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
June 8, 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.

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. June 8, 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 June 8, 2026. Instructions will be provided on-site. Register to testify online. Online registration is open until 12:00 p.m. on June 8, 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: 5:00-6:00 p.m.

Vancouver City Hall - Council Chambers - 415 W 6th Street, Vancouver WA

Arts Hub Design Process Update
(Approximately 1 hour)

David Perlick, Director of Parks, Recreation and Cultural Services, Kevin Kearns, david.perlick@cityofvancouver.us

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

Regular Council Meeting

6:30 PM
Vancouver City Hall - Council Chambers - 415 W 6th Street, Vancouver WA

Pledge of Allegiance

Call to Order and Roll Call

Approval of Minutes

Minutes - May 18, 2026

Minutes - June 1, 2026

Proclamations

Ride Transit Month

Tourette Syndrome Awareness 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. Contract Award - Enterprise Agreement (EA) for GIS Software and Services with Environmental Systems Research Institute, Inc. (Esri)

Staff Report: 113-26

Request: On Monday, June 8, 2026, authorize the City Manager, or designee, to execute an enterprise agreement between the City of Vancouver and Esri for an estimated amount not to exceed $392,912.

Amandeep Singh, GIS and Data Manager, Patrick Gilbride, IT Director, Aman.Singh@cityofvancouver.us, patrick.gilbride@cityofvancouver.us

2. Contract Amendment – Sixth Amendment to Design Contract with TCF Architecture for New Public Works Operations Campus – C-101028

Staff Report: 114-26

Request: On Monday, June 8, 2026, authorize the City Manager, or designee, to execute Amendment No. 6 to contract C-101028 between the City of Vancouver and TCF Architecture. Increase the not-to-exceed amount by $2,131,499 to a total of

$17,505,385.

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

3. Contract Amendment – Fifth Amendment to with General Contractor/Construction Manager Contract with Skanska Construction for New Public Works Operations Campus – C-101991

Staff Report: 115-26

Request: On Monday, June 8, 2026, authorize the City Manager, or designee, to execute Amendment No. 5 to contract C-101991 between the City of Vancouver and Skanska Construction. Increase the not-to-exceed amount by $3,765,891 to a total of $18,687,995.

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

4. Lease Amendment - Sixth Amendment to Office Lease with Apple, Inc.

Staff Report: 116-26

Request: On Monday, June 8, 2026, approve and ratify the attached Sixth Amendment to the office lease between the City of Vancouver and Apple, Inc. and authorize the City Manager, or designee, to execute the agreement.

Linda Carlson, Property Management Specialist, linda.carlson@cityofvancouver.us

5. Lease Agreement - Slocum House

Staff Report: 117-26

Request: On Monday, June 8, 2026, approve and ratify the attached Slocum House Lease Agreement between the City of Vancouver and Vancouver Farmer's Market and authorize the City Manager, or designee, to execute the agreement.

Linda Carlson, Property Management Specialist, linda.carlson@cityofvancouver.us

6. Lease Agreement - City of Vancouver and Clark County Historical Society

Staff Report: 118-26

Request: On Monday, June 8, 2026, approve and ratify the attached agreement between the City of Vancouver and Clark County Historical Society for the operation of the Clark County Historical Museum, and authorize the City Manager, or designee, to execute the agreement.

Linda Carlson, Property Management Specialist, linda.carlson@cityofvancouver.us

7. Ordinance Amending Vancouver Municipal Code 14.26 Water Resources Protection

AN ORDINANCE relating to water resources protection by establishing development regulations and minimum standards to reduce the risks of contaminants entering water resources amending

sections 14.26.100, 14.26.110, 14.26.112, 14.26.130 and 14.26.135 and adding section 14.26.137 of the Vancouver Municipal Code (VMC).

Staff Report: 119-26

Request: On Monday, June 8, 2026, advance the ordinance, setting the date for the second reading and public hearing for Monday, June 15, 2026.

Kris Olinger, Utility Engineering Program Manager, kris.olinger@cityofvancouver.us

8. Ordinance Amending Vancouver Municipal Code (VMC) Section 7.04.020 "Pedestrian Interference"

AN ORDINANCE of the City of Vancouver amending Vancouver Municipal Code Section 7.04.020 “Pedestrian Interference”; providing for severability; and setting an effective date.

Staff Report: 105-26

Request: On Monday, June 8, 2026, approve the ordinance on first reading, setting date of second reading and public hearing for June 15, 2026.

Aaron Lande, Assistant City Manager, aaron.lande@cityofvancouver.us

9. Interim Control Ordinance Suspending Collection of Evergreen School District Impact Fees

AN ORDINANCE adopting an interim official control pursuant to RCW 36.70A.390 relating to the Evergreen School District Capital Facilities Plan adopted as part of the City of Vancouver Comprehensive Plan in accordance with VMC 20.915.060 and imposing a moratorium on the calculation and collection of school impact fees by the City of Vancouver for Evergreen School District under Vancouver Municipal Code 20.915.060 for the duration of six months, based on and adopting certain findings of fact justifying this action, and establishing an immediate effective date.

Staff Report: 120-26

Request: On Monday, June 8, 2026, adopt an interim control ordinance suspending the Evergreen School District Capital Facilities Plan currently adopted in the City's Comprehensive Plan and imposing a six-month moratorium on the City's collection of Evergreen School District Impact Fees on all residential development within the district boundaries, effective immediately and subject to final Council action following a public hearing to be held no later than 60 days from June 8, 2026.

Chad Eiken, Community Development Director, Rebecca Rude, Deputy City Attorney, chad.eiken@cityofvancouver.us, becky.rude@cityofvancouver.us

10. Aviation Advisory Committee Appointment

Request: On Monday, June 8, 2026, reappoint Brittany Sulitzer and appoint Joanne Landry to full-term positions with terms beginning immediately and expiring June 30, 2029, on the Aviation Advisory Committee.

Subcommittee 2

11. Clark County Historic Preservation Commission Appointment

Request: On Monday, June 8, 2026, reappoint Rob Thomas and John Zingale to full-term positions representing the city seats on the Clark County Historic Preservation Committee, with a term beginning June 30, 2026, and expiring June 30, 2029.

Subcommittee 2

12. Lodging Tax Advisory Committee Appointment

Request: On Monday, June 8, 2026, appoint Luke Geisel and Angie Hildebrant to mid-term generator positions on the Lodging Tax Advisory Committee with terms beginning immediately, and expiring December 31, 2027.

Subcommittee 1

13. Transportation and Mobility Commission Appointment

Request: On Monday, June 8, 2026, appoint Rick Perez Keniston to a mid-term position for a person who has experience in the freight industry on the Transportation and Mobility Commission, with a term beginning immediately, and expiring December 31, 2027.

Subcommittee 2

14. Urban Forestry Commission Appointment

Request: On Monday, June 8, 2026, reappoint Jamie Beyer and Ammaar Akhtar to positions that would begin June 30, 2026, and expire June 30, 2030, and appoint Bianca Gonzalez to a mid-term position that would begin immediately and expire June 30, 2029.

Subcommittee 1

15. Approval of the Claim Vouchers

Request: Approve claim vouchers for June 8, 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

Vancouver arts hub: status update

David Perlick
Director
Parks, Recreation and Cultural Services

Kevin Kearns
Capital Projects Project Manager
General Services

opsis

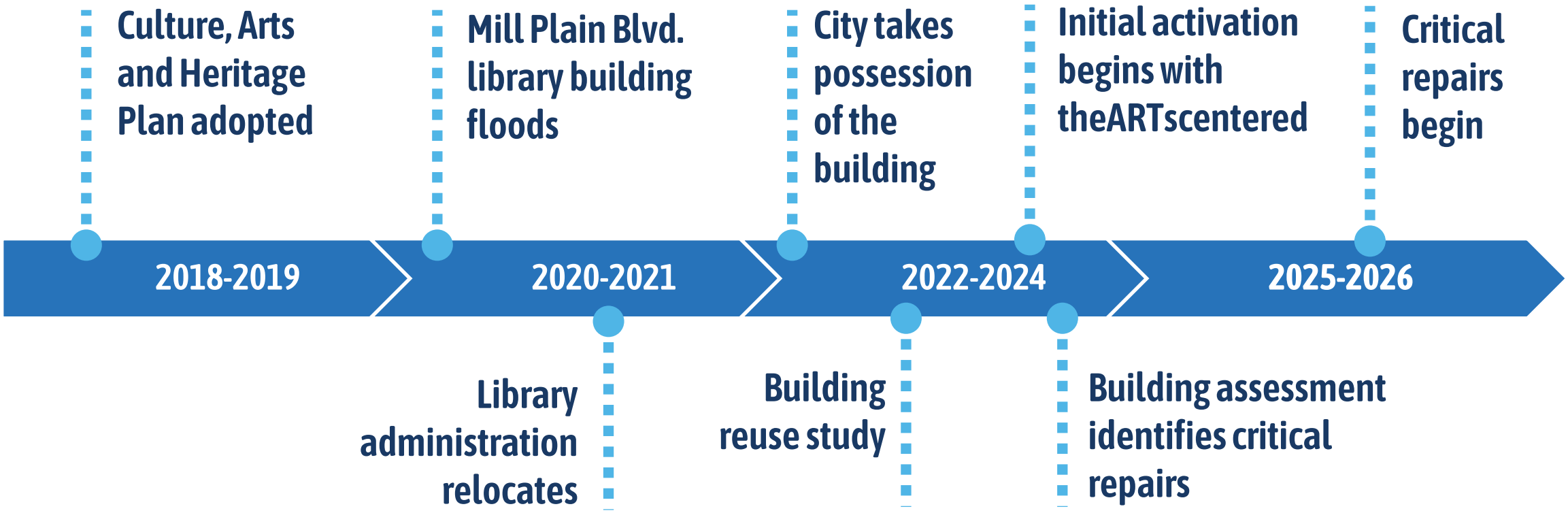
June 8, 2026



Agenda

- How we got here
- Learning from initial activation
- Project team and goals
- Current work
- Next steps

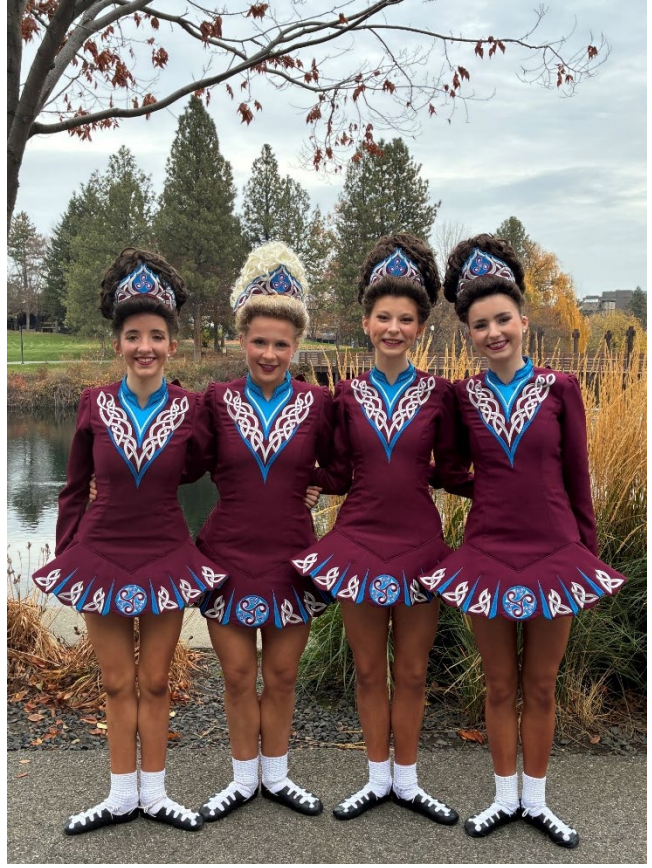
Creating the arts hub concept



Journey from historic library building to community arts hub

Goals for Initial Activation

- Open space to support current community needs
- Proof of concept for future operations
- Better understand community needs and capacity to inform the operating and design plans
- Build excitement and investment in the arts hub project









Outcomes of Initial Activation

- Established an environment that welcomes a wide range of local artists and organizations
- Stronger relationships and renewed trust are being built with the community
- Critical space was made available for artists and organizations to thrive









Project Team

opsis Conceptual Design

AMS PLANNING & RESEARCH Business and Operational Planning

framework Stakeholder and Community Outreach

Task 1 Outreach and Analysis

Task 2 Design & Implementation

- Community informed master plan



Engage and Analyze

AMS / Framework

Engage

- Build on reuse study and initial activation
- Broaden community outreach

Analyze

- Develop program concept
- Operational strategy recommendations
- Financial operating forecast



Community Engagement

Process and early findings

- Review feedback from building reuse study and other relevant projects
- Identify gaps in outreach
- Re-engage past stakeholders to refine feedback
- Develop strategies to address gaps and deepen community input

Early Findings

- **Affordable**
- **Accessible and equitable**
- **Flexible spaces**
- **Integration into the existing arts ecosystem**
- **Open to the public as a gathering space**

Design and Operate

Opsis Architecture / AMS

Design

- Conceptual building layout
- Initial cost estimates
- Multi-phase implementation plan

Operate

- Identify lines of business
- Sustainable and scalable financial model
- Recommended operating framework



Project Schedule

April	May	June	July	August	September
Project Kickoff Information Gathering Stakeholder Interviews	Stakeholder Interviews Focus Groups	June 5 Open House Council Presentation June 8	Community Outreach	Community Outreach Council Presentation Aug. 17	Final Report



Next Steps

- Continued Community Engagement
- Develop Biennium Funding Request
- Workshop to Present Draft Report
- Final Report in Fall 2026

Discussion


OPERATIONS CENTER
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FORT VANCOUVER
REGIONAL LIBRARY
DISTRICT

City Council Meeting Minutes

Vancouver City Hall | Council Chambers | 415 W. 6th St.
PO Box 1995 | Vancouver, WA 98668-1995
cityofvancouver.us

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

May 18, 2026

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

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

The City Council Meeting was held on 5/18/2026 at 4:00 PM in the Vancouver City Hall, Aspen Room 415 West 6th Street, Vancouver, WA 98660.

Workshops were conducted in person in the Aspen Room of City Hall. Members of the public were invited to view the meeting in person, via the live broadcast on www.cvtv.org and CVTV cable channels 23 or HD 323, or on the City's Facebook page, or www.facebook.com/VancouverUS.

View the CVTV video recording, including presentations and discussion, for workshops at: https://www.cvtv.org/video/city-council-workshops-05-18-26-2026051012/

Portland International Airport Master Plan Update: Briefing from Port of Portland Staff
(Approximately 30 minutes)

Chad Eiken, Community Development Director, chad.eiken@cityofvancouver.us

Staff led Council through a discussion of the Portland International Airport Master Plan Update: Briefing from Port of Portland Staff.

Councilmember Perez joined the workshop remotely.

Climate Action Framework
(Approximately 1 hour, to immediately follow the previous workshop)

Rebecca Small, Senior Policy Analyst, rebecca.small@cityofvancouver.us

Staff led Council through a discussion of the Climate Action Framework.

Councilmember Perez joined the workshop remotely.

Fruit Valley for All Action Plan Update
(Approximately 30 minutes, to immediately follow the previous workshop)

Shannon Williams, Senior Planner, Paul Porter,
shannon.williams@cityofvancouver.us

Staff led Council through a discussion of the Fruit Valley for All Action Plan Update.

Councilmember Perez joined the workshop remotely.

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

This meeting was conducted as a hybrid meeting with in person and remote viewing and participation over video conference utilizing a GoToMeeting platform. Members of the public were invited to view the meeting in person, via the live broadcast on www.cvtv.org and CVTV cable channels 23 or HD 323, or on the City's Facebook page, www.facebook.com/VancouverUS. Public access and testimony on Consent Agenda items and under the Community Forum were also facilitated in person and via the GoToMeeting conference call.

Vancouver City Council meeting minutes are a record of the action taken by Council. To view the CVTV video recording, including presentations, testimony and discussion, for this meeting please visit: https://www.cvtv.org/video/vancouver-city-council-05-18-26-2026051014/

Electronic audio recording of City Council meetings are kept on file in the office of the City Clerk for a period of six years.

Pledge of Allegiance

Call to Order and Roll Call

The regular meeting of the Vancouver City Council was called to order at 6:30 p.m. by Mayor McEnerny-Ogle. This meeting was conducted as a hybrid meeting, including both in person and remotely over video conference.

Present: *Councilmember Harless, Councilmember Perez, Councilmember Fox, Councilmember Paulsen, Councilmember Stober, Councilmember Hansen, Mayor McEnerny-Ogle*

Absent: *None*

Councilmember Perez joined the meeting remotely.

Approval of Minutes

Minutes - May 11, 2026

Motion by Councilmember Hansen, seconded by Councilmember Fox, and Yes: 5, No: 0, Abstaining: 2, to approve the Meeting Minutes of May 11, 2026. Councilmembers Paulsen and Perez abstained from the vote.

Proclamations

Taiwanese American Heritage Week

Mayor McEnerny-Ogle read and presented a proclamation to Easton Lee, President of theTaiwanese Association of Greater Portland, Angela Liao, President of Formosa Association of Student Cultural Ambassadors of Oregon and Southwest Washington, CT Fu, former President of the Taiwanese Chamber of Commerce of Oregon and Southwest Washington, proclaiming May 10-16, 2026, as Taiwanese American Heritage Week.

Chuukese Heritage and Unity Day

Mayor McEnerny-Ogle read and presented a proclamation to Dania Otto, Executive Director of the Sakura 39ers Youth Association, proclaiming May 13, 2026, as Chuukese Heritage and Unity Day.

National Public Works Week

Mayor McEnerny-Ogle read and presented a proclamation to Rob Sumrall, Survey Specialist in Public Works with the City of Vancouver, proclaiming May 17-23, 2026, as National Public Works Week.

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.

Mayor McEnerny-Ogle opened Community Communication and received no testimony from community members regarding any matter on the agenda not scheduled for a Public Hearing.

There being no testimony, Mayor McEnerny-Ogle closed Community Communication.

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.

Council pulled item 2 for discussion.

Motion by Councilmember Paulsen, seconded by Councilmember Hansen, and Yes: 7, No: 0, Abstaining: 0, to approve Items 1, and 3-5 on the Consent Agenda.

Motion by Councilmember Hansen, seconded by Councilmember Paulsen, and Yes: 7, No: 0, Abstaining: 0, to approve Item 2 on the Consent Agenda.

1. Services Agreement - Water Station 1 PFAS Treatment System Preliminary Design Services - C-102245

Staff Report: 104-26

Request: On Monday, May 18, 2026, authorize the City Manager, or designee, to finalize and execute a services agreement between the City of Vancouver and Brown and Caldwell for an estimated amount not to exceed of $2,229,483; authorize the City Manager to take any legal action necessary to enforce the terms of the same.

Reed Crosson, Civil Engineer 1, Mehrin Selimgir, Water Engineering Manager, Reed.Crosson@cityofvancouver.us, Mehrin.Selimgir@cityofvancouver.us

Motion approved the request.

2. Ordinance Amending Vancouver Municipal Code (VMC) Section 7.04.020 "Pedestrian Interference"

AN ORDINANCE of the City of Vancouver amending Vancouver Municipal Code Section 7.04.020 “Pedestrian Interference”; providing for severability; and setting an effective date.

Staff Report: 105-26

Request: On Monday, May 18th, 2026, approve the ordinance on first reading, setting date of second reading and public hearing for June 1, 2026.

Aaron Lande, Assistant City Manager, Taylor Hallvik, Assistant City Attorney, aaron.lande@cityofvancouver.us, taylor.hallvik@cityofvancouver.us

Mayor McEnerny-Ogle read the title of the ordinance into the record.

Motion approved the request.

3. Parks and Recreation Advisory Commission Appointment

Request: On Monday, May 18, 2026, reappoint Jenny Thompson to a full-term on the Parks and Recreation Advisory Commission, with a term beginning July 31, 2026, and expiring July 30, 2029. And Appoint James Luce to a mid-term position beginning immediately, and expire July 30, 2027, and appoint Terah Ebie to a full-term position that would begin July 30, 2026, and expire July 30, 2029.

Mayor McEnerny-Ogle

Motion approved the request.

4. Salary Review Commission Appointment

Request: On Monday, May 18, 2026, approve the removal of Patricia Stepp and Margot Rice from the Salary Review Commission. To fill these positions, appoint Maria Leonard to a full-term position, with a term beginning immediately, and expiring December 31, 2030, and appoint Miranda Sulley to a mid-term position beginning immediately, and expiring December 31, 2027.

Mayor McEnerny-Ogle

Motion approved the request.

5. Approval of the Claim Vouchers

Request: Approve claim vouchers for May 18, 2026.

Motion approved claim vouchers in the amount of $11,195,212.74.

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.

Mayor McEnerny-Ogle opened the Community Forum and received testimony from the following community members regarding any matter:

- Hanif Collins, Vancouver

There being no further testimony, Mayor McEnerny-Ogle closed Community Forum.

Adjournment

7:35 p.m.

_____
Anne McEnerny-Ogle, Mayor

Attest:

_____
Lisa Brandl, City Clerk

The written comments below are those of the submitter alone and are not representative of the views of CVTV or the City of Vancouver, its elected or appointed officials, or its employees.

From: Magnolia Ferreyra
To: City Council
Subject: Fwd:
Date: Monday, May 11, 2026 5:03:43 PM
Attachments: Letter of support (1).docx

You don't often get email from [redacted]. Learn why this is important

---------- Forwarded message ---------
From: **Magnolia Ferreyra** <[redacted]>
Date: Mon, May 11, 2026 at 2:50 PM
Subject: Re: Ayúdenos a proteger los servicios para pequeños negocios en Vancouver
To: Kimberly Quiroz <[redacted]>

On Fri, May 8, 2026, 11:26 AM Kimberly Quiroz <[redacted]> wrote:

> Hola,
>
> La Cámara Metropolitana Hispana necesita su apoyo. La Ciudad de Vancouver está actualmente evaluando cómo distribuir fondos comunitarios para el próximo año, y es muy importante que escuchen directamente de los pequeños negocios y emprendedores a quienes servimos.
> No aprobar los fondos recomendados para HMC para el próximo año pudiera significar recortes o incluso la eliminación de algunos de nuestros programas y servicios aquí en Vancouver. Por eso necesitamos su ayuda para asegurar que estos fondos continúen y podamos seguir apoyando a nuestra comunidad empresarial.
> Adjuntamos una carta como ejemplo. Si desea usarla, por favor siéntase con la libertad de firmarla y enviarla, o utilizarla solamente como referencia y agregar cualquier otra información sobre cómo HMC le ha ayudado. También sería muy útil compartir un poco sobre su negocio y el impacto que este apoyo ha tenido para usted y su familia.
> Puede enviar la carta al siguiente correo:
> council@cityofvancouver.us
>
> Si es posible, le pedimos enviarla hoy o a más tardar el domingo.
>
> Adicionalmente, si desea apoyar aún más, puede asistir en persona al City Hall (415 W 6th St, Vancouver, WA 98660), piso 1, sala Aspen, este próximo lunes 11 de mayo a las 6:00 p.m., y compartir un mensaje breve (aproximadamente dos minutos) frente a la alcaldesa y el concejo para apoyar a la Cámara Hispana. Allí estaremos.
>
> Muchas gracias de antemano por su apoyo y por ayudarnos a seguir sirviendo a nuestra comunidad.

Kimberly Quiroz
Senior Business Developer

Hispanic Metropolitan Chamber
360-450-4380 ext. 512 | Hispanicmetrochamber.org
4400 NE 77th Ave. Vancouver Wa 98662 Suite: 275



Dear Mayor and Council Members,

I am writing to share how support from the Hispanic Metropolitan Chamber (HMC) has made a difference in my business and to express my support for continued investment in small business programs in the City of Vancouver.

With support from HMC, I was able to start my business, and navigate requirements. Their support has been consistent and accessible, especially as a small business owner.

Because of this, I have been able to open my doors.

Small businesses like mine benefit greatly from trusted, community-based organizations like HMC. Continued funding for this type of support helps businesses stay open, grow, and contribute to the local economy.

I respectfully encourage the City of Vancouver to continue investing in programs that support small businesses and expand access to technical assistance.

Thank you for your time and for your commitment to our local business community.

Sincerely,

Parakata Monarca(Magnolia Ferreyra)

Estimada Alcaldesa y Miembros del Concejo,

Le escribo para compartir cómo el apoyo de la Cámara Metropolitana Hispana (HMC) ha hecho una diferencia en mi negocio y para expresar mi apoyo a que la Ciudad de Vancouver continúe invirtiendo en programas para pequeños negocios.

Con el apoyo de HMC, pude iniciar mi negocio y entender los requisitos necesarios. Su apoyo ha sido constante y accesible, especialmente como pequeño empresario.

From: Sassy Blue
To: City Council
Subject: A quien corresponda.
Date: Monday, May 11, 2026 4:12:47 PM

You don't often get email from [redacted]. Learn why this is important

Estimada Alcaldesa y Miembros del Concejo

Le escribo para compartir cómo el apoyo de la Cámara Metropolitana Hispana (HMC) ha hecho una diferencia en mi negocio ya que desde el día primero que fuimos a pedir una asesoría con la cámara nos ayudaron y nos dijeron los pasos que teníamos que hacer para comenzar nuestro pequeño negocio en la cuidad de Vancouver.
Por lo que considero que es muy importante tener al apoyo de la HMC en la cuidad para los negocios como el mío que necesitamos este tipo de lugares que son importantes para personas que no saben por dónde empezar tengan las herramientas.
Con el apoyo de HMC, pude iniciar mi negocio y entender los requisitos necesarios también Kimberly Quiroz (senior business adviser) nos a guiado a cumplir estos requisitos. Su apoyo ha sido constante y accesible, especialmente como pequeño empresario Gracias a esto, pude comenzar mi negocio en marzo de 2026 y hasta la fecha sigo recibiendo asesorías por parte de HMC.
Negocios como el mío se benefician mucho de contar con organizaciones comunitarias de confianza como HMC. Continuar invirtiendo en este tipo de apoyo ayuda a que los negocios se mantengan abiertos, crezcan y contribuyan a la economía local.
Respetuosamente, les animo a seguir invirtiendo en programas que apoyen a los pequeños negocios y amplíen el acceso a asistencia técnica.
Gracias por su tiempo y por su compromiso con nuestra comunidad empresarial.

Atentamente

Freshview cleaning services LLC

Dear Mayor and Council Members,

I am writing to share how the support of the Hispanic Metropolitan Chamber of Commerce (HMC) has made a difference in my business. From the very first day we went to the chamber for advice, they helped us and guided us through the steps we needed to take to start our small business in Vancouver.

Therefore, I believe it is very important to have the support of the HMC in the city for businesses like mine that need these kinds of resources, which are essential for people who don't know where to begin to have the tools they need.

With the support of the HMC, I was able to start my business and understand the necessary requirements. Kimberly Quiroz (senior business adviser) has also guided us in meeting these requirements. Her support has been constant and accessible, especially for a small business owner.

Thanks to this, I was able to start my business in March 2026, and to this day I continue to receive guidance from the HMC.

Businesses like mine benefit greatly from having trusted community organizations like the HMC. Continuing to invest in this type of support helps businesses stay open, grow, and contribute to the local economy.

I respectfully encourage you to continue investing in programs that support small businesses and expand access to technical assistance.

Thank you for your time and your commitment to our business community.

Sincerely, Freshview Cleaning Services LLC

From: Rosalba Quiroz
To: City Council
Subject: Petición de apoyo para la Cámara M Hispana (HMC)
Date: Monday, May 11, 2026 3:18:59 PM

You don't often get email from [redacted]. Learn why this is important

Dear Mayor and Council Members,

I am writing to share how support from the Hispanic Metropolitan Chamber (HMC) has made a difference in my childcare business and to express my support for continued investment in small business programs in the City of Vancouver.

With support from HMC, I was able to start my daycare and navigate the requirements needed to open and operate. Since then, they have continued to support me over the years as I manage and grow my business. Their guidance has been consistent and accessible throughout my journey as a childcare provider.

Because of this, I have been able to remain open and continue providing care to families in my community.

Childcare providers like me benefit greatly from trusted, community-based organizations like HMC. Continued funding for this type of support helps increase access to childcare, support working families, and strengthen our local economy.

I respectfully encourage the City of Vancouver to continue investing in programs that support small businesses and expand access to technical assistance.

Thank you for your time and for your commitment to our local business community.

