-GRADE POINT SOURCE
	GARAGE LIGHTING LUMINAIRE WITH CUTOFF LOUVERS
HA 3c	LUMINAIRE MARKING CONVENTION LEGEND: HA = LUMINAIRE TYPE IDENTIFICATION. SEE LUMINAIRE SCHEDULE. 3c = CIRCUIT NUMBER VIA LOCAL SWITCH (LOWERCASE LETTER) THAT SERVES THE LUMINAIRE. 3A = CIRCUIT NUMBER/UPPERCASE LETTER COMBINATION INDICATES LOW VOLTAGE RELAY OR LIGHTING CONTACTOR THAT SERVES THE LUMINAIRE
HA 3A	

SWITCHING CONTROLS

SYMBOL	DESCRIPTION
S[a] OS a,b	LOWER CASE LETTER NOTATIONS ADJACENT TO SWITCH OR LIGHTING CONTROL DEVICE INDICATE SIMILARLY MARKED LUMINARIES THAT ARE TO BE CONTROLLED BY THAT SWITCH OR DEVICE
S_{xx}	LINE VOLTAGE SWITCH. DESIGNATION ADJACENT TO SWITCH INDICATES TYPE AS FOLLOWS: 2 = TWO POLE SWITCH 3 = THREE WAY SWITCH 4 = FOUR WAY SWITCH K = KEY OPERATED SWITCH XP = EXPLOSION PROOF WP = WEATHERPROOF P = PILOT IS "ON" WHEN SWITCH IS "ON" PL = PILOT IS "ON" WHEN SWITCH IS "OFF" TS = TIMER SWITCH OR# = LIGHTING CONTROL OVERRIDE SWITCH NUMBER INDICATES ZONE CONTROLLED
S_V	LINE VOLTAGE, VARIABLE SPEED FAN CONTROL SWITCH, PROVIDED BY DIV. 23 INSTALLED BY DIV. 26. LOCATE ADJACENT TO ADJACENT LIGHT SWITCHES.
D	LINE VOLTAGE DIMMER SWITCH WITH RATING EQUAL TO LOAD. DESIGNATION ADJACENT TO DIMMER INDICATES ADDITIONAL FEATURES AS FOLLOWS: OS = INTEGRAL OCCUPANCY SENSOR
D	DIMMER SWITCH UNDER SEPARATE COVERPLATE
S_T	MOTOR-RATED THERMAL OVERLOAD SWITCH
S^{a} $\square^{a}$	LOW VOLTAGE SWITCH/DIMMER. SEE SEQUENCE OF OPERATION FOR BUTTON QUANTITY AND ZONE/SCENE PROGRAMMING REQUIREMENTS. DESIGNATION ADJACENT TO SWITCH INDICATES ADDITIONAL FEATURES AS FOLLOWS: K = KEY OPERATED OS = INTEGRAL OCCUPANCY SENSOR T = TIMER TS = TOUCH SCREEN
PC	PHOTOCELL
TC	TIME CLOCK
OS a,b	OCCUPANCY SENSOR \ SWITCH - WALL MOUNTED PROVIDE 1 OR 2 SWITCH UNIT AS REQUIRED TO SERVE LIGHTING IN ROOM PER SWITCH DESIGNATION.
OS	OCCUPANCY SENSOR; CEILING MOUNTED U.O.N 360 DEGREE COVERAGE
OS	OCCUPANCY SENSOR; CEILING MOUNTED U.O.N 180 DEGREE COVERAGE
OS	OCCUPANCY SENSOR; CEILING MOUNTED U.O.N CORRIDOR/AISLE COVERAGE
RCL	LIGHTING SYSTEM ROOM CONTROLLER
RCR	LIGHTING SYSTEM RECEPTACLE CONTROLLER
EM	UL294 EMERGENCY LIGHTING RELAY
T T	THERMOSTAT - WALL, CEILING. PROVIDED BY DIV. 23, INSTALLED AND WIRED BY DIV. 26
EPO	EMERGENCY POWER OFF
LCP-#	LIGHTING CONTROL PANEL AND ASSOCIATED COMPONENTS. PROVIDE 120V OR 277V CONTROL POWER AS REQUIRED OR AS INDICATED.
TX	REMOTE MOUNTED LINE TO LOW-VOLTAGE FUSED TRANSFORMER. CONCEAL FROM VIEW.

SECURITY SYSTEM

SYMBOL	DESCRIPTION
CR	CARD READER. PROVIDE BACKBOX AS REQUIRED BY EQUIPMENT MANUFACTURER WITH 3/4"C.O. TO ABOVE ACCESSIBLE CEILING SPACE FOR INSTALLATION OF DEVICE AND WIRING BY SECURITY SYSTEM INSTALLER.
KP	ACCESS CONTROL KEYPAD. ROUGH-IN SAME AS CARD READER ABOVE.

FIRE ALARM SYSTEM

SYMBOL	DESCRIPTION
FACP	FIRE ALARM CONTROL PANEL AND ASSOCIATED COMPONENTS. PROVIDE 120V POWER AS REQUIRED OR AS INDICATED.
FSA	FIRE ALARM SYSTEM ANNUNCIATOR
F	FIRE ALARM SYSTEM MANUAL PULL STATION, WALL MOUNTED
	ALARM BELL OR GONG
	STROBE LIGHT - WALL, CEILING MOUNTED (# = CANDELA RATING)
	SPEAKER - WALL, CEILING MOUNTED
	COMBINATION SPEAKER/STROBE, WALL MOUNTED (# = CANDELA RATING)
	HORN - CEILING, WALL MOUNTED
	COMBINATION HORN/STROBE - WALL, CEILING MOUNTED (# = CANDELA RATING)
	COMBINATION MINI HORN/STROBE - WALL, CEILING MOUNTED (# = CANDELA RATING)
	SPRINKLER VALVE TAMPER SWITCH CONNECTION
	SPRINKLER FLOW SWITCH CONNECTION
BR,BT	LIGHT BEAM TYPE SMOKE DETECTOR (BR=BEAM RECEIVER, BT=BEAM TRANSMITTER)
	SMOKE DETECTOR, DUCT MOUNTED, WITH FULL WIDTH SAMPLING TUBES. PHOTOELECTRIC TYPE U.O.N.
D	SMOKE DETECTOR, LOW AIR VELOCITY IN DUCT MOUNTED PHOTOELECTRIC TYPE U.O.N.
P,B,R,C	SMOKE DETECTOR - WALL, CEILING MOUNTED (P=PLENUM MOUNTED, B=W/ RELAY BASE, R=ELEVATOR RECALL, C=INTEGRAL TO DOOR CLOSURE)
	SMOKE DETECTOR MOUNTED BELOW RAISED FLOOR
C	ELECTROMAGNETIC DOOR HOLDER - WALL, FLOOR, DOOR CLOSURE MOUNTED. VERIFY REQUIREMENTS WITH DOOR SUPPLIER.
LM	DATA LOOP ISOLATION MODULE
CM	ADDRESSABLE CONTROL MODULE
MM	ADDRESSABLE MONITOR MODULE
EOL	END OF LINE RESISTOR (NOT SHOWN ON PLANS)
J	FIREMAN'S PHONE JACK, WALL MOUNTED
P	FIREMAN'S PHONE HANDSET, WALL MOUNTED
	FIRE/SMOKE DAMPER, WIDTH OF SYMBOL WILL VARY WITH DUCT WIDTH. PROVIDE POWER AND MONITORING AS INDICATED. REFER TO FSD CONNECTION DETAIL.
	FLAME DETECTOR (FLICKER DETECTOR)
	HEAT DETECTOR, CEILING MOUNTED. RATE OF RISE AND FIXED TEMPERATURE TYPE, UON.
R/C,F,R	HEAT DETECTOR (R/C=RATE OF COMBUSTION, F=FIXED TEMP. ONLY, R=RATE OF RISE ONLY)
EWSD	EARLY WARNING SMOKE DETECTION SYSTEM - INCLUDES ALL PIPING BY ELECTRICAL
	LIGHT (LAMP, SIGNAL LIGHT, INDICATOR LAMP, STROBE)
A	FIRE ALARM OUTPUT OR RELEASE ABORT PUSHBUTTON, REFER TO SPECIFICATIONS AND DETAILS.
	AGENT RELEASE INITIATING VALVE
	BELL SILENCE SWITCH
	AGENT DISCHARGE SWITCH

DEFERRED SUBMITTALS/ DELEGATED DESIGN

FOR ALL ITEMS LISTED BELOW, THE ELECTRICAL CONTRACTOR SHALL PROVIDE A DELEGATED DESIGN SUBMITTAL WITH DOCUMENTATION AND ENGINEERING REQUIRED TO SATISFY REQUIREMENTS OF THE AUTHORITY HAVING JURISDICTION (AHJ) AND OWNER. THE DELEGATED DESIGN SUBMITTAL SHALL INCLUDE BUT NOT BE LIMITED TO ANALYSIS DATA SIGNED AND SEALED BY A QUALIFIED PROFESSIONAL ENGINEER RESPONSIBLE FOR THEIR PREPARATION.

1. HANGERS AND SUPPORTS FOR ELECTRICAL SYSTEMS
2. SHORT-CIRCUIT STUDIES
3. ARC-FLASH HAZARD ANALYSIS
4. LIGHTING CONTROL DEVICES
5. ADDRESSABLE FIRE-ALARM SYSTEMS

ABBREVIATIONS

(N)	NEW
(E)	EXISTING TO REMAIN
(D)	EXISTING TO BE REMOVED
(ER)	EXISTING TO BE RELOCATED
(RL)	NEW LOCATION OF RELOCATED ITEM
(F)	FUTURE
AB	ABOVE COUNTER BACKSPLASH
ACU	AIR CONDITIONING UNIT
AC	ALTERNATING CURRENT
A, AMP	AMPERES
ADJ	ADJACENT
AF	AMPERE (RATED) FUSE OR CB FRAME
AFF	ABOVE FINISHED FLOOR
AFG	ABOVE FINISHED GRADE
AHJ	AUTHORITY HAVING JURISDICTION
AIC	EQUIPMENT SHORT CIRCUIT INTERRUPT RATING (RMS SYM. AMPS)
AL	ALUMINUM (ALLOY)
ALC	AUTOMATIC LIGHTING CONTROL
AS	AMPERE (RATED) SWITCH
AT	CIRCUIT BRKR TRIP SETTING (AMPS)
ATS	AUTOMATIC TRANSFER SWITCH
AUTO	AUTOMATIC
AUX	AUXILIARY
AWG	AMERICAN WIRE GAUGE
BATT	BATTERY
BC	BARE COPPER
BG	BELOW GRADE
BRKR	CIRCUIT BREAKER
C	CONDUIT (CIRCULAR RACEWAY)
CAB	CABINET
CB	CIRCUIT BREAKER
CFM	CUBIC FEET PER MINUTE
CKT	CIRCUIT
CLG	CEILING
CO	CONDUIT ONLY
CPT	CONTROL POWER TRANSFORMER
CT	CURRENT TRANSFORMER
CU	COPPER
DC	DIRECT CURRENT
DISC	DISCONNECT
DIA	DIAMETER
DIV	DIVISION
DP	DISTRIBUTION PANEL
DPDT	DOUBLE POLE DOUBLE THROW
DPST	DOUBLE POLE SINGLE THROW
DWG	DRAWING
E.EMER	EMERGENCY
EF	EXHAUST FAN
EMT	ELECTRICAL METALLIC TUBING
ENCL	ENCLOSURE
EO	ELECTRICALLY OPERATED
EOL	END OF LINE
EWC	ELECTRIC WATER COOLER
EWH	ELECTRIC WATER HEATER
FA	FIRE ALARM
FAA	FIRE ALARM ANNUNCIATOR
FACP	FIRE ALARM CONTROL PANEL
FBO	FURNISHED BY OTHERS
FC	FOOT CANDLES
FF	FLUSH FLOOR MOUNTED
FLA	FULL LOAD AMPERES
FLEX	FLEXIBLE
FPB	FAN POWERED BOX
FSD	FIRE/SMOKE DAMPER
FW	FLUSH WALL MOUNTED
FU	FUSE
GEN	GENERATOR
GFI	GROUND FAULT CIRCUIT INTERRUPTER
G,GND	GROUND
GRAP	GENERATOR REMOTE ANNUNCIATOR PANEL
GRC	GALVANIZED RIGID STEEL CONDUIT
HLO	HANDLE LOCK-ON(OFF)
HP	HORSEPOWER
HPF	HIGH POWER FACTOR
HTR	HEATER
HZ	HERTZ (CYCLES PER SECOND)
IES	ILLUMINATING ENGINEERING SOCIETY
IBC	INDIVIDUAL BRANCH CIRCUIT
ID	INSIDE DIAMETER
IG	ISOLATED GROUND
IMC	INTERMEDIATE METAL CONDUIT
KCMIL	THOUSAND CIRCULAR MILS
KN	KEYED NOTE
KO	KNOCK OUT
KW	KILOWATTS
KVA	KILOVOLT-AMPERES
LTG	LIGHTING
LCP	LIGHTING CONTROL PANEL
MAX	MAXIMUM
MCA	MINIMUM CIRCUIT AMPERES
MCB	MAIN CIRCUIT BREAKER
MFR	MANUFACTURER
MIN	MINIMUM
MISC	MISCELLANEOUS
MLO	MAIN LUGS ONLY
MO	MANUAL OPERATOR
MTD	MOUNTED
MTR	MOTOR
N	NEUTRAL (GROUNDED CONDUCTOR)
NC	NORMALLY CLOSED
NEC	NATIONAL ELECTRICAL CODE
-,NEG	NEGATIVE
NEMA	NATIONAL ELECTRICAL MFGR'S ASSOC.
NL	NIGHT LIGHT (UNSWITCHED)
NO	NORMALLY OPEN
NTS	NOT TO SCALE
NP	NAMEPLATE
OC	ON CENTER
OD	OUTSIDE DIAMETER
OFCI	OWNER FURNISHED CONTRACTOR INSTALLED
ODOI	OWNER FURNISHED, OWNER INSTALLED
OS	OCCUPANCY SENSOR
P	POLE
PB	PUSHBUTTON
PDZ	PRIMARY DAYLIGHT ZONE
PH,Ø	PHASE
PNL	PANEL
+,POS	POSITIVE
PRI	PRIMARY
REQD	REQUIRED
RNC	RIGID NON-METALLIC CONDUIT (PVC)
RS	RAPID START
RST	REMOTE STATION TRANSMITTER
SAD	SEE ARCHITECTURAL DRAWINGS
SDZ	SECONDARY DAYLIGHT ZONE
SEC	SECONDARY
SN	SHEET NOTE
SOL	SOLENOID
SPD	SURGE PROTECTION DEVICE
SPDT	SINGLE POLE DOUBLE THROW
SPST	SINGLE POLE SINGLE THROW
SUB	SUBSTATION
SWBD	SWITCHBOARD
SWGR	SWITCHGEAR
TB	TERMINAL BOARD
TDC	TIME DELAY CLOSING
TDO	TIME DELAY OPENING
TEL	TELEPHONE
TYP	TYPICAL
UF	UNDERFLOOR
UG	UNDERGROUND
UL	UNDERWRITERS LAB
UON	UNLESS OTHERWISE NOTED
UPS	UNINTERRUPTIBLE POWER SUPPLY
UTX	UTILITY TRANSFORMER
V	VOLTS
VA	VOLT-AMPERES
VFD	VARIABLE FREQUENCY DRIVE
W	WATT
W/	WITH
W/O	WITHOUT
WP	WEATHERPROOF
XFR	TRANSFORMER
XP	EXPLOSION PROOF
Z	ZONE
",IN	INCHES
',FT	FEET
Ø	PHASE
>	GREATER THAN
<	LESS THAN
>	GREATER THAN OR EQUAL TO

BASIS OF DESIGN

A. PROJECT DESCRIPTION: PEARSON FIELD IS AN EXISTING ONE-STORY EXISTING PILOT LOUNGE LOCATED AT 101 EAST RESERVE ST. VANCOUVER, WA. THIS PROJECT IS 2,694 SF AND CONSISTS OF AN AMMENITY SPACE, KITCHEN, AND OFFICES.

B. THE DESIGN INCLUDES THE FOLLOWING NOTABLE FEATURES, BUT IS NOT LIMITED TO THIS SCOPE. CONTRACTOR IS RESPONSIBLE FOR REVIEWING ALL CONTRACT DOCUMENTS AND COORDINATING WITH ALL DISCIPLINES.
   - A. BRANCH CIRCUIT DISTRIBUTION INCLUDING ALL REQUIRED PANELBOARDS, CONDUIT, WIRING, AND DEVICES.
   - B. LIGHTING SYSTEMS, INCLUDING CONTROLS AND DAYLIGHTING CONTROL.
   - C. NEW HVAC AND PLUMBING SYSTEM.
   - D. NEW FIRE ALARM SYSTEM.

C. CODES AND STANDARDS
   - A. THE COMPLETE INSTALLATION SHALL CONFORM TO ALL APPLICABLE FEDERAL, STATE, AND LOCAL CODES, ORDINANCES, UTILITY COMPANY REQUIREMENTS AND REGULATIONS INCLUDING NECESSARY PERMITS AND INSPECTIONS REQUIRED BY THE GOVERNING AUTHORITIES.
     - A. AMERICANS WITH DISABILITIES ACT, (ADA)
     - B. NFPA 101: LIFE SAFETY CODE: 2023 EDITION
     - C. NFPA 110: STANDARD FOR EMERGENCY AND STANDBY POWER SYSTEMS: 2023 EDITION
     - D. WASHINGTON BUILDING CODES ENFORCED BY THE AUTHORITY HAVING JURISDICTION (AHJ):
       - A. 2021 INTERNATIONAL BUILDING CODE (IBC) WITH STATE AND LOCAL AMENDMENTS.
       - B. 2021 INTERNATIONAL MECHANICAL CODE (IMC) WITH STATE AND LOCAL AMENDMENTS.
       - C. 2021 UNIFORM PLUMBING CODE (UPC) WITH STATE AND LOCAL AMENDMENTS.
       - D. 2021 INTERNATIONAL FIRE CODE (IFC) WITH STATE AND LOCAL AMENDMENTS.
       - E. 2021 NATIONAL FUEL GAS CODE (NFGC) NFPA 54, WAC 51-52
       - F. 2023 NATIONAL ELECTRICAL CODE (NEC)
       - G. 2021 WASHINGTON STATE ENERGY CODE (WAC 51-11, WSEC)

D. PROJECT PHASING
   - a. DESIGN IS NOT BASED ON ANY SPECIAL CONSTRUCTION PROJECT PHASING OTHER THAN VARIOUS DESIGN PACKAGES. CONTRACTORS TO COORDINATE WORK FOR THE OVERALL PROJECT PHASING PER CONSTRUCTION SCHEDULE.

E. DEMOLITION
   - a. EXISTING DEVICES TYPICALLY PROVIDED BY DIVISION 26 DURING NEW CONSTRUCTION SHALL BE SUBSTANTIALLY DEMOLISHED. INFRASTRUCTURE (POWER PANELS) SHALL REMAIN, BUT RECEPTACLES, LIGHTING, LIGHTING CONTROLS AND OTHER MISCELLANEOUS ITEMS IN THE PROJECT SCOPE SHALL GENERALLY BE COMPLETELY REMOVED UNLESS NOTED OTHERWISE. ALL ASSOCIATED BRANCH CIRCUITING SHALL BE DEMOLISHED BACK TO THE ORIGINATING BRANCH PANEL.

F. POWER SYSTEM DESIGN
   - a. POWER SYSTEM DESCRIPTION
     - EXISTING SPACE INCLUDES (3) 208/120V, 3PH, 4W BRANCH PANELS THAT ARE FED FROM THE EXTERIOR UTILITY VIA A GUTTER. PROVIDE (1) NEW 208/120V, 3PH, 4W BRANCH PANEL FED FROM EXISTING BRANCH PANEL. ALL RECEPTACLES, LIGHTING, PLUMBING AND HVAC EQUIPMENT TO BE CIRCUITED TO NEW PANEL, EXCEPT WHERE REPLACING EXISTING EQUIPMENT (HVAC SPLIT SYSTEMS).
     - THERE IS EXPECTED TO BE ADEQUATE SPARE CAPACITY IN EXISTING BRANCH PANELS AND UTILITY EQUIPMENT TO ACCOMODATE THE NEW BRANCH CIRCUIT PANEL AND ASSOCIATED LOADS.
   - b. EMERGENCY POWER - BATTERY BACKUP
     - EMERGENCY POWER TO BE PROVIDED TO SERVE EGRESS LIGHTING AND EXIT SIGNS BY BATTERY BACKUP IN LIGHTING FIXTURES.
   - c. STANDBY POWER
     - STANDBY POWER IS NOT A PROJECT REQUIREMENT.

G. COMMERCIAL OFFICE DESIGN
   - A. ASSUMED LOAD PER WORKSTATION 360 W
   - B. FLOOR OUTLETS/ BOXES ARE TO BE INSTALLED PER DIMENSIONS SHOWN ON THE ARCHITECTURAL FLOOR PLANS
   - C. GENERAL LIGHTING LOAD BY OCCUPANCY IN PER NEC TABLE 220-42(A):
     - A. OCCUPANCY TYPE OFFICE, UNIT LOAD PER SF 1.3VA/SF
   - D. MECHANICAL/PLUMBING
     - a. PROVIDE POWER TO ALL DIVISION 22 AND DIVISION 23 EQUIPMENT/DEVICES REQUIRING POWER.
     - b. IT SHALL BE THE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR TO VERIFY POWER REQUIREMENTS WITH THE MECHANICAL AND PLUMBING CONTRACTOR WITH THE SUBMITTED AND APPROVED MECHANICAL AND PLUMBING EQUIPMENT/DEVICES PRIOR TO THE PURCHASE AND INSTALLATION OF MATERIALS, AND TO PROVIDE THE VERIFIED POWER REQUIREMENTS. IF CHANGES TO ELECTRICAL DESIGN ARE NECESSARY TO PROVIDE THE VERIFIED POWER REQUIREMENTS, COORDINATE WITH THE ENGINEER TO DETERMINE A RESOLUTION.
   - E. MISCELLANEOUS POWER CONNECTIONS
     - a. PROVIDE POWER AND ASSOCIATED COMPONENTS TO ALL NEW POWERED EQUIPMENT/DEVICES WITHIN PROJECT, EVEN IF NOT EXPLICITLY STATED IN THIS DRAWING SET, EXAMPLES INCLUDE:
       - FUSED DISCONNECTS FOR FAN COIL UNITS
       - POWER FOR MECHANICAL CONTROLS
       - POWER FOR SECURITY POWER SUPPLIES
       - POWER FOR FIRE ALARM SYSTEM
   - F. CONTROLLED RECEPTACLES
     - a. CONTROLLED RECEPTACLES ARE NOT REQUIRED FOR THE PROJECT PER WASHINGTON STATE ENERGY CODE C503.7.7 EXCEPTION (1) DUE TO ALTERATION AREA BEING SMALLER THAN 5,000 SQUARE FEET.

H. FIRE ALARM DESIGN
   - A. FIRE ALARM SYSTEM IS DESIGN/BUILD BY THE FIRE ALARM SYSTEM VENDOR. DEVICES AND LAYOUT SHOWN ON THESE DRAWINGS ARE TO AID IN ARCHITECTURAL COORDINATION AND TO ESTABLISH A MINIMUM LEVEL FOR BIDDING PURPOSES. REFER TO SPECIFICATIONS FOR ADDITIONAL DESIGN CRITERIA.

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COPPER FEEDER SCHEDULE

FEEDER TAG	CONDUITS			CONDUCTORS PER SET		NOTES
	MET	SETS	RNC	PHASE/NEUTRAL	GROUND	
4000.4	3.50"	11	4.00"	(4) 500 KCMIL	500 KCMIL	-
4000.3	3.00"	11	4.00"	(3) 500 KCMIL	500 KCMIL	-
3500.4	3.50"	10	4.00"	(4) 500 KCMIL	500 KCMIL	-
3500.3	3.00"	10	4.00"	(3) 500 KCMIL	500 KCMIL	-
3000.4	3.50"	8	4.00"	(4) 500 KCMIL	400 KCMIL	-
3000.3	3.00"	8	4.00"	(3) 500 KCMIL	400 KCMIL	-
2500.4	3.50"	7	4.00"	(4) 500 KCMIL	350 KCMIL	-
2500.3	3.00"	7	4.00"	(3) 500 KCMIL	350 KCMIL	-
2000.4	3.00"	6	4.00"	(4) 400 KCMIL	250 KCMIL	-
2000.3	3.00"	6	4.00"	(3) 400 KCMIL	250 KCMIL	-
1600.4	3.00"	5	4.00"	(4) 400 KCMIL	#4/0	-
1600.3	3.00"	5	4.00"	(3) 400 KCMIL	#4/0	-
1200.4	3.00"	4	4.00"	(4) 350 KCMIL	#3/0	-
1200.3	3.00"	4	3.00"	(3) 350 KCMIL	#3/0	-
1000.4	3.00"	3	4.00"	(4) 400 KCMIL	#2/0	-
1000.3	3.00"	3	4.00"	(3) 400 KCMIL	#2/0	-
800.4	3.00"	3	3.00"	(4) 300 KCMIL	#1/0	-
800.3	2.50"	3	3.00"	(3) 300 KCMIL	#1/0	-
700.4	3.50"	2	4.00"	(4) 500 KCMIL	#1/0	-
700.3	3.00"	2	4.00"	(3) 500 KCMIL	#1/0	-
600.4	3.00"	2	4.00"	(4) 350 KCMIL	#1	-
600.3	2.50"	2	3.00"	(3) 350 KCMIL	#1	-
500.4	2.50"	2	3.00"	(4) 250 KCMIL	#2	-
500.3	2.50"	2	2.50"	(3) 250 KCMIL	#2	-
450.4	2.50"	2	3.00"	(4) #4/0	#2	-
450.3	2.00"	2	2.50"	(3) #4/0	#2	-
400.4	2.00"	2	2.50"	(4) #3/0	#2	-
400.3	2.00"	2	2.50"	(3) #3/0	#2	-
350.4	3.50"	1	4.00"	(4) 500 KCMIL	#2	-
350.3	3.50"	1	4.00"	(3) 500 KCMIL	#2	-
300.4	3.00"	1	3.00"	(4) 350 KCMIL	#4	-
300.3	2.50"	1	3.00"	(3) 350 KCMIL	#4	-
250.4	2.50"	1	3.00"	(4) 250 KCMIL	#4	-
250.3	2.50"	1	3.00"	(3) 250 KCMIL	#4	-
225.4	2.50"	1	3.00"	(4) #4/0	#4	-
225.3	2.00"	1	2.50"	(3) #4/0	#4	-
200.4	2.00"	1	2.50"	(4) #3/0	#6	-
200.3	2.00"	1	2.50"	(3) #3/0	#6	-
175.4	2.00"	1	2.50"	(4) #2/0	#6	-
175.3	1.50"	1	2.00"	(3) #2/0	#6	-
150.4	2.00"	1	2.00"	(4) #1/0	#6	-
150.3	1.50"	1	2.00"	(3) #1/0	#6	-
125.4	1.50"	1	1.50"	(4) #1	#6	-
125.3	1.25"	1	1.50"	(3) #1	#6	-
110.4	1.25"	1	1.50"	(4) #2	#6	-
110.3	1.25"	1	1.50"	(3) #2	#6	-
100.4	1.25"	1	1.50"	(4) #2	#8	-
100.3	1.25"	1	1.50"	(3) #2	#8	-
90.4	1.25"	1	1.50"	(4) #2	#8	-
90.3	1.25"	1	1.50"	(3) #2	#8	-
80.4	1.25"	1	1.50"	(4) #4	#8	-
80.3	1.00"	1	1.50"	(3) #4	#8	-
70.4	1.25"	1	1.50"	(4) #4	#8	-
70.3	1.00"	1	1.50"	(3) #4	#8	-
60.4	1.00"	1	1.00"	(4) #6	#10	-
60.3	0.75"	1	1.00"	(3) #6	#10	-
50.4	1.00"	1	1.00"	(4) #6	#10	-
50.3	0.75"	1	1.00"	(3) #6	#10	-
40.4	0.75"	1	1.00"	(4) #8	#10	-
40.3	0.75"	1	1.00"	(3) #8	#10	-
30.4	0.75"	1	1.00"	(4) #10	#10	-
30.3	0.75"	1	1.00"	(3) #10	#10	-
20.4	0.75"	1	1.00"	(4) #12	#12	-
20.3	0.75"	1	1.00"	(3) #12	#12	-
---.-K						1
XFR						2
SCHD						3

GENERAL NOTES:

A. CONDUCTORS AND CONDUITS SHOWN IN THIS SCHEDULE ARE BASED ON COPPER CONDUCTORS WITH THHN/THWN INSULATION.
B. THIS SCHEDULE SHALL BE USED ON ALL FEEDERS SERVING LOADS WHERE THE CIRCUIT BREAKER SIZE MATCHES THE AMPACITY OF ITS FEEDER. USE THE "MOTOR CIRCUIT SCHEDULE" FOR LOADS, SUCH AS MOTORS, PUMPS, FANS, CHILLERS, ETC., WHERE THE CIRCUIT BREAKER SIZE IS LARGER THAN THE AMPACITY OF ITS FEEDER.
C. PROVIDE GROUND WIRE NOTED ABOVE IN ALL FEEDERS AND BRANCH CIRCUITS. WHERE MULTIPLE CONDUITS ARE INDICATED PROVIDE NOTED GROUND WIRE IN EACH CONDUIT.
D. NOT ALL FEEDERS ARE NECESSARILY USED ON THIS PROJECT.
E. NOMINAL AMPACITIES GREATER THAN 100 AMPS ARE FOR 75 DEG. C TERMINALS.
F. "MET"= EMT, IMC, GRC, RAC, OR PVC COATED GRC TYPE CONDUITS. "RNC"= PVC 40, PVC 80 OR FIBERGLASS TYPE CONDUITS ROUTED UNDERGROUND. REFER TO SIZING ON DRAWINGS IF "RNC" CONDUITS ARE ROUTED ABOVEGROUND. CONDUIT SIZES NOTED ON SINGLE-LINE DIAGRAM OR ON PLANS SUPERSEDE SIZES NOTED ABOVE IF LARGER
G. NEUTRAL CONDUCTORS THAT CARRY UNBALANCED CURRENT ARE CONSIDERED NON-CURRENT CARRYING CONDUCTORS.

KEYED NOTES:

1. OVERSIZED (173% MIN.) NEUTRAL FOR FEEDERS CONNECTED TO A K-4 OR HIGHER RATED TRANSFORMER.
2. REFER TO TRANSFORMER SCHEDULE FOR STANDARD PRIMARY AND SECONDARY FEEDER SIZES.
3. REFER TO MCC OR PANEL SCHEDULES FOR FEEDER SIZES TO EQUIPMENT NOTED WITH THIS TAG.

ARCHITECTURAL EQUIP. ABBREVIATIONS & MOUNTING HEIGHTS

MICROWAVE	**MW**	+46" AFF, SAD
COPIER/ PRINTER	**CP**	+20" AFF
VENDING MACHINE	**VM**	+42" AFF
REFRIGERATOR	**RF**	+24" AFF
DISHWASHER	**DW**	+20" AFF
TELEVISION	**TV**	+60" AFF, SAD

NOTES:

1. HEIGHTS SHOWN ARE TYPICAL TO TOP OF BOX, UNLESS OTHERWISE NOTED.
2. MOUNTING HEIGHTS SHOWN ON ARCHITECTURAL ELEVATIONS SHALL GOVERN OVER THOSE NOTED ABOVE. CONTRACTOR SHALL ALWAYS REFER TO ARCHITECTURAL DRAWINGS PRIOR TO INSTALLING J-BOXES AND BACKBOXES. INFORM ENGINEER AND ARCHITECT OF CONFLICTS.

BRANCH CIRCUIT SCHEDULE

CIRCUIT TAG	CONDUITS			CONDUCTORS PER SET		NOTES
	MET	SETS	RNC	PHASE/NEUTRAL	GROUND	
60.2N	0.75"	1	1.00"	(2) #6, (1) #6N	#10	_
60.2	0.75"	1	1.00"	(2) #6	#10	_
60.1	0.75"	1	1.00"	(1) #6, (1) #6N	#10	_
50.2N	0.75"	1	1.00"	(2) #6, (1) #6N	#10	_
50.2	0.75"	1	1.00"	(2) #6	#10	_
50.1	0.75"	1	1.00"	(1) #6, (1) #6N	#10	_
40.2N	0.75"	1	1.00"	(2) #8, (1) #8N	#10	_
40.2	0.75"	1	1.00"	(2) #8	#10	_
40.1	0.75"	1	1.00"	(1) #8, (1) #8N	#10	_
30.2N	0.75"	1	1.00"	(2) #10, (1) #10N	#10	_
30.2	0.75"	1	1.00"	(2) #10	#10	_
30.1	0.75"	1	1.00"	(1) #10, (1) #10N	#10	_
20.2N	0.50"	1	1.00"	(2) #12, (1) #12N	#12	1,2
20.2	0.50"	1	1.00"	(2) #12	#12	1,2
20.1	0.50"	1	1.00"	(1) #12, (1) #12N	#12	1,2

GENERAL NOTES:

A. CONDUCTORS AND CONDUITS SHOWN IN THIS SCHEDULE ARE BASED ON COPPER CONDUCTORS WITH THHN/THWN INSULATION.
B. THIS SCHEDULE SHALL BE USED FOR ALL BRANCH CIRCUITS WHERE THE CIRCUIT BREAKER SIZE MATCHES THE BRANCH CIRCUIT AMPACITY.
C. NOT ALL BRANCH CIRCUITS SHOWN ABOVE ARE NECESSARILY USED ON THIS PROJECT.
D. "MET"= EMT, IMC, GRC, RAC, OR PVC COATED GRC TYPE CONDUITS. "RNC"= PVC 40, PVC 80 OR FIBERGLASS TYPE CONDUITS ROUTED UNDERGROUND. CONDUIT SIZES NOTED ON SINGLE LINE DIAGRAM OR ON PLANS SUPERSEDE SIZES NOTED ABOVE IF LARGER.
E. UPSIZE WIRING AS REQUIRED TO MEET MINIMUM VOLTAGE DROP REQUIREMENTS INDICATED IN SPECIFICATIONS AND UPSIZE GROUND CONDUCTOR PROPORTIONATELY .
F. ALL HOMERUNS SHALL USE 0.75" CONDUIT SIZE MINIMUM.

KEYED NOTES:

1. THESE BRANCH CIRCUITS TAGS ARE TYPICALLY NOT SHOWN ON PLANS FOR CLARITY REASONS. CONTRACTOR SHALL USE THIS INFORMATION AS IT APPLIES FOR ALL CONDUITS CONTAINING ONE OR MORE 20A/1P CIRCUITS.
2. CONTRACTOR MAY COMBINE 20A 1 AND 2-POLE CIRCUITS, UP TO A MAXIMUM OF (3) PHASE CONDUCTORS, IN ONE CONDUIT. ALL 3-PHASE AND CIRCUITS LARGER THAN 20A SHALL BE IN DEDICATED CONDUITS, UON. PROVIDE DEDICATED NEUTRALS FOR EACH 1-POLE CIRCUIT.

VOLTAGE DROP TABLE

		MAXIMUM ALLOWED RUN LENGTH (FT)				
VOLT	AMP	#12	#10	#8	#6	#4
120	2	500	800	1200	2000	3250
	4	250	400	600	1000	1625
	6	175	250	400	650	1100
	8	125	200	325	500	800
	10	100	150	250	400	650
	12	85	125	200	350	550
	14	75	110	175	300	450
	16	60	100	150	250	400
277	2	1100	1800	2750		
	4	550	900	1375		
	6	350	600	950		
	8	275	450	700		
	10	225	350	550		
	12	175	300	475		
	14	150	250	400		
	16	140	225	360		

NOTES:

1. THIS SCHEDULE APPLIES TO ALL BRANCH CIRCUITS. CONTRACTOR SHALL PROVIDE UPSIZED CONDUCTORS AND CONDUIT/ RACEWAYS AS REQUIRED FOR EACH SITUATION.
2. THIS SCHEDULE IS FOR 3% VOLTAGE DROP USING COPPER CONDUCTORS. ALUMINUM CONDUCTORS ARE NOT ALLOWED TO SERVE BRANCH CIRCUITS.
3. USE 12-AMPS FOR ALL CIRCUITS SERVING ONE OR MORE RECEPTACLES, UNLESS HIGHER AMPACITY IS APPROPRIATE OR REQUIRED. USE FULL LOAD AMPS (FLA) OF EQUIPMENT SERVED X 125% FOR ALL OTHER CIRCUITS THAT SERVE A DEDICATED LOAD WITH NO PLANS FOR ADDING FUTURE EQUIPMENT OR A RECEPTACLE TO THAT CIRCUIT.
4. WHENEVER BRANCH CIRCUIT CONDUCTORS ARE UPSIZED THE ASSOCIATED GROUND CONDUCTOR SHALL ALSO BE UPSIZED, PER NEC 250.122.

POWER NOTES

A. FLOOR PLANS ARE DIAGRAMMATIC. COORDINATE EXACT LOCATIONS WITH ARCHITECTURAL DRAWINGS AND FIELD DETERMINE EXACT CONDUIT, PULL BOX AND ROUTING REQUIREMENTS.
B. COORDINATE WITH ARCHITECTURAL FLOOR PLANS, INTERIOR ELEVATIONS AND DETAIL DRAWINGS PRIOR TO ROUGH-IN OF DEVICES. INFORM ENGINEER OF CONFLICTS.
C. CONFIRM CEILING TYPES WITH ARCHITECT IN ALL SPACES AND USE THE APPROPRIATE WIRING METHOD FOR EACH TYPE. DO NOT LOCATE ANY JUNCTION BOXES ON HARD-LID CEILINGS; ALL WIRING MUST BE ACCESSIBLE THROUGH LUMINAIRE ONLY IN DAISY-CHAIN METHOD. JUNCTION BOXES MAY BE LOCATED ABOVE ACCESS DOORS IF FEASIBLE. ENSURE ALL JUNCTION BOXES ARE ACCESSIBLE AFTER OTHER TRADES' WORK IS COMPLETED.
D. CIRCUIT SIZES ARE NOT SHOWN ON THE PLANS. USE CIRCUIT SIZES INDICATED IN NOTES OR RESPECTIVE SCHEDULES.
E. REFER TO MECHANICAL AND PLUMBING EQUIPMENT - ELECTRICAL CONNECTION SCHEDULE FOR MECHANICAL EQUIPMENT CONNECTION REQUIREMENTS.
F. COORDINATE EXACT MECHANICAL EQUIPMENT LOCATIONS AND REQUIREMENTS WITH MECHANICAL AND CONTROLS CONTRACTORS PRIOR TO ROUGH-IN.
G. PROVIDE HOUSEKEEPING PADS FOR ALL FLOOR MOUNTED ELECTRICAL EQUIPMENT. REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION.
H. BOXES SHALL BE IN SEPARATE STUD SPACES FROM BOXES SERVING OTHER ROOMS WHERE POSSIBLE TO MINIMIZE SOUND TRANSFER.
I. PROVIDE SPECIAL RECEPTACLES THAT MATCH CORD AND CAP PROVIDED WITH EQUIPMENT, UON. USE ADJACENT NEMA CONFIGURATION NUMBER, IF ONE IS SHOWN.
J. INSTALL NEW RACEWAY AND CONDUCTORS CONCEALED; CUT AND PATCH EXISTING WALLS TO ACCOMMODATE NEW RACEWAY INSTALLATION. INSTALL CONDUIT 90 DEG TO BUILDING LINES.
K. THE EXISTING BUILDING INCLUDING PORTIONS OF THE RENOVATED AREA SHALL REMAIN IN SERVICE DURING THE CONSTRUCTION PHASE OF THIS PROJECT. ANY MODIFICATIONS TO THE EXISTING ELECTRICAL SYSTEMS THAT MAY REQUIRE THE TEMPORARY INTERRUPTION OF EXISTING SERVICES SHALL BE COMPLETED AFTER NORMAL WORKING HOURS. PRE-SCHEDULE ANY SERVICE INTERRUPTIONS WITH THE OWNER PRIOR TO STARTING ANY WORK.
L. UTILITY OUTAGES: NOTIFY AND OBTAIN WRITTEN APPROVAL FROM FACILITY NOT LESS THAN TEN (10) WORKING DAYS PRIOR TO A REQUIRED UTILITY OUTAGE. LOCK-OUT AND RED-TAG THE APPROPRIATE EQUIPMENT. TAG SHALL INCLUDE OUTAGE DURATION AND CONTACT INFORMATION.
M. EXISTING CONDITIONS ARE BASED ON AVAILABLE AS-BUILT DRAWINGS AND FIELD INFORMATION. VERIFY ALL EXISTING CONDITIONS PRIOR TO CONSTRUCTION.
N. WHERE NOTED AS OWNER-SUPPLIED ON DRAWINGS, INSTALL AND CONNECT EQUIPMENT PER MANUFACTURER'S REQUIREMENTS. INSPECT AND TEST ALL EQUIPMENT AND INFORM OWNER OF ANY DEFECTS PRIOR TO INSTALLATION. INSTALLED EQUIPMENT IS ASSUMED TO BE IN GOOD WORKING CONDITION.
O. PROVIDE A METAL, LOCKABLE, WEATHERPROOF WHILE-IN-USE COVER FOR ALL EXTERIOR RECEPTACLES, UON.
P. CONTROLLED RECEPTACLES SHALL BE PROVIDED IN QUANTITIES AND LOCATIONS AS REQUIRED BY WASHINGTON ENERGY CODE. DUE TO THE AREA OF THE FLOOR PLAN BEING UNDER 5,000 SQUARE FEET, THE PROJECT CAN USE WAC 51-11C-50300 SECTION C503.7.7 EXCEPTION 1 AND DOES NOT REQUIRE CONTROLLED RECEPTACLES.

DEMO NOTES

A. EXISTING WALLS AND CEILINGS TO BE DEMOLISHED ARE SHOWN DASHED. REFER TO ARCHITECTURAL DRAWINGS FOR FULL EXTENT OF DEMOLITION.
B. REFER TO SPECIFICATIONS FOR ADDITIONAL DEMOLITION SCOPE OF WORK.
C. REMOVE ALL DEVICES AND WIRING IN PORTIONS OF BUILDING BEING DEMOLISHED. MAINTAIN CONTINUITY TO ALL DEVICES THAT ARE EXISTING TO REMAIN.
D. EXISTING CONDUIT AND WIRING MAY BE REUSED IF IN GOOD CONDITION.
E. JUNCTION BOXES SHALL ONLY BE PROVIDED ON WALLS OR CEILINGS WHERE REQUIRED FOR DEVICE MOUNTING.
F. REMOVE ALL EXISTING BRANCH CIRCUIT CONDUCTORS AND CONDUITS ASSOCIATED WITH REMOVED ELECTRICAL EQUIPMENT AND DEVICES BACK TO THE EXISTING HOMERUN FROM WHICH THEY ARE FED OR THE NEAREST ACTIVE DEVICE THAT IS TO REMAIN.
G. VERIFY CIRCUITS WITH TRACING DEVICE AND LABEL CIRCUITS AVAILABLE AT EACH JUNCTION BOX. MODIFY DRAWINGS AS REQUIRED TO DOCUMENT ACTUAL CIRCUITING.
H. DO NOT REMOVE ANY CONDUITS SERVING EXISTING TO REMAIN ITEMS.
I. DO NOT REMOVE ANY TELECOM INFRASTRUCTURE, I.E. CONDUITS CONNECTING TELECOM CLOSETS, CABLE TRAYS, BRIDAL RINGS IN AREAS THAT WILL BE ABOVE SUSPENDED CEILINGS.
J. ALL REMOVED ELECTRICAL MATERIAL INCLUDING WIRING, RACEWAYS, OUTLETS, DEVICES, SUPPORTS SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE REMOVED FROM THE JOB SITE, UNLESS OTHERWISE DIRECTED BY OWNER.
K. DAMAGE TO OTHER TRADES' WORK AS A RESULT OF THIS WORK IS TO BE PROMPTLY REPAIRED AT NO EXPENSE TO THE OWNER AND TO THE COMPLETE SATISFACTION OF THE OWNER.
L. VISIT THE JOB SITE PRIOR TO SUBMISSION OF BID AND FIELD VERIFY ALL EXISTING CONDITIONS AND THE EXTENT OF THE DEMOLITION WORK. ALL ASSOCIATED DEMOLITION COSTS SHALL BE INCLUDED IN THE BID PRICE. NO EXTRA PAYMENT WILL BE ALLOWED FOR WORK REQUIRED BECAUSE OF DISCERNIBLE CONDITIONS, WHETHER OR NOT SPECIFICALLY SHOWN ON THESE DRAWINGS.
M. THE EXISTING BUILDING INCLUDING PORTIONS OF THE RENOVATED AREA SHALL REMAIN IN SERVICE DURING THE CONSTRUCTION PHASE OF THIS PROJECT. ANY MODIFICATIONS TO THE EXISTING ELECTRICAL SYSTEMS THAT MAY REQUIRE THE TEMPORARY INTERRUPTION OF EXISTING SERVICES SHALL BE COMPLETED AFTER NORMAL WORKING HOURS. PRE-SCHEDULE ANY SERVICE INTERRUPTIONS WITH THE OWNER PRIOR TO STARTING ANY WORK.
N. UTILITY OUTAGES: NOTIFY AND OBTAIN WRITTEN APPROVAL FROM FACILITY NOT LESS THAN TEN (10) WORKING DAYS PRIOR TO A REQUIRED UTILITY OUTAGE. LOCK-OUT AND RED-TAG THE APPROPRIATE EQUIPMENT. TAG SHALL INCLUDE OUTAGE DURATION AND CONTACT INFORMATION.
O. EXISTING CONDITIONS ARE BASED ON AVAILABLE FIELD INFORMATION. VERIFY ALL EXISTING CONDITIONS PRIOR TO CONSTRUCTION.
P. WHERE IT IS UNFEASIBLE TO REMOVE CONDUITS (SUCH AS BELOW CONCRETE SLAB, EMBEDDED IN CONCRETE SLAB, OR CONCEALED IN INACCESSIBLE LOCATION), REMOVE CONDUCTORS, CUT, CAP, AND ABANDON CONDUIT IN PLACE AT ENTRY INTO INACCESSIBLE LOCATIONS.
Q. REPROGRAM EXISTING LIGHTING CONTROL SYSTEM AS REQUIRED TO REMOVE ADDRESSIBLE CONTROL ITEMS AND LUMINAIRES FROM SYSTEM.

7/18/25	60% OWNER REVIEW	
8/27/25	90% OWNER REVIEW	
9/12/25	ISSUE FOR PERMIT	
11/18/25	ISSUE FOR CONSTRUCTION	

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CITY OF Vancouver WASHINGTON

ISSUE FOR CONSTRUCTION

FAA GRANT #3-53-0139-022-2026

PEARSON FIELD
TERMINAL RENOVATION PROJECT
PEARSON FIELD
101 EAST RESERVE ST.
VANCOUVER, WA 98661

DRAWING TITLE:
CALCULATION TABLES AND NOTES

DRAWN BY: Author
CHECKED BY: Checker

E0.02

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MECHANICAL AND PLUMBING EQUIPMENT - ELECTRICAL CONNECTION SCHEDULE

TAG			LOAD							CIRCUITING INFORMATION					DISCONNECT		STARTER		LOCATION	
NAME	#	DESCRIPTION	HP	KVA	FLA	LOAD CLASS	VOLTS	Ø	ALT POWER	PANEL	CIRCUIT	POLES	OCP	FEEDER	DIV.	TYPE	DIV	TYPE	LEVEL	NOTES
CP	1	DOMESTIC RECIRCULATION PUMP	0.1 hp	0.04 kVA	0.65 A	N	120 V	1	No	LC4	17	1	20 A	20.1	DIV. 26	SWITCH	DIV. 22	INTEGRAL	T.O. FINISH FLOOR	
ERV	1.1	ENERGY RECOVERY VENTILATOR	0.5 hp	1.31 kVA	6.30 A	N	208 V	1	No	LC4	1,3	2	20 A	20.2	DIV. 26	FUSED	DIV. 23	INTEGRAL	T.O. FINISH FLOOR	
EUH	1.1	ELECTRIC UNIT HEATER	0 hp	1.5 kVA	12.50 A	N	120 V	1	No	LC4	13	1	20 A	20.1	DIV. 26	INTEGRAL	DIV. 23	INTEGRAL	T.O. FINISH FLOOR	
EWH	1	DOMESTIC WATER HEATER	0 hp	11 kVA	30.56 A	N	208 V	3	No	LC2	32,34,36	3	40 A	40.3	DIV. 26	FUSED	NA	NA	T.O. FINISH FLOOR	
FCU	1.1	SPLIT SYSTEM HEAT PUMP FAN COIL	0.5 hp	1.35 kVA	6.50 A	C	208 V	1	No	LC4	5,7	2	15 A	20.2	DIV. 26	FUSED	DIV. 23	INTEGRAL	T.O. FINISH FLOOR	
FCU	1.2	SPLIT SYSTEM HEAT PUMP FAN COIL	0.5 hp	0.4 kVA	1.90 A	C	208 V	1	No	LC4	9,11	2	15 A	20.2	DIV. 26	FUSED	DIV. 23	INTEGRAL	T.O. FINISH FLOOR	
FCU	1.3	SPLIT SYSTEM HEAT PUMP FAN COIL	0.5 hp	0.4 kVA	1.90 A	C	208 V	1	No	LC4	9,11	2	15 A	20.2	DIV. 26	FUSED	DIV. 23	INTEGRAL	T.O. FINISH FLOOR	
FCU	1.4	SPLIT SYSTEM HEAT PUMP FAN COIL	0.5 hp	0.4 kVA	1.90 A	C	208 V	1	No	LC4	9,11	2	15 A	20.2	DIV. 26	FUSED	DIV. 23	INTEGRAL	T.O. FINISH FLOOR	
HP	1.1	HEAT PUMP OUTDOOR UNIT	0 hp	3.33 kVA	16.00 A	C	208 V	1	No	LC1	31,33	2	20 A	20.2	DIV. 26	FUSED	DIV. 23	INTEGRAL	T.O. FINISH FLOOR	
HP	1.2	HEAT PUMP OUTDOOR UNIT	0 hp	4.99 kVA	24.00 A	C	208 V	1	No	LC1	32,34	2	30 A	30.2	DIV. 26	FUSED	DIV. 23	INTEGRAL	T.O. FINISH FLOOR	

SCHEDULE REMARKS:

A. ALL LISTED ITEMS ARE PROVIDED BY DIVISION 22 AND/OR DIVISION 23. PROVIDE POWER TO ITEMS AS INDICATED ON PLANS AND IN THE SCHEDULE. REFER TO MECHANICAL AND PLUMBING SCHEDULES FOR ADDITIONAL INFORMATION.

B. COORDINATE WITH DIVISION 22 AND 23 PRIOR TO INSTALLATION AND VERIFY OVERCURRENT PROTECTION AND FEEDER REQUIREMENTS WITH SUBMITTED MANUFACTURER DATA. INFORM ENGINEER OF CONFLICT(S).