Sincerely, Rosalba Quiroz Viveros

From: Darcy Hoffman
To: City Council
Cc: Miriam Halliday
Subject: Support for HMC + CDBG Funding
Date: Monday, May 11, 2026 2:45:01 PM
Attachments: image001.png

You don't often get email from [redacted]. Learn why this is important

To the Honorable Mayor and Members of the Vancouver City Council,

I am writing in strong support of continued Community Development Block Grant (CDBG) funding for the Hispanic Metropolitan Chamber's (HMC) technical assistance and small business support programs in the City of Vancouver.

Through Workforce Southwest Washington (WSW's) partnership with HMC, we have seen firsthand the organization's effectiveness in reaching and supporting small businesses that are often underserved by traditional business assistance systems. HMC has become a trusted and highly effective partner in engaging and supporting the small business community throughout our region.

HMC serves a wide range of small businesses across industries including childcare, construction, food services, janitorial services, retail, and many other essential businesses that help keep our local economy moving. Many of the businesses and local establishments our community frequents today have remained open, stabilized, or grown with the support and guidance of HMC.

Beyond technical assistance, HMC has become a trusted advocate for small businesses. Through community roundtables, direct outreach, and ongoing engagement with entrepreneurs, HMC consistently gathers feedback from business owners and helps elevate the real challenges small businesses are facing. This has allowed HMC to foster and create a strong ecosystem for entrepreneurs who often lack access to traditional business resources and networks. It also equips WSW with necessary information to better inform and shape our own workforce development programs to better support the communities HMC serves.

Programs such as HMC's Asset Protection initiative have provided culturally responsive and bilingual support to business owners navigating financial uncertainty, legal concerns, operational challenges, and long-term business sustainability. HMC meets businesses where they are and helps connect them to the tools, education, and resources needed to remain operational and resilient.

At a time when many small businesses continue to face economic pressures, continued investment in HMC through CDBG funding is critical. HMC's work not only supports individual businesses, but also strengthens neighborhoods, preserves jobs, activates commercial corridors, and contributes to the long-term economic health of the Vancouver community.

I encourage the City of Vancouver to continue supporting HMC's technical assistance

programs so they can continue their important role in supporting and advocating for small businesses throughout our region.



DARCY HOFFMAN (she/her/hers)
Chief Impact Officer [redacted] |
www.workforcesw.org
Workforce Southwest Washington
805 Broadway, Suite 412 | Vancouver, WA 98660
Follow us: Twitter | LinkedIn

From: gabriela mendoza
To: City Council
Subject: Support for Hispanic Metro chamber
Date: Monday, May 11, 2026 1:48:48 PM

No suele recibir correo electrónico de [redacted]. Por qué es esto importante

Dear Mayor and Council Members,

I am writing to share how support from the Hispanic Metropolitan Chamber (HMC) has made a difference in my business and to express my support for continued investment in small business programs in the City of Vancouver.

With support from HMC, I have been able to strengthen and grow my business while navigating ongoing requirements. Their support has been consistent and accessible, especially as a small business owner.

Because of this, I have been able to continue operating, adapt, and better serve my customers.

Small businesses like mine benefit greatly from trusted, community-based organizations like HMC. Continued funding for this type of support helps businesses stay open, grow, and contribute to the local economy.

I respectfully encourage the City of Vancouver to continue investing in programs that support small businesses and expand access to technical assistance.

Thank you for your time and for your commitment to our local business community.

Sincerely,
Gaby

Obtener Outlook para iOS

From: Andrea Forstag
To: City Council
Subject: Written Testimony
Date: Monday, May 11, 2026 1:19:14 PM
Attachments: HMC City of Vancouver.pdf

> You don't often get email from [redacted]. Learn why this is important

Good afternoon,

Please see attached our written testimony.

Thanks!

Andrea Forstag (She/Her/Ella)
Business Development Manager
Hispanic Metropolitan Chamber
(503)222-0280 ext.502 | https://hmccoregon.com/
Located in Portland, OR & Vancouver, WA



May 11, 2026

Dear Mayor and Councilmembers,

The Hispanic Metropolitan Chamber respectfully submits this testimony in support of continued investment in programs and resources that strengthen and stabilize small businesses in our community through CDBG funding.

For the past 32 years, the Hispanic Metropolitan Chamber has supported businesses across Oregon and Southwest Washington and today serves more than 700 small businesses. The primary industries served include restaurants, construction, childcare providers, and other professional services.

In alignment with the City of Vancouver's strategic priorities, the Chamber has expanded its efforts to better support the childcare and construction industries through technical assistance, business education, government contracting support, and industry-focused workshops. On June 3, the Chamber will host a childcare industry panel featuring experts who will provide guidance on licensing, operations, and available resources. A construction industry panel is also being planned for October.

Thanks to the support of the City of Vancouver, the Chamber has already seen meaningful success stories, including childcare providers who were able to purchase homes to continue operating and expanding their businesses. These investments create long-term stability not only for business owners, but also for the families and communities they serve.

Small businesses are the backbone of Vancouver's economy, and Latino-owned businesses—one of the fastest-growing segments of the local economy—continue to face significant challenges, including rising operating costs, reduced customer activity, and ongoing economic uncertainty. Many business owners are struggling to remain open, placing jobs, families, and neighborhood commercial corridors at risk.

Through CDBG funding, the Chamber is able to support small business owners in retaining employees, reinvesting in their operations, and continuing to serve their communities. Continued funding is critical to sustaining support for small businesses, especially immigrant- and minority-owned entrepreneurs who play a vital role in strengthening Vancouver's local economy and community.

Thank you for your time and consideration.

Sincerely,

Hispanic Metropolitan Chamber

From: PETER BRACCHI
To: City Council
Subject: Share House Pollution, Cleanup Costs, and the Need for a Corrective Plan
Date: Friday, May 15, 2026 4:18:41 PM

Mayor and City Council,

I am submitting this comment for the public record regarding the long-term pollution and repeated public cleanup costs around the Men's Share House neighborhood.

The City already knows the facts. This is not a new issue, and it is not an unknown condition. The City has the photos, the cleanup records, the cost records, the staff response history, and years of documentation showing the same basic problem repeating over and over.

This is not about criminalizing homelessness. It is about recognizing the reality in front of the City's face: repeated garbage, sanitation problems, food-related waste, blocked sidewalks, public-right-of-way impacts, and pollution potential have been allowed to continue for years while taxpayers pay again and again for cleanup.

Compassion does not require the City to ignore pollution. Housing policy does not require the City to tolerate garbage in the street, blocked sidewalks, unsafe sanitation, or repeated exposure to stormwater pathways. Calling this a homelessness issue does not make the pollution disappear.

The City has spent public money responding to the same conditions repeatedly. Cleanup without correction is not a solution. It is an ongoing public cost.

My request is simple: Council should require a corrective plan for the Share House area. That plan should address cleanup costs, sanitation, garbage control, food-waste handling, public-right-of-way access, stormwater exposure, and coordination between Public Works, Public Health, Code Enforcement, Police, and SHARE.

The City should stop treating this as an unavoidable condition and start treating it as a managed public works, public health, ADA, and pollution-control problem.

The public should not be asked to keep paying for repeated cleanups while the City allows the same pollution conditions to continue year after year.

Respectfully,
Peter Bracchi

From:	PETER BRACCHI
To:	City Council
Subject:	2017 City Share House Encampment Plan Shows Long-Known Sanitation, Cleanup, and Public Right-of-Way Problem
Date:	Friday, May 15, 2026 4:46:38 PM
Attachments:	Screenshot 2026-02-25 at 3.00.18 PM.png Screenshot 2026-02-24 at 6.48.10 PM.png ShareHouse-UEplan.pdf

Dear Mayor and Council,

I am submitting this comment regarding the long-running conditions around the Men's Share House area.

Attached is a 2017 City record obtained through public records titled "Share Homeless Encampment: Draft Options for Post Clean-up City Stance." This document is important because it shows the City understood years ago that the Share House encampment area involved more than homelessness. The City identified garbage, human waste, sidewalk obstruction, camping in the public right-of-way, hardened campsites, and the need for repeated cleanup and enforcement.

The 2017 document discussed two choices: containment or dispersal. It also listed "tolerance thresholds" that included no disposal of human waste or needles except in designated containers, no obstruction of sidewalks during daylight hours, no hardening of campsites, no open fires, and garbage disposal only in designated receptacles.

That was 2017.

Today, the question is not whether the City knows about the problem. The City has known. The issue is whether the City has allowed an unmanaged public right-of-way condition to continue year after year while the public pays for repeated cleanup, garbage response, policing, sanitation impacts, and neighborhood damage.

I am not asking the City to criminalize homelessness. I am asking the City to stop normalizing a condition it already identified as a public health, sanitation, sidewalk access, and cleanup-cost problem nearly a decade ago.

The public record now includes:

• the 2017 City Share House encampment planning document
• City PRA photos documenting conditions in the area
• repeated public cleanup and response costs
• ongoing garbage and sanitation concerns
• blocked sidewalks and right-of-way impacts
• pending questions regarding food service/food distribution, garbage handling, and public health inspection
• stormwater and urban pollution concerns from debris, waste, and long-term outdoor materials

This is not a one-time cleanup issue. It is a long-term management failure.

Council should direct staff to provide a clear public answer:

1. What is the City's current written policy for the Share House area?
2. How much public money has been spent on cleanup, garbage service, toilets, police/code response, and related work in this area since 2017?
3. Who is responsible for ensuring sidewalks, streets, storm drains, and public spaces are protected?
4. What role, if any, does Share's food service or food distribution play in the continued concentration of people, garbage, and sanitation issues around the site?
5. Will the City coordinate with Clark County Public Health and stormwater staff to inspect and document the ongoing conditions?
6. What measurable plan will end the cycle of repeated cleanup without lasting correction?

The 2017 document shows this was a known problem. The City should now explain why, after all these years, the same basic issues continue in front of the public.

Respectfully,

Peter Bracchi
Vancouver, Washington

Attachments / References:

1. 2017 City PRA Document: "Share Homeless Encampment: Draft Options for Post Clean-up City Stance"
2. City PRA photo records / photo collection
   https://photos.app.goo.gl/kk1w49SMp1U3K7wF9
3. Public photo documentation of the Share House area
   https://photos.app.goo.gl/mTaZHtwTCbzkrm8q7



From:	Chavers, Tyler
To:	King, Dave
Cc:	Eiken, Chad; Young, Jonathan; Sheehan, Peggy
Subject:	Chavers"s thoughts on Draft policy for post Share camp cleanup
Date:	Friday, February 17, 2017 9:04:00 PM
Attachments:	Draft Options Post Clean-up Stance.docx image001.png image002.png

All,

Based on my experience over the past couple of years I have 2 words, "I agree".

Given enough time and brainstorming I am guessing we could come up with even more options than the two contained in the attached draft, however, in my opinion, these really are the two options we are confronted with.

Either, 1) manage the homeless in place with some aggressive rules which we clearly communicate regularly to the homeless
or 2) deal with the impact in the surrounding area, neighborhoods, etc of dispersal and aggressive enforcement – IF we can even justify the expense of aggressive enforcement. There will be dollar expense of processing arrests, storing property, potential for confrontation/injury/medical to both the homeless and the officers (the same risk we face with any arrest), as well as the social/political cost of making the news, "police declare war on the homeless". Of course, I exaggerate, but only a bit. There will be fallout and it will come with a cost.

Clearly, we are already doing Option 1….by default. The real difference is the sloppy way Option 1 is being done now, and "tightening it up" with the added "strict enforcement of the rules (trash, no hardening of camp sites, etc)", and the communication piece would make it that much better. With clear, consistent, and regular communication I believe we will have buy-in from the majority of the homeless in that area. And, with buy-in, comes compliance with expectations. Only the toughest minority who ignore or fail to comply with the rules would need to be handled by law enforcement via arrest or removal.

** *Note, I do NOT believe we need to or should tell the homeless they are allowed to camp there.* Rather, I would simply imply that IF they follow the rules then we will not make the move or tear down every single day – BUT that we will need to do major camp cleanups every 4 to 6 weeks for health and sanitation reasons. This allows us the discretion of employing the Unlawful Camping/Storage Ordinances if we need to use them as a tool in the field.

As far as the Cons for Option 1 – here is my rebuttal.
1- this area is ALREADY an unofficial established camp, and we don't need to make it official. We will simply establish rules for which we won't make them tear down their sites every day. If word of mouth had not already brought more to the area, I doubt we are going to see any more than we currently do. The numbers have been steady at about 35 to 40 since last fall.
2- the enforcement has already been different in this area than out in the parks, trail systems, private property, river front, etc. Again, I think we get around this issue by not officially allowing camping, we simply "reward" good behavior (strict rule following) with letting them leave their site up. But, we need to make it strict to send a message – any violations mean getting cited or arrested and having all the stuff

removed (stored).
3- I don't like changing enforcement behavior based on what people might think, because most of the time they are wrong. The City is not enabling camping. These are homeless people with no other options for the most part. Many are getting transitioned out of the lifestyle, slowly, and 1 or 2 at a time. The system is simply overwhelmed. Voters taxed themselves $42 million to help the homeless, of course that is going to look like enabling to some….so what? And, again, there is no new baseline…..we are ALREADY there. Any changes would be different and garner attention from social service, media, etc.
4- we have already gotten away with less than one trip around the block weekly to remove the solid waste. AND, there is a new program just starting up which will alleviate some of that as well. We will still need to make regular trips down there to remove waste, enforce the rules, and keep them 'conditioned' to regular sanitation move outs. We will not be doing this more frequently, if anything, will be doing it less frequently.

As far as Option 2 – moving to this option would be moving away from Option 1, which we are currently doing, but not well. Option 2 would make a handful of people happy, while making dozens and dozens of other people unhappy. Whereas Lincoln Place took 30 of the worst-of-the-worst off the street and housed them in one place, so does the encampment around Share House. If we disperse them we will deal with more calls for service regarding trespassing, unwanted, disturbances, etc all over the area – Hough Neighborhood, Esther Short, downtown businesses, the parks, parking garages, business bathrooms, lobbies, restaurant tables and booths, etc. And, that would just be the daytime issues. At night they would return to their camps wherever they can hide them away from public view….or in public view creating more calls for service. We will simply chase the same issue around all over the place….as we were doing a couple of years ago before they concentrated around the Share House. I can speak more to this in person….too much to type.

Probably the most poignant point in the whole draft is the last Con in the Option 2 column. Yes….the homeless will return to the Share House area….no matter what. There is right-of-way there, and they know they can camp in the right-of-way. Short of aggressive enforcement we will not keep them from setting up there at night.....which is perfectly legal….and they will be there in the morning to deal with.

I am all for Option 1 as written or as edited, tweaked, and finalized.

As Lou in the Columbian pointed out….Homelessness is a complicated issue,
Tyler

Tyler Chavers | N.P.O.
Neighborhood Police Officer - District 1

Vancouver Police Department – West Precinct
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P: (360) 487-7447 | **C:** (360) 518-2310 | **F:** (360) 694-1621
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From: King, Dave
Sent: Tuesday, February 14, 2017 8:49 AM
To: Chavers, Tyler
Subject: FW: Share Encampment Follow-up

Thoughts?

From: Lester, Mike
Sent: Monday, February 13, 2017 8:38 AM
To: Foster, Amy; King, Dave
Subject: FW: Share Encampment Follow-up

Amy & Dave,

Could I get some thoughts from you on this?

Mike

From: Eiken, Chad
Sent: Tuesday, February 07, 2017 12:19 PM
To: Potter, Bronson; Crawford, Lenda; Holmes, Eric; Young, Jonathan; McElvain, James; Lester, Mike; Carlson, Brian
Subject: Share Encampment Follow-up

All,
We are tentatively targeting February 23/24 as the dates for the next big clean-up (pending confirmation from Ops). This will be a major event similar to the Fall 2015 action, where notices will be posted, campers will be interviewed and possessions documented, debris will be removed, and unclaimed property will be tagged and stored. We will be involving service providers to be there in a supportive role. I'll be convening the same group that worked on the previous operation next week to coordinate functions such as street closures and debris management.

The real reason for this email though is to get your feedback on the attached draft strategy options for the encampment beginning on Day Zero after the clean-up. There are two strategies outlined: 1) Containment, and 2) Dispersal. Either approach has benefits, as well as potentially significant downsides, but I think unfortunately we are in the position of choosing the least worst option.

Please review this so we can have a follow-up discussion on this early next week.
Thanks, Chad

Share Homeless Encampment: Draft Options for Post Clean-up City Stance

February 7, 2017

Option 1: Containment of Encampment		Option 2: Dispersal of Encampment	
Goals	▪ Confine camping area to South side of 12th St. between Lincoln and King Streets, and the West side of Lincoln between 12th and 13th Streets ▪ Allow for camping in public right-of-way and, in exchange for campers adhering to strict rules, allow tents to stay up during the day and commit to a period where the camp will not be displaced. ▪ Improve collection of garbage/human waste ▪ Prevent/reduce items from being collected/stored ▪ Establish Tolerance Thresholds* (e.g. Prevent "hardening" of campsites with pallets and other materials, reduce collections of materials/bikes, ensure tents and RV's do not block vehicle travel ways, etc.) ***See next page** ▪ Communicate Tolerance Thresholds to Campers ▪ Enhanced enforcement including dispersal of camp would be triggered if boundary or tolerance thresholds are exceeded	**Goals**	▪ Disperse encampment following major clean-up of area by City ▪ Stake-off planter areas to discourage campers from returning ▪ Strict enforcement of VMC time periods for camping through added VPD/Code/Law resources ▪ Strict enforcement of camping in vehicles in and around Share ▪ Discourage Share and other groups from providing food to campers not housed at the shelter
Pros	▪ Compassionate approach allows for some camping with minimal disturbance (e.g. allow tents to stay up during the day to minimize disruption and stress such during bad weather) ▪ Recognizes reality that campers likely to stay for foreseeable future ▪ May be more in line with realistic resources to enforce VMC	**Pros**	▪ Relieves area around Share from negative impacts of increasingly permanent-looking encampment ▪ Responds to political/neighborhood pressure to "do something" ▪ Clear communication from City to Campers regarding standard of enforcement ▪ Consistency in enforcement with other areas of the city ▪ Less attractive to secondary criminal activity that might otherwise occur in the area if there are numerous vulnerable campers ▪ Reduces concentration of solid waste, including human waste ▪ Easier to stay on top of the situation
Cons	▪ Officially establishes a camp; may attract other campers by word of mouth ▪ One area of concentrated campers would have a different level of enforcement than in rest of city – VPD consistency concerns ▪ City acceptance of a new 'baseline' – may be harder to roll back; City seen as "enabling" homeless ▪ Accumulation of solid waste and debris means more frequent clean-ups by city	**Cons**	▪ Pushes campers to other areas of city, potentially impacting more neighborhoods ▪ More difficult for service providers to contact and help homeless who need counseling, medical assistance, or permanent housing ▪ City potentially viewed as being dispassionate, particularly if camp is dispersed when weather is bad ▪ Campers may return anyway which may necessitate a more heavy-handed approach (e.g. citations, arrests, etc.)

Share Homeless Encampment: Draft Options for Post Clean-up City Stance

February 7, 2017

DRAFT Tolerance Thresholds for Establishing a Limited Encampment

Premise: City would allow a limited encampment to remain in place without tents having to be dismantled daily, provided the below standards are observed:

- Tents may be placed in public rights-of-way (off of the street) along the south side of W. 12th Street between Lincoln and King Streets, and along the west side of Lincoln Street between 12th and 13th Streets only
- No hardening of campsites (e.g. with pallets, building materials, etc.)
- No tents or possessions shall be placed in the vehicle travel lanes or parking spaces
- No disposal of human waste/needles except in designated containers
- No open fires
- No collection of materials (e.g. bikes, building materials, etc.) that cannot reasonably be transported by an individual
- No obstruction of sidewalks during daylight hours
- No camping in vehicles, campers, trailers, etc.
- All garbage shall be disposed of in designated receptacles

City reserves the right to remove the encampment should the above rules not be followed by the campers, and upon reasonable notice to the campers

From:	Eiken, Chad
To:	Chavers, Tyler
Subject:	Re: Chavers"s thoughts on Draft policy for post Share camp cleanup
Date:	Saturday, February 18, 2017 2:39:04 PM

Thanks Tyler, excellent comments - I appreciate your insight. I think that's where we might end up. Chad

---

From: Chavers, Tyler <Tyler.Chavers@cityofvancouver.us>
Date: February 17, 2017 at 9:04:52 PM PST
To: King, Dave <Dave.King@cityofvancouver.us>
Cc: Eiken, Chad <Chad.Eiken@cityofvancouver.us>, Sheehan, Peggy <Peggy.Sheehan@cityofvancouver.us>, Young, Jonathan <Jonathan.Young@cityofvancouver.us>
Subject: Chavers's thoughts on Draft policy for post Share camp cleanup

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Tyler Chavers | N.P.O.

Neighborhood Police Officer - District 1

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Sent: Tuesday, February 14, 2017 8:49 AM
To: Chavers, Tyler
Subject: FW: Share Encampment Follow-up

Thoughts?

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Sent: Monday, February 13, 2017 8:38 AM
To: Foster, Amy; King, Dave
Subject: FW: Share Encampment Follow-up

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Subject: Share Encampment Follow-up

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Please review this so we can have a follow-up discussion on this early next week.

Thanks, Chad

From: Eiken, Chad
To: Sheehan, Peggy; Chavers, Tyler; King, Dave
Subject: Share Encampment
Date: Wednesday, February 22, 2017 8:45:37 AM

Hi Peggy, Tyler and Dave,
Yesterday I met with Eric, Lenda, Brian, Chief McElvain, Chief Lester, Bronson, and Jonathan to discuss what the City's stance will be following the clean-up, e.g. will we "embrace" the encampment, or require dispersal and make it difficult for the campers to move back in? It was a good discussion, with pros and cons of various approaches being debated. In the end, we decided that the best approach would be to take a firmer stance on enforcing the camping ordinance. While there is an understanding that this may push some campers into other locations that will cause other issues, this is seen as being the most defensible.

Probably the biggest change is that the campers would be required to take down their tents/camps during the day, or be cited. VPD and Code would make contact with the campers about once a week, though not on the same day of the week – as resources permit. The thought is that if campers have to dismantle their camps periodically, they won't be able to collect as much "stuff" or harden the campsites. The ordinance would also be applied consistently citywide, which had been another concern.

I'll be sending out an email to the broader group that will be involved in the clean-up, but wanted you to know first what the management team decided regarding "after the clean-up." I really appreciate your comments on what we should do, which helped inform the discussion.

Let me know if you have any questions. Thanks, Chad

From:	PETER BRACCHI
To:	City Council
Subject:	Council meeting 5/18 Climate Action Framework: Request to Include Sharehouse Area as Implementation Test Case
Date:	Monday, May 18, 2026 10:53:30 AM

Mayor and City Council,

For tonight's Climate Action Framework discussion, I ask the City to look at the Men's Share House / Share Hot Meals area as a real-world test of whether the Climate Action Framework is moving from policy language to implementation.

The staff memo says the updated Climate Action Framework should focus on public health, resilience, visible community benefits, indirect impacts, natural systems, and clearer responsibility between City departments and partners. Those are exactly the issues that have existed around the Sharehouse area for years.

This is not mainly a greenhouse-gas issue. It is an urban resilience, public health, ADA access, stormwater source-control, sanitation, and accountability issue.

For approximately eight years, the area around 1115 W. 13th Street and nearby downtown sidewalks and streets has had recurring problems involving:

blocked sidewalks and ADA access concerns

garbage, food waste, and sanitation issues

dumpsters and portable toilets in or near public right-of-way

repeated cleanup activity and public cost

stormwater pollution concerns from street debris and waste

unclear responsibility between the City, HART/VPD, Public Works, Code, Share, and Clark County Public Health

If the City's climate plan is supposed to produce visible and tangible benefits for the community, this area should not be left out. The public can "see and feel" this problem every day.

I respectfully ask Council to direct staff to include the Sharehouse area as a Climate Action Framework implementation case study or pilot project, with a written corrective plan that includes:

clear lead responsibility

coordination with Clark County Public Health

storm-drain and street source-control measures

a garbage, food waste, and sanitation management plan

ADA sidewalk and right-of-way protection

measurable reporting on cleanup events, costs, tons removed, complaints, and corrective actions

The City already has years of notice and records on this issue. The Climate Action Framework should not only address broad climate goals; it should also address the street-level public health and environmental conditions that continue year after year.

Please include this comment in the public record for tonight’s meeting.

Respectfully,

Peter Bracchi
Vancouver, Washington

City Council Meeting Minutes

Vancouver City Hall | Council Chambers | 415 W. 6th St.
PO Box 1995 | Vancouver, WA 98668-1995
cityofvancouver.us

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

June 1, 2026

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

Vancouver City Hall - Council Chambers - 415 W 6th Street, Vancouver WA

The City Council Meeting was held on 6/1/2026 at 4:00 PM in the Vancouver City Hall, Aspen Room 415 West 6th Street, Vancouver, WA 98660.

Workshops were conducted in person in the Aspen Room of City Hall. Members of the public were invited to view the meeting in person, via the live broadcast on www.cvtv.org and CVTV cable channels 23 or HD 323, or on the City's Facebook page, or www.facebook.com/VancouverUS.

View the CVTV video recording, including presentations and discussion, for workshops at: https://www.cvtv.org/video/city-council-workshops-06-01-26-2026061000/

Inspire Vancouver Program Update
(Approximately 30 minutes)

Stacey Donovan, Cultural Services Manager, stacey.donovan@cityofvancouver.us

Staff led Council through a discussion of the Inspire Vancouver Program Update.

Clark County Sustainable Funding Team Update
(Approximately 30 minutes, to immediately follow the previous workshop)

David Perlick, Director of Parks, Recreation and Cultural Services, david.perlick@cityofvancouver.us

Staff led Council through a discussion of the Clark County Sustainable Funding Team Update.

Transportation Improvement Program (TIP) 2027-2032
(Approximately 1 hour, to immediately follow the previous workshop)

Kate Drennan, Transportation Planning Program Manager, Ryan Lopossa, Streets and Transportation Manager, kate.drennan@cityofvancouver.us, ryan.lopossa@cityofvancouver.us

Staff led Council through a discussion of the Transportation Improvement Program (TIP) 2027-2032.

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

Regular Council Meeting

6:30 PM
Vancouver City Hall - Council Chambers - 415 W 6th Street, Vancouver WA

This meeting was conducted as a hybrid meeting with in person and remote viewing and participation over video conference utilizing a GoToMeeting platform. Members of the public were invited to view the meeting in person, via the live broadcast on www.cvtv.org and CVTV cable channels 23 or HD 323, or on the City's Facebook page, www.facebook.com/VancouverUS. Public access and testimony on Consent Agenda items and under the Community Forum were also facilitated in person and via the GoToMeeting conference call.

Vancouver City Council meeting minutes are a record of the action taken by Council. To view the CVTV video recording, including presentations, testimony and discussion, for this meeting please visit: https://www.cvtv.org/video/vancouver-city-council-06-01-26-2026061001/

Electronic audio recording of City Council meetings are kept on file in the office of the City Clerk for a period of six years.

Pledge of Allegiance

Call to Order and Roll Call

The regular meeting of the Vancouver City Council was called to order at 6:30 p.m. by Mayor McEnerny-Ogle. This meeting was conducted as a hybrid meeting, including both in person and remotely over video conference.

Present: *Councilmember Harless, Councilmember Perez, Councilmember Fox, Councilmember Paulsen, Councilmember Stober, Councilmember Hansen, Mayor McEnerny-Ogle*

Absent: *None*

Proclamations

Pride Month

Mayor McEnerny-Ogle read and presented a proclamation to Terah Ebie, President of the Queer Community Network, and Liz Fuentes, Community Member, proclaiming June 2026, as Pride Month.

National Pollinator Week

Mayor McEnerny-Ogle read and presented a proclamation to Kyle Roslund, Founder of the Vancouver Bee Project, proclaiming June 22-28, 2026, as National Pollinator Week.

Great Outdoors Month

Mayor McEnerny-Ogle read and presented a proclamation to Josie Finley, Visitor Services Manager of US Fish and Wildlife Service (USFWS) and Mesha Woods, Park Ranger of USFWS, proclaiming June 2026, as Great Outdoors Month.

National Gun Violence Awareness Day

Mayor McEnerny-Ogle read and presented a proclamation to Allsion Duncan, Member of Moms Demand Action, proclaiming June 5, 2026, as National Gun Violence Awareness Day.

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.

Mayor McEnerny-Ogle opened Community Communication and received no testimony from community members regarding any matter on the agenda not scheduled for a Public Hearing.

There being no testimony, Mayor McEnerny-Ogle closed Community Communication.

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.

Council pulled item 6 for discussion.

Motion by Councilmember Paulsen, seconded by Councilmember Perez, and Yes: 7, No: 0, Abstaining: 0, to approve Items 1-5, 7 and 8 on the Consent

Agenda.

Motion by Councilmember Fox, seconded by Councilmember Hansen, and Yes: 7, No: 0, Abstaining: 0, to approve Item 6 on the Consent Agenda.

1. Contract Award - 2026 Resurfacing Project - C-102284

Staff Report: 106-26

Request: On Monday, June 1, 2026, award a construction contract for the 2026 Resurfacing Project to the lowest responsive bidder, Granite Construction Company, of Vancouver, WA, at the bid price of $2,205,896, 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.

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

Motion approved the request.

2. Service Agreement - NE 18th Street - NE 138th Street to NE 162nd Street for Design Services- C-102271

Staff Report: 107-26

Request: On Monday, June 1, 2026, authorize the City Manager, or designee, to finalize and execute a professional services agreement with Harper Houf Peterson Righellis Inc. for a contract amount of $2,817,466.52.

Leslie Degenhart, Civil Engineer 3, Hassan Abdalla, Engineering Manager, Leslie.Degenhart@cityofvancouver.us, hassan.abdalla@cityofvancouver.us

Motion approved the request.

3. Contract Amendment - Increase the Maximum Expenditures for State of Washington DES 00819: Fleet Card Services - C-100675

Staff Report: 108-26

Request: On Monday, June 1, 2026, authorize the City Manager, or designee, to finalize and execute a contract amendment with WEX Bank to increase the current maximum approval from $300,000 to $600,000. The amended amount would be used to purchase fuel and EV charging.

Jacob Mahan, Senior Management Analyst, jacob.mahan@cityofvancouver.us

Motion approved the request.

4. Interstate Bridge Replacement Intergovernmental Agreement Amendment

Staff Report: 109-26

Request: On Monday, June 1, 2026, authorize the City Manager, or designee, to execute Amendment No. 3 to contract GCB 3544 between the City of Vancouver and Washington State Department of Transportation. Extend the termination date to June 30, 2027.

Katherine Kelly, Program and Policy Development Manager, katherine.kelly@cityofvancouver.us

Motion approved the request.

5. Vancouver Police Command Guild Collective Bargaining Agreement 2026-2028

Staff Report: 110-26

Request: On Monday, June 1, 2026, authorize the City Manager, or designee, to sign the collective bargaining agreement with the Vancouver Police Command Guild for 2026-2028.

Antoinette Gasbarre, Human Resources Director, Robert Prociak, People and Labor Strategy Manager, Antoinette.Gasbarre@cityofvancouver.us, Rob.Prociak@cityofvancouver.us

Motion approved the request.

6. 2025 Affordable Housing Fund Temporary Shelter Contract Extensions

A RESOLUTION relating to temporary shelter; providing for adoption of an increased funding award and timeline extension for the 2025 Share WHAT Shelter and YWCA SafeChoice Shelter agreements and authorizing the City Manager to execute agreements and other related documents and disburse funds in accordance with those agreements on behalf of the City of Vancouver consistent with the Affordable Housing Fund Council-approved funding awards.

Staff Report: 111-26

Request: On Monday, June 1, 2026, finalize and approve the resolution of the 2025 Affordable Housing Fund Temporary Shelter contract amendments, authorizing the City Manager, or designee, to execute agreements and other related documents and disburse funds in accordance with those agreements on behalf of the City of Vancouver consistent with the

Affordable Housing Fund 2025 Council-approved contract funding increase and timeline extension.

Kimberly Kerlee, Housing Project Planner, Samantha Whitley, Housing Programs Manager, kimberly.kerlee@cityofvancouver.us, samantha.whitley@cityofvancouver.us

Motion adopted Resolution M-4384 to approve the request.

7. Washington State Historic Society Heritage Capital Projects Grant

A RESOLUTION authorizing the City of Vancouver to apply for a Heritage Capital Projects grant from the Washington State Historical Society to fund rehabilitation of four buildings on Officers Row; providing for severability and an effective date.

Staff Report: 112-26

Request: On June 1, 2026, adopt a resolution supporting the City applying for a 2027-2029 Heritage Capital Projects grant from Washington State Historic Society to support structural preservation of Officers Row buildings 3, 4, 12, and 18.

David Perlick, Director of Parks, Recreation and Cultural Services, david.perlick@cityofvancouver.us

Motion adopted Resolution M-4385 to approve the request.

8. Approval of the Claim Vouchers

Request: Approve claim vouchers for June 1, 2026.

Motion approved claim vouchers in the amount of $22,229,364.48.

Public Hearings

The following item(s) are scheduled for public hearing. Members of the public addressing Council are requested to give their name and city of residence for the audio record. Unless otherwise announced by the Presiding Officer, speakers are to limit their testimony to three minutes for each public hearing.

9. Ordinance Adopting the Our Vancouver 2026-2045 Comprehensive Plan, City of Vancouver Zoning Map, and Vancouver Municipal Code Title 20 Land Use and Development Code

AN ORDINANCE updating and amending the City of Vancouver 2026-2045 Comprehensive Plan, called Our Vancouver, repealing and replacing the City of

Vancouver Zoning Map, and repealing and replacing Title 20 Land Use and Development Code of the Vancouver Municipal Code, providing for severability and an effective date.

Staff Report: 103-26

Request: On Monday, June 1, 2026, upon second reading and a public hearing, finalize and approve the ordinance adopting the Our Vancouver 2026-2045 Comprehensive Plan, City of Vancouver Zoning Map, and Vancouver Municipal Code Title 20 Land Use and Development Code.

Rebecca Kennedy, Deputy Community Development Director, Mark Person, Senior Planner, rebecca.kennedy@cityofvancouver.us, mark.person@cityofvancouver.us

Councilmember Hansen recused himmself from the public hearing and left the Council Chambers.

Rebecca Kennedy, Deputy Community Development Director, Mark Person, Senior Planner, provided an overview of the Ordinance Adopting the Our Vancouver 2026-2045 Comprehensive Plan, City of Vancouver Zoning Map, and Vancouver Municipal Code Title 20 Land Use and Development Code.Council discussed the item briefly with staff.

Mayor McEnerny-Ogle opened the public hearing and received testimony from the following community members:

- *Jason Cromer, Vancouver*
- *Sharon Pevey, Vancouver*
- *Kevin Callahan, Vancouver*
- *Mary Keltz, Vancouver*
- *Nelson Holmberg, Vancouver*
- *Tom Knapperberger, Vancouver*
- *Jim Williamson, Vancouver*
- *Claudette Derricotte, Vancouver*
- *Josh Harmon, Vancouver*
- *Paul Burgess, Vancouver*
- *Deb Swope, Vancouver*
- *Chatham Olive, Vancouver*
- *Ben McCarty, Vancouver*
- *Siobhana McEwen, Vancouver*
- *Don Steinke, Vancouver*
- *Patrick Adigweme, Vancouver*
- *Cathryn Chudy, Vancouver*

There being no further testimony, Mayor McEnerny-Ogle closed the public hearing.

Motion by Councilmember Fox, seconded by Councilmember Stober, and Yes: 6, No: 0, Abstaining: 1, to approve Ordinance M-4533. Councilmember Hansen recused himself from the item and the vote.

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.

Mayor McEnerny-Ogle opened the Community Forum and received testimony from the following community members regarding any matter:

- Don Steinke, Vancouver

There being no further testimony, Mayor McEnerny-Ogle closed Community Forum.

Adjournment

8:38 p.m.

_____

Anne McEnerny-Ogle, Mayor

Attest:

_____

Natasha Ramras, City Clerk

The written comments below are those of the submitter alone and are not representative of the views of CVTV or the City of Vancouver, its elected or appointed officials, or its employees.

From: Jan V
To: City Council
Subject: Support the Comp Plan
Date: Monday, June 1, 2026 12:01:23 PM

We need more housing and more options for people. Think: affordable, extended family, young and old. I fit into 2 of those categories, but know many people who fit in all.

We need walkable/bikeable/close to transit neighborhoods for the same people groups I listed above.

We need a change to climate change. Can't do it without curbing sprawl and easing the transition for our car-brains into other transit modes. Think: Height District project.

Thanks,
Jan Verrinder

From: Scott Reed
To: City Council
Subject: Support adopting the Comprehensive Plan
Date: Monday, June 1, 2026 11:10:35 AM

[You don't often get email from [redacted] Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

Good morning,

I wanted to express my support for adopting the recommended comprehensive plan. I am a 39 year old home owner in Hough and I believe the plan will change the city for the better, especially with the loosening of zoning restrictions that currently make walkable, mixed use neighborhoods impossible or impractical. There is a high demand for walkable living and that trend isn't changing, so please do not compromise on future of the city and younger generations.

Thanks for your time,

Scott Reed

From: City of Vancouver, WA
To: City Council
Subject: Submission: Contact City Council
Date: Monday, June 1, 2026 10:56:58 AM

Contact the City Council

Name

Diana Petty

Email

[redacted]

Address

[redacted]
Vancouver 98684
United States
Map It

Subject

Share an Opinion of a City project or Initiative

Choose Recipient

All the Council

Message

I oppose the Comprehensive Plan i. its current form. After struggling to find and download the draft plan, I read it. I was shocked at the broad brush used that will change Vancouver neighborhoods without nuance. The plan reads like it was written in Portland or Seattle. It will create legal problems for out neighborhoods for decades. It's too much, too drastic and too naive for Vancouver.

From: City of Vancouver, WA
To: City Council
Subject: Submission: Contact City Council
Date: Monday, June 1, 2026 10:51:48 AM

Contact the City Council

Name

Don and Alona Steinke

Email

[redacted]

Phone

[redacted]

Address

[redacted]
Vancouver, WA 98682
United States
Map It

Subject

Share an Opinion of a City project or Initiative

Choose Recipient

All the Council

Message

Hello everyone, my name is Don Steinke, I live near the Vancouver City boundary in east Clark County. I'm speaking because I've been involved with climate policies in Vancouver as well as at the County level for over a decade.
Kudos to your staff. I support the plan they produced.
I'd like to comment on five parts of your comp plan.
1. The law requires that we avoid sprawl as much as possible and to provide housing for all income levels. That means build up, not out, everywhere possible.
2. Washington law also requires us to reduce vehicle miles traveled per capita. Increased density will enable people to live closer to where they work and shop.
3. In chapter six, you encourage renewables and batteries. I support that. In particular, I support mid-sized grid enhancing batteries the size of shipping containers. Their cost has plummeted in the last 3 years. They can be distributed in neighborhoods, on top of commercial buildings and in church parking lots, wherever the grid is constrained. Last year, 99% of the new energy added to the grid globally came from wind and solar combined with batteries.
4. Most renewable fuels are worse than fossil fuels. Don't assume that biofuels or renewable fuels are low carbon without proof.
5. Lastly, cheers for the work your traffic engineers have done to support multimodal transportation systems.

From: Jim
To: City Council
Subject: Fwd: Fw: Letter to the Editor
Date: Monday, June 1, 2026 10:50:36 AM

I understand that it is my fault for not paying enough attention to issues that effect my community, and not getting involved earlier, and now, on the "Eve of Destruction", I am behaving like a the typical NIMBY. But the fact is that most people know even less than I do. It would not be a complicated process to go door to door in the neighborhoods that go from "low density " to "medium density" and ask property owners/ residents for their input. But I am pretty sure that you will just charge ahead with the local equivalent of Project 2025. I was in the council meeting directly following the presidential election of 2024 and listened to Kim Harliss express her angst about the results, (until the mayor cut her off), and the mayors comments will apply to me and my neighbors when Private Equity buys another family home and turns it into a rental with 4 more cars parked on the street (or builds a 4 story apartment), "There's nothing we can do about it and just focus on our core values". Like our U.S. congress, council can do better. Postpone the vote, and do real outreach.
Jim Williamson
[redacted]

---------- Original Message ----------
From: Columbian Letters
To: [redacted]
Date: 06/01/2026 6:20 AM PDT
Subject: Fw: Letter to the Editor

I apologize for not getting to this letter prior to the vote; I just saw your submission. If you would like to resubmit a letter following the vote, I will be happy to consider it for publication.

Sincerely,

Greg Jayne

Editorial Page editor

The Columbian

From: The Columbian
Sent: Wednesday, May 27, 2026 1:43 PM
To: Columbian Letters
Subject: Letter to the Editor

Name
Jim Williamson
Email
[redacted]
Phone
(360) 281-4947

Address

[redacted]
vancover, Washington 98664
United States
Map It

Enter your letter here:

City council’s trumplican values
So next Monday the city council will probably vote to approve the “preferred alternative” comprehensive plan that will totally destroy the character of my neighborhood (Ellsworth Springs). In spite of the planning commission’s estimated $500-$600K on community “outreach” , none of my neighbors are aware of the proposed 5 story buildings from S.E. 11th north to Mill Plain, and I bet the same holds true for homeowners from McGillvray north, in Cascade Park.
But council will probably charge ahead with the same respect for citizen /taxpayer concerns that are getting us a White House ballroom, a war in Iran, the Epstein file redactions, tax amnesty for our new royal family (and the destruction of a healthy McGillvray arterial).
Council needs real "outreach", postpone the vote

From: Geri Combs
To: City Council
Subject: Our Vancouver - Comprehensive Plan 2045
Date: Monday, June 1, 2026 10:28:41 AM

You don't often get email from [redacted] Learn why this is important

May 31, 2026

Vancouver City Council

When we bought our Northwest Neighborhood home over 30 years ago there were indications that we would remain here a long time.

I had a sister who 10 years earlier had moved to a place north of Battle Ground. The stories I heard from her during that time period were mostly complaints about how their house and property were being encroached upon by developers. She had assumed they had moved far enough out of the suburbs that they would be more shielded from that development. After listening to her woes, we took all that into consideration when we shopped for a house.

We wanted to live in the city and were not interested in a thinly settled rural area, but we also were cognizant of any open spaces that were not designated as parks - knowing full well that those places would in time likely be targeted by developers. When we found our home there was a large open plot just a couple of blocks away that we feared would be developed and thereby change the nature of the neighborhood as well as bring a lot more traffic to our quiet street. That fear did not come to pass because Ed and Dollie Lynch donated that land to the city with the restriction that it be used for a park. We breathed a sigh of relief.

Now that the city is in the process of adopting a Comprehensive Plan to update zoning in the city, we are once again concerned for the nature of our neighborhood.

Please understand that we chose the Northwest Neighborhood based on its desired characteristics and nearby schools. That's what people do! Making a sizable investment in a home is a multifaceted decision. One major consideration for us was the character of the Northwest Neighborhood and the low density housing. We felt - and it has proven to be true - that people who live here would take pride in ownership and be neighborly. So now, after more than 30 years, you are asking us to give that up?

At our most recent Northwest Neighborhood meeting, we spent more than two hours discussing this plan. As a group we voted to ask you to reconsider rezoning the "Medium Scale Neighborhood" (buildings up to 75 feet) to 100% "Low Scale Neighborhood." Please consider this. We do not want the general charming character of our Northwest Neighborhood to diminish with taller housing and more cars on the streets. It's a desirable place to live right now. Will you change that?

Respectfully,

Geri Combs
Northwest Neighborhood

From: Ben McCarty
To: City Council
Subject: Testimony for June 1 public hearing on comprehensive plan update
Date: Monday, June 1, 2026 10:25:20 AM

Good evening,

My name is Ben McCarty, I am the President of the Northwest Neighborhood Association, I live at [redacted] St in Vancouver and am here once again to advocate on behalf of my neighbors.

As this process has moved forward, you have heard concerns from residents and neighborhood associations almost entirely centered on the potential impacts of Medium Scale zoning in the comprehensive plan update.

We recognize that every neighborhood in Vancouver has a role to play in helping the city to meet its current housing challenges. More housing is needed, more housing types are needed, more density is needed, and many areas of the city, including my neighborhood, welcome those changes. However, those changes do not need to come with the downsides caused by overuse of Medium Scale zoning.

The city has many paths to meeting its housing targets, including several that were presented to Council as part of this comprehensive plan update process.

If the City chooses to approve this comprehensive plan update as currently written, it is choosing a path that puts the interests of wealthy developers and private investment firms over those of the minorities, wildlife, middle class homeowners, potential first-time homebuyers and senior citizens and It will have chosen a path that places maximum pressure on infrastructure, economic strain on existing homeowners and forces potential first time home buyers to compete against mega developers to purchase homes.

I am thankful that many of you at least appear receptive to these concerns and acknowledge that this plan is far from perfect and want to see its impact monitored and changes made if needed.

The city believes that infill will be incremental, and that there will be limited negative impacts. However, there is no plan to ensure that outcome – only a hope, and hope is not a strategy. There are no avenues for appeal for the maximum infill development authorized by this plan. Landowners can, by right, simply begin construction on maximum infill following a meeting or two with the planning department. My neighborhood and many others simply must hope infrastructure and services will not be overwhelmed and 75-foot-tall walls of metal, wood and glass will not limit access to transportation or critical green spaces or have unforeseen adverse environmental impacts.

We should plan for the worst-case scenario and hope for the best. But there is no plan for a worst-case scenario of large swaths of land being locked away by the wealthy from potential homebuyers, or for maximum infill development overwhelming local infrastructure and causing significant negative impacts on transportation or critical services. There is simply a hope that any changes to the plan can be made in time to avoid negative impacts they would otherwise be unable to stop.

The city hopes that wishing for incremental impacts and infill will be enough to avoid the consequences of this plan.

With no other options left, I can only hope that they are right.

Thank you for your time and your consideration.

Sincerely,

Ben McCarty

--
Ben McCarty
President, Northwest Neighborhood Association
[redacted]

From: Jon Combs
To: City Council
Subject: Growth Management Plan
Date: Sunday, May 31, 2026 8:30:02 PM

> You don't often get email from [redacted]. Learn why this is important

I was born and raised in the Portland/Beaverton area. However, as a young adult I purchased my first home in Vancouver. After a few years of living here and getting married my wife and I moved to Portland to be closer to our work. Then, once we had a child we moved back to Vancouver, where my wife was raised, because we wanted a safer community and better schools for our daughter. We found a home and neighborhood that we loved in the NW Neighborhood and 30 some years later we are still here.

Both Portland and Vancouver have been challenged to find creative ways to manage a growing population. One thing that I believe Portland has gotten mostly right is recognizing and valuing the unique character of its many neighborhoods. Housing density has been significantly increased while at the same time the qualities that initially drew people to choose to live in their neighborhood, those qualities that made it desirable and unique, were protected. Unfortunately, Vancouver's leadership has chosen a different path. They have chosen to destroy existing neighborhoods for the sake of increasing density. Their vision seems to be a homogenized city of no unique neighborhoods. The result will be a city lacking character, history, diversity, pride, energy and overall excellence. A perfect formula for mediocrity.

For these reasons and many others I request that the city reconsider the proposed zoning change for the NW Neighborhood and keep the entire neighborhood designated as a "Low Scale Neighborhood".

From: Peter L. Fels
To: City Council
Subject: Vote to approve proposed Comp Plan, Agenda #9
Date: Sunday, May 31, 2026 8:25:31 PM

Dear Mayor and Council:

Please vote to approve the 2026-2045 Comprehensive Plan, Agenda #9

I ask you to vote for the proposed Our Vancouver Comprehensive Plan as proposed by staff.

I live in a neighborhood that is now zoned for single family residential use. I know many of my neighbors object to changing this zoning to medium density as in the proposed plan. They are concerned we will lose the quality of life we are used to.

I support the proposed plan because *it is the most equitable way to achieve the City's goals to increase housing affordability, reduce impact on the climate, and increase diversity*. Achieving all of these goals will make Vancouver an even more liveable, interesting and exciting city.

Those of us living in single family neighborhoods have enjoyed and will continue to enjoy many privileges. I don't expect to immediately or even soon see many low or high rise apartment buildings in my neighborhood or in other low density neighborhoods.

There are currently many large lots throughout the City which are underutilized. People spend hours and/or a fair deal of money maintaining their lots. Some people may benefit from less yard maintenance, being able to build additional units on their lots or partitioning their lots so someone else can build on part of the lot. People who now have to pay high property taxes may be able to lower the tax by partitioning their lots.

Increased density is good for the environment. It may cause us to know our neighbors better. Ideally, it will allow more people of varying income levels to live in the same neighborhood.

My neighbors voted to voice their objection to the proposed changes. Some say the expected population increase built into this plan is unrealistic and too high. They also say Vancouver's incorporated area is planning for more housing while the unincorporated UGA will continue to have lower density due to Clark County's failure to adequately plan for that space. I say if we end up with more housing than minimally needed, so much the better for lowering the cost of housing. And if as a result the current city is more dense than it might be if the

unincorporated area remains low density, so much the better for reduced sprawl and less harm to the environment.

In the end, if we don't increase density in all of the more privileged single family zones, we will continue to have disparity between neighborhoods and neighbors. It would not be fair to allow some of us to continue living in less dense neighborhoods while other parts of the City become even more dense.

It may not be ideal to allow three- to six-story apartments next to single family residences. However, I think people will find that in many cases apartments, townhouses, cottage homes and the like will enhance the quality of the neighborhood.

Please vote to approve this plan for the sake of the environment , housing affordability and fairness to all our citizens. Thank you.

Peter Fels

Vancouver

From: ANN MORRISON
To: City Council
Subject: Northwest Neighborhood Designation
Date: Saturday, May 30, 2026 8:51:39 PM

You don't often get email from [redacted] Learn why this is important

Council Members
As a long time home owner, resident of the NW Neighborhood I urge the City of Vancouver to place the Northwest Neighborhood entirely within the Low Scale Neighborhood designation.
Thank you for reading my concern.
Ann Morrison
City of Vancouver

From: Mark Leed
To: City Council
Subject: Comments re: Comprehensive Plan and Zoning Map Updates
Date: Saturday, May 30, 2026 3:47:51 PM

> You don't often get email from [redacted]. Learn why this is important

Dear Mayor and Council Members:

I commend you and city staff for all the hard work that has gone into updating and amending the City of Vancouver's 2026-2045 Comprehensive Plan, repealing and replacing the Zoning Map, and repealing and replacing the VMC Title 20 Land Use and Development Code. I especially applaud the continued commitment to implementing Vancouver's climate goals, and the specific actions intended to get us there, including green building policies, the 27% tree canopy goal, and the city's safe streets initiative. I encourage you to adopt the proposed changes at your June 1 Council Meeting.

Respectfully,

Mark Leed
[redacted]
Vancouver, WA 98661

From: Kyle Sammons
To: City Council
Subject: In support of the Comprehensive Plan
Date: Saturday, May 30, 2026 9:13:11 AM

> You don't often get email from [redacted]. Learn why this is important

Hello,

I'm a resident of East Vancouver and wanted to voice my support of the Comprehensive Plan as it's currently written. In the past few years I've been living in Vancouver, I've seen dramatic changes in our transportation and road systems that have all been large steps in the right direction. I've seen more and more people out-and-about biking, riding scooters, or even just walking, now that we're prioritizing more human-centered infrastructure (as opposed to car-centered infrastructure). Not only does this help those of us who prefer to use different modes of transportation, but it also helps those who are disabled and are unable to drive for whatever reason.

These changes make me feel more confident about picking Vancouver as the city where I plan to reside in long-term, and where I plan to raise a family. I hope the Vancouver City Council continues to make these strides and improve the well being of our community as a whole.

Best,
Kyle Sammons

From: Heidi Cody
To: City Council
Cc: Cathryn Chudy
Subject: Alliance for Community Engagement (ACE) support for City comp plan
Date: Friday, May 29, 2026 1:24:18 PM
Attachments: image001.png
ACE support for City Comp Plan.pdf

Hello,
Attached please find a letter from Alliance for Community Engagement (ACE) SW WA. This is a comment for Agenda item #9 at the Monday June 1 City Council meeting. We support the city's comp plan and we thank you for your work.
Sincerely,
Heidi Cody

Heidi Cody (she/her)
SW WA Field Manager
Washington Conservation Action
ACE Coalition Manager
Evergreen Workers Union: Member of
Communications Workers of America Local 7800
[redacted]
Web www.waconservationaction.org
1417 Fourth Ave, Ste 800, Seattle, WA 98101

May 29, 2026

Alliance for Community Engagement (ACE) SW WA

Dear Mayor, Councilmembers and staff,

Thank you for your diligent work on the City of Vancouver's comprehensive plan, and for your community outreach during this extensive, complicated process. Alliance for Community Engagement (ACE) SW WA appreciates this opportunity to offer our support.

ACE supports the city's comprehensive plan. Vancouver's population has boomed, growing by 39% since 2000 and adding 56,000 new residents. Vancouver is projected to need 38,000 more homes and 42,200 new jobs by 2045. As our city continues to grow, we need thoughtful urban planning that absorbs future growth and density equitably throughout the city.

We appreciate that the Climate and Environment Chapter of this comp plan continues to strive towards Vancouver's ambitious climate goals of city-wide greenhouse gas emissions reductions of 80% by 2035 and carbon neutrality by 2040. We applaud specific actions that will contribute to this vision, like the city's green building policies, the city's safe streets initiative and the goal of 27% tree canopy. We understand that this plan will:

- Prepare the city for more extreme heat days, wildfire smoke, flooding, drought, and severe winter storms.

- Prioritize climate investments in neighborhoods with the greatest exposure and lowest adaptive capacity.

- Advance tree canopy, green infrastructure, habitat restoration, and protection of natural systems.

- Support compact, transit-oriented growth to reduce vehicle miles traveled and greenhouse gas emissions.

- Move Vancouver toward carbon neutrality through cleaner buildings, low-carbon transportation, renewable energy, waste reduction, and sustainable development.

- Address environmental health disparities tied to air, water, heat, noise, and pollution exposure.

Allowing duplexes, triplexes and other forms of middle housing throughout the city is also important. Vancouver needs a wider variety of housing options so that all residents can afford to live here.

Everyone should have equitable access to green spaces, climate-resilient infrastructure, green building practices and cleaner, more accessible forms of transportation. These are not improvements that should be made in just a few neighborhoods.

Thank you for your consideration.

Sincerely,

Alliance for Community Engagement (ACE) SW WA

From: Bryan Watson
To: City Council
Subject: Support for the city council to adopt the Comprehensive Plan as is.
Date: Friday, May 29, 2026 8:23:19 AM

> You don't often get email from [redacted]. Learn why this is important

Dear Councilors of Vancouver,

I'm voicing support for the city council to adopt the Comprehensive Plan as is.
This has been years in the making and you all have done an excellent job being accountable, listening, and forward looking the past 6 years developing the Comprehensive Plan that is before you for adoption.

I've been present at my share of meetings with you all the past 2 years and am aware of the sudden pushing back on the plan by residents that resist any change for the better of all at the cost of their own short-sightedness.

Let me be terse & honest in my support with you that the NIMBY contingent, while needs to be heard and you have listened, will always be unsatisfied and blindsided by their own ignorance that change is coming and this plan is how we collaborate on what we believe it should look like. Opposition to the Comprehensive Plan as it is, is rooted in an ignorance that will always be present when "leading a horse to water" when they are in need of it, only to watch the horse stay rooted where they are and not drink the water of change that continually flows through society.

You have done above and beyond with listening, compromising, and collaborating with a populace that has been involved. You can take it in good faith that it's beyond time to adopt the Comprehensive Plan as is, and should approve it to move forward.
--
Until our next ride,
Bryan "About Bikes" Watson

From:	Eric Prileson
To:	City Council
Subject:	Comprehensive plan vote
Date:	Thursday, May 28, 2026 9:35:25 PM

Hi there,

I'm writing to express my support for the comprehensive plan as it stands/ currently written and strongly urge the city council to vote in favor of the plan as written.

This plan provides a base for moving the city and county forward to accommodate a growing population in a realistic and community centered mind set

Thank you,

Eric
Hudson Bay
Vancouver, WA

Eric G. Prileson, MS
Pronouns: He/Him/His (What is this?)
prileson.e@gmail.com
[redacted]
Washington State University - Vancouver
Rudman Lab
Google Scholar
ORCID: 0000-0003-1103-3900
https://www.martinevolutionaryecologylab.com/

BLOG:
Science: http://thenewparadigm.home.blog
History: http:understandhistorynow.wordpress.com

History, Science, Reading, Writing, Sports, Outdoor Adventures!