C. WHERE HP IS SHOWN AS "0", REFER TO FLA AND KVA FOR ELECTRICAL LOAD.

7/18/25 60% OWNER REVIEW
8/27/25 90% OWNER REVIEW
9/12/25 ISSUE FOR PERMIT
11/18/25 ISSUE FOR CONSTRUCTION

YIN YONG LI — STATE OF WASHINGTON — 24379 — REGISTERED PROFESSIONAL ENGINEER

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DRAWING TITLE:
MECHANICAL & PLUMBING EQUIPMENT CONNECTION SCHEDULE
DRAWN BY: Author
CHECKED BY: Checker

E0.03

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ISSUE FOR CONSTRUCTION

FAA GRANT #3-53-0139-022-2026

LIGHTING COMPLIANCE SUMMARY

2021 WSEC Compliance Forms for Commercial Buildings including Group R2, R3 & R4 over 3 stories and all R1 — Administered by: ©2025 NEEA. All rights reserved

Project & Applicant Information			For Building Department Use:	Date: Sep 10, 2025
	Project Title	Pearson Airport FIeld - 2021 WSEC		
	Project Address	101 East Reserve St. Vancouver, WA 98661		
	Applicant Name	Max Hoffman		
	Applicant Phone	512-651-2435		
	Applicant Email	mhoffman@glumac.com		

For questions about this report, contact WSEC Commercial Technical Support at 360-539-5300 or via email at com.techsupport@waenergycodes.com

General Occupancy	All Commercial		General Building Use Type		Office, Other	Building Cond. Floor Area	2,568
General Project Types	Alteration	New Building or Addition Lighting Scope		Alteration Lighting Scope	Interior Lighting Exterior Lighting	Project Cond. Floor Area	2,568
						Floors Above Grade	1
Lighting Project Description						Compliance Method	General Prescriptive

Lighting Compliance Scope and Method	Project Type	Interior / Exterior (Interior includes both interior & parking)	Luminaire Replacement Scope	Compliance Method	LPA Calculation Adjustment	Compliance Verification
	Alteration	Interior Lighting	20% or more replaced	Space by space	No Calculation Adjustments allowed	COMPLIES
	Alteration	Exterior Lighting	20% or more replaced		Not applicable to exterior	COMPLIES
Additional Energy Efficiency (AEC) Measures Included	No lighting or electrical additional energy efficiency measures included in project		Load Management (LDM) Measures Included		No lighting or electrical load management measures included in project	

Project Title	Pearson Airport FIeld - 2021 WSEC	Date	Sep 10, 2025
Lighting Power Calculation	ALTERATION - INTERIOR LIGHTING (20% or more replaced)	Compliance Verification	COMPLIES
Compliance Method	Space by space	LPA Calculation Adjustment	none

Interior Lighting Power Allowance - Space by Space

General Space Type	Specific Space Type	Gross Interior Area (SF)	LPA (Watts/SF)	Total Watts Allowed (SF x LPA x 1)	Total Proposed Watts (LPD > Display LPD)	Compliance Status
Classroom/lecture/training	General	755	0.71	536		
Corridors	General	388	0.41	159		
Food preparation		163	1.09	180		
Lobby	General	118	0.84	99		
Office	Enclosed ≤ 250 sf	498	0.74	369		
Office	Open plan	315	0.61	192		
Restroom	General	170	0.63	107		
Storage room	Less than 50 sf	44	0.51	22		
			Proposed Total LPD		1,434	
	Totals			1,664	1,434	COMPLIES

Proposed Lighting Power Density

Fixture Type	Fixture ID	Quantity of Fixtures (#F)	Watts or Wattage Limit per Fixture (WpF)	Total Linear Feet (LF)	Watts per Linear Foot (WpLF)	Total Watts Proposed (#F x WpF) or (LF x WpLF)
Individual Fixtures						
Troffer	RA1 (RA1E)	35	28			984
Troffer	RB1 (RB1E)	2	20			39
Recessed downlight	DA1	4	12			48
Recessed downlight	DA2	2	12			24
Wall-mounted	WA1	2	18			36
Linear Fixture per LF						
LED strip	UA1			19	16	304
					Proposed Total LPD	1,434

Project Title	Pearson Airport FIeld - 2021 WSEC	Date	Sep 10, 2025
Proposed Fixtures Details	ALTERATION - INTERIOR LIGHTING (20% or more replaced)		

Fixture Type/Application	Fixture ID	Location in Documents	Lamp Type	New or Existing-to-Remain
Individual Fixtures				
Troffer	RA1 (RA1E)	EL2.01	LED	New
	Fixture Description:			Are these fixtures located within a daylight zone?: Yes, controls provided
	Daylight zone location(s): Sidelit daylight zones (primary and/or secondary)			Do these fixtures require specific application lighting controls?: None required
Troffer	RB1 (RB1E)	EL2.01	LED	New
	Fixture Description:			Are these fixtures located within a daylight zone?: No
	Do these fixtures require specific application lighting controls?: None required			
Recessed downlight	DA1	EL2.01	LED	New
	Fixture Description:			Are these fixtures located within a daylight zone?: No
	Do these fixtures require specific application lighting controls?: None required			
Recessed downlight	DA2	EL2.01	LED	New
	Fixture Description:			Are these fixtures located within a daylight zone?: No
	Do these fixtures require specific application lighting controls?: None required			
Wall-mounted	WA1	EL2.01	LED	New
	Fixture Description:			Are these fixtures located within a daylight zone?: No
	Do these fixtures require specific application lighting controls?: None required			
Linear Fixture per LF				
LED strip	UA1	EL2.01	LED	New
	Fixture Description:			Are these fixtures located within a daylight zone?: No
	Do these fixtures require specific application lighting controls?: Supplemental task lighting, occupancy or time switch			

Project Title	Pearson Airport FIeld - 2021 WSEC	Date	Sep 10, 2025
Lighting Power Calculation	ALTERATION - EXTERIOR LIGHTING (20% or more replaced)	Compliance Verification	COMPLIES
Exterior Lighting Zone	ZONE 3	Base Site Allowance	400

Exterior Lighting Power Allowance

Exterior Surface	Surface Sub-Type	Surface Area (SF)	LPA (Watts/SF)	Linear Feet (LF)	LPA (Watts/LF)	Total Watts Allowed (LPA x SF) or (LPA x LF)	Total Proposed Watts	Compliance Status
Building entrances and exits	Entry canopies	707	0.18			127		
					Base Site Allowance	400		
					Totals	527	50	COMPLIES

Proposed Exterior Lighting Power Density

Fixture Type	Fixture ID	Exterior Surface Type	Quantity of Fixtures (#F)	Watts or Wattage Limit per Fixture (WpF)	Total Linear Feet (LF)	Watts per Linear Foot (WpLF)	Total Watts Proposed (#F x WpF) or (LF x WpLF)
Individual Fixtures							
Canopy	SA1	Building entrances and exits - Entry canopies	10	4			40
Wall-mounted	WB1E	Building entrances and exits - Entry canopies	1	10			10
						Proposed Total LPD	50

7/18/25	60% OWNER REVIEW
8/27/25	90% OWNER REVIEW
9/12/25	ISSUE FOR PERMIT
11/18/25	ISSUE FOR CONSTRUCTION

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CITY OF Vancouver WASHINGTON

PEARSON FIELD
TERMINAL RENOVATION PROJECT
PEARSON FIELD
101 EAST RESERVE ST.
VANCOUVER, WA 98661

DRAWING TITLE:
ENERGY CHECKLIST

DRAWN BY: Author
CHECKED BY: Checker

E0.04

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ISSUE FOR CONSTRUCTION

FAA GRANT #3-53-0139-022-2026

Lighting, Motor and Electrical Requirements List, pg 1 of 13

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Project:
Pearson Airport Field - 2021 WSEC
101 East Reserve St.
Vancouver, WA 98661

Date: 2025-09-10

Applies	Code Section	Component	Compliance Information Required In Permit Documentation	Location in Documents	Building Department Notes
LIGHTING SCOPE					
NA	C103.1	Construction documents - General	For a shell & core or tenant space (first build-out) project, indicate if there is no lighting scope included in the project.		
NA	C103.1	Construction documents - General	For an alteration project, indicate if there is no lighting scope included in the project.		
NA	C405.1	Lighting in sleeping units	Indicate general compliance path for permanently installed luminaires in sleeping units - vacancy controls & luminaire efficacy; or lighting power allowance.		
INTERIOR LIGHTING CONTROLS					
YES	C405.2	Interior lighting controls, general	For all interior lighting systems, indicate lighting control method (general lighting controls requirements or luminaire level lighting controls) on plans for all spaces and lighting zone(s) served; indicate exceptions applied to eligible spaces and light	EL0.01	
YES	C405.2.3	Manual controls	Indicate on plans the method of manual lighting control, location of manual control device and the area or specific application it serves.	EL2.01	
NA	C405.2.4 C405.2.4.1	Manual interior light reduction controls	For general lighting not controlled by occupancy sensors, indicate on plans which method of manual 50% lighting load reduction is provided, or indicate applicable exception.		
YES	C405.2.1 C405.2.2	Method of automatic shut-off control	Indicate on plans the method of automatic shut-off control during unoccupied periods (occupancy sensor or time switch) for all lighting zones.	EL2.01, EL0.01	
YES	C405.2.1	Occupant sensor controls	Indicate on plans all luminaires that are controlled by occupant sensor controls; indicate controls are configured to turn luminaires 100% off when the space is unoccupied	EL2.01, EL0.01	
YES	C405.2.1 C405.2.1.1	Occupant sensor controls	Indicate if occupant sensor controls are configured to be manual on or automatic on to not more than 50% power; indicate spaces eligible for exception that allows automatic on to 100% power.	EL0.01	
NA	C405.2.1.2	Occupant sensor controls - warehouse storage areas & library stacks	Indicate each aisleway within a warehouse or library stack space designated as a separate zone that is independently controlled		

Lighting, Motor and Electrical Requirements List, pg 2 of 13

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NA			Indicate occupant sensors are configured to automatically reduce lighting power by ≥ 50% when the zone is unoccupied for over 20 minutes; indicate controls are configured to automatically restore lighting to full power when the zone or space is occupie		
NA	C405.2.1.2	Occupant sensor controls - warehouse storage areas & library stacks	Indicate method of automatic 100% shut-off (occupancy sensor or time switch)		
YES	C405.2.1.3	Occupant sensor controls - open plan office areas	For open plan office areas larger than 300 sf, indicate all general lighting control zones are ≤ 600 sf	EL2.01	
YES	C405.2.1.3	Occupant sensor controls - open plan office areas	Indicate all general lighting control zones are provided with vacancy controls that are configured to reduce lighting power by not less than 80% when the zone is unoccupied and turn luminaires 100% off when the control zone is unoccupied; indicate unoccup	EL0.01	
NA	C405.2.1.4	Occupant sensor controls - enclosed fire-rated stairwells	Indicate stairway lighting is provided with occupancy sensor controls that reduce lighting power by not less than 50% when the stairway in unoccupied and restore lighting to 100% when it is occupied.		
YES	C405.2.1.5	Occupant sensor controls - corridors	Indicate corridor lighting is provided with occupancy sensor controls that reduce lighting power by not less than 50% when the corridor is unoccupied.	EL0.01	
YES	C405.2.2.1	Automatic time switch controls	Indicate spaces on plans where time switch controls are configured to turn luminaires 100% off during unoccupied hours	EL0.01	
YES			Indicate spaces on plans where time switch controls are configured to turn on lighting to full power versus 50% power	EL0.01	
YES			Indicate locations of override switches on plans and the lighting zone(s) served; indicate that the area(s) served by each override switch does not exceed 5,000 sf.	EL2.01	
YES	C405.2.5.2 C405.2.5.4	Daylight zones - Sidelit zones	Indicate primary and secondary sidelit daylight zone floor areas on plans	EL2.01	
NA			For small vertical fenestration assemblies (rough opening less than 10% of primary daylight zone floor area) where daylight responsive controls are not required, provide fenestration area to daylight zone floor area calculation(s).		
NA			Indicate toplit daylight zone floor areas on plans.		
YES	C405.2.5 C405.2.5.1	Daylight responsive controls	Indicate on plans all lighting zone(s) served by daylight responsive controls; indicate that the area served by each control device does not exceed 2,500 SF	EL2.01	

Lighting, Motor and Electrical Requirements List, pg 3 of 13

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YES			Identify sidelit and toplit daylight zones that are not provided with daylight responsive controls and the exception(s) that apply	EL0.01	
YES	C405.2.5.1	Daylight responsive controls	Indicate on plans that all daylight responsive controls provide continuous dimming to ≤15% full light output	EL2.01, EL0.01	
YES	C405.2.5.1	Daylight responsive controls	Indicate that daylight responsive controls are configured to completely shut off all controlled lighting fixtures within the lighting zone.	EL0.01	
NA	C405.2.6	Additional controls - Specific application lighting controls	Identify spaces and lighting fixtures on plans that require specific application lighting controls per this section.		
YES	C405.2.6, Items 1.1 thru 1.6	Additional lighting controls for display, accent & supplemental task lighting	Indicate on plans that all display, accent and supplemental task lighting fixtures are controlled independently from general area lighting	EL2.01	
NA	C405.2.6, Items 1.1 and 1.2	Display and accent lighting	For display and accent lighting fixtures, including lighting fixtures added per the C405.2.2.1 additional interior lighting power allowance, indicate on plans the separate manual controls for these fixtures and the type of automatic off controls (occupanc	EL2.01	
NA			For display case lighting fixtures, indicate on plans the separate manual controls for these fixtures and the type of automatic off controls (occupancy sensor or time-switch)		
YES	C405.2.6, Item 1.4	Supplemental task lighting	For supplemental task lighting fixtures including under-shelf or under-cabinet lighting, indicate on plans the separate manual controls for these fixtures and the type of automatic off controls (occupancy sensor or time-switch)	EL2.01	
NA	C405.2.6, Item 1.5	Lighting equipment for sale or demonstration	For lighting equipment for sale or demonstration, indicate on plans the separate manual controls for these fixtures and the type of automatic off controls (occupancy sensor or time-switch)		
NA			For exhibit lighting fixtures in galleries, museums and monuments, indicate on plans the separate manual controls for these fixtures and the type of automatic off controls (occupancy sensor or time-switch).		
	C405.2.6, Item 2	Permanently installed lighting in sleeping units	Indicate method of automatic off control of all installed luminaires in sleeping units (vacancy or captive key card control); also refer to Receptacles.		

Lighting, Motor and Electrical Requirements List, pg 4 of 13

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NA	C405.2.6, Item 3	Lighting for non-visual applications	For lighting serving non-visual applications (food warming and lighting for life support of nonhuman life forms), indicate on plans that lighting fixtures are controlled independently from both general area lighting and other lighting applications within		
NA			Indicate on plans separate manual controls for non-visual lighting application fixtures and applicable automatic lighting controls; indicate that the area served by each control device does not exceed 4,000 sf.		
NA			For task lighting that serves medical & dental purposes, indicate on plans that lighting fixtures are provided with manual control that is independent from general area lighting.		
YES	C405.2.6, Item 5	Means of egress lighting	Identify all means of egress lighting fixtures on plans including fixtures that function as both normal and emergency illumination	EL2.01	
YES			Provide calculation for total lighting power density (LPD) of all means of egress lighting fixtures; if total LPD is ≥ 0.01 Watts/SF, indicate on plans the method of automatic shut-off control during unoccupied periods (emergency relay & occupancy sens	EL0.01	
NA	C405.2.8	Advanced lighting controls in open office areas	For open office areas ≥ 5,000 sf, indicate which advanced lighting control system is provided (luminaire level lighting controls or networked lighting controls).		
	C405.2.8.1	Luminaire level lighting controls (LLLC)	Where LLLC are provided to comply with C405.2.8, or provided as the alternate lighting controls compliance method per C405.2, or to comply with C406.2.4.2 Enhanced digital interior lighting controls; provide sequence of operations that describes required		
NA	C405.2.8.1 C405.2.8.3	Luminaire level lighting controls (LLLC)	Indicate on plans that each LLLC luminaire is configured with occupancy sensing control functions (including C405.2.1.3 requirements for open office areas) and continuous full range dimming controls to brighten or dim lights based on occupancy and availab		
NA	C405.2.8.2	Networked lighting control (NLC)	Where NLC are provided to comply with C405.2.8, or to comply with C406.2.4.2 Enhanced digital interior lighting controls; provide sequence of operations that describes required NLC capabilities and performance parameters		
NA	C405.2.8.2 C405.2.8.3	Networked lighting control (NLC)	Indicate on plans that each NLC luminaire is individually addressable or document exception applied; Indicate on plans that each NLC luminaire is configured with occupancy sensing control functions (including C405.2.1.3 requirements for open office areas)		

Lighting, Motor and Electrical Requirements List, pg 5 of 13

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NA	C405.8.3	High end trim	Where high end trim is required, luminaires shall be initially configured to limit maximum lumen output or lighting power to 85% or to the target design lighting power.		
INTERIOR LIGHTING CONTROLS - ADDITIONAL ENERGY EFFICIENCY MEASURE					
	C406.2.4.2	Enhanced digital interior lighting controls	To comply with the enhanced interior lighting controls measure, provide calculations that demonstrate that lighting in ≥ 50% of the project floor area is provided with LLLC (C405.2.8.1) or NLC (C405.2.8.2) controls with high end trim (C405.2.8.3)		
			Where LLLC is provided, indicate on plans that each LLLC controlled luminaire is configured with integral sensors; where NLC is provided, indicate on plans that each NLC controlled luminaire is configured to be independently addressable; provide sequence		
NA	C406.2.4.1	Enhanced lighting controls in Group R-2	In Group R-2 occupancies, indicate on plans a master control at the main entrance to each dwelling or sleeping unit that switches off all lights and switched receptacles (may be two controls, one for lights and the other for receptacles); indicate on plan		
INTERIOR LIGHTING CONTROLS - LIGHTING LOAD MANAGEMENT MEASURE					
NA	C406.3.1	Interior lighting DDC controls & real-time demand response	To comply with the interior lighting load management measure, indicate automatic lighting controls are connected to a central DDC system capable of activation by an external utility signal; where utility real-time demand or pricing program exists, indicat		
NA	C406.3.1	Interior lighting power reduction controls	Indicate lighting controls are configured to gradually reduce by continuous dimming the interior general area lighting power by ? 20% in response to a peak demand signal; calculate the percentage of total building floor area served by load management ligh		
NA	C406.3.1	Warehouse & retail storage interior lighting power reduction controls	For warehouse & retail storage areas, indicate method of interior general area lighting power reduction (continuous dimming by ? 20%; switching off ? 25% of lighting power).		
EXTERIOR LIGHTING CONTROLS					
YES	C405.2.9 C405.2.9.1 C405.2.9	Exterior lighting controls	For all exterior lighting, indicate on plans automatic controls (either daylight sensing or astronomic time clock) configured to turn lighting off when daylight is present; or indicate exception applied.	EL0.01	
NA			For exterior building facade & landscape lighting, indicate that controls are configured to turn this lighting off when daylight is present for a minimum of 6 hours per night, or from 1 hour after closing to 1 hour before opening per the occupancy schedul		

Lighting, Motor and Electrical Requirements List, pg 6 of 13

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NA			For outdoor parking area (not parking garage) luminaires that are mounted ≤ 24 feet high and are rated at ≥ 40 watts, indicate that controls are configured to turn this lighting off when daylight is present; in addition, indicate controls are config		
YES			For exterior lighting other than building facade, landscape and outdoor parking area lighting, indicate controls are configured to reduce lighting power by at least 50% from 12am-6am, or 1 hour after closing to 1 hour before opening, or when no activity i	EL0.01	
	C405.2.10	Parking garage lighting control	Indicate all interior parking garage lighting fixtures are provided with time switch controls (per C405.2.2.1) or occupancy sensor controls (per C405.2.1.1); indicate controls are configured to reduce lighting power by at least 30% when no activity is det		
NA	C405.2.10	Parking garage lighting control - Perimeter lighting zones	For parking garage lighting fixtures located within 20 feet of perimeter wall openings, indicate on plans that daylight sensing controls are configured to reduce lighting power by at least 50%, or exception applied		
	C405.2.10	Parking garage lighting control - Eye adaptation lighting	For lighting fixtures at vehicle entrances & exits, indicate on plans that daylight sensing controls are configured to reduce lighting power by at least 50% from sunrise to sunset.		
NA	C405.3	Lighting for plant growth and maintenance	For permanently installed lighting fixtures used specifically for plant growth and maintenance, indicate that the photosynthetic photon efficacy measured at the lamp or luminaire is ≥ 1.7 ¡¿½mol/J in greenhouses and ≥ 1.9 ¡¿½mol/J in all other indoo		
NA	C405.5.4	Exterior gas-fired lighting appliances	Indicate ignition system is a method other then continuously burning pilot light.		
INTERIOR & EXTERIOR LIGHTING CONTROL CIRCUITS					
YES	C405.2.7	Area controls - Master control switches	Indicate location(s) of lighting master control switch(es) intended to control multiple independent switches; a circuit breaker may not be used as a lighting master control switch	E2.01 (LCP)	
YES			Verify the maximum power controlled by any single lighting control switch or automatic control device is no more than a 20 amp circuit loaded to ? 80%.	E5.02	
INTERIOR LIGHTING POWER & EFFICACY					
	C405.4.1	Total connected interior lighting power	Include all luminaires in interior lighting fixture schedule; indicate fixture types, lamps, ballasts and rated watts per fixture; include rated wattage of lamps for luminaires with lamps connected directly to building power; include wattage limit of tran	EL0.01	

7/16/25 60% OWNER REVIEW
8/27/25 90% OWNER REVIEW
9/12/25 ISSUE FOR PERMIT
11/18/25 ISSUE FOR CONSTRUCTION

YIN DONG LIU — STATE OF WASHINGTON — 54379 — REGISTERED PROFESSIONAL ENGINEER

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CITY OF Vancouver WASHINGTON

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TERMINAL RENOVATION PROJECT
PEARSON FIELD
101 EAST RESERVE ST.
VANCOUVER, WA 98661

DRAWING TITLE:
ENERGY CHECKLIST

DRAWN BY: Author
CHECKED BY: Checker

E0.05

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ISSUE FOR CONSTRUCTION

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NA			Identify spaces eligible for lighting power exemption on plans and in WSEC interior lighting compliance reports; indicate the exception applied		
NA			Identify lighting equipment eligible for lighting power exemption in fixture schedule and in WSEC interior lighting compliance reports; indicate the exception applied.		
	C405.1.1	Lighting in dwelling units	Include all permanently installed luminaires in dwelling units in interior lighting fixture schedule; include luminaire lighting power and efficacy (lumens)		
			Include all permanently installed luminaires in sleeping units in interior lighting fixture schedule; include luminaire lighting power or efficacy (lumens) depending on compliance path taken per C405.1		
NA			For all permenantly installed luminaires, indicate in interior lighting fixture schedule that rated lamp efficacy is ≥ 65 lumens/watt or luminaire efficacy is ≥ 45 lumens/watt.		
YES	C405.4.2	Interior lighting power allowance (LPA)	Indicate which interior LPA method is applied to the entire building (Building Area Method or Space-by-Space Method); indicate LPA applied is Space-by-Space Method for partial building projects and for buildings with unfinished spaces.	E0.04	
INTERIOR LIGHTING POWER CALCULATION - INDICATE COMPLIANCE PATH TAKEN					
NA	C405.4.2.1	Building Area Method	Demonstrate that total proposed interior lighting wattage per building does not exceed the sum of the maximum allowed wattages for all building area types; identify locations of building areas on plans; provide WSEC interior lighting compliance reports.		
YES	C405.4.2.2	Space-By-Space Method	Demonstrate that total proposed interior lighting wattage does not exceed the maximum allowed wattage; identify locations of space types on plans, including additional allowance retail display areas and areas with display, highlight and decorative lightin	E0.04	
INTERIOR LIGHTING POWER & EFFICACY - ADDITIONAL ENERGY EFFICIENCY MEASURES					
NA	C406.2.3.1 C406.2.3.2	Reduced interior lighting power density (LPD)	To comply with the reduced interior LPD additional energy efficiency measure, demonstrate that total proposed interior LPD wattage is 10% or 20% lower than the total interior LPA wattage for the area the reduced lighting power measure is being applied to		

Lighting, Motor and Electrical Requirements List, pg 8 of 13

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	C406.2.3.3	Reduced interior LPD - Dwelling & sleeping unit lamp efficacy	To comply with reduced interior LPD additional energy efficiency measure for a building with dwelling units or sleeping units, indicate in interior lighting fixture schedule that all permenantly installed luminaires have a rated lamp efficacy ≥ 90 lume		
EXTERIOR LIGHTING POWER & EFFICACY					
	C405.5.2	Total connected exterior lighting power	Include all luminaires in exterior lighting fixture schedule; indicate fixture types, lamps, ballasts and rated watts per fixture; include rated wattage of lamps for luminaires with lamps connected directly to building power; include wattage limit of tran	EL0.01	
NA			Identify exterior lighting applications eligible for lighting power exemption on plans and in WSEC exterior lighting compliance reports; indicate the exception applied.		
YES	TABLE C405.5.3(1)	Exterior lighting zone	Indicate the building exterior lighting zone as specified by the AHJ.	E0.04	
NA	C405.5.1	Exterior building grounds lighting	For building grounds lighting fixtures rated at greater than 25 watts, indicate in exterior lighting fixture schedule that fixtures have a rated lamp efficacy ≥ 100 lumens/watt or indicate the exception applied.		
EXTERIOR LIGHTING POWER CALCULATION					
YES	C405.5.3	Exterior lighting power allowance (LPA)	Demonstrate that total proposed exterior surface lighting wattage does not exceed the maximum allowed wattage (including base site allowance); identify locations of exterior surfaces on plans; provide WSEC exterior lighting compliance reports	E0.04	
YES			Demonstrate that total proposed wattage for each additional allowance exterior surface type does not exceed the LPA for the surface type (includes base site allowance remaining after C405.5.3 LPA calculation); identify locations of additional allowance ex	E0.04	
LIGHTING SYSTEMS ALTERATIONS					
NA	C503.7.1	New lighting systems and controls	Where new interior or exterior lighting systems are installed within an existing building site, indicate new lighting controls comply with C405.2; indicate commissioning of lighting controls (C408.4) and lighting system energy end-use metering (C409.3) wi		
YES	C503.7.2	Interior lighting & parking garage lighting alteration	Include all new luminaires in interior lighting fixture schedule in plans, provide same lighting fixture information as for new construction per C405.4.1 and C405.4.2	EL0.01, E0.04, spec div 26	

Lighting, Motor and Electrical Requirements List, pg 9 of 13

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			For alterations that add or replace ≥ 20% of luminaires within an interior space or parking garage, indicate which interior lighting power allowance (LPA) method is applied to the alteration project area (Space-by-Space Method for partial building alte		
			Demonstrate that total proposed interior lighting wattage (including existing-to-remain lighting wattage) within the alteration project area does not exceed the maximum allowed wattage (Space-by-Space Method) or the sum of the maximum allowed wattages for		
NA	C503.7.2	Interior lighting alterations (LPA) - Add/replace	For alterations that add or replace < 20% of luminaires in an interior space or parking garage, calculate total existing interior lighting wattage within the project area prior to the alteration		
NA	C503.7.2	Interior lighting alterations (LPD) - Add/replace	Demonstrate that total proposed interior lighting wattage (including existing-to-remain lighting wattage) within the alteration project area does not exceed the total existing interior lighting wattage prior to the alteration; provide WSEC interior lighti		
YES			Include all new luminaires in exterior lighting fixture schedule in plans, provide same lighting fixture information as for new construction per C405.5.2	EL0.01	
	C503.7.2	Exterior lighting alterations (LPA) - Add/replace &ge 20%	For alterations that add or replace ≥ 20% of exterior lighting wattage, indicate exterior lighting power allowance (LPA) calculated in the same manner as for new construction		
NA	C503.7.2	Exterior lighting alterations (LPD) - Add/replace &ge 20%	Demonstrate that total proposed exterior lighting wattage (including existing-to-remain lighting wattage) does not exceed the maximum allowed wattage; identify locations of surface types on plans, including additional allowance surfaces; provide WSEC exte		
NA	C503.7.2	Exterior lighting alterations (LPA) - Add/replace	For alterations that add or replace < 20% of exterior lighting wattage, calculate total existing exterior lighting wattage prior to the alteration		
NA	C503.7.2	Exterior lighting alterations (LPD) - Add/replace	Demonstrate that total proposed exterior lighting wattage (including existing-to-remain lighting wattage) does not exceed the total existing exterior lighting wattage prior to the alteration; identify locations of surface types on plans, including additio		
YES	C503.7.3	Interior lighting wiring & circuiting alterations	Where new wiring is installed to serve new interior luminaires and /or luminaires are relocated to a new circuit; indicate manual and automatic lighting controls are provided (as applicable) - manual & light reduction (C405.2.3 & C405.2.4); occupancy sens	EL0.01, EL2.01	

Lighting, Motor and Electrical Requirements List, pg 10 of 13

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YES			Where new wiring is installed to serve new exterior luminaires and /or luminaires are relocated to a new circuit; indicate circuit power area controls (C405.2.7) are provided; indicate commissioning of exterior lighting controls (C408.4) will be provided,	div 26 spec	
NA	C503.7.4	Lighting panel alterations	Where a new interior and/or exterior lighting panel is installed or an existing panel is moved (including all new raceway and conductor wiring), indicate all of the same interior lighting controls requirements as for wiring & circuiting alterations apply,		
	C503.7.5	Newly-created rooms	Where interior space(s) are reconfigured (permanently installed walls or ceiling-height partitions) to create new enclosed spaces, indicate the following manual and automatic lighting controls are provided (as applicable) - manual & light reduction (C405.		
NA	C504.2	Lighting repairs	Identify existing luminaires being upgraded with bulb and / or ballast replacement; indicate fixture alteration does not increase existing fixture wattage		
NA	C505.1	Change of interior space use	Identify spaces on plans where the building area type or space use type is being changed from one type to another per Tables C405.4.2(1) or (2) including additional allowance retail display areas and areas with display, highlight and decorative lighting		
NA			Demonstrate that total proposed interior lighting wattage (including existing-to-remain lighting wattage) within the alteration project area does not exceed the maximum allowed wattage (Space-by-Space Method) or the sum of maximum allowed wattage per each		
RECEPTACLES					
NA	C405.10	Automatic receptacle control	Provide schedule on electrical plans that lists the number of controlled and uncontrolled receptacles in each space where controlled receptacles are required - classrooms, enclosed offices, conference rooms, copy/print rooms, break rooms and individual wo		
NA			Identify all controlled and uncontrolled receptacles on electrical plans; indicate that ≥ 50% of all receptacles are provided with automatic controls in each space where they are required; include receptacle configuration such as spacing between contro		
NA			Indicate on plans the method of automatic control for each controlled receptacle zone (occupant sensor or programmable time-of-day control); indicate that the area served by each control device does not exceed 5,000 sf.		

Lighting, Motor and Electrical Requirements List, pg 11 of 13

2021 WSEC Requirements for Commercial Buildings including Group R2, R3 & R4 over 3 stories & all R1 — Administered by ©2025 NEEA, All rights reserved
The following information is necessary to check a permit application for compliance with the lighting systems, motors and electrical system requirements in the Washington State Energy Code, Commercial Provisions.
For questions about this report, contact WSEC Commercial Technical Support at 360-539-5300 or via email at com.techsupport@waenergycodes.com

NA	C405.2.6, Item 2	Switched receptacles in sleeping units	Indicate method of automatic off control of all switched receptacles in sleeping units (vacancy or key card control).		
NA	C405.7.1	Electric receptacles at dwelling unit gas appliances	In all designated appliance locations within dwelling units (kitchen cooking appliances, laundry and domestic water heating), indicate electric receptacles or junction box & circuit within 12 inches of the appliance location with sufficient capacity to se		
NA	C503.7.7	Electrical receptacle alerations	For alteration project areas ≥ 5,000 sf where electric receptacles are added or replaced, indicate receptacles are provided with automatic controls per C405.10, or exception applied.	Square footage of alteration is less than 5,000SF	
ELECTRIC MOTORS					
NA	C405.8	Electric motor efficiency	Include all motors, including fractional hp motors, in electric motor schedule on electrical plans; indicate motor type, horsepower, rpm, rated efficiency, or exception applied.	No motors on project	
ELEVATORS, ESCALATORS & MOVING WALKS					
NA	C405.9.1	Elevator cabs	For luminaires in each elevator cab, provide calculations that demonstrate average efficacy is not less than 35 lumens per watt		
NA			For elevators that do not have an integral air conditioning system, indicate rated watts per cFm for elevator cab ventilation fans do not exceed 0.33 watts per cFm		
NA			Indicate automatic controls that de-energize lighting and ventilation fans when elevator is stopped and unoccupied for a period of 15 minutes or more.		
NA	C405.9.2	Escalators and moving walks	Indicate escalators and moving walks comply with ASME A17.1/CSA B44 and are provided with automatic controls that are configured to reduce operational speed to the minimum permitted when not in use, or exception applied.		
NA	C405.9.3	Escalator energy recovery	Indicate escalators are designed to recover electrical energy when resisting overspeed in the down direction.		
RENEWABLE ENERGY					
NA	C411	Renewable Energy	For new construction, including additions, change of use, and change of occupancy, with floor area ≥ 10000sf; provide documentation of on-site renewable energy capacity; provide calculations supporting applicable exceptions; if qualifying by exception provide an accounting for the additional Additional Energy Efficiency Credits that will be required		

Lighting, Motor and Electrical Requirements List, pg 12 of 13

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RENEWABLE ENERGY - ADDITIONAL ENERGY EFFICIENCY MEASURE					
NA	C406.2.5	On-site and off-site renewable energy	To comply with the renewable energy measure, provide an accounting of on-site and any contracted off-site renewable energy capacity; for all off-site sources, indicate the C411.2 renewable energy source type, energy factor, and the rated capacity and calculated code credited kW; indicate on-site renewables used to comply with C411 or for a code exception elsewhere in the code; with the remaining renewable energy provide Equation 4-17 calculations showing the achieved credits and that the achieved credits are ? the base credits for the measure		
NA	C406.2.5	On-site and off-site renewable energy	Provide documentation that all off-site renewable energy systems comply with Sections C411.2.2 and C411.2.3 including all contracts, and the ownership and location of off-site generation		
ELECTRIC ENERGY STORAGE - LOAD MANAGMENT MEASURE					
NA	C406.3.4	Electric energy storage	To comply with the electrical energy storage load managment measure, indicate automatic controls shall store electricity in electric storage devices during nonpeak periods and use stored energy during peak periods; Document the total electric storage device capacity; indicate it is ? 5 Wh/sf (58 Wh/sm) of gross building area; for proration provide the proration calculations supporting the claimed credit		
GENERAL ELECTRICAL SYSTEMS					
NA	C405.6	Electrical transformers	Include electrical transformer schedule on electrical plans; indicate transformer type, size (kVA), efficiency, or exception applied.		
NA	C405.7	Dwelling unit electrical energy consumption	Indicate on electrical plans that each dwelling unit in a Group R-2 building has a separate electrical energy meter, or exception applied.		
YES	C405.11	Voltage drop	Indicate wire conductors are sized so that the maximum voltage drop from customer service conductors to branch circuit conductors is &le 5%.	Refer to sheet E0.02 and E2.01	
NA	C405.12	Alternating current-output uninterruptible power supplies (AC-output UPS)	Indicate in plans that AC-output UPS systems serving computer rooms meet or exceed the calculation and testing requirements identified in ENERGY STAR Program Requirements for Uninterruptible Power Supplies (UPS) ? Eligibility Criteria Version 2.0.	UPS is not in project	
COMMISSIONING (CX)					

7/16/25 60% OWNER REVIEW
8/27/25 90% OWNER REVIEW
9/12/25 ISSUE FOR PERMIT
11/18/25 ISSUE FOR CONSTRUCTION

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DRAWING TITLE:
ENERGY CHECKLIST

DRAWN BY: Author
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E0.06

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Lighting, Motor and Electrical Requirements List, pg 13 of 13

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	C408.4	Scope of electrical power & lighting systems commissioning	Indicate that all electrical systems (receptacles, transformers, motors, vertical & horizontal transportation) for which the WSEC requires control functions and/or configuration to perform specific functions are required to be commissioned; include docume		
			Where total building lighting load is ≥ 10 kW or the total lighting load of luminaires requiring daylight sensing and/or occupancy control is ≥ 5 kW, indicate that all automatic lighting control systems are required to be commissioned; or provide ca		
	C408.1.1	Commissioning requirements in construction documents	Indicate Cx requirements in plans and specifications for all applicable electrical and lighting control systems		
	C408.1.2 C103.6.3	Commissioning requirements in construction documents	General summary of Cx plan shall include the following: 1) Narrative description of activities; 2) Responsibilities of the Cx team; 3) Schedule of activities including verification of project close out documentation (C103.6); 4) Conflict of interest plan		
	C408.1.3 C408.1.4	Commissioning requirements in construction documents	Include in general summary that a Cx project report and Cx Compliance Checklist (Figure C408.1.4.1) shall be completed by the Certified Cx Professional and provided to the owner prior to the final electrical inspection.		
YES	C408.4.1	Functional performance testing criteria	Identify in plans and specifications the intended operation of all electrical equipment and controls during all modes of operation, including interfacing between new and existing-to-remain systems.	Refer to sheet E0.00, E0.01 and specifications.	
PROJECT CLOSE OUT					
YES	C103.6.3	Documentation requirements	Indicate in plans that project close out documentation is required; indicate information shall include WSEC lighting compliance reports that document all interior lighting areas and space types, exterior lighting surface types, interior/exterior lighting	Refer to sheet E0.00, E0.01, E0.04 and specifications.	
If "no" is selected for any question, provide explanation.					

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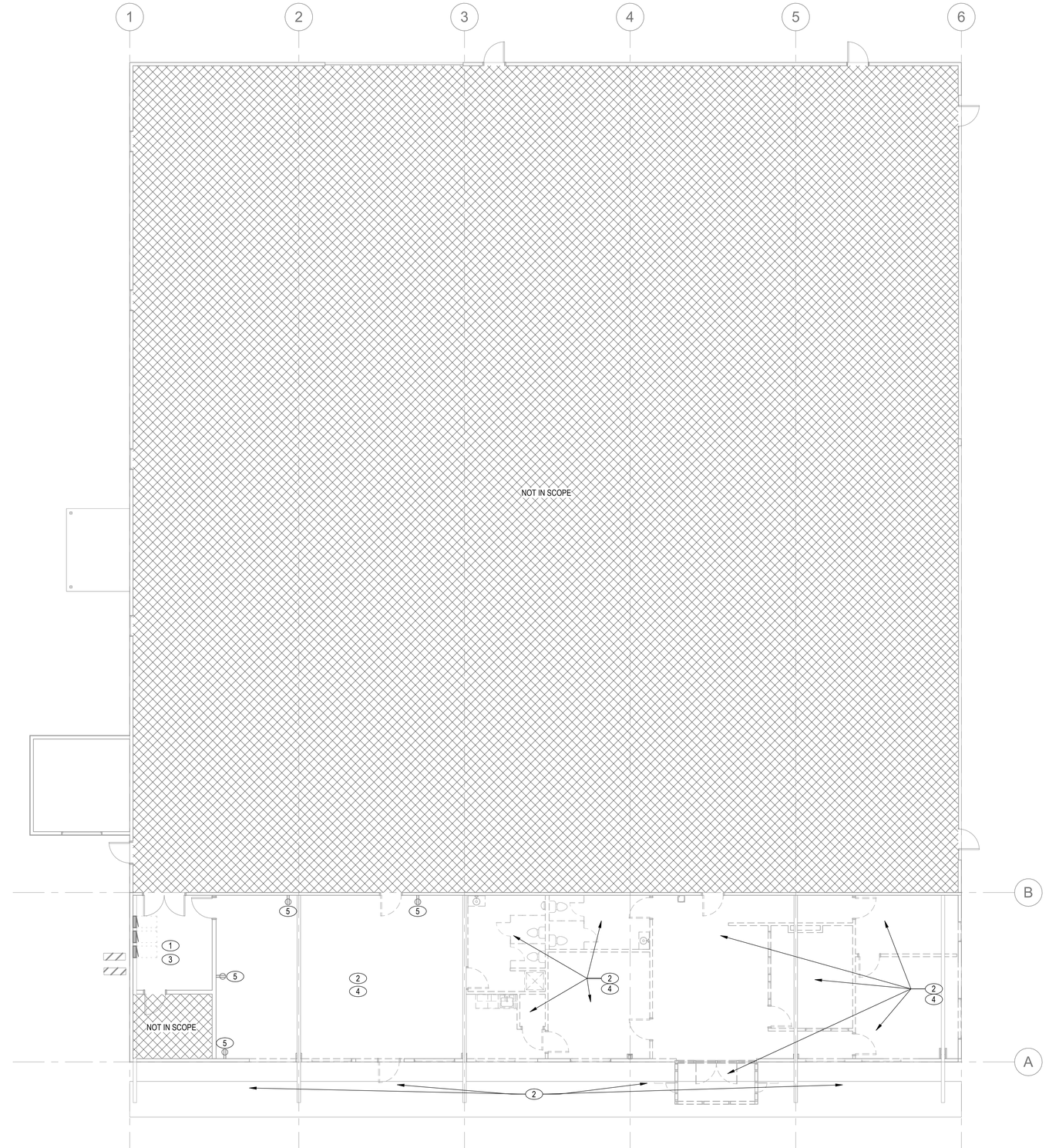

KEYED NOTES (#)

1. EXISTING LIGHTING AND LIGHTING CONTROLS IN THIS SPACE TO REMAIN.
2. DEMOLITION SCOPE OF WORK AREA. CONTRACTOR TO REMOVE AND DEMOLISH ALL LIGHT FIXTURES AND LIGHTING CONTROLS.
3. NOT IN SCOPE OF WORK. EXISTING ELECTRICAL INFRASTRUCTURE TO REMAIN.
4. REMOVE ALL EXISTING ELECTRICAL DEVICES ON WALLS TO BE DEMOLISHED. REMOVE BRANCH CIRCUIT WIRING TO SOURCE OR LAST DEVICE TO REMAIN. REFER TO DEMO NOTES ON SHEET E0.02.
5. EXISTING RECEPTACLE TO REMAIN. MAINTAIN CONTINUITY OF EXISTING BRANCH CIRCUIT WIRING.

1 DEMO FLOOR PLAN - POWER

SCALE: 1/8" = 1'-0"

1/8" = 1'-0"

0 8' - 0" 16' - 0" 24' - 0" 32' - 0"

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DRAWING TITLE:
DEMO FLOOR PLAN - POWER AND LIGHTING

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ED2.01

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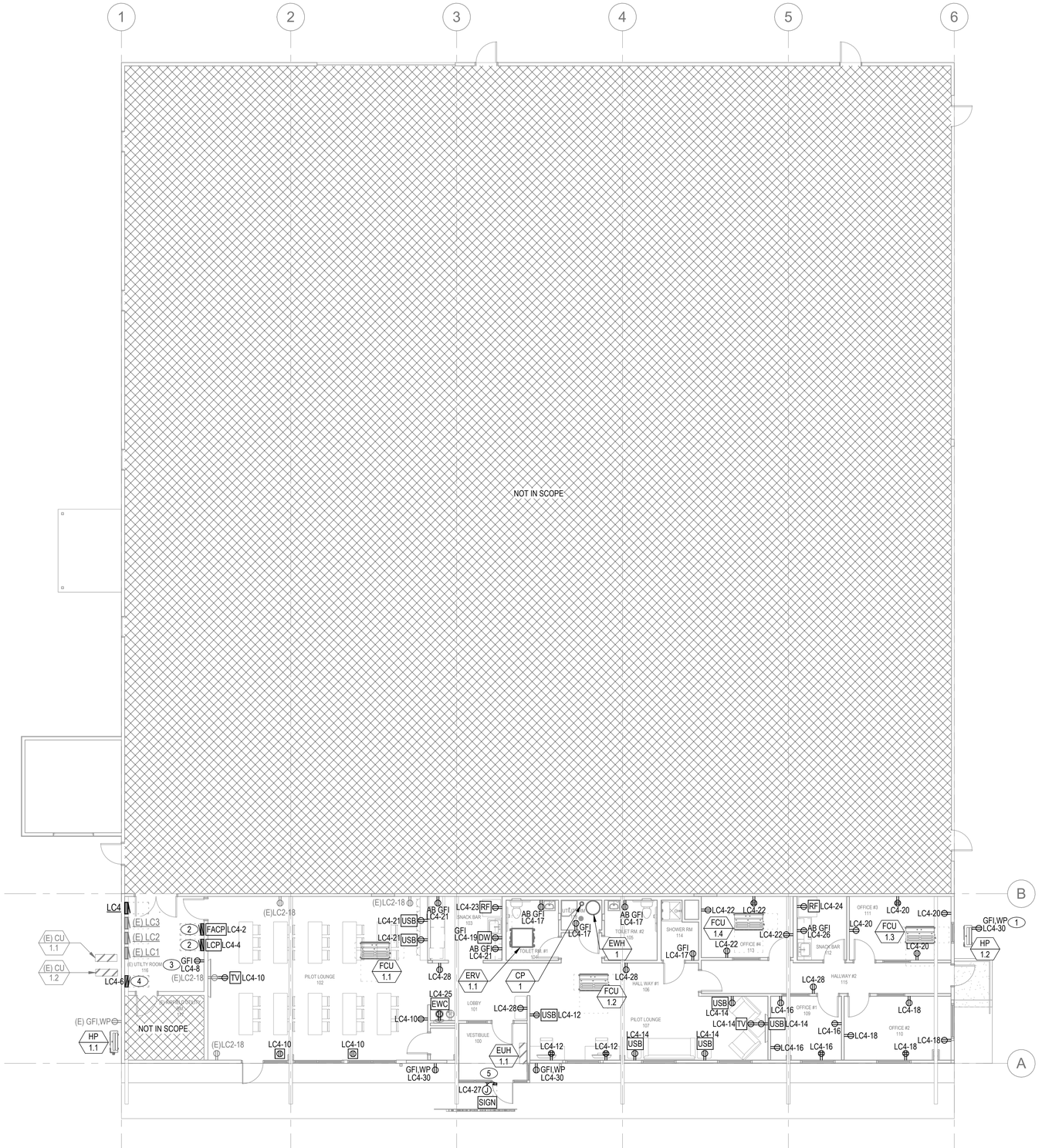

KEYED NOTES (#)

1. CONTRACTOR TO FIELD VERIFY THAT MECHANICAL UNIT IS WITHIN 25' OF CONVENIENCE RECEPTACLE. IF NOT, PROVIDE GFCI RECEPTACLE WITH WEATHERPROOF HOUSING AT UNIT. CIRCUIT TO NEAREST RECEPTACLE CIRCUIT.
2. PROVIDE 120V, 20A CIRCUIT TO CONTROL PANEL. COORDINATE EXACT LOCATION WITH ARCHITECT.
3. CONTRACTOR TO FIELD VERIFY THAT ELECTRICAL PANELS ARE WITHIN 25' OF CONVENIENCE GFCI RECEPTACLE. IF NOT, PROVIDE GFCI RECEPTACLE.
4. PROVIDE 120V, 20A CIRCUIT TO ACCESS CONTROL PANEL. COORDINATE EXACT LOCATION WITH ARCHITECT AND EXACT REQUIREMENTS WITH MANUFACTURER.
5. PROVIDE ELECTRICAL POWER WITH WEATHERPROOF DISCONNECT FOR SIGN ABOVE VESTIBULE. REFER TO ARCHITECTURAL DRAWINGS FOR EXACT LOCATION AND MANUFACTURER FOR POWER REQUIREMENTS.

1 **FLOOR PLAN - POWER**
SCALE: 1/8" = 1'-0"

1/8" = 1'-0"
0 8' - 0" 16' - 0" 24' - 0" 32' - 0"

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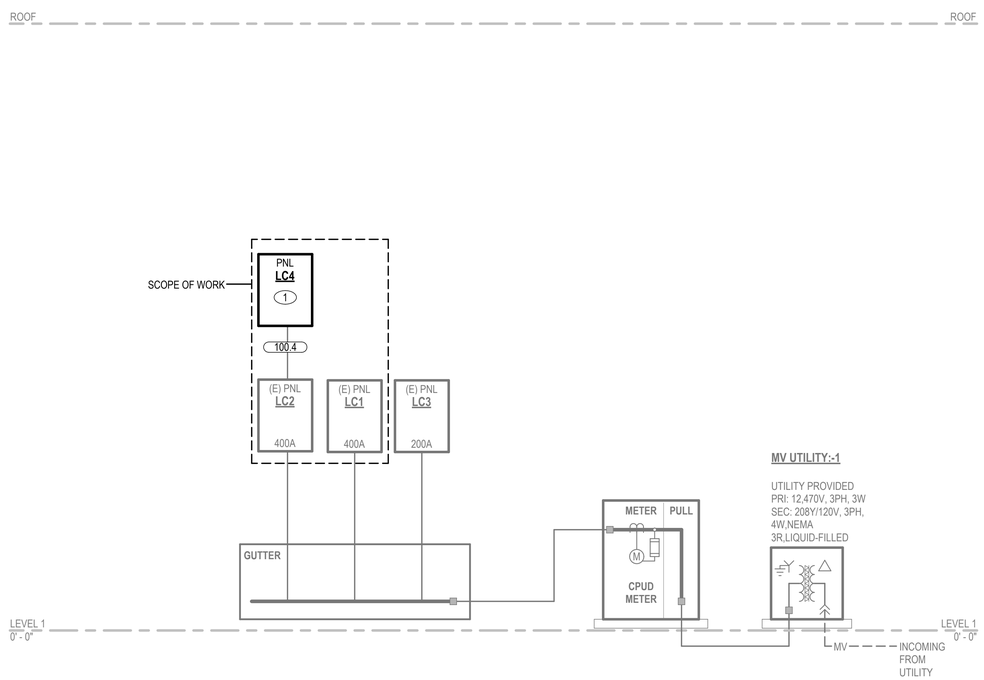
ELECTRICAL LOAD SUMMARY

PANEL DESCRIPTION	NEW LOAD	EXISTING LOAD TO BE REMOVED (KW)	NET LOAD CHANGE (KW)	NEW LOAD (KW)	PANEL VOLTAGE	NEW LOAD (AMPS)	PANEL BUS RATING	PANEL MAIN CB OR FEEDER CB
LC1	HP 1.1 & HP 1.2	11.26	-2.94	8.32	208	23.09	400A	400A
LC2	LC4 & EWH 1	31.10	1.53	32.63	208	90.57	400A	400A
	TOTALS		-1.41					



1 **PARTIAL ELECTRICAL SINGLE LINE DIAGRAM**
SCALE: NONE

SHEET NOTES

A. PARTIAL SINGLE LINE DIAGRAM INCLUDED FOR REFERENCE ONLY.
B. REFER TO SCHEDULES FOR FEEDER SIZES.
C. ALL COMPONENTS SHALL BE FULLY RATED FOR MAXIMUM AVAILABLE FAULT CURRENT. SERIES RATED EQUIPMENT IS NOT ALLOWED.
D. PROVIDE CABLE SUPPORTS FOR CONDUCTORS IN VERTICAL RACEWAYS PER NEC 300.19.
E. WHERE FEEDER CONDUCTORS HAVE BEEN OVERSIZED FOR VOLTAGE DROP AND ARE LARGER THAN THE LANDING BLOCKS OF THE DESTINATION BREAKER, REDUCE THE FEEDER SIZE PRIOR TO LANDING ON THE BREAKER. ALL REDUCTIONS AND SPLICING SHALL OCCUR OUTSIDE OF THE PANEL ENCLOSURE AT THE NEAREST PRACTICAL LOCATION IN AN ENCLOSURE LISTED FOR THIS PURPOSE.
F. ALL VARIABLE FREQUENCY DRIVES AND MOTOR CONTROLLERS, INCLUDING THOSE PROVIDED BY OTHER TRADES, SHALL BE SIZED FOR THE MOTOR BEING SERVED, RATED FOR AVAILABLE FAULT CURRENT AND INCLUDE OVERLOAD PROTECTION FOR THE MOTOR HP AND CLASS BEING SERVED.
G. PROVIDE ARC-FLASH HAZARD ANALYSIS STUDY BASED ON INSTALLED EQUIPMENT AND CONDUCTORS PER NEC 110.16. INSTALL ARC-FLASH WARNING LABELS ON ALL ELECTRICAL EQUIPMENT INCLUDED IN STUDY.

KEYED NOTES (#)

1. BRANCH PANEL TO MATCH KAIC RATING OF UPSTREAM ELECTRICAL PANEL.

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ELECTRICAL SINGLE LINE DIAGRAM

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PANEL SCHEDULE NOTES

[E] EXISTING TO REMAIN.
[D] CIRCUIT TO BE DEMOLISHED. CONTRACTOR TO FIELD VERIFY. LABEL CIRCUIT AS SPARE.
[NL] NEW LOAD ON EXISTING BREAKER.
[NB] NEW LOAD ON NEW BREAKER.
[GFI] PROVIDE 5MA GFCI CIRCUIT BREAKER FOR PERSONNEL PROTECTION.

PANEL: (E) LC1 — EXISTING

VOLTAGE: 208Y/120V, 3PH, 4W
MOUNTING: SURFACE
BUS RATING: 400 A
MAIN AMPS: 400 A MCB
AIC RATING: SEE EXISTING
NEMA RATING: Type 1
INTEGRAL SPD: No
ISOL GROUND BAR: No
FEED-THRU LUGS: No
DOUBLE-LUGS: No
LOCATION: (E) UTILTY ROOM 116
SUPPLY FROM: GUTTER

CKT	TRIP	POLE	DESCRIPTION	TYPE	A (kVA)		B (kVA)		C (kVA)		TYPE	DESCRIPTION	POLE	TRIP	CKT
1					3.84	3.84									2
3	40 A	3	[E] HANGAR UNIT HTR NW	--			3.84	3.84			--	[E] HANGAR UNIT HTR CENTER E	3	40 A	4
5									3.84	3.84					6
7					3.84	3.84									8
9	40 A	3	[E] HANGAR UNIT HTR SW	--			3.84	3.84			--	[E] HANGAR UNIT HTR CENTER E	3	40 A	10
11									3.84	3.84					12
13					3.84	3.84									14
15	40 A	3	[E] HANGAR UNIT HTR SE	--			3.84	3.84			--	[E] HANGAR UNIT HTR CENTER E	3	40 A	16
17									3.84	3.84					18
19					3.84	3.84									20
21	40 A	3	[E] HANGAR UNIT HTR	--			3.84	3.84			--	[E] HANGAR UNIT HTR CENTER E	3	40 A	22
23									3.84	3.84					24
25					3.84	3.84									26
27	40 A	3	[E] HANGAR UNIT HTR	--			3.84	3.84			--	[E] HANGAR UNIT HTR NE	3	40 A	28
29									3.84	3.84					30
31	20 A	2	[NB] HP 1.1	C	1.66	2.5					C	[NB] HP 1.2	2	30 A	32
33							1.66	2.5							34
35									3.84	1.5	--	[E] EXTERIOR GFCI	1	20 A	36
37	40 A	3	[E] STRIP HEAT WEST	--	3.84	1.5					--	[E] EAST OUTSIDE OUTLET	1	20 A	38
39							3.84	0			--	[E] SPARE	1	20 A	40
41	20 A	1	[E] SPARE	--					0	0			2	40 A	42
SPECIAL PANEL FEATURES					47.9 kVA		46.4 kVA		43.74 kVA		CIRCUIT NOTES				

LOAD TYPE	CONNECTED	DEMAND FACTOR	DEMAND LOAD
C	8.32 kVA	125%	10.4 kVA
Spare	129.72 kVA	100%	129.72 kVA

LOAD TYPE KEY
C = CONTINUOUS
E = ELEVATOR
K = KITCHEN
L = LIGHTING
M = MOTOR
MOTOR = LARGEST MOTOR
N = NON-CONTINUOUS
R = RECEPTACLE

PANEL TOTALS	KVA	AMPS
TOTAL CONNECTED LOAD:	138.04 kVA	383.2 A
TOTAL DEMAND LOAD:	140.12 kVA	388.9 A
SPARE CAPACITY:	0%	0%
DESIGNED CAPACITY:	**140.12 kVA**	**389 A**

PANEL: (E) LC2 — EXISTING

VOLTAGE: 208Y/120V, 3PH, 4W
MOUNTING: SURFACE
BUS RATING: 400 A
MAIN AMPS: 400 A MCB
AIC RATING: SEE EXISTING
NEMA RATING: Type 1
INTEGRAL SPD: No
ISOL GROUND BAR: No
FEED-THRU LUGS: No
DOUBLE-LUGS: No
LOCATION: (E) UTILTY ROOM 116
SUPPLY FROM: GUTTER

CKT	TRIP	POLE	DESCRIPTION	TYPE	A (kVA)		B (kVA)		C (kVA)		TYPE	DESCRIPTION	POLE	TRIP	CKT
1	20 A	1	[E] WORK BENCH LITES	--	1.5	1.5					--	[E] HANGAR LITES	1	20 A	2
3	20 A	1	[E] HANGAR LITES W ROW	--			1.5	1.5			--	[E] HANGAR LITES	1	20 A	4
5	20 A	1	[E] HANGAR LITES W ROW	--					1.5	1.5	--	[E] WEST NIGHT LITES	1	20 A	6
7	20 A	1	[E] HANGAR LITES W ROW	--	1.5	0					--	[D] PHONE RECEPT / COMPUTER	1	20 A	8
9	20 A	1	[E] PARTS LITES	--			1.5	0			--	[D] RM 7,8 RECEPT	1	20 A	10
11	20 A	1	[D] RM 12 LITES	--					0	1.5	--	[E] BENCH RECEPT	1	20 A	12
13	20 A	1	[D] RM 7 & 8 LITES EAST TO WEST	--	0	1.5					--	[E] BENCH RECEPT	1	20 A	14
15	20 A	1	[D] OFFICE 4,6,7 LITES	--			0	1.5			--	[E] BENCH RECEPT	1	20 A	16
17	30 A	1	[D] RM 2,3 LITES	--					0	1.5	--	[E] HANGAR RECEPT NE	1	20 A	18
19	30 A	1	[D] RM 2,3 RECEPTS	--	0	1.5					--	[E] HANGAR RECEPT CENTER W	1	20 A	20
21							3.84	1.5			--	[E] OUTSIDE LITES & DOOR	1	20 A	22
23	40 A	3	[E] HANGAR UNIT HTR NE	--					3.84	1.5	--	[E] WASH RM LITES & RECEPT. OUTSID...	1	20 A	24
25					3.84	7.23					L; R;				26
27							3.84	8.06			K; C;	[NB] PNL-LC4	3	100 A	28
29	40 A	3	[E] HANGAR UNIT HTR NE	--					3.84	7.27	N;...				30
31					3.84	3.67									32
33	30 A	2	[D] WATER HEATER	--			0	3.67			N	[NB] EWH 1	3	40 A	34
35									0	3.67					36
37					1.5	2.88									38
39	20 A	3	[E] COMPRESSOR NE	--			1.5	2.88			--	[E] HANGAR DOOR SE	3	30 A	40
41									1.5	2.88					42
SPECIAL PANEL FEATURES					30.46 kVA		31.29 kVA		30.5 kVA		CIRCUIT NOTES				

LOAD TYPE	CONNECTED	DEMAND FACTOR	DEMAND LOAD
C	3.14 kVA	125%	3.92 kVA
K	2.52 kVA	90%	2.27 kVA
L	2.24 kVA	125%	2.79 kVA
N	15.35 kVA	100%	15.35 kVA
R	8.82 kVA	100%	8.82 kVA
Motor	1.5 kVA	125%	1.88 kVA
Spare	58.68 kVA	100%	58.68 kVA

LOAD TYPE KEY
C = CONTINUOUS
E = ELEVATOR
K = KITCHEN
L = LIGHTING
M = MOTOR
MOTOR = LARGEST MOTOR
N = NON-CONTINUOUS
R = RECEPTACLE

PANEL TOTALS	KVA	AMPS
TOTAL CONNECTED LOAD:	92.24 kVA	256 A
TOTAL DEMAND LOAD:	93.71 kVA	260.1 A
SPARE CAPACITY:	0%	0%
DESIGNED CAPACITY:	**93.71 kVA**	**260 A**

PANEL: (E) LC3 — EXISTING

VOLTAGE: 208Y/120V, 3PH, 4W
MOUNTING: SURFACE
BUS RATING: 200 A
MAIN AMPS: 200 A MCB
AIC RATING: SEE EXISTING
NEMA RATING: Type 1
INTEGRAL SPD: No
ISOL GROUND BAR: No
FEED-THRU LUGS: No
DOUBLE-LUGS: No
LOCATION: (E) UTILTY ROOM 116
SUPPLY FROM: GUTTER

CKT	TRIP	POLE	DESCRIPTION	TYPE	A (kVA)		B (kVA)		C (kVA)		TYPE	DESCRIPTION	POLE	TRIP	CKT
1	20 A	1	[E] HANGAR LITES E SIDE	--	0	0					--	[E] HANGAR LITES E SIDE	1	20 A	2
3	20 A	1	[E] OUTSIDE LITES	--			0	0			--	[E] HANGAR LITES E SIDE	1	20 A	4
5	20 A	1	[E] OUTSIDE LITES	--					0	0	--	[E] HANGAR LITES E SIDE	1	20 A	6
7	30 A	1	[E] OUTLETS & LITES NW CORN.	--	0	0					--	[E] HANGAR LITES E SIDE	1	20 A	8
9	20 A	1	[E] HANGAR RECEPT SE	--			0	0			--	[E] HANGAR LITES E SIDE	1	20 A	10
11	70 A	2	[E] HANGAR HEAT E SIDE	--					0	0	--	[E] HANGAR LITES E SIDE	1	20 A	12
13					0	0									14
15	70 A	2	[E] HANGAR HEAT E SIDE	--			0	0			--	[E] SEWER PUMP STATION	2	30 A	16
17									0	0					18
19	50 A	2	[E] 220 OUTLETS E SIDE HANGAR	--	0	0					--	[E] HOIST RECEPT	2	20 A	20
21							0	0							22
23	15 A	1	[E] RECEPT	--					0	0	--	[E] 220 OUTLETS E SIDE HANGAR	2	20 A	24
25	20 A	1	[E] RECEPT	--	0	0					--	[E] REGULATOR RM OUTLETS	1	20 A	26
27	20 A	1	[E] SPARE	--			0	0							28
29	50 A	3	[E] BENCH LITES E HANGAR, LATHE	--					0	0	--	[E] BATTERY CHARGER RECEPT. W WALL, REGULATOR RM HTR	3	20 A	30
31					0	0									32
33							0	0							34
35	15 A	3	[E] CONTROL CIR HEAT WEST HANGAR	--					0	0	--	[E] HANGAR DOOR	3	30 A	36
37					0	0									38
39							0	0			--	[E] UPS CARD READERS (SPARE?)	1	30 A	40
41															42
SPECIAL PANEL FEATURES					0 kVA		0 kVA		0 kVA		CIRCUIT NOTES				

LOAD TYPE	CONNECTED	DEMAND FACTOR	DEMAND LOAD

LOAD TYPE KEY
C = CONTINUOUS
E = ELEVATOR
K = KITCHEN
L = LIGHTING
M = MOTOR
MOTOR = LARGEST MOTOR
N = NON-CONTINUOUS
R = RECEPTACLE

PANEL TOTALS	KVA	AMPS
TOTAL CONNECTED LOAD:	0 kVA	0 A
TOTAL DEMAND LOAD:	0 kVA	0 A
SPARE CAPACITY:	0%	0%
DESIGNED CAPACITY:	**0 kVA**	**0 A**

PANEL: LC4

VOLTAGE: 208Y/120V, 3PH, 4W
MOUNTING: SURFACE
BUS RATING: 100 A
MAIN AMPS: 100 A MLO
AIC RATING: SEE ONE LINE
NEMA RATING: Type 1
INTEGRAL SPD: No
ISOL GROUND BAR: No
FEED-THRU LUGS: No
DOUBLE-LUGS: No
LOCATION: (E) UTILTY ROOM 116
SUPPLY FROM: LC2

CKT	TRIP	POLE	DESCRIPTION	TYPE	A (kVA)		B (kVA)		C (kVA)		TYPE	DESCRIPTION	POLE	TRIP	CKT
1	20 A	2	ERV 1.1	N	0.66	0.5					N	FIRE ACCESS CONTROL PANEL	1	20 A	2
3							0.66	0.5			N	LIGHTING CONTROL PANEL	1	20 A	4
5	15 A	2	FCU 1.1	C					0.68	0.5	N	ACCESS CONTROL PANEL	1	20 A	6
7					0.68	0.18					R	ELECTRICAL RM - RECEPT	1	20 A	8
9	15 A	2	FCU 1.2, 1.3, 1.4	C			0.59	0.84			R; C	PILOT LOUNGE - RECEPTS	1	20 A	10
11									0.59	0.9	R	FLIGHT PLAN RM - RECEPTS	1	20 A	12
13	20 A	1	EUH 1.1	N	1.5	1.02					R; C	FLIGHT PLAN RM - RECEPTS	1	20 A	14
15	20 A	1	PILOT LOUNGE - LIGHTING	L			1.24	0.9			R	OFFICE #1 - RECEPTS	1	20 A	16
17	20 A	1	CP 1 & UTILITY, TOILETS - RECEPTS	R; N					0.76	0.9	R	OFFICE #2 - RECEPTS	1	20 A	18
19	20 A	1	KITCHEN - DISHWASHER	K	1.5	0.9					R	OFFICE #3 - RECEPTS	1	20 A	20
21	20 A	1	KITCHEN - RECEPTS	R			0.72	0.9			R	OFFICE #4 - RECEPTS	1	20 A	22
23	20 A	1	[GFI] KITCHEN - FRIDGE	K					1.2	1.2	K	[GFI] KITCHENETTE - FRIDGE	1	20 A	24
25	20 A	1	[GFI] ELECTRIC WATER COOLER	K	0.12	0.18					R	KITCHENETTE - RECEPT	1	20 A	26
27	20 A	1	SIGN POWER	L			1	0.72			R	HALLWAY, LOBBY - RECEPTS	1	20 A	28
29	20 A	1	SPARE	--					0	0.54	R	EXTERIOR - RECEPTS	1	20 A	30
31	20 A	1	SPARE	--	0	0					--	SPARE	1	20 A	32
33	20 A	1	SPARE	--			0	0			--	SPARE	1	20 A	34
35	20 A	1	SPARE	--					0	0	--	SPARE	1	20 A	36
37	--	1	SPACE	--	--	--					--	SPACE	1	--	38
39	--	1	SPACE	--			--	--			--	SPACE	1	--	40
41	--	1	SPACE	--					--	--	--	SPACE	1	--	42
SPECIAL PANEL FEATURES					7.23 kVA		8.06 kVA		7.27 kVA		CIRCUIT NOTES				

LOAD TYPE	CONNECTED	DEMAND FACTOR	DEMAND LOAD
C	3.14 kVA	125%	3.92 kVA
K	2.52 kVA	90%	2.27 kVA
L	2.24 kVA	125%	2.79 kVA
N	4.35 kVA	100%	4.35 kVA
R	8.82 kVA	100%	8.82 kVA
Motor	1.5 kVA	125%	1.88 kVA

LOAD TYPE KEY
C = CONTINUOUS
E = ELEVATOR
K = KITCHEN
L = LIGHTING
M = MOTOR
MOTOR = LARGEST MOTOR
N = NON-CONTINUOUS
R = RECEPTACLE

PANEL TOTALS	KVA	AMPS
TOTAL CONNECTED LOAD:	22.56 kVA	62.6 A
TOTAL DEMAND LOAD:	24.03 kVA	66.7 A
SPARE CAPACITY:	20%	20%
DESIGNED CAPACITY:	**28.84 kVA**	**80 A**

PANEL SCHEDULE KEY	
(E) PNL-LC1	(E) PNL-LC2
(E) PNL-LC3	PNL-LC4

7/16/25	60% OWNER REVIEW
8/27/25	90% OWNER REVIEW
9/12/25	ISSUE FOR PERMIT
11/18/25	ISSUE FOR CONSTRUCTION

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CITY OF Vancouver WASHINGTON

ISSUE FOR CONSTRUCTION

FAA GRANT #3-53-0139-022-2026

PEARSON FIELD
TERMINAL RENOVATION PROJECT
PEARSON FIELD
101 EAST RESERVE ST.
VANCOUVER, WA 98661

DRAWING TITLE:
PANELBOARD SCHEDULES

DRAWN BY: Author
CHECKED BY: Checker

E5.02

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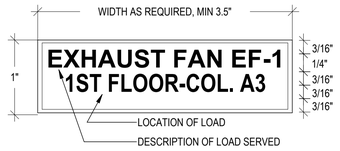
GENERAL EQUIPMENT



CIRCUIT BREAKERS IN DIST. PANELS

NOTES:

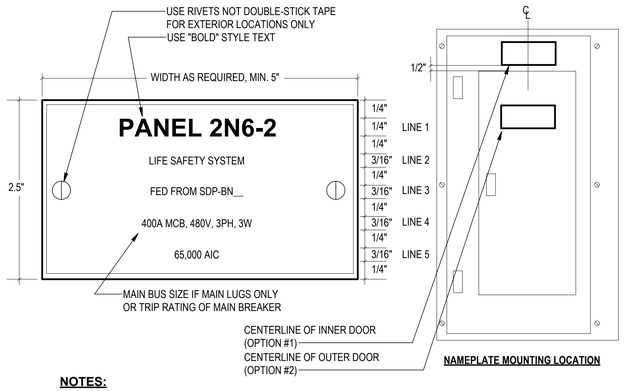
A. SEE DRAWINGS FOR ADDITIONAL NAMEPLATE INFORMATION AND COLORS OF NAMEPLATES FOR DIFFERENT SYSTEMS.

B. TEXT SHOWN ABOVE IS FOR EXAMPLE ONLY. MODIFY TEXT AS REQUIREDTO MATCH EQUIPMENT SPECIFICATIONS.

C. CENTER ALL TEXT HORIZONTALLY.

4 EQUIPMENT IDENTIFICATION NAMEPLATES

SCALE: NONE



NAMEPLATE MOUNTING LOCATION

NOTES:

A. SEE DRAWINGS FOR ADDITIONAL NAMEPLATE INFORMATION AND COLORS OF NAMEPLATES FOR DIFFERENT SYSTEMS.

B. PROVIDE ONE NAMEPLATE FOR EACH PANEL OR MCC SECTION. WHERE SECTION NUMBER TWO AND ABOVE ARE WITHIN. SAME ROOM AND WITHIN 10' OF EACH OTHER SMALLER SIZE NAMEPLATE CAN BE USED.

C. CENTER ALL TEXT HORIZONTALLY.

D. TEXT SHOWN ABOVE IS FOR EXAMPLE ONLY. MODIFY TEXT AS REQUIRED TO MATCH EQUIPMENT SPECIFICATIONS

E. DRILL HOLES ON EXTERIOR NAMEPLATES ONLY.

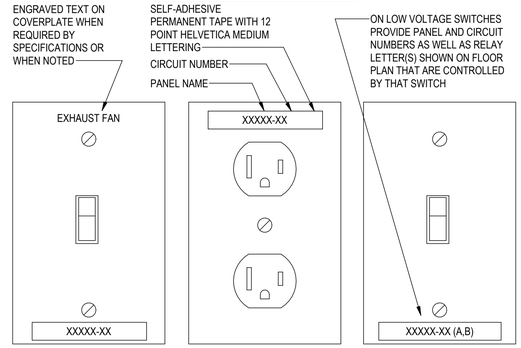
F. PROVIDE TYPED PANEL SCHEDULES IN DOOR SLEEVES FOR ALL PANELS. INDICATE LOAD DESCRIPTION AND BREAKER.

G. NAMEPLATES ARE NOT REQUIRED FOR APARTMENT AND CONDO PANELS.

3 BRANCH PANEL NAMEPLATE

SCALE: NONE

TYPICAL CIRCUIT IDENTIFICATION:



SPECIALTY DEVICE OR SWITCH | **RECEPTACLES** | **LIGHT SWITCHES**

NOTES:

A. REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION AND COLORS OF TAPE REQUIRED FOR DIFFERENT SYSTEMS.

B. TEXT SHOWN ABOVE IS FOR EXAMPLE ONLY. MODIFY TEXT AS REQUIRED TO MATCH INSTALLATION.

C. LABEL DEVICES IN SURFACE METAL RACEWAYS, POWER POLES, FLOOR BOXES, CONCEALED MULTI-SERVICE POWER BOXES, ETC. SIMILARLY.

D. WHERE MULTIPLE SWITCHES ARE GROUPED UNDER COMMON COVERPLATE AND ARE SERVED FROM SAME CIRCUIT, PROVIDE ONLY ONE LABEL FOR MIDDLE SWITCH. PROVIDE MULTIPLE LABELS IF DIFFERENT CIRCUITS ARE USED.

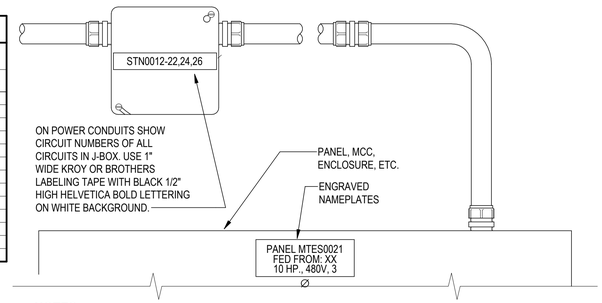
E. LABELS ARE NOT REQUIRED FOR DEVICES IN APARTMENTS AND CONDOS.

2 DEVICE & SWITCH LABELING

SCALE: NONE

NAMEPLATE COLOR LEGEND

SERVICE	NAMEPLATE COLOR (1)		
	TEXT	BACKGROUND	ROWMARK #
NORMAL	WHITE	BLACK	122-402
EMERGENCY	WHITE	RED	122-602
FIRE ALARM & SECURITY	RED	WHITE	122-206
UPS - SYSTEM "A"	WHITE	ORANGE	122-612
UPS - SYSTEM "B"	BLUE	YELLOW	122-705
STANDBY	WHITE	BLUE	122-512
GENERATOR	WHITE	BRIGHT GREEN	122-932
15KV MEDIUM VOLTAGE	WHITE	PURPLE	122-582
OTHERS	BLACK	WHITE	122-204



NOTES:

A. REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION.

B. TEXT SHOWN ABOVE IS FOR EXAMPLE ONLY. MODIFY TEXT AS REQUIRED TO MATCH EQUIPMENT SPECIFICATIONS.

C. ROWMARK # IS THE COLOR OF THE PLASTIC ENGRAVING MATERIAL. USE ROWMARK 1/16" SATIN STOCK AS NOTED.

1 RACEWAY AND NAMEPLATE IDENTIFICATION - COMMERCIAL BUILDING

SCALE: NONE

7/18/25	60% OWNER REVIEW
8/27/25	90% OWNER REVIEW
9/12/25	ISSUE FOR PERMIT
11/18/25	ISSUE FOR CONSTRUCTION

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DRAWING TITLE:
ELECTRICAL DETAILS

DRAWN BY: Author
CHECKED BY: Checker

E9.01

ISSUE FOR CONSTRUCTION

FAA GRANT #3-53-0139-022-2026

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LUMINAIRE SCHEDULE

TAG	DESCRIPTION	MANUFACTURER	MODEL	FINISH	LAMP			CCT	POWER SUPPLY		VOLTAGE	LOAD	MOUNTING	COMMENTS
					TYPE	LUMENS	CRI		DRIVER	DIMMING TYPE			TYPE	
DA1	3-INCH RECESSED DOWNLIGHT WITH WIDE OPTICS	PRESCOLITE	LTR-3RD-H SL 10L DM1 LTR-3RD-T SL 30K 9 WD SS WT	WHITE	LED	1000	90+	3000K	INTEGRAL	0-10V 1%	120 V	11.9 W	RECESSED	
DA2	3-INCH RECESSED DOWNLIGHT WITH WIDE OPTICS; SHOWER RATED	PRESCOLITE	LTR-3RD-H SL 10L DM1 LTR-3RD-T SH SL 30K 9 WD SS WT	WHITE	LED	1000	90+	3000K	INTEGRAL	0-10V 1%	120 V	11.9 W	RECESSED	
RA1	2X4 RECESSED ARCHITECTURAL TROFFER; MOUNTING FOR GRID CEILING	COLUMBIA	LCAT24 S 9 30 L042 G ED1 U	STANDARD	LED	4177	90+	3000K	INTEGRAL	0-10V 1%	120 V	28.1 W	RECESSED	
RA1E	2X4 RECESSED ARCHITECTURAL TROFFER; MOUNTING FOR GRID CEILING; PROVIDE WITH INTEGRAL BATTERY BACKUP	COLUMBIA	LCAT24 S 9 30 L042 G ED1 U ELL14	STANDARD	LED	4177	90+	3000K	INTEGRAL	0-10V 1%	120 V	28.1 W	RECESSED	
RB1	2X2 RECESSED ARCHITECTURAL TROFFER; MOUNTING FOR GRID CEILING	COLUMBIA	LCAT22 S 9 30 LW G ED1 U	STANDARD	LED	2816	90+	3000K	INTEGRAL	0-10V 1%	120 V	19.6 W	RECESSED	
RB1E	2X2 RECESSED ARCHITECTURAL TROFFER; MOUNTING FOR GRID CEILING; PROVIDE WITH INTEGRAL BATTERY BACKUP	COLUMBIA	LCAT22 S 9 30 LW G ED1 U ELL14	STANDARD	LED	2816	90+	3000K	INTEGRAL	0-10V 1%	120 V	19.6 W	RECESSED	
SA1	3-INCH RECESSED EXTERIOR DOWNLIGHT	HUNZA	EAVE/L D7 (FINISH) 25 3	TBD	LED	420	90+	3000K	INTEGRAL	0-10V 1%	120 V	4.0 W	RECESSED	FINISH TO BE DETERMINED
SA1E	3-INCH RECESSED EXTERIOR DOWNLIGHT; BATTERY BACKUP	HUNZA	EAVE/L D7 (FINISH) 25 3	TBD	LED	420	90+	3000K	INTEGRAL	0-10V 1%	120 V	4.0 W	RECESSED	FINISH TO BE DETERMINED; PROVIDE 3RD PARTY REMOTE BATTERY BACKUP
UA1	0.6-INCH LED STRIP LIGHT AND CHANNEL; PROVIDE CONTINUOUS LENGTHS PER PLAN	PUREEDGE	LCS.6 2.5 12-120 D 30K SA	STANDARD	LED	127 / FT	90+	3000K	REMOTE	0-10V	120 V	2.5 W / FT	SURFACE	CONCEAL REMOTE DRIVER IN ACCESSIBLE LOCATION AT KITCHEN CASEWORK
WA1	2-FOOT WALL MOUNTED VANITY; MOUNT HORIZONTALLY OVER MIRROR	AFX	LIAV 2404 LAJ U D (FINISH)	TBD	LED	1700	90+	3000K	INTEGRAL	0-10V	120 V	18.0 W	WALL	FINISH TO BE DETERMINED
WB1E	7-INCH BY 5-INCH WALL PACK	BEACON	EWL1 48L-10 3K8 3 UNV (FINISH) E	TBD	LED	1000	80	3000K	INTEGRAL	0-10V	120 V	10.1 W	WALL	MOUNTING HEIGHT: 7'-0" TO BOTTOM OF FIXTURE
XA1E	CEILING MOUNTED EXIT SIGN WITH RED LETTERING; PROVIDE FACES AND CHEVRONS AS SHOWN ON PLANS; PROVIDE WITH INTEGRAL BATTERY BACKUP	DUAL LITE	LES C (FACES) (ARROWS) N E	ALUMINUM	LED	-	-	-	INTEGRAL	-	120 V	5.0 W	PENDANT	

SCHEDULE NOTES

A. FURNISH ALL LUMINAIRES COMPLETE WITH MOUNTING ACCESSORIES TO MEET JOB REQUIREMENTS. VERIFY MOUNTING WITH CEILING TYPES AND COORDINATE LUMINAIRE TRIM AND ACCESSORIES PRIOR TO ORDERING.
B. SERIES LUMINAIRES SHALL SATISFY LENGTHS AS SHOWN ON THE DRAWINGS. LUMINAIRE TAGS SHOWN ON A CONTINUOUS LUMINAIRE SHALL BE TYPICAL FOR THE ENTIRE LENGTH, UON. VERIFY TOTAL LENGTH AND MOUNTING OF ALL SERIES LUMINAIRES WITH ARCHITECT.
C. PROVIDE ALL LUMINAIRES BY SPECIFIED MANUFACTURER OR APPROVED EQUIVALENT LISTED AS AN ADDITIONAL MANUFACTURER IN THE LUMINAIRE SCHEDULE. SEE ADDITIONAL INFORMATION UNDER THE SUBSTITUTION SECTION WITHIN THE DIVISION 26 SPECIFICATION.
D. PROVIDE AND INSTALL ALL DRIVERS AND/OR TRANSFORMERS REQUIRED TO OPERATE ALL LAMPS SPECIFIED, INCLUDING REMOTE DRIVERS AND/OR TRANSFORMERS AND THE ENCLOSURES FOR THE SAME. VERIFY COMPATIBILITY BETWEEN LAMPS, DRIVERS AND/OR TRANSFORMERS. NOTIFY ARCHITECT AND ENGINEER/LIGHTING CONSULTANT OF ANY INCOMPATIBILITY PRIOR TO ORDERING EQUIPMENT.
E. PRELIMINARY AIMING OF ALL ADJUSTABLE LIGHTING EQUIPMENT SHALL BE PERFORMED DURING INSTALLATION BY THE ELECTRICAL CONTRACTOR AS INDICATED ON THE LIGHTING PLANS / AIMING DIAGRAM. FINAL AIMING OF ALL ADJUSTABLE LIGHTING EQUIPMENT SHALL BE DONE BY THE ELECTRICAL CONTRACTOR AS DIRECTED BY THE ARCHITECT.
F. IN ALL LUMINAIRES WITH ADJUSTABLE SOCKETS, SET SOCKETS DURING INSTALLATION TO LOCATE SPECIFIED LAMP IN CORRECT RELATIONSHIP TO REFLECTOR AS RECOMMENDED BY LUMINAIRE MANUFACTURER.
G. PROVIDE SHOP DRAWINGS FOR ALL CUSTOM LUMINAIRES.
H. PROVIDE SHOP DRAWINGS FOR ALL CONTINUOUS LENGTH LUMINAIRES. IF LUMINAIRES SPAN ACROSS MULTIPLE DAYLIGHT OR OCCUPANCY SENSOR ZONES, PROVIDE MULTIPLE DROPS FOR REVIEW ON THE SHOP DRAWING SUBMITTAL.
I. PROVIDE SHOP DRAWINGS FOR ALL LUMINAIRES WITH DIFFERING CHARACTERISTICS (I.E. MOUNTING TYPE FOR ACT VS. "HARD" CEILING).
J. ALL LUMINAIRE FINISHES AND MOUNTING HEIGHTS SHALL BE REVIEWED AND VERIFIED BY INTERIOR DESIGNER AND/OR ARCHITECT PRIOR TO PURCHASE.
K. COORDINATE ALL ACCESS PANELS, DRIVER AND OR TRANSFORMER LOCATIONS, AND LIGHTING RELAY CONTROLLER LOCATIONS WITH ARCHITECT PRIOR TO INSTALLATION.
L. MOUNTING HEIGHTS INDICATED ARE FROM FINISHED FLOOR TO BOTTOM EDGE OF LUMINAIRE.

LIGHTING CONTROL SEQUENCE OF OPERATION (SOO)

SPACE TYPE *	ZONING		PHOTOCELL **						TIMECLOCK		OCCUPANCY SENSOR ***									MANUAL OVERRIDE †			
	ONE ZONE	DEDICATED ZONE PER FIXTURE TYPE	PRIMARY ZONE	SECONDARY ZONE	TOPLIT ZONE	GENERAL ZONE	FC SET POINT	MEASURED AT (INCHES AFF)	AUTO-ON TIME	AUTO-OFF TIME	MANUAL-ON	LIGHT LEVEL (UPON DETECTION)	AUTO-ON	LIGHT LEVEL (UPON DETECTION)	PARTIAL AUTO-OFF	LIGHT LEVEL (UPON TIMEOUT)	TIMEOUT TO PARTIAL OFF (MINUTES)	FULL AUTO-OFF	LIGHT LEVEL (UPON TIMEOUT)	TIMEOUT TO FULL OFF (MINUTES)	ON / OFF	RAISE / LOWER	OVERRIDE DURATION (MINUTES)	NETWORKED
OFFICE	X										X	100%						X	0%	20	X	X		X
FLIGHT PLAN	X		X	X			30	30			X	100%						X	0%	20	X	X		X
KITCHENETTE		X									X	100%						X	0%	20	X	X		X
RR/SHOWER	X										X	100%			X	50%	15	X	0%	20	X	X		X
LOBBY/VEST/CORRIDOR	X								OPEN	CLOSE			X	100%	X	50%	15	X	0%	60	X	X	120	X
PILOT LOUNGE	X		X	X			30	30			X	100%						X	0%	20	X	X		X
EXTERIOR BLDG/CANOPY		X							DUSK	12AM											X	X		X

GENERAL NOTES

A. FOR LIGHTS SHOWN ON PLANS THAT ARE DENOTED AS EMERGENCY, PROVIDE UL924 DEVICE(S) SO THAT LIGHTS TURNS ON TO FULL BRIGHTNESS UPON LOSS OF NORMAL POWER OR FIRE ALARM SYSTEM ACTIVATION. ALL EMERGENCY LIGHTS SHALL BE CONTROLLED IN THE SAME MANNER AS THE NEARBY NORMAL POWER LIGHTS.

B. DAYLIGHT RESPONSIVE CONTROLS TO PROVIDE CONTINUOUS DIMMING TO <=15% OUTPUT.

C. CONFIRM TIMECLOCK SCHEDULING WITH OWNER PRIOR TO SEQUENCING

LIGHTING BOD

A. LIGHTING SCOPE OF WORK ENTAILS DEMOLITION OF EXISTING LIGHTING SYSTEMS AND REPLACEMENT WITH NEW FOR ALTERATION AREAS.

B. THE DESIGN INCLUDES THE FOLLOWING NOTABLE FEATURES, BUT IS NOT LIMITED TO THIS SCOPE. CONTRACTOR IS RESPONSIBLE FOR REVIEWING ALL CONTRACT DOCUMENTS AND COORDINATING WITH ALL DISCIPLINES.

C. CODES AND STANDARDS
1. AMERICANS WITH DISABILITIES ACT, (ADA)
2. IESNA: ILLUMINATING ENGINEERING SOCIETY OF NORTH AMERICA
3. BUILDING CODES ENFORCED BY THE AUTHORITY HAVING JURISDICTION (AHJ):
   a. 2021 WASHINGTON STATE BUILDING CODE (CBC) (BASED ON THE 2021 INTERNATIONAL BUILDING CODE WITH STATE AND LOCAL AMENDMENTS).
   b. 2021 WASHINGTON STATE ENERGY CODE (WSEC) FOR COMMERCIAL COMPLIANCE.

D. DESIGN CRITERIA
1. THE PRIMARY LIGHT SOURCE FOR ALL LUMINAIRES WILL BE LED LAMPS OR LUMINAIRES WITH INTEGRATED LED LIGHT ENGINES TO KEEP MAINTENANCE SIMPLE AND COSTS AS LOW AS POSSIBLE.
2. THE LIGHTING WILL BE A FULL LED PACKAGE WITH DIMMING CAPABILITY. SEE CONTROL INTENT NARRATIVE FOR MORE DETAIL.
3. LUMINAIRES AND SYSTEMS WILL BE SELECTED TO MATCH THE BUILDING'S AESTHETIC IN CONJUNCTION WITH THE ARCHITECT, INTERIOR DESIGNER, AND LANDSCAPE ARCHITECT WHILE ALSO MEETING EFFICIENCY, DURABILITY AND EASE OF MAINTENANCE CONCERNS.
4. REFERENCE LUMINAIRE SCHEDULE FOR REQUIRED LED LIGHT ENGINE CHARACTERISTICS.
5. REFERENCE LUMINAIRE SCHEDULE FOR REQUIRED LUMINAIRE ELECTRICAL CHARACTERISTICS.
6. THE PROPOSED WATTS FOR INSTALLED LIGHTING SHALL MEET ALL APPLICABLE CODE REQUIREMENTS.
7. EMERGENCY EGRESS LIGHTING:
   a. EMERGENCY EGRESS LIGHTING PLANS WILL BE BASED ON THE ARCHITECT'S LIFE SAFETY PLAN AND REVIEWED BY THE AHJ FOR CONFORMITY.
   b. INTERNALLY ILLUMINATED LED EXIT SIGNS WILL BE PROVIDED AS REQUIRED TO MARK THE PATH OF EGRESS.
   c. EGRESS LIGHTING WILL BE INTEGRATED WITH THE NORMAL LIGHTING OF THE GENERAL BUILDING LIGHTING SYSTEMS. EGRESS LIGHTING WILL BE DESIGNED TO COMPLY WITH LOCAL CODE REQUIREMENTS. EGRESS LIGHTING WILL BE POWERED BY BATTERY PACKS INTEGRATED INTO EACH EMERGENCY LUMINAIRE.
8. THE LIGHTING DESIGN WILL CONFORM TO RECOMMENDED DESIGN PRACTICES OF THE IESNA AND LOCAL OR NATIONAL CODE REQUIRED ILLUMINATION LEVELS. ADDITIONAL LIGHTING WILL BE PROVIDED WHERE NECESSARY PER OWNER REQUIREMENTS.
   a. OFFICE: 30 FC AT TASK SURFACE
   b. ASSEMBLY (PILOT LOUNGE): 30 FC AT TASK SURFACE
   c. FLIGHT PLAN ROOM: 30 FC AT TASK SURFACE
   d. RESTROOM: 20 FC AT FLOOR
   e. LOBBY/CORRIDOR: 10 FC AT FLOOR
9. LIGHTING CONTROLS: REFER TO LIGHTING CONTROL INTENT NARRATIVE.

CONTROL INTENT NARRATIVE (CIN)

A. REFER TO LIGHTING PLANS AND ASSOCIATED NOTES AND SPECIFICATIONS FOR FUNCTIONAL CONTROL INTENT.
B. LIGHTING CONTROL COMPLIANCE USING GENERAL CONTROLS REQUIREMENTS.
C. PROVIDE MANUFACTURER SHOP DRAWINGS INDICATING ALL DEVICES AND EQUIPMENT NECESSARY TO MEET THE REQUIREMENTS OUTLINED IN THE LIGHTING PLANS, DETAILS, AND ASSOCIATED NOTES AND SPECIFICATIONS FOR FUNCTIONAL CONTROL INTENT, AS WELL AS THE CONTROL INTENT NARRATIVE OUTLINED HERE.
D. PROVIDE A COMPLETE AND FUNCTIONAL LIGHTING CONTROL SYSTEM WITH ALL COMPONENTS, INTERCONNECTIONS, AND PROGRAMMING NECESSARY TO MEET THE SPECIFIED CONTROL INTENT; INCLUDING BUT NOT LIMITED TO ALL POWER PACKS, DISCRETE RELAYS, HUBS, AND/OR CONTROL PANELS, ETC. COORDINATE LIGHTING CONTROL DESIGN WITH LIGHTING CONTROL VENDOR(S) AND LUMINAIRE VENDOR(S) AS NECESSARY.
E. THE CONTROL SYSTEM SHALL INCLUDE SOFTWARE FOR PROGRAMMING AND MANAGEMENT OF LIGHTING. ELECTRICAL CONTRACTOR SHALL PROVIDE A LOCAL SERVER AND COORDINATE ITS LOCATION WITH FACILITIES.
F. SPECIFIED CONTROL ZONES ON PLANS INDICATE HOW LUMINAIRES ARE TO NORMALLY BEHAVE. CONTROL ZONES DO NOT INDICATE SPECIFIC LEGS OF POWER OR SPECIFIC CONTROL WIRES. PROVIDE ALL CONTROL COMPONENTS AND INTERCONNECTIONS REQUIRED TO MEET THE FUNCTIONAL CONTROL INTENT SHOWN.
G. LIGHTING CONTROLS SHALL SHALL BE BACNET-COMPATIBLE (OR OWNER-SPECIFIED PROTOCOL) FOR INTEGRATION WITH BMS BY DIVISION 23. LIGHTING CONTROLS SHALL BE CAPABLE OF PROVIDING OCCUPANCY SENSOR STATUS UPDATES TO MECHANICAL EQUIPMENT AND UTILIZE THE BMS ASTRONOMICAL TIMECLOCK FOR LIGHTING CONTROL PROFILES.
H. LIGHTING PLANS DO NOT SHOW ALL REQUIRED LIGHTING CONTROL EQUIPMENT, DEVICES, AND INTERCONNECTIONS. WHERE SPECIFIC COMPONENTS OR INTERCONNECTIONS ARE SHOWN, THEY ARE SHOWN TO:
   a. ASSIST IN ARCHITECTURAL COORDINATION, AND/OR
   b. BE A CLARIFYING VISUAL AID, INTENDED TO HELP COMMUNICATE SPECIFIC CONTROL FUNCTIONS
I. OCCUPANCY/VACANCY SENSORS
   a. PROVIDE OCCUPANCY/VACANCY SENSORS AS INDICATED IN THE LIGHTING CONTROLS SEQUENCE OF OPERATIONS MATRIX.
   b. PLANS ARE DIAGRAMMATIC AND FOR COORDINATION PURPOSES ONLY. THE QUANTITY AND LAYOUT OF OCCUPANCY/VACANCY SENSORS SHALL BE DETERMINED BY THE LIGHTING CONTROL VENDOR.
   c. PROVIDE AUXILIARY CONTACT IN ALL SPACES WITH OCCUPANCY SENSING FOR HVAC INTEGRATION AND TEMPERATURE SETBACK.
J. DAYLIGHT SENSORS
   a. PROVIDE AUTOMATIC DAYLIGHT RESPONSIVE CONTROLS AS INDICATED IN THE LIGHTING CONTROLS SEQUENCE OF OPERATIONS MATRIX.
   b. PLANS ARE DIAGRAMMATIC AND FOR COORDINATION PURPOSES ONLY. THE QUANTITY AND LAYOUT OF DAYLIGHT SENSORS SHALL BE DETERMINED BY THE LIGHTING CONTROL VENDOR.
   c. REFER TO PLANS FOR DAYLIGHTING ZONES. PROVIDE SEPARATE CONTROL FOR LIGHTS THAT FALL UNDER DAYLIGHTING ZONES. LIGHTS THAT PARTIALLY FALL UNDER DAYLIGHT ZONES SHALL BE INCLUDED IN THAT PARTICULAR DAYLIGHT ZONE. PROVIDE MULTIPLE DRIVERS FOR LINEAR FIXTURES AS NEEDED TO SATISFY DAYLIGHT AND GENERAL ZONES AS INDICATED ON PLANS.
K. EGRESS LIGHTING
   a. EGRESS LUMINAIRES SHALL MIMIC THE BEHAVIOR OF SIMILAR LUMINAIRES WITHIN THE SAME SPACE WHEN NORMAL POWER IS PRESENT.
   b. EGRESS LUMINAIRES SHALL BE CONTROLLED BY A UL924 LISTED DEVICE SUCH THAT WHEN NORMAL POWER IS NOT PRESENT OR FIRE ALARM ACTIVATION, EGRESS LUMINAIRES WILL TURN ON TO FULL OUTPUT, UNLESS OTHERWISE NOTED.
   c. PROVIDE ADDITIONAL LIGHTING CONTROL ZONES AS NECESSARY TO MEET THE EGRESS LIGHTING CONTROL REQUIREMENTS INDICATED.
   d. FOR EMERGENCY LUMINAIRES CONTROLLED BY A LIGHTING CONTROL PANEL, PROVIDE A BARRIER THAT SEPARATES EMERGENCY POWER FROM NORMAL POWER.
L. DEMAND RESPONSE
   a. ALL LIGHTING AND LIGHTING OCCUPANCY SENSORS TO BE INTEGRATED INTO BMS SYSTEM AND BE CAPABLE OF DEMAND RESPONSE. CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL CONDUIT AND ANCILLARY DEVICES FOR A FULLY FUNCTIONAL SYSTEM.

7/18/25	60% OWNER REVIEW
8/27/25	90% OWNER REVIEW
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ISSUE FOR CONSTRUCTION

FAA GRANT #3-53-0139-022-2026

PEARSON FIELD
TERMINAL RENOVATION PROJECT
PEARSON FIELD
101 EAST RESERVE ST.
VANCOUVER, WA 98661

DRAWING TITLE:
BASIS OF DESIGN AND LUMINAIRE SCHEDULE

DRAWN BY: Author
CHECKED BY: Checker

EL0.01

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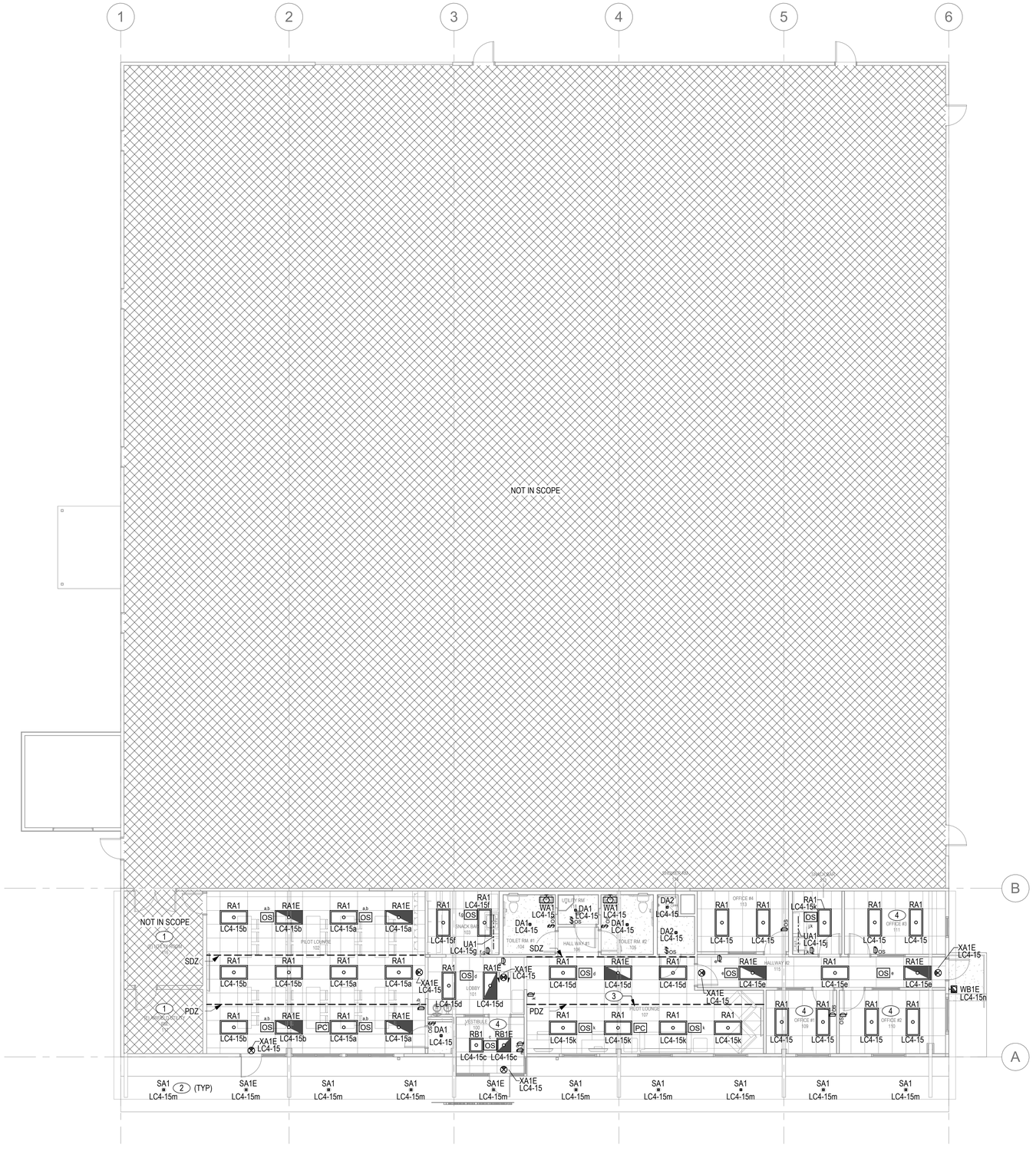

SHEET NOTES

A. COORDINATE ALL LIGHTING FIXTURE EXACT LOCATIONS, DIMENSIONS, AND MOUNTING HEIGHTS WITH ARCHITECTURAL DRAWINGS AND ALL SYSTEMS, SUCH AS DUCTWORK AND PIPING. INFORM GLUMAC OF CONFLICTS.
B. CONFIRM CEILING TYPES WITH ARCHITECT IN ALL SPACES AND USE THE APPROPRIATE WIRING METHOD FOR EACH TYPE. DO NOT LOCATE ANY JUNCTION BOXES ON HARD-LID CEILINGS; ALL WIRING MUST BE ACCESSIBLE THROUGH LUMINAIRE ONLY IN DAISY-CHAIN METHOD. JUNCTION BOXES MAY BE LOCATED ABOVE ACCESS DOORS IF FEASIBLE. ENSURE ALL JUNCTION BOXES ARE ACCESSIBLE AFTER OTHER TRADES' WORK IS COMPLETED.
C. CIRCUIT SIZES ARE NOT SHOWN ON THE PLANS. USE CIRCUIT SIZES INDICATED IN NOTES OR RESPECTIVE SCHEDULES.
D. ALL LOW VOLTAGE CABLING TO LUMINAIRES AND CONTROL DEVICES SHALL BE PLENUM RATED.
E. EXIT SIGNS SHALL BE INTERNALLY ILLUMINATED AT ALL TIMES AND FURNISHED WITH AN INTEGRAL EMERGENCY BATTERY SOURCE FOR A MINIMUM OF 90 MINUTES AFTER LOSS OF NORMAL POWER.
F. CONTRACTOR SHALL CONFIRM ALL EXIT SIGN LOCATIONS, MOUNTING REQUIREMENTS, AND DIRECTIONAL CHEVRONS WITH THE ARCHITECTURAL LIFE SAFETY PLANS AND REFLECTED CEILING PLANS. CONFIRM FINAL LOCATIONS WITH ON-SITE INSPECTOR AND AHJ.
G. ENSURE LIGHTING CONTROL DEVICES ARE NOT LOCATED BEHIND DOOR SWINGS. WHERE POSSIBLE, LOCATE LIGHTING CONTROL DEVICES NEAR THERMOSTATS. VERIFY FINAL LOCATIONS WITH ARCHITECT PRIOR TO ROUGH-IN.
H. PHOTOCELL CONTROL ZONES TO BE <2500 SQFT.

KEYED NOTES (#)

1 EXISTING ROOM LIGHTING AND CONTROLS TO REMAIN.
2 CONNECT ALL EXTERIOR FIXTURES TO ASTRONOMICAL TIMECLOCK FOR AUTOMATIC-ON BETWEEN DUSK AND MIDNIGHT. CONTROLS OVERRIDE (120 MINUTES) LOCATED AT ENTRY VESTIBULE.
3 OPEN OFFICE OCCUPANCY CONTROL ZONE IS 307 SQFT (<600).
4 SIDELIT DAYLIGHT ZONE CONTAINS LESS THAT 75W IN ITS PRIMARY ZONE AND EXEMPT FROM DAYLIGHT RESPONSE PER WSEC C405.2.5.