From: Parker Graham
To: City Council
Subject: Comprehensive plan
Date: Thursday, May 28, 2026 8:03:05 PM

> You don't often get email from [redacted] Learn why this is important

Hello, I am writing ahead of the final vote on June 1st to express my support for the adoption of the comprehensive plan as is so that our city can grow into the future and continue to meet the needs of it's people.

From: Justin
To: City Council
Subject: Comprehensive Plan
Date: Thursday, May 28, 2026 8:03:03 PM

[You don't often get email from [redacted] Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

Hello,

I'm writing to let you know that I'm in support of the Comprehensive Plan and hope for a brighter future for Vancouver.

Less Sprawl, More Tall!!!

Keep up the good work!
-Justin G

From: Dev
To: City Council
Subject: Adopt the Comp Plan
Date: Thursday, May 28, 2026 7:55:21 PM

> You don't often get email from [redacted]. Learn why this is important

Hello City Council Members,

I ask of you to adopt the staff's Comprehensive Plan as they've presented it to you. Our housing costs have exploded, our streets are not safe for transportation, and we desperately need to redesign how we define "living", away from the seas of concrete and asphalt, and more towards greenery, mixed housing, and third places that are a short walk or bike ride away.

Adopt the Comprehensive Plan as is. Vancouver needs this.

With Kindness,
Dev

From: Jason Cromer
To: City Council
Subject: Please Adopt the Comprehensive Plan
Date: Thursday, May 28, 2026 7:54:04 PM

Hi all,

Please adopt the Comprehensive plan as-is, and let the city grow into something that supports people's quality of life, and the quality of living of those coming here in the future. We need this.

Best,
Jason

From: PETER BRACCHI
To: City Council
Subject: Jun 1st - Public Comment — Our Vancouver 2045 Should Account for the Last 10 Years Before Planning the Next 20
Date: Thursday, May 28, 2026 9:54:26 AM

Public Comment — Our Vancouver 2045 Should Account for the Last 10 Years Before Planning the Next 20

Mayor and City Council,

The Comprehensive Plan is supposed to guide the next 20 years. It should not hide the consequences of the last 10.

If Vancouver is serious about clean water, safe streets, ADA access, public health, environmental protection, and transparent government, those values must apply even when the issue is homelessness and even when enforcement is politically difficult.

That is the major shortcoming in the Our Vancouver 2045 Comprehensive Plan. The plan contains many promises about equity, safety, resilience, clean water, accessibility, and accountable government. But it does not honestly account for what happened when the City spent years making informal exceptions to those same standards in the name of homelessness.

This is not a comment against helping homeless individuals. It is a comment against creating a permanent Homeless Industrial Complex — more programs, more teams, more contractors, more studies, more outreach, more cleanup spending, and more exceptions — without proving results, enforcing basic laws equally, or reporting the true public cost.

Two long-running examples should be addressed directly.

First, the Men’s Share House / Share Hot Meals area has become a public right-of-way, public health, sanitation, ADA, stormwater, and neighborhood-impact issue. This includes blocked sidewalks and curb ramps, repeated garbage and sanitation problems, dumpsters and portable toilets in or near the public right-of-way, food-service impacts outside the building, storm-drain exposure, police/fire involvement, and repeated cleanups. The plan talks about accessibility and public health in broad terms, but it does not measure this known local failure.

Second, Burnt Bridge Creek has suffered years of encampment-related impacts, including trash, human waste, fire debris, erosion, vegetation damage, and recurring cleanup needs. The plan invests in stormwater and water-quality projects, but it does not connect those investments to one of the obvious urban pollution sources

the City has tolerated for years.

Before Vancouver commits to another 20 years of homelessness-related spending and policy exceptions, the public deserves a clear accounting of the last 10 years.

I request that the City add, or formally commit to adding in the first implementation review, a Homelessness Response Accountability section that includes:

1. A 10-year accounting of homelessness-related cleanup costs, debris tonnage, police/fire response costs, staff time, contractor costs, and public-works impacts.
2. A review of environmental impacts to Burnt Bridge Creek, downtown stormwater systems, parks, natural areas, sidewalks, and public rights-of-way.
3. A review of ADA and right-of-way impacts, including blocked sidewalks, curb ramps, tents, dumpsters, portable toilets, and lack of traffic-control or pedestrian-detour planning.
4. A requirement that future homelessness programs include measurable outcomes before additional long-term funding is expanded.
5. A clear statement that public health, environmental, ADA, nuisance, food-service, stormwater, and right-of-way laws apply equally and will not be suspended informally in the name of homelessness.
6. Annual public reporting showing whether conditions are actually improving or whether the City is simply funding another layer of management around a problem it is not willing to solve.

The City should not use the Comprehensive Plan to build the next 20 years of spending on homelessness without first measuring the consequences of the last 10 years of non-enforcement, cleanup costs, environmental damage, blocked access, and public-health impacts.

Please place this comment in the public record.

Peter Bracchi
Vancouver, Washington

From: Monica Zazueta
To: City Council
Subject: Comprehensive Plan Comments
Date: Thursday, May 28, 2026 9:28:46 AM

Dear Mayor and members of the City Council,

I'm writing to you because I care deeply about what we are doing as a city. For the last couple of years, many of us have put in the work to make sure that people of color in our community aren't just "consulted" on this Comprehensive Plan, but are actually at the heart of it, especially as we work to heal the damage of past injustices.

We need you to approve this plan. I know some people are pushing back because they're afraid of change or "infill," but we can't let that stop us from getting truly affordable housing. Life is all about change, and the truth is, if the system isn't working for all of us, then it isn't working. If we want a city where the people who work here can afford to live here, we have to be brave enough to build that reality.

I'm asking you to transform our economic system into a model that is both ecologically safe and socially just. By staying within the means of our living planet, we can meet the needs of all people today without compromising the ability of future generations to meet their own.

Let's start by changing our language. Let's stop treating "economic growth" as the only measure of success. Let's change that goal to thriving in balance with our natural systems. And let's stop saying "affordable housing" and start committing to truly affordable housing. We need to move past the idea that "affordable" is just a percentage of some median income that doesn't match our reality. We need housing that actually fits the real life survival budget of a family in our city, not some outdated federal number from the 60's.

I want to see a city that can actually breathe. I'm talking about "rewilding" our neighborhoods, trading in those manicured lawns for food forests and places where pollinators can thrive. We shouldn't just "prioritize" pesticide-free zone, we need to get rid of these toxins completely. We have to do this for the health of our soil and for our children.

I also want us to rethink how we make a living. Why are we still stuck in this "boss and worker bee" model? Let's support shared ownership businesses, where everyone who helps create the value gets a fair share. And let's set up a "Bioregional Finance Facility" so people who want to put their money back into our local land and ecology actually have a way to do it.

Please look at the models that are already working, like social housing in Vienna or the community projects in Amsterdam. We don't have to reinvent the wheel, we just have to be willing to turn it.

Please, don't just "encourage" these changes. Support them. Fund them. Require them. Let's build a city that doesn't just grow, but heals.

This plan is our chance to build a city that is actually fair and livable for everyone. I'm urging you to pass it, but please make sure the things I've shared in this letter are written clearly into the plan. We need to stop just chasing growth and start focusing on healing, making sure our city is regenerative by design and distributed by design.

Thank you for everything that you all do.

The future is not planned, it's seeded.

Monica Zazueta Tabor
[redacted]

The videos below enriched my life. I see the world from a wider lens. I really hope you choose to watch them.

1.
Doughnut Economics 7 Ways to Think Like a 21st Century Economist by Kate Raworth, 29 minute video

https://youtu.be/qwyzsAWRMcw?si=Hut8czYBLqAjOBpb

2.
The Superorganism Explained in 7 Minutes
The Great Simplification

https://youtu.be/h5VWZm7ESfk?si=PCvre3pYNXCFhhGX

From: Our Vancouver 2045
To: City Council
Cc: Kennedy, Rebecca; Dollar, Sarah
Subject: FW: Public Comment on Our Vancouver 2045
Date: Thursday, May 28, 2026 4:12:23 PM

Please see public comment below that came through the Our Vancouver 2045 inbox and include in Council 6/1 testimony.

Let me know if you need anything else from me.

Thank you,

Meredith Herbst | Associate Long Range Planner
Pronouns: She/Her/Hers
City of Vancouver, WA
Community Development Department
O: (360) 487-7937 | Relay 711

OUR VANCOUVER
OUR FUTURE 2045

Learn more about *Our Vancouver*: an effort to update our City's plan for growth and development over the next 20 years.

From: PETER BRACCHI [redacted]
Sent: Thursday, May 28, 2026 9:39 AM
To: Our Vancouver 2045 <OurVancouver2045@cityofvancouver.us>
Subject: Public Comment on Our Vancouver 2045

You don't often get email from peterbracchi@aol.com. Learn why this is important

Public Comment — Our Vancouver 2045 Should Account for the Last 10 Years Before Planning the Next 20

The Comprehensive Plan is supposed to guide the next 20 years. It should not hide the consequences of the last 10.

If Vancouver is serious about clean water, safe streets, ADA access, public health, environmental protection, and transparent government, those values must apply even when the issue is homelessness and even when enforcement is politically difficult.

That is the major shortcoming in the Our Vancouver 2045 Comprehensive Plan. The plan contains many promises about equity, safety, resilience, clean water, accessibility, and accountable government. But it does not honestly account for what happened when the City spent years making informal exceptions to those same standards in the name of homelessness.

This is not a comment against helping homeless individuals. It is a comment against creating a permanent Homeless Industrial Complex — more programs, more teams, more contractors, more studies, more outreach, more cleanup spending, and more exceptions — without proving results,

enforcing basic laws equally, or reporting the true public cost.

Two long-running examples should be addressed directly.

First, the Men's Share House / Share Hot Meals area has become a public right-of-way, public health, sanitation, ADA, stormwater, and neighborhood-impact issue. This includes blocked sidewalks and curb ramps, repeated garbage and sanitation problems, dumpsters and portable toilets in or near the public right-of-way, food-service impacts outside the building, storm-drain exposure, police/fire involvement, and repeated cleanups. The plan talks about accessibility and public health in broad terms, but it does not measure this known local failure.

Second, Burnt Bridge Creek has suffered years of encampment-related impacts, including trash, human waste, fire debris, erosion, vegetation damage, and recurring cleanup needs. The plan invests in stormwater and water-quality projects, but it does not connect those investments to one of the obvious urban pollution sources the City has tolerated for years.

Before Vancouver commits to another 20 years of homelessness-related spending and policy exceptions, the public deserves a clear accounting of the last 10 years.

I request that the City add, or formally commit to adding in the first implementation review, a Homelessness Response Accountability section that includes:

1. **A 10-year accounting of homelessness-related cleanup costs, debris tonnage, police/fire response costs, staff time, contractor costs, and public-works impacts.**
2. **A review of environmental impacts to Burnt Bridge Creek, downtown stormwater systems, parks, natural areas, sidewalks, and public rights-of-way.**
3. **A review of ADA and right-of-way impacts, including blocked sidewalks, curb ramps, tents, dumpsters, portable toilets, and lack of traffic-control or pedestrian-detour planning.**
4. **A requirement that future homelessness programs include measurable outcomes before additional long-term funding is expanded.**
5. **A clear statement that public health, environmental, ADA, nuisance, food-service, stormwater, and right-of-way laws apply equally and will not be suspended informally in the name of homelessness.**
6. **Annual public reporting showing whether conditions are actually improving or whether the City is simply funding another layer of management around a problem it is not willing to solve.**

The City should not use the Comprehensive Plan to build the next 20 years of spending on homelessness without first measuring the consequences of the last 10 years of non-enforcement, cleanup costs, environmental damage, blocked access, and public-health impacts.

Please place this comment in the public record.

Peter Bracchi
Vancouver, Washington

From: City of Vancouver, WA
To: City Council
Subject: Submission: Contact City Council
Date: Monday, May 25, 2026 4:02:00 PM

Contact the City Council

Name

Linda Huddle

Email

[redacted]

Phone

[redacted]

Address

[redacted]
Vancouver 98664
United States
Map It

Subject

Share an Opinion of a City project or Initiative

Choose Recipient

All the Council

Message

You will soon be voting on a new city tree code. I urge you to vote for the Urban Forestry Commission's recommendation. The proposed tree code (which addresses tree loss in the face of private development), is more robust than current law and therefore more closely aligns with the city's current goal of a 28% tree canopy.
I chose to live in the Vancouver Heights area because of its plentiful native trees. There is a peace and beauty here that cannot be replaced by planned landscaping. Our earth is in a fragile state; we need to find ways to preserve this beautiful planet and live respectfully with other living plants and creatures inhabiting earth.
Thank you for considering my request.
Sincerely, Linda Huddle

From:	Paul Gardner
To:	City Council; Snodgrass, Bryan; Kennedy, Rebecca; McEnerny-Ogle, Anne
Subject:	Request for Reconsideration of Medium-Scale Zoning Designation of Santa Fe Drive and Devine Road in Preferred Alternative
Date:	Friday, May 22, 2026 4:48:34 PM
Attachments:	image.png Visual Impact - Santa Fe Drive.pdf

Dear Mayor and City Council,

Thank you for your continued work on Vancouver's Comprehensive Plan. Recently Bryan Snodgrass and Rebecca Kennedy (Rebecca via email) discussed with me my concerns regarding the proposed Medium Scale Neighborhood designation affecting a portion of my neighborhood.

I am not challenging the City's broader housing goals, state housing requirements, or the need for thoughtful growth. I support the Heights Redevelopment project and recognize the importance of creating additional housing opportunities throughout Vancouver. I am also not arguing about all of Dubois Park as low scale zoning.

My concern is much narrower and more targeted.

I am asking the Council to reconsider only the small group of lots west of Devine Road and east of Santa Fe Drive that were designated Medium Scale Neighborhood while the whole remaining Dubois Park neighborhood remains Low Scale Neighborhood.

It is the cumulative and layered impact these particular properties are being asked to absorb that I am asking you to reconsider.

These homes east of Santa Fe Drive / west of Devine Road are already directly impacted by the Heights redevelopment project and the significant increase in density, traffic, activity, and infrastructure demands that project will bring. Adding Medium Scale zoning immediately adjacent to these same homes creates a disproportionate concentration of impacts on a very small section of the neighborhood.

I believe the cumulative effect of:

- the Heights redevelopment,
- increased density,
- increased parking requirements,
- and the possibility of 5-story / 75-foot buildings directly adjacent to existing homes

has been significantly underweighted in the current planning analysis.

During my discussion with Bryan, safety concerns related to parking and traffic were identified as an important consideration for Council. I strongly encourage the Council to

carefully evaluate these practical impacts.

The surrounding residential streets were not designed for the scale of parking demand and traffic that could accompany multi-family development of this intensity. Even if transit and mobility investments are planned nearby, the practical reality is that most households in this area will continue to rely heavily on personal vehicles. Overflow parking, reduced visibility, increased congestion, and impacts to pedestrian safety are real neighborhood concerns — particularly for children, families, and longtime residents.

I also remain concerned by what feels like a contradiction in the current rationale.

On one hand, residents are being told the Medium Scale designation is necessary to meet long-term planning goals. On the other hand, residents are also being told that redevelopment at the maximum scale is unlikely to occur because of market realities. Rebecca and Bryan both said directly to me that it is unlikely that redevelopment will happen in the next twenty years. Rebecca wrote to me; *"the value of the lots and homes will likely make full redevelopment in much of the neighborhood infeasible for the foreseeable future. Our capacity analysis accounts for this."*

If large-scale redevelopment is unlikely anyway, then I do not understand why this small pocket must permanently absorb the long-term uncertainty and risk associated with 75-foot zoning directly adjacent to existing homes.

Residents are effectively being asked to accept the possibility of 5-story buildings towering over their homes and backyards while simultaneously being reassured that it "probably won't happen." That is difficult reassurance for homeowners making long-term decisions about where they live, invest, and raise families.

I also ask the Council to consider the direct impact on light, privacy, and neighborhood character for the homes immediately adjacent to these proposed zoning changes.

For many residents, this is not an abstract planning discussion. It is the possibility of standing in a backyard or front yard currently surrounded by open sky, trees, and low-scale homes — and instead facing a 75-foot building overlooking bedrooms, backyards, and family living spaces.

To help illustrate this concern, I have attached visual comparisons showing my property as it exists today alongside an illustrative rendering of what a 5-story apartment structure could look like directly adjacent to the neighborhood under the proposed zoning. The visual impact to privacy, openness, and residential character is significant.

My request remains modest and focused:
Please align the lots west of Devine Road and east of Santa Fe Drive with the Low

Scale Neighborhood designation applied to the rest of Dubois Park.

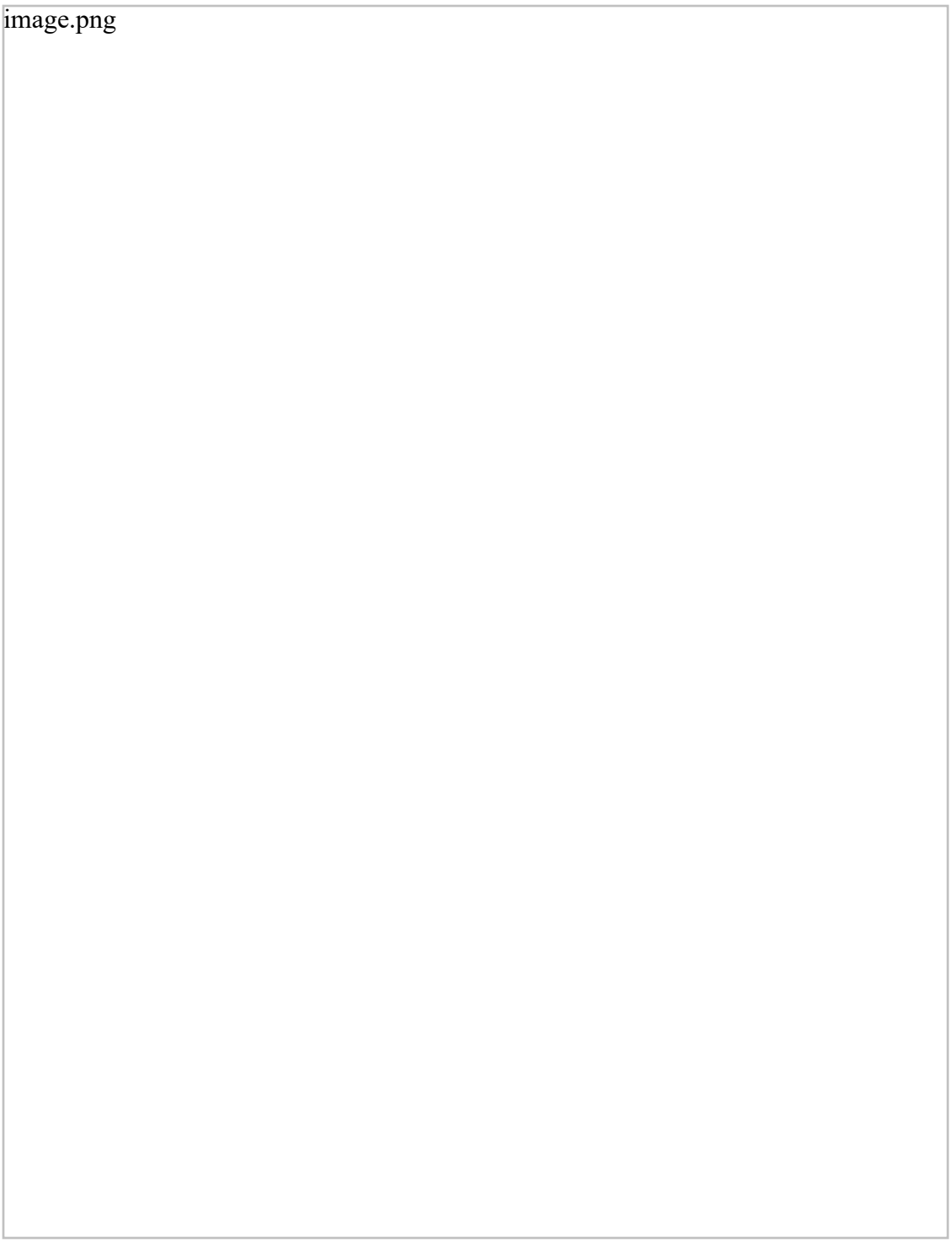
I believe this would still fully support the City's broader housing and redevelopment goals while creating a more balanced, fair, and context-sensitive transition for the residents most directly affected by these changes.

Thank you for your time, consideration, and continued service to Vancouver.

Sincerely,

Paul Gardner
[redacted]
Vancouver, WA 98661

Rendition of visual comparison attached and inserted into this email below.


image.png

DUBOIS PARK NEIGHBORHOOD – VISUAL IMPACT COMPARISON

315 Santa Fe Drive, Vancouver, WA

The images below show the existing views from my property compared to a rendering of a proposed 5-story apartment building located directly behind my backyard, as allowed under the **Medium Scale Neighborhood** designation (up to 75 feet / 5 stories).

BACKYARD VIEW – FACING EAST

CURRENT VIEW – EXISTING CONDITIONS



Open sky, natural light, and a sense of privacy.
Current view includes neighboring trees and rooftops.

RENDERING – WITH PROPOSED 5-STORY APARTMENT



Significantly reduced privacy, increased building mass, and loss of open sky view.
Building would be approx. 65–75 feet tall and 4–5 stories visible.

FRONT YARD VIEW – FACING EAST (FROM STREET)

CURRENT VIEW – EXISTING CONDITIONS



Low-scale neighborhood character with trees and open sky.
No large buildings visible.

RENDERING – WITH PROPOSED 5-STORY APARTMENT



5-story building would be visible above existing homes and trees from the street, changing the character of the neighborhood. Impacts light, privacy, and property values.

Note: Rendering is for illustrative purposes only.
Building design, materials, and exact placement may vary.

From: Paul Sochacki
To: City Council
Subject: Comprehensive Plan recommendation
Date: Monday, May 11, 2026 6:52:40 PM

> You don't often get email from [redacted]. Learn why this is important

Hi City of Vancouver Councilors,

I am writing to express my interest in the city adopting the Comprehensive Plan as is. I have lived in Vancouver about 14 years now, I serve on the Clark County BPAC group and am very happy with the direction the city is moving to build out facilities (i.e., infrastructure) for mass transit and active transportation (cycling, scooting, walking).

Thank you
Paul

From: Parker Graham
To: City Council
Subject: Comprehensive Plan
Date: Monday, May 11, 2026 6:21:04 PM

> You don't often get email from [redacted]. Learn why this is important

Hello, my name is Parker Graham and I am writing as a Vancouver resident, in support of the comprehensive plan being adopted as is so that our city can grow with the increasing demand and occupancy.

From: Dollar, Sarah
To: Dollar, Sarah; Our Vancouver 2045
Subject: FW: Support for the Comprehensive Plan As-Is
Date: Thursday, May 14, 2026 4:25:32 PM

6/1 Testimony

Sarah Dollar | Executive Assistant to the City Council
Pronouns: She/Her/Hers
CITY OF VANCOUVER, WASHINGTON
City Manager's Office (CMO)
Primary (Cell): 360-624-2949 | **Desk:** 360-487-8641
www.cityofvancouver.us

From: Amanda Cavanaugh <[redacted]>
Sent: Wednesday, May 13, 2026 5:23 PM
To: City Council <council@cityofvancouver.us>
Subject: Support for the Comprehensive Plan As-Is

> You don't often get email from amandaecavanaugh@proton.me. Learn why this is important

Hello, Vancouver City Council,

My name is Amanda Cavanaugh, and I am writing to you today to urge you to adopt the 2026-2045 Comprehensive Plan **as-is**.

For many years, I lived in the Seattle area where I was transitioning to relying exclusively on my bicycle for transportation (despite it being another very car-centric city), and when I moved to Vancouver in 2020, I was impressed by the city's commitment to expanding multi-modal transit. At that time, the Columbia Street bike corridor was under construction, and when it was finished, I used it regularly to bike from my home in the northwest neighborhood to downtown.

Now, I'm in east Vancouver, and I take advantage of the newly-finished and improved Fourth Plain to get into downtown. The Fourth Plain project is example of the city doing right by cyclists and those who rely on public transit.

However, much of my life is not oriented towards downtown; I work at the Humane Society for Southwest Washington, on 192nd Street - a street without bike lanes or sidewalks, one of the most dangerous stretches of road for cyclists in the county. But without a car and insufficient transit, I take the risk. I urge you to support the 192nd Street Improvement Plan, and, looking further into the future, the 2026-2045 Comprehensive Plan **as-is** to make the city safe for all, not just motorists.

Thank you,

Amanda Cavanaugh

From: Mike Yamamoto
To: City Council
Subject: Keep Comprehensive Plan As-Is
Date: Monday, May 11, 2026 4:37:23 PM

Dear City Council,

I am writing to request that the Comprehensive Plan remains as is, without further modifications.

Thank you for your time.

Mike Yamamoto

From: demi yamamoto
To: City Council
Subject: Support for Comprehensive Plan as is
Date: Monday, May 11, 2026 5:46:50 PM

> You don't often get email from [redacted] Learn why this is important

Dear City Council,

I am writing to express support for the Comprehensive Plan to remain as is.

Thank you,

Demi Yamamoto

Jackson Oldham
[redacted] OR RPDC 972
Vancouver, WA 98682 MAY 2026 PM 2 L



RECEIVED
MAY 14 2026
CITY MANGAGER / MAYOR
CITY OF VANCOUVER

Vancouver City Council
and Mayor Anne McEnerney-Ogle
415 W. 6th St
Vancouver, WA 98660

98660-337599

Dear City Leader,

This is a request regarding the 7.5-acre proposed "Mt. Hood Vista" site in my Parkway East neighborhood on NE 34th Street. I understand the city's need for additional housing, while balancing the needs of current property owners.

To that end, I encourage the City to approve the building of 9.5 homes per acre (**70 total**), rather than the proposed 11.2 per acre (**82 total**) at this particular site.

This request still *exceeds* proposed density requirements of the new Comp Plan's "low-scale" zone, which will require only a minimum of 59 unattached, single-family homes on the site. (The area is currently zoned R9, limiting it to roughly that same number).

Increased traffic -- *more than 600 extra cars per day!* -- in this **infill** neighborhood – located on a residential neighborhood circulator street rather than a higher traffic throughway – will be dangerous for current and future residents of both Parkway East and Parkside neighborhoods, who often walk, jog, cycle, skateboard, and drive on our neighborhood streets.

I also request to preserve one of the few remaining small groves of environmentally-protective and iconic Douglas firs adjacent to public rights of way in Parkway East, located in the northeast corner of this 7.5-acre lot. *This is doable with just a slight reduction of lots from the 82 currently proposed.*

Please hear us, and act in the best interests of your current constituents in Parkway East and Parkside neighborhoods, as well as the new residents we'll be welcoming!

Thank you,





PORTLAND OR RPDC 972
6 MAY 2026 PM 5 L



RECEIVED
MAY 14 2026
CITY MANGAGER / MAYOR
CITY OF VANCOUVER

Vancouver City Council
& Mayor Anne McEnerney-Ogle
415 W. 6th Street
Vancouver, WA 98660

8660-337599

Dear City Leader,

This is a request regarding the 7.5-acre proposed "Mt. Hood Vista" site in my Parkway East neighborhood on NE 34th Street. I understand the city's need for additional housing, while balancing the needs of current property owners.

To that end, I encourage the City to approve the building of 9.5 homes per acre (**70 total**), rather than the proposed 11.2 per acre (**82 total**) at this particular site.

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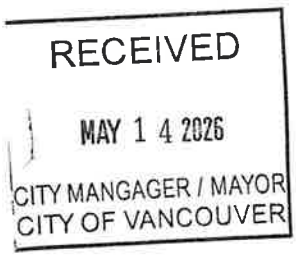
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Thank you,

Pauline Faull

Brandi Oldham
[redacted]ND OR RPDC 972
Vancouver, WA 98682 6 MAY 2026 PM 2 L





Vancouver City Council
and Mayor Anne McEnerney-Ogle
415 W. 6th St.
Vancouver, WA 98660

98660-337599

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Thank you,

Ms. Kathleen Seid
[redacted]
Vancouver, WA 98682

PORTLAND OR RPDC 972
9 MAY 2026 PM 2 L



Vancouver City Council
Mayor Anne McEnerny-Ogle
415 W 6th St.
Vancouver, WA 98660

RECEIVED
MAY 14 2026
CITY MANGAGER / MAYOR
CITY OF VANCOUVER

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Thank you,

Kathleen Reid

[redacted]
Vancouver, Wa 98682

PORTLAND OR RPDC 972
6 MAY 2026 PM 1 L



Vancouver City Council
& Mayor Anne McEnerney-Ogle
415 W. 6th St.
Vancouver, Wa 98660

RECEIVED
MAY 14 2026
CITY MANGAGER / MAYOR
CITY OF VANCOUVER

6660-337593

Dear City Leader,

This is a request regarding the 7.5-acre proposed "Mt. Hood Vista" site in my Parkway East neighborhood on NE 34th Street. I understand the city's need for additional housing, while balancing the needs of current property owners.