1 **FLOOR PLAN - LIGHTING**
SCALE: 1/8" = 1'-0"

1/8" = 1'-0"
0 8' - 0" 16' - 0" 24' - 0" 32' - 0"

7/18/25	60% OWNER REVIEW
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FLOOR PLAN - LIGHTING

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PLUMBING BASIS OF DESIGN

A. THIS IS PROJECT IS A PARTIAL REMODEL OF THE SINGLE STORY PILOT LOUNGE AT PEARSON FIELD IN VANCOUVER, WA. EXISTING FIXTURES IN RESTROOMS, BREAK ROOMS, AND ELSEWHERE INDICATED ON PLAN WILL BE DEMOLISHED. NEW PLUMBING FIXTURES WILL BE INSTALLED IN NEW LOCATIONS TO MATCH ARCHITECTURAL CHANGES. WATER HEATER IS NEAR END OF LIFE AND WILL BE REPLACED.
B. CODES AND STANDARDS (LATEST EDITIONS UNLESS OTHERWISE REQUIRED BY AHJ)
   1. AMERICANS WITH DISABILITIES ACT (ADA)
   2. WASHINGTON BUILDING CODES ENFORCED BY THE AUTHORITY HAVING JURISDICTION (AHJ):
      a. 2021 INTERNATIONAL BUILDING CODE (IBC) WITH STATE AND LOCAL AMENDMENTS.
      b. 2021 UNIFORM PLUMBING CODE (UPC) WITH STATE AND LOCAL AMENDMENTS.
      c. 2021 NATIONAL FUEL GAS CODE (NFGC) NFPA 54, WAC 51-52
      d. 2021 WASHINGTON STATE ENERGY CODE (WAC 51-11, WSEC)
C. WATER SUPPLY:
   1. WATER SERVICE AND METER SIZE TO BE VALIDATED BY CONTRACTOR PRIOR TO WORK. ASSUMED WATER PRESSURE IS 50 PSI. FIXTURES APPEAR TO BE OPERATIONAL IN CURRENT CONDITION BUT NEAR END OF LIFE AND NOT FOR REUSE. REMODEL WILL RESULT IN A NET REDUCTION OF 5 WATER SUPPLY FIXTURE UNITS.
      A. DEMO SCOPE: (2) LAVATORIES, (1) URINAL, (4) WATER CLOSETS, (1) DRINKING FOUNTAIN, (1) SHOWER, (1) KITCHEN SINK, AND (1) WALL HYDRANT
      B. NEW SCOPE: (2) LAVATORIES, (2) WATER CLOSETS, (2) KITCHEN SINKS, (1) SHOWER, AND (1) WALL HYDRANT, AND (1) DRINKING FOUNTAIN
D. DOMESTIC HOT WATER:
   1. WATER HEATER SET POINT: 140° F
   2. MASTER MIXING VALVE SET POINT: 120° F
   3. POINT-OF-USE LAVATORY AND HAND WASHING MIXING VALVES: 110° F
   4. RECIRC PUMP:
      - TIMER: SET TO "ON" DURING OCCUPIED HOURS
      - IF TIMER "ON" AND RETURN TEMP <95°F: PUMP "ON"
      - IF TIMER "ON" AND RETURN TEMP >104°F: PUMP "OFF"
   5. DOMESTIC SHOWER DEMAND PERIOD: 2 HOURS BETWEEN 6 AM AND 8 AM.
      a. DEMAND PERIOD FOR PEAK SHOWER WATER USAGE: 5 MINUTES PER SHOWER AND 4 SHOWERS PER HOUR OR 20 MINUTES PER HOUR PER SHOWER COMPARTMENT.
E. SANITARY SEWER:
   1. BUILDING SEWER SIZE AND LOCATION IS UNKNOWN. CONTRACTOR SHALL FIELD VERIFY LOCATIONS OF SERVICES UNDER SLAB. FIXTURES APPEAR TO BE OPERATIONAL IN CURRENT CONDITION BUT NEAR END OF LIFE AND NOT FOR REUSE. REMODEL WILL RESULT IN A NET REDUCTION OF 3.5 DRAINAGE FIXTURE UNITS.
   2. SLOPE: NEW PIPE SHALL BE 2% UNLESS OTHERWISE NOTED
F. GREASE WASTE:
   1. NO GREASE WASTE SCOPE
G. STORM DRAIN:
   1. NO STORM DRAIN SCOPE
H. NATURAL GAS SERVICE:
   1. NO NATURAL GAS SCOPE
I. IRRIGATION:
   1. NO NATURAL GAS SCOPE
J. SEISMIC:
   1. ANCHORAGE AND RESTRAINTS MUST BE COORDINATED WITH STRUCTURAL ENGINEER AND AUTHORITY HAVING JURISDICTION.

GENERAL NOTES

A. PROVIDE ALL MATERIALS AND EQUIPMENT AND PERFORM ALL LABOR REQUIRED TO INSTALL COMPLETE AND OPERABLE PLUMBING SYSTEMS AS INDICATED ON THE DRAWINGS, AS SPECIFIED AND AS REQUIRED BY CODE.
B. RUN ALL SOIL WASTE AND VENT PIPING WITH 2% MINIMUM GRADE UNLESS OTHERWISE NOTED. HORIZONTAL BURIED VENT PIPING SHALL BE GRADED TO DRIP BACK TO THE SOIL OR WASTE PIPE BY GRAVITY.
C. ELEVATIONS AS SHOWN ON THE DRAWINGS ARE TO THE CENTERLINE OF ALL PRESSURE PIPING AND TO THE INVERT OF ALL GRAVITY PIPING.
D. ADJUST SEWER INVERTS TO KEEP TOPS OF PIPE IN LINE WHERE PIPE SIZE CHANGES.
E. PROVIDE SHUTOFF VALVES IN ALL DOMESTIC WATER PIPING SYSTEM BRANCHES IN WHICH BRANCH PIPING SERVES HOSEBIBS AND/OR TWO OR MORE FIXTURES.
F. UNLESS OTHERWISE NOTED, ALL PIPING IS OVERHEAD, TIGHT TO UNDERSIDE OF SLAB, WITH SPACE FOR INSULATION IF REQUIRED.
G. INSTALL PIPING SO THAT ALL VALVES, STRAINERS, UNIONS, TRAPS, FLANGES, AND OTHER APPURTENANCES REQUIRING ACCESS ARE ACCESSIBLE.
H. WHERE DOMESTIC COLD AND HOT WATER PIPING DROPS INTO A PIPE CHASE, THE SIZE SHOWN FOR THE PIPE DROPS SHALL BE USED TO THE LAST FIXTURE.
I. INSTALL ALL PIPING WITHOUT FORCING OR SPRINGING.
J. ALL PIPING SHALL CLEAR DOORS AND WINDOWS.
K. ALL PIPING SHALL GRADE TO LOW POINTS. PROVIDE HOSE END DRAIN VALVES AT THE BOTTOM OF ALL RISERS AND LOW POINTS.
L. UNIONS AND/OR FLANGES SHALL BE INSTALLED AT EACH PIECE OF EQUIPMENT, IN BYPASSES, AND IN LONG PIPING RUNS (100 FEET OR MORE) TO PERMIT DISASSEMBLY FOR ALTERATION AND REPAIRS.
M. ALL VALVES SHALL BE ADJUSTED FOR SMOOTH AND EASY OPERATION.
N. ALL VALVES (EXCEPT CONTROL VALVES) AND STRAINERS SHALL BE FULL SIZE OF PIPE BEFORE REDUCING SIZE TO MAKE CONNECTIONS TO EQUIPMENT AND CONTROLS.
O. PROVIDE ALL PLUMBING FIXTURES AND EQUIPMENT WITH ACCESSIBLE STOPS.
P. UNLESS OTHERWISE NOTED, DRAINS SHALL BE INSTALLED AT THE LOW POINT OF ROOFS, AREAWAYS, FLOORS, ETC.
Q. PROVIDE CLEANOUTS IN SANITARY AT ENDS OF RUNS, AT CHANGES IN DIRECTION, NEAR THE BASE OF STACKS, EVERY 100 FEET IN HORIZONTAL RUNS AND ELSEWHERE AS INDICATED.
R. ALL CLEANOUTS SHALL BE FULL SIZE OF PIPE FOR PIPE SIZES 4 INCHES AND SMALLER AND SHALL BE 4 INCHES FOR PIPE SIZES LARGER THAN 6 INCHES.
S. ALL BALANCING VALVES SHALL BE PROVIDED WITH POSITION INDICATORS AND MAXIMUM ADJUSTABLE STOPS (MEMORY STOPS).
T. ALL VALVES SHALL BE INSTALLED SO THAT VALVE REMAINS IN SERVICE WHEN EQUIPMENT OR PIPING ON EQUIPMENT SIDE OF VALVE IS REMOVED.
U. ALL PIPING WORK SHALL BE COORDINATED WITH ALL TRADES INVOLVED. OFFSETS IN PIPING AROUND OBSTRUCTIONS SHALL BE PROVIDED AT NO ADDITIONAL COST TO THE OWNER.
V. PROVIDE FLEXIBLE CONNECTIONS IN ALL PIPING SYSTEMS CONNECTED TO PUMPS AND OTHER EQUIPMENT WHICH REQUIRE VIBRATION ISOLATION. FLEXIBLE CONNECTIONS SHALL BE PROVIDED AS CLOSE TO THE EQUIPMENT AS POSSIBLE OR AS INDICATED ON THE DRAWINGS.

ABBREVIATIONS

(N)	NEW
(E)	EXISTING TO REMAIN
(D)	EXISTING TO BE REMOVED
(ER)	EXISTING TO BE RELOCATED
(RL)	NEW LOCATION OF RELOCATED ITEM
(F)	FUTURE
ABV	ABOVE
AD	ACCESS DOOR
ADA	AMERICANS WITH DISABILITIES ACT
AFF	ABOVE FINISHED FLOOR
AFG	ABOVE FINISHED GRADE
AP	ACCESS PANEL
ARCH	ARCHITECT
ASR	AUTO FIRE SPRINKLER RISER
BAS	BUILDING AUTOMATION SYSTEM
BFV	BUTTERFLY VALVE
BHP	BRAKE HORSEPOWER
BTU	BRITISH THERMAL UNIT
BV	BALL VALVE
BWV	BACKWATER VALVE
CA	COMPRESSED AIR
CD	CONDENSATE DRAIN
CR	STEAM CONDENSATE RETURN
CFF	CAP FOR FUTURE
CFH	CUBIC FEET PER HOUR
CFM	CUBIC FEET PER MINUTE
CFS	CUBIC FEET PER SECOND
CI	CAST IRON
CLG	CEILING
CO	CLEANOUT
CONC	CONCRETE
CV	CHECK VALVE
CW	DOMESTIC COLD WATER
CWFU	COLD WATER FIXTURE UNIT
DN	DOWN
DCVA	DOUBLE CHECK VALVE ASSEMBLY
DDCVA	DOUBLE DETECTOR CHECK VALVE ASSEMBLY
DFU	DRAINAGE FIXTURE UNIT
DIA	DIAMETER
DSN	DOWNSPOUT NOZZLE
DWG	DRAWING
DWV	DRAINAGE WASTE AND VENT
ELEC	ELECTRICAL
FA	FLOW ALARM
FC	FLEXIBLE CONNECTION
FCO	FLOOR CLEANOUT
FDV	FIRE DEPARTMENT VALVE
FDVC	FIRE DEPARTMENT VALVE CABINET
FFA/FFB	FROM FLOOR ABOVE/BELOW
FFE	FINISHED FLOOR ELEVATION
FH	FIRE HYDRANT
FHV	FIRE HOSE VALVE
FIN	FINISHED
FO	FUEL OIL
FPS	FEET PER SECOND
FT	FEET
FT	FLUSH TANK
FU	FIXTURE UNIT
FV	FLUSH VALVE
G	GAS
GAL	GALLONS
GC	GAS COCK
GPH	GALLONS PER HOUR
GPM	GALLONS PER MINUTE
GV	GATE VALVE
HD	HUB DRAIN
HP	HORSEPOWER
HW	DOMESTIC HOT WATER
HWR	DOMESTIC HOT WATER RECIRCULATION
HWFU	HOT WATER FIXTURE UNIT
IAPMO	INTERNATIONAL ASSOCIATION OF PLUMBING AND MECHANICAL OFFICIALS
ICBO	INTERNATIONAL CONFERENCE OF BUILDING OFFICIALS
IE	INVERT ELEVATION
IRR	IRRIGATION
LAV	LAVATORY
LBS	POUNDS (UNIT OF FORCE)
MAX	MAXIMUM
MBH	THOUSANDS BTU/HR
MECH	MECHANICAL
MFR	MANUFACTURER
MIN	MINIMUM
MH	MANHOLE
NC	NORMALLY CLOSED
NFPA	NATIONAL FIRE PROTECTION ASSOCIATION
NO	NORMALLY OPEN OR NUMBER
NIC	NOT IN CONTRACT
OFCI	OWNER FURNISHED CONTRACTOR INSTALLED
OW	OIL WASTE
POC	POINT OF CONNECTION
POD	POINT OF DISCONNECTION
PRV	PRESSURE REDUCING VALVE
PS	PRESSURE SWITCH
PSI	POUNDS PER SQUARE INCH
RI&C	ROUGH IN AND CONNECT
R	RISE, RISER
RP	REDUCED-PRESSURE PRINCIPLE BACKFLOW PREVENTION ASSEMBLY
RPM	REVOLUTIONS PER MINUTE
SD	STORM DRAIN
SF	SQUARE FEET
SHWR	SOLAR HOT WATER RETURN
SHWS	SOLAR HOT WATER SUPPLY
SOV	SHUT-OFF VALVE
SPK	SPRINKLER
SS	SANITARY SEWER
TFA/TFB	TO FLOOR ABOVE/BELOW
TP	TRAP PRIMER
TS	TAMPER SWITCH
TT	TEST TEE
TYP	TYPICAL
U/UR	URINAL
VB	VACUUM BREAKER
V	VENT
VTR	VENT THROUGH ROOF
W	WASTE
WC	WATER CLOSET
WHA	WATER HAMMER ARRESTOR
WCO	WALL CLEANOUT
W/	WITH
YB	YARD BOX

SYMBOL	DESCRIPTION
	TRAP PRIMER
	BALL VALVE
	BUTTERFLY VALVE
	GATE VALVE
	BALANCING VALVE
	SHUT OFF VALVE IN CONCRETE YARD BOX
	ANGLE GATE VALVE
	SOLENOID VALVE
	CHECK VALVE
	PRESSURE REDUCING VALVE
	MIXING VALVE
	ELECTRONIC MIXING VALVE
	SEISMIC VALVE
	PLUG VALVE / GAS COCK
	RELIEF VALVE
	VACUUM RELIEF VALVE
	PRESSURE & TEMPERATURE RELIEF VALVE
	AUTOMATIC AIR VENT
	BACKWATER VALVE
	REDUCED - PRESSURE PRINCIPLE BACKFLOW PREVENTION ASSEMBLY (RP)
	UNION
	STRAINER
	STRAINER WITH BLOW OFF HOSE BIBB
	PIPE ANCHOR
	PIPE ALIGNMENT GUIDE
	EXPANSION JOINT
	FLEXIBLE CONNECTOR
	CAP OR PLUG
	BLIND FLANGE
	CONCENTRIC REDUCER
	AQUASTAT
WHA	WATER HAMMER ARRESTOR
PG	PRESSURE GAUGE WITH COCK
T	THERMOMETER
CO/WCO	CLEANOUT / WALL CLEANOUT
FCO/COTG	FLOOR CLEANOUT / CLEANOUT TO GRADE
YCO/COTG	YARD CLEANOUT / CLEANOUT TO GRADE
TT	TEST TEE
WH	WALL HYDRANT
HB	HOSE BIBB
	ROOF HYDRANT
YH	YARD HYDRANT
	THRUST BLOCK
FD	FLOOR DRAIN
FS	FLOOR SINK W/ GRATE AS SHOWN
	HUB DRAIN
	ROOF RECEPTOR
	STORM DRAIN
	OVERFLOW DRAIN
	DOWN SPOUT NOZZLE
M	SUB-METER

NOTE: NOT ALL SYMBOLS OR ABBREVIATIONS ARE APPLICABLE TO THIS PROJECT. REFER TO DETAILS AND NOTES FOR MOUNTING HEIGHTS.

SYMBOL	DESCRIPTION
1% SLOPE	DIRECTION OF SLOPE
	DIRECTION OF FLOW
	PIPE UP OR UP & DN
	PIPE DOWN
	PIPE DROP
	TOP CONNECTION - BRANCH LINE
	BOTTOM CONNECTION - BRANCH LINE
	COLD WATER
FW	FLUSH WATER
	HOT WATER
	HOT WATER RECIRCULATION
140	HOT WATER (140°F)
	VENT
	PIPING BELOW GRADE OR FLOOR
	PIPING ABOVE GRADE OR FLOOR
SS	SANITARY SEWER, WASTE OR SOIL
SD	STORM DRAIN, RAINWATER DRAIN PIPING
OD	OVERFLOW STORM DRAIN PIPING
PD	PUMPED DISCHARGE
PS	PUMPED STORM
D	DRAIN LINE
IW	INDIRECT WASTE
GW	GREASE WASTE
GRW	GREY WATER WASTE
G	NATURAL GAS (7"W.C.)
MG	MEDIUM PRESSURE GAS (2 PSIG TO 5 PSIG)
LG	LOW PRESSURE GAS
CA	COMPRESSED AIR
TW	TEMPERED WATER
TWR	TEMPERED WATER RETURN
6"	PIPE SIZE (DIAMETER IN INCHES)

GENERAL SYMBOLS

SYMBOL	DESCRIPTION
(E)	EXISTING WORK TO REMAIN
(D)	EXISTING TO BE REMOVED
(ER)	EXISTING TO BE RELOCATED
(RL)	NEW LOCATION OF RELOCATED ITEM
(F)	FUTURE
	CENTER LINE
	POINT OF CONNECTION OR POINT OF DISCONNECTION
SS	SANITARY SEWER STACK
V	VENT STACKS
CW	COLD WATER RISER
HW	HOT WATER RISER
HWC	HOT WATER RECIRC. RISER
G	GAS RISER
SD	STORM DRAIN RISER
OD	OVERFLOW DRAIN RISER
CA	COMPRESSED AIR RISER
XX / X	PLUMBING EQUIPMENT
#	KEYED NOTE
1 / P2	DETAIL NO. SHEET NO.
#	POUNDS OR NUMBER
A / P-1	SECTION A, DRAWING P-1
XXX	EQUIPMENT BY OTHERS (KITCHEN)

PLUMBING DRAWING LIST

SHEET NUMBER	SHEET NAME	60% CD	90% CD	PERMIT	IFC
P0.00	PLUMBING LEGEND AND ABBREVIATIONS	X	X	X	X
P0.02	SCHEDULES	X	X	X	X
PD2.01	DEMO FLOOR PLAN - PLUMBING	X	X	X	X
P2.00	UNDERGROUND PLAN - PLUMBING			X	X
P2.01	FLOOR PLAN - PLUMBING	X	X	X	X
P6.01	ENLARGED PLANS	X	X	X	X
Grand total: 6					

DEFERRED SUBMITTALS

1. SEISMIC BRACING FOR MECHANICAL AND PLUMBING SYSTEMS, INCLUDING EQUIPMENT, PIPING, AND DUCTWORK.
2. PIPE SYSTEM CERTIFICATION AND ANALYSIS:
   A. DESIGN: DESIGN AND CALCULATE REQUIREMENTS FOR THERMAL EXPANSION OF PIPING SYSTEMS AND FOR SELECTING AND DESIGNING EXPANSION JOINTS AND LOOPS.
   B. ANCHOR DETAILS: DETAIL FABRICATION OF EACH ANCHOR. SHOW DIMENSIONS AND METHODS OF ASSEMBLY AND ATTACHMENT TO BUILDING STRUCTURE. SUPPORTS, ANCHORS, AND GUIDES SHALL BE DESIGNED FOR COMBINED GRAVITY, SEISMIC, PRESSURE, AND THERMAL LOADS.
   C. ALIGNMENTS GUIDE DETAILS: DETAIL FIELD ASSEMBLY AND ATTACHMENT TO BUILDING STRUCTURE.
   D. SCHEDULE: EACH EXPANSION JOINT SHALL BE SCHEDULE WITH MANUFACTURER, TYPE, MATERIAL, SIZE, PRESSURE RATING, END CONNECTIONS, AND LOCATION.
   E. FULLY COORDINATE WITH DESIGN OF SEISMIC RESTRAINT AND ANCHORAGE.

*FOR ALL ITEMS LISTED ABOVE, THE PLUMBING AND/OR MECHANICAL CONTRACTOR SHALL PROVIDE A DELEGATED DESIGN SUBMITTAL WITH DOCUMENTATION AND ENGINEERING REQUIRED TO SATISFY REQUIREMENTS OF THE AUTHORITY HAVING JURISDICTION (AHJ). THE DELEGATED DESIGN SUBMITTAL SHALL INCLUDE BUT NOT BE LIMITED TO ANALYSIS DATA SIGNED AND SEALED BY A QUALIFIED PROFESSIONAL ENGINEER RESPONSIBLE FOR THEIR PREPARATION.

DISINFECTION PROCEDURE

DISINFECTION OF POTABLE WATER DISTRIBUTION SYSTEM SHALL BE AS PRESCRIBED BY THE LOCAL HEALTH AUTHORITY OR THE FOLLOWING MINIMUM REQUIREMENT.

INITIAL COLIFORM SAMPLE IS REQUIRED PRIOR TO ADMINISTERING WATER-CHLORINE SOLUTION. AFTER PRESSURE TESTS HAVE BEEN MADE THOROUGHLY FLUSH THE ENTIRE DOMESTIC WATER DISTRIBUTION SYSTEM WITH WATER UNTIL ALL ENTRAINED DIRT AND MUD HAVE BEEN REMOVED AND STERILIZE BY CHLORINATING MATERIAL. THE CHLORINATING MATERIAL SHALL BE LIQUID CHLORINE. THE CHLORINATING MATERIAL SHALL PROVIDE A DOSAGE OF NOT LESS THAN 50 PARTS PER MILLION AND SHALL BE INTRODUCED INTO THE SYSTEM OR PART THEREOF IN AN APPROVED MANNER. RETAIN THE TREATED WATER IN THE PIPE FOR 24 HOURS, OR, FILL THE SYSTEM OR PART THEREOF WITH A WATER-CHLORINE SOLUTION CONTAINING AT LEAST 200 PARTS PER MILLION OF CHLORINE AND ALLOW TO STAND FOR THREE (3) HOURS. OPEN AND CLOSE ALL VALVES IN THE SYSTEM BEING DISINFECTED THREE TIMES DURING THE CONTACT PERIOD. THEN FLUSH THE SYSTEM WITH CLEAN POTABLE WATER UNTIL THE RESIDUAL CHLORINE IS REDUCED TO LESS THAN 1.0 PPM. DURING THE FLUSHING PERIOD OPEN AND CLOSE ALL VALVES AND FAUCETS THREE TIMES. FROM AT LEAST THREE DIVERGENT POINTS IN THE SYSTEM, TAKE SAMPLES OF WATER IN PROPERLY STERILIZED CONTAINERS FOR BACTERIAL EXAMINATION. 48 HOUR WAITING PERIOD MUST BE OBSERVED PRIOR TO BACTERIOLOGICAL TEST.

BACTERIOLOGICAL TEST SHALL BE CONDUCTED BY A LABORATORY CERTIFIED FOR DRINKING WATER IN WASHINGTON STATE AFFIRMING WATER QUALITY CONTAINS NO COLIFORM BY SAMPLE TESTING THE FURTHEST FIXTURE FROM PUBLIC WATER SOURCE AND NOT LESS THAN TWO OTHER LOCATIONS PART OF THE WATER SUPPLY SYSTEM. REPEAT THE DISINFECTING UNTIL TESTS INDICATE THAT SATISFACTORY BACTERIOLOGICAL RESULTS HAVE BEEN OBTAINED. CHLORINE LEVEL IN THE NEW OR REPAIRED WATER SUPPLY SYSTEM SHALL NOT BE LESS THAN THE MEAN AVERAGE OF THE AREA IN RELATIONSHIP FROM THE WATER PURVEYOR SOURCE.

TAKING OF SAMPLES SHALL BE WITNESSED BY OWNER'S REPRESENTATIVE. WRITTEN REPORTS SHALL BE SUPPLIED TO OWNER'S REPRESENTATIVE FOR APPROVAL.

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PEARSON FIELD
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VANCOUVER, WA 98661

DRAWING TITLE:
PLUMBING LEGEND AND ABBREVIATIONS

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GENERAL REQUIREMENTS

1. WATER HEATER EQUIPMENT PERFORMANCE AT SPECIFIED RATING CONDITIONS SHALL NOT BE LESS THAN AS INDICATED IN SECTION C404.2 OF THE WSEC AND AS INDICATED ON THE CONTRACT DOCUMENTS.
2. MOTOR FULL-LOAD EFFICIENCY SHALL NOT BE LESS THAN AS INDICATED IN SECTION C405.8
3. RECIRCULATION PUMPS SHALL BE ECM TYPE PER SECTION C404.7.1

WATER SYSTEMS

1. DOMESTIC HOT WATER AND HOT WATER CIRCULATING PIPING SHALL BE SIZED IN CONFORMANCE WITH SECTION C404.3.
2. HEAT TRAPS FOR HOT WATER STORAGE TANKS SHALL BE INSTALLED PER SECTION 404.4.
3. WATER HEATERS INSTALLED ON UNCONDITIONED SPACES OR CONCRETE FLOORS SHALL BE INSTALLED ON AN INSULATED SURFACE WITH MINIMUM RESISTANCE OF R-10 PER SECTION C404.5
4. PIPING SHALL BE INSULATED AS REQUIRED BY SECTIONS C404.6, C404.7.3.1,AND TABLE C403.10.3 (SUMMARIZED BELOW)

SYSTEM TEMP (F)	CONDUCTIVITY BTU • IN./ (H • FT2 • °F)	PIPE DIAMETER				
		< 1.0"	1.0" - 1.25"	1.5" - 3"	4" - 6"	≥ 6"
		INSULATION THICKNESS (IN.)				
141 - 200	0.25 - 0.29	2.5	2.5	3.0	3.0	3.0
105 - 140	0.21 - 0.28	2.0	2.0	2.5	2.5	2.5
40 - 60	0.21 - 0.27	0.5	0.5	1.0	1.0	1.0
< 40	0.20 - 0.26	0.5	1.0	1.0	1.0	1.5

5. HOT WATER CIRCULATION SYSTEMS SHALL BE INSTALLED PER SECTION C404.7.
6. MAXIMUM DEADLEGS SHALL BE IN COMPLIANCE WITH TABLE C404.3.1 (SUMMARIZED BELOW)

NOMINAL PIPE SIZE (IN)	MAXIMUM PIPING LENGTH (FT)	
	PUBLIC LAVATORY FAUCETS	OTHER FIXTURES AND APPLIANCES
3/8	3	50
1/2	8	43
5/8	8	32
3/4	0.5	21
7/8	0.5	16

CONTROLS

1. RECIRC PUMP SHALL:
   A. START UPON SENSING FLOW IN THE HOT WATER SYSTEM, AND
   B. LIMIT RETURN WATER TO 104F PER SECTION C404.8

COMMISSIONING

1. FUNCTIONAL TESTING REQUIRED PER SECTIONS C408.1 AND C408.3
   A. PERFORMANCE TESTING SHALL DEMONSTRATE THAT THE DOMESTIC HOT WATER HEATING SYSTEM IS INSTALLED PER THE CONTRACT DOCUMENTS
   B. TESTING SHALL BE CONDUCTED UNDER AT LEAST 50% LOAD AND UNDER THE FOLLOWING CONDITIONS:
      a. NORMAL OPERATION
      b. PERFORMANCE OF ALARMS
      c. MODE OF OPERATION UPON LOSS OF POWER AND RESTORATION OF POWER

PLUMBING FIXTURE SCHEDULE

TAG	FIXTURE	MANUFACTURER	MODEL	ADA (Y/N)	FLOW (GPF/GPM)	CONNECTION SIZE				ELECTRICAL			REMARKS
						W	V	HW	CW	V	PH	A	
EWC-1	ELECTRIC WATER COOLER	ELKAY	LZWS-LRPBM28K	YES	0.133	1 1/2"	1 1/2"		1/2"	115	1	5	BARRIER FREE, FILTERED, REFRIGERATED, DOUBLE ROUND W/ BOTTLE FILLER
L-1	LAVATORY - UNDERMOUNT	AMERICAN STANDARD	0496 "OVALYN"	YES	0.5	2"	1 1/2"	1/2"	1/2"				FAUCET: CHICAGO 405-E2805-390XKAB 0.5 GPM WITH 1-099XKJKABNF R/H AND 1-100XKJKABNF L/H CARTRIDGES PROVIDE WITH LOCAL ASSE 1070 MIXING VALVE: MV-2
MS-1	MOP SINK	STERN-WILLIAMS	SBC-1700	-	2	3"	2"	3/4"	3/4"				SINK:PROVIDE WITH BP-2-24 STAINLESS STEEL BACKSPLASH, T-35 HOSE AND WALL BRACKET, AND T-40 WALL MOP HANGER FAUCET: CHICAGO 897-CRCF WITH VACUUM BREAKER AND 2.0 GPM OMNI FLOW REDUCER
OB-1	ICE MAKER OUTLET BOX	SIOUX CHIEF	696-1010MR						1/2"				QUARTER TURN VALVE WITH WATER HAMMER ARRESTOR
S-1	SINGLE BOWL SINK - ADA	ELKAY	LRADQ312260	YES	1	2"	2"	3/4"	3/4"				SINK: 31"X22"X6" 3-HOLE SINGLE BOWL DROP-IN SINK FAUCET:CHICAGO 231-ABCP FAUCET WITH CHICAGO 230-105KJKCP DECK PLATE - PROVIDE WITH OMNI 1.0 GPM AERATOR PROVIDE WITH: CHICAGO 2300-XJKABNF CARTRIDGE
SH-1	SHOWER - FULL ENCLOSURE - ADA	AQUATICBATH	1363BFRF	YES	1.5	2"	1 1/2"	3/4"	3/4"				FAUCET:MOEN 8342EP15 DRAIN:SIOUX CHIEF 827-2B PROVIDE WITH: SEAT AND BARS
TP-1	TRAP PRIMER	MIFAB	M-500						1/2"				PRESSURE ACTIVATED TRAP PRIMER
WC-1	WATER CLOSET, FLOOR MOUNT, TANK - ADA	KOHLER	HIGHLINE K-3989	YES	1.1	4"	2"		3/4"				SEAT: BEMIS 1655SSCT TRIP LEVER ON APPROACH SIDE
WH-1	WALL HYDRANT	WOODFORD	B67		0				3/4"				
DRAINS													
FD-1	FLOOR DRAIN - FINISHED	JR SMITH	2010-A-02			2"							ENAMEL COATED CAST IRON BODY WITH FLANGE, INTEGRAL REVERSIBLE CLAMPING COLLAR, SEEPAGE OPENINGS, ADJUSTABLE ROUND SATIN NICKEL BRONZE STRAINER, SEDIMENT BUCKET, BOTTOM OUTLET, CAULK INSIDE OR TY SEAL OR NO-HUB JOINT. PROVIDE TRAP PRIMER.

NOTES:

A. COMPLY WITH ALL MANUFACTURER INSTALLATION REQUIRMENTS TO PROVIDE COMPLETE AND OPERATIONAL FIXTURES.
B. PROVIDE TRANSITION FITTING AS REQUIRED TO CONNECT TO BRANCH PIPING, WHICH MAY BE A DIFFERENT SIZE, AND AS SHOWN ON DRAWINGS.
C. PROVIDE STOP VALVES, BACKFLOW PREVENTERS AND SUPPORTS AS REQUIRED BY THE MANUFACTURER AND PLUMBING CODE.
D. COORDINATE WITH ELECTRICAL DESIGN FOR POWER SUPPLY AND LOCATIONS.
E. HOT WATER SHALL BE LIMITED TO ALL FIXTURES IN ACCORDANCE WITH ASSE STANDARDS: PUBLIC LAVATORIES SHALL BE LIMITED TO 110 F (ASSE 1070), SHOWERS LIMITED TO 120 F (ASSE 1016/1069)

DOMESTIC WATER HEATER SCHEDULE

TAG	#	MANUFACTURER	MODEL	LOCATION	VOL (GAL)	RECOV (GPH)	EWT (°F)	LWT (°F)	CONNECTION SIZE		ELECTRICAL				UNIT SIZE (L"xW"xH")	OPER. WT. (LBS)	NOTES
									CW (IN)	HW (IN)	KW	VOLTS	PH	FLA			
EWH	1	BRADFORD WHITE	LE350S3-3	JANITOR CLOSET	50	27	50	140	3/4"	3/4"	11	208	3	30.5	48X24X24	700	1-2

NOTES
1. COORDINATE WITH ELECTRICAL FOR POWER AND DISCONNECT AS REQUIRED.
2. TANK TYPE, ELECTRIC WATER HEATER, TWO NON-SIMULTANEOUS ELEMENTS 5500 WATTS EACH.

PLUMBING EXPANSION TANK SCHEDULE

TAG	#	MANUFACTURER	MODEL	LOCATION	TYPE	TANK VOL. (GAL)	ACCEPT. VOL. (GAL)	FILL PRESS. (PSIG)	OPER. PRESS. (PSIG)	RELIEF PRESS. (PSIG)	MIN. TEMP. (°F)	MAX. TEMP. (°F)	SYSTEM CONN. (IN)	SIZE (DIA"XH") (DIA x H IN)	OPER. WT. (LBS)	NOTES
PET	1	WATTS	DETA-5	JANITOR CLOSET	BLADDER	4	1	80	80	100	50	140	3/4"	10X14	55	1-3

NOTES
1. PROVIDE TANK RATED FOR ASME WORKING PRESSURE OF 125 PSIG.
2. PROVIDE TANK WITH VERTICAL CONFIGURATION.
3. ANCHOR TO WALL. COORDINATE WITH STRUCTURAL DESIGN

DOMESTIC RECIRCULATION PUMP SCHEDULE

TAG	#	MANUFACTURER	MODEL	LOCATION	TYPE	FLOW (GPM)	HEAD (FT WG)	RPM	CONNECTION SIZE (IN)	ON/OFF SETPOINT (°F)	ELECTRICAL				EMERG POWER (Y/N)	OPER. WT. (LBS)	NOTES
											HP	WATTS	VOLTS	PH			
CP	1	BELL & GOSSET	ECOCIRC 20-35	UTILITY & STORAGE 109	ECM	1	15	2800	3/4"	95/104	1/12	39	115	1	No	9	1-3

NOTES
1. COORDINATE WITH ELECTRICAL FOR POWER AND DISCONNECT AS REQUIRED.
2. PUMP TO CONTAIN LESS THAN 0.25% LEAD CONTENT ON WETTED SURFACE FOR DOMESTIC DISTRIBUTION.
3. MAXIMUM WORKING PRESSURE 150 PSIG AND MAXIMUM OPERATING TEMPERATURE OF 225° F.

MIXING VALVE SCHEDULE

TAG	#	MANUFACTURER	MODEL	SYSTEM SERVED	LOCATION	FLOW RATE		MAX PRESSURE DROP (PSI)	CONNECTION		OUTLET	ELECTRICAL			MOUNTING (CABINET/EXPOSED)	UNIT SIZE (L"xW"xH")	NOTES
						MIN (GPM)	MAX (GPM)		INLET (IN)	OUTLET (IN)	SETPOINT (°F)	V	PH	FLA			
MV	1	LEONARD	270-LF	BUILDING	UTILITY & STORAGE 109	0.25	5.5	10	1/2"	1/2"	120	0	0	0.0	EXPOSED	6X6X6	1-3,5
MV	2	LEONARD	170-LF	PUBLIC LAVATORIES	RESTROOMS	0.25	2.3	10	1/2"	1/2"	110	0	0	0.0	EXPOSED	6X6X6	1-4

NOTES
1. COORDINATE WITH WATER HEATER SUPPLY AND PLUMBING FIXTURE DEMANDS.
2. LOW LEAD CONTAINING LESS THAN 0.25% LEAD BY WEIGHT.
3. SELF REGULATING THERMOSTATIC MIXING VALVE TO MAINTAIN OUTLET TEMPERATURE OVER FULL RANGE OF FLOW.
4. VALVE ASSEMBLY TO BE ASSE 1070 CERTIFIED. (FOR SINKS, LAVATORIES, AND TUBS)
5. VALVE ASSEMBLY TO BE ASSE 1017 CERTIFIED. (FOR MASTER MIXING VALVE)

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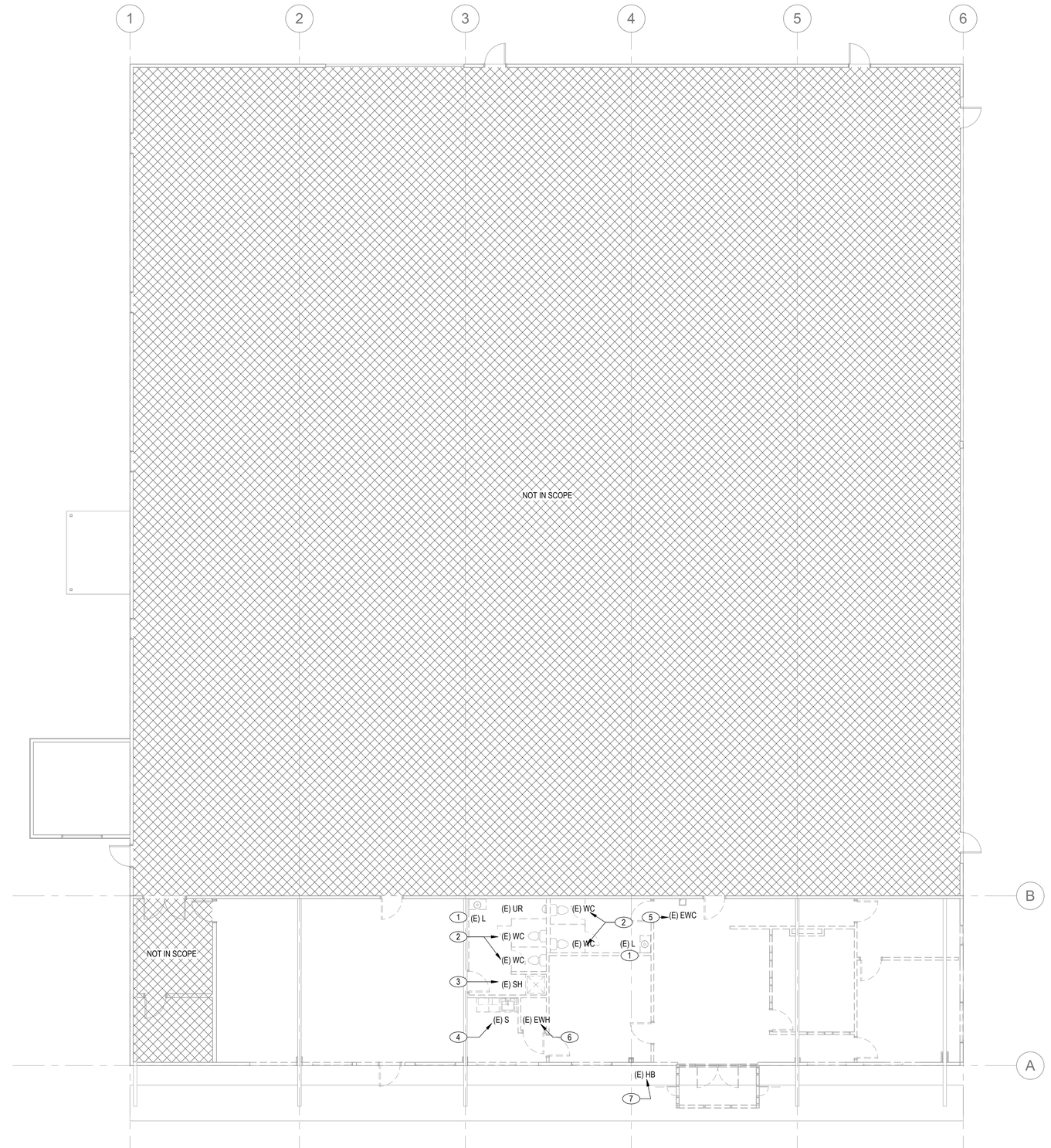

1 **DEMO FLOOR PLAN - PLUMBING**
SCALE: 1/8" = 1'-0"

SHEET NOTES

A. ALL EXISTING CONDITIONS MUST BE VERIFIED BY THE CONTRACTOR IN THE FIELD. REPRESENTATION ON DRAWINGS IS BASED ON THE BEST INFORMATION AVAILABLE AT THE TIME OF THEIR CREATION.
B. CONTRACTOR SHALL VISIT THE JOB SITE PRIOR TO SUBMISSION OF BID AND FIELD VERIFY ALL EXISTING CONDITIONS AND THE EXTENT OF THE DEMOLITION WORK.
C. UNLESS OTHERWISE NOTED, ALL REMOVED PIPING, FIXTURES, AND APPURTENANCES SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE REMOVED FROM THE JOB SITE, UNLESS OTHERWISE DIRECTED BY OWNER.
D. THE CONTRACTOR IS RESPONSIBLE FOR ALL COORDINATION INCLUDING TEMPORARY SERVICES DURING CONSTRUCTION.
E. THE EXISTING BUILDING, INCLUDING PORTIONS OF THE RENOVATED AREA SHALL REMAIN IN SERVICE DURING THE CONSTRUCTION PHASE OF THIS PROJECT. ANY MODIFICATIONS TO THE EXISTING SYSTEMS THAT MAY REQUIRE THE TEMPORARY INTERRUPTION OF EXISTING SERVICES SHALL BE COMPLETED AFTER NORMAL WORKING HOURS. PRE-SCHEDULE ANY SERVICE INTERRUPTIONS WITH THE OWNER PRIOR TO STARTING ANY WORK.
F. UTILITY OUTAGES: NOTIFY AND OBTAIN WRITTEN APPROVAL FROM FACILITY NOT LESS THAN TEN (10) WORKING DAYS PRIOR TO A REQUIRED UTILITY OUTAGE. LOCK-OUT AND RED-TAG THE APPROPRIATE EQUIPMENT. TAG SHALL INCLUDE OUTAGE DURATION AND CONTACT INFORMATION.
G. WHERE IT IS UNFEASIBLE TO REMOVE PIPING (SUCH AS BELOW CONCRETE SLAB, EMBEDDED IN CONCRETE SLAB, OR CONCEALED IN INACCESSIBLE LOCATION), REMOVE ACCESSIBLE PIPING, THEN CUT, CAP, AND ABANDON IN PLACE AT ENTRY INTO INACCESSIBLE LOCATIONS.
H. DAMAGE TO OTHER TRADES' WORK AS A RESULT OF THIS WORK IS TO BE PROMPTLY REPAIRED AT NO EXPENSE TO THE OWNER AND TO THE COMPLETE SATISFACTION OF THE OWNER.
I. CONTRACTOR TO VERIFY LOCATIONS, SIZE, AND CONDITION OF EXISTING PIPING. PIPING ON DRAWINGS IS DIAGRAMMATIC AND MEANT TO RELAY DESIGN INTENT. EXISTING PIPING MAY VARY FROM ROUTING SHOWN ON DRAWINGS.

KEYED NOTES (#)

1 DEMOLISH EXISTING LAVATORY. DEMOLISH PIPING AND CUT, CAP, AND MAKE SAFE PIPING BACK TO MAINS.
2 DEMOLISH EXISTING WATER CLOSETS. DEMOLISH WATER CLOSET PIPING AND CUT, CAP, AND MAKE SAFE PIPING BACK TO MAINS.
3 DEMOLISH EXISTING SHOWER. DEMOLISH SHOWER PIPING AND CUT, CAP, AND MAKE SAFE PIPING BACK TO MAINS.
4 DEMOLISH EXISTING SINK. DEMOLISH SINK PIPING AND CUT, CAP, AND MAKE SAFE PIPING BACK TO MAINS.
5 DEMOLISH EXISTING ELECTRIC WATER COOLER. DEMOLISH ELECTRIC WATER COOLER PIPING AND CUT, CAP, AND MAKE SAFE PIPING BACK TO MAINS.
6 DEMOLISH EXISTING WATER HEATER. DEMOLISH WATER HEATER PIPING AND CUT, CAP, AND MAKE SAFE PIPING BACK TO MAINS.
7 DEMOLISH EXISTING HOSEBIB. CUT, CAP, AND MAKE SAFE PIPING FOR CONNECTION TO NEW HOSEBIB AT SAME LOCATION.

1/8" = 1'-0"
0 8' - 0" 16' - 0" 24' - 0" 32' - 0"

7/18/25	60% OWNER REVIEW
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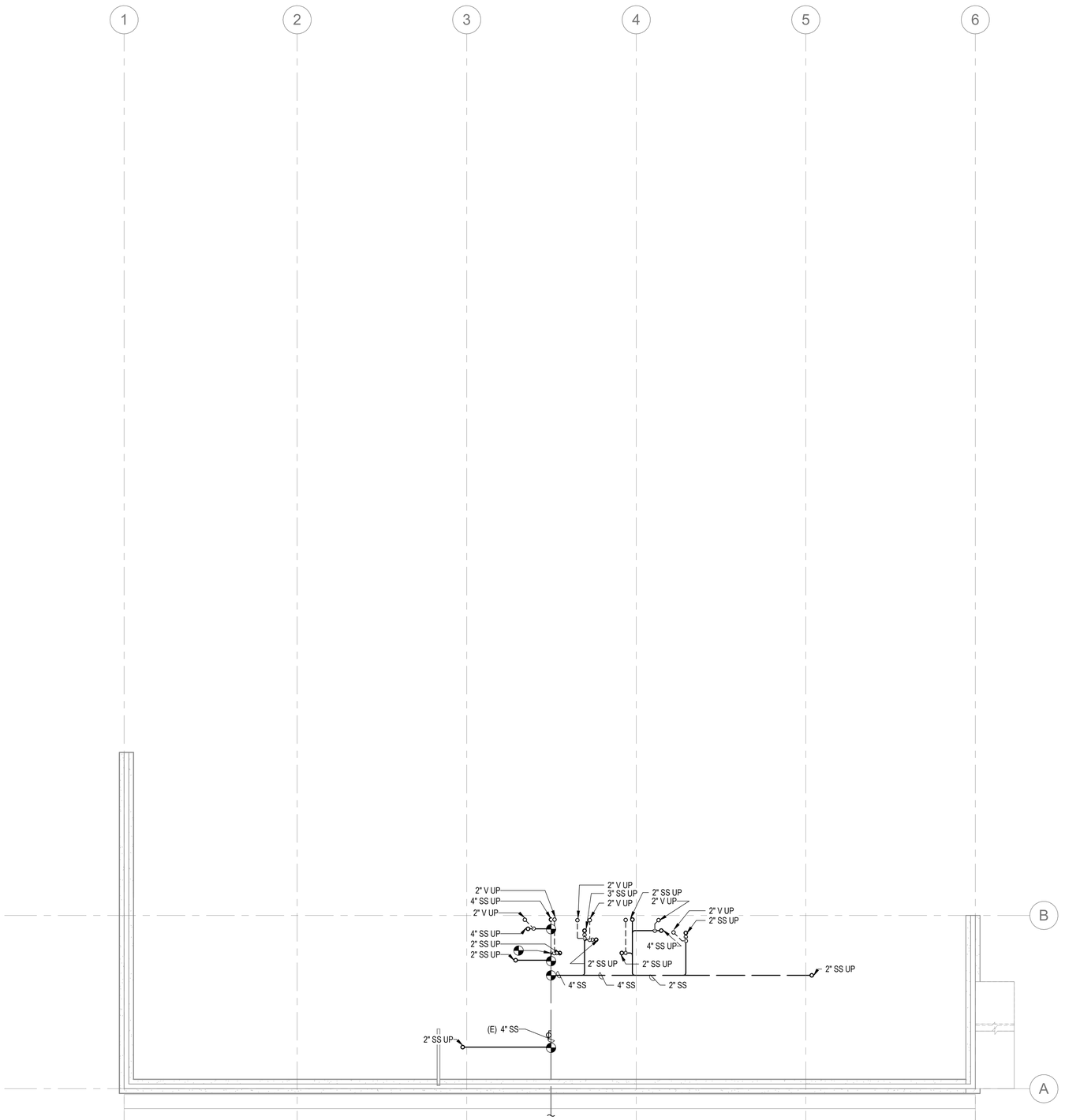
SHEET NOTES

A. EXISTING LOCATIONS AND SIZES OF SANITARY LINES AND WATER LINES HAVE NOT BEEN VERIFIED. CONTRACTOR TO FIELD VERIFY BURIED SANITARY LOCATIONS FOR CONNECTION TO NEW FIXTURES AT THEIR NEW LOCATIONS.
B. ALL EXISTING CONDITIONS MUST BE VERIFIED BY CONTRACTOR IN THE FIELD. REPRESENTATION ON DRAWINGS IS BASED ON THE BEST INFORMATION AT THE TIME OF THEIR CREATION.
C. CONTRACTOR TO VERIFY LOCATIONS, SIZE, AND CONDITION OF EXISTING PIPING. PIPING ON DRAWINGS IS DIAGRAMMATIC AND MEANT TO RELAY DESIGN INTENT. EXISTING PIPING MAY VARY FROM ROUTING SHOWN ON DRAWINGS.



1 UNDERGROUND PLAN - PLUMBING

SCALE: 1/8" = 1'-0"

1/8" = 1'-0"

0 8' - 0" 16' - 0" 24' - 0" 32' - 0"

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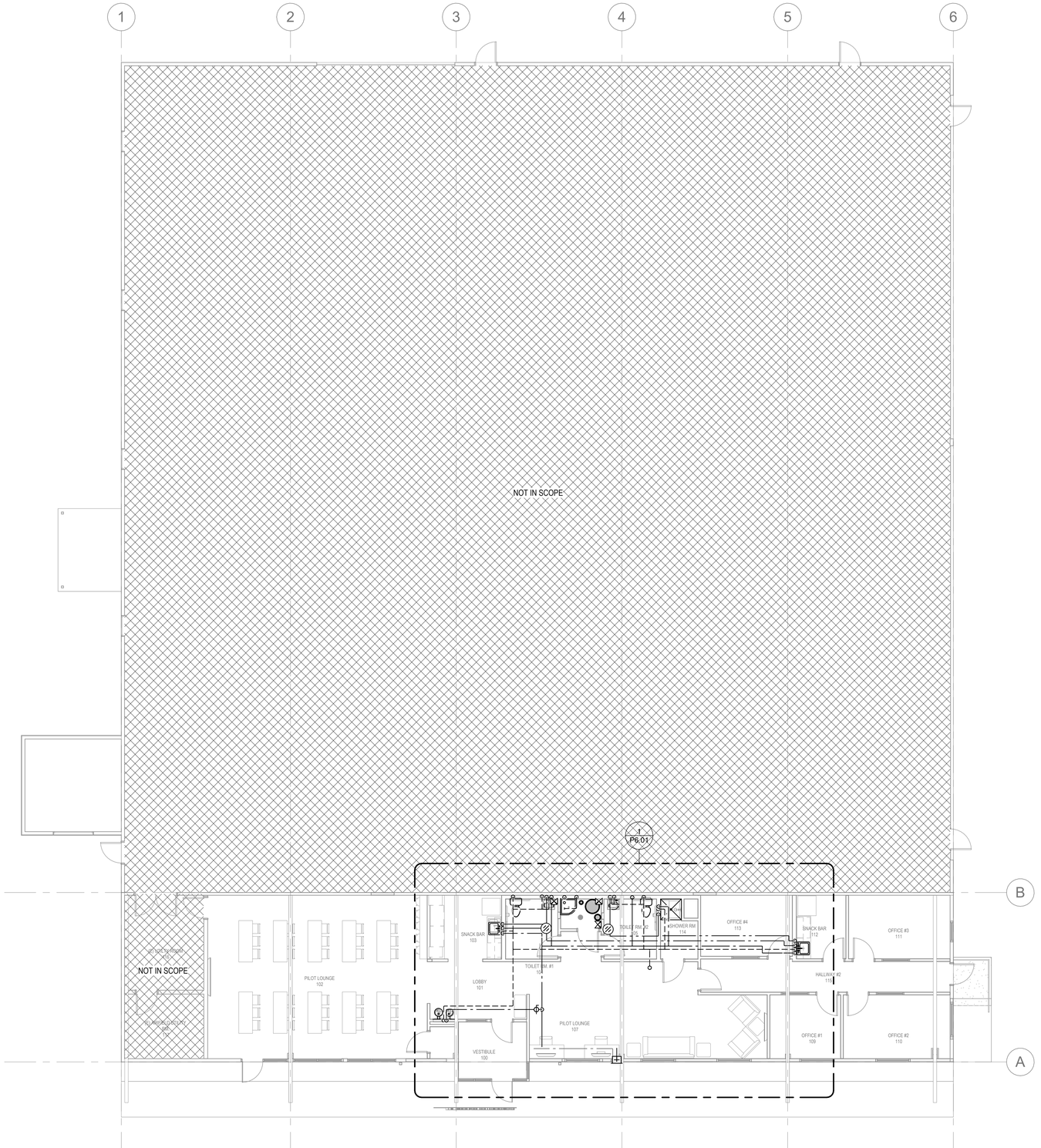

1 FLOOR PLAN - PLUMBING

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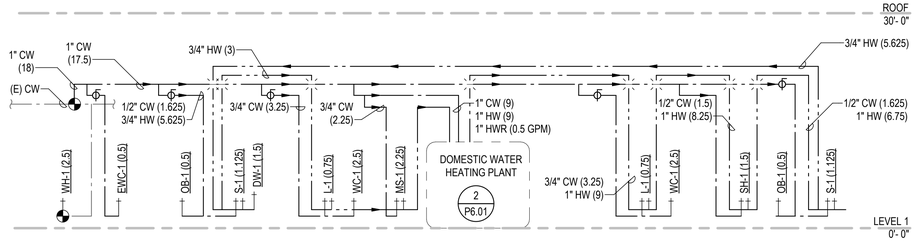
WATER AND WASTE SERVICE CALCULATIONS

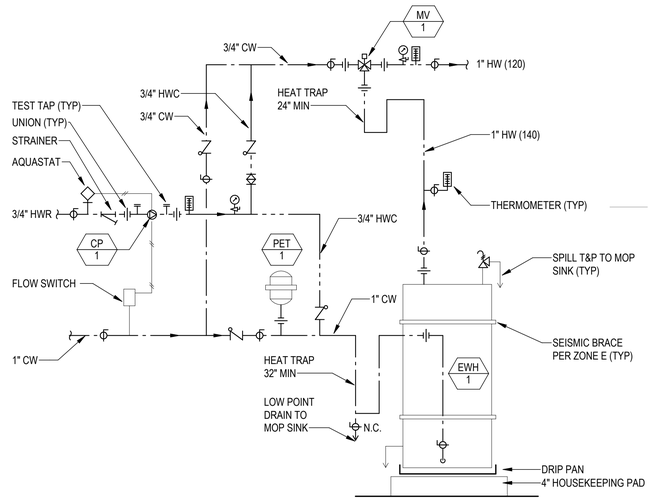
JOB NAME:	PEARSON FIELD PILOT LOUNGE					DATE:		11/20/25
JOB NUMBER:	150-25US00186					USER:		EGN
FIXTURE TYPE	NO.	WASTE		COLD WATER		HOT WATER		TOTAL WATER
		FU	TOTAL	FU	TOTAL	FU	TOTAL	FU
SHOWER	1	2	2	1.5	1.5	1.5	1.5	2
DRINKING FOUNTAIN	1	0.5	0.5	0.5	0.5	0	0	0.5
DISHWASHER (DOMESTIC)	1	0	0	0	0	1.5	1.5	1.5
KITCHEN SINK (DOMESTIC)	2	2	4	1.125	2.25	1.125	2.25	3
LAVATORY	2	1	2	0.75	1.5	0.75	1.5	2
MOP SINK	1	3	3	2.25	2.25	2.25	2.25	3
WATER CLOSET, TANK, PUBLIC	2	4	8	2.5	5	0	0	5
ICE MAKER OUTLET BOX	2	0	0	0.5	1	0	0	1
TOTAL FU			19.5		14.0		9.0	18.0
PRESSURE AVAILABLE AT MAIN (PSI):						50		
METER LOSS (PSI):						6		
BACKFLOW PREVENTER LOSS (PSI):						10		
PRESSURE DROP FROM UTILITY TO BUILDING (PSI):						5		
TOTAL SUPPLY PRESSURE AVAILABLE:						29		
MINIMUM REQUIRED FIXTURE PRESSURE (PSI):						15		
ELEVATION RISE (FT):						10		
EQUIVALENT PIPE LENGTH TO MOST REMOTE FIXTURE (FT):						100		
ESTIMATED FRICTION LOSS (PSI):						3		
MAXIMUM ALLOWABLE PIPE FRICTION LOSS (PSI):						10		
MAXIMUM ALLOWABLE PIPE FRICTION LOSS (PSI/100FT):						9.67		
MAXIMUM WATER FLOW VELOCITY (FPS):						5.05		
MINIMUM REQUIRED 'WATER' PIPE SIZE (INCHES):						1		
MINIMUM REQUIRED 'WASTE' AT 2% SLOPE PIPE SIZE (INCHES):						3		
MINIMUM REQUIRED 'WASTE' AT 1% SLOPE PIPE SIZE (INCHES):						Must Use 2% Slope		
(CALCULATIONS PER THE PLUMBING CODE)								



NOTES:
A. NUMBERS IN PARENTHESIS ARE COLD AND HOT WATER FIXTURE UNITS (CWFU & HWFU)
B. REFER TO SPECIFICATIONS FOR ADDITIONAL APPURTENANCES AND REQUIREMENTS.

3 DOMESTIC WATER RISER DIAGRAM

SCALE: NONE

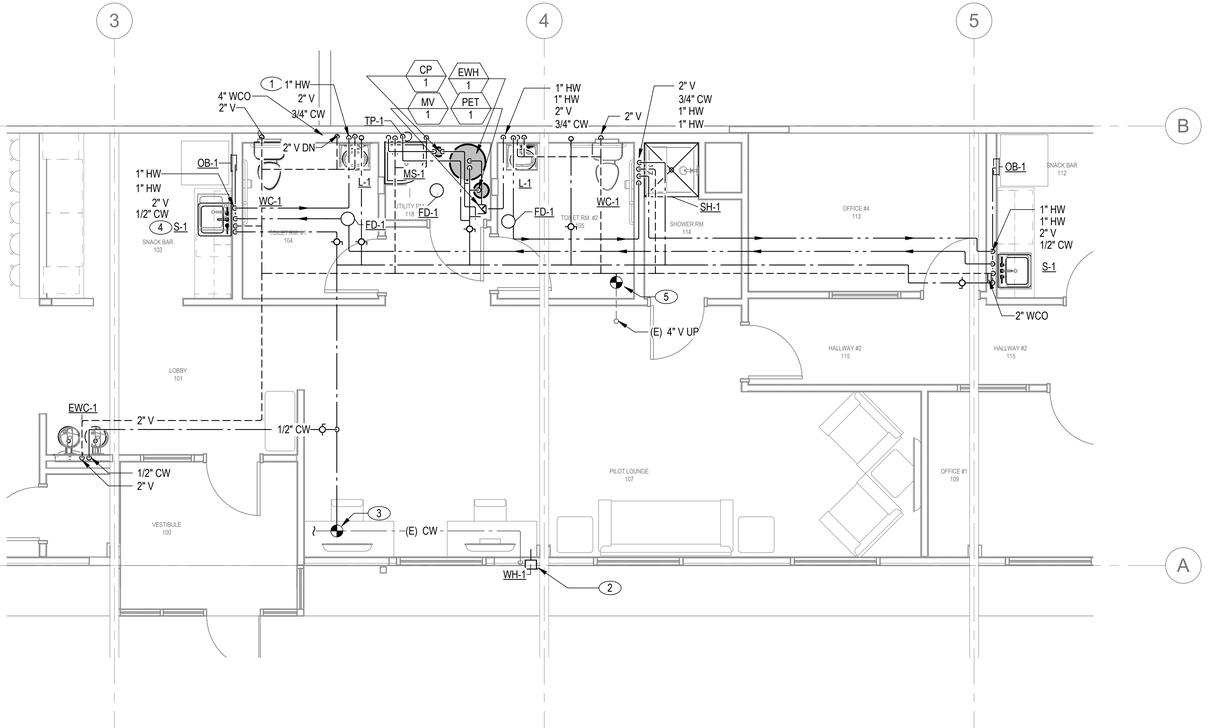


NOTES:
1. REFER TO PLANS FOR SCHEDULE, SIZES, LOCATION, AND CONTINUATION.
2. INSTALL PER MANUFACTURER'S INSTRUCTIONS.
3. REFER TO SPECIFICATIONS FOR SEISMIC RESTRAINT REQUIREMENTS.
4. THE TEMPERATURE AND PRESSURE RELIEF VALVE SHALL NOT EXCEED PRESSURE RATING OF ANY COMPONENT IN SYSTEM.

CIRC PUMP SOO
1. RUN CONDITIONS:
   A. OCCUPIED HOURS (BUILDING SCHEDULE)
      a. ENABLE PUMP WHEN THE CW MAKEUP FLOW SWITCH SENSES FLOW.
      b. PUMP SHALL CONTINUE TO RUN UNTIL THE DHWR TEMPERATURE READS 104°F (ADJUSTABLE) OR GREATER, AT WHICH POINT THE PUMP SHALL BE DISABLED.
      c. PUMP SHALL REMAIN OFF UNTIL DHWR TEMPERATURE REACHES 95°F (ADJUSTABLE) AT WHICH POINT THE PUMP SHALL BE ENABLED AGAIN.
   B. UNOCCUPIED HOURS (BUILDING SCHEDULE)
      a. THE CONTROLLER SHALL ENABLE THE PUMP WHENEVER THE CW MAKEUP FLOW SWITCH SENSES FLOW.
      b. PUMP SHALL CONTINUE TO RUN UNTIL THE DHWR TEMPERATURE FROM THE BUILDING READS 104°F (ADJUSTABLE) OR GREATER AT WHICH POINT THE PUMP SHALL BE DISABLED.
      c. PUMP SHALL REMAIN OFF UNTIL FLOW SWITCH SENSES FLOW AGAIN.

2 DOMESTIC HOT WATER HEATER

SCALE: NONE



1 MAIN FLOOR - FLOOR PLAN - PLUMBING - ENLARGED PLAN

SCALE: 1/4" = 1'-0"

SHEET NOTES

A. EXISTING LOCATIONS AND SIZES OF SANITARY LINES AND WATER LINES HAVE NOT BEEN VERIFIED. CONTRACTOR TO FIELD VERIFY BURIED SANITARY LOCATIONS FOR CONNECTION TO NEW FIXTURES AT THEIR NEW LOCATIONS.
B. ALL EXISTING CONDITIONS MUST BE VERIFIED BY CONTRACTOR IN THE FIELD. REPRESENTATION ON DRAWINGS IS BASED ON THE BEST INFORMATION AT THE TIME OF THEIR CREATION.
C. CONTRACTOR TO VERIFY LOCATIONS, SIZE, AND CONDITION OF EXISTING PIPING. PIPING ON DRAWINGS IS DIAGRAMMATIC AND MEANT TO RELAY DESIGN INTENT. EXISTING PIPING MAY VARY FROM ROUTING SHOWN ON DRAWINGS.

KEYED NOTES (#)

1 1-INCH HOT WATER LOOP DROPS IN WALL AND MAINTAINS SIZE, ROUTES HORIZONTALLY SERVING LAVATORY AND MOP SINK
2 PROVIDE NEW WALL HYDRANT UTILIZING EXISTING PIPING FROM DEMOLISHED HYDRANT IN SAME LOCATION
3 CONNECT 1-INCH COLD WATER SUPPLY TO EXISTING WATER MAIN TO SERVE FIXTURES. EXISTING WATER LOCATION AND SIZE HAS NOT BEEN VERIFIED AND POINT OF CONNECTION IS DIAGRAMMATIC, CONTRACTOR TO FIELD VERIFY LOCATION OF EXISTNG MAIN WATER LINE FOR POINT OF CONNECTION PRIOR TO START OF WORK.
4 PROVIDE ANGLE STOP AND AIR GAP DRAINAGE FITTING FOR DISHWASHER.
5 CONNECT 4-INCH VENT TO EXISTING EXISTING VENT THROUGH ROOF. EXISTING VENT LOCATION AND SIZE HAS NOT BEEN VERIFIED AND POINT OF CONNECTION IS DIAGRAMMATIC, CONTRACTOR TO FIELD VERIFY LOCATION OF EXISTNG VENT FOR POINT OF CONNECTION PRIOR TO START OF WORK.

1/4" = 1'-0"
0 4' - 0" 8' - 0" 12' - 0" 16' - 0"

7/16/25	60% OWNER REVIEW
8/27/25	90% OWNER REVIEW
9/12/25	ISSUE FOR PERMIT
11/18/25	ISSUE FOR CONSTRUCTION

NEIL LESTER — STATE OF WASHINGTON — 37060 — REGISTERED PROFESSIONAL ENGINEER

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Livermore A&E
Job No:223073.00

CITY OF Vancouver WASHINGTON

PEARSON FIELD
TERMINAL RENOVATION PROJECT
PEARSON FIELD
101 EAST RESERVE ST.
VANCOUVER, WA 98661

DRAWING TITLE:
ENLARGED PLANS

DRAWN BY: Author
CHECKED BY: Checker

P6.01

ISSUE FOR CONSTRUCTION

FAA GRANT #3-53-0139-022-2026

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A RESOLUTION authorizing the City of Vancouver to apply for a Washington State Department of Transportation, (WSDOT) Aviation Division, Airport Aid grant to fund the Airport Master Plan & Airport Geographic Information System (AGIS) project at Pearson Field Airport.

Staff Report: 064-26

To: Mayor and City Council
From: City Manager
Date: March 16, 2026

Subject

Resolution for Grant Funding of Master Plan - Washington State Department of Transportation Airport Aid Grant Application 2026

Key Points

- The total cost of updating the Master Plan is estimated to be $500,000.
- It is anticipated that a Federal Aviation Administration (FAA) Grant in the amount of $475,000 will fund 95% of the total cost.
- Half of the remaining $25,000 ($12,500, representing 2.5% of the total cost) may be funded by a Washington State Department of Transportation (WSDOT) grant. To qualify for these WSDOT grant funds, the City must confirm via resolution that matching funds of $12,5000 exist within the budget.

Strategic Plan Alignment

Transportation and Mobility – a safe, future-ready and convenient transportation system

Present Situation

The Airport's current Master Plan was completed in 2013 and no longer reflects present-day conditions, regulatory requirements, or projected aviation needs. Updating the Master Plan is necessary to maintain eligibility for future state and federal grant opportunities and to guide long-term strategic development of the Airport over the next 20 years.

WSDOT is requesting adoption of this Resolution as the first step to demonstrate that the City can provide the required local match of $12,500, representing 2.5% of the total project cost, prior to offering a matching state grant of $12,500 for the Master Plan update. This requirement is specific to WSDOT; the FAA does not require a similar action.

The Master Plan update is included in the Airport Capital Improvement Plan (CIP) with the FAA's contribution shown at $475,000.

Advantage(s)

The anticipated FAA Grant and WSDOT grant together will cover 97.5% of the total estimated $500,000 cost.

Challenge(s)
None

Budget Impact
Sufficient budget has been confirmed in the Airport's funds for the 2.5% WSDOT grant match.

Prior Council Review
None

Action Requested
On Monday, March 16, 2026, finalize and approve the resolution confirming that Pearson Field and the City of Vancouver have sufficient funds to match a 2.5% Washington State Department of Transportation Grant contribution towards the cost of updating Pearson Field's Master Plan.

Staff Contact
Meredith Fox, Airport Manager, meredith.fox@cityofvancouver.us

Attachments:
1. Resolution

3/16/2026

RESOLUTION NO. M- [Resolution Number]

A RESOLUTION authorizing the City of Vancouver to apply for a Washington State Department of Transportation, (WSDOT) Aviation Division, Airport Aid grant to fund the Airport Master Plan & Airport Geographic Information System (AGIS) project at Pearson Field Airport.

WHEREAS, the City of Vancouver operates Pearson Field, a general aviation airport which is part of the federally designated Vancouver National Historic Reserve; and

WHEREAS, the City will be receiving a grant from the Federal Aviation Administration (FAA) to fund the Airport Master Plan & AGIS project; and

WHEREAS, under current FAA grant guidelines, the grant from the FAA would fund 95% percent of the estimated $500,000 for the Airport Master Plan & AGIS project; and

WHEREAS, the Washington State Department of Transportation (WSDOT), Aviation Division has Airport Aid grants available that can be used as a 2.5% match for funding the Airport Master Plan & AGIS project; and

WHEREAS, the 2026 budget for Pearson Field, as approved by the City Council, includes 2.5% in matching funds for the WSDOT grant, if awarded; and

WHEREAS, the application for the Airport Aid grant requires a resolution indicating the City Council's support for the project and authorization to apply for the grant.

NOW, THEREFORE,

BE IT RESOLVED BY THE CITY OF VANCOUVER:

Section 1. Findings. The recitals set forth above are adopted as findings supporting the action of the City Council in adopting this resolution.

Section 2. The City Council supports the Airport Master Plan & AGIS project, confirms that local matching funds have been appropriated for this project, and authorizes the City to apply for grant funding through the Washington Department of Transportation, Aviation Division.

ADOPTED at a Regular Meeting of the Vancouver City Council this _____, of _____, 20__.

_____

Anne McEnerny-Ogle, Mayor

Attest:

_____

Anthony Glenn, Deputy City Clerk

Approved as to form:

_____

Nena Cook, City Attorney

AN ORDINANCE relating to management of the public rights-of-way, granting to Fatbeam, LLC and its affiliates ("Grantee"), a Washington LLC (collectively "Parties"), a non-exclusive and revocable Franchise to install, operate and maintain a telecommunication system in, on, over, upon, along, and across Public Ways of the City of Vancouver, Washington ("City"), establishing certain rights, duties, terms, and conditions with respect to the Franchise; and setting an effective date and conditions. Grantee and City are sometimes collectively referred to as the "Parties."

Staff Report: 065-26

To: Mayor and City Council
From: City Manager
Date: March 16, 2026

Subject

Right-of-Way Telecommunications Franchise Ordinance Agreement for Fatbeam, LLC, a Washington Limited Liability Company

Key Points

- The proposed franchise ordinance establishes the terms and conditions to construct and maintain telecommunications facilities within the City's rights-of-way.
- This would be a 10-year, non-exclusive franchise, which can be extended by mutual agreement of the parties for up to one additional five-year period.

Strategic Plan Alignment

Economic Opportunity – a place where a wide variety of businesses of all sizes grow and thrive

Present Situation

A franchise would allow Fatbeam, LLC (Fatbeam) to occupy and utilize portions of the City's rights-of-way for the purpose of installing, maintaining, and operating a fiber broadband business. Cities cannot deny the grant of a franchise like this, but may require a permit or franchise for the use of its rights-of-way for telecommunications facilities pursuant to RCW 35.99.030. The City is precluded from charging a franchise fee for this use pursuant to RCW 35.21.860.

The proposed ordinance establishes the mandatory terms and conditions under which the franchisee must maintain and operate its telecommunications facilities within the rights-of-way. The City has granted several similar non-exclusive telecommunications franchises to different companies, and federal law requires that the franchise terms not put one or more other franchisees at a competitive disadvantage relative to other providers. As such, these franchises tend to be very similar over time.

City staff negotiated the terms of this proposed franchise ordinance with Fatbeam in a way that balances local aesthetics, character, public health and welfare, and maintaining City control of its streets, while also gaining technological benefits and connectivity for the City's residents and businesses to the greatest extent possible.

Advantage(s)

This proposed franchise would formalize the terms and conditions for Fatbeam's use of the City's rights-of-way.

Challenge(s)
Installation of new facilities can result in temporary disruptions for adjoining property owners, however our right-of-way inspection team works with the fiber providers to minimize these disruptions.

Budget Impact
None

Prior Council Review
None

Action Requested
On March 16, 2026, advance the ordinance on first reading, setting a date for second reading and public hearing on April 27, 2026.

Staff Contact
Aaron Lande, Assistant City Manager, Cary Driskell, Assistant City Attorney, aaron.lande@cityofvancouver.us, cary.driskell@cityofvancouver.us

Attachments:
1. Ordinance

3-16-2026
4-27-2026

ORDINANCE M - _____

AN ORDINANCE relating to management of the public rights-of-way, granting to Fatbeam, LLC and its affiliates ("Grantee"), a Washington LLC (collectively "Parties"), a non-exclusive and revocable Franchise to install, operate and maintain a telecommunication system in, on, over, upon, along, and across Public Ways of the City of Vancouver, Washington ("City"), establishing certain rights, duties, terms, and conditions with respect to the Franchise; and setting an effective date and conditions. Grantee and City are sometimes collectively referred to as the "Parties."

WHEREAS, Vancouver Charter Section 2.05 states City Council shall have the power to enact ordinances. Pursuant to Vancouver Charter Section 2.12, the granting, renewal or extension of a franchise shall be by ordinance, and no ordinance granting a franchise shall be finally passed until 30 days have expired after its introduction; and

WHEREAS, Grantee is a telecommunication company that provides Internet services to its customers; and

WHEREAS, Grantee has requested that the City grant it the right to install, operate, and maintain telecommunication Facilities within the Public Ways of the City for the purpose of offering Telecommunication Services to the public; and

WHEREAS, the City Council has the authority to grant franchises for the use of its Public Ways pursuant to Vancouver Charter 2.05 and 2.12, RCW 35.22.280 and chapter 35.99 RCW; and

WHEREAS, this Franchise is being approved at least 30 days after its introduction pursuant to Vancouver Charter Section 2.12; and

WHEREAS, the Council finds that the grant of the Franchise contained in this Ordinance, subject to its terms and conditions, is in the best interests of the public, and protects the health, safety, and welfare of the citizens of this City.

NOW, THEREFORE, the City Council of the City of Vancouver, Clark County, Washington, ordains as follows:

Section 1. Definitions. For the purposes of this Franchise, the following terms, phrases, words, and abbreviations have the meanings ascribed to them below. When not inconsistent with the context, words used in the present tense include the future tense, words in the plural number include the singular number and words in the singular number include the plural number.

“Abandoned Facilities” means Facilities which have not been used to provide Telecommunication Services for a period of at least 90 days.

"Affiliate" means an entity that owns or controls, is owned or controlled by, or is under common ownership with Grantee.

"City" means the City of Vancouver, Washington, and either or both, as applicable, the person designated by the City.

“Construction” or “Construct” shall mean constructing, digging, excavating, laying, testing, operating, extending, upgrading, renewing, removing, replacing, and repairing a Facility.

“Day” means a 24-hour period beginning at 12:01 a.m. If a thing or act is to be done in less than seven days, intermediate Saturdays, Sundays, and legal holidays shall be excluded in the computation of time.

“Effective Date” Subject to compliance with Section 39 for acceptance of the terms of the Franchise, this Ordinance shall become effective five days from and after its final passage by the Vancouver City Council.

“Facilities” means any of the plant, equipment, fixtures, appurtenances, antennas, and other facilities owned or operated by Grantee which are necessary to furnish and deliver Telecommunication Services, including but not limited to poles with crossarms, poles without crossarms, wires, lines, conduits, cables, communication and signal lines and equipment, braces, guys, anchors, vaults, and all attachments, appurtenances, and appliances necessary or incidental to the distribution and use of Telecommunication Services in the Public Ways. The abandonment by Grantee of any Facilities as defined herein shall not act to remove them from this definition.

"FCC" means the Federal Communications Commission or any successor governmental entity.

"Franchise" (sometimes referred to as Ordinance) means the legal document issued by the City which grants rights to Grantee to construct and operate its Facilities to provide Telecommunication Services.

"Grantee" means Fatbeam, LLC and its affiliates, a limited liability company licensed to do business in Washington, or its lawful successor, transferee, or assignee.

“Hazardous Substances” shall have the same meaning as RCW 70.105D.020(10).

"Indefeasible Right of User Interest" or "IRU" means a form of acquired capital in a telecommunication system in which the holder of the interest possesses a right to use the Facilities for the purpose of providing Telecommunication Services, but not the right to control, maintain, construct, or revise the Facilities.

“Permittee” means a person or entity who has been granted a permit by the City.

"Person" means an individual, partnership, association, joint stock company, trust, corporation, or governmental entity.

"Public Way" means the surface of, and any space on, above or below, any street, public right-of-way, or utility easement for which the City now or in the future holds any interest and which, consistent with the purpose for which it was acquired or dedicated, may be used for the installation or maintenance of the Facilities. Public Way shall not mean utility easements dedicated for a specific utility system or systems and not specifically identifying telecommunication as a permitted use within the easement.

"Service Area" means the present municipal boundaries of the City and includes any additions by annexation or other legal means.

"Subscriber" or "Customer" means a Person who lawfully receives Telecommunication Service from Grantee with Grantee's express permission.

“Telecommunication Services” means any telecommunication service pursuant to RCW 35.99.010(7), excluding cable television service pursuant to RCW 35.99.010(1) and further excluding personal wireless services pursuant to RCW 35.99.010(4), provided by Grantee over its Facilities, either directly or as a carrier for its subsidiaries, Affiliates, or customers.

Section 2. Authority Granted. City grants to Grantee a Franchise to install, construct, operate, maintain, replace and use all Facilities in, under, on, across, over, through, along or below the Public Ways of the City for the purpose of providing Telecommunication Services, as approved under City permits issued pursuant to this Franchise or the Vancouver Municipal Code.

Section 3. Term of Franchise. The Term of this Franchise shall be for 10 years beginning on the Effective Date. This Franchise may be renewed for an additional five-year term. If Grantee desires to renew, Grantee shall notify City not later than 180 days prior to the expiration of this Franchise of its desire to renew. City shall respond to the request for the renewal not later than 120 days prior to the expiration date, and may request renegotiation, addition, or deletion of any term at that time. If Grantee does not request renewal, this Franchise shall be deemed terminated. Any renewal must be approved by ordinance of the City Council.

Section 4. Revocation. This Franchise may be revoked by the City Council by subsequent ordinance in the event Grantee fails after notice or demand to comply with any term of this Franchise, but the City shall have no obligation to do so. No forbearance by City of any term or condition of this Franchise shall ever comprise a waiver or estoppel of City's right to enforce the term.

Section 5. Recovery of Costs; Taxes.

5.1 Grantee shall reimburse the City for all costs of one publication of a summary of this Franchise in the City's official newspaper, any required legal notices prior to any public hearing regarding this Franchise, and all permit and inspection fees associated with activities undertaken through this Franchise or under City Code, all pursuant to RCW 35.21.860.

5.2 City may recover from Grantee any applicable tax authorized by RCW 35.21.865. This Franchise is premised upon City and Grantee's agreement that either Grantee is a "service provider" as used in RCW 35.21.860 and defined in RCW 35.99.010(6), or Grantee's Telecommunication Services fall within the definition of "telephone business" in RCW 82.16.010. As such, the rights granted under this Franchise are not conditioned upon payment of a franchise

fee or other compensation for use of the Public Ways. The City reserves its right to impose a fee on Grantee to the extent authorized by law, for purposes other than to recover its administrative expenses, in the event that statutory prohibitions on the imposition of such fees are removed, or Grantee no longer falls within the definition of "service provider" in RCW 35.99.010(6) and Grantee's Telecommunication Services fall outside the definition of "telephone business" in RCW 82.16.010. Under those circumstances, the City also reserves its right to require that Grantee obtain a separate franchise for its change in use, which may include provisions intended to regulate Grantee's operations. Nothing in this Franchise shall limit the City's right of taxation as authorized by current or future law.

Section 6. Non-Exclusivity. This Franchise is granted upon the express condition that it shall not in any manner prevent the City from granting other or further franchises or permits in any Public Ways. The grant of this and other franchises shall, in no way, prevent or prohibit the City from using any of its Public Ways or affect its jurisdiction over them.

Section 7. Relocation of Facilities.

7.1 City shall have prior and superior right to the use of its Public Ways and other public properties for installation and maintenance of its facilities and for other governmental purposes. City retains full power to make all changes, relocations, repairs, maintenance, establishments, improvements, dedications, or vacation of the same as City may deem fit, including the dedication, establishment, maintenance, and improvement of all new Public Ways and other public properties of every type. Any removal or replacement of Grantee's Facilities shall be at the sole expense of Grantee unless otherwise required by RCW 35.99.060. If Grantee fails to remove, adjust, or relocate its Facilities by the date established in the City's written notice to Grantee and consistent

with RCW 35.99.060, City may cause and/or effect the removal, adjustment, or relocation, and the expense shall be paid solely by Grantee. Grantee shall in all such cases have the privilege to temporarily bypass, in the authorized portion of the same Public Way upon approval by City, any portion of its Facilities required to be temporarily disconnected or removed.

7.2 If the City determines that the public improvement project necessitates the relocation of Grantee's then-existing Facilities, City shall:

7.2.1 At least 60 days prior to the commencement of the public improvement project provide Grantee with written notice requiring such relocation; and

7.2.2 Provide Grantee with copies of pertinent portions of the plans and specifications for such public improvement project and a proposed location for Grantee's Facilities so that Grantee may relocate them in other Public Ways to accommodate the public improvement project.

7.2.3 After receipt of such notice and such plans and specification, Grantee shall complete relocation of its Facilities at no charge or expense to City to accommodate the public improvement project pursuant to RCW 35.99.060(2).

7.3 Grantee may, after receipt of written notice requesting a relocation of its Facilities, submit to City written alternatives to such relocation. City shall evaluate such alternatives and advise Grantee in writing if one or more of the alternatives are suitable to accommodate the work which would otherwise necessitate relocation of the Facilities. If requested by City, Grantee shall submit additional information to assist City in making such evaluation. City shall give each alternative proposed by Grantee full and fair consideration. In the event City ultimately determines that there is no other reasonable alternative, Grantee shall relocate its Facilities as otherwise

provided in this Section.

7.4 The provisions of this Section shall not preclude or restrict Grantee from making any arrangements it deems appropriate when responding to a request for relocation of its Facilities by any person or entity other than City where the Facilities to be constructed are not or will not become City owned, operated, or maintained facilities provided that such arrangements do not delay a City construction project without prior written City approval.

7.5 If the City, a contractor for City, or other third-party utility provider with facilities located in the Public Ways is delayed at any time in the progress of their work by an act or neglect of Grantee or those acting for or on behalf of Grantee, then Grantee shall indemnify, defend and hold the City, its officers, officials, employees and volunteers harmless from any and all claims, injuries, damages, losses or suits including attorneys' fees to the extent arising out of or in connection with such delays, except for delays and damages caused by City. This provision may not be waived by the Parties except in writing.

Section 8. Non-Interference with Existing Facilities.

8.1 The owners of all utilities, public or private, installed in or on Public Ways properties prior to the installation of Grantee's Facilities, shall have preference as to the positioning and location of such utilities so installed with respect to Grantee. Such preference shall continue when relocating or changing the grade of any public properties, in the sole discretion of City.

8.2 Grantee's Facilities shall be constructed and maintained in a manner as to not interfere with any public use, or with any other pipes, wires, conduits, or other facilities that may have been laid in the Public Ways or under City's authority. If Grantee's work under this Franchise damages

or interferes in any way with the public use or other facilities, the Grantee shall wholly and at its own expense eliminate the interference or damage to the satisfaction of City.

Section 9. Movement of Grantee's Facilities for Others. Whenever any third-party has obtained permission from City to use any Public Way for moving any oversized load, upon at least 14 days' written notice from City, Grantee shall move any of Grantee's Facilities that may obstruct the movement of the oversized load; provided, that the third party desiring to move the oversized load shall pay all such expenses, and the path for moving the oversized load should be the path of least interference to Grantee's Facilities as determined by City. Upon good cause shown by Grantee, City may require more than 14 days' notice to Grantee to move its Facilities.

Section 10. Acquiring New Facilities. Upon Grantee's acquisition of any new Facilities in the Public Ways, or upon any addition or annexation to City of any area in which Grantee retains any such Facilities in the Public Ways, Grantee shall submit to City a written statement describing all Facilities involved, whether authorized by franchise or any other form of prior right and specifying the location of all such Facilities. Such Facilities shall immediately be subject to the terms of this Franchise.

Section 11. Abandoned Facilities.

11.1 Grantee shall remove any Abandoned Facilities within 60 days of the end of their use for Telecommunication Services purposes unless City agrees otherwise in writing to delay removal due to weather conditions, not to exceed 180 days.

11.2 Grantee shall immediately remove any Abandoned Facility which poses a hazard to the health, safety, or welfare of the public, or the Abandoned Facility has collapsed, broke, or otherwise failed.

11.3 The expense of the removal and restoration of improvements in the Public Ways damaged by the Facility or by its removal process shall be Grantee's sole responsibility. If Grantee fails to remove the Abandoned Facilities as required, then City may incur costs to remove the Abandoned Facilities, restore the Public Ways, and is entitled to reimbursement from Grantee for all costs.

Section 12. Removal of Facilities at End of Franchise. Upon the expiration, termination, or revocation of the rights granted under this Franchise, Grantee shall remove all Facilities from the Public Ways within 30 days. If Grantee fails to do so, the City may remove the Facilities and will be entitled to full reimbursement for all costs from Grantee for the removal.

Section 13. Undergrounding of Facilities.

13.1 In any area of the City in which there are no aerial facilities other than antennas or other equipment required to remain above ground in order to be functional, or in any Public Ways in which all telephone, electric power wires, and cables have been placed underground, Grantee shall not be permitted to erect poles or to run or suspend Facilities unless required to do so by City, but shall lay such wires, cables, or other Facilities underground in the manner specified by City.

13.2 Whenever the City or other governmental entity requires or initiates undergrounding of aerial utilities in any area of the City, Grantee shall underground its Facilities as specified by City. The location of any relocated and underground Facilities is subject to approval by City. Grantee is encouraged to contact and negotiate with other affected utilities so that all costs for common trenching, common utility vaults, and other costs not specifically attributable to the undergrounding of any particular facility are shared fairly and proportionately by all utilities

involved in the undergrounding project. The costs of the undergrounding of Facilities shall be as provided in RCW 35.99.060 as adopted or amended.

Section 14. Construction Standards.

14.1 All work authorized and required by this Franchise shall comply with all generally applicable federal, state, and local regulations, laws, and practices. Grantee is responsible for the supervision, condition, and quality of the work done whether it is by itself or by contractors, assigns, or agents. Application of this Section fulfills the City's public trustee role in administering the primary use and purpose of public properties, and not for relieving Grantee of any duty, obligation, or responsibility for the competent design, construction, maintenance, and operation of its Facilities. Grantee is responsible for the supervision, condition, and quality of the work done whether it is by itself or by contractors, assigns, or agencies. Applicable laws include, but are not limited to:

Chapter 11.50 VMC - Utilities in the Right-of-Way;

Chapter 11.60 VMC - Street Use Permits;

Chapter 11.80 VMC - Street and Development Standards;

Chapter 11.90 VMC - Construction in the Right-of-Way;

Chapter 12.04 VMC - Street Trees;

Chapter 19.122 RCW - Underground Utilities (One-Call System)

RCW 58.09.130 - Monuments Disturbed by Construction Activities

14.2 If Grantee plans or is required to excavate trenches pursuant to this Franchise, Grantee shall notify City so it can permit other franchisees and utilities to share such excavated trenches, provided that such joint use shall not unreasonably delay Grantee's work and such joint use shall

not adversely affect Grantee's Facilities or the safety thereof. Joint users will be required to contribute to the costs of excavation and filling on a pro-rata basis.

Section 15. Restoration after Construction or Damage. Grantee shall, after installation, construction, relocation, maintenance, removal, or repair of its Facilities, restore the Public Ways, land surveyor monuments, and any other City-owned property which may be disturbed by the work to at least the same condition that it was in immediately prior to any such work by Grantee, reasonable wear and tear excepted. City shall have final approval of the condition of such Public Ways and City-owned property after restoration. Grantee agrees to promptly complete all restoration work and to promptly repair any damage caused by such work to the Public Ways or other affected areas and City-owned property at its sole cost and expense and shall be responsible for said restoration work and repair of damage done by Grantee to City facilities for the life of the Franchise. Grantee also agrees to restore all other existing facilities and/or property damaged by Grantee's work, at its sole cost and expense.

Section 16. Emergency Work by Grantee - Permit Waiver. In an emergency in which Grantee's Facilities break, or are damaged, or if Grantee's construction area is otherwise in a condition to pose an imminent risk to life, health, or safety of any person or property, Grantee shall immediately take proper emergency measures to repair its Facilities, and to cure or remedy the dangerous conditions in order to protect the life, health, or safety of individuals or property without first applying for and obtaining any permit required by the Vancouver Municipal Code or this Franchise. However, this shall not relieve Grantee from the requirement of immediately notifying City of the emergency work by phone or email, and obtaining any permits

necessary after the emergency work, not later than the second succeeding day during which the City's Public Works and Permitting offices are open for business.

Section 17. Dangerous Conditions, Authority for City to Abate.

17.1 Whenever construction, installation, or excavation of Facilities authorized by this Franchise has caused or contributed to a condition that appears to substantially impair the lateral support of the adjoining public way, street, or public place, or endangers the public or City-owned property, City may direct Grantee, at Grantee's sole expense, to take action to protect the public, adjacent public places, City-owned property, streets, utilities, and Public Ways. Such action may include a compliance schedule set by City.

17.2 In the event Grantee fails or refuses to promptly take the actions directed by City, or if emergency conditions exist requiring immediate action, City may take any actions necessary to protect the public, the Public Ways, City property, third-party property, or other actions in the judgment of City to be necessary safety precautions and Grantee shall be solely liable for any costs.

17.3 City retains the right to move or remove any Facilities in the Public Ways as City determines necessary, appropriate, or useful in response to any public health or safety emergency.

Section 18. Performance Bond Relating to Construction Activity.

18.1 Before undertaking any work, installation, improvements, construction, repair, relocation, or maintenance authorized by this Franchise, whether by Grantee or a third-party that Grantee contracts with to perform the work, Grantee shall furnish to the City a performance bond executed by Grantee and a corporate surety, authorized to operate a surety business in the State of Washington, in the amount of $25,000 to ensure performance of Grantee's obligations under this

Franchise.

18.2 The performance bond shall be conditioned to require that Grantee observe all the covenants, terms, conditions, and obligations of this Franchise, including to repair or replace any defective work or materials discovered in the City's Public Ways. This bond shall remain in effect for the life of this Franchise and is intended to replace the need to get a separate performance bond for each individual project by Grantee. In the event Grantee proposes to construct a project for which this bond would not financially ensure performance of Grantee's obligations under this Franchise, City is entitled to require a larger bond as may be appropriate under the circumstances.

Section 19. Street Vacation. City may vacate any public road, right-of-way, or other City property subject to this Franchise. If City vacates any portion of the area in which Facilities are located, City shall not be liable for any damages or loss to Grantee by reason of the street vacation. Grantee shall remove its Facilities from any vacated right-of-way unless such vacation provides for the continuing right of the Facilities to exist within the vacated area. Any relocation of Facilities resulting from a street vacation shall require a minimum of 180 days' notice as provided for in Section 37 (Notice).

Section 20. Limitation on Future Work. When City constructs a new street or reconstructs an existing street, Grantee shall be subject to applicable regulations relating to when street cuts and excavations may occur.

Section 21. Reservation of Rights by City.

21.1 City reserves the right to refuse any request for a permit to extend Facilities. Any such refusal shall be supported by a written statement from City that extending the Facilities, as proposed, would be detrimental to the public health, safety, or welfare.

21.2 City shall always have the authority to control by appropriate regulation the location, elevation, manner, or construction and maintenance of any Facilities by Grantee, and Grantee shall promptly conform with all such regulations unless compliance would cause Grantee to violate other legal requirements.

Section 22. Safety. All of Grantee's Facilities shall be constructed and maintained in a safe and operational condition. Grantee shall follow all safety codes and other applicable regulations in the installation, operation, and maintenance of its Facilities.

Section 23. Emergency Response. Grantee shall, within 30 days of the execution of this Franchise, designate one or more responsible people and identify emergency 24-hour on-call personnel and the procedures to be followed when responding to an emergency. After being notified of an emergency, Grantee shall cooperate with City to immediately respond to aid in the protection the health and safety of the public.

Section 24. Hazardous Substances. Grantee shall comply with all applicable federal, state and local laws, statutes, regulations and orders concerning hazardous substances relating to Grantee's Facilities. Grantee agrees to indemnify City against any claims, costs, and expenses, of any kind, whether direct or indirect, incurred by City arising out of the release or threat of release of hazardous substances caused by Grantee's ownership or operation of its Facilities.

Section 25. Environmental. Grantee shall comply with all environmental protection laws, rules, recommendations, and regulations of the United States and the State of Washington, and their various subdivisions and agencies as adopted or amended and shall indemnify and hold City harmless from any damages arising from Grantee's noncompliance with any such laws, rules, recommendations, or regulations, whether Grantee's acts or activities were intentional or

unintentional. Grantee shall further indemnify City against all losses, costs, and expenses (including legal expenses) which City may incur arising from the requirement of any government or governmental subdivision or agency to clean and/or remove any pollution caused or permitted by Grantee, whether the requirement is during the term of the Franchise or after its termination.

Section 26. Utility Poles. The Parties acknowledge that any poles that Grantee desires to use for its Facilities are owned by Grantee or a third-party or parties, and, if owned by a third-party or parties, Grantee has entered or will enter into an agreement with the third-party or parties for use of those poles.

Section 27. Insurance.

27.1 Grantee shall maintain liability insurance for all claims for damages to the City, persons, or property that arise from Grantee's performance during this Franchise. Grantee shall maintain at least the following insurance coverage:

COVERAGE	LIMITS OF LIABILITY
I. Commercial General Liability:	
Policy shall include Bodily Injury, Property Damage, Personal Injury and Broad Form Contractual Liability.	
Each Occurrence	$5,000,000
General Aggregate Per Occurrence	$5,000,000
Products & Completed Operations Aggregate	$5,000,000
Personal and Advertising Injury	$2,000,000
Blanket Contractual Liability	$2,000,000
II. Commercial Automobile Liability	
Policy shall include Bodily Injury and Property Damage, for any owned, hired, and/or non-owned vehicles arising from the performance of this Agreement.	
Combined Single Limit	$2,000,000
III. Workers' Compensation (applicable to the State of Washington)	
Per Occurrence	

Employer's Liability	$1,000,000
Disease Each Employee	$1,000,000
Disease Policy Limit	$1,000,000
Each Claim	$1,000,000
Annual Aggregate	$1,000,000

27.2 In addition to the above coverage and limits, Grantee's insurance shall include:

27.2.1 Additional Insured. The City, its agents, representatives, officers, elected and appointed officials, and employees shall be named as an additional insured on Grantee's Commercial General Liability policy. The required Additional Insured endorsements shall be at least as broad as ISO CG 20 10 11 85, or its equivalent CG 20 10 07 04 and CG 20 37 07 04 must be included with the Certificate of Insurance.

27.2.2 Stop Gap. Either the Commercial General Liability or the Workers' Compensation policy shall be endorsed to include "Washington Stop Gap" insurance. The limits and aggregates referenced shall apply to the Stop Gap coverage as well and indicated on the Certificate.

27.2.3 Employment Security. Grantee shall comply with all employment security laws of the State in which services are provided and shall timely make all required payments in connection therewith.

27.2.4 The City shall be listed on the Certificate as the Certificate Holder.

27.2.5 Coverage Trigger. The insurance must be written on an "occurrence" basis and must be indicated on the Certificate.

27.3 Grantee shall provide evidence of all insurance required when requested by City by submitting an insurance certificate to the City on a standard "ACORD" or comparable form.

27.4 All policies shall be issued by an insurance company licensed to do business in the State of Washington.

ORDINANCE - 17
Does not require codification

Section 28. Indemnification and Waiver.

28.1 Grantee releases and covenants not to bring suit and agrees to indemnify, defend, and hold harmless the City, its officers, employees, agents, and representatives from all claims, costs, judgments, awards, or liability to any person for injury, sickness, or death of any person or damage to any property or interests:

28.1.1 Arising out of the acts or omissions of Grantee, its agents, servants, officers or employees or the construction, placement, operation, or maintenance of its Facilities; or

28.1.2 Based on City's inspection or lack of inspection of work performed by Grantee, its agents and servants, officers or employees in connection with work authorized in the Public Ways or property over which City has control pursuant to this Franchise, or pursuant to any other permit or approval issued in connection with this Franchise;

28.2 The provisions of Section 28.1 shall apply to claims by Grantee's own employees and the employees of the Grantee's agents, representatives, contractors, and subcontractors to which Grantee might otherwise be immune pursuant to Title 51 RCW.

28.3 Inspection or acceptance by City of any work performed by Grantee at the time of completion of construction shall not be grounds for avoidance of any of these covenants of indemnification. These indemnification obligations shall extend to claims which have not yet been filed and any claims which may be compromised with Grantee's consent prior to the initiation or culmination of any litigation. City has the right to defend or participate in the defense of any claim and has the right to approve any settlement or other compromise of any claim, provided, Grantee shall not be liable for a settlement or other compromise unless it has consented to it.

28.4 Grantee’s obligations under this Section shall apply regardless of whether liability for damages arises out of bodily injury to persons or damages to property, except to the extent that

such claims, actions, damages, costs, and expenses were caused by the sole negligence or willful misconduct of City. If a court with jurisdiction determines this Franchise is subject to the provisions RCW 4.24.115, the Parties agree that these indemnity provisions shall be deemed amended to conform to that statute and liability shall be allocated accordingly.

28.5 Notwithstanding any other provision of this Section, Grantee assumes the risk of damage to its Facilities located in the Public Ways from activities conducted by City, its officers, agents, employees, and contractors, except to the extent any such damage or destruction is caused by or arises from the negligent, willful, or malicious action on the part of City, its officers, agents, employees, or contractors. Grantee releases and waives any such claims against City, its officers, agents, employees, or contractors. Grantee further agrees to indemnify, hold harmless, and defend City against any claims for damages, including, but not limited to, business interruption damages and lost profits, brought by or under users of Grantee's Facilities as the result of any interruption of service due to damage or destruction of Grantee's Facilities caused by or arising out of activities conducted by City, its officers, agents, employees or contractors, except to the extent any such damage or destruction is caused by or arises from the negligent, willful or malicious actions on the part of City, its officers, agents, employees or contractors.

Section 29. Maps and Records Required. Grantee shall provide City at no cost:

29.1 A route map that depicts the general location of Grantee's Facilities placed in the Public Way. The route map shall identify Facilities as aerial or underground and is not required to depict cable types, number of fibers or cables, electronic equipment, and service lines to individual subscribers. Grantee shall also provide an electronic format of the aerial/underground telecommunications facilities in relation to the Public Way centerline reference to allow City to add

this information to the City's Geographic Information System ("GIS") program. GIS information shall be delivered to City by December 1, except as allowed in Section 29.4.

29.2 In addition to Section 29.1, City may request that Grantee provide Facility-specific information as needed for specific projects to avoid harm to Grantee's Facilities. To the extent such requests are limited to specific Facilities at a given location in connection with any City construction project, Grantee shall provide to City upon request with reasonable notice, copies of available drawings in use by Grantee showing the location of its Facilities. Grantee shall field locate its Facilities to facilitate design and planning of City projects.

29.3 Upon written request of City, Grantee shall provide City with the most recent update available of any plan to install additional Facilities. Any documents provided to City pursuant to Section 29.3 shall be deemed confidential and for informational purposes only and shall not obligate Grantee to undertake any specific improvements.

29.4 In addition to the requirements of Section 29.1, the Parties agree to periodically share GIS files upon written request, provided Grantee's GIS files are to be used solely by City for governmental purposes. Any files provided by City to Grantee shall be restricted to information necessary for Grantee's engineering needs for construction or maintenance of Facilities. Grantee is prohibited from selling or transferring City GIS information to any third parties.

Section 30. Public Records Act Compliance. Any public record relating to this Franchise may be subject to inspection and copying pursuant to Washington's Public Records Act, chapter 42.56 RCW. City will provide Grantee a copy of a public record request that seeks to inspect or copy a "writing" as defined in RCW 42.56.010 relating to this Franchise prior to allowing any inspection and/or copying of the documentation/information. Additionally, City will

request production of any responsive records Grantee may have in its possession. City will inform Grantee of the records it plans to disclose to the requestor. If Grantee disagrees with City's determination of disclosure/nondisclosure and timely notifies City of the same, City agrees to withhold release of the requested records in dispute for a reasonable amount of time (approximately 10 days) to allow Grantee an opportunity to seek judicial protection pursuant to RCW 42.56.540 as adopted or amended. If Grantee seeks judicial protection, Grantee will be solely responsible for its related attorney fees and costs. City shall not be liable for any loss or damage resulting from a release of records so long as City acted in good faith in releasing the records.

Section 31. Modification. City and Grantee reserve the right to modify the terms of this Franchise upon the written agreement of the Parties. Any modification(s) agreed to by the Parties shall be documented by ordinance adopted by the City Council and accepted by the Grantee.

Section 32. Survival. All provisions, conditions, and requirements of this Franchise shall be in addition to all other obligations and liabilities Grantee may have to the City at common law or by statute. In the event any Facilities are left in the Public Ways following the expiration or termination of this Franchise, then the provisions and requirements of Sections 7 (Relocation of Facilities), 8 (Non-Interference with Existing Facilities), 9 (Movement of Grantee's Facilities for Others), 11 (Abandoned Facilities), 12 (Removal of Facilities at End of Franchise), 14 (Construction Standards), 15 (Restoration after Construction or Damage), 16 (Emergency Work by Grantee), 17 (Dangerous Conditions – Authority for City to Abate), 22 (Safety), 24 (Hazardous Substances), 25 (Environmental), 28 (Indemnification), 33 (Severability), 34 (Assignment), 35 (Choice of Law), 36 (Remedies), and 37 (Notice) shall survive the expiration or termination of this

Franchise, and any renewals or extensions remain effective until Grantee removes its Facilities from the Public Ways or transfers ownership of its Facilities to a third party. All provisions, conditions, regulations, and requirements in this Franchise shall further be binding upon the heirs, successors, executors, administrators, legal representatives, and assigns of Grantee. All privileges, obligations, and liabilities of Grantee shall inure to its heirs, successors, and assigns equally as if they were specifically mentioned wherever Grantee is named herein.

Section 33. Severability. If a court with jurisdiction over the matter determines any clause of this Franchise is unenforceable, it shall revise the clause to reflect the intent of the Parties as closely as possible. If revision is not possible, the Court shall strike the clause and the remainder of the Franchise will remain in full force and effect.

Section 34. Assignment.

34.1 This Franchise may not be assigned or transferred without the written approval of City, which shall not be unreasonably withheld or delayed, except Grantee may freely assign this Franchise in whole or part to a parent, subsidiary, or affiliated corporation or as part of any corporate financing, reorganization, or refinancing. In the event a transfer or assignment of Grantee's ownership is approved by the Washington Utilities and Transportation Commission ("UTC"), City will be deemed to have consented to the transfer. Grantee shall provide City with a copy of any UTC approval. In the case of transfer or assignment as security by mortgage or other security instrument in whole or in part to secure indebtedness, consent shall not be required unless and until the secured party elects to realize upon the collateral. Grantee shall provide prompt, written notice to City of any such assignment.