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Thank you,

Vincent Bocca

[redacted]
Vancouver, WA 98683

PORTLAND OR 972

8 MAY 2026 PM 1 L



Please hear & help us. !

RECEIVED
MAY 14 2026
CITY MANGAGER / MAYOR
CITY OF VANCOUVER

Vancouver City Council
& Mayor Anne McEnerney-Ogle
415 W. 6th ST.
Vancouver, WA 98660

18660-337599

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Thank you,

Mark & Dayna Poulson

BORLA
[redacted] ORTLAND OR RPDC 972
Vancouver, Wa. 98682 MAY 2026 PM 3 L



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MAY 14 2026
CITY MANGAGER / MAYOR
CITY OF VANCOUVER

Mayor Anne McEnerney-Ogle
& Vancouver City Council
415 W. 6th St.
Vancouver, Wa 98660

98660-337593

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Thank you,

Pennylane Borca

Robbins
[redacted]
Vancouver, WA
98682

PORTLAND OR RPDC 972
7 MAY 2026 PM 2 L



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MAY 14 2026
CITY MANGAGER / MAYOR
CITY OF VANCOUVER

Vancouver City Council
Mayor Anne McEnerney-Ogle
415 W. 14th St.
Vancouver, WA
98660

98660-337599

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Thank you, JANINE Robbins

Janine Robbins

Ms. Joanne H. Harty
[redacted]
Vancouver, WA 98682

PORTLAND OR RPDC 972
7 MAY 2026 PM 2 L

USA FOREVER

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MAY 14 2026
CITY MANGAGER / MAYOR
CITY OF VANCOUVER

Vanc. City Council
& Mayor Anne McEnerny Ogle
415 W. 6th St
Vanc WA 98660

SAVE those Trees!

Dear City Leader,

This is a request regarding the 7.5-acre proposed "Mt. Hood Vista" site in my Parkway East neighborhood on NE 34th Street. I understand the city's need for additional housing, while balancing the needs of current property owners.

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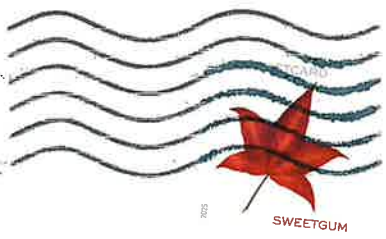
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Thank you,

Joanne Harty

PORTLAND OR RPDC 972

7 MAY 2026 PM 2 L



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MAY 14 2026

CITY MANGAGER / MAYOR
CITY OF VANCOUVER

Mayor + City Cancil
415 w 6th st
Vancouver WA 98660

98660-337593

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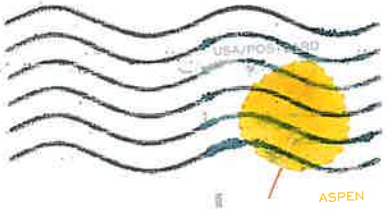
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Thank you,

Slavik Koltunov

PORTLAND OR RPDC 972

7 MAY 2026 PM 2 L



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MAY 1 4 2026

CITY MANGAGER / MAYOR
CITY OF VANCOUVER

Mayor + City Council
415 w 6th st
Vancouver WA 98660

98660-337599

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Thank you,

Manya Ferris

PORTLAND OR RPDC 972

7 MAY 2026 PM 2 L



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MAY 14 2026
CITY MANGAGER / MAYOR
CITY OF VANCOUVER

City Council + Mayor Ame
415 w 6th st
Vancouver WA 98660

98660-337599

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Thank you,

Juniper Ferris

PORTLAND OR RPDC 972

7 MAY 2026 PM 2 L



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MAY 1 4 2026

CITY MANGAGER / MAYOR
CITY OF VANCOUVER

City Council +
Mayor Anne
415 W 6th St
Vancouver WA 98660

98660-337599

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Thank you,

Robert Benway

Craigs
[redacted] LAND OR RPDC 972
Vancouver, WA 98687 6 MAY 2026 PM 6 L



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MAY 11 2026
CITY MANGAGER / MAYOR
CITY OF VANCOUVER

Vancouver City Council
& Mayor Anne McEnerney-Ogle
415 W. 6th St.
Vancouver, WA 98660

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Thank you,

Ken & Carol Crays

Crays

PORTLAND OR RPDC 972

5 MAY 2026 PM 6 L



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MAY 11 2026

CITY MANGAGER / MAYOR
CITY OF VANCOUVER

Vancouver City Council
+ Mayor Anne
415 W 6th St
Vancouver WA 98660

98660-337599

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Thank you,

Stonelake
[redacted] OR RPDC 972
Vancouver, WA 98682
5 MAY 2026 PM 4 L



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MAY 11 2026
CITY MANGAGER / MAYOR
CITY OF VANCOUVER

Vancouver City Council
& Mayor Anne McEnerney-Ogle
415 W 6th St
Vancouver, WA
98660

Please preserve our existing trees!! Limit homes so we keep a tree canopy A park would be nice

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Thank you,

Julie Stonelake

Hello all!

Please pay close attention to this. To apply a one size fits all approach to density regardless of the size of the parcel will have disasterous consequences in this case. This zone change should not be approved. It will lead to a dangerous increase in traffic because this parcel is too big and the streets are too narrow. Please consider the quality of life for those of us, now and in the future, that will be damaged by this development if approved

Thanks for your consideration

Dave O'Brien

15616 NE 34th Ct
Vancouver WA 98682

PORTLAND OR 972
15 MAY 2026 PM 1 L

usa forever

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MAY 11 2026
CITY MANGAGER / MAYOR
CITY OF VANCOUVER

Vancouver City Council
and Mayor Anne McEnerney-Ogle
415 W. 6th St.
Vancouver WA 98660

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Thank you,

John David Oldham

Stonelake

[redacted] OR RPDC 972

Vancouver, WA 98682



RECEIVED

MAY 11 2026

CITY MANGAGER / MAYOR
CITY OF VANCOUVER

Please include Douglas firs in building plans They are needed in this neighborhood :)

Vancouver City Council
& mayor Anne McEnerny-Ogle

415 W. 6th St

Vancouver, WA

98660

98660-337599

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To that end, I encourage the City to approve the building of 9.5 homes per acre (**70 total**), rather than the proposed 11.2 per acre (**82 total**) at this particular site.

This request still *exceeds* proposed density requirements of the new Comp Plan's "low-scale" zone, which will require only a minimum of 59 unattached, single-family homes on the site. (The area is currently zoned R9, limiting it to roughly that same number).

Increased traffic -- *more than 600 extra cars per day!* -- in this **infill** neighborhood – located on a residential neighborhood circulator street rather than a higher traffic throughway – will be dangerous for current and future residents of both Parkway East and Parkside neighborhoods, who often walk, jog, cycle, skateboard, and drive on our neighborhood streets.

I also request to preserve one of the few remaining small groves of environmentally-protective and iconic Douglas firs adjacent to public rights of way in Parkway East, located in the northeast corner of this 7.5-acre lot. *This is doable with just a slight reduction of lots from the 82 currently proposed.*

Please hear us, and act in the best interests of your current constituents in Parkway East and Parkside neighborhoods, as well as the new residents we'll be welcoming!

Thank you,

Keith Stonelake

June 1, 2026 Vancouver, Washington

Comments by Mary Keltz

City Council public hearing

Comprehensive plan update

Thank you for the opportunity to comment on the proposed comprehensive plan update.

I am Mary Keltz, a long-time resident of Vancouver.

If implemented as drafted, the plan would allow many more homes than needed to meet the city's own goals. That fact is reflected in the final environmental impact statement.

As a result, Clark County is taking less responsibility for new homes and planning for less density in neighborhoods next to the city. To be specific, the county is preparing to delete 8,000 housing units from the plan update covering Vancouver's urban growth area.

The city plan is filled with words about equity and positive community experiences. However, it calls for greater inequities in who will bear the impacts and expenses from increasing population. It puts too much pressure on existing city neighborhoods.

Demand and prices for homes are likely to increase as people search for more relaxed environments in places where Vancouver is expected to grow. Important opportunities for planning may slip away quickly. We are seeing examples of that today, with Oregonians moving to Clark County to escape some aspects of Portland.

If we are serious about planning for the next 20 years, we must have an equitable and effective plan for increasing the supply and variety of housing throughout our urban area, while containing the cost when possible. It now appears we are failing to give adequate attention to the urban growth area and prevent undue strain in the city.

Staff Report: 113-26

To: Mayor and City Council
From: City Manager
Date: June 8, 2026

Subject

Contract Award - Enterprise Agreement (EA) for GIS Software and Services with Environmental Systems Research Institute, Inc. (Esri)

Key Points

- The City uses Environmental Systems Research Institute, Inc (Esri) geographic information system (GIS) software and services to meet its mapping and geospatial data needs.
- The City and Clark County share parcel, address, and other geospatial data and maps via Esri servers and software.
- The City's current enterprise agreement with Esri expires on 1/3/2027.
- The proposed new enterprise agreement with Esri is for a two-year term, from 1/4/2027 through 1/3/2029.

Strategic Plan Alignment

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

Present Situation

- The City uses Esri software as the foundation for its internal and external GIS services. External GIS services are those available on the City's website, such as mapping applications and the open data hub.
- The City and Clark County use Esri software and servers to share GIS maps and related data.
- In April 2026, the City Procurement Division approved a sole-source request to permit the continued use of Esri GIS software and services.
- The current contract with Esri expires on 1/3/2027. The proposed new agreement with Esri is for a two-year term, from 1/4/2027 through 1/3/2029.

Advantage(s)

1. All City employees can continue to use Esri software and mapping capabilities.
2. The City and Clark County can continue sharing maps and geospatial information to serve the City, County, and the community.
3. Citizens can continue to access City maps and the open data hub via the City’s website.

Challenge(s)

None

Budget Impact

The 2-year cost for the Esri Enterprise Agreement is $392,912, including taxes. The IT Department's proposed 2027-2028 baseline budget is anticipated to be sufficient to cover these costs.

Prior Council Review

- Staff Report No. 205-24: Contract Award - Enterprise Agreement for GIS software and services with Esri, Inc.
- Staff Report No. 179-21: Authorization to enter into a Small Municipal and County Government Enterprise Agreement (EA) with GIS vendor Environmental Systems Research Institute, Inc. (ESRI)
- Staff Report No. 196-18: Authorization to enter into a Small Municipal and County Government Enterprise Agreement (EA) with GIS vendor Environmental Systems Research Institute, Inc. (ESRI)

Action Requested

On Monday, June 8, 2026, authorize the City Manager, or designee, to execute an enterprise agreement between the City of Vancouver and Esri for an estimated amount not to exceed $392,912.

Staff Contact

Amandeep Singh, GIS and Data Manager, Patrick Gilbride, IT Director,
Aman.Singh@cityofvancouver.us, patrick.gilbride@cityofvancouver.us

Attachments:

1. Sole Source Justification
2. Enterprise Agreement

SOLE SOURCE JUSTIFICATION
Puchases Above $10,000

A sole source is defined as:
A purchase that is clearly and legitimately limited to a single source or supplier.

A. If there is a way to draft the specifications so that more than one respondent will reply, it is not a sole source.

B. The use of sole source purchases shall be limited only to specific instances which are totally justified to satisfy compatibility or technical performance needs.

As a part of the review of the sole source request, Procurement will post this request form on the Procurement Portal for public inspection and comment. The form will remain on the Procurement Portal after award with the purchase order or paper contract to be a part of record open to public inspection (RCW 39.04.280(2)(a)).

I REQUEST THAT THE REFERENCED PURCHASE BE DECLARED A SOLE SOURCE PURCHASE.

Department: Information Technology	**Requestor: Aman Singh**
Proposed supplier name and address: **ESRI**	**Contract # (if applicable):** **101645**
Estimated cost of goods or services for this request: **$400,000 for two years**	**Total Amount Spent to Date (if applicable):** **$380,868**

This is a sole source purchase because (Check all that apply):

- ☒ **Sole Source:** No other items are known to exist which perform the same function.
- ☐ **Special Design:** Item is specific design to fit in with an existing installation.
- ☐ **Consultant:** Providing professional or technical expertise of a unique nature or location availability.
- ☒ **Proprietary**: Item is held under exclusive title, trademark, patent, or copyright.
- ☐ **Warrant Service**: The vendor is the sole provider of factory authorized warranty service.
- ☐ **Established Standard:** The vendor is the sole provider of goods and services for which the City has an established a standard through an Invitation to Bid or Request for Proposal process.
- ☐ **Used Item:** The vendor/distributor is a holder of a used item that would represent good value and is advantageous to the City (attach information on market price, availability, etc).

Describe the proposed goods or services.	**ESRI desktop, server, website, Open Data Hub, Analytics, and Software as a Service solution (AGOL) including technical support and training services**
What are the specific <u>necessary</u> features that this supplier provides that are not available from other suppliers?	**End-to-end GIS infrastructure including database extension, web servers, application servers, mobile applications and a suite of desktop licenses to collect, manage, visualize, analyze and integrate GIS data and information with other core business systems including County's GIS.**
Discuss how similar goods or services are <u>unable</u> to meet the required objective.	**The City's Interlocal for GIS services with Clark County are provided through Esri's proprietary software and cloud services. Only ESRI provides above mentioned software and services as an integrated solution package. ESRI is an industry leader in GIS software and I am not aware of any other GIS provider used by other cities/counties/state in Metro and Washington/Oregon states.**

What steps have been taken to verify that these features are not available elsewhere?

- ☐ Other brands/manufacturers were examined. Provide a list of phone numbers and names and explain why these did not meet the requirements:
- ☐ Other vendors were contacted but did not meet the requirements. Provide a list of companies and phone numbers and why they did not meet the requirements:
- ☒ Other, please explain: **We need to integrate with County's GIS as they manage 60% of our GIS-related data and they have ESRI infrastructure. Similarly, other cities and contractors who are working with city have this software solution. To inter-operate with our partners, we need ESRI software.**

Can your requirements be modified so that competitive products or services may be used? ☐ **Yes** ☒ **No**
If yes, please explain modifications and potential costs:

Is this a one-time procurement? ☒ No* ☐ Yes	*If an on-going sole source procurement is required, include or attach an estimate that shows total annualized expenditure for each year.

PRICE REASONABLENESS (Check all that apply and attach back-up documentation)

I determined that the price is fair and reasonable because:

- ☐ I compared the proposed price to prices I previously paid for the same or similar goods and/or services. See PO # . Specify price:
- ☐ I compared the proposed price to current published catalog, price lists, or market prices as documented in the attachments and the proposed price is similar or less. **Attach relevant documentation**.
- ☐ I compared the proposed price to rough yardsticks, such as dollars per pound, per horsepower, or other units of measure and did not discover significant inconsistencies that warrant additional pricing inquiry.
- ☐ Based on my knowledge of the market, my experience of prior similar proposals, or knowledge imparted by technical experts.
- ☐ The price is set by law or regulations.
- ☐ Market research reveals that same or similar goods or services are available for a similar price.
- ☒ Other: Government agencies and departments that serve populations of 250,000 or less pay a similar license costs as per this website: Local Government Programmatic Enterprise Agreement

STATEMENT OF NEED AND CERTIFICATION:

My department's recommendation for sole source is based upon an objective review of the good/service required and appears to be in the best interest of the City. I know of no conflict of interest on my part or personal involvement in any way with this request. No gratuities, favors or compromising action have taken place. Neither has my personal familiarity with particular brands, types of equipment, materials or firms been a deciding influence on my request to sole source this purchase when there are other known suppliers to exist.

I hereby certify that this justification for sole source procurement is accurate and complete to the best of my knowledge and belief.

Aman Singh — 4/17/2026

Signature (Requestor) — Date

Department/Division Manager

Based upon the above, I authorize the sole source acquisition of the goods or services specified.

Patrick Gilbride — 4/20/2026

Signature — Date

Procurement Department Review

Based upon the above, I have reviewed this request and I ☐support/☐deny this request.

Signature — Date

FMS Department Director Signature

Based upon the above, I authorize the sole source acquisition of the goods or services specified.

Signature — Date

Note: This Sole Source Justification is valid for two (2) years from the noted date; a new justification form is needed for additional time, as new vendors may enter the marketplace.

Procurement Use Only	
Dated Posted to Procurement Portal:	Date Closed on Procurement Portal:
Supplier Contract Number:	Staff Report # (if applicable):
Effective Date:	End Date:

Quotation # Q-572055

Date: April 9, 2026

Environmental Systems Research Institute, Inc.
380 New York St
Redlands, CA 92373-8100
Phone: (909) 793-2853
DUNS Number: 06-313-4175 CAGE Code: 0AMS3

Customer # 8116 **Contract #**

City of Vancouver
Information Technology
PO Box 1995
Vancouver, WA 98668

ATTENTION: Aman Singh
PHONE: (360) 487-7679
EMAIL: aman.singh@cityofvancouver.us

To expedite your order, please attach a copy of this quotation to your purchase order.
Quote is valid from: 4/9/2026 To: 10/6/2026

Material	Qty	Term	Unit Price	Total
193209	1	Year 1	$180,400.00	$180,400.00
Populations of 150,001 to 250,000 Small Government Enterprise Agreement Annual Subscription				
193209	1	Year 2	$180,400.00	$180,400.00
Populations of 150,001 to 250,000 Small Government Enterprise Agreement Annual Subscription				

Subtotal:	$360,800.00
Sales Tax:	$32,111.20
Estimated Shipping and Handling (2 Day Delivery):	$0.00
Contract Price Adjust:	$0.00
Total:	$392,911.20

Esri may charge a fee to cover expenses related to any customer requirement to use a proprietary vendor management, procurement, or invoice program.

For questions contact:	Email:	Phone:
John Ruffing	jruffing@esri.com	360-754-4727 x8907

The items on this quotation are subject to and governed by the terms of this quotation, the most current product specific scope of use document found at https://assets.esri.com/content/dam/esrisites/media/legal/product-specific-terms-of-use/e300.pdf, and your applicable signed agreement with Esri. If no such agreement covers any item quoted, then Esri's standard terms and conditions found at https://go.esri.com/MAPS apply to your purchase of that item. If any item is quoted with a multi-year payment schedule, Esri may invoice at least 30 days in advance of each anniversary date without the issuance or a Purchase Order, and Customer is required to make all payments without right of cancellation. Third-party data sets included in a quotation as separately licensed items will only be provided and invoiced if Esri is able to provide such data and will be subject to the applicable third-party's terms and conditions. If Esri is unable to provide any such data set, Customer will not be responsible for any further payments for the data set. US Federal government entities and US government prime contractors authorized under FAR 51.1 may purchase under the terms of Esri's GSA Federal Supply Schedule. Supplemental terms and conditions found at https://www.esri.com/en-us/legal/terms/state-supplemental apply to some US state and local government purchases. All terms of this quotation will be incorporated into and become part of any additional agreement regarding Esri's offerings. Acceptance of this quotation is limited to the terms of this quotation. Esri objects to and expressly rejects any different or additional terms contained in any purchase order, offer, or confirmation sent to or to be sent by buyer. Unless prohibited by law, the quotation information is confidential and may not be copied or released other than for the express purpose of system selection and purchase/license. The information may not be given to outside parties or used for any other purpose without consent from Esri. Delivery is FOB Origin for customers located in the USA.

Esri Use Only:
Cust. Name City of Vancouver
Cust. # 8116
PO # N/A
Esri Agreement # 00351343.0

SMALL ENTERPRISE AGREEMENT
COUNTY AND MUNICIPALITY GOVERNMENT
(E214-6)

This Agreement is by and between the organization identified in the Quotation (**"Customer"**) and **Environmental Systems Research Institute, Inc.** (**"Esri"**).

This Agreement sets forth the terms for Customer's use of Products and incorporates by reference (i) the Quotation and (ii) the Master Agreement. Should there be any conflict between the terms and conditions of the documents that comprise this Agreement, the order of precedence for the documents shall be as follows: (i) the Quotation, (ii) this Agreement, and (iii) the Master Agreement. This Agreement shall be governed by and construed in accordance with the laws of the state in which Customer is located without reference to conflict of laws principles, and the United States of America federal law shall govern in matters of intellectual property. The modifications and additional rights granted in this Agreement apply only to the Products listed in Table A.

Table A
List of Products

Uncapped Quantities (annual subscription)

ArcGIS Enterprise Software and Extensions ArcGIS Enterprise (Advanced and Standard) ArcGIS Monitor ArcGIS Enterprise Extensions: ArcGIS 3D Analyst, ArcGIS Spatial Analyst, ArcGIS Geostatistical Analyst, ArcGIS Network Analyst, ArcGIS Data Reviewer	**ArcGIS Enterprise Additional Capability Servers** ArcGIS Image Server **ArcGIS Online User Types** ArcGIS Online Viewer User Type **ArcGIS Enterprise User Types** ArcGIS Enterprise Viewer User Type

Capped Quantities (annual subscription)

ArcGIS Online User Types		**ArcGIS Enterprise User Types**	
ArcGIS Online Contributor User Type	100	ArcGIS Enterprise Contributor User Type	100
ArcGIS Online Mobile Worker User Type	300	ArcGIS Enterprise Mobile Worker User Type	300
ArcGIS Online Creator User Type	300	ArcGIS Enterprise Creator User Type	300
ArcGIS Online Professional User Type	70	ArcGIS Enterprise Professional User Type	70
ArcGIS Online Professional Plus User Type	70	ArcGIS Enterprise Professional Plus User Type	70
ArcGIS Pro (Add-on Apps) for ArcGIS Online Creator or Professional User Type		**ArcGIS Pro (Add-on Apps) for ArcGIS Enterprise Creator or Professional User Type**	
ArcGIS 3D Analyst, ArcGIS Data Reviewer, ArcGIS Geostatistical Analyst, ArcGIS Network Analyst, ArcGIS Publisher, ArcGIS Spatial Analyst, ArcGIS Workflow Manager, ArcGIS Image Analyst	70 each	ArcGIS 3D Analyst, ArcGIS Data Reviewer, ArcGIS Geostatistical Analyst, ArcGIS Network Analyst, ArcGIS Publisher, ArcGIS Spatial Analyst, ArcGIS Workflow Manager, ArcGIS Image Analyst	70 each
ArcGIS Online Apps and Other		**ArcGIS Enterprise Apps and Other**	
ArcGIS Location Sharing for ArcGIS Online	70	ArcGIS Location Sharing for ArcGIS Enterprise	70
ArcGIS Online Service Credits	175,000	ArcGIS Advanced Editing User Type Extension for ArcGIS Enterprise	100

Other Benefits

Number of Esri User Conference registrations provided annually	5
Number of Tier 1 Help Desk individuals authorized to call Esri	5
Five percent (5%) discount on all individual commercially available instructor-led training classes at Esri facilities purchased outside this Agreement	

Customer may accept this Agreement by signing and returning the whole Agreement with (i) the Quotation attached, (ii) a purchase order, or (iii) another document that matches the Quotation and references this Agreement ("**Ordering Document**"). **ADDITIONAL OR CONFLICTING TERMS IN CUSTOMER'S PURCHASE ORDER OR OTHER DOCUMENT WILL NOT APPLY, AND THE TERMS OF THIS AGREEMENT WILL GOVERN.** This Agreement is effective as of the date of Esri's receipt of an Ordering Document, unless otherwise agreed to by the parties ("**Effective Date**").

Term of Agreement: Two (2) years; January 4, 2027 - January 3, 2029

This Agreement supersedes any previous agreements, proposals, presentations, understandings, and arrangements between the parties relating to the licensing of the Products. Except as provided in Article 4—Product Updates, no modifications can be made to this Agreement.

Accepted and Agreed:

_____
(Customer)

By: _____
Authorized Signature

Printed Name: _____

Title: _____

Date: _____

CUSTOMER CONTACT INFORMATION

Contact: _____

Address: _____

City, State, Postal Code: _____

Country: _____

Quotation Number (if applicable): _____

Telephone: _____

Fax: _____

E-mail: _____

1.0—Additional Definitions

In addition to the definitions provided in the Master Agreement, the following definitions apply to this Agreement:

"Case" means a failure of the Software or Online Services to operate according to the Documentation where such failure substantially impacts operational or functional performance.

"Deploy", "Deployed" and "Deployment" mean to redistribute and install the Products and related Authorization Codes within Customer's organization(s).

"Fee" means the fee set forth in the Quotation.

"Maintenance" means Tier 2 Support, Product updates, and Product patches provided to Customer during the Term of Agreement.

"Master Agreement" means the applicable master agreement for Esri Products incorporated by this reference that is (i) found at https://www.esri.com/en-us/legal/terms/full-master-agreement and available in the installation process requiring acceptance by electronic acknowledgment or (ii) a signed Esri master agreement or license agreement that supersedes such electronically acknowledged master agreement.

"Product(s)" means the products identified in Table A—List of Products and any updates to the list Esri provides in writing.

"Quotation" means the offer letter and quotation provided separately to Customer.

"Technical Support" means the technical assistance for attempting resolution of a reported Case through error correction, patches, hot fixes, workarounds, replacement deliveries, or any other type of Product corrections or modifications.

"Tier 1 Help Desk" means Customer's point of contact(s) to provide all Tier 1 Support within Customer's organization(s).

"Tier 1 Support" means the Technical Support provided by the Tier 1 Help Desk.

"Tier 2 Support" means the Esri Technical Support provided to the Tier 1 Help Desk when a Case cannot be resolved through Tier 1 Support.

2.0—Additional Grant of License

2.1 Grant of License. Subject to the terms and conditions of this Agreement, Esri grants to Customer a personal, nonexclusive, nontransferable license solely to use, copy, and Deploy quantities of the Products listed in Table A—List of Products for the Term of Agreement (i) for the applicable Fee and (ii) in accordance with the Master Agreement.

2.2 Consultant Access. Esri grants Customer the right to permit Customer's consultants or contractors to use the Products exclusively for Customer's benefit. Customer will be solely responsible for compliance by consultants and contractors with this Agreement and will ensure that the consultant or contractor discontinues use of Products upon completion of work for Customer. Access to or use of Products by consultants or contractors not exclusively for Customer's benefit is prohibited. Customer may not permit its consultants or contractors to install Software or Data on consultant, contractor, or third-party computers or remove Software or Data from Customer locations, except for the purpose of hosting the Software or Data on Contractor servers for the benefit of Customer.

3.0—Term, Termination, and Expiration

3.1 Term. This Agreement and all licenses hereunder will commence on the Effective Date and continue for the duration identified in the Term of Agreement, unless this Agreement is terminated earlier as provided herein. Customer is only authorized to use Products during the Term of Agreement. For an Agreement with a limited term, Esri does not grant Customer an indefinite or a perpetual license to Products.

3.2 No Use upon Agreement Expiration or Termination. All Product licenses, all Maintenance, and Esri User Conference registrations terminate upon expiration or termination of this Agreement.

3.3 Termination for a Material Breach. Either party may terminate this Agreement for a material breach by the other party. The breaching party will have thirty (30) days from the date of written notice to cure any material breach.

3.4 Termination for Lack of Funds. For an Agreement with government or government-

owned entities, either party may terminate this Agreement before any subsequent year if Customer is unable to secure funding through the legislative or governing body's approval process.

3.5 Follow-on Term. If the parties enter into another agreement substantially similar to this Agreement for an additional term, the effective date of the follow-on agreement will be the day after the expiration date of this Agreement.

4.0—Product Updates

4.1 Future Updates. Esri reserves the right to update the list of Products in Table A—List of Products by providing written notice to Customer. Customer may continue to use all Products that have been Deployed, but support and upgrades for deleted items may not be available. As new Products are incorporated into the standard program, they will be offered to Customer via written notice for incorporation into the Products schedule at no additional charge. Customer's use of new or updated Products requires Customer to adhere to applicable additional or revised terms and conditions in the Master Agreement.

4.2 Product Life Cycle. During the Term of Agreement, some Products may be retired or may no longer be available to Deploy in the identified quantities. Maintenance will be subject to the individual Product Life Cycle Support Status and Product Life Cycle Support Policy, which can be found at https://support.esri.com/en/other-resources/product-life-cycle. Updates for Products in the mature and retired phases may not be available. Customer may continue to use Products already Deployed, but Customer will not be able to Deploy retired Products.