34.2 Grantee may, in addition and without the prior written consent of City:

34.2.1 Lease the Facilities or any portion thereof to another Person, provided, the other Person shall obtain a City franchise;

34.2.2 Grant an Indefeasible Right of User Interest in the Facilities, in whole or in part, to another Person; or

34.2.3 Offer or provide capacity or bandwidth in its Facilities to another Person;

Provided, that Grantee retains exclusive control over such Facilities and remains responsible for locating, servicing, repairing, relocating or removing its Facilities pursuant to the terms and conditions of this Franchise.

Section 35. Choice of Law. Any litigation between City and Grantee arising under or regarding this Franchise shall occur in Clark County Superior Court if a state action, and in the United States District Court, Western District of Washington if a federal action. Each Party shall pay their own costs and attorney fees.

Section 36. Remedies. Remedies under this Franchise are cumulative; exercise of one remedy will not exclude or waive any other remedy.

Section 37. Notice. Any notice or information to be given to the Parties under this Franchise may be sent to the following addresses unless otherwise specified in writing:

City:
City Manager
City of Vancouver
PO Box 1995
Vancouver, WA 98668-1995

Grantee:
Fatbeam, LLC
Danny Pate, COO
2065 W Riverstone Dr, Ste 202
Coeur d'Alene, ID 83814

Notice is effective upon receipt in the case of personal delivery, three days after deposit in the United States Mail in the case of regular mail, or the next day in the case of overnight delivery.

ORDINANCE - 23
Does not require codification

Section 38. Entire Agreement. This Franchise constitutes the entire agreement between the Parties and no other agreements or understandings, written or otherwise, shall be binding upon the Parties upon approval and acceptance of this Franchise. This Franchise shall also supersede and cancel any previous right or claim of Grantee to occupy the City's Public Ways

Section 39. Acceptance. Within 60 days after the passage and approval of this Ordinance, this Franchise may be accepted by Grantee by providing the City Clerk its written acceptance. Failure by Grantee return a fully executed Franchise within the 60 days shall be deemed a rejection of the terms and this Ordinance shall have no legally binding effect.

Section 40. Effective Date. Subject to compliance with Section 39 for acceptance of the terms of the Franchise, this Ordinance shall become effective five days from its final passage by the Vancouver City Council pursuant to City Charter.

DATE OF FINAL PASSAGE by the Vancouver City Council:

SIGNED this _____ day of _____, 2026.

_____
Anne McEnerny-Ogle, Mayor

Attest:

_____
Lisa Brandl, Acting City Clerk

Approved as to form:

ORDINANCE - 24
Does not require codification

Nena Cook, City Attorney

ORDINANCE - 25
Does not require codification

Accepted by _____:

By:_____
Name and official capacity

Grantee, _____, for itself, it successors, and assigns, accepts all terms and conditions of this Franchise.

In witness whereof, _____ has signed this _____th day of _____, 20___.

_____
Notary Public in and for the state of _____
Residing in _____
My commission expires _____

ORDINANCE - 26
Does not require codification

SUMMARY

ORDINANCE M-_____

AN ORDINANCE relating to management of the public rights-of-way, granting to Fatbeam, LLC and its affiliates, a limited liability company, a non-exclusive and revocable franchise to install, operate and maintain a telecommunications system in, on, over, upon along, and across public rights-of-way of the City of Vancouver, Washington, prescribing certain rights, duties, terms and conditions with respect to the franchise; providing for setting an effective date and conditions.

The full text of this Ordinance will be mailed upon request. Contact City Records at 360-487-8480, or via citypdr@cityofvancouver.us.

ORDINANCE - 27
Does not require codification

AN ORDINANCE relating to the 2025-26 Biennial Budget and making supplemental appropriations in various funds needed to meet certain necessary expenditures to be incurred in 2025-26 which were not and could not reasonably have been foreseen at the time of adoption of the 2025-26 Budget; declaring an emergency and providing for an immediate effective date.

Staff Report: 066-26

To: Mayor and City Council
From: City Manager
Date: March 16, 2026

Subject
First Supplemental Budget

Key Points

- Budget adjustments are made each year to reflect changes in revenues and expenditures that occur after the biennial budget is adopted.
- This supplemental includes a total increase in the City's 2025-26 appropriation of $70.1M.

Strategic Plan Alignment
High Performing Government – a government that is reliable, fiscally responsible, equitable, and open to compromise

Present Situation
The first supplemental of 2026 includes an adjustment of revenues, administrative items, expenditures associated with new external revenues, as well as requests based on newly identified needs.

REVENUE

As there has been some uncertainty in the economy, the City has continued to monitor revenue and expenditure trends. Within this Supplemental budget, an adjustment of revenues is included based on recent experiences, as well as expected impacts forthcoming in the biennium.

The City has experienced a decline in permit activity, which has reduced revenues generated from new development. As a result, sales tax, Park and Transportation Impact Fees and permitting fee revenues have also been negatively impacted. To ensure the City does not over-commit Impact Fee revenue, the revenue has been adjusted to match revenue collections through the end of 2025. Additional revenue collected in 2026 will be added to the subsequent Supplemental budget.

Recreation fees were increased in 2025 to help balance the 2025-26 biennial budget; however, actual revenue is 12.9% ($0.5M) below the original forecast. As part of this Supplemental, the 2026 Recreation fee revenue has been decreased by $0.7M to better align with the revised forecast.

Cable Utility Excise Tax was implemented in this biennium; however, actual tax revenue was not

received by the City until the second quarter of 2025. This Supplemental adjusts the 2025 budget to reflect actual revenues received and adjusts the 2026 budget with the revised forecast (2025 - $0.6M; 2026 - $0.2M).

Additionally, Cable Franchise Fee revenue has been declining with more customers starting to stream services rather than keep their cable. This Supplemental includes a decrease of $0.3M and $0.4M for 2025 and 2026 respectively for Cable Franchise Fee revenue.

Per VMC 5.10.040, the utility funds are levied a tax on their revenues which is paid to the General Fund. This Supplemental appropriates the additional revenue received in 2025 ($2.9M) and increases the forecasted amount expected in 2026 by $1.3M.

Lastly, this Supplemental includes an appropriation of $6.0M in revenue in 2026 for the passing of Proposition 5 which will fund 13.0 police officers and related services. In turn, with the passing of Proposition 5, the 2026 banked capacity revenue from Proposition 2 ($5.5M) has been removed in this Supplemental as well.

EXPENSE

The recommended expenditure appropriation for the City's operating and capital funds included in the 2026 First Supplemental Budget totals $70.1M. An increase of $35.5M relates to recommended changes in the operating budget, with the remaining appropriation increase of $34.6M representing changes in capital projects and supporting funding transfers. The Supplemental will result in utilizing $14.2M in city resources; of that amount, the General Fund's share is a credit of $4.1M.

OPERATING

General, Street & Fire Funds

The appropriation increase to the General, Street and Fire funds total $8.1M over the biennium. Major items are summarized below:

Grants include: Department of Ecology for electric vehicle charging; Department of Energy for an energy voucher at Luepke Center; Department of Transportation for the Commute Trip Reduction program and for high visibility enforcement; Washington State Authority to improve the quality of legal representation directly received by indigent defendants, as well as auto theft prevention; Washington State Department of Transportation National Highway System for paving at Fourth Plain and Chkalov Drive/Northeast 112th; Department of Justice for internet crimes against children and urban area security; Washington Criminal Justice Training Commission for wellness; Washington Traffic Safety Commission for phlebotomy training; Assistance to Firefighters for wildland training; and Washington Homeland Security for technical rescue training.

Administrative items include:

1. Truing up budgets for the Water, Sewer, Drainage allocation, City Hall Rent, Facilities Maintenance, and Cost Allocation Plan interfund cost models.
2. Allocating funds for the potential 2026 paid time off (PTO) cash out.
3. Realignment of Commercial Parking Tax funds from the General Fund to the Streets Operating Fund.
4. Adjusting budget for the Bridge Shelter Provider Services to align with the schedule of the Bridge Shelter opening, as well as the General Fund support for Fire Services in 2026.

New items identified include:

1. Thirteen (13.0) Police Officers, including any related equipment, supplies, and training (funded by Proposition 5).
2. One (1.0) City Prosecutor, 1.0 Legal Assistant, increased court, county jail, public defense and overhead related expenses associated with the addition of police officers (funded by Proposition 5).
3. Two (2.0) limited duration FTEs and extra help services to support Fiber Installation Inspections, as well as temporary staffing support for the Homeless Assistance & Resource Team (HART).
4. One (1.0) Rental Registration Program Coordinator to support the newly implemented rental registration program.
5. Allocating funds for General Fund support of the Fire Code Enforcement program, and appropriating budget for a Fire recruit academy in 2026.
6. Increasing budget for 2026 Clark Regional Emergency Services Agency (CRESA) services, drainage fees in Street Maintenance, and Pavement Management construction overhead.
7. Appropriating Interstate Bridge Replacement (IBR) budget in 2026 (supported by the IBR program).
8. Allocating budget in 2025, for credit card fees that were not passed onto customers and aligning budget in 2026 with the timing of implementation of passing credit card fees on to customers.
9. Within Parks, Recreation, and Cultural Services, appropriating budget for an update and installation on Recreation registration software; a continuation of the Vancouver Arts Hub Interim Use; and transitional support for the Vancouver Arts & Music Festival.
10. Transfer funding support for five administrative vehicles for Fire, an administrative vehicle for Police, and Street vehicle winter attachments.

Other Operating Funds

The remaining $27.4M appropriation increase relates to changes in other operating city funds. Major changes are summarized below:

Grants include: 2025 Connecting Housing to Infrastructure Program (CHIP) awards; 2025 Home Electrification and Appliances Rebate (HEAR) program award; Bonneville Power Administration Pacific Lamprey grant for the Water Center Exhibit; Department of Transportation for the Airport Terminal Renovation Construction and Pearson Airport Master Plan; and Clark Vancouver Television Public Education Grant.

Administrative items include:

1. Truing up budgets for the Water, Sewer, Drainage allocation, City Hall Rent, Operations & Maintenance, Facilities Maintenance, and Cost Allocation Plan interfund cost models.
2. Allocating funds for the potential 2026 paid time off (PTO) cash out.
3. Adjusting the funding transfer for the Bridge Shelter Provider Services to align with the schedule of the Bridge Shelter opening.
4. Per VMC 5.10.040, this Supplemental appropriates the budget for the increased utility tax expense in 2025, as well as the forecasted amount expected in 2026.
5. Appropriation in 2025 for potential Workers' Compensation and General Liability Insurance actuarial adjustment.
6. Appropriating a funding transfer of interest accrued in the restricted American Rescue Plan Act

(ARPA) Fund to the ARPA match fund.

New items include:

1. Appropriating budget in the Cultural Access Fund for grant distribution, as well as the addition of 4.0 FTEs to administer the program, and the appropriating budget for the associated resources needed.
2. Allocating budget in 2025, for credit card fees that were not passed onto customers and aligning budget in 2026 with the timing of implementation of passing credit card fees on to customers.
3. Adding budget for five administrative vehicles for Fire, and one administrative vehicle for Police; increasing budget within Water, Wastewater, Stormwater funds for vehicles that had a replacement shortfall; and increasing the vehicle upfitting appropriation within the Fleet Services Operation Fund.
4. Appropriating funds for the addition of six Police Patrol and three Police Administrative vehicles funded by Proposition 5.
5. Increase funding to expand the Law Enforcement Tech Unit program to include drone as first responder and a real-time information center.
6. Appropriating budget within the Special Weapons and Tactics (SWAT) fund for the replacements of sniper rifles and ballistic vests.
7. Adding professional services funds for a utility rate study and system development charge update; and for a municipal advisor to assist with debt issuance for construction of the Water Operations Center.
8. One (1.0) Environmental Regulatory Program Manager to support the Water Engineering program.
9. One (1.0) Budget Manager position. The current Budget Manager is underfilling the Deputy Director position. The City would like to recruit and fill the current Deputy Director position. To do this, a Budget Manager position needs to be created for the Budget Manager to fill.
10. Creation of a Police Forfeiture Fund for accounting of cash seizures and deposits, along with the corresponding appropriation of funds.
11. Recognize the savings from the transition of Regence to Association of Washington Cities for Health Insurance.

Capital

The total net Capital Budget appropriation included in the First Supplemental of 2026 is $34.6M (including internal transfers). Expenditures by project are outlined in Attachment C of the ordinance. Highlights of Attachment C are listed below:

General Capital/Asset Management projects totaling $11.8M for:

- Operations Center Campus Replacement Increase
- Bridge Shelter Construction Increase (PeaceHealth Grant)
- Electric Vehicle Charging Stations (Dept of Commerce Grant)
- Pearson Airport Remodel & Security Cameras (Department of Transportation Grant)
- Chkalov Parking Lot II Design – Police Fleet Satellite (Proposition 5)
- Police East Precinct Updates (Proposition 5)
- Tier 2 Building Energy Audit (Association of WA Cities Grant)

Fire Capital projects totaling $0.1M for:

New:

- Fire Station 6, 7, 10, 11 Facility Repairs & Updates

Administrative:

- Fire Boat House Basin Dredging *(Add)*
- Fire Station 5 Boiler and HVAC Upgrades *(Remove)*

Parks Capital projects totaling $4.4M for:

- Vancouver Innovation Center Increase
- Raymond E Shaffer Park Development Increase
- Franklin Park Play Equipment Replacement
- Bella Vista Park Play Equipment Replacement
- Park Impact Fee (PIF) District C Community Park Land Acquisition
- Gretchen Fraser Park Surfacing Replacement
- Leach Park Surfacing Replacement
- MyPark Surfacing Replacement
- Oakbrook Park Development

Water Capital projects totaling $7.1M for:

- Water Station Polyfluoroalkyl Substances (PFAS) Treatments
- Water Station 1 Replace Wells 3, 4, 5
- Water Station 15 Sand & Gravel Aquifer Test Well
- Water Station 5 Tower Internal Coating
- Water Station 3 Reservoir/Tower/Booster Replace
- Water Demand Response
- NE 137th Ave - 49th to Fourth Plain
- Burlington Northern Santa Fe 4th Plain Crossing (T-3)

Administrative:

- 112th Avenue Transmission Main (T-34 - Phase 1)
- 99th St to 152nd Ave & Padden to Ward Rd Transmission Main (T-33)
- Operations Center Campus Replacement *(Project Schedule Alignment)*

Streets/Transportation Capital projects total $2.7M for:

- NE 18th St - 141st Ave to 162nd Ave Design Increase
- Walnut Grove El. Sidewalk & Pedestrian Crossing Imp (Safe Routes to School)
- Mill Plain and Thompson Railroad Crossing Replacement
- Fourth Plain Safe Streets for All (Federal Highway Admin Grant)

- Evergreen Trail - Chelsea to Image Increase (Dept of Transportation Grant)
- Image & Lincoln Elementary Crossing Improvements (Safe Routes to School)

Administrative:

- Mill Plain/MacArthur Intersection Improvements Alignment
- Grand Loop Infrastructure Improvements Alignment
- Fourth Plain - 62nd - Andresen Multiuse Path Project Alignment
- NE 18th St - 97th Ave to 107th Ave Adjustment
- Capital funding transfers supporting the City's capital projects budget totaling $8.5M.

Attachment B of the ordinance outlines changes to full-time equivalent (FTE) employees, with an overall net new increase of 27.0 FTEs recommended in the 2026 First Supplemental. Major changes from Attachment B are listed below:

Positions supported from Proposition 5:

- Add 13.0 FTEs - Police Officers
- Add 1.0 FTE – City Prosecutor
- Add 1.0 FTE – Legal Assistant

Positions to support revenue-funded work:

- Add 1.0 FTE – Rental Registration Program Coordinator
- Add 2.0 FTE – Lead Parking Enforcement Officers
- Add 1.0 FTE – Communications Specialist (Cultural Arts Tax)
- Add 1.0 FTE – Cultural Access Program Supervisor (Cultural Arts Tax)
- Add 2.0 FTEs – Grant Coordinators (Cultural Arts Tax)
- Add 2.0 Limited Duration FTEs – Senior Construction Inspectors (Franchise Utility)

Other FTE changes to support the organization:

- Add 1.0 FTE – Budget Manager (Underfilling Deputy Director Position)
- Add 1.0 FTE – Environmental Regulator Program Manager
- Add 1.0 FTE – Solid Waste Program Coordinator

Advantage(s)

1. The proposed budget adjustments will ensure that the City remains in compliance with state statutes that require all City expenditures to have an appropriation approved by ordinance.
2. Appropriations are provided for important City programs, services, and capital projects.

Challenge(s)

Proposed supplemental recommends spending a net amount of $14.2M of existing city resources across all funds.

Budget Impact
This supplemental includes a total increase in the City's 2025-26 appropriation of $70.1M.

Prior Council Review
None

Action Requested
On Monday, March 16, 2026, advance the ordinance, setting the date for the second reading and public hearing for Monday, April 6, 2026.

Staff Contact
Shannon Olsen, Budget Manager, shannon.olsen@cityofvancouver.us

Attachments:
1. Ordinance
2. Attachment A
3. Attachment B
4. Attachment C
5. Attachment D
6. Attachment E

ORDINANCE M-_____

AN ORDINANCE relating to the 2025-26 Biennial Budget and making supplemental appropriations in various funds to account for revenue in excess of initial budget projections and to meet certain necessary expenditures to be incurred in 2025-26 which were not and could not reasonably have been foreseen at the time of adoption of the 2025-26 Budget; declaring an emergency and providing for an immediate effective date.

WHEREAS, as set forth in Staff Report _____, following the Council Workshop regarding the 2026 First Supplemental Budget that occurred on March 2, 2026, the proposed 2026 First Supplemental Budget has been prepared for approval; and

WHEREAS, upon due and proper legal notice, Vancouver City Council held a public hearing on April 6, 2026, to consider the City's 2026 First Supplemental Budget.

NOW THEREFORE,

BE IT ORDAINED BY THE CITY OF VANCOUVER:

Section 1. Supplemental appropriations are needed to account for revenues received that are in excess of those estimated at the time of adoption of the 2025-26 Budget and meet certain necessary expenditures to be incurred in 2025-26 which were not and could not reasonably have been foreseen at the time of adoption of the 2025-26 Budget. As required by chapter 35.34 RCW, there is hereby set forth in summary form the total adjustments of expenditure appropriations for each separate fund adjusted and the aggregate totals for all such funds combined, as set forth in Attachment "A" of this ordinance. Attachment "C" outlines specific capital projects included in the 2025-26 City of Vancouver Capital Budget.

Section 2. That a total of 27.0 full-time equivalent positions are added as identified in Attachment “B” to this ordinance. The position adjustments shall be made consistent with applicable civil service rules and personnel regulations.

Section 3. The salary schedule for positions not covered by labor agreements is amended and set forth in Attachment “D” of this ordinance.

Section 4. The salary schedule for positions within the Office and Professional International Union (OPEIU) labor agreement is amended and set forth in Attachment “E” of this ordinance.

Section 5. A separate custodial fund is created to account for revenues and expenses associated with seized cash that can be returned to or forfeited by victims to be available for police investigative use. The new fund shall be named “Police Forfeiture Fund” (Fund number 657).

Section 6. As reported in SR No. _____, revenue has been received by the City that is in excess of those estimated at the time of adoption of the 2025-26 Budget. City Council finds that it is in the best interest of the City to appropriate this revenue as set forth in the attached 2026 First Supplemental Budget. In addition, City Council finds that it is in the best interest of the City to re-appropriate certain funds that were appropriated in the 2025-26 Budget.

Section 7. As reported in SR No. _____ the appropriations made in this ordinance are necessary to meet certain necessary expenditures that will be incurred in 2025-26 biennium which were not and could not reasonably have been foreseen at the time of adoption of the 2025-26 Budget. City Council finds that inability to meet necessary and

unforeseeable expenditures constitutes an emergency and, pursuant to RCW 35.34.150, declares an emergency.

Section 8. Those acts taken in conformance with this ordinance, but prior to its effective date are hereby ratified and confirmed.

Section 9. Effective Date. This ordinance shall go into effect immediately upon final passage and publication.

DATE OF FINAL PASSAGE at a Regular Meeting of the Vancouver City Council: _____, 2026.

SIGNED this _____ day of _____, 2026.

_____
Anne McEnerny-Ogle, Mayor

Attest:

_____
Anthony Glenn, Deputy City Clerk

Approved as to form:

_____
Nena Cook, City Attorney

SUMMARY

ORDINANCE NO. _____

AN ORDINANCE relating to the 2025-26 Biennial Budget making supplemental appropriations in various funds to account for revenue in excess of initial budget projections and, to meet certain necessary expenditures to be incurred in 2025-26 which were not and could not reasonably have been foreseen at the time of adoption of the 2025-26 Budget; declaring and emergency; and providing for an immediate effective date.

The full text of this ordinance will be mailed upon request. Contact Raelyn McJilton, Public Records Officer at 360-487-8711, or via www.cityofvancouver.us (Go to City Government and Public Records).

City of Vancouver
Expenditures by Fund

Attachment A

Fund	2026 First Supplemental (2025-26 Biennium)	2025-26 Biennium Budget (Total)
Operating Budget		
General, Street, and Fire Funds		
General Fund	$ 2,558,539	$ 537,853,299
Street Fund	$ 376,646	$ 39,578,025
Street Funding Initiative - Operating Fund	$ 4,188,418	$ 41,238,637
Fire Fund	$ 952,085	$ 172,000,298
Total General, Street, and Fire Funds	**$ 8,075,688**	**$ 790,670,259**
Special Revenue Funds		
Investigative Fund	$ 26,152	$ 145,181
Drug Enforcement Fund	$ 46,076	$ 78,926
CED Grants	$ 3,243,876	$ 18,492,791
Tourism Fund	$ 88,780	$ 7,742,692
Affordable Housing	$ (141,960)	$ 21,728,653
American Rescue Plan Act Fund	$ 1,200,000	$ 1,200,000
National Opioid Settlements Fund	$ -	$ 3,567,225
American Rescue Plan Act 2 Fund	$ -	$ 15,074,800
Parkhill Cemetery Improvement Fund	$ (4,784)	$ 337,832
Cultural Arts Tax - Local Sales Tax Fund	$ 6,175,000	$ 6,650,000
Parks, Recreation, and Cultural Services Special Revenue Fund	$ -	$ 1,077,346
Criminal Justice Fund	$ 2,593,245	$ 5,084,682
Affordable Housing Local Sales Tax Fund	$ (1,141,667)	$ 15,746,472
Affordable Housing State Sales Tax Credit Fund	$ (14,071)	$ 1,430,100
Transportation Special Revenue Fund	$ 18,495	$ 3,842,755
REET 1 (2002 Special Revenue Fund)	$ (98,107)	$ 3,558,021
Economic Development Fund	$ 22,097	$ 2,160,153
VNHR Properties	$ (77,251)	$ 1,267,903
Fire Equipment Fund	$ 370,513	$ 20,467,602
Emergency Ambulance Services Contract Admin Fund	$ (173,396)	$ 2,043,921
Impact Fees - School Districts	$ -	$ 9,020,112
PIF - District C Fund	$ -	$ 144,000
Debt Service Funds		
G O Debt Service Fund	$ -	$ 13,417,130
Capital Funds		
Transportation Capital Fund	$ 491,074	$ 1,086,247
Street Funding Initiative - Capital Fund	$ 694,309	$ 4,944,309
Fire Acquisition Fund	$ (137,430)	$ 152,267
Capital Improvement Fund	$ (74,557)	$ 287,225
VNHR Property Capital Fund	$ 7,670	$ 7,670
Parks Construction Fund (Capital Projects only)	$ 17,127	$ 461,892

City of Vancouver
Expenditures by Fund

Attachment A

Fund	2026 First Supplemental (2025-26 Biennium)	2025-26 Biennium Budget (Total)
Enterprise Funds		
Water Revenue Bond - Operations Center	$ -	$ 586,275
City Tree Reserve Fund	$ 3,636	$ 250,378
Surface Water Construction Fund	$ (1,335)	$ 60,160
Surface Water Management Fund	$ 2,013,976	$ 59,148,767
Water Utility Fund	$ 2,063,872	$ 140,042,606
Systems Development Reserves	$ -	$ 7,762,600
Water Construction Fund	$ 122,242	$ 1,473,343
SCIP Fund	$ (61,937)	$ 1,946,933
Utility Customer Assistance	$ 60,000	$ 120,000
Water Revenue Bond Debt Service Fund	$ -	$ 2,976,979
Sewer Utility Fund	$ 5,356,990	$ 140,457,962
Sewer System Development	$ -	$ 8,112,600
Sewer Construction Fund	$ -	$ 989,900
Airport Fund	$ 494,022	$ 3,731,729
Building Inspection Fund	$ (33,556)	$ 18,914,675
Solid Waste Fund	$ 34,616	$ 7,208,162
Parking Services Fund	$ 714,699	$ 10,414,469
Tennis Center Fund	$ 1,503	$ 36,151
Internal Service Funds		
Facilities Asset Management and Replacement Reserve	$ (10,106)	$ 28,769
Equipment Services Operations Fund	$ 1,665,263	$ 21,680,065
Equipment Services Capital Fund	$ 1,407,738	$ 20,885,706
Computer Repair & Replacement	$ (22,495)	$ 9,087,189
Facilities Maintenance Services Fund	$ 148,220	$ 21,339,372
Grounds Services Fund	$ 769,241	$ 15,661,323
Self-Insured Worker's Comp & Liability Fund	$ 2,099,277	$ 38,462,842
Internal Administrative Services Fund	$ 216,126	$ 65,291,509
Benefits Fund	$ 11,816,837	$ 45,582,819
Self-Insured Health Insurance Fund	$ (14,905,341)	$ 22,694,495
Fiduciary Funds		
SW Washington Regional SWAT Team Fund	$ 249,754	$ 1,306,084
Police Pension Trust Fund	$ (5,384)	$ 3,104,863
Fire Pension Trust Fund	$ (23,320)	$ 2,899,296
City/County Cable TV Fund	$ 8,899	$ 3,296,074
PEG Capital Support Fund	$ -	$ 1,825,962
Police Forfeiture Fund	$ 100,000	$ 100,000
Total Other Funds Expense Budget	**$ 27,414,628**	**$ 838,697,963**
Total Operating Expense Budget	**$ 35,490,316**	**$ 1,629,368,222**

City of Vancouver
Expenditures by Fund

Attachment A

Fund	2026 First Supplemental (2025-26 Biennium)	2025-26 Biennium Budget (Total)
Capital Budget		
Capital Project Funds		
General Fund Capital	$ 1,099,026	$ 11,805,026
Transportation Capital Fund	$ (2,500,000)	$ 31,150,000
Street Funding Initiative - Capital Fund	$ 6,848,000	$ 70,916,218
Fire Acquisition Fund	$ 186,667	$ 19,237,963
Capital Improvement Fund	$ 9,627,068	$ 101,888,364
VNHR Property Capital	$ -	$ 507,428
Parks Construction Fund (Capital Projects only)	$ 4,397,520	$ 50,182,332
Water Revenue Bond - Operations Center	$ (8,334,093)	$ 12,410,851
Drainage Construction Fund	$ 0	$ 13,341,638
Water Utility Fund	$ -	$ (145,000)
Water Construction Fund	$ 13,797,040	$ 116,035,602
Sewer Utility Fund	**$ -**	**$ -**
Sewer Construction Fund	$ 0	$ 78,433,406
Airport	$ 1,025,000	$ 1,525,000
Total Capital Project Funds	**$ 26,146,228**	**$ 507,288,828**
Capital Funding Transfers Supporting Capital Projects		
General Fund	$ (481,921)	$ 15,414,773
Street Fund	$ -	$ 1,550,000
American Rescue Plan Act Fund	$ (1,200,000)	$ 7,517,333
American Rescue Plan Act 2 Fund	$ 1,200,000	$ 10,344,106
Parks, Recreation, and Cultural Services Special Revenue Fund	$ 1,415,000	$ 3,545,812
Affordable Housing Local Sales Tax Fund	$ (100,974)	$ 13,999,026
Affordable Housing State Sales Tax Credit Fund	$ -	$ 400,000
Transportation Special Revenue Fund	$ -	$ 400,000
REET 1 (2002 Special Revenue Fund)	$ 4,000,000	$ 8,100,000
Downtown Initiatives Fund	$ 500,000	$ 9,601,531
Columbia TIF District	$ -	$ 3,450,000
Cascade TIF District	$ -	$ 2,000,000
Pacific TIF District	$ -	$ 5,000,000
Fire Fund	$ 56,585	$ 9,981,875
PIF - District A	$ -	$ 2,389,407
PIF - District B	$ 1,080,000	$ 6,549,246
PIF - District C	$ 1,618,476	$ 14,402,297
Street Funding Initiative - Capital Fund	$ -	$ 1,016,000
Fire Acquisition Fund	$ (75,731)	$ (75,731)
Surface Water Management Fund	$ -	$ 62,000
Water Utility Fund	$ 3,040,000	$ 19,711,609
Water Construction Fund	$ (8,092,380)	$ (8,092,380)
Facilities Asset Mgmt and Replacement Reserve Fund	$ 5,478,861	$ 31,734,368
Self-Insured Worker's Comp & Liability Fund	$ 54,351	$ 54,351

City of Vancouver
Expenditures by Fund

Attachment A

Fund	2026 First Supplemental (2025-26 Biennium)	2025-26 Biennium Budget (Total)
Internal Administrative Services Fund	$ -	$ 241,860
Total Transfers for Capital	**$ 8,492,267**	**$ 159,297,483**
Total Capital Expense Budget	**$ 34,638,495**	**$ 666,586,311**
Total Operating and Capital Expense Budget	**$ 70,128,811**	**$ 2,295,954,533**

Full-Time Equivalent Employees by Fund, Department and Classification
City of Vancouver 2026 First Supplemental

Attachment B

Fund - Department	Job Profile	Action	2026 FTE	Limited Term End Date
001 General Fund				
City Attorney's Office	Assistant City Attorney 2	Reclassification	(1.00)	
	City Prosecutor	New - Regular	1.00	
	Deputy City Prosecutor	Reclassification	1.00	
	Legal Assistant	New - Regular	1.00	
City Attorney's Office Total			**2.00**	
Economic Prosperity & Housing	Program Coordinator 2	New - Regular	1.00	
Economic Prosperity & Housing Total			**1.00**	
Police	Police Officer	New - Regular	13.00	
Police Total			**13.00**	
001 General Fund Total			**16.00**	
102 Street Fund				
Public Works - Business Services	Senior Engineering Technician	Departmental Change	(1.00)	
Public Works - Business Services Total			**(1.00)**	
102 Street Fund Total			**(1.00)**	
103 Street Funding Initiative - Operating Fund				
Public Works - Transportation Engineering	Senior Construction Inspector	New - 2 Yr Limited Term	2.00	(2) 12/31/2028
Public Works - Transportation Engineering Total			**2.00**	
103 Street Funding Initiative - Operating Fund Total			**2.00**	
120 Cultural Arts Tax - Local Sales Tax Fund				
Parks, Recreation & Cultural Services	Communications Specialist 2	New - Regular	1.00	
	Cultural Access Program Supervisor	New - Regular	1.00	
	Grants Coordinator	New - Regular	2.00	
Parks, Recreation & Cultural Services Total			**4.00**	
120 Cultural Arts Tax - Local Sales Tax Fund Total			**4.00**	
151 Fire Fund				
Fire	Deputy Fire Marshal 2	Reclassification	2.00	
	Lead Deputy Fire Marshal	Reclassification	(2.00)	
Fire Total			**0.00**	
151 Fire Fund Total			**0.00**	
444 Surface Water Management Fund				
Public Works - Business Services	Senior Engineering Technician	Departmental Change	1.00	
Public Works - Business Services Total			**1.00**	
444 Surface Water Management Fund Total			**1.00**	
445 Water Utility Fund				
Public Works - Business Services	Communications Specialist 3	Departmental Change	1.00	
	Strategic Communications Manager	Departmental Change	1.00	
Public Works - Business Services Total			**2.00**	
Public Works - Utilities Engineering	Environmental Regulatory Program Manager	New - Regular	1.00	
Public Works - Utilities Engineering Total			**1.00**	
445 Water Utility Fund Total			**3.00**	
490 Solid Waste Fund				
Public Works - Environmental Services	Program Coordinator 1	New - Regular	1.00	
Public Works - Environmental Services Total			**1.00**	
490 Solid Waste Fund Total			**1.00**	
491 Parking Services Fund				
Economic Prosperity & Housing	Lead Parking Enforcement Officer	New - Regular	2.00	
Economic Prosperity & Housing Total			**2.00**	
491 Parking Services Fund Total			**2.00**	

Fund - Department	Job Profile	Action	2026 FTE	Limited Term End Date
510 Internal Administrative Services Fund				
Communications & Outreach	Communications Specialist 3	Departmental Change	(1.00)	
	Community Engagement Manager	Departmental Change	(1.00)	
	Community Liaison 2	Departmental Change	(1.00)	
	Strategic Communications Manager	Departmental Change	(1.00)	
Communications & Outreach Total			**(4.00)**	
Engagement and Access	Community Engagement Manager	Departmental Change	1.00	
	Community Liaison 2	Departmental Change	1.00	
	Engagement and Access Director	Reclassification	1.00	
	Equity and Inclusion Program Director	Reclassification	(1.00)	
Engagement and Access Total			**2.00**	
Financial & Management Services	Budget Manager	New - Regular	1.00	
	Human Resources Manager 1	Reclassification	1.00	
	Payroll Manager	Reclassification	(1.00)	
Financial & Management Services Total			**1.00**	
Human Resources	Compensation Analyst 2	Reclassification	(1.00)	
	Employee Engagement Specialist 2	Reclassification	(1.00)	
	Human Resources Manager 2	Reclassification	1.00	
	Human Resources Systems Analyst	Reclassification	1.00	
Human Resources Total			**0.00**	
510 Internal Administrative Services Fund Total			**(1.00)**	
Grand Total			**27.00**	

City of Vancouver
Capital Projects by Group and Funding Sources

Attachment C

Capital Group	Project Name	2026 First Supplemental (2025-26 Biennium)	2025-26 Biennium Budget (Total)
General	521 Chkalov Drive Property Remodel	$ -	$ 14,983,618
	Bridge Shelter Design, Construction and Operating Costs	$ 1,666,912	$ 21,666,912
	Bridge Shelter Kitchen	$ 800,000	$ 800,000
	Chkalov Fleet Parking	$ 750,000	$ 750,000
	Cultural Arts Building	$ -	$ 3,150,000
	Electric Vehicle Charging Stations	$ 1,200,000	$ 2,189,138
	Heights Development Phase 1 Design/Planning	$ -	$ 821,000
	Income-based Housing Investments (ARPA)	$ -	$ 3,590,000
	Operations Center Redevelopment	$ 5,478,861	$ 25,159,018
	Waterfront Gateway	$ -	$ 5,173,146
General Total		**$ 9,895,773**	**$ 78,282,832**
General - Airport	Light Vault/Runway Lighting Reconstruction	$ -	$ 500,000
	Pearson Airport Terminal Remodel	$ 955,000	$ 955,000
	Security Camera System at Pearson Airport	$ 70,000	$ 70,000
General - Airport Total		**$ 1,025,000**	**$ 1,525,000**
General - Asset Management	Amtrak Gutter Repairs	$ -	$ 13,650
	Amtrak Security Upgrade	$ -	$ 52,500
	Birch Room Siding Leak Repairs	$ 96,422	$ 96,422
	Capital Contingency	$ (43,401)	$ (43,401)
	City Hall - S2 Access Control Upgrade and Server Install	$ -	$ 67,338
	City Hall Accessibility Project (ARPA)	$ -	$ 1,213,418
	City Hall and Firstenburg Energy Audits	$ -	$ 167,150
	City Hall Building Envelope Repairs	$ (26,758)	$ 542
	City Hall Interior Lighting Upgrade	$ -	$ 1,000,000
	Citywide Fire Panel Upgrades	$ -	$ 263,120
	Clark County Historic Museum Building Envelope Repairs	$ -	$ 133,410
	Clark County Historic Museum Electrical Upgrades	$ -	$ 275,000
	Clark County Historic Museum Plumbing Upgrades	$ -	$ 18,900
	Esther Short Park - Reconfiguration of Storage and Pumphouse location	$ (5,239)	$ 118,848
	Esther Short Park Bell Tower Remodel	$ 5,239	$ 1,005,239
	Firstenburg Community Center Roof Repairs	$ (54,598)	$ 9,452
	Firstenburg HVAC Air Handling Unit #5	$ 39,763	$ 59,467
	Firstenburg HVAC Repairs	$ -	$ 110,250
	Firstenburg Replace AMAG Technologies Building Access Control Panels	$ -	$ 100,000
	Firstenburg Solar and Battery	$ -	$ (2,000,000)
	Fleet Oil Burning Heaters Replacement	$ 23,664	$ 98,664
	Fort Vancouver Regional Library Roof Replacement	$ -	$ 3,327,800
	Fruit Valley Demolition	$ (8,184)	$ (8,184)
	Fruit Valley Roof/Gutters Replacement	$ -	$ 350,000
	HVAC Controls	$ 50,286	$ 580,414
	Legal City Hall Footprint Reduction	$ -	$ 241,860
	Luepke Center - Replace Air Handlers and Exhaust Fan Systems	$ -	$ 500,000
	Luepke Replace AMAG Technologies Building Access Control Panels	$ -	$ 100,000
	Marine Park HVAC Repairs	$ -	$ 177,450
	Marshall Center Fire Panel Upgrade	$ -	$ 139,120
	Marshall Center HVAC Chiller Repairs	$ -	$ 250,000
	Marshall HVAC Upgrades	$ -	$ 56,700
	Marshall Replace AMAG Technologies Building Access Control Panels	$ -	$ 100,000
	Marshall Site HVAC Repairs	$ (41,930)	$ 346,570
	Operations Center Fleet Door Replacement	$ -	$ 65,000
	Pearson Airfield Window Replacement	$ -	$ 50,000
	Police East Precinct Remodel	$ -	$ 425,940
	Police HQ Chkalov	$ -	$ 19,963,092
	Police Training Center	$ -	$ 741,295
	Replace Pool Slides at Firstenburg and Marshall Community Centers	$ 56,765	$ 258,488
	Sand Filter/UltraViolet Maintenance at Firstenburg and Marshall Community Centers	$ -	$ 12,952
	Slocum House Building Envelope Repairs	$ -	$ 101,850
	Slocum House Electrical/Plumbing Repairs	$ -	$ 121,800
	Slocum House Lighting Upgrade	$ -	$ 11,550
	Solar + Battery	$ -	$ 2,000,000
	Tier 2 Building Energy Audit	$ 330,320	$ 330,320
	VPD East Precinct HVAC/Electrical Repairs	$ -	$ 520,800
	VPD East Precinct Updates	$ 500,000	$ 500,000
	VPD Evidence Fence Upgrades	$ (13,549)	$ 84,101
	VPD Headquarters Interior Repairs	$ (11,479)	$ (11,479)
	VPD HQ HVAC Repairs	$ -	$ 464,100
	VPD HQ Interior Repairs	$ -	$ 16,800
	VPD West Precinct Exterior Repairs	$ -	$ 43,050
General - Asset Management Total		**$ 897,321**	**$ 34,621,358**

City of Vancouver
Capital Projects by Group and Funding Sources

Attachment C

Capital Group	Project Name	2026 First Supplemental (2025-26 Biennium)	2025-26 Biennium Budget (Total)
General - Fire Construction	2023 State Department of Commerce	$ -	$ 1,424,728
	Access Control Security Upgrade	$ -	$ 150,000
	Boat Basin Dock Repair	$ 8,160	$ 8,160
	Citywide Apparatus Bay Overhead Doors	$ -	$ 84,445
	Fire Boat House Basin Dredging	$ 340,000	$ 340,000
	Fire Contingency	$ -	$ 100,000
	Fire Station 1 Overhead Door Repair	$ -	$ 10,500
	Fire station 10 Truck Bay Roof Repair	$ 75,000	$ 75,000
	Fire Station 11 Development	$ (230,000)	$ (46,796)
	Fire Station 11 Fuel Polisher	$ 30,000	$ 30,000
	Fire Station 3 Design and Construction	$ -	$ 50,000
	Fire Station 3 Relocation	$ -	$ 2,000,000
	Fire Station 5 Boiler and HVAC Upgrades	$ (340,000)	$ 24,097
	Fire Station 5 Electrical Repairs	$ -	$ 390,600
	Fire Station 5 HVAC Repairs	$ -	$ 54,600
	Fire Station 5 Interior Repairs	$ -	$ 203,700
	Fire Station 5 Shop HVAC replacement	$ -	$ 80,000
	Fire Station 6 Design and Construction	$ -	$ 128,002
	Fire Station 6 Door Opener Replacement	$ 58	$ 15,058
	Fire Station 6 Relocation	$ -	$ 2,000,000
	Fire Station 6 Structure Repairs	$ 54,351	$ 54,351
	Fire Station 7 HVAC Cooling Unit	$ 125,000	$ 125,000
	Fire Station 7 Sewer Connection	$ 24,177	$ 24,177
	Fire Station 8 Overhead Door Repairs	$ -	$ 14,700
	Fire Station 8 Seismic Upgrade	$ -	$ 11,404,853
	Fire Stations - Turnout Washer/Dryer Installation	$ 56,585	$ 56,585
	Fire Stations Fire Panels	$ -	$ 232,867
General - Fire Construction Total		**$ 143,331**	**$ 19,034,627**
Parks	Bagley Community Park Development	$ -	$ 5,012,151
	Bella Vista Park Play Equipment Replacement	$ 500,000	$ 500,000
	Burnt Bridge Creek Trail Bridge Repair Near Alki Road	$ -	$ 200,000
	Connector Trail BPA Easement	$ -	$ 200,000
	District 4 Park Acquisition	$ -	$ 4,350,404
	East Biddle Lake Residence Demolition (Graham Property)	$ -	$ 145,295
	Evergreen School Park Improvements	$ -	$ 193,364
	Fisher's Quarry Neighborhood Park Development	$ -	$ -
	Fourth Plain for All	$ -	$ 2,000,000
	Franklin Park Play Equipment Replacement	$ 600,000	$ 600,000
	Fruit Valley Park Play Equipment Replacement	$ -	$ 1,227,108
	Gretchen Fraser Park Surfacing Replacement	$ 140,000	$ 140,000
	Heights Park	$ -	$ 1,166,275
	Homestead Park Play Equipment Replacement	$ -	$ 68,704
	Leach Park Surfacing Replacement	$ 100,000	$ 100,000
	Lieser School Park	$ -	$ 600,000
	MyPark Surfacing Replacement	$ 75,000	$ 75,000
	Naturescaping Vancouver Test Pilot Site	$ -	$ (82,930)
	Oakbrook Park Development	$ 80,000	$ 3,043,287
	Park Impact Fee (PIF) District A Land Acquisition and Development	$ -	$ 2,224,407
	Park Impact Fee (PIF) District C Community Park Land Acquisition	$ 284,044	$ 284,044
	PIF C Neighborhood Park Acquisition	$ -	$ 750,000
	Playground Equipment Replacement	$ -	$ 2,000,000
	Raymond E Shaffer Park Development	$ 1,000,000	$ 2,905,959
	Section 30 Land Acquisition	$ -	$ 709,419
	The Downs Park Play Equipment Replacement	$ -	$ (3,722)
	Trails Program	$ -	$ 4,000,000
	Trails Program Projects	$ -	$ (2,000,000)
	Vancouver Innovation Center (VIC)	$ 1,618,476	$ 8,748,692
	Waterfront Gateway	$ -	$ 5,622,220
Parks Total		**$ 4,397,520**	**$ 44,779,677**

City of Vancouver
Capital Projects by Group and Funding Sources

Attachment C

Capital Group	Project Name	2026 First Supplemental (2025-26 Biennium)	2025-26 Biennium Budget (Total)
Surfacewater	2023-2025 Pollution Prevention Assistance	$ -	$ 47,255
	2023-2025 Stormwater Capacity Grant	$ 97,419	$ 126,769
	2025-2027 Pollution Prevention Assistance	$ 830	$ 830
	2025-2027 Stormwater Capacity Grant	$ 6,510	$ 6,510
	Adminstrative Cost	$ 20,000	$ 20,000
	Ambient Water Quality Monitoring	$ -	$ 470,000
	Blandford Drive Subbasins Low Impact Development (LID) Retrofits	$ 104,814	$ 104,814
	Burnt Bridge Creek Land Acquisition - Phase 2	$ 3,343	$ 3,343
	Burnt Bridge Creek Property Acquisition	$ -	$ 660,000
	Citywide Basin Delineation for Washington State Department of Transportation Contributing Areas	$ 41,821	$ 41,821
	Columbia Slope Culvert - Mill Creek	$ (2,750,000)	$ 450,000
	Columbia Stormwater Outfall Repair	$ 27,907	$ 27,907
	Columbia Way to Columbia River Retrofits	$ 313,260	$ 1,700,000
	Downtown Capacity Analysis and Upgrade	$ (165,000)	$ 685,000
	East Mill Plain Underground Injection Control (UIC) Treatment	$ 346	$ 346
	Evergreen High School Retrofit Design	$ -	$ 355,000
	Fruit Valley Neighborhood Storm Retrofit	$ (1,200,000)	$ 131,478
	Fruit Valley Stormwater Pump Station Rehabilitation	$ -	$ 62,000
	Garrison Heights Design	$ -	$ 315,000
	Linda Lane Vault Retrofit Design	$ -	$ 450,000
	Middle Burnt Bridge Creek Basin Stormwater Management Action Plan (SMAP)	$ -	$ 498,610
	Primrose Court Swale Retrofit	$ -	$ 400,000
	SE 17th Street Outfall	$ 151,717	$ 151,717
	SR500 and I205 Clover - Southwest Quadrant Reveget	$ 101	$ 101
	Stormwater Retrofits- Demand Response (Local Proje	$ 3,346,932	$ 3,346,932
	W 22nd St & Thompson	$ -	$ 2,263,810
	Washington State Department of Transportation (WSDOT) Fees 2020	$ -	$ 1,022,395
Surfacewater Total		**$ -**	**$ 13,341,638**
Transportation/Streets - Transportation	137th Ave Corridor - 49th to Fourth Plain	$ -	$ 14,600,000
	192nd Avenue On-Ramp to SR-14 Signal	$ -	$ 300,000
	2025 Complete Street Project Evaluations	$ (100,000)	$ 100,000
	2025 Neighborhood Traffic Management Program	$ -	$ 365,000
	2026 Complete Street Project Evaluations	$ (100,000)	$ 100,000
	2026 Neighborhood Traffic Management Program	$ -	$ 365,000
	Andresen - Fourth Plain Right Turn Lane Extension	$ -	$ 350,000
	Andresen & 78th Intersection Improvements	$ -	$ 600,000
	Burton Road Safety and Mobility Complete Street	$ (340,000)	$ 60,000
	Columbia House Blvd and Grove St Signal Improvements	$ -	$ 22,000
	Evergreen Trail - Chelsea to Image	$ 500,000	$ 3,250,000
	Fourth Plain - 62nd - Andresen Multiuse Path	$ (1,750,000)	$ -
	Fourth Plain Safe Streets for All (SS4A) Federal Highway Administration Grant	$ 600,000	$ 600,000
	Fruit Valley and Lakeshore Avenue Roundabout	$ -	$ -
	Garrison Road Sidewalk Infill - Mill Plain to NE 12th St	$ -	$ 1,050,000
	Grand Loop Infrastructure Improvements	$ (664,705)	$ 21,164,206
	Hazel Dell Avenue and Burnt Bridge Creek Trail Crossing Improvements	$ -	$ 750,000
	Image Elementary School Pedestrian Crossing Improv	$ 292,000	$ 292,000
	Jefferson St - Evergreen to Mill Plain	$ -	$ 4,700,000
	Lincoln Elementary School Crossing Improvements	$ 215,000	$ 215,000
	Main Street - 5th to 15th (ARPA)	$ -	$ 15,891,408
	McGillivray Boulevard - Chkalov Drive to Village Loop Complete Street	$ 1,900,000	$ 3,200,000
	Mill Plain and Thompson Railroad Crossing Replacem	$ 700,000	$ 700,000
	Mill Plain/MacArthur Intersection Improvements	$ 1,500,000	$ 8,000,000
	NE 112th Avenue Complete Street Project - Chkalov Dr to Fourth Plain Blvd	$ -	$ 750,000
	NE 115th Avenue Extension - 16th St to 18th St	$ -	$ 100,000
	NE 122nd Safety and Mobility Complete Street	$ (300,000)	$ 100,000
	NE 184th Avenue - SE 1st Street to NE 4th Street	$ -	$ 1,500,000
	NE 18th St - 141st Ave to 162nd Ave	$ 2,500,000	$ 3,500,000
	NE 18th St - 97th Ave to 107th Ave	$ (3,000,000)	$ 8,000,000
	NE 192nd Avenue - NE 18th Street to SE 1st Street	$ -	$ 1,800,000
	NE 29th Street - Kauffman Avenue to Neals Lane Complete Street Project	$ -	$ 500,000
	NE 33rd Street - Main Street to P Street Complete Street Project	$ 175,000	$ 675,000
	NE 72nd Avenue Safety and Mobility Complete Street	$ (125,000)	$ 275,000
	NE 86th/NE 87th Avenues Safety and Mobility Complete Street	$ (125,000)	$ 275,000
	NE 97th/98th Avenues Safety and Mobility Complete Street	$ (150,000)	$ 250,000
	NE Fourth Plain Blvd - Enhanced Pedestrian Crossings	$ -	$ 500,000
	Neighborhood Traffic Safety Alliance (NTSA) & Real Estate Excise Tax (REET) Administration	$ -	$ 50,000
	Non-Programmed Safety	$ -	$ 400,000
	Rose Village Curb Ramps	$ -	$ 175,000
	Safe Routes For All Projects	$ -	$ 5,800,000

City of Vancouver
Capital Projects by Group and Funding Sources

Attachment C

Capital Group	Project Name	2026 First Supplemental (2025-26 Biennium)	2025-26 Biennium Budget (Total)
Transportation/Streets - Transportation	SE 1st Street - 177th Ave to 192nd Ave	$ -	$ 2,000,000
	SE 34th Street Complete Street Project	$ -	$ 600,000
	St. Johns/St. James - 4th Plain Boulevard to City Limits	$ 200,000	$ 300,000
	Traffic Signal Sustainability2	$ -	$ 895,000
	Upper Main Street (37th to City Limits) Complete Street	$ (1,000,000)	$ 500,000
	Vancouver Plaza Drive Pedestrian Crossing	$ -	$ 400,000
	Vancouver Waterfront Access Project	$ -	$ 600,000
	Walnut Grove Elementary School Sidewalk & Pedestrian Crossing Improvements	$ 1,801,000	$ 1,801,000
Transportation/Streets - Transportation Total		**$ 2,728,295**	**$ 108,420,614**
VNHR	Officer's Row Howard House Roof Replacement	$ -	$ 507,428
VNHR Total		**$ -**	**$ 507,428**
Wastewater - Collection & Treatment	18th Street Trunk Rehabilitation Project	$ (1,700,000)	$ 1,800,000
	2023-24 Service Area Flow Monitoring	$ 43,071	$ 48,071
	2026 General Sewer Plan (GSP) Update	$ 775,806	$ 775,806
	Adminstrative Cost	$ 18,787	$ 18,787
	Burnt Bridge Creek Interceptor Phase 1	$ (1,200,000)	$ -
	Burnt Bridge Creek Interceptor Phase 2	$ (200,000)	$ -
	Burnt Bridge Creek Pump Station Upgrade	$ (500,000)	$ 481,411
	Capital Preservation - Collection System "PROGRAM FUNDS"	$ 2,432,000	$ 7,132,000
	Capital Preservation and Compliance "PROGRAM FUNDS"	$ (2,575,000)	$ 2,425,000
	East Interceptor Rehab Phase 1 & Phase 2	$ -	$ 500,000
	E-Interceptor Rehab Phase 3	$ (2,000,000)	$ 3,200,000
	E-Interceptor Rehab Phase 4	$ -	$ 200,000
	G2 Sewer Basin/Trunk Interceptor Realignment	$ (2,700,000)	$ 300,000
	Heights District Redevelopment	$ -	$ 1,788,000
	Hydraulic Model Update and Calibration	$ 110,796	$ 110,796
	Hydrogen Sulfide (H2S) Monitoring Equipment	$ 14,508	$ 14,508
	Industrial Coating Projects	$ -	$ 250,000
	IR - Interceptor Rehabilitation "PROGRAM FUND"	$ 1,000,000	$ 5,000,000
	Jefferson-Kauffman Sewer Improvements	$ -	$ 600,000
	Lagoon Forcemain Repairs	$ 43,858	$ 43,858
	Main Street - 5th to 15th (ARPA)	$ -	$ 1,600,000
	Maplecrest Pump Station Reconstruct & Growth Management Act Force Main Extension	$ -	$ 1,316,539
	Marine Park Bar Screens Upgrade	$ 700,000	$ 3,300,000
	Marine Park Clarifier #1 and #2 Rehabilitation	$ 11,645	$ 11,645
	Marine Park Clarifier #5 and #6 Rehabilitation	$ 679,225	$ 679,225
	Marine Park Forcemain	$ -	$ 1,369,477
	Marine Park Influent Pump Replacement	$ 1,720,614	$ 1,720,614
	Marine Park Medium Voltage Upgrade	$ (600,000)	$ -
	Marine Park Phase 2A	$ (2,700,000)	$ 2,800,000
	Marine Park Process Piping Repair & Replacement	$ -	$ 400,000
	Marine Park Solids Conveyance Feasibility Study	$ 1,445,202	$ 1,445,202
	Marine Park UV Upgrade	$ 902,809	$ 902,809
	NE 137th Avenue, 49th to Fourth Plain	$ -	$ 500,000
	NE 152nd Avenue Sewer Extension	$ -	$ 100,000
	NE 65th Avenue Sewer Upsize	$ 743,000	$ 2,343,000
	NE 72nd Avenue Sewer Improvements	$ 4,515	$ 4,515
	Pearson Pump Station Upgrade	$ 500,000	$ 1,500,000
	Process Controls Electronics	$ 453,673	$ 853,673
	SE 1st Street - Transportation Coordination	$ 195,238	$ 195,238
	Section 30 South Pump Station	$ (400,000)	$ 2,600,000
	SEH Industrial Pump Station	$ -	$ 2,033,397
	Southside Interceptor Rehab Ph 4 & Ph 5	$ -	$ 925,000
	Southside Interceptor Rehab Phase 5	$ 349	$ 349
	Southside Interceptor Rehabilitation Phase 4B	$ 611,766	$ 611,766
	Springbrook Pump Station Upgrades	$ 101,407	$ 301,407
	Wastewater Collection SCADA "PROGRAM FUNDS"	$ -	$ 150,000
	West 16th Pump Station Forcemain Reline	$ 123,259	$ 123,259
	West 16th Pump Station Pump Replacement	$ -	$ 1,300,000
	West 16th St Force Main Reline	$ 204	$ 204
	Westside Centrifuge Replacement	$ 2,000,000	$ 2,800,000
	Westside Electrical Upgrade Design	$ (200,000)	$ 1,686,757
	Westside Equipment and Parts Storage Building	$ 1,224	$ 2,001,224
	Westside Gravity Belt Thickener/Polymer Refurb	$ -	$ 400,000
	Westside Gravity Thickener Exterior Rehabilitation	$ 519,533	$ 519,533
	Westside Grit Classifier Replacement	$ -	$ 771,485
	Westside Grit Enclosure	$ 3,862	$ 3,862
	Westside Influent Pump Station Discharge Header Repairs	$ 1,084,223	$ 1,084,223
	Westside Influent Screen Rehabilitation	$ 687	$ 687

City of Vancouver
Capital Projects by Group and Funding Sources

Attachment C

Capital Group	Project Name	2026 First Supplemental (2025-26 Biennium)	2025-26 Biennium Budget (Total)
Wastewater - Collection & Treatment	Westside Odor Control Planning	$ -	$ 1,500,000
	Westside Process Piping Repair & Replacement	$ (100,000)	$ 500,000
	Westside Schwing Pump Replacement	$ -	$ 291,799
	Westside Sodium Hypochlorite Delivery	$ -	$ 100,000
	Westside Solids Planning	$ -	$ 1,000,000
	Westside W1 Protection - Immediate Needs	$ 511	$ 511
	Westside WWTF Buildings Coatings Project No. 3	$ -	$ 200,000
	Westside/Marine Park Chemical Tanks Rehab	$ -	$ 200,000
	Wye Rehab/Replacement	$ -	$ 600,000
Wastewater - Collection & Treatment Total		**$ 1,366,772**	**$ 67,435,637**
Wastewater - SCIP	Camelot Court (SCIP)	$ 33,184	$ 2,733,184
	Demand Response - SCIP "PROGRAM FUNDS"	$ (1,900,000)	$ 1,500,000
	NE 122nd Ave (Sewer Connection Incentive Program (SCIP))	$ -	$ 600,000
	NE 51st Street Sewer Improvements - Sewer Connection Incentive Program (SCIP)	$ -	$ 1,700,000
	NE 60th Street Sewer Improvements (SCIP)	$ 500,000	$ 2,000,000
	NE 9th Street Sewer Extension - Sewer Collection Incentive Program (SCIP)	$ -	$ 12,800
	West Vancouver Phase 1 (Sewer Connection Incentive Program (SCIP))	$ -	$ 1,500,000
	West Vancouver SCIP (216 homes)	$ 44	$ 44
Wastewater - SCIP Total		**$ (1,366,772)**	**$ 10,046,028**
Water	112th Avenue Transmission Main (T-34 - Phase 1)	$ (1,850,000)	$ (1,850,000)
	2023-2024 Hydrant Repair and Replacement Project	$ -	$ 260,000
	99th St Transmission Main - 140th Ct to Ward Rd	$ 2,770	$ 2,770
	99th Street to 152nd Avenue and Padden to Ward Road Transmission Main (T-33)	$ (2,400,000)	$ 25,000
	9th St to 18th St, 112th Ave to 129th Ave (T-36)	$ 2,871	$ 2,871
	Alki Road Water Main Replacement - West Vancouver Sewer Connective Incentive Program (SCIP) Phase 1	$ -	$ 134,272
	Bathroom Improvements at the Water Resource Educat	$ (6,253)	$ (6,253)
	Bathroom Improvements at the Water Resource Education Center	$ -	$ -
	BNSF 4th Plain Crossing (T-3)	$ 287,576	$ 2,987,576
	Burton Road Transmission Main (T-34)	$ -	$ 3,900,000
	Ellsworth Well 1 Replacement	$ -	$ 5,400,000
	Ellsworth Well Rehabilitation	$ 14,598	$ 14,598
	Emergency Mobile Water Treatment Trailer	$ (4,543)	$ 145,457
	Grand Loop Infrastructure	$ 26,103	$ 26,103
	Heights District Redevelopment	$ -	$ 2,000,000
	Heights High Ground Water Development Water Rights	$ 8,947	$ 31,663
	Jefferson St Realignment	$ 206,304	$ 374,176
	Leak Abatement	$ (1,000,000)	$ 600,000
	Leak Abatement 1 - Burton Road (Bridgecreek Avenue to 86th Avenue)	$ 40,655	$ 40,655
	Leak Abatement 2 - NE 44th Street (N 128th Avenue to NE 136th Avenue)	$ 26,921	$ 26,921
	Leak Abatement 3 - NE Royal St and 81st Ave 2" PVC Water Main Replacement	$ 42,357	$ 42,357
	Leak Abatement 5 - NE 58th Street (East of Drexel Avenue)	$ 125,269	$ 125,269
	Leak Abatement 6 - W 37th and 38th Streets (East of Lincoln to Kauffman)	$ 10,673	$ 10,673
	Main St Water - 5th to 15th (ARPA)	$ -	$ 1,944,375
	Mill Plain and Chkalov Drive Transmission Main (T-45)	$ (355,845)	$ 559,155
	Mill Plain and MacArthur	$ 13,817	$ 13,817
	NE 122nd Ave and 44th St Water Main Replacement	$ -	$ 803,287
	NE 137th Ave - 49th to Fourth Plain	$ 586,214	$ 586,214
	NE 30th Avenue Water Main Replacement	$ 16,692	$ 16,692
	NE 33rd Avenue Water Main Replacement	$ 33,369	$ 33,369
	NE Burton Road - 98th Avenue to 125th Court - Wate	$ 150,000	$ 150,000
	Operations Center Redevelopment	$ (8,334,093)	$ 45,830,907
	PFAS Treatment	$ 1,540	$ 1,540
	Phoenix Way to California Street Water Main Replacement	$ -	$ 2,000,000
	Polyfluoroalkyl Substances (PFAS) Studies	$ (100,000)	$ 300,000
	Pressure Reducing Valves (PRV) Flowmeters/SCADA System Connections	$ -	$ 60,000
	Schnell Farms Public Utility District (PUD) Oversi	$ 130,549	$ 130,549
	SE 1st St - Transportation Coordination	$ 143,047	$ 143,047
	Sewer Connection Incentive Program (SCIP) Coordination Projects	$ -	$ 100,000
	Study to Add 4th Pump to the St. Johns Pump Station	$ -	$ 10,000
	Supervisory Control and Data Acquisition (SCADA) Hardware Upgrade	$ -	$ 239,000
	Supervisory Control and Data Acquisition (SCADA) Software/HMI Hardware	$ -	$ 16,000
	Water Demand Response	$ 1,232,746	$ 1,832,746
	Water Resource Education Center Exhibit Remodel Project	$ -	$ 430,000
	Water Resources Education Center ADA Bathroom Improvements	$ 6,253	$ 31,253
	Water Resources Education Center HVAC Repairs	$ -	$ 214,200
	Water Resources Education Center Lighting Upgrade	$ -	$ 587,000
	Water Resources Education Center Roof Repairs	$ -	$ 45,000
	Water Resources Protection Ordinance (WRPO) Update	$ 17,649	$ 17,649
	Water Station 1 Polyfluoroalkyl Substances (PFAS) Treatment System	$ 1,000,000	$ 2,420,000

City of Vancouver
Capital Projects by Group and Funding Sources

Attachment C

Capital Group	Project Name	2026 First Supplemental (2025-26 Biennium)	2025-26 Biennium Budget (Total)
Water	Water Station 1 Replace Wells 3, 4, 5	$ 3,150,000	$ 4,650,000
	Water Station 1 Wellhouse 11-13 Roof Replacement	$ -	$ 112,438
	Water Station 14 Polyfluoroalkyl Substances (PFAS) Treatment System	$ (3,685,000)	$ 6,315,000
	Water Station 15 Polyfluoroalkyl Substances (PFAS) Mitigation	$ (1,300,000)	$ -
	Water Station 15 Sand & Gravel Aquifer Test Well	$ 2,200,000	$ 2,242,085
	Water Station 3 Reservoir/Tower/Booster Replace/Hypo	$ 1,350,000	$ 3,850,000
	Water Station 4 Chemical Storage and Feed Upgrades	$ 686,418	$ 686,418
	Water Station 4 Polyfluoroalkyl Substances (PFAS) Treatment	$ -	$ 22,000,000
	Water Station 5 Reservoir, Pump, E-Power	$ -	$ 166,756
	Water Station 5 Tower Internal Coating	$ 1,500,000	$ 1,900,000
	Water Station 8 Hypo Generation System	$ (580,000)	$ -
	Water Station 9 Polyfluoroalkyl Substances (PFAS)	$ 13,400,000	$ 13,400,000
	Water Station Greensand Replacement	$ 800	$ 300,800
	Water System Plan	$ 212,672	$ 812,672
	Well Abandonments	$ 47,912	$ 47,912
Water Total		**$ 7,058,988**	**$ 129,293,989**
Grand Total		**$ 26,146,228**	**$ 507,288,828**

City of Vancouver

Attachment D

2026 Non Union Exempt & Nonexempt Salary Schedule

Annual rates may be off up to +/- $6 due to rounding

Salary Grade	Job Profiles	Annual Minimum	Annual Midpoint	Annual Maximum	Monthly Minimum	Monthly Midpoint	Monthly Maximum
100		$35,604	$42,720	$49,848	$2,967	$3,560	$4,154
	Non Union Nonexempt						
	Department Aide						
101		$36,300	$43,560	$50,820	$3,025	$3,630	$4,235
102		$38,124	$45,744	$53,364	$3,177	$3,812	$4,447
103		$40,020	$48,036	$56,040	$3,335	$4,003	$4,670
104		$42,036	$50,424	$58,836	$3,503	$4,202	$4,903
105		$44,124	$52,956	$61,788	$3,677	$4,413	$5,149
	Non Union Nonexempt						
	Dual Certified Lifeguard						
	Fitness Attendant						
106		$46,332	$55,608	$64,872	$3,861	$4,634	$5,406
107		$48,660	$58,380	$68,112	$4,055	$4,865	$5,676
	Non Union Nonexempt						
	Support Specialist 2 - NU						
108		$51,084	$61,308	$71,532	$4,257	$5,109	$5,961
109		$51,504	$64,380	$77,244	$4,292	$5,365	$6,437
	Non Union Nonexempt						
	Administrative Assistant 2						
	Inventory Coordinator 1						
	Support Specialist 3 - NU						
110		$54,072	$67,596	$81,108	$4,506	$5,633	$6,759
111		$56,784	$70,968	$85,164	$4,732	$5,914	$7,097
	Non Union Nonexempt						
	Administrative Assistant 3						
	Program Coordinator 1						
	TV/Video Director and Editor						
	Volunteer Coordinator 1						
112		$59,616	$74,520	$89,412	$4,968	$6,210	$7,451
	Non Union Nonexempt						
	Accountant 1						
	Video Multimedia Producer 1						
113		$62,604	$78,252	$93,888	$5,217	$6,521	$7,824
	Non Union Nonexempt						
	Grants Coordinator						
	Business Operations Specialist 1						
114		$65,724	$82,152	$98,592	$5,477	$6,846	$8,216
	Non Union Exempt						
	Customer Service Supervisor						
	Volunteer Coordinator 2						
	Non Union Nonexempt						
	Benefits Specialist 2						
	Communications Specialist 1						
	Homeless Encampment Response Coordinator 1						
	Homeless Outreach Coordinator 1						
	Planner 1						
	Procurement Specialist 2						
115		$69,012	$86,256	$103,512	$5,751	$7,188	$8,626
	Non Union Exempt						
	Construction Project Coordinator 2						
	Parking Supervisor						
	Non Union Nonexempt						
	Accountant 2						
	DEI Project Coordinator 2						
	Executive Assistant						
	Help Desk Technician 2						
	Program Coordinator 2						
	Recruiting Specialist 2						
	Video-Multimedia Producer 2						

116	**$72,468**	**$90,576**	**$108,684**	**$6,039**	**$7,548**	**$9,057**
Non Union Exempt						
Department Human Resources Generalist 2						
Employee Engagement Specialist 2						
Learning and Development Specialist 2						
Non Union Nonexempt						
Communications Specialist 2						
Community Liaison 2						
Department Computer Technician 2						
Video Services Supervisor						
Water Resources Educator 2						
117	**$76,092**	**$95,100**	**$114,132**	**$6,341**	**$7,925**	**$9,511**
Non Union Exempt						
Compensation Analyst 2						
DEI Business Partner 2						
Human Resources Generalist 2						
Park Developer 2						
Planner 2						
Non Union Nonexempt						
Computer Technician 2						
118	**$79,884**	**$99,864**	**$119,832**	**$6,657**	**$8,322**	**$9,986**
Non Union Exempt						
Accountant 3						
Civil Engineer 1						
Environmental Specialist 3						
Evidence Supervisor						
Financial Analyst 2						
Grants Analyst 2						
Human Resources Systems Analyst						
Leave Specialist 2						
Legal Supervisor						
Management Analyst 2						
Procurement Specialist 3						
Treasury Analyst 2						
Non Union Nonexempt						
Digital Forensics Investigator 2						
Web Content Specialist 2						
119	**$83,880**	**$104,856**	**$125,832**	**$6,990**	**$8,738**	**$10,486**
Non Union Exempt						
ADA Specialist 2						
Budget Analyst 2						
Cultural Access Program Supervisor						
Executive Assistant to the City Manager and Administrative Supervisor						
Fleet Services Supervisor						
Police Records Supervisor						
Public Works Supervisor						
Worker's Compensation Analyst 3						
Non Union Nonexempt						
Telecommunications Analyst 2						
120	**$88,068**	**$110,100**	**$132,120**	**$7,339**	**$9,175**	**$11,010**
Non Union Exempt						
Benefits Analyst 3						
Business Intelligence Analyst 2						
Communications Specialist 3						
Finance and Logistics Supervisor						
Human Resources Business Partner 3						
Reporting Analyst 2						
Safety Specialist 2						
121	**$92,472**	**$115,608**	**$138,720**	**$7,706**	**$9,634**	**$11,560**
Non Union Exempt						
Applications Engineer 2						
Communications Project Manager						
Emergency Fleet Services Supervisor						
Emergency Preparedness Program Manager						
Environmental Regulatory Program Manager						
Homeless Response Program Manager						
Parking Demand Program Manager						
Safety Program Manager						
Software Engineer 2						
Non Union Nonexempt						
Computer Technician 3						
Digital Forensics Investigator 3						

122	**$97,104**	**$121,380**	**$145,656**	**$8,092**	**$10,115**	**$12,138**
Non Union Exempt						
Accounting Supervisor						
Community Engagement Manager						
Compensation Analyst 3						
Cultural Services Manager						
Internal Auditor 3						
Planner 3						
Police Public Affairs Program Manager						
Police Records Manager						
Property Management Program Manager						
Strategic Communications Manager						
Technical Engineering Supervisor						
Video Services Manager						
123	**$101,964**	**$127,452**	**$152,952**	**$8,497**	**$10,621**	**$12,746**
Non Union Exempt						
City Records Manager						
Civil Engineer 2						
Financial Analyst 3						
GIS Supervisor						
Park Developer 3						
Payroll Manager						
Permit Center Supervisor						
Plan Review Supervisor						
Police Business Services Manager						
Professional Land Surveyor						
Public Safety Technology Manager						
124	**$107,064**	**$133,812**	**$160,584**	**$8,922**	**$11,151**	**$13,382**
Non Union Exempt						
Applications Engineer 3						
Assistant Building Official						
Assistant City Attorney 2						
Assistant Fire Marshal						
Budget Analyst 3						
Capital Projects Project Manager 3						
Cybersecurity Analyst 3						
Planner 4						
Policy Advisor 3						
Public Works Operations Manager						
Recreation Program and Facility Manager						
125	**$112,416**	**$140,520**	**$168,624**	**$9,368**	**$11,710**	**$14,052**
Non Union Exempt						
Accounting Manager						
Airport Program Manager						
Business Intelligence Analyst 3						
City Survey Manager						
Computer Services Manager						
Facilities Manager						
Homeless Response Manager						
Housing Manager						
Human Resources Manager 1						
Land Use Manager						
Long Range Planning Manager						
Network Engineer 3						
Park Development Manager						
Parking District Manager						
Performance Analyst 3						
Procurement Manager						
Risk and Safety Manager						
Transportation Planning Manager						
Utilities Administration Manager						
126	**$118,032**	**$147,540**	**$177,048**	**$9,836**	**$12,295**	**$14,754**
Non Union Exempt						
Building Official						
Civil Engineer 3						
Environmental Services Manager						
System Administrator 3						
127	**$123,924**	**$154,920**	**$185,904**	**$10,327**	**$12,910**	**$15,492**
Non Union Exempt						
Civil Engineer Supervisor						
Program and Policy Development Manager						

128	**$130,128**	**$162,660**	**$195,192**	**$10,844**	**$13,555**	**$16,266**
Non Union Exempt						
Budget Manager						
Development Review Manager						
Human Resources Manager 2						
Public Works Engineering Manager						
Recreation Services Manager						
129	**$136,644**	**$170,796**	**$204,948**	**$11,387**	**$14,233**	**$17,079**
Non Union Exempt						
Capital Projects Manager						
GIS and Data Manager						
Information Technology Applications Manager						
Information Technology Infrastructure Manager						
Public Works Finance and Asset Division Manager						
Treasurer						
130	**$143,472**	**$179,340**	**$215,196**	**$11,956**	**$14,945**	**$17,933**
Non Union Exempt						
Deputy City Prosecutor						
~~Equity and Inclusion Program Director~~						
~~Human Resources Manager~~						
131	**$150,648**	**$188,304**	**$225,972**	**$12,554**	**$15,692**	**$18,831**
Non Union Exempt						
Deputy Community Development Director						
Deputy Economic Development Director						
Deputy Finance Director						
Deputy Human Resources Director						
Public Works Division Manager						
132	**$158,172**	**$197,712**	**$237,252**	**$13,181**	**$16,476**	**$19,771**
Non Union Exempt						
Assistant City Attorney 3						
Deputy Information Technology Director						
Fire Marshal						
133	**$166,080**	**$207,600**	**$249,120**	**$13,840**	**$17,300**	**$20,760**
Non Union Exempt						
Assistant Police Chief						
Deputy Fire Chief						
Deputy Public Works Director						
134	**$158,532**	**$217,980**	**$277,440**	**$13,211**	**$18,165**	**$23,120**
Non Union Exempt						
Assistant City Manager						
Chief Financial Officer						
City Prosecutor						
Communications Director						
Community Development Director						
Deputy Police Chief						
Economic Development Director						
Engagement and Access Director						
General Services Director						
Human Resources Director						
Information Technology Director						
Parks, Recreation, and Cultural Services Director						
135	**$166,452**	**$228,876**	**$291,312**	**$13,871**	**$19,073**	**$24,276**
Non Union Exempt						
Deputy City Attorney						
Public Works Director						
136	**$174,780**	**$240,324**	**$305,868**	**$14,565**	**$20,027**	**$25,489**
Non Union Exempt						
~~City Attorney~~						
Fire Chief						
Police Chief						
137	**$183,516**	**$252,348**	**$321,156**	**$15,293**	**$21,029**	**$26,763**
City Attorney						
138	**$192,696**	**$264,960**	**$337,224**	**$16,058**	**$22,080**	**$28,102**
139	**$202,332**	**$278,196**	**$354,084**	**$16,861**	**$23,183**	**$29,507**
Non Union Exempt						
Deputy City Manager						

City of Vancouver

Attachment E

2026 OPEIU Salary Schedule

Range Number	Classification	Step 1	Step 2	Step 3	Step 4	Step 5	Step 6	Step 7	Step 8
1		$ 3,602	$ 3,728	$ 3,857	$ 3,993	$ 4,133	$ 4,279	$ 4,426	$ 4,605
2		$ 3,692	$ 3,819	$ 3,954	$ 4,094	$ 4,237	$ 4,386	$ 4,538	$ 4,719
3		$ 3,783	$ 3,917	$ 4,053	$ 4,195	$ 4,342	$ 4,496	$ 4,653	$ 4,839
4		$ 3,880	$ 4,016	$ 4,156	$ 4,300	$ 4,451	$ 4,606	$ 4,767	$ 4,957
5	Support Specialist 2 - O	$ 3,975	$ 4,113	$ 4,258	$ 4,408	$ 4,562	$ 4,722	$ 4,885	$ 5,082
6		$ 4,076	$ 4,218	$ 4,364	$ 4,520	$ 4,677	$ 4,842	$ 5,011	$ 5,211
7	Facilities Assistant (WREC) Utility Clerk	$ 4,177	$ 4,323	$ 4,475	$ 4,631	$ 4,793	$ 4,960	$ 5,135	$ 5,340
8		$ 4,282	$ 4,430	$ 4,587	$ 4,746	$ 4,912	$ 5,085	$ 5,263	$ 5,473
9	Parking Enforcement Officer	$ 4,389	$ 4,541	$ 4,700	$ 4,867	$ 5,037	$ 5,213	$ 5,391	$ 5,610
10	Customer Service Representative Parking Maintenance Worker	$ 4,498	$ 4,656	$ 4,818	$ 4,987	$ 5,162	$ 5,342	$ 5,528	$ 5,749
11		$ 4,609	$ 4,772	$ 4,939	$ 5,112	$ 5,292	$ 5,478	$ 5,669	$ 5,895
12	*Lead Parking Enforcement Officer* Permit Specialist Support Specialist 3 - O	$ 4,725	$ 4,889	$ 5,062	$ 5,241	$ 5,424	$ 5,612	$ 5,810	$ 6,042
13	Police Records Specialist Level I	$ 4,845	$ 5,014	$ 5,189	$ 5,370	$ 5,559	$ 5,754	$ 5,953	$ 6,190
14	Utility Billing Clerk Utility Billing Clerk, Field	$ 4,965	$ 5,138	$ 5,318	$ 5,506	$ 5,698	$ 5,898	$ 6,104	$ 6,347
15	Administrative Assistant 3 - O Construction Project Coordinator 2 - O Facilities Assistant (Recreation) Material Control Coordinator	$ 5,088	$ 5,267	$ 5,452	$ 5,643	$ 5,841	$ 6,044	$ 6,255	$ 6,504
16	Police Records Specialist Level II Police Service Technician Senior Customer Service Representative Survey Technician	$ 5,217	$ 5,400	$ 5,589	$ 5,784	$ 5,985	$ 6,193	$ 6,414	$ 6,669
17	~~Lead Accounting Clerk~~ Senior Utility Billing Clerk, Field Property/Evidence Technician Senior Utility Billing Clerk	$ 5,346	$ 5,536	$ 5,729	$ 5,929	$ 6,134	$ 6,350	$ 6,570	$ 6,835
18	Police Records Specialist Level III Public Records Officer Records Specialist Senior Accounting Clerk Senior Permit Specialist	$ 5,481	$ 5,672	$ 5,870	$ 6,076	$ 6,289	$ 6,507	$ 6,737	$ 7,006
19	Apprentice Construction Inspector	$ 5,619	$ 5,813	$ 6,017	$ 6,228	$ 6,445	$ 6,672	$ 6,905	$ 7,179
20	*Lead Accounting Clerk*	$ 5,759	$ 5,961	$ 6,168	$ 6,380	$ 6,608	$ 6,837	$ 7,078	$ 7,360
21	Special Events Permitting Manager	$ 5,904	$ 6,108	$ 6,320	$ 6,544	$ 6,770	$ 7,008	$ 7,255	$ 7,545
22	Payroll Analyst 3 Planner 1	$ 6,048	$ 6,259	$ 6,481	$ 6,707	$ 6,942	$ 7,187	$ 7,437	$ 7,733
23	Engineering Technician Lead Permit Specialist	$ 6,200	$ 6,419	$ 6,640	$ 6,874	$ 7,114	$ 7,362	$ 7,622	$ 7,926
24		$ 6,357	$ 6,577	$ 6,806	$ 7,045	$ 7,292	$ 7,547	$ 7,812	$ 8,126
25		$ 6,513	$ 6,742	$ 6,978	$ 7,222	$ 7,474	$ 7,738	$ 8,007	$ 8,330
26	Surveyor	$ 6,679	$ 6,912	$ 7,151	$ 7,403	$ 7,663	$ 7,931	$ 8,208	$ 8,538
27	Construction Inspector Senior Engineering Technician	$ 6,845	$ 7,084	$ 7,333	$ 7,590	$ 7,854	$ 8,129	$ 8,414	$ 8,750
28	Planner 2	$ 7,014	$ 7,259	$ 7,514	$ 7,779	$ 8,053	$ 8,332	$ 8,625	$ 8,969
29	Senior Construction Inspector	$ 7,191	$ 7,441	$ 7,701	$ 7,972	$ 8,252	$ 8,541	$ 8,839	$ 9,193
30	Crime Analyst Engineering Specialist Senior Surveyor	$ 7,372	$ 7,630	$ 7,895	$ 8,171	$ 8,457	$ 8,754	$ 9,059	$ 9,421
31	Construction Inspection Specialist	$ 7,556	$ 7,821	$ 8,093	$ 8,375	$ 8,668	$ 8,972	$ 9,285	$ 9,657
32		$ 7,745	$ 8,016	$ 8,295	$ 8,584	$ 8,885	$ 9,197	$ 9,517	$ 9,898
33		$ 7,938	$ 8,217	$ 8,502	$ 8,798	$ 9,107	$ 9,427	$ 9,755	$ 10,146
34	Survey Specialist	$ 8,137	$ 8,422	$ 8,714	$ 9,019	$ 9,335	$ 9,662	$ 9,999	$ 10,399
35		$ 8,340	$ 8,632	$ 8,934	$ 9,247	$ 9,571	$ 9,906	$ 10,253	$ 10,663
36		$ 8,549	$ 8,848	$ 9,158	$ 9,478	$ 9,810	$ 10,153	$ 10,509	$ 10,929
37		$ 8,763	$ 9,069	$ 9,387	$ 9,715	$ 10,055	$ 10,407	$ 10,772	$ 11,202
38	Planner 3	$ 8,982	$ 9,296	$ 9,621	$ 9,958	$ 10,307	$ 10,667	$ 11,041	$ 11,482

AN ORDINANCE of the City of Vancouver relating to changes to the Bylaws of the Downtown Redevelopment Authority ("DRA"); adopting an amendment to Section 2.09 of the Bylaws clarifying the employment status of the Executive Director.

Staff Report: 038-26

To: Mayor and City Council
From: City Manager
Date: March 16, 2026

Subject
Amendment to Downtown Redevelopment Authority Bylaws

Key Points

- The Downtown Redevelopment Authority (DRA) was established by City Council in 1997 and led the development of the Vancouver Convention Center ("Convention Center") and Hilton Hotel ("Hotel").
- The Executive Director of DRA historically has been an at-will employee of the City.
- The City controls and oversees operations of the DRA for the sole purpose of correcting any deficiency and assuring that the purposes of the DRA are reasonably accomplished pursuant to RCW 35.21.745 and VMC 2.73.230.
- The DRA bylaws must be clarified to reflect that the Executive Director will be an at-will employee nominated by the DRA Board and confirmed by the City Manager.

Strategic Plan Alignment
Economic Opportunity – a place where a wide variety of businesses of all sizes grow and thrive

High Performing Government – a government that is reliable, fiscally responsible, equitable, and open to compromise

Present Situation
The City established DRA in 1997 pursuant to RCW 35.21.730-759. Cities, counties and towns in Washington can establish public development authorities (PDA) under State law to carry out specific projects and programs and limit a municipality's liability for any debts or obligations. DRA was established to develop and own the Convention Center and Hotel, two critical assets for the economic health and vitality of downtown Vancouver.

DRA has primarily been staffed and supported by the City since its formation. An at-will City employee has served as Executive Director for all but two years of DRA's existence and all administrative support for the operations of DRA has been provided by the City through an Interlocal Agreement for Administrative Services. Nearly 70 public development authorities have been established in Washington State since 1970, and the governance and operations of PDAs varies widely. While many PDAs operate with separate staff and operational infrastructure, a comparable number of PDAs depend entirely on the sponsoring city or county for all staffing and administrative support.

While PDAs are intended to limit liability to the sponsoring municipality, RCW 35.21.745 requires that any city that establishes a PDA control and oversee the PDA's operation and funds to ensure that the PDA is reasonably accomplishing its purpose and correct any deficiencies. A 2013 audit of PDAs by the State Auditor's Office cited a lack of oversight by sponsoring cities as a top concern for the State in monitoring the health and operations of established PDAs.

In addition to the operational overlap between the City and DRA, the City provides financial support to DRA through a debt service guaranty on DRA-issued revenue bonds with a maturity date of January 2044 and the pledge of lodging taxes paid to the City to pay debt service on DRA-issued tax revenue bonds with a maturity of January 2034. These financial obligations are tied to the above bonds and terminate upon repayment on the debt for each set of bonds. This financial support expands the amount of debt available to DRA to fund capital investments in the Convention Center and Hotel and lowers interest costs for DRA.

The DRA is planning a major expansion of the Convention Center that will increase visitors to downtown Vancouver and help transform a vacant lot and building in the heart of Vancouver's central city. Additionally, the City is collaborating with the DRA on two potentially transformative redevelopment projects in downtown Vancouver:

1. The redevelopment of properties owned by the City behind City Hall and adjacent to the Convention Center into a mixed-use development and active public space; and
2. A proposed performing arts center that may be located on City-owned property behind the Convention Center and will require substantial investment by the City.

The City will likely be required to provide credit enhancements, including but not limited to, a debt service guaranty and allocation of lodging tax revenues for future debt offerings by DRA to finance the projects highlighted above.

Because the City is responsible under State law and City code for overseeing and correcting deficiencies in the DRA's operations, including board governance lapses, and to ensure that DRA performs its required fiduciary responsibilities without interruption, the City proposes to amend DRA bylaws to clarify the employment requirements of the DRA Executive Director.

A previous ordinance was approved on consent by City Council on February 23, 2026, and remanded back to staff on March2, 2026, to clarify role of DRA Board in appointing the Executive Director. The current ordinance has been updated to address this issue.

Advantage(s)

1. Ensures that existing approach to DRA operations continues.
2. Protects the financial interests of the DRA and the City.
3. Maintains collaborative relationship between the City and DRA, which protects the long-term viability of the Convention Center and Hotel.

Challenge(s)

This ordinance amends Section 2.09 of the DRA bylaws, which DRA amended by resolution on February 19, 2026. The DRA took this action despite the City's formal request that it table the proposed resolution due to noncompliance with its charter, bylaws, and certain financial obligations.

Budget Impact

None

Prior Council Review

- City Council adopted Ordinance M-3302 in 1997 to establish DRA. The DRA Charter and bylaws have been subsequently amended by Ordinances M-3517, M-3738 and M-3939.
- City Council approved the item on Consent on February 23, 2026.
- City Council remanded the item back to staff on March 2, 2026.

Action Requested

On Monday, March 16, 2026, advance the ordinance, setting the date for the second reading and public hearing for March 23, 2026.

Staff Contact

Jeffrey Towery, Deputy City Manager, Jeff.Towery@cityofvancouver.us

Attachments:

1. Ordinance
2. Presentation

3/16/26 (Date of First Reading)
3/23/26 (Date of Public Hearing)

ORDINANCE NO. M- [Ordinance Number]

AN ORDINANCE of the City of Vancouver relating to changes to the Bylaws of the Downtown Redevelopment Authority ("DRA"); adopting an amendment to Section 2.09 of the Bylaws clarifying the employment status of the Executive Director.

WHEREAS, the City Council of the City of Vancouver ("City") adopted Ordinance M-3302, effective May 19, 1997, creating the DRA as a public authority organized pursuant to the laws of State of Washington, RCW 35.21.730 through RCW 35.21.759; and

WHEREAS, the Charter and Bylaws of the DRA were subsequently amended by City Council pursuant to Ordinances M-3517, M-3738 and M-3939; and

WHEREAS, the Bylaws of the DRA were subsequently amended by DRA Resolution 2026-02-19-01 on February 19, 2026; and

WHEREAS, since its inception, the City has provided staff and administrative support for DRA, including staffing the Executive Director position through an Interlocal Agreement for Administrative Services between DRA and the City; and

WHEREAS, the DRA was established to construct, own, and manage the Vancouver Convention Center ("Convention Center") and Hilton Hotel ("Hotel"), two critical assets for the economic health and vitality of downtown Vancouver; and

WHEREAS, the DRA issued the City Downtown Redevelopment Authority Conference Center Project Revenue Bonds in 2013 ("Project Revenue Bonds") and the City Downtown Redevelopment Authority Conference Center Sales and Lodging Tax Revenue Bonds in 2013

("Tax Revenue Bonds") to refund existing debt and finance improvements to the Hotel and Convention Center; and

WHEREAS, the City provided a debt service guaranty through an Amended and Restated Payment Agreement between DRA and the City in 2013 that provided the necessary security to issue the Project Revenue Bonds in a cost-effective manner; and

WHEREAS, the City has pledged a certain amount of lodging taxes paid to the City to the DRA to help fund required debt service payments on the Tax Revenue Bonds; and

WHEREAS, the DRA is planning a major expansion of the Convention Center that will increase visitors to downtown Vancouver and help transform a vacant lot and building in the heart of Vancouver's central city; and

WHEREAS, the DRA is collaborating with the City and the City Center Redevelopment Authority ("CCRA") to redevelop properties owned by the City behind City Hall and adjacent to the Convention Center into a mixed-use development and active public space; and

WHEREAS, the DRA is collaborating with the City on a proposed performing arts center that will require substantial investment by the City and may be located on City-owned property behind the Convention Center; and

WHEREAS, the City will likely be required to provide credit enhancements including but not limited to a debt service guaranty and allocation of lodging tax revenues for future debt offerings by DRA to finance the expansion of the Convention Center and other adjacent capital projects; and

WHEREAS, effective collaboration between DRA and the City on both current DRA operations and planned future projects requires regular coordination between DRA and City leadership and staff; and

WHEREAS, Section 2.09 of the Bylaws states that the Board may contract with the City or an independent contractor to fill the Executive Director function; and

WHEREAS, the City desires to clarify that the Executive Director is an employee-at-will of the City; and

WHEREAS, at-will City employees are appointed and removed by the City Manager pursuant to City Charter Section 3.03; and

WHEREAS, the City desires to retain the Board's Executive Director appointment authority subject to the approval of the City Manager;

WHEREAS, Pursuant to VMC 2.73.130 (C), the City Council may amend the Bylaws of the DRA by ordinance.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF VANCOUVER:

Section 1. **Recitals Adopted as Findings**. The City Council hereby adopts and incorporates by reference the above recitals as findings in support of this Ordinance.

Section 2. **Amendment**. Downtown Redevelopment Authority Bylaws Section 2.09 entitled "Executive Director" as initially codified by Ordinance Ord. M-3302, and amended by Ordinances M-3517, M-3738 and M-3939 and DRA Resolution 2026-02-19-01, is hereby amended as follows:

> Section 2.09 Executive Director. The Executive Director shall be the chief administrative officer of the Authority responsible for the day-to-day operations of the Authority and for carrying out the policies and directives of the Board. The Executive Director shall be appointed by the Authority after receiving approval from the City Manager. The Executive Director shall make recommendations to the Board on practices, policies and programs of the Authority. ~~He or she~~ The Executive Director shall have such powers and perform such duties as may be prescribed from time to time by the Board. The Executive Director must be an at-will City employee, ~~may be as provided in the Authority Charter, or may be or an independent contractor,~~ and as such ~~The Executive Director~~ may be removed,

with or without cause, by the ~~Board in the Board's sole discretion.~~ City Manager. If the Executive Director ceases employment at the City, their position as Executive Director is automatically vacated.

Section 3. **Effective Date.** This ordinance shall be effective five days after the date of passage.

DATE OF FINAL PASSAGE by the Vancouver City Council:

SIGNED this _____ day of _____, 2026.

_____

Anne McEnerny-Ogle, Mayor

Attest:

_____

Lisa Brandl, Acting City Clerk

Approved as to form:

_____

Nena Cook, City Attorney

SUMMARY

ORDINANCE NO. _____

AN ORDINANCE of the City of Vancouver relating to changes to the Bylaws of the Downtown Redevelopment Authority ("DRA") pursuant to VMC 2.73.130; adopting an amendment to Section 2.09 of the Bylaws clarifying the employment status of the Executive Director.

The full text of this ordinance will be mailed upon request. Contact public records staff at (360) 487-8480, citypdr@cityofvancouver.us, or via Public Records Request -The City of Vancouver, WA.

CITY OF Vancouver WASHINGTON

Downtown Redevelopment Authority (DRA) Bylaws Amendment

Jeff Towery
Deputy City Manager
March 16, 2026

Agenda

- Public Development Authorities
- DRA Background and History
- City – DRA Relationship
- Future Collaboration
- Prior Council Review
- Proposed Action

Public Development Authorities (PDAs)

- RCW 35.21.730-759 allows cities to establish PDAs to carry out specific projects and programs and limit a municipality's liability for any debts or obligations.
- Governance and operations of PDAs vary widely across the state.
  - Many PDAs operate with separate staff and operational infrastructure.
  - Some PDAs depend entirely on the sponsoring city or county for all staffing and administrative support.

Downtown Redevelopment Authority (DRA) History

- City Council established DRA in 1997 as a public authority organized pursuant to the laws of State of Washington.
- The Convention Center and Hotel opened in 2005.
- DRA charter was amended by City Council in 2006 to focus on the development and management of Convention Center and Hotel.
- The Convention Center and Hotel are owned and managed by DRA.

DRA Governance & Operations

- DRA is governed by a seven-person board of directors appointed by City Council.
- DRA Executive Director has historically been an at-will City employee except for two-year period.
- All staffing and systems for DRA, including administrative support, financial management, IT, and project management, are provided by the City.

Financial Support for DRA

City support expands the amount and lowers the cost of DRA debt

The City provides ongoing financial support to DRA through:

- A debt service guaranty on DRA-issued project revenue bonds;
- A pledge of lodging taxes paid to the City to pay debt service on DRA-issued tax revenue bonds.

	Maturity	City Obligation
2013 Project Revenue Bonds	January 1, 2044	Debt Service Guaranty
2013 Tax Revenue Bonds	January 1, 2034	Pledge of 2% Lodging Taxes

Proposed DRA/City Projects

The City and DRA are collaborating on a series of planned or proposed redevelopment projects in Downtown Vancouver:

- Convention Center expansion to grow capacity and attract more events and visitors;
- The redevelopment of properties owned by the City behind City Hall and adjacent to the Convention Center into a mixed-use development and active public space; and
- A proposed performing arts center that may be located on City-owned property behind the Convention Center and will require substantial investment by the City.

City Oversight of DRA

- Pursuant to State law, the City is responsible for overseeing and correcting deficiencies in the DRA's operations, including board governance lapses.
- City Council has amended the charter of DRA three previous times to refine mission, address changes to DRA operations and manage risk to the City.

Prior Council Review

A previous ordinance was approved on consent by City Council on February 23, 2026, and remanded back to staff on March 2, 2026, to clarify role of DRA Board in appointing the Executive Director.

The amended bylaw language in the current ordinance is intended to address this issue by retaining the DRA's role in appointment process.

Requested Action

Advance the ordinance amending the bylaws for the Downtown Redevelopment Authority clarifying the employment status of the DRA Executive Director, setting the date for the second reading and public hearing for March 23, 2026.

Thank You

To: Mayor and City Council
From: City Manager
Date: March 16, 2026

Subject
Approval of the Claim Vouchers

Action Requested
Approve claim vouchers for March 16, 2026.

Attachments:
1. March 16, 2026 Claim Vouchers

VOUCHER APPROVAL

We, the undersigned council members of the City of Vancouver, Clark County, Washington, do hereby certify that the merchandise or services hereinafter specified have been received and that the vouchers listed below are approved for payment in the amount of:

$ 21,934,579.59 this 16th day of March 2026.

MAYOR

COUNCILMEMBER

Cyndi A. Turner Digitally signed by Cyndi A. Turner Date: 2026.03.09 13:59:14 -07'00'

AUDITING OFFICER

COUNCILMEMBER

DATE	INCLUSIVE CHECK NUMBERS	CHECK TOTAL
February 23, 2026 - March 08, 2026	Accounts Payable Checks (see attached)	$ 16,957,927.77
February 23, 2026 - March 08, 2026	Hansen City Payments (see attached)	$ 504,391.19
February 23, 2026 - March 08, 2026	Visa Refunds (see attached)	$ 4,579.00
February 23, 2026 - March 08, 2026	Payroll Checks (see attached)	$ 4,467,681.63
TOTAL		$ 21,934,579.59

INVOICE PAYMENTS REPORT

Payment Category	Payment Type	Transaction Reference	Payment Date	Payment Amount	Payment Payee	Memo
Supplier Payment	Check	29976	2/25/2026	5,351.69	Aflac	
Supplier Payment	Check	29977	2/25/2026	6,251.61	AFSCME Local #307	
Supplier Payment	Check	29978	2/25/2026	658.50	California State Disbursement Unit	
Supplier Payment	Check	29979	2/25/2026	2,533.50	Chapter 13 - Trustee	
Supplier Payment	Check	29980	2/25/2026	491.00	Hawaii SDU	
Supplier Payment	Check	29981	2/25/2026	759.96	IAM Local #1374	
Supplier Payment	Check	29982	2/25/2026	9,299.10	Life Insurance Company of North America	
Supplier Payment	Check	29983	2/25/2026	1,275.00	MFS Service Center Inc	
Supplier Payment	Check	29984	2/25/2026	125.00	OPEIU Local #11	
Supplier Payment	Check	29985	2/25/2026	6,801.44	OPEIU Local #11	
Supplier Payment	Check	29986	2/25/2026	851.00	Teamsters Local #58	
Supplier Payment	Check	29987	2/25/2026	350.00	UA Local #290	
Supplier Payment	Check	29988	2/25/2026	2,364.90	Western Conference of Teamsters	
Supplier Payment	Check	29989	2/25/2026	1,388.97	Western Metal Industry Pension Fund	
Miscellaneous Payment	Check	29990	2/25/2026	15,272.15	Clark County Emergency Medical Services District #2	Minimum liquidated damages for Incident #7646942 on 12/26/2025
Miscellaneous Payment	Check	29991	2/25/2026	6,047.73	Element Fleet Management / Rentokil North America	Claim Payment - DOI: 01/12/2025 - Risk
Miscellaneous Payment	Check	29992	2/25/2026	43.01	Estate of Mary L Hauser	Refund overpayment of loan #9070065 payoff..
Miscellaneous Payment	Check	29993	2/25/2026	71.57	Lawrence R Sefton Jr	Refund overpayment of Loan#6000213
Miscellaneous Payment	Check	29994	2/25/2026	32.26	Navigate Law Group	Refund parking permit COV11118 no longer needed.
Miscellaneous Payment	Check	29995	2/25/2026	689.00	Professional Credit Service	Customer: Joseph A Morris Customer: #0002465
Miscellaneous Payment	Check	29996	2/25/2026	77.83	Professional Credit Service	Refund invoice 73297 negative trust. Citation(s) 7203810669 and 7203810670 - JOHN ROBINSON
Miscellaneous Payment	Check	29997	2/25/2026	3,366.00	Star Meadow Counseling, PLLC	Refund Business License Fees - Not in city limits
Ad Hoc Payment	Check	29998	2/25/2026	280.65	49 Minnehaha Llc	3609 NE 49TH ST ,VANCOUVER,WA,98661
Ad Hoc Payment	Check	29999	2/25/2026	49.76	Aaron or Kayla Larsen	8608 NE 139TH AVE ,VANCOUVER,WA,98682
Ad Hoc Payment	Check	30000	2/25/2026	209.24	Angela Childers or Simon Collins	10202 NE 11TH ST ,VANCOUVER,WA,98664
Ad Hoc Payment	Check	30001	2/25/2026	27.90	Ausman,Julie	17006 NE 6TH ST ,VANCOUVER,WA,98684
Ad Hoc Payment	Check	30002	2/25/2026	228.91	Bao Nguyen or Tutrinh Dang	4305 SE 159TH CT ,VANCOUVER,WA,98683
Ad Hoc Payment	Check	30003	2/25/2026	43.11	Campbell,Annabelle or Travis	7137 NE 152ND PL ,VANCOUVER,WA,98682
Ad Hoc Payment	Check	30004	2/25/2026	622.04	Casey,Hugh or Shannon	5709 NE 55TH CIR ,VANCOUVER,WA,98661
Ad Hoc Payment	Check	30005	2/25/2026	135.47	Copoulos,John or Katrina	3108 NE 154TH AVE ,VANCOUVER,WA,98682
Ad Hoc Payment	Check	30006	2/25/2026	31.83	Dickey,John	3208 SE 153RD AVE ,VANCOUVER,WA,98683
Ad Hoc Payment	Check	30007	2/25/2026	111.02	Dubois,Lynn	3009 SE 155TH AVE ,VANCOUVER,WA,98683
Ad Hoc Payment	Check	30008	2/25/2026	264.00	Dylan Parmeter or Marina Taylor	15507 SE 14TH ST ,VANCOUVER,WA,98683
Ad Hoc Payment	Check	30009	2/25/2026	270.61	English,Randall	2419 NE 151ST AVE ,VANCOUVER,WA,98684
Ad Hoc Payment	Check	30010	2/25/2026	138.00	Ghormley,Connor	2521 E 20TH ST ,VANCOUVER,WA,98661
Ad Hoc Payment	Check	30011	2/25/2026	140.80	Grigorash,Vladimir	5512 NE 54TH ST ,VANCOUVER,WA,98661
Ad Hoc Payment	Check	30012	2/25/2026	27.30	Haney,Samuel or Danielle	1816 SE 176TH PL ,VANCOUVER,WA,98683
Ad Hoc Payment	Check	30013	2/25/2026	393.62	Hawes,Gregory or Gale	3702 NE 160TH AVE ,VANCOUVER,WA,98682
Ad Hoc Payment	Check	30014	2/25/2026	231.85	Herring,Lynn	7106 NE 54TH PL ,VANCOUVER,WA,98661
Ad Hoc Payment	Check	30015	2/25/2026	269.55	Jose Barba or Elisabeth Mendez-Barba	18506 SE 35TH ST ,VANCOUVER,WA,98683
Ad Hoc Payment	Check	30016	2/25/2026	118.19	Jose Otalora Correa or Betsy Otalora	3535 SE 197TH AVE ,CAMAS,WA,98607
Ad Hoc Payment	Check	30017	2/25/2026	57.51	Kelly,Patrick N	17710 NE 31ST ST ,VANCOUVER,WA,98682
Ad Hoc Payment	Check	30018	2/25/2026	231.46	Laurie or Roger Watt	14416 NE 79TH ST ,VANCOUVER,WA,98682
Ad Hoc Payment	Check	30019	2/25/2026	127.13	Linda Schrom or Terrence Dunn	1809 SE 186TH PL ,VANCOUVER,WA,98683
Ad Hoc Payment	Check	30020	2/25/2026	451.91	Loree Groesbeck or Michael Hellbusch	1509 NW 62ND ST ,VANCOUVER,WA,98663
Ad Hoc Payment	Check	30021	2/25/2026	19.88	Marshall,Kerry	2713 SE BALBOA DR ,VANCOUVER,WA,98683
Ad Hoc Payment	Check	30022	2/25/2026	258.22	May Ucan,Miguel	2907 NE 166TH PL ,VANCOUVER,WA,98682
Ad Hoc Payment	Check	30023	2/25/2026	364.00	Miller,Morgan or Shannon	3011 NE 165TH PL ,VANCOUVER,WA,98682