5.0—Maintenance

The Fee includes standard maintenance benefits during the Term of Agreement as specified in the most current applicable Esri Maintenance and Support Program document (found at https://www.esri.com/en-us/legal/terms/maintenance). At Esri's sole discretion, Esri may make patches, hot fixes, or updates available for download. No Software other than the defined Products will receive Maintenance. Customer may acquire maintenance for other Software outside this Agreement.

a. Tier 1 Support

1. Customer will provide Tier 1 Support through the Tier 1 Help Desk to all Customer's authorized users.

2. The Tier 1 Help Desk will be fully trained in the Products.

3. At a minimum, Tier 1 Support will include those activities that assist the user in resolving how-to and operational questions as well as questions on installation and troubleshooting procedures.

4. The Tier 1 Help Desk will be the initial point of contact for all questions and reporting of a Case. The Tier 1 Help Desk will obtain a full description of each reported Case and the system configuration from the user. This may include obtaining any customizations, code samples, or data involved in the Case.

5. If the Tier 1 Help Desk cannot resolve the Case, an authorized Tier 1 Help Desk individual may contact Tier 2 Support. The Tier 1 Help Desk will provide support in such a way as to minimize repeat calls and make solutions to problems available to Customer's organization.

6. Tier 1 Help Desk individuals are the only individuals authorized to contact Tier 2 Support. Customer may change the Tier 1 Help Desk individuals by written notice to Esri.

b. Tier 2 Support

1. Tier 2 Support will log the calls received from Tier 1 Help Desk.

2. Tier 2 Support will review all information collected by and received from the Tier 1 Help Desk including preliminary documented troubleshooting provided by the Tier 1 Help Desk when Tier 2 Support is required.

3. Tier 2 Support may request that Tier 1 Help Desk individuals provide verification of information, additional information, or answers to additional questions to

supplement any preliminary information gathering or troubleshooting performed by Tier 1 Help Desk.

4. Tier 2 Support will attempt to resolve the Case submitted by Tier 1 Help Desk.

5. When the Case is resolved, Tier 2 Support will communicate the information to Tier 1 Help Desk, and Tier 1 Help Desk will disseminate the resolution to the user(s).

6.0—Endorsement and Publicity

This Agreement will not be construed or interpreted as an exclusive dealings agreement or Customer's endorsement of Products. Either party may publicize the existence of this Agreement.

7.0—Administrative Requirements

7.1 OEM Licenses. Under Esri's OEM or Solution OEM programs, OEM partners are authorized to embed or bundle portions of Esri products and services with their application or service. OEM partners' business model, licensing terms and conditions, and pricing are independent of this Agreement. Customer will not seek any discount from the OEM partner or Esri based on the availability of Products under this Agreement. Customer will not decouple Esri products or services from the OEM partners' application or service.

7.2 Annual Report of Deployments. At each anniversary date and ninety (90) calendar days prior to the expiration of this Agreement, Customer will provide Esri with a written report detailing all Deployments. Upon request, Customer will provide records sufficient to verify the accuracy of the annual report.

8.0—Ordering, Administrative Procedures, Delivery, and Deployment

8.1 Orders, Delivery, and Deployment

a. Upon the Effective Date, Esri will invoice Customer and provide Authorization Codes to activate the nondestructive copy protection program that enables Customer to download, operate, or allow access to the Products. If this is a multi-year Agreement, Esri may invoice the Fee up to thirty (30) calendar days before the annual anniversary date for each year.

b. Undisputed invoices will be due and payable within thirty (30) calendar days from the date of invoice. Esri reserves the right to suspend Customer's access to and use of Products if Customer fails to pay any undisputed amount owed on or before its due date. Esri may charge Customer interest at a monthly rate equal to the lesser of one percent (1.0%) per month or the maximum rate permitted by applicable law on any overdue fees plus all expenses of collection for any overdue balance that remains unpaid ten (10) days after Esri has notified Customer of the past-due balance.

c. Esri's federal ID number is 95-2775-732.

d. If requested, Esri will ship backup media to the ship-to address identified on the Ordering Document, FOB Destination, with shipping charges prepaid. Customer acknowledges that should sales or use taxes become due as a result of any shipments of tangible media, Esri has a right to invoice and Customer will pay any such sales or use tax associated with the receipt of tangible media.

8.2 Order Requirements. Esri does not require Customer to issue a purchase order. Customer may submit a purchase order in accordance with its own process requirements, provided that if Customer issues a purchase order, Customer will submit its initial purchase order on the Effective Date. If this is a multi-year Agreement, Customer will submit subsequent purchase orders to Esri at least thirty (30) calendar days before the annual anniversary date for each year.

a. All orders pertaining to this Agreement will be processed through Customer's centralized point of contact.

b. The following information will be included in each Ordering Document:

(1) Customer name; Esri customer number, if known; and bill-to and ship-to addresses
(2) Order number
(3) Applicable annual payment due

9.0—Mergers, Acquisitions, or Divestitures

If Customer is a commercial entity, Customer will notify Esri in writing in the event of (i) a consolidation, merger, or reorganization of Customer with or into another corporation or entity; (ii) Customer's acquisition of another entity; or (iii) a transfer or sale of all or part of Customer's organization (subsections i, ii, and iii, collectively referred to as "**Ownership Change**"). There will be no decrease in Fee as a result of any Ownership Change.

9.1 If an Ownership Change increases the cumulative program count beyond the maximum level for this Agreement, Esri reserves the right to increase the Fee or terminate this Agreement and the parties will negotiate a new agreement.

9.2 If an Ownership Change results in transfer or sale of a portion of Customer's organization, that portion of Customer's organization will transfer the Products to Customer or uninstall, remove, and destroy all copies of the Products.

9.3 This Agreement may not be assigned to a successor entity as a result of an Ownership Change unless approved by Esri in writing in advance. If the assignment to the new entity is not approved, Customer will require any successor entity to uninstall, remove, and destroy the Products. This Agreement will terminate upon such Ownership Change.

CITY OF Vancouver WASHINGTON

Staff Report: 114-26

To: Mayor and City Council
From: City Manager
Date: June 8, 2026

Subject

Contract Amendment – Sixth Amendment to Design Contract with TCF Architecture for New Public Works Operations Campus – C-101028

Key Points

- This amendment allows the City to extend the design services contract for the design and construction administration of additional structures beyond the original contract. (Additional structures H, J, K, and T.)
- This amendment covers additional service items that have arisen during the design and execution of early site construction activities for the project civil engineer and geotechnical engineer, as well as additional bid packages that have been required beyond the original scope of work.
- This contract amendment covers construction administration services for consultants of TCF architecture that are outside their basic service fee. Construction administration fees for basic service consultants (structural, mechanical and electrical engineers) were executed on May 5, 2026.
- This amendment compensates TCF and its consultants for the design change from pre-engineered metal structures back to tilt-up construction and additional scope related to the green building policy.

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

Through the course of finalizing design and working with internal stakeholders there were some additional structures that were added to the overall project scope. These include pre-engineered steel structures over all bulk storage, trash, and recycling areas north of Building C, a small brine storage structure, and a small fire pump test facility near Building E.

The construction team has used the General Contractor/Construction Manager (GCCM) procurement method to its advantage by curating bid packages to optimize efficiency and ensure competitive bids. This has resulted in more bid packages than originally anticipated, leading to additional effort by the

design team to manage additional bid packages, supporting a better-aligned project outcome.

Early conversations with the pre-engineered building community indicated this structural system would be advantageous to the project in terms of cost and schedule. After designing and going to market with pre-engineered metal for primary structures, it became clear there were some challenges to this system resulting in much higher costs than expected, leading the team to pivot back to tilt-up concrete. This ultimately saved the project several million dollars.

The total amount of Amendment #6 is $2,131,499.
The total committed contract amount after Amendment #6 is $17,505,385.

Advantage(s)
Compensates the design team and its consultants for additional services in order to maintain overall project schedule. This is expected to be the final cost amendment to this contract, adding in the balance of the expected construction administration costs for all design team members.

Challenge(s)
None

Budget Impact
The contract amendment value is in alignment with the State of Washington Office of Financial Management guidelines for Architecture/Engineering Fees. The Fiscal Year 2025-2026 Biennium Budget for this project includes allocations for these costs.

Prior Council Review
City Council project update workshop May 11, 2026

Action Requested
On Monday, June 8, 2026, authorize the City Manager, or designee, to execute Amendment No. 6 to contract C-101028 between the City of Vancouver and TCF Architecture. Increase the not-to-exceed amount by $2,131,499 to a total of $17,505,385.

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

Attachments:
1. Amendment 6 - Additional Services Request 10
2. Original Contract
3. Amendment 1
4. Amendment 2
5. Amendment 3
6. Amendment 4
7. Amendment 5

TCF Architecture

April 14, 2026

Mr. Jason Olson | Facilities
Capital Projects Manager
City of Vancouver
Vancouver, WA 98668-1995

Re: CITY OF VANCOUVER, WA – NEW PUBLIC WORKS OPERATIONS CENTER
TCF Project Acronym / No.: VPOC / 2022-016
Additional Services Request (ASR) #10

Thank-you, Jason, for this opportunity to provide you with this Additional Service Request for several additional scope items. See below for a summary description of the additional task items. Also included is a breakdown on the fees for each scope item and proposals from each consultant.

New Scope Buildings H, J, K, T, Z:

Addition of buildings H, J, K, T, Z. This includes full design for these buildings including TCF, Interface and PCS.

Early Bid packages H & J, H1 / 2, F and G:

Based on TCF efforts to compile and coordinate the early bid set drawings and specifications for bldg. H and J, and recently added bldg.'s H1 & H2 and F & G packages.

Retaining Wall 1 Redesign during CA:

Based on TCF efforts to research, coordinate, design and produce updated drawings using the revised block module from the bidder.

Green Building Policy add 2.1 & 2.2 TCF Scope:

Added the following Green Building Policy requirements to the project.
2.1: Embodied carbon. Utilize Revit based add on programs to analyze a typical comparable, tilt concrete building type compared to the project's specific building tilt up concrete. We are expecting to compile this LCA for buildings A, B, C, D and E as part of this study. If additional buildings are needed it will require additional effort and fee.
2.2: Materials. This requires research and back and forth with product reps and Skanska on costs and materials. May also require adjustments to some products we already have selected or an increase in spec requirements for recycled content and other requirements on materials.

Change From PEMB to Tilt Concrete for Bldgs. C, D, E:

The design team initially prepared PEMB bid documents for buildings C, D, and E to facilitate early bidding. However, since the collective decision was made to switch from PEMB to Tilt concrete, the team must now redesign these buildings. This scope and fee includes: PCS, Interface Engineering, and TCF to coordinate, revise drawings and structural calculations, update energy code compliance documents, and account for the CD fee previously allocated to early PEMB development.

Civil Additional Services:

Specific scope for civil related to Additional meeting attendance and bid packages for early work, permitting and post approval revisions and vehicle analysis. Also included here are revisions to retaining wall 1, buffer variance effort and application and bulk material and solid waste coverage investigation.

Geotech and Environmental:

This scope includes preparation of the contingency plan, additional engineering analysis, on-site observations and evaluation and site visits for additional field work during grading and ground improvements efforts.

Construction Administration through Closeout - Additional Services:

This scope includes preparation of the contingency plan, additional engineering analysis, on-site observations and evaluation and site visits for additional field work during grading and ground improvements efforts. In addition, this scope includes Construction Administration fees for all applicable consultants who were previously only contracted through the Bid Phase.

See attached fee summary sheet and consultant proposals letters for additional information.

Thank-you for your consideration of this Additional Services Request.

Mark Hurley, AIA, Managing Principal

Attachments: Summary Fee Calculation Sheet
Consultant Scope and Fee Proposals

BASIC SERVICES (NEW BUILDING SCOPE)

Updated April 10, 2026

Description	Area Qty	Unit	Unit Cost Per SF	Subtotal MACC Budget (Rounded)	Fee % (Basic Services)	Estimated Fee	Remarks
BUILDINGS							
Building H - Bulk Materials	26,708	SF	$163.31	$4,361,804	$0.10	$436,180	
Building J - Dumpster Canopy	4,490	SF	$371.68	$1,668,864	$0.16	$267,018	
Building K,T, Z	1,120	SF	$255.13	$285,750	$0.18	$51,435	
TOTAL BLDG MACC AND BASIC SERVICES	**32,318**	**SF**	**$195.45**	**$6,316,417**	**$0.12**	**$754,634**	Average $/SF and Fee % indicated

OTHER ADDITIONAL SERVICES

	Consultant Labor Fees	Add'l Services Subtotals	Remarks
AS-0 Architecture - TCF Architecture, pllc	**$177,000.00**	**$177,000**	
Change to Tilt	$55,000.00		
Early Bid Packages Bldg H & J, H1 / H2, and then F and G	$39,000.00		
Retaining Wall 1 Redesign during CA	$34,000.00		
Green Building Policy adds 2.1 & 2.2	$49,000.00		
AS-1 Structural Engineering - PCS Structural Solutions	**$190,480.00**	**$190,480**	
Change to Tilt	$168,980.00		
Structural Embodied Carbon Modeling	$21,500.00		
AS-2 MEP Engineering - Interface Engineers	**$110,100.00**	**$110,100**	
Change to Tilt	$6,100.00		
CA - Security System Design	$13,000.00		
CA - Data/Telecom Design	$12,000.00		
CA - AV Design	$5,000.00		
CA - Controls Integration	$8,000.00		
CA - Fire Protection (Enhanced)	$8,000.00		
CA - Commissioning Support	$28,000.00		
CA - Fuel Storage & Dispensing Design	$25,000.00		
CA - Special Systems - Micro-grid Building / Load Integration	$5,000.00		
AS-3 Civil Engineering - MSi	**$276,900.00**	**$276,900**	
Additional scope items	$75,700.00		
CA - Construction Administration	$152,100.00		
CA - Cx / Punch Lists (Civil & Landscape)	$18,900.00		
CA - Corrective / Closeout (Civil & Landscape)	$27,800.00		
CA - Reimbursable Budget (Civil & Landscape)	$2,400.00		
AS-4 Landscape Architecture - Msi	**$32,100.00**	**$32,100**	
CA - Construction Administration	$32,100.00		

CA - (Cx fees,Closeout & Reimbursable Budget are combined with Civil fees above)		$0.00	
AS-5 Equipment Consulting - WSP USA Inc.		**$120,343.00**	**$120,343**
CA - Construction Administration		$99,573.00	
CA - Project Closeout		$8,834.00	
CA - Reimbursable Budget		$11,936.00	
AS-6 Cost Estimating - RC Cost Group	N/A	$0.00	$0
AS-7 Envelope Consulting - ABB		**$36,150.00**	**$36,150**
CA - Construction Administration		$34,650.00	
CA Reimbursable Budget		$1,500.00	
AS-8 Hardware Consulting - Adams		**$5,060.00**	**$5,060**
CA - Construction Administration		$1,840.00	
CA - Closeout		$3,220.00	
AS-9 - Acoustical Engineering - TEG		**$5,925.00**	**$5,925**
CA - Construction Administration		$5,925.00	
AS-10 - Coatings - TMCoating Consulting		**$8,750.00**	**$8,750**
Office Time: RFIs / Submittals		$1,000.00	
Site Visits / Reports		$7,750.00	
AS-11 - Traffic Engineering - Kittelson	N/A	$0.00	$0
AS-12 - Geotech and Environmental Engineer - NV5		**$131,575.00**	**$131,575**
Environmental - Preparation of Contingency Plan		$3,400.00	
Environmental - CA Site Visits		$28,800.00	
Environmental - Engineering Analysis / Data Review		$5,000.00	
Environmental - Project Management & Meetings		$13,200.00	
GeoTech - NV5 Tasks 1-9 Additional Services		$81,175.00	
AS-13 - Elevator - Lerch Bates		**$12,495.00**	**$12,495**
CA - Submittals / Site Visits / Reports		$12,495.00	
SUBTOTAL ADDITIONAL SERVICES			**$1,106,878**
TCF Mark-up on (non-TCF) Additional Service Fees		**10%**	**$92,988**
TOTAL FEE			**$2,131,499**

PCS Structural Solutions

Seattle 1011 Western Avenue, Suite 810 | Seattle, WA 98104 | 206.292.5076
Tacoma 1250 Pacific Avenue, Suite 701 | Tacoma, WA 98402 | 253.383.2797
Portland 101 SW Main Street, Suite 1602 | Portland, OR 97204 | 503.232.3746
www.pcs-structural.com

March 20, 2026

TCF Architecture
902 North Second Street
Tacoma, WA 98403-1931

ATTN: Mark Hurley

RE: *Vancouver Public Works Operations Center*
Structural Engineering Proposal

Dear Mark:

Thank you for this opportunity to propose additional services for the Structural Engineering services for the Vancouver Public Works Operations Center.

SCOPE OF SERVICES

We will provide structural design, calculations, and drawings as required for Construction Documents and toward obtaining the Building Permit for the structural portion of this project.

Our scope of services and associated fees are based on the following items, which represent changes to the original project scope:

Basic Scope of Services:

- Buildings C-E were changed from Pre-Engineered Metal Building (PEMB) to tilt-up construction. Because the structural design was progressing ahead of the other disciplines, the drawings were nearly ready for foundation permit submittal when the change occurred. As a result, the structural design for these buildings was effectively restarted at approximately the 50% Schematic Design level.
- Scope adjustments at Building H:
  - Design of demising walls and foundations between material storage bins.
  - Design of decant slabs, pits, and walls. We assume these will be constructed with cast-in-place concrete.
  - Coordination of foundations and concrete plinths with adjacent MSE wall.

TCF Architecture
Mark Hurley
Vancouver Public Works Operations Center

- Additional buildings as follows:
  - Building J: Approximately 4,500 SF steel-framed canopy over dumpsters. Plan dimensions are approximately 36’ x 124’, with 24’ clear to the underside of the canopy structure.
  - Building K: Approximately 500 SF cold-formed steel-framed building for brining operations. Plan dimensions are approximately 21’-6” x 21’-6”.
  - Building T: Approximately 200 SF cold-formed steel-framed building for fire testing storage. Plan dimensions are approximately 25’ x 8’.
  - Building Z: Approximately 500 SF PEMB bike storage canopy. Plan dimensions are approximately 23’ x 23’. Although structural drawings were developed as part of an upcoming DD package, no additional fee is included in this proposal, as it was subsequently removed from the project scope.
- Our original proposal included a 0.85 fee reduction factor for PEMB structures. This reduction has been applied in this proposal for Buildings F-H.

Additional Services:

- Our original proposal included GCCM coordination, early bid packages, and early GMP drawings as an Hourly Not to Exceed (HNTE) amount. The number of bid packages required has exceeded the quantity anticipated in that allowance. We propose to bill these services on a per-bid-package basis.
- Foundation and superstructure bid packages will be delivered approximately five (5) months ahead of the other disciplines. Post-bid revisions resulting from changes by others will be billed on an hourly basis.

TCF Architecture
Mark Hurley
Vancouver Public Works Operations Center

FEES

Our fee proposal for the Structural Engineering services on the above-referenced Basic Scope of Services is as follows:

• Buildings C-E Tilt-Up Redesign:	**$ 168,980**
• Building H Scope Adjustments:	**$ 67,985**
• Additional Buildings J, K, and T:	**$ 40,950**
• Basic Services Scope Reduction for PEMB:	**($ 7,230)**
Total:	**$ 270,685**

$101,405 is included within the new building scope basic services fee on the summary fee calculation sheet

Additional Services fees are estimated as follows:

• Additional Bid Sets:	**$ 5,000 per Deliverable (Fixed)**
• Post-Bid Revisions:	**$ Hourly**

Billing for the Basic Scope of Services and Additional Bid Sets will be on a percentage of completion basis. Billing for Post-Bid Revisions will be on an hourly basis, unless a fee is agreed upon for specific design changes. The fee amounts may be modified only with prior written approval if the scope of services is changed.

Thank you for this opportunity to be of continued service. If there are any questions regarding this proposal, please feel free to call. We look forward to hearing from you.

Very truly yours,

PCS STRUCTURAL *SOLUTIONS*

Dan C. Tappel, S.E.
Senior Associate

Jared Plank, S.E.
Associate Principal

DCTjbhl
22-634

PCS Structural Solutions | *Connected Teams. Bold Solutions.*

April 10, 2026

TCF Architecture
902 North Second Street
Tacoma, WA 98403-1931

ATTN: Mark Hurley

RE: *Vancouver Public Works Operations Center*
Structural Embodied Carbon Modeling – Add Service Request 03

Dear Mark:

Thank you for this opportunity to propose additional services for Embodied Carbon Modeling (Add Service Request 03) for the Vancouver Public Works Operations Center.

SCOPE OF SERVICES

We will provide calculations and reports as required for embodied carbon modeling for the structural portion of this project.

Our scope of services and associated fees are based on the following items, which represent additional services from the original project scope:

Basic Scope of Services:

- Embodied carbon modeling for buildings A, B, C, D, and E.
    - We will utilize EC3 as a tool to evaluate the building main (core) structural systems.
    - We will <u>not</u> be running a Whole Building Life Cycle Analysis (WBLCA).
- If additional buildings or scope are desired, PCS can perform that work on a case by case basis as either hourly work or negotiated separately.

TCF Architecture
Mark Hurley
Vancouver Public Works Operations Center – Add Service Request 03

FEES

Our fee for the Structural Embodied Carbon modeling services referenced above is **$21,500**. Billing for these Add Services will be on a percentage of completion basis. The fee may be modified only with prior written approval if the scope of services is changed.

Thank you for this opportunity to be of continued service. If there are any questions regarding this proposal, please feel free to call. We look forward to hearing from you.

Very truly yours,

PCS STRUCTURAL *SOLUTIONS*

Dan C. Tappel, S.E.
Senior Associate

Jared Plank, S.E.
Associate Principal

JAPjap
22-634

INTERFACE ENGINEERING
100% EMPLOYEE OWNED

Interface Engineering, Inc.
100 SW Main Street, Suite 1600
Portland, OR 97204
TEL 503.382.2266
www.interfaceengineering.com

February 18, 2026

Randy Cook
TCF Architecture
902 N Second
Tacoma, WA 98403

Re: City of Vancouver Public Works Operations Center Replacement
2022-0062
Additional Services Proposal – Tilt Construction for Buildings C-E

Dear Randy:

Per email communication on February 11, 2026 we have added the following scope of service to your project: Re-design and coordination of MEP systems in buildings C, D, E to accommodate the change of superstructure from pre-engineered metal to tilt up concrete. This includes the following work:

1. Re-coordinate below grade plumbing: $1,200
2. Re-coordinate wall openings (louvers, etc.): $1,100
3. Re-coordinate luminaire locations: $1,100
4. Re-run envelope Energy Code calculations: $1,400
5. Re-run HVAC load calculations: $1,300

This additional service will be invoiced for a fixed fee amount of $6,100. Reimbursable expenses will be billed in addition to labor at cost plus 10 percent.

Please indicate your authorization of these extra services by signing below and emailing or mailing this letter back to us so we can set up our records and begin work.

If you have any questions, please contact this office.

Sincerely,

Cody Bargholz, PE, LEED AP, LC
Principal

Andy Frichtl, PE, LEED AP
Managing Principal

CB

COMPANY: TCF Architecture

CONTACT: _____ _____
Randy Cook, Principal Date

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INTERFACE ENGINEERING
100% EMPLOYEE OWNED

100 SW Main Street, Suite 1600
Portland, OR 97204
TEL 503.382.2266
FAX 503.382.2262
www.interfaceengineering.com

April 7, 2026

Mark Hurley
TCF Architecture
902 N Second
Tacoma, WA 98403

Re: VPOC City of Vancouver Operations Center (Add Services CA)
2022-0062
Professional Services Proposal

Dear Mark:

Thank you for the opportunity to provide you with our proposal for the referenced project. Your project is important to us and we have made an effort to address detailed scopes for all disciplines.

PROJECT DESCRIPTION

Project Owner
City of Vancouver

Project Location
Vancouver, Washington

Building/Project Description
This project includes the following buildings and site packages for the new City of Vancouver operations center:

Early Site Package
Building A – Lobby, Fleet Parking, Office (48,003 SF)
Building B – Fleet Parking, Office (46,395 SF)
Building C – Fleet Parking, Shops (40,176 SF)
Pedestrian Sky Bridges (1,709 SF)
Building D – Warehouses (20,189 SF)
Building E – Fleet Services (52,394 SF)
Building F – Fuel Services (3,680 SF)
Building G – Wash (5,566 SF)
Building H – Bulk Material Areas (8,685 SF)
Remaining Sitework

Supplemental Services

- Security design
- Data/telecom design
- A/V design
- Controls integration

- Fire protection (Enhanced)
- Commissioning support
- Fuel storage and dispensing design
- Special Systems – Microgrid building/load integration

PROJECT SCHEDULE

Main GMP: Anticipate Fall 2026

CONSTRUCTION ADMINISTRATION SERVICES

Our scope of services is limited to the following. Services not included are additional services.

1. Review of submittals.
2. Review of contractor shop drawings.
3. Answer RFIs, DCVRs, and construction questions.
4. Construction observation site visits:
   a. Up to three site visits.
5. Issue of ASIs, change orders, plan revisions, etc. outside of original scope of work is not included.

FEE

Project Fees (Hourly): $104,000

Phase	CA
Security System Design	$13,000
Data/Telecom Design	$12,000
AV Design	$5,000
Controls Integration	$8,000
Fire Protection (Enhanced)	$8,000
Commissioning Support	$28,000
Fuel Storage and Dispensing Design	$25,000
Special Systems - Micro-grid Building/Load Integration	$5,000
Totals	**$104,000**

STANDARD REIMBURSABLE EXPENSES

Standard reimbursable expenses include, but are not limited to: check plots, final plots, copies, phone calls, mileage to jobsite, parking, shipping, and messenger services, electronic transmittal of drawings to contractors to develop shop drawings.

Billed in addition to the above fee at cost to a maximum of $3,000.

ADDITIONAL SERVICES

Services requested beyond those included in this proposal will be considered extra services and will be billed either at hourly rates listed below or will be estimated on a lump sum basis. Interface may decline to perform additional work until authorization is received in writing.

Additional services will be billed at our standard hourly rates at the time the work is performed. Our current standard hourly rates are:

Senior Principal:	$290/Hour
Principal:	$270/Hour
Associate Principal:	$250/Hour
Associate/Project Manager:	$230/Hour
Senior Engineer/Designer:	$210/Hour
Engineer/Designer:	$180/Hour
Revit Designer/Drafter:	$150/Hour
Administrative:	$130/Hour

If you have any questions, please contact this office.

Sincerely,

Andy Frichtl, PE, LEED AP
Managing Principal

AWF:lk

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TO:
Attn: Mark Hurley
TCF Architecture
124 N. I Street
Tacoma, WA 98403

DATE: MARCH 12, 2026

CONTRACT AMENDMENT # 06

FOR: 004142.000 (TCF PROJECT #2022-016)
City of Vancouver New Operations Center

All terms and conditions of Contract Agreement #C101028 dated September 15, 2025 shall apply to this authorization to provide necessary professional services and professional costs to perform the following task(s). Per the signed contract, extra services will be billed on a time-and-materials basis. However, for budgeting purposes an estimated date and cost to complete the tasks are provided below.

DESCRIPTION / SCOPE OF CHANGE ORDER	AMOUNT
Thank you for the opportunity to revisit the VPOC Civil Design budget to cover additional tasks that were not planned during preparation of our scope. A detailed summary of various expanded scope activities is provided below.	
Task 0013.1 – Additional Meeting Attendance The requested meeting attendance is nearly double the frequency stated in our earlier agreement. This budget is to recuperate the time for additional meeting attendance, including a projection for additional meetings during the Construction Document phase. • 52 hrs at $230/hr for Project Manager – Civil • 26 hrs at $192/hr for Senior Planner	$ 16,952.00
Task 0013.2 – Separate Bid Packages for Early Work We anticipated an early grading permit; however, the work was subdivided into multiple discreet bid packages, which required additional specification prep and coordination. This budget is to recuperate time for the additional documentation prep. • 16 hrs at $230/hr for Project Manager – Civil	$ 3,680.00
Task 0013.3 – Revision to Retaining Wall #1 An initial design was prepared for Retaining Wall #1 (MSE) adjacent to the flare access road. After the design was completed, a new concept was proposed to allow the access road to double as a haul road for roll-off container loading. This revised the configuration of the wall from a straight line to a "sawtooth" pattern and precipitated the need to design an off-ramp to bring vehicles back to site grade. This budget is to recuperate time spent on coordination, multiple layout iterations, vehicle turning and clearance analysis, and refinement based on changes to the selected construction products. • 36 hrs at $230/hr for Project Manager – Civil • 80 hrs at $212/hr for Project Engineer • 40 hrs at $154/hr for Design Technician 3	$ 31,400.00
Task 0013.4 – Buffer Variance City code requires an opaque buffer adjacent to residential properties and explicitly excludes slated chain link fence. Per the client's request we spent additional time confirm code language, coordinating alternative designs, meeting with staff, and preparing a variance application to allow for a slatted chain link fence. This budget is to recoup the time spent on this effort. • 4 hrs at $230/hr for Project Manager – Civil • 8 hrs at $220/hr for Landscape Manager • 12 hrs at $192/hr for Senior Planner	$ 4,984.00

Task 0013.5 – Bulk Material and Solid Waste Coverage Additional code research and summary findings were requested to determine if any of the roll-off bins and bulk storage material areas were exempt from needing canopy covers. During the process, multiple meetings were held with the Owner and city staff to discuss the need and explore every possibility of exemption. This budget is to recoup the time spent on this effort. • 6 hrs at $230/hr for Project Manager – Civil • 12 hrs at $192/hr for Senior Planner	$ 3,684.00
Task 0013.6 – Additional Permitting and Post Approval Revisions The fluidity of the design and desire for early work packages to keep subcontractors engaged has led to additional permitting to ensure that approved plans remain up to date. This budget is to recoup time spent preparing additional submittals and coordinating with City reviewers. This also includes application assistance and coordination with TCF for permitting multiple, discrete elements such as early foundation packages. • 8 hrs at $230/hr for Project Manager – Civil • 4 hrs at $212/hr for Project Engineer • 10 hrs at $192/hr for Senior Planner	$ 4,608.00
Task 0013.7 – Additional Vehicle Analysis Multiple adjustments to the Architectural site plan have led to requests to analyze vehicle movements through the site for very specialized equipment such as a Vactor truck and a "low-boy" tractor trailer. This budget is to recoup time spent on iterative vehicle movement analyses. • 12 hrs at $230/hr for Project Manager – Civil • 36 hrs at $212/hr for Project Engineer	$ 10,392.00
TOTAL	$ 75,700.00

Original Contract Amount	$	245,373.00
Previous Change Orders Subtotal	$	1,347,453.00
Total Contract Amount to Date	$	1,592,826.00
Current Change Order Amount	$	75,700.00
Revised Contract Amount	$	1,668,526.00

Estimated Completion Date: 10/31/2026

Work Authorized By: _____ TCF Architecture

CLIENT REPRESENTATIVE SIGNATURE COMPANY

Printed Name: _____ Date: _____

Work Authorized By: _____

MACKAY SPOSITO REPRESENTATIVE SIGNATURE

Printed Name: _____ Date: _____

MacKay Sposito

Federal Way Office

33810 Weyerhaeuser Way South, Suite 130 Federal Way, WA 98001
360-695-3411 www.mackaysposito.com

April 10, 2026

MacKay Sposito Project # 004142.000

Mark Hurley
Managing Principal
TCF Architecture
124 North I Street
Tacoma, WA 98403

Re: Civil Engineering and Landscape Architecture Services
Vancouver Public Works Operations Campus, Construction Administration through Closeout

Dear Mark:

Thank you for the opportunity to provide on-going consulting services for the City of Vancouver's Public Works Operations Campus (VPOC). This proposal covers civil engineering and landscape architecture services during and post-construction for the proposed facility, currently under design.

Our proposed scope of work (including project assumptions and exclusions) and fees are provided in Attachment 'A'. MacKay Sposito (MSi) proposes to accomplish this scope of services on a time and materials (T&M) not to exceed basis.

We are grateful for the continued opportunity to work with TCF. We have a great team at MSi that will be able to provide you with on-going services, facilitating a smooth process during construction, final documentation, commissioning, and closing out. We are proud to be members of your team, doing what we can to make this project a success. Let me know if you have any questions or if there is anything I can do for you.

Sincerely,

Eric L. Pilcher, P.E.
Project Manager

MacKay Sposito

Federal Way Office

33810 Weyerhaeuser Way South, Suite 130 Federal Way, WA 98001
360-695-3411 www.mackaysposito.com

(Attachment "A")
VPOC – Vancouver, Washington
Professional Services

Scope of Work

1.0 CONSTRUCTION ADMINISTRATION

MSi will provide the following support services during construction.

1.1 CIVIL ENGINEERING SERVICES DURING CONSTRUCTION

1.1.1 Attend pre-construction meetings with the architect, owner, agency having jurisdiction (AHJ), general contractor, and site work subcontractors. Up to three pre-construction meetings are anticipated based on multiple AHJs (City of Vancouver, Clark Regional Wastewater District, and Clark County Public Works).

1.1.2 Review and provide responses to contractor submittals related to the Civil design, including but not limited to storm drain components, water and sewer components, aggregate bases, bedding, and backfill, and concrete and asphalt mix designs. For budgeting purposes, we have assumed up to 20 submittals.

1.1.3 Attend weekly owner-architect-contractor (OAC) meetings during construction. We have assumed up to 100 one-hour OAC meetings based on the anticipated project schedule. For budgeting purposes, we have assumed that virtual attendance via MS Teams or similar software will normally be available, but have budgeted for 25 percent (i.e., 25 meetings) to be one-site and attended by MSi staff from our local office.

1.1.4 Perform site visits monthly (on average) and at key milestones (subgrade inspection, final paving, etc.) to observe construction progress. These site visits will coincide with regular OAC meetings to the maximum extent practical.

1.1.5 Review and provide technical responses to Civil-related RFIs regarding site conditions, utility conflicts, and design clarifications. This scope includes time to develop memoranda and/or revised drawing for clarification. Revisions will be coordinated with TCF and issued as Architect's Supplemental Instructions (ASIs), Proposal Requests (PRs), or Construction Change Directives (CCDs). For budgeting purposes, we have assumed up to 50 RFIs.

1.1.6 Resubmit revised drawings to the AHJs in instances where there has been a substantial change to the design. Substantial changes include significant re-alignment of curbs, resizing and reconfiguration of stormwater pipes and structures, sanitary sewer, water mains and appurtenances, and major grade changes. Minor revisions such as spot

elevation adjustments, and/or rim and invert elevations, will not be resubmitted but captured in the as-built documents.

1.1.7 Review Contractor documentation as relevant to the Civil scope, including schedule updates, construction progress updates, potential change orders (PCOs), change order requests (CORs), and pay applications.

1.2 LANDSCAPE ARCHITECTURE SERVICES DURING CONSTRUCTION

1.2.1 Attend a landscape installation pre-construction meeting with the owner, architect, general contractor, and landscape sub-contractor.

1.2.2 Review and provide responses to contractor submittals related to the Landscape design, including but not limited to plant procurement lists, soil amendment specifications, irrigation components, and hardscape elements. For budgeting purposes, we have assumed up to 15 submittals.

1.2.3 Conduct up to five off-site nursery visits and/or on-site plant materials deliveries to verify health, size, and species accuracy before installation.

1.2.4 Attend weekly owner-architect-contractor (OAC) meetings during landscape installation. We have assumed up to 10 one-hour OAC meetings based on the anticipated project schedule. For budgeting purposes, we have assumed that virtual attendance via MS Teams or similar software will normally be available, but have budgeted for 50 percent (i.e., 5 meetings) to be one-site and attended by MSi staff from our local office.

1.2.5 Review and provide technical responses to Landscape-related RFIs regarding site conditions, landscape conflicts, and design clarifications. This scope includes time to develop memoranda and/or revised drawing for clarification. Revisions will be coordinated with TCF and issued as Architect's Supplemental Instructions (ASIs), Proposal Requests (PRs), or Construction Change Directives (CCDs). For budgeting purposes, we have assumed up to 25 RFIs.

1.2.6 Resubmit revised drawings to the AHJs in instances where there has been a substantial change to the design. Substantial changes include significant reconfiguration of planting areas, and impacts to the overall tree count. Minor revisions such as plant substitutions and location shifts will not be resubmitted but captured in the as-built documents.

1.2.7 Review Contractor documentation as relevant to the Landscapeing scope, including schedule updates, construction progress updates, potential change orders (PCOs), change order requests (CORs), and pay applications.

2.0 COMMISSIONING & PUNCH LISTS

Upon substantial completion of the construction contract (or portions of the construction contract pertaining to site work and landscaping), MacKay Sposito will perform the following:

2.1 PUNCH LISTS

2.1.1 Perform site walkthroughs at substantial completion and generate punch lists for Civil elements and Landscaping elements.

2.1.2 Provide subsequent site walkthroughs and updates to the punch lists as post-substantial completion work progresses. We have assumed up to two updates to each punch list, prior to performing the final completion walk through.

2.2 IRRIGATION COMMISSIONING

2.2.1 Perform a "coverage test" observation to verify that the irrigation system provides appropriate head-to-head coverage and is programmed for municipal water conservation standards.

2.2.2 Perform a follow-up observation, if needed, to verify that any noted corrections have been made.

2.2.3 Review the contractor's landscape maintenance manual and provide a one-time orientation to City of Vancouver facilities staff regarding the irrigation clock and plant care.

3.0 CORRECTIVE & CLOSE OUT

Upon notification of construction completion, MacKay Sposito will perform the following:

3.1 FINAL WALKTHROUGH

3.1.1 Perform final site walkthroughs for Civil elements and Landscaping elements, to verify that all remaining punch list items have been completed.

3.2 RECORD DOCUMENTS

3.2.1 Review contractor-provided redlines, as-built survey data (including CAD ready points), O&M manuals, and other closeout documents.

3.2.2 Prepare Engineer’s Inspection Report and Record (As-built) Drawings for final review and sign-off by AHJs. We have assumed up to one round of revisions per AHJ to address any comments.

3.3 ONE-YEAR WARRANTY WALK

3.3.1 Perform a site walk at the end of the landscape establishment period to observe the general health and viability of the installed plantings. MacKay Sposito will prepare a report and annotated drawings noting plants in need of attention and/or replacement.

MacKay Sposito

Federal Way Office

33810 Weyerhaeuser Way South, Suite 130 Federal Way, WA 98001
360-695-3411 www.mackaysposito.com

Assumptions and Exclusions

ASSUMPTIONS AND EXCLUSIONS

REGULATORY ASSUMPTIONS

1. The property is located at 8713 NE 94th Avenue, Vancouver, WA 98662.
2. The local agencies governing this project (AHJs) are the City of Vancouver, Clark County (NE 94th Avenue right-of-way), Clark Regional Wastewater District (sewer), Vancouver Public Works (water), and WA Department of Ecology.
3. The City has adopted the 2019 Stormwater Management Manual for Western Washington, by Ecology, as amended; however, the site has been designed under the 2024 manual in anticipation of conformity.
4. The permit applicant will be the City of Vancouver. MSi will schedule and submit updated permit packages in coordination with TCF Architecture.
5. Appeals and requests for variances to the codes and regulations will be considered additional services that are not part of this scope.
6. MSi shall not be responsible for changes to the documents required by the jurisdiction based upon rules, regulations, codes or requirements of the jurisdiction that are not written regulations or correspondence from the jurisdiction. Changes required due to unwritten rules, regulations, codes or requirements by the jurisdiction will be considered additional services that are not part of this scope.
7. Construction Stormwater General Permit compliance is on-going. We have included Construction Stormwater permitting as part of permitting services.

SURVEY ASSUMPTIONS

1. Construction staking and as-built survey for final acceptance is not included in this scope but may be provided under separate contract.
2. The surveyor providing construction-staking services will be expected to provide as-built record documentation, as needed for final acceptance.

DESIGN ASSUMPTIONS

1. Our proposal is based on discussions with TCF during the construction document design phase of the project.
2. The project schedule for the above scope is 29 months, from November 2026 through March 2029.
3. Revised drawings will be prepared using AutoCAD 2018 (or later) with Civil 3D and/or annotated within BlueBeam, latest version.
4. Electronic CAD files requested by the City, TCF, and/or utility purveyors will be provided “as-is”. Conversions of files for layering control, line type, line weight, object replacement, etc. is not included within this scope. Distribution of electronic CAD files to

entities other than TCF Architects and the City of Vancouver will require the recipient to sign MSi's CAD disclaimer form prior to distribution.

SCHEDULE ASSUMPTIONS

The following assumptions of the project schedule have been made. Significant deviations and/or delays may require that the scope and fee be revisited and adjusted.

1.	Final GMP Package Due	October 2026
2.	Major Construction Starts	November 2026
3.	Substantial Completion	October 2028
4.	Facility Opening	December 2028
5.	Closeout / Record Documents	January – March 2029

EXCLUSIONS

The following design elements are not included in MacKay Sposito's scope. Submittals, RFIs, PCOs, and other construction documentation will be deferred to their respective disciplines:

1. Right-of-way/property acquisition
2. Preparation of easements or covenant documents, other than supporting exhibits and legal descriptions
3. Geotechnical services
4. Environmental services
5. Traffic engineering, traffic signal design, and/or traffic study
6. Arborist services (e.g., tree health assessment, identification and/or risk assessment plans)
7. Building permits
8. Decorative fencing and man gates, unless explicitly described in MacKay Sposito drawings and specifications.
9. Vehicle gates, including motorization, vehicle sensors, and card readers.
10. Bicycle parking facilities, unless explicitly described in MacKay Sposito drawings and specifications.
11. Site furnishings and artwork installations, unless explicitly described in MacKay Sposito drawings and specifications.
12. Natural gas and/or petroleum fuel stations, including fuel tanks
13. Vehicle washing equipment
14. Electric vehicle charging stations.
15. Dry utilities (i.e., power, natural gas, telecom) beyond coordination of trench locations.
16. Structural elements, including retaining walls (aside from line and grade, and material), fences more than 6-foot height, and free-standing site elements
17. Street and site lighting, and traffic signals, including conduit, junction boxes, light poles, signal poles, and pedestrian push button bollards.
18. Variance requests and/or appeals
19. Construction management, over and above construction administration support.

20. Construction staking.
21. Material testing and formal “inspections”.
22. Coordination/calls for inspections by AHJ personnel.
23. Post-construction “as-built” surveys.

MacKay Sposito

Federal Way Office

33810 Weyerhaeuser Way South, Suite 130 Federal Way, WA 98001
360-695-3411 www.mackaysposito.com

(Attachment "B")
VPOC – Vancouver, Washington
Professional Services

Fees

MacKay Sposito will accomplish the above-described scope of services on a time and materials (T&M) basis. The estimated fees are summarized below:

	Task		Fee
1.1	Civil Construction Administration	$	152,100.00
1.2	Landscape Construction Administration	$	32,100.00
2.0	Commissioning & Punch Lists	$	18,900.00
3.0	Corrective & Close Out	$	27,800.00
	Reimbursable Expenses Budget	$	2,400.00
	Total Fees and Expenses	**$**	**233,300.00**

Expected reimbursable expenses, including full size plots, copies, and mileage charged to the project, are included in the above fees. Permitting fees are not included and are expected to be paid by the owner. Materials and expenses will be billed on an actual cost plus 10% basis. Mileage will be billed in accordance with standard mileage rates published by the Internal Revenue Service.

The contract period for this scope is expected to run from November 2026 through March 2029, with a follow-up in October 2029. A fee escalation of five percent per year has been built into the above budgets.

Federal Way Office

33810 Weyerhaeuser Way South, Suite 130 Federal Way, WA 98001
360-695-3411 www.mackaysposito.com

(Attachment "C")
VPOC – Vancouver, Washington
Professional Services

(See attached 2026 Hourly Rate Schedule for SW Washington)

MacKay Sposito

Vancouver Office

18405 SE Mill Plain Boulevard, Suite 100, Vancouver, WA 98683
360-695-3411 | www.mackaysposito.com

2026 HOURLY RATE SCHEDULE

Southern Washington

Title	Regular
Senior Principal	$374
Principal	$306
Engineering Manager	$268
Project Manager II - Civil	$252
Project Manager I - Civil	$238
Project Engineer II	$226
Project Engineer I	$218
Engineer IV	$200
Engineer III	$182
Engineer II	$166
Engineer I	$148
Design Technician IV	$174
Design Technician III	$160
Design Technician II	$144
Design Technician I	$128
Landscape Manager	$228
Project Manager II - Landscape	$210
Project Manager I - Landscape	$194
Landscape Architect II	$174
Landscape Architect I	$154
Landscape Designer IV	$158
Landscape Designer III	$144
Landscape Designer II	$132
Landscape Designer I	$120
Land Development Manager	$272
Planning Manager	$248
Project Manager II - Planning	$236
Project Manager I - Planning	$224
Senior Planner	$200
Planner IV	$188
Planner III	$176
Planner II	$162
Planner I	$148
Planning Technician	$136
Land Development Assistant	$124
Environmental Manager II	$214
Environmental Manager I	$188
Natural Resource Specialist IV	$170

Title	Regular
Natural Resource Specialist III	$156
Natural Resource Specialist II	$140
Natural Resource Specialist I	$126
Survey Manager	$238
Project Manager II - Survey	$228
Project Manager I - Survey	$220
Land Surveyor IV	$202
Land Surveyor III	$188
Land Surveyor II	$174
Land Surveyor I	$160
Survey Technician IV	$158
Survey Technician III	$142
Survey Technician II	$128
Survey Technician I	$114
Survey Aid	$100
Chief of Parties	$188
Senior Party Chief	$178
Senior Party Chief - Out of Town	$184
Survey Party Chief	$170
Survey Party Chief - Out of Town	$176
Senior Instrument Person	$130
Senior Instrument Person - Out of Town	$136
Survey Instrument Person	$120
Survey Instrument Person - Out of Town	$126
UAV Pilot	$174
GIS Mapping Specialist II	$178
GIS Mapping Specialist I	$170
Stormwater Analyst	$158
Project Controls Manager	$264
Contract Administrator	$198
Project Coordinator II	$158
Project Coordinator I	$144
Accounting Manager	$234
Project Accountant	$162
Administrative Manager	$162
Administrative Assistant	$124
Clerical	$104

The above rates cover salaries, overhead and profit. All other materials and expenses will be billed on an actual cost plus 10% basis. Overtime rates will be 1.5 times unless otherwise negotiated. These rates will be adjusted annually or as necessary to reflect market conditions. Sub-Consultants costs will be on actual cost plus 10% to compensate MacKay Sposito for Business Occupation Tax and administrative costs.

Per diem rates for travel within the continental United States will be billed in accordance with the rates published by the Office of Governmentwide Policy, General Services Administration (GSA) for the applicable fiscal year. Mileage will be billed in accordance with standard mileage rates published by the Internal Revenue Service.

Engineering categories are in accordance with ASCE Classifications. Rates detailed above do not apply to Federal or State contracts with specific Wage Determinations or mandated prevailing wage/fringe benefits minimum.%

MacKay Sposito

Federal Way Office

33810 Weyerhaeuser Way South, Suite 130 Federal Way, WA 98001
360-695-3411 www.mackaysposito.com

April 10, 2026

MacKay Sposito Project # 004142.000

Mark Hurley
Managing Principal
TCF Architecture
124 North I Street
Tacoma, WA 98403

Re: Civil Engineering and Landscape Architecture Services
Vancouver Public Works Operations Campus, Construction Administration through Closeout

Dear Mark:

Thank you for the opportunity to provide on-going consulting services for the City of Vancouver's Public Works Operations Campus (VPOC). This proposal covers civil engineering and landscape architecture services during and post-construction for the proposed facility, currently under design.

Our proposed scope of work (including project assumptions and exclusions) and fees are provided in Attachment 'A'. MacKay Sposito (MSi) proposes to accomplish this scope of services on a time and materials (T&M) not to exceed basis.

We are grateful for the continued opportunity to work with TCF. We have a great team at MSi that will be able to provide you with on-going services, facilitating a smooth process during construction, final documentation, commissioning, and closing out. We are proud to be members of your team, doing what we can to make this project a success. Let me know if you have any questions or if there is anything I can do for you.

Sincerely,

Eric L. Pilcher, P.E.
Project Manager

MacKay Sposito

Federal Way Office

33810 Weyerhaeuser Way South, Suite 130 Federal Way, WA 98001
360-695-3411 www.mackaysposito.com

(Attachment "A")
VPOC – Vancouver, Washington
Professional Services

Scope of Work

1.0 CONSTRUCTION ADMINISTRATION

MSi will provide the following support services during construction.

1.1 CIVIL ENGINEERING SERVICES DURING CONSTRUCTION

1.1.1 Attend pre-construction meetings with the architect, owner, agency having jurisdiction (AHJ), general contractor, and site work subcontractors. Up to three pre-construction meetings are anticipated based on multiple AHJs (City of Vancouver, Clark Regional Wastewater District, and Clark County Public Works).

1.1.2 Review and provide responses to contractor submittals related to the Civil design, including but not limited to storm drain components, water and sewer components, aggregate bases, bedding, and backfill, and concrete and asphalt mix designs. For budgeting purposes, we have assumed up to 20 submittals.

1.1.3 Attend weekly owner-architect-contractor (OAC) meetings during construction. We have assumed up to 100 one-hour OAC meetings based on the anticipated project schedule. For budgeting purposes, we have assumed that virtual attendance via MS Teams or similar software will normally be available, but have budgeted for 25 percent (i.e., 25 meetings) to be one-site and attended by MSi staff from our local office.

1.1.4 Perform site visits monthly (on average) and at key milestones (subgrade inspection, final paving, etc.) to observe construction progress. These site visits will coincide with regular OAC meetings to the maximum extent practical.

1.1.5 Review and provide technical responses to Civil-related RFIs regarding site conditions, utility conflicts, and design clarifications. This scope includes time to develop memoranda and/or revised drawing for clarification. Revisions will be coordinated with TCF and issued as Architect's Supplemental Instructions (ASIs), Proposal Requests (PRs), or Construction Change Directives (CCDs). For budgeting purposes, we have assumed up to 50 RFIs.

1.1.6 Resubmit revised drawings to the AHJs in instances where there has been a substantial change to the design. Substantial changes include significant re-alignment of curbs, resizing and reconfiguration of stormwater pipes and structures, sanitary sewer, water mains and appurtenances, and major grade changes. Minor revisions such as spot

elevation adjustments, and/or rim and invert elevations, will not be resubmitted but captured in the as-built documents.

1.1.7 Review Contractor documentation as relevant to the Civil scope, including schedule updates, construction progress updates, potential change orders (PCOs), change order requests (CORs), and pay applications.

1.2 LANDSCAPE ARCHITECTURE SERVICES DURING CONSTRUCTION

1.2.1 Attend a landscape installation pre-construction meeting with the owner, architect, general contractor, and landscape sub-contractor.

1.2.2 Review and provide responses to contractor submittals related to the Landscape design, including but not limited to plant procurement lists, soil amendment specifications, irrigation components, and hardscape elements. For budgeting purposes, we have assumed up to 15 submittals.

1.2.3 Conduct up to five off-site nursery visits and/or on-site plant materials deliveries to verify health, size, and species accuracy before installation.

1.2.4 Attend weekly owner-architect-contractor (OAC) meetings during landscape installation. We have assumed up to 10 one-hour OAC meetings based on the anticipated project schedule. For budgeting purposes, we have assumed that virtual attendance via MS Teams or similar software will normally be available, but have budgeted for 50 percent (i.e., 5 meetings) to be one-site and attended by MSi staff from our local office.

1.2.5 Review and provide technical responses to Landscape-related RFIs regarding site conditions, landscape conflicts, and design clarifications. This scope includes time to develop memoranda and/or revised drawing for clarification. Revisions will be coordinated with TCF and issued as Architect's Supplemental Instructions (ASIs), Proposal Requests (PRs), or Construction Change Directives (CCDs). For budgeting purposes, we have assumed up to 25 RFIs.

1.2.6 Resubmit revised drawings to the AHJs in instances where there has been a substantial change to the design. Substantial changes include significant reconfiguration of planting areas, and impacts to the overall tree count. Minor revisions such as plant substitutions and location shifts will not be resubmitted but captured in the as-built documents.

1.2.7 Review Contractor documentation as relevant to the Landscapeing scope, including schedule updates, construction progress updates, potential change orders (PCOs), change order requests (CORs), and pay applications.

2.0 COMMISSIONING & PUNCH LISTS

Upon substantial completion of the construction contract (or portions of the construction contract pertaining to site work and landscaping), MacKay Sposito will perform the following:

2.1 PUNCH LISTS

2.1.1 Perform site walkthroughs at substantial completion and generate punch lists for Civil elements and Landscaping elements.

2.1.2 Provide subsequent site walkthroughs and updates to the punch lists as post-substantial completion work progresses. We have assumed up to two updates to each punch list, prior to performing the final completion walk through.

2.2 IRRIGATION COMMISSIONING

2.2.1 Perform a "coverage test" observation to verify that the irrigation system provides appropriate head-to-head coverage and is programmed for municipal water conservation standards.

2.2.2 Perform a follow-up observation, if needed, to verify that any noted corrections have been made.

2.2.3 Review the contractor's landscape maintenance manual and provide a one-time orientation to City of Vancouver facilities staff regarding the irrigation clock and plant care.

3.0 CORRECTIVE & CLOSE OUT

Upon notification of construction completion, MacKay Sposito will perform the following:

3.1 FINAL WALKTHROUGH

3.1.1 Perform final site walkthroughs for Civil elements and Landscaping elements, to verify that all remaining punch list items have been completed.

3.2 RECORD DOCUMENTS

3.2.1 Review contractor-provided redlines, as-built survey data (including CAD ready points), O&M manuals, and other closeout documents.

3.2.2 Prepare Engineer’s Inspection Report and Record (As-built) Drawings for final review and sign-off by AHJs. We have assumed up to one round of revisions per AHJ to address any comments.

3.3 ONE-YEAR WARRANTY WALK

3.3.1 Perform a site walk at the end of the landscape establishment period to observe the general health and viability of the installed plantings. MacKay Sposito will prepare a report and annotated drawings noting plants in need of attention and/or replacement.

MacKay Sposito

Federal Way Office

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Assumptions and Exclusions

ASSUMPTIONS AND EXCLUSIONS

REGULATORY ASSUMPTIONS

1. The property is located at 8713 NE 94th Avenue, Vancouver, WA 98662.
2. The local agencies governing this project (AHJs) are the City of Vancouver, Clark County (NE 94th Avenue right-of-way), Clark Regional Wastewater District (sewer), Vancouver Public Works (water), and WA Department of Ecology.
3. The City has adopted the 2019 Stormwater Management Manual for Western Washington, by Ecology, as amended; however, the site has been designed under the 2024 manual in anticipation of conformity.
4. The permit applicant will be the City of Vancouver. MSi will schedule and submit updated permit packages in coordination with TCF Architecture.
5. Appeals and requests for variances to the codes and regulations will be considered additional services that are not part of this scope.
6. MSi shall not be responsible for changes to the documents required by the jurisdiction based upon rules, regulations, codes or requirements of the jurisdiction that are not written regulations or correspondence from the jurisdiction. Changes required due to unwritten rules, regulations, codes or requirements by the jurisdiction will be considered additional services that are not part of this scope.
7. Construction Stormwater General Permit compliance is on-going. We have included Construction Stormwater permitting as part of permitting services.

SURVEY ASSUMPTIONS

1. Construction staking and as-built survey for final acceptance is not included in this scope but may be provided under separate contract.
2. The surveyor providing construction-staking services will be expected to provide as-built record documentation, as needed for final acceptance.

DESIGN ASSUMPTIONS

1. Our proposal is based on discussions with TCF during the construction document design phase of the project.
2. The project schedule for the above scope is 29 months, from November 2026 through March 2029.
3. Revised drawings will be prepared using AutoCAD 2018 (or later) with Civil 3D and/or annotated within BlueBeam, latest version.
4. Electronic CAD files requested by the City, TCF, and/or utility purveyors will be provided “as-is”. Conversions of files for layering control, line type, line weight, object replacement, etc. is not included within this scope. Distribution of electronic CAD files to

entities other than TCF Architects and the City of Vancouver will require the recipient to sign MSi's CAD disclaimer form prior to distribution.

SCHEDULE ASSUMPTIONS

The following assumptions of the project schedule have been made. Significant deviations and/or delays may require that the scope and fee be revisited and adjusted.