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INVOICE PAYMENTS REPORT

Payment Category	Payment Type	Transaction Reference	Payment Date	Payment Amount	Payment Payee	Memo
Ad Hoc Payment	Check	30024	2/25/2026	22.49	Naumann,Kenneth	16309 NE 12TH ST ,VANCOUVER,WA,98684
Ad Hoc Payment	Check	30025	2/25/2026	41.55	Nicola Vinsonhaler or Tara Rogowsky	15807 NE 2ND ST ,VANCOUVER,WA,98684
Ad Hoc Payment	Check	30026	2/25/2026	300.56	Norman or Diana Robertson	4011 NE 165TH PL ,VANCOUVER,WA,98682
Ad Hoc Payment	Check	30027	2/25/2026	257.04	Overton,April	2100 KAUFFMAN AVE ,VANCOUVER,WA,98660
Ad Hoc Payment	Check	30028	2/25/2026	524.37	Pacific Coast Homes Group LLC	10703 SE 13TH CIR ,VANCOUVER,WA,98664
Ad Hoc Payment	Check	30029	2/25/2026	29.65	Schmer,Jack or Patricia	9811 NE 152ND AVE ,VANCOUVER,WA,98682
Ad Hoc Payment	Check	30030	2/25/2026	252.07	Semyrazum,Illya	5805 NE 135TH AVE ,VANCOUVER,WA,98682
Ad Hoc Payment	Check	30031	2/25/2026	100.00	Smith,Bruce	2323 GENERAL ANDERSON ,VANCOUVER,WA,98660
Ad Hoc Payment	Check	30032	2/25/2026	35.25	Smith,Timothy	11910 NE 6TH ST ,VANCOUVER,WA,98684
Ad Hoc Payment	Check	30033	2/25/2026	49.07	Stemple,Eileen or Stephen	17619 SE 35TH ST ,VANCOUVER,WA,98683
Ad Hoc Payment	Check	30034	2/25/2026	179.13	Summerfield Homes LLC	201 NE 157TH AVE ,VANCOUVER,WA,98684
Ad Hoc Payment	Check	30035	2/25/2026	48.00	The Fimmel Living Trust	2112 NE 79TH AVE ,VANCOUVER,WA,98664
Ad Hoc Payment	Check	30036	2/25/2026	130.00	The Rivenburg Family Trust	3010 NE 49TH ST ,VANCOUVER,WA,98663
Ad Hoc Payment	Check	30037	2/25/2026	328.52	Watson,John or Lori	15006 NE 24TH ST ,VANCOUVER,WA,98684
Ad Hoc Payment	Check	30038	2/25/2026	148.98	Windom,Heather	15213 NE 108TH WAY ,VANCOUVER,WA,98682
Ad Hoc Payment	Check	30039	2/25/2026	25.90	Zamora,Rose	551 NE 137TH AVE ,VANCOUVER,WA,98684
Supplier Payment	Check	30040	2/25/2026	8,680.00	Allegis Group Holdings Inc - Remit-To: TekSystems Inc - Atlanta	
Supplier Payment	Check	30041	2/25/2026	136.00	American Sani-Can	
Supplier Payment	Check	30042	2/25/2026	600.00	AT & T Mobility National Accounts LLC - Remit-To: Legal Demand Center for Law Enforcement	
Supplier Payment	Check	30043	2/25/2026	8,820.00	Bickmore Actuarial - Remit-To: Bickmore Actuarial	
Supplier Payment	Check	30044	2/25/2026	3,000.00	Blue Tiger Leadership, LLC	
Supplier Payment	Check	30045	2/25/2026	3,832.03	Cellco Partnership - Remit-To: Cellco - Dallas	
Supplier Payment	Check	30046	2/25/2026	10,742.06	CFM Strategic Communications, Inc.	
Supplier Payment	Check	30047	2/25/2026	650.00	Chicago Title Company of WA	
Supplier Payment	Check	30048	2/25/2026	346.73	Cintas	
Supplier Payment	Check	30049	2/25/2026	68.71	Clark County Public Utility District No. 1	
Supplier Payment	Check	30050	2/25/2026	4,343.18	Clark County Public Utility District No. 1	
Supplier Payment	Check	30051	2/25/2026	66.42	Clark County Public Utility District No. 1	
Supplier Payment	Check	30052	2/25/2026	869,653.84	Clark County - Remit-To: Clark County - Treasurer Vancouver	
Supplier Payment	Check	30053	2/25/2026	217.60	Clark County Title Company	
Supplier Payment	Check	30054	2/25/2026	450.00	Clark County Title Company - Remit-To: Clark County - Reconveyance Fees	
Supplier Payment	Check	30055	2/25/2026	189,273.51	Clary Longview LLC	
Supplier Payment	Check	30056	2/25/2026	125.61	Clifford & Martin, Inc	
Supplier Payment	Check	30057	2/25/2026	11,152.00	Columbia Cascade Company	
Supplier Payment	Check	30058	2/25/2026	3,154.11	Completely IT	
Supplier Payment	Check	30059	2/25/2026	7,800.00	Concord Adult Care Home, LLC	
Supplier Payment	Check	30060	2/25/2026	199.70	Dex Media West	
Supplier Payment	Check	30061	2/25/2026	300.00	ERF Company Inc	
Supplier Payment	Check	30062	2/25/2026	21,000.00	Evergreen Habitat for Humanity	
Supplier Payment	Check	30063	2/25/2026	518.29	First-Citizens Bank & Trust Company	
Supplier Payment	Check	30064	2/25/2026	25,681.92	Friends of Trees	
Supplier Payment	Check	30065	2/25/2026	1,458.89	Genuine Parts Company - Remit-To: NAPA - Vancouver	
Supplier Payment	Check	30066	2/25/2026	10,552.30	GOLDROCK INVT LLC	
Supplier Payment	Check	30067	2/25/2026	4,558.18	Greystone Partners, Inc	
Supplier Payment	Check	30068	2/25/2026	5,495.00	Groundwater Solutions, Inc.	
Supplier Payment	Check	30069	2/25/2026	101.50	H&H Wood Recyclers	
Supplier Payment	Check	30070	2/25/2026	18,899.40	Howmedica Osteonics Corp	

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INVOICE PAYMENTS REPORT

Payment Category	Payment Type	Transaction Reference	Payment Date	Payment Amount	Payment Payee	Memo
Supplier Payment	Check	30071	2/25/2026	45,810.10	Infor Public Sector, Inc - Remit-To: InforPublic Sector, Inc	
Supplier Payment	Check	30072	2/25/2026	13,254.67	Intelicom Incorporated - Remit-To: LiteSys Inc	
Supplier Payment	Check	30073	2/25/2026	8,947.64	J.S. Held LLC	
Supplier Payment	Check	30074	2/25/2026	5.45	J-2 Blueprint Supply Co.	
Supplier Payment	Check	30075	2/25/2026	1,468.80	Jamestown Networks	
Supplier Payment	Check	30076	2/25/2026	721.53	L.N. Curtis & Sons - Remit-To: Supplier L.N. Curtis & Sons	
Supplier Payment	Check	30077	2/25/2026	86,058.69	LSW Architects PC	
Supplier Payment	Check	30078	2/25/2026	861.76	Mallory Safety & Supply LLC	
Supplier Payment	Check	30079	2/25/2026	44,953.76	Mascott Equipment Co	
Supplier Payment	Check	30080	2/25/2026	8,630.51	Municipal Emergency Services Inc - Remit-To: Municipal Emergency Services - Chicago	
Supplier Payment	Check	30081	2/25/2026	272.84	Northwest Natural Gas Company - Remit-To: NW Natural - Portland	
Supplier Payment	Check	30082	2/25/2026	12,425.31	Passport Labs Inc. - Remit-To: Passport Labs Inc	
Supplier Payment	Check	30083	2/25/2026	217,740.13	Peterson Machinery Co	
Supplier Payment	Check	30084	2/25/2026	1,469.75	Porter W Yett Company	
Supplier Payment	Check	30085	2/25/2026	1,065.75	Portland Adventist Medical Center	
Supplier Payment	Check	30086	2/25/2026	13.57	Qwest Corporation - Remit-To: CenturyLink - Phoenix	
Supplier Payment	Check	30087	2/25/2026	22,890.11	Romtec Inc.	
Supplier Payment	Check	30088	2/25/2026	2,781.30	S&B Inc	
Supplier Payment	Check	30089	2/25/2026	6,298.80	SafeFire LLC	
Supplier Payment	Check	30090	2/25/2026	4,139.34	Shrums Pest Control	
Supplier Payment	Check	30091	2/25/2026	1,147.36	Software House International SHI - Remit-To: SHI - Dallas	
Supplier Payment	Check	30092	2/25/2026	3,372.80	Songbird Landscape	
Supplier Payment	Check	30093	2/25/2026	132,952.35	Southwest Clean Air Agency	
Supplier Payment	Check	30094	2/25/2026	78,790.37	Southwest Washington Humane Society	
Supplier Payment	Check	30095	2/25/2026	8.10	State of Oregon Department of Transportation - Remit-To: OR DMV - Salem	
Supplier Payment	Check	30096	2/25/2026	186,919.00	State of Washington Department of Ecology - Remit-To: State of Washington Department of Ecology	
Supplier Payment	Check	30097	2/25/2026	35,211.85	State of Washington Department of Labor & Industries - Remit-To: Self-Insurance Section	
Supplier Payment	Check	30098	2/25/2026	1,196.78	State of Washington Department of Natural Resources - Remit-To: Dept of Natural Resources - Box 47041	
Supplier Payment	Check	30099	2/25/2026	204.13	State of Washington Department of Transportation - Remit-To: WADOT - 11018 NE 51st Cir.	
Supplier Payment	Check	30100	2/25/2026	5,687.31	State of Washington Department of Transportation - Remit-To: WADOT - PO Box 47305	
Supplier Payment	Check	30101	2/25/2026	10.36	Stericycle Inc - Remit-To: Shred-It	
Supplier Payment	Check	30102	2/25/2026	672.00	Sunbelt Controls Inc - Remit-To: Sunbelt Controls - Pasadena	
Supplier Payment	Check	30103	2/25/2026	50.00	T-Mobile	
Supplier Payment	Check	30104	2/25/2026	1,197.39	Trilogy MedWaste West, LLC	
Supplier Payment	Check	30105	2/25/2026	6,284.89	UKG Kronos Systems LLC - Remit-To: Atlanta	
Supplier Payment	Check	30106	2/25/2026	2,518.48	United States Department of Agriculture - Remit-To: USDA APHIS - St Louis	
Supplier Payment	Check	30107	2/25/2026	23,853.22	United States Postal Service - Remit-To: United States Postal Service Caples	
Supplier Payment	Check	30108	2/25/2026	90.00	Urgent Medical Center	
Supplier Payment	Check	30109	2/25/2026	158.89	Vestis Group, Inc - Remit-To: Vestis - Pasadena	
Supplier Payment	Check	30110	2/25/2026	1,103.23	W.B. Sprague Co. Inc.	
Supplier Payment	Check	30111	2/25/2026	4,515.00	Wakeen & Associates Mediation Services LLC	

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INVOICE PAYMENTS REPORT

Payment Category	Payment Type	Transaction Reference	Payment Date	Payment Amount	Payment Payee	Memo
Supplier Payment	Check	30112	2/25/2026	2,498.92	Walter E Nelson Company	
Supplier Payment	Check	30113	2/25/2026	100.00	Washington Association of Telecommunications Officers and Advisors (WATOA)	
Supplier Payment	Check	30114	2/25/2026	30,611.62	Waste Connections of Washington - Remit-To: Waste Connections - Vancouver	
Supplier Payment	Check	30115	2/25/2026	10,210.22	Western Systems Inc	
Supplier Payment	Check	30116	2/25/2026	21,100.00	William Gunderson	
Supplier Payment	Check	30117	2/25/2026	420.89	WVP of Washington PC	
Supplier Payment	Check	30118	2/25/2026	1,100.00	Xpress Legal Support LLC - Remit-To: Xpress Legal - Vancouver	
Supplier Payment	Check	30119	2/25/2026	2,347.78	Zayo Group Holding Inc - Remit-To: Zayo Group Holding Inc	
Miscellaneous Payment	Check	30120	3/4/2026	180.13	Adolfo Bella	Claim Payment - DOI: 02/03/2026 - Risk
Miscellaneous Payment	Check	30121	3/4/2026	97.50	Camay Rooney	Refund Parking Reservation
Miscellaneous Payment	Check	30122	3/4/2026	59.00	Cascadia Healthcare	Refund duplicate payment to INV#77074509
Miscellaneous Payment	Check	30123	3/4/2026	120.00	East Mill Plain Neighborhood Association	2026 RecycleU
Miscellaneous Payment	Check	30124	3/4/2026	58.75	Elvan Azizova	Damage deposit refund
Miscellaneous Payment	Check	30125	3/4/2026	22.16	Janice Rasmussen, Trustee	Refund overpayment of loan# 6000622
Miscellaneous Payment	Check	30126	3/4/2026	293,487.32	Lennar Northwest LLC	SWR-382151 (Sewer Reimbursement payment for parcel 115915196)
Miscellaneous Payment	Check	30127	3/4/2026	275.00	Michelle Stiles	Damage Deposit Refund
Miscellaneous Payment	Check	30128	3/4/2026	486.00	Patriot Fire Protection	FRI-384184 (jobsite: 1402 NE 136th Ave)
Miscellaneous Payment	Check	30129	3/4/2026	26.09	PLS Engineering	Refund parking permit COV14286 - no longer needed
Miscellaneous Payment	Check	30130	3/4/2026	512.00	Shrestham Property LLC	Refund BL fees - rental home not within City jurisdiction
Miscellaneous Payment	Check	30131	3/4/2026	512.00	Sora Headache PLLC	Refund BL Fees - Applied under wrong entity
Miscellaneous Payment	Check	30132	3/4/2026	76.00	Stewart Mechanical INC	MPE-384313 (jobsite: 6500 Highland Dr. Vancouver, Wa. 98661)
Expense Payment	Check	30133	3/4/2026	55.16	Charles Masi	
Ad Hoc Payment	Check	30134	3/4/2026	56.09	Andersen,Susan	17811 SE 23RD ST ,VANCOUVER,WA,98683
Ad Hoc Payment	Check	30135	3/4/2026	315.00	Anderson,Robert or Gaylene	2323 NE GENERAL ANDERSON AVE ,VANCOUVER,WA,98661
Ad Hoc Payment	Check	30136	3/4/2026	160.36	Bailey,Krista	9115 NE 168TH CT ,VANCOUVER,WA,98682
Ad Hoc Payment	Check	30137	3/4/2026	74.49	Bingold,Ryan	6103 NE 41ST CIR ,VANCOUVER,WA,98661
Ad Hoc Payment	Check	30138	3/4/2026	55.71	Burson,N Douglas	8812 NE 60TH ST ,VANCOUVER,WA,98662
Ad Hoc Payment	Check	30139	3/4/2026	8.89	Cox,Verdie	5229 NW ESTHER ST ,VANCOUVER,WA,98663
Ad Hoc Payment	Check	30140	3/4/2026	38.56	Deborah or Robert Tanner	9308 NE 73RD ST ,VANCOUVER,WA,98662
Ad Hoc Payment	Check	30141	3/4/2026	139.70	Dutcher,Kelly or Tracy	10417 SE 10TH ST ,VANCOUVER,WA,98664
Ad Hoc Payment	Check	30142	3/4/2026	123.70	Estate of Judt Ann Stober	1304 SE 132ND AVE ,VANCOUVER,WA,98683
Ad Hoc Payment	Check	30143	3/4/2026	3,494.72	Estate of Kathleen Henrickson	615 W 21ST ST ,VANCOUVER,WA,98660
Ad Hoc Payment	Check	30144	3/4/2026	168.72	Estate of Laretta Scobba	8501 NE LEWIS DR ,VANCOUVER,WA,98662
Ad Hoc Payment	Check	30145	3/4/2026	201.47	Ford,Toby or Christyanne	6001 NW PERTHSHIRE RD ,VANCOUVER,WA,98663
Ad Hoc Payment	Check	30146	3/4/2026	87.46	Fox Friedman,Barbara	6628 NE 75TH ST ,VANCOUVER,WA,98661
Ad Hoc Payment	Check	30147	3/4/2026	217.44	Fuller,Austin	4501 NE 50TH AVE ,VANCOUVER,WA,98661
Ad Hoc Payment	Check	30148	3/4/2026	109.11	Gibson,Randy	5229 NW ESTHER ST ,VANCOUVER,WA,98663
Ad Hoc Payment	Check	30149	3/4/2026	29.50	Gunnar Penikis or Anne Garztka	2218 NE 115TH CT ,VANCOUVER,WA,98684
Ad Hoc Payment	Check	30150	3/4/2026	35.52	Kibukevich,Andrey or Alexandra	6504 NE 66TH AVE ,VANCOUVER,WA,98661
Ad Hoc Payment	Check	30151	3/4/2026	272.00	Kreykes,Melissa	16315 NE 36TH ST ,VANCOUVER,WA,98682
Ad Hoc Payment	Check	30152	3/4/2026	363.24	Linquist,Christina	1513 SE 186TH CT ,VANCOUVER,WA,98683
Ad Hoc Payment	Check	30153	3/4/2026	95.21	Maritzen,Matthew or Samantha	19509 SE 33RD ST ,CAMAS,WA,98607
Ad Hoc Payment	Check	30154	3/4/2026	58.54	Mark Weber or Paula Terry	16522 NE 92ND CIR ,VANCOUVER,WA,98682
Ad Hoc Payment	Check	30155	3/4/2026	40.83	McNally,Judy	7410 NE 148TH AVE ,VANCOUVER,WA,98682

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INVOICE PAYMENTS REPORT

Payment Category	Payment Type	Transaction Reference	Payment Date	Payment Amount	Payment Payee	Memo
Ad Hoc Payment	Check	30156	3/4/2026	143.00	Mertie Duncan or George Thomas	522 SE 157TH AVE ,VANCOUVER,WA,98684
Ad Hoc Payment	Check	30157	3/4/2026	119.77	Muresan,John	4109 NE 106TH AVE ,VANCOUVER,WA,98682
Ad Hoc Payment	Check	30158	3/4/2026	105.89	Nylund Inc	7921 NE LOOWIT LOOP ,VANCOUVER,WA,98662
Ad Hoc Payment	Check	30159	3/4/2026	851.23	Plotner,Martin or Michelle	105 SANTA FE DR ,VANCOUVER,WA,98661
Ad Hoc Payment	Check	30160	3/4/2026	110.00	Radical Enterprises Inc	6114 NW CHERRY ST ,VANCOUVER,WA,98663
Ad Hoc Payment	Check	30161	3/4/2026	151.69	Spengler,Enysa	3401 NE POWERS CT ,VANCOUVER,WA,98682
Supplier Payment	Check	30162	3/4/2026	160.00	Airgas, Inc	
Supplier Payment	Check	30163	3/4/2026	798.00	Allegheny Answering Services	
Supplier Payment	Check	30164	3/4/2026	8,244.00	Allegis Group Holdings Inc - Remit-To: TekSystems Inc - Atlanta	
Supplier Payment	Check	30165	3/4/2026	9,723.85	AT & T Mobility National Accounts LLC - Remit-To: AT & T Mobility	
Supplier Payment	Check	30166	3/4/2026	11,046.55	Boulder Crest Foundation	
Supplier Payment	Check	30167	3/4/2026	5,308.00	Cascade Inn	
Supplier Payment	Check	30168	3/4/2026	670.49	Cellco Partnership - Remit-To: Cellco - Dallas	
Supplier Payment	Check	30169	3/4/2026	13,121.00	Century West Engineering Corp	
Supplier Payment	Check	30170	3/4/2026	651.32	Chicago Title Company of WA	
Supplier Payment	Check	30171	3/4/2026	44.93	Cintas	
Supplier Payment	Check	30172	3/4/2026	21,352.80	Clark County Fire District 5	
Supplier Payment	Check	30173	3/4/2026	3,916.80	Clark County Gun Club	
Supplier Payment	Check	30174	3/4/2026	37,886.34	Clark County - Remit-To: Clark County - Treasurer Vancouver	
Supplier Payment	Check	30175	3/4/2026	450.00	Clark County Title Company - Remit-To: Clark County - Reconveyance Fees	
Supplier Payment	Check	30176	3/4/2026	130.00	Clark County Utilities Coordinating Council	
Supplier Payment	Check	30177	3/4/2026	102,241.47	Clary Longview LLC	
Supplier Payment	Check	30178	3/4/2026	21,889.47	Columbia Precast Products, LLC	
Supplier Payment	Check	30179	3/4/2026	11,287.54	Core and Main LP - Remit-To: Core and Main LP	
Supplier Payment	Check	30180	3/4/2026	49,740.30	CUES Inc - Remit-To: CUES Inc - Cincinnati	
Supplier Payment	Check	30181	3/4/2026	6,615.00	Davidson Benefits Planning	
Supplier Payment	Check	30182	3/4/2026	12,829.18	Elite Contracting Co Inc	
Supplier Payment	Check	30183	3/4/2026	22,135.00	Engineering Systems Inc.	
Supplier Payment	Check	30184	3/4/2026	56.58	Experian Marketing Solutions - Remit-To: Experian - Los Angeles	
Supplier Payment	Check	30185	3/4/2026	2,162.94	Field & Floral Design	
Supplier Payment	Check	30186	3/4/2026	525.00	Frank Woodbery	
Supplier Payment	Check	30187	3/4/2026	1,729.07	Genuine Parts Company - Remit-To: NAPA - Vancouver	
Supplier Payment	Check	30188	3/4/2026	8,704.00	Global Payments Inc	
Supplier Payment	Check	30189	3/4/2026	24,279.83	Harper Houf Peterson Righellis Inc	
Supplier Payment	Check	30190	3/4/2026	2,806.45	Howmedica Osteonics Corp	
Supplier Payment	Check	30191	3/4/2026	345.49	J-2 Blueprint Supply Co.	
Supplier Payment	Check	30192	3/4/2026	2,754.27	J Frank Schmidt and Son Co	
Supplier Payment	Check	30193	3/4/2026	4,248.67	J Frank Schmidt and Son Co - Remit-To: J Frank Schmidt and Son Co	
Supplier Payment	Check	30194	3/4/2026	1,620.00	Kramer Gehlen & Associates	
Supplier Payment	Check	30195	3/4/2026	1,191.35	Lakeside Industries Inc - Remit-To: Lakeside - LB Seattle	
Supplier Payment	Check	30196	3/4/2026	2,628.33	Lakeyland Inc	
Supplier Payment	Check	30197	3/4/2026	5,090.46	Lower Columbia Estuary Partnership	
Supplier Payment	Check	30198	3/4/2026	1,653.75	Message Gears LLC	
Supplier Payment	Check	30199	3/4/2026	70,715.32	Motorola Solutions Inc	
Supplier Payment	Check	30200	3/4/2026	14,144.00	MSDS Online Inc	
Supplier Payment	Check	30201	3/4/2026	10,886.60	Northwest Natural Gas Company - Remit-To: NW Natural - Portland	
Supplier Payment	Check	30202	3/4/2026	5,727.16	Parametrix, Inc	
Supplier Payment	Check	30203	3/4/2026	9,059.78	Parkeon	
Supplier Payment	Check	30204	3/4/2026	655.00	Quality Counts LLC	
Supplier Payment	Check	30205	3/4/2026	10,425.60	SafeFire LLC	
Supplier Payment	Check	30206	3/4/2026	8,925.00	Salmon Creek Koelsch Operations LLC	
Supplier Payment	Check	30207	3/4/2026	7,650.27	Scott Edwards Architecture LLP	

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INVOICE PAYMENTS REPORT

Payment Category	Payment Type	Transaction Reference	Payment Date	Payment Amount	Payment Payee	Memo
Supplier Payment	Check	30208	3/4/2026	1,027,515.63	Software House International SHI - Remit-To: SHI - Dallas	
Supplier Payment	Check	30209	3/4/2026	14,989.86	Stantec Consulting Services Inc - Remit-To: Stantec - Chicago	
Supplier Payment	Check	30210	3/4/2026	301.00	State of Washington Department of Licensing - Remit-To: Notary Public Program	
Supplier Payment	Check	30211	3/4/2026	54.06	State of Washington Department of Transportation - Remit-To: WADOT - PO Box 47305	
Supplier Payment	Check	30212	3/4/2026	16.28	Stericycle Inc - Remit-To: Shred-It	
Supplier Payment	Check	30213	3/4/2026	65.75	Stericycle Inc - Remit-To: Shred-It	
Supplier Payment	Check	30214	3/4/2026	65.75	Stericycle Inc - Remit-To: Shred-It	
Supplier Payment	Check	30215	3/4/2026	35,751.23	Summit Law Group	
Supplier Payment	Check	30216	3/4/2026	9,213.00	Tiberius Solutions	
Supplier Payment	Check	30217	3/4/2026	280.00	T-Mobile	
Supplier Payment	Check	30218	3/4/2026	51.00	Totalsir LLC	
Supplier Payment	Check	30219	3/4/2026	538.56	Traffic Safety Supply Co Inc	
Supplier Payment	Check	30220	3/4/2026	165.38	Transunion Risk & Alternative Data Solutions Inc	
Supplier Payment	Check	30221	3/4/2026	13,005.38	Triple J Enterprises, Inc.	
Supplier Payment	Check	30222	3/4/2026	2,097.79	Turner Electrical Services, LLC	
Supplier Payment	Check	30223	3/4/2026	10,000.00	United States Postal Service - Remit-To: USPS - First Data/Remitco - 52940558	
Supplier Payment	Check	30224	3/4/2026	4,878.87	Univar Solutions USA Inc - Remit-To: Supplier Univar Solutions USA Inc	
Supplier Payment	Check	30225	3/4/2026	5,519.02	Vancouver School District #37	
Supplier Payment	Check	30226	3/4/2026	7,309.65	Vector Solutions	
Supplier Payment	Check	30227	3/4/2026	171.97	Vestis Group, Inc - Remit-To: Vestis - Pasadena	
Supplier Payment	Check	30228	3/4/2026	335,606.77	Vigor Works LLC	
Supplier Payment	Check	30229	3/4/2026	244.80	W.B. Sprague Co. Inc.	
Supplier Payment	Check	30230	3/4/2026	1,783.98	Walter E Nelson Company	
Supplier Payment	Check	30231	3/4/2026	8,739.08	Waste Connections of Washington - Remit-To: Waste Connections - Vancouver	
Supplier Payment	Check	30232	3/4/2026	7,399.50	WELL Cogir Tenant III LLC	
Supplier Payment	Check	30233	3/4/2026	240.00	W Todd Pascoe	
			Check	**4,645,523.71**		
Expense Payment	Direct Deposit	EFT-00340038	2/26/2026	42.32	John Kendall	Employee Reimbursement
Expense Payment	Direct Deposit	EFT-00340039	2/26/2026	132.88	James Allen	Employee Reimbursement
Expense Payment	Direct Deposit	EFT-00340040	2/26/2026	55.21	Anne McEnerny-Ogle	Employee Reimbursement
Expense Payment	Direct Deposit	EFT-00340041	2/26/2026	170.95	Ryan Laddusaw	Employee Reimbursement
Expense Payment	Direct Deposit	EFT-00340042	2/26/2026	158.70	Connor Rock	Employee Reimbursement
Expense Payment	Direct Deposit	EFT-00340043	2/26/2026	105.00	Richard Brannan	Employee Reimbursement
Expense Payment	Direct Deposit	EFT-00340044	2/26/2026	408.85	Shane LaBeck	Employee Reimbursement
Expense Payment	Direct Deposit	EFT-00340045	2/26/2026	309.58	Aaron Lande	Employee Reimbursement
Expense Payment	Direct Deposit	EFT-00340046	2/26/2026	92.00	Scott Kovach	Employee Reimbursement
Expense Payment	Direct Deposit	EFT-00340047	2/26/2026	427.05	Erik Paulsen	Employee Reimbursement
Expense Payment	Direct Deposit	EFT-00340048	2/26/2026	206.71	Eugene Chargualaf	Employee Reimbursement
Expense Payment	Direct Deposit	EFT-00340049	2/26/2026	48.00	Stephanie Crane	Employee Reimbursement
Expense Payment	Direct Deposit	EFT-00340050	2/26/2026	24.66	Philip Lavine	Employee Reimbursement
Expense Payment	Direct Deposit	EFT-00340051	2/26/2026	1,046.00	Shane Orem	Employee Reimbursement
Expense Payment	Direct Deposit	EFT-00340052	2/26/2026	250.00	Joseph Cathey	Employee Reimbursement
Expense Payment	Direct Deposit	EFT-00340053	2/26/2026	549.74	Heidi Scarpelli	Employee Reimbursement
Cash Advance Payment	Direct Deposit	EFT-00340054	2/26/2026	360.00	Daphine Harris	Travel Advance
Cash Advance Payment	Direct Deposit	EFT-00340055	2/26/2026	430.00	Jamie Haske	Travel Advance
Cash Advance Payment	Direct Deposit	EFT-00340056	2/26/2026	430.00	James Porter	Travel Advance
Cash Advance Payment	Direct Deposit	EFT-00340057	2/26/2026	360.00	Brandon Riedel	Travel Advance
Cash Advance Payment	Direct Deposit	EFT-00340058	2/26/2026	473.00	Rob Prociak	Travel Advance
Cash Advance Payment	Direct Deposit	EFT-00340059	2/26/2026	395.00	Nicole Vigil	Travel Advance
Cash Advance Payment	Direct Deposit	EFT-00340060	2/26/2026	303.75	James Dewey	Travel Advance
Cash Advance Payment	Direct Deposit	EFT-00340061	2/26/2026	232.50	Andrew Young	Travel Advance
Cash Advance Payment	Direct Deposit	EFT-00340062	2/26/2026	360.00	Ken Hess	Travel Advance
Cash Advance Payment	Direct Deposit	EFT-00340063	2/26/2026	816.50	Drew Klaetsch	Travel Advance
Expense Payment	Direct Deposit	EFT-00340064	2/26/2026	221.80	Daren Peterson	Employee Reimbursement
Expense Payment	Direct Deposit	EFT-00340065	2/26/2026	592.11	Ross Keys	Employee Reimbursement
Expense Payment	Direct Deposit	EFT-00340066	2/26/2026	81.93	Zachary Witsberger	Employee Reimbursement
Cash Advance Payment	Direct Deposit	EFT-00340149	3/5/2026	301.50	Heidi Scarpelli	Travel Advance
Cash Advance Payment	Direct Deposit	EFT-00340150	3/5/2026	215.00	Colton Price	Travel Advance
Cash Advance Payment	Direct Deposit	EFT-00340151	3/5/2026	307.00	Nikki Chen	Travel Advance
Cash Advance Payment	Direct Deposit	EFT-00340152	3/5/2026	138.00	Nick Copley	Travel Advance
Cash Advance Payment	Direct Deposit	EFT-00340153	3/5/2026	301.50	Chad Lawry	Travel Advance
Expense Payment	Direct Deposit	EFT-00340154	3/5/2026	189.67	Matthew Hankins	Employee Reimbursement
Expense Payment	Direct Deposit	EFT-00340155	3/5/2026	83.96	Melissa Sager	Employee Reimbursement
Expense Payment	Direct Deposit	EFT-00340156	3/5/2026	185.51	Pete Adams	Employee Reimbursement
Expense Payment	Direct Deposit	EFT-00340157	3/5/2026	115.00	Bryan Edmiston	Employee Reimbursement

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INVOICE PAYMENTS REPORT

Payment Category	Payment Type	Transaction Reference	Payment Date	Payment Amount	Payment Payee	Memo
Expense Payment	Direct Deposit	EFT-00340158	3/5/2026	157.75	James Correll	Employee Reimbursement
Expense Payment	Direct Deposit	EFT-00340159	3/5/2026	149.05	Gerardo Mendoza	Employee Reimbursement
Expense Payment	Direct Deposit	EFT-00340160	3/5/2026	162.29	Tom Randall	Employee Reimbursement
Expense Payment	Direct Deposit	EFT-00340161	3/5/2026	152.32	Matthew McElveen	Employee Reimbursement
Expense Payment	Direct Deposit	EFT-00340162	3/5/2026	185.97	Sean Hansen	Employee Reimbursement
Expense Payment	Direct Deposit	EFT-00340163	3/5/2026	247.92	Robert Snow	Employee Reimbursement
Expense Payment	Direct Deposit	EFT-00340164	3/5/2026	135.98	John Scukanec	Employee Reimbursement
Expense Payment	Direct Deposit	EFT-00340165	3/5/2026	108.00	Nathanael Bambilla	Employee Reimbursement
Expense Payment	Direct Deposit	EFT-00340166	3/5/2026	141.00	Casey Hoodenpyl	Employee Reimbursement
Expense Payment	Direct Deposit	EFT-00340167	3/5/2026	175.58	Marcus Cannon	Employee Reimbursement
Expense Payment	Direct Deposit	EFT-00340168	3/5/2026	235.00	Cole Larson	Employee Reimbursement
Expense Payment	Direct Deposit	EFT-00340169	3/5/2026	150.00	Michael Summerhill	Employee Reimbursement
Expense Payment	Direct Deposit	EFT-00340170	3/5/2026	96.94	Brian Viles	Employee Reimbursement
Expense Payment	Direct Deposit	EFT-00340171	3/5/2026	180.00	Lauren DiPalma	Employee Reimbursement
			Direct Deposit	**13,199.18**		
Supplier Payment	EFT	EFT-00339990	2/25/2026	26,098.36	Allegiance Benefit Plan Management Inc (COBRA)	
Supplier Payment	EFT	EFT-00339991	2/25/2026	1,293.36	Vancouver Command Guild	
Supplier Payment	EFT	EFT-00339992	2/25/2026	187.35	Legal Shield	
Supplier Payment	EFT	EFT-00339993	2/25/2026	33,028.68	IAFF Local #452	
Supplier Payment	EFT	EFT-00339994	2/25/2026	12,743.38	Vancouver Police Officer Guild	
Supplier Payment	EFT	EFT-00340067	2/26/2026	2,328.48	Rock Creek Communications, LLC	
Supplier Payment	EFT	EFT-00340068	2/26/2026	11,651.83	Fehr & Peers	
Supplier Payment	EFT	EFT-00340069	2/26/2026	377.00	Marten Law LLP	
Supplier Payment	EFT	EFT-00340070	2/26/2026	8,340.00	The Arts Centered	
Supplier Payment	EFT	EFT-00340071	2/26/2026	5,713.54	SiteCrafting Inc	
Supplier Payment	EFT	EFT-00340072	2/26/2026	21,958.12	Wallis Engineering PLLC - Remit-To: Wallis Engineering	
Supplier Payment	EFT	EFT-00340073	2/26/2026	78,295.39	T2 Systems Inc - Remit-To: T2- Atlanta	
Supplier Payment	EFT	EFT-00340074	2/26/2026	1,102.50	SC Beholdings LLC	
Supplier Payment	EFT	EFT-00340075	2/26/2026	23,605.51	YWCA Clark County	
Supplier Payment	EFT	EFT-00340076	2/26/2026	2,001.83	Craig and Julie Pfeifer	
Supplier Payment	EFT	EFT-00340077	2/26/2026	18,554.65	State of Washington Auditor's Office	
Supplier Payment	EFT	EFT-00340078	2/26/2026	3,683.75	Entre Prises USA Inc	
Supplier Payment	EFT	EFT-00340079	2/26/2026	28,745.99	Consolidated Electrical Distribution	
Supplier Payment	EFT	EFT-00340080	2/26/2026	5,620.40	Jasmine Alayadhi	
Supplier Payment	EFT	EFT-00340081	2/26/2026	7,143.34	Picard Corp	
Supplier Payment	EFT	EFT-00340082	2/26/2026	726.51	Northwest Staffing Resources Inc - Remit-To: Northwest Staffing Resources	
Supplier Payment	EFT	EFT-00340083	2/26/2026	1,181.97	Petris LLC	
Supplier Payment	EFT	EFT-00340084	2/26/2026	25,009.82	Vanquish Investment Group	
Supplier Payment	EFT	EFT-00340085	2/26/2026	3,968.63	Northwest Staffing Resources Inc - Remit-To: Northwest Staffing Resources	
Supplier Payment	EFT	EFT-00340086	2/26/2026	6,700.00	MAKERS architecture and urban design LLP	
Supplier Payment	EFT	EFT-00340087	2/26/2026	66,744.37	Live Love Outreach	
Supplier Payment	EFT	EFT-00340088	2/26/2026	434.50	KFPro, Inc	
Supplier Payment	EFT	EFT-00340089	2/26/2026	37,519.28	State of Washington Department of Enterprise Services	
Supplier Payment	EFT	EFT-00340090	2/26/2026	50,245.00	Colf Construction LLC	
Supplier Payment	EFT	EFT-00340091	2/26/2026	12,406.75	PBS Engineering and Environmental Inc	
Supplier Payment	EFT	EFT-00340092	2/26/2026	93,549.13	Pacific Federal Construction, LLC.	
Supplier Payment	EFT	EFT-00340093	2/26/2026	135.00	Performance Occupational Health Services, LLC	
Supplier Payment	EFT	EFT-00340094	2/26/2026	7,484.95	HDR Engineering, Inc - Remit-To: HDR Engineering - Chicago	
Supplier Payment	EFT	EFT-00340095	2/26/2026	268,416.87	Del Sol Inc	
Supplier Payment	EFT	EFT-00340096	2/26/2026	10,240.29	Distinctive Landscape LLC	
Supplier Payment	EFT	EFT-00340097	2/26/2026	989,152.61	Cascade Fire Equipment Corp	
Supplier Payment	EFT	EFT-00340098	2/26/2026	4,244.00	Sazan Group, Inc	
Supplier Payment	EFT	EFT-00340099	2/26/2026	27,663.45	Power Systems West LLC	
Supplier Payment	EFT	EFT-00340100	2/26/2026	22,013.50	McKinstry Co., LLC	
Supplier Payment	EFT	EFT-00340101	2/26/2026	740.01	Vatten Plumbing LLC - Remit-To: Vatten Plumbing LLC	
Supplier Payment	EFT	EFT-00340102	2/26/2026	84,311.66	Wilson Oil Inc. - Remit-To: Wilson Oil Inc	
Supplier Payment	EFT	EFT-00340103	2/26/2026	534.30	Lasko Printing Specialties Inc	
Supplier Payment	EFT	EFT-00340104	2/26/2026	9,375.00	Morgan Stanley Capital Managment LLC	
Supplier Payment	EFT	EFT-00340105	2/26/2026	49,156.11	Share	
Supplier Payment	EFT	EFT-00340106	2/26/2026	1,856.25	Avolve Software Corp	

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INVOICE PAYMENTS REPORT

Payment Category	Payment Type	Transaction Reference	Payment Date	Payment Amount	Payment Payee	Memo
Supplier Payment	EFT	EFT-00340107	2/26/2026	1,328.77	Loomis Armored US LLC	
Supplier Payment	EFT	EFT-00340108	2/26/2026	962.58	AMS Planning & Research Corp	
Supplier Payment	EFT	EFT-00340109	2/26/2026	73,207.87	Outsiderinn.org	
Supplier Payment	EFT	EFT-00340110	2/26/2026	54,648.67	Fourth Plain Forward	
Supplier Payment	EFT	EFT-00340111	2/26/2026	1,401,058.91	Skanska USA Building Inc	
Supplier Payment	EFT	EFT-00340112	2/26/2026	1,500.00	The Amy VanCamp Experience LLC	
Supplier Payment	EFT	EFT-00340113	2/26/2026	97,890.52	First Forty Feet LLC	
Supplier Payment	EFT	EFT-00340114	2/26/2026	155.03	Commonstreet Consulting, LLC	
Supplier Payment	EFT	EFT-00340115	2/26/2026	17,340.50	Tierra Right of Way Services LTD	
Supplier Payment	EFT	EFT-00340116	2/26/2026	38,250.00	Pacific Talent Inc	
Supplier Payment	EFT	EFT-00340117	2/26/2026	3,667.00	Bound Tree Medical LLC	
Supplier Payment	EFT	EFT-00340118	2/26/2026	10,329.63	Jacobs Engineering Group Inc	
Supplier Payment	EFT	EFT-00340119	2/26/2026	456,726.35	Tapani Inc	
Supplier Payment	EFT	EFT-00340120	2/26/2026	900.05	Solid Waste Systems	
Supplier Payment	EFT	EFT-00340121	2/26/2026	2,367.25	Terracon Consultants Inc - Remit-To: Terracon Consultans Inc	
Supplier Payment	EFT	EFT-00340122	2/26/2026	204.28	Waxie's Enterprises Inc	
Supplier Payment	EFT	EFT-00340123	2/26/2026	460.00	Universal Field Services Inc	
Supplier Payment	EFT	EFT-00340124	2/26/2026	210.00	Brad Piesch Aggressive Enterprises, Inc	
Supplier Payment	EFT	EFT-00340125	2/26/2026	38.06	Ziply Fiber	
Supplier Payment	EFT	EFT-00340126	2/26/2026	360.00	Rotschy Inc	
Supplier Payment	EFT	EFT-00340127	2/26/2026	258.00	Rapid Response Bio Clean Inc.	
Supplier Payment	EFT	EFT-00340128	2/26/2026	1,722.00	ICC Codification, Inc.	
Supplier Payment	EFT	EFT-00340129	2/26/2026	200.00	Amy Lynn Roark	
Supplier Payment	EFT	EFT-00340130	2/26/2026	64,764.34	Universal Protection Services, LP	
Supplier Payment	EFT	EFT-00340131	2/26/2026	2,728.00	BAE Urban Economics, Inc.	
Supplier Payment	EFT	EFT-00340172	3/5/2026	1,719.48	Western Water Works Supply Co Inc	
Supplier Payment	EFT	EFT-00340173	3/5/2026	2,872.32	Solid Waste Systems	
Supplier Payment	EFT	EFT-00340174	3/5/2026	12,957.56	Elite Truck School, Inc	
Supplier Payment	EFT	EFT-00340175	3/5/2026	164.23	SiteCrafting Inc	
Supplier Payment	EFT	EFT-00340176	3/5/2026	8,900.17	Ready Rebound, Inc.	
Supplier Payment	EFT	EFT-00340177	3/5/2026	4,461.92	Praxair Distribution Inc	
Supplier Payment	EFT	EFT-00340178	3/5/2026	15,364.26	Work Right NW	
Supplier Payment	EFT	EFT-00340179	3/5/2026	78,749.52	Outsiderinn.org	
Supplier Payment	EFT	EFT-00340180	3/5/2026	1,357.24	Otak Inc	
Supplier Payment	EFT	EFT-00340181	3/5/2026	2,062.75	Terracon Consultants Inc - Remit-To: Terracon Consultans Inc	
Supplier Payment	EFT	EFT-00340182	3/5/2026	6,026.23	MacKay & Sposito, LLC	
Supplier Payment	EFT	EFT-00340183	3/5/2026	72,652.42	Consor North America Inc - Remit-To: Consor North America	
Supplier Payment	EFT	EFT-00340184	3/5/2026	167,086.79	Rotschy Inc	
Supplier Payment	EFT	EFT-00340185	3/5/2026	135.00	Bureau Veritas North America, Inc.	
Supplier Payment	EFT	EFT-00340186	3/5/2026	13,752.32	Ferguson Enterprises - Remit-To: Ferguson - Dallas	
Supplier Payment	EFT	EFT-00340187	3/5/2026	10,890.73	Waxie's Enterprises Inc	
Supplier Payment	EFT	EFT-00340188	3/5/2026	8,340.00	The Arts Centered	
Supplier Payment	EFT	EFT-00340189	3/5/2026	704,428.10	Operations Management International Inc	
Supplier Payment	EFT	EFT-00340190	3/5/2026	23,204.17	Sarkinen Plumbing, Inc.	
Supplier Payment	EFT	EFT-00340191	3/5/2026	13,000.00	Andrews Terry Jeffers LLP	
Supplier Payment	EFT	EFT-00340192	3/5/2026	147,441.50	Sazan Group, Inc	
Supplier Payment	EFT	EFT-00340193	3/5/2026	946.56	McKinstry Co., LLC	
Supplier Payment	EFT	EFT-00340194	3/5/2026	403.74	Lasko Printing Specialties Inc	
Supplier Payment	EFT	EFT-00340195	3/5/2026	7,026.35	PBS Engineering and Environmental Inc	
Supplier Payment	EFT	EFT-00340196	3/5/2026	31,663.70	Wilson Oil Inc. - Remit-To: Wilson Oil Inc	
Supplier Payment	EFT	EFT-00340197	3/5/2026	1,408.08	Gap Supply - Remit-To: GAP Supply	
Supplier Payment	EFT	EFT-00340198	3/5/2026	8,106.00	Rapid Response Bio Clean Inc.	
Supplier Payment	EFT	EFT-00340199	3/5/2026	2,310.00	Brad Piesch Aggressive Enterprises, Inc	
Supplier Payment	EFT	EFT-00340200	3/5/2026	9,489.02	Northwest Staffing Resources Inc - Remit-To: Northwest Staffing Resources	
Supplier Payment	EFT	EFT-00340201	3/5/2026	14,300.00	The Exhibits Department, LLC	
Supplier Payment	EFT	EFT-00340202	3/5/2026	4,714.74	TMC Contractors LLC	
Supplier Payment	EFT	EFT-00340203	3/5/2026	4,950.00	BAE Urban Economics, Inc.	
Supplier Payment	EFT	EFT-00340204	3/5/2026	3,515.00	America Cleaning Solutions	
Supplier Payment	EFT	EFT-00340205	3/5/2026	7,230.04	Tapani Inc	
Supplier Payment	EFT	EFT-00340206	3/5/2026	6,164.23	Bound Tree Medical LLC	

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INVOICE PAYMENTS REPORT

Payment Category	Payment Type	Transaction Reference	Payment Date	Payment Amount	Payment Payee	Memo
Supplier Payment	EFT	EFT-00340207	3/5/2026	518.98	Distinctive Landscape LLC	
Supplier Payment	EFT	EFT-00340208	3/5/2026	2,718.91	RELX Inc. - Remit-To: LexisNexis - Chicago	
Supplier Payment	EFT	EFT-00340209	3/5/2026	7,250.00	Arbutus Consulting LLC	
Supplier Payment	EFT	EFT-00340210	3/5/2026	560.00	United Site Services of Nevada, Inc.	
Supplier Payment	EFT	EFT-00340211	3/5/2026	1,202.25	Allegiance Benefit Plan Management Inc (Pension and Flex).	
Supplier Payment	EFT	EFT-00340212	3/5/2026	22,858.78	Share	
Supplier Payment	EFT	EFT-00340213	3/5/2026	13,249.53	Nelson Nygaard Consulting Associates Inc - Remit-To: Nelson Nygaard Consulting Associates Inc	
Supplier Payment	EFT	EFT-00340214	3/5/2026	27,867.45	Northwest Royal Home Care	
Supplier Payment	EFT	EFT-00340215	3/5/2026	13,819.04	State of Washington Department of Enterprise Services	
Supplier Payment	EFT	EFT-00340216	3/5/2026	720,877.63	TCF Architecture, PLLC	
Supplier Payment	EFT	EFT-00340217	3/5/2026	1,853.00	Pacifica Law Group LLP - Remit-To: Pacifica Law Group	
Supplier Payment	EFT	EFT-00340218	3/5/2026	336,138.56	Colf Construction LLC	
Supplier Payment	EFT	EFT-00340219	3/5/2026	20,332.02	Clark EMS Physicians, LLC	
			EFT	**6,864,601.55**		
Supplier Payment	Manual Wire		2/18/2026	177.65	Bank of America N.A. - Remit-To: Account Analysis	
Supplier Payment	Manual Wire		2/19/2026	66,375.34	Paymentus Corporation	
Supplier Payment	Manual Wire		2/20/2026	7,380.76	Superion, LLC	
Supplier Payment	Manual Wire		2/24/2026	2,886.00	State of Washington Department of Licensing - Remit-To: DOL - Seattle Remit	
Supplier Payment	Manual Wire		2/24/2026	100,317.98	Amwins Group, Inc.	
Supplier Payment	Manual Wire		2/25/2026	74,677.71	State of Washington Department of Retirement Systems (DRS)	
Supplier Payment	Manual Wire		2/25/2026	27,625.00	Washington State Firefighters	
Supplier Payment	Manual Wire		2/25/2026	11,668.24	Western States Health & Welfare Trust	
Supplier Payment	Manual Wire		2/25/2026	383,157.15	International City Management Association Retirement Corporation	
Supplier Payment	Manual Wire		2/25/2026	586.00	Oregon SDU	
Supplier Payment	Manual Wire		2/25/2026	29,810.00	Vancouver Firefighters Union Health & Welfare Trust	
Supplier Payment	Manual Wire		2/25/2026	6,357.98	Washington SDU	
Supplier Payment	Manual Wire		2/26/2026	75,744.12	Liberty Mutual Group Inc.	
Supplier Payment	Manual Wire		2/26/2026	1,343,238.52	Internal Revenue Service	
Supplier Payment	Manual Wire		2/26/2026	6,265.00	KFPro, Inc	
Supplier Payment	Manual Wire		2/26/2026	224,544.93	State of Washington Department of Revenue	
Supplier Payment	Manual Wire		2/27/2026	52,823.75	State of Oregon Department of Revenue	
Supplier Payment	Manual Wire		2/27/2026	824,658.91	State of Washington Department of Retirement Systems (DRS)	
Supplier Payment	Manual Wire		2/27/2026	1,040.20	Washington Dental Service	
Supplier Payment	Manual Wire		2/27/2026	512.82	Blue Cross Blue Shield of Oregon	
Supplier Payment	Manual Wire		2/27/2026	7,242.93	Internal Revenue Service	
Supplier Payment	Manual Wire		2/27/2026	18,726.47	Bank Of America N.A. - Remit-To: Charlotte NC	
Supplier Payment	Manual Wire		3/1/2026	14,949.17	Global Payments Inc	
Supplier Payment	Manual Wire		3/2/2026	2,607.82	Internal Revenue Service	
Supplier Payment	Manual Wire		3/3/2026	283,786.27	Western States Health & Welfare Trust	
Supplier Payment	Manual Wire		3/3/2026	671,630.13	Vancouver Firefighters Union Health & Welfare Trust	
Supplier Payment	Manual Wire		3/4/2026	39.00	KFPro, Inc	
Supplier Payment	Manual Wire		3/4/2026	1,142,593.48	Clark County - Remit-To: Clark County - Treasurer Vancouver	
Supplier Payment	Manual Wire		3/4/2026	38,250.69	Liberty Mutual Group Inc.	
Supplier Payment	Manual Wire		3/5/2026	14,929.31	Blue Cross Blue Shield of Oregon	
			Manual Wire	**5,434,603.33**		
			Checks	**4,645,523.71**		
			Direct Deposit	**13,199.18**		
			EFT	**6,864,601.55**		
			3/2/2026	10,099.99	City Payments	Posted 02-23-26 - 03-01-26
			3/9/2026	494,291.20	City Payments	Posted 03-02-26 - 03-08-26

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INVOICE PAYMENTS REPORT

Payment Category	Payment Type	Transaction Reference	Payment Date	Payment Amount	Payment Payee	Memo
			Hansen Total	**504,391.19**		
			3/2/2026	529.47	Miscellanous	Parks Class Refunds FCC 02-23-26 - 03-01-26
			3/2/2026	1,075.00	Miscellanous	Parks Class Refunds MCC 02-23-26 - 03-01-26
			3/9/2026	2,382.50	Miscellanous	Parks Class Refunds FCC 03-02-26 - 03-08-26
			3/9/2026	592.03	Miscellanous	Parks Class Refunds MCC 03-02-26 - 03-08-26
			VISA Total	**4,579.00**		
			Payroll Total	**4,467,681.63**		
			GRAND TOTAL	**21,934,579.59**		

*Please contact Procurement Services if you would like to review the justification for EMERGENCY procurement.

City of Vancouver
Payroll Council Report
February 23, 2026 - March 08, 2026

Check No.	Date	Explanation	Amount	
3287 - 3298	02/25/26	February 25 Payroll	$	3,848.52
338045 - 339989	02/25/26	February 25 Direct Deposits	$	4,399,479.22
340132 - 340132	02/26/26	02/26/26 On Demand	$	82.65
3304	02/26/26	02/26/26 On Demand	$	12,134.07
3299 - 3303	02/27/26	02 2026 Pension Payroll	$	7,946.11
339995 - 340037	02/27/26	02 2026 Pension Direct Deposits	$	44,191.06

$ 4,467,681.63