1.	Final GMP Package Due	October 2026
2.	Major Construction Starts	November 2026
3.	Substantial Completion	October 2028
4.	Facility Opening	December 2028
5.	Closeout / Record Documents	January – March 2029

EXCLUSIONS

The following design elements are not included in MacKay Sposito's scope. Submittals, RFIs, PCOs, and other construction documentation will be deferred to their respective disciplines:

1. Right-of-way/property acquisition
2. Preparation of easements or covenant documents, other than supporting exhibits and legal descriptions
3. Geotechnical services
4. Environmental services
5. Traffic engineering, traffic signal design, and/or traffic study
6. Arborist services (e.g., tree health assessment, identification and/or risk assessment plans)
7. Building permits
8. Decorative fencing and man gates, unless explicitly described in MacKay Sposito drawings and specifications.
9. Vehicle gates, including motorization, vehicle sensors, and card readers.
10. Bicycle parking facilities, unless explicitly described in MacKay Sposito drawings and specifications.
11. Site furnishings and artwork installations, unless explicitly described in MacKay Sposito drawings and specifications.
12. Natural gas and/or petroleum fuel stations, including fuel tanks
13. Vehicle washing equipment
14. Electric vehicle charging stations.
15. Dry utilities (i.e., power, natural gas, telecom) beyond coordination of trench locations.
16. Structural elements, including retaining walls (aside from line and grade, and material), fences more than 6-foot height, and free-standing site elements
17. Street and site lighting, and traffic signals, including conduit, junction boxes, light poles, signal poles, and pedestrian push button bollards.
18. Variance requests and/or appeals
19. Construction management, over and above construction administration support.

20. Construction staking.
21. Material testing and formal “inspections”.
22. Coordination/calls for inspections by AHJ personnel.
23. Post-construction “as-built” surveys.

MacKay Sposito

Federal Way Office

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360-695-3411 www.mackaysposito.com

(Attachment "B")
VPOC – Vancouver, Washington
Professional Services

Fees

MacKay Sposito will accomplish the above-described scope of services on a time and materials (T&M) basis. The estimated fees are summarized below:

	Task		Fee
1.1	Civil Construction Administration	$	152,100.00
1.2	Landscape Construction Administration	$	32,100.00
2.0	Commissioning & Punch Lists	$	18,900.00
3.0	Corrective & Close Out	$	27,800.00
	Reimbursable Expenses Budget	$	2,400.00
	Total Fees and Expenses	**$**	**233,300.00**

Expected reimbursable expenses, including full size plots, copies, and mileage charged to the project, are included in the above fees. Permitting fees are not included and are expected to be paid by the owner. Materials and expenses will be billed on an actual cost plus 10% basis. Mileage will be billed in accordance with standard mileage rates published by the Internal Revenue Service.

The contract period for this scope is expected to run from November 2026 through March 2029, with a follow-up in October 2029. A fee escalation of five percent per year has been built into the above budgets.

Items 2.0, 3.0 & the reimbursable budget are currently included in the Civil lines in the TCF Fee Matrix. Consultant to reissue this proposal when the Final TCF Proposal is issued.

Federal Way Office

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360-695-3411 www.mackaysposito.com

(Attachment "C")
VPOC – Vancouver, Washington
Professional Services

(See attached 2026 Hourly Rate Schedule for SW Washington)

MacKay Sposito

Vancouver Office

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2026 HOURLY RATE SCHEDULE

Southern Washington

Title	Regular
Senior Principal	$374
Principal	$306
Engineering Manager	$268
Project Manager II - Civil	$252
Project Manager I - Civil	$238
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Project Engineer I	$218
Engineer IV	$200
Engineer III	$182
Engineer II	$166
Engineer I	$148
Design Technician IV	$174
Design Technician III	$160
Design Technician II	$144
Design Technician I	$128
Landscape Manager	$228
Project Manager II - Landscape	$210
Project Manager I - Landscape	$194
Landscape Architect II	$174
Landscape Architect I	$154
Landscape Designer IV	$158
Landscape Designer III	$144
Landscape Designer II	$132
Landscape Designer I	$120
Land Development Manager	$272
Planning Manager	$248
Project Manager II - Planning	$236
Project Manager I - Planning	$224
Senior Planner	$200
Planner IV	$188
Planner III	$176
Planner II	$162
Planner I	$148
Planning Technician	$136
Land Development Assistant	$124
Environmental Manager II	$214
Environmental Manager I	$188
Natural Resource Specialist IV	$170

Title	Regular
Natural Resource Specialist III	$156
Natural Resource Specialist II	$140
Natural Resource Specialist I	$126
Survey Manager	$238
Project Manager II - Survey	$228
Project Manager I - Survey	$220
Land Surveyor IV	$202
Land Surveyor III	$188
Land Surveyor II	$174
Land Surveyor I	$160
Survey Technician IV	$158
Survey Technician III	$142
Survey Technician II	$128
Survey Technician I	$114
Survey Aid	$100
Chief of Parties	$188
Senior Party Chief	$178
Senior Party Chief - Out of Town	$184
Survey Party Chief	$170
Survey Party Chief - Out of Town	$176
Senior Instrument Person	$130
Senior Instrument Person - Out of Town	$136
Survey Instrument Person	$120
Survey Instrument Person - Out of Town	$126
UAV Pilot	$174
GIS Mapping Specialist II	$178
GIS Mapping Specialist I	$170
Stormwater Analyst	$158
Project Controls Manager	$264
Contract Administrator	$198
Project Coordinator II	$158
Project Coordinator I	$144
Accounting Manager	$234
Project Accountant	$162
Administrative Manager	$162
Administrative Assistant	$124
Clerical	$104

The above rates cover salaries, overhead and profit. All other materials and expenses will be billed on an actual cost plus 10% basis. Overtime rates will be 1.5 times unless otherwise negotiated. These rates will be adjusted annually or as necessary to reflect market conditions. Sub-Consultants costs will be on actual cost plus 10% to compensate MacKay Sposito for Business Occupation Tax and administrative costs.

Per diem rates for travel within the continental United States will be billed in accordance with the rates published by the Office of Governmentwide Policy, General Services Administration (GSA) for the applicable fiscal year. Mileage will be billed in accordance with standard mileage rates published by the Internal Revenue Service.

Engineering categories are in accordance with ASCE Classifications. Rates detailed above do not apply to Federal or State contracts with specific Wage Determinations or mandated prevailing wage/fringe benefits minimum.%

April 8, 2026

RE: VPOC Add Services – Construction Admin and Project Closeout
TCF Project No. 2022-016
WSP SCOPE & FEE PROPOSAL FOR PROFESSIONAL SERVICES -PHASE 1 WORK SCOPE

TASK 1: CONSTRUCTION ADMIN

WSP will support the Design Team during construction by reviewing and responding to RFI's, Submittals, or general equipment related questions and providing oversight of equipment installation.

WSP's observation or monitoring portions of the work performed under construction contracts shall not relieve construction contractor(s) from responsibility for performing work in accordance with applicable contract documents. WSP shall not control or have charge of, and shall not be responsible for, construction means, methods, techniques, sequences, procedures of construction, health or safety programs or precautions connected with the work and shall not manage, supervise, control or have charge of construction. WSP shall not be responsible for the acts or omissions of construction contractor(s) or other parties on the project.

During the punch process WSP will observe and document the operation of the equipment by a representative of the contractor or installer for correct function and installation. WSP staff will not directly operate the equipment during the punch process.

REQUESTS FOR INFORMATION

- Review and respond to questions related to the industrial equipment during construction.

SUBMITTAL REVIEW

- Review and respond to submittals that shall include, but not be limited to: product data, shop drawings, and operation and maintenance manuals relative to the industrial equipment specified by WSP.

CONSTRUCTION VISITS

- Participate in the preconstruction meeting (virtual).
- Monitor installation, checkout, and testing of specified equipment.
- Make two on-site reviews during construction to review progress relating to functional and equipment issues.
- Make one trip to conduct the punch of equipment related items.

DELIVERABLES

- Field observations report documenting site visit issues.
- Punch list based on equipment and functional issues identified during final walk-through of facilities.

ESTIMATED TRAVEL

- Two trips for two people for two days during construction.
- Two people for three days to conduct the Equipment Punch.

WSP SCOPE OF SERVICES

TASK 2: PROJECT CLOSEOUT

AS-BUILT DRAWINGS

- Collect Contractor record as-builts of the significant changes on the work which deviates from that as shown on the drawings. WSP's drawings must be redlined directly, including RFI's and change orders; shop drawings or other field drawings cannot be submitted as a substitute.
- Update the original electronic drawings and prepare a set of record drawings.
- Submit record drawings to OC

COMPENSATION

The fee proposal is based on the Scope of Services dated April 8, 2026. Modifications to the Scope can be made as needed to meet City of Vancouver requirements.

WSP proposes a total lump sum fee of **$120,343** for the performance of the specified Scope of Services. The following breakdown outlines the proposed fee for labor and direct expenses associated with completing the described work.

Task labor and expenses are estimates and may vary depending on actual project efforts. The total project fee will not exceed the contract amount. Lump sum invoices will be submitted monthly.

Vancouver Public Works Operations Center - Add Services
WSP Fee Proposal - SUMMARY
8-Apr-26

	Hours	Fee
Construction Admin	598	$ 99,573
Project Closeout	52	$ 8,834
Total Labor	**650**	**$ 108,407**
Direct Expenses		**$ 11,936**
Total WSP Industrial Equipment Design		**$ 120,343**

This fee proposal is based on the Scope of Services dated April 8, 2026.

-----END----

From: Brandon Thomas <bthomas@abbae.com>
Sent: Friday, April 10, 2026 1:46 PM
To: Teta Brown <teta@tcfarchitecture.com>
Cc: Jeremy Mitchell <jmitchell@abbae.com>; Nicole Zoubkov <nicolez@tcfarchitecture.com>; Mark Hurley <mark@tcfarchitecture.com>; Ryan Cornwall <Ryan@tcfarchitecture.com>; Allen Sensel <asensel@abbae.com>
Subject: Re: VPOC - CA-CLOSEOUT

Teta,

Sorry for the delay. I'm at an event all day today so I can't finalize a proposal, but I can share the level of effort and associated fee for this project. Please see below. I can formalize this early next week if that works for you.

Construction Phase Consulting Services

ABB has previously been retained by TCF Architecture, the project's Architect of Record, to provide building enclosure peer review services for the Vancouver Public Works New Operations Center, which consists of multiple buildings within the facility campus.

Based on our understanding of the project requirements and our role supporting TCF, ABB proposes to provide the following Construction Phase Consulting Services.

Submittal & Shop Drawing Reviews:

Assist with review of shop drawings and submittals for building envelope systems and provide written comments for each review.

i. Proposal provides for up to twenty-four (24) hours for submittal reviews.

Attend Pre-construction Meetings:

Attend up to two (2) pre-construction meetings to assist the project team in providing answers to technical questions regarding the building envelope systems.

i. Proposal provides for up to four (4) hours per meeting including travel (8 hours total).

RFI Assistance:

Assist the project team by providing answers to contractor Requests for Information (RFI's) relating to the building envelope design.

i. Proposal provides for up to twenty-four (24) hours for RFI reviews and consultation.

Site Visits, Observation Reports & Final Walkthrough:

Conduct periodic visits to the project site to confirm Contractor performance and review installations for compliance with the construction documents. Observations noted during these jobsite visits will be provided to TCF for review. Assist TCF and the District with preparation of punch lists and participation in final walkthroughs, including commenting on building envelope contractor and manufacturer warranties.

i. Proposal includes up to Nine (9) Consultant Level site visits during the building envelope construction. Each site visit will require up to six (6) hours to complete observations for , consultation with the project team, and preparation of written reports.

ii. Proposal includes up to Three (3) Senior Consultant Level site during the building envelope construction. Each site visit will require up to eight (8) hours to complete observations for , consultation with the project team, and preparation of written reports.

ii. Proposal provides for up to eight (8) hours for punch list review and final walkthroughs.

iii. Additional site visits will be provided on a time and expense basis.

Closeout, Project Management & Principal Review:
Provide close-out phase consultation, including preparation of closeout documentation, internal project management, and principal-level review for quality assurance.

i. Proposal provides for up to four (4) hours of close-out phase consultation.
ii. Proposal provides for up to eight (8) hours of project management.
iii. Proposal provides for up to one (1) hour of principal review.

Fee Summary

Task	**Fee**
Submittal & Shop Drawing Reviews	$5,520
Attend Pre-construction Meetings	$1,840
RFI Assistance	$5,520
Site Visits, Observation Reports & Final Walkthrough	$16,860
Closeout, Project Management & Principal Review	$4,230
2% Insurance Fee	$680
Reimbursables	$1,500
Total Estimated Fee	**$36,150**

ADAMS CONSULTING & ESTIMATING, LLC
2337 N. 57th St
Seattle, WA 98103
(206) 528-0244 | gadams@centurylink.net

PROPOSAL

To:	TCF Architecture PLLC 902 North Second Street Tacoma, WA 98403	Date: No. of pages: Project:	April 9, 2026 1 Operations Center City of Vancouver
Attn:	Teta Brown	Location:	Vancouver, WA

Door Hardware Consultant Services, Door Hardware Specification preparation for Vancouver Public Works Operations Center. Based on Plans dated March 14, 2026

Scope of Work:

Construction Administration Phase

- Door Hardware Submittal review
- Review of Door and Frame submittals for coordination of Door Hardware requirements.
- RFI/Technical interpretations.
- Key conference attendance
- Change order preparation and review

Not to exceed 16 Hours at 115.00 per hour..... 1,840.00

Project Close-out Phase

- Site review of installation and conformance to Contract Documents.
- Written report of site conditions observed.
- Includes three site visits

Not to exceed 28 Hours at 115.00 per hour 3,220.00

Terms: Per Contract
Billing issued at completion of each phase

Accepted_____

Accepted by_____

Title_____ BY: GORDON ADAMS, AHC

Exhibit B

Vancouver Public Works Operations Center (Acoustics)

Date: Sat, Feb 15, 2025

Proposal of Services

Randy Cook
TCF Architecture
902 N Second Street,
Tacoma, Washington 98403
cc: Ryan Cornwall

Acoustical Services Proposal for Vancouver Public Works Operations Center (Acoustics)

Dear Randy,

Thank you for considering the Tenor Engineering Group to support your team with the acoustical design of City of Vancouver Washington Public Works Operations Center (VPOC). This is our proposal of services to support your team with the acoustic design of the facility with respect to noise and vibration solutions to meet your project goals.

Estimate of Services

this fee included in current contract

MILESTONES / TASKS	AMOUNT
Design Services	$21,175.00
Design Development	$11,200.00
Environmental Noise Impact Study - Complete 24-hour on-site noise assessment along the residential property line to quantify the risk of maintenance and mechanical systems with respect to the City of Vancouver noise impact code (20.935.030 Performance Standards). Provide detailed analysis and guidance on building and systems design to optimize the overall acoustic performance.	
Architectural Acoustic Design Support - Review design drawings to provide guidance with respect to speech privacy between private meeting spaces and offices, speech intelligibility within meeting spaces, sound control for the break room and exterior patio, and noise control within maintenance spaces for hearing protection with respect to WAC and OSHA engineering controls. Provide drawing mark-ups, material/installation options, and documentation that details economic acoustic design options. Attend design coordination meetings.	
Mechanical System Noise & Vibration Narrative - Review proposed mechanical systems with respect to building occupancies and environmental noise code to residential community. Provide mechanical system design narrative with maximum sound power levels for primary systems. Attend coordination meeting.	
Construction Documents	$9,975.00

MILESTONES / TASKS	AMOUNT
Architectural Acoustic Design Support - Review assemblies, materials, and design to ensure the acoustic measures have been efficiently integrated into the design. Provide acoustic performance risk summary to assist with any Value Engineering efforts with a focus on needs for initial construction compared to post-occupancy remediation.	
Mechanical System Noise & Vibration Design Support - Review all mechanical systems with respect to the interior performance goals outlined in the 2018 International Green Construction Code (IgCC) / ASHRAE HVAC Applications Handbook requirements. Complete calculations/analysis for mechanical systems on roofs and exterior ventilating to ensure compliance with City of Vancouver Washington 20.935.030 Performance Standards. Provide documentation to be submitted with the mechanial permit drawings.	
Construction Administration (Hourly NTE)	$5,925.00
RFI, Change Orders, & Shop Drawing Reviews	
Construction Inspections & Commissioning - Complete up to (2) construction inspections for key systems and assemblies. Acoustically test completed systems to ensure performances are satisfied.	

CA Scope and Fee may be added by future amendment

Total ~~$27,100.00~~

Tenor Initial here: _____ TCF Initial here: _____

C401 Agreement in the amount of $21,175

Summary

Our fees are based on our hourly rates and expected level of support. Please contact us if you have any questions or would like to modify the proposed scope of work.

Thank you for considering the Tenor Engineering Group.

Sincerely,

Erik Miller-Klein, PE, INCE Bd. Cert.
Principal of Acoustical Engineering

Tenor Engineering Group
erik.mk@tenor-eng.com
O: (206) 899-5450
M: (206) 658-7920

Terms of Service

These fees include all costs associated with equipment, administration, and transportation. Our fees are based on our hourly rates:

Hourly Rates
Principal, PE - $150 per hour
Acoustical Consultant - $100 - $120 per hour
Staff Consultant - $75 - $95 per hour

At no time will our fees exceed the above hours or costs without prior written approval. If the conditions of this proposal are satisfactory we will accept an agreement form of your choice or approval of this proposal through our online client portal or printing and signing below. This can be e-mailed or mailed to: 113 Cherry St, PMB 52397, Seattle, WA 98104-2205

_____ _____

TMCoating Consulting Inc.

Coating Inspections, Document Review, Condition Surveys

April 8th, 2026

Mark Hurley

TCF Architecture

Project: Vancouver Operations Center, Vancouver WA

Subject: Proposal and Fee Schedule-- Paint – Consulting and Inspection

Mark:

Please review the following proposal and fee schedule.

Task	Cost
Submittal Review	$500.00
RFI's max 5	$500.00
Inspections per triip	$1,550.00
Inspection total	$7,750.00
Total	$8,750.00

Five site visits @ $1550.00 per trip

1 Pre-con
2 Mock up review
3 50% progress
4 Pre Final
5 Final

Additional approved time is billed at $150.00 per hour.

Please review and call with questions. Thank you.

Respectfully submitted,

Torin Mowbray

253-549-1752

torin.mowbray@icloud.com

CC Teta Brown

February 12, 2026

TCF Architecture, PLLC
124 North I Street
Tacoma, WA 98403

Attention: Ryan Cornwall

Contract Addendum #2
Environmental Support Services
Proposed New Public Works Operations Center
8713 NE 94th Avenue
Vancouver, Washington
Project: TCF-3-01

INTRODUCTION

NV5, Inc. (NV5) has been providing environmental support services for the proposed new Public Works Operations Campus (VPOC) located at 8713 NE 94th Avenue in Vancouver, Washington (subject property). This contract addendum is being submitted to request additional budget for a new task, the preparation of a Waste Contingency Plan as requested by Greg Helland of SCS Engineers during a Clark County check-in meeting with TCF Architecture, PLLC.

The subject property includes Parcels 199845000, 199863000, 1998640000, and 10574000 of Clark County Tax Maps, totaling approximately 36.16 acres. The site is currently an active construction site primarily covered with vegetation and is currently developed with gravel-covered access and haul roads. The closed Leichner Landfill is located north of the approximate east half of the subject property's northern property boundary.

BACKGROUND

NV5 has completed various environmental documents for the subject property, including 1) a Phase I Environmental Site Assessment (ESA) report dated August 25, 2023; 2) an environmental Limited Subsurface Investigation report dated October 31, 2023; 3) a Revised Contaminated Media Management Plan (CMMP) dated July 18, 2025; 4) a Self-Implementing Cleanup and Disposal of PCB Remediation Waste Plan dated August 20, 2025; and 5) a Site-

Specific Health & Safety Plan (HASP) dated January 21, 2026.[1,2,3,4,5,6]

Based on the findings of the August 2023 Phase I ESA, NV5 conducted a limited subsurface investigation at the subject property.

The results of the limited subsurface investigation indicated PCB-contaminated soil exhibiting concentrations greater than the Model Toxics Control Act (MTCA) Method A cleanup level is present immediately south of the north subject property boundary on the approximate west half of the subject property. The results also indicated that the undocumented fill within the former burn pit areas and the presumed location of the former stormwater retention pond meet the Washington State Department of Ecology's (Ecology's) definition of "clean soil" under Washington Administrative Code (WAC)173-100 and could be reused on site as fill material (if geotechnically suitable) or, if requiring export, could either be disposed of at a Resource Conservation and Recovery Act (RCRA) Subtitle D landfill or another receiving facility (other than a RCRA Subtitle D landfill) that will accept the fill.

The CMMP was prepared to assist future construction teams in field identification and management of the known PCB-contaminated soil and potential petroleum-contaminated soil as well as clean soil and debris that could be encountered at the subject property during future site redevelopment or construction activities. The CMMP includes field protocol for identification, response actions, communication, removal, segregation, temporary storage or stockpiling, transportation, treatment, and disposal of PCB-contaminated soil, clean soil, and debris. The CMMP also included measures to address potential unforeseen conditions (such as undocumented underground storage tanks) that may be encountered during construction.

The Self-Implementing Plan was prepared in general accordance with the requirements of 40 Code of Federal Regulations (CFR) 761.61(a) and describes proposed remedial measures (cleanup and off-site disposal) designed to address the PCB-contaminated soil along a portion of the subject property's northern boundary. The plan also includes a process for subsequent verification sampling to confirm residual PCB-contaminated soil does not pose unacceptable risk to human health and the environment. The EPA approved the plan on October 7, 2025[7].

The HASP was prepared for use by NV5 personnel performing work at the subject property. The

---

1 NV5, 2023. *Report of Geotechnical Engineering Services; City of Vancouver: New Public Works Operations Center; NE 94th Avenue; Vancouver, Washington,* dated October 2, 2023. Project: Vancouver-43-01

2 NV5, 2023. *Phase I Environmental Site Assessment; City of Vancouver: New Public Works Operations Center; NE 94th Avenue; Vancouver, Washington,* dated August 25, 2023. Project: Vancouver-43-02

3 NV5, 2023. *Limited Subsurface Investigation; City of Vancouver: New Public Works Operations Center; NE 94th Avenue; Vancouver, Washington,* dated October 31, 2023. Project: Vancouver-43-03

4 NV5, 2025. *Contaminated Media Management Plan; Proposed New Public Works Operations Campus; 8713 NE 94th Avenue; Vancouver, Washington,* dated July 18, 2025. Project: TCF-3-01

5 NV5, 2025. *PCB Self-Implementing Plan for Cleanup and Disposal of Non-Liquid PCB Remediation Waste, notice to EPA, 8713 NE 94th Avenue, Vancouver, Washington,* dated August 20, 2025. Project: TCF-3-01

6 NV5, 2026. *Site-Specific Health & Safety Plan, 8713 NE 94th Avenue, Vancouver, Washington,* dated January 21, 2026, Project: TCF-3-01

7 USEPA, 2025. *Approval of Self-Implementing Cleanup and Disposal of Polychlorinated Biphenyl Remediation Waste at the Vancouver Public Works Operations Campus Site Pursuant to 40 CFR 761.61(a) and 761.61(c); Vancouver, Washington,* dated October 7, 2025.

HASP is intended to cover activities in areas with the potential for exposure to contaminated environmental media during the project. Additionally, the intent of the HASP was to meet the requirements of the Washington State Division of Occupational Safety and Health (DOSH) Hazardous Waste Operations Regulation (WAC 296-843). Each contractor is responsible for the health and safety of their own individual employees and subcontractors.

SCOPE OF SERVICES

The initial proposal dated March 28, 2025, included the anticipated scope, fee, and assumptions for environmental support services during the earthwork phases of project redevelopment. The initial proposal included the following six tasks: (1) waste profiling; (2) EPA Region 10 liaison and preparation of a PCB specific disposal plan; (3) preparation of a CMMP; (4) environmental excavation observation and field services; (5) technical support, communication and coordination; and (6) summary reporting (Construction Completion Report).

The initial contract addendum (Contract Addendum No. 1) dated October 24, 2025, requested additional budget for out-of-scope fees incurred under Tasks 2 and 4 through 6, as well as proposed budgets for new Tasks 7 (preparation of a Revised CMMP) and 8 (preparation of a HASP).

This contract addendum (Contract Addendum No. 2) requests additional budget for the preparation of a Waste Contingency Plan (Task 9, completed). The WCP describes actions to be taken to address; (1) potential occurrences of buried landfill waste, garbage and/or contaminated soil may be encountered during earthwork and construction activities; and (2) potential penetration of the landfill liner. The specific scope of services for Task 9 and rationale for the requested additional budget is presented below.

TASK 9: PREPARATION OF CONTINGENCY PLAN

While soldier pile retaining walls and MSE retaining walls are being constructed near the south boundary of the Leichner Landfill, there is a chance to encounter landfill waste/garbage and the landfill liner. Therefore, the requested Waste Contingency Plan will need to be completed describing actions to be taken to address the potential occurrence of encountered landfill waste/garbage and the landfill liner. This task includes preparation of the Waste Contingency Plan, and estimated time associated with project management and communications during implementation of the plan. A proposed budget to conduct the field work associated with implementation of the plan has been submitted in a separate proposal to Skanska.

SCHEDULE, TERMS, AND BUDGET

We will prepare the Waste Contingency Plan on a time-and-materials basis for an estimated fee of $3,400. NV5 will not exceed this budget without prior authorization from TCF Architecture, PLLC. A breakdown of our estimated fees for this task is presented below.

Activity	Expenditure

Task 9 –Preparation of Contingency Plan

Plan Preparation	**$2,600**
Project Management/Communications/Meetings	**$800**
Total	**$3,400**

Our services have been and will continue to be provided on a time-and-materials basis in accordance with the current Schedule of Charges (attached). NV5's limit of liability is project specific, and all prior and subsequent phases of work completed by NV5 for this project will be executed under the General Terms and Conditions provided in our initial proposal dated March 28, 2025. The aggregate liability of all phases of this project will be the limits indicated in those General Terms and Conditions. We will not exceed the estimated fees presented below without your prior authorization.

♦ ♦ ♦

We appreciate the opportunity to submit this contract addendum to our proposal and look forward to continuing to work with you on this project. Please call if you have questions regarding this submittal. To formally authorize our services, return one signed copy of this agreement.

Sincerely,

NV5



Joshua J. Rowe, L.G.
Environmental Project Manager



Kyle R. Sattler, L.G.
Principal Geologist

JJR:KRS
Attachments
One copy submitted
Document ID: TCF-3-01-021226-envca2.docx
© 2026 NV5. All rights reserved.

The scope of services outlined in this agreement, the fees, and the General Terms and Conditions are hereby accepted and NV5, Inc. is authorized to proceed. This agreement constitutes the entire agreement between the Client and NV5, Inc. and supersedes all prior written or oral understandings.

_____	by	_____
Organization		Signature*
_____		_____
Date		Printed Name
		_____
		Title

*Individual with contracting authority and responsible for payment of NV5's fees.

NV5 PACIFIC NORTHWEST SCHEDULE OF CHARGES

COMPENSATION

Our compensation will be determined on the basis of time and expenses in accordance with the following schedule unless a fixed fee amount is so indicated in the proposal or services agreement. Contracted professional and technical services will be charged at the applicable hourly rates as listed below. Staff time spent in depositions, trial preparation, and court or hearing testimony will be billed at 2 times the below rates. Time spent in either local or inter-city travel, when travel is in the interest of this contract, will be charged in accordance with the foregoing schedule; when traveling by public carrier, a maximum charge of eight hours per day will be made. Current rates are as follows:

NV5 Labor Classification	Rate
Senior Principal	$316
Director	$316
Principal	$278
Senior Associate	$252
Associate	$243
Senior Project Manager	$228
Project Manager II	$211
Project Manager I	$190
Senior Bridge/Structural Engineer	$316
Bridge/Structural Engineer II	$219
Bridge/Structural Engineer I	$157
Senior Project Engineer	$295
Project Engineer II	$215
Project Engineer I	$188
Senior Designer	$194
Designer II	$147
Designer I	$123
Senior Project Surveyor	$258
Project Surveyor II	$175
Project Surveyor I	$160
3-Person Survey Crew	$329
2-Person Survey Crew	$236
1-Person Survey Crew	$139
Survey Crew Chief	$106
Senior Survey Technician	$163
Survey Technician II	$137
Survey Technician I	$109

NV5 Labor Classification	Rate
Senior Landscape Architect	$185
Landscape Architect II	$171
Landscape Architect I	$151
Landscape Designer	$122
Senior Environmental Scientist	$234
Environmental Scientist II	$220
Environmental Scientist I	$123
Senior Technical Specialist	$199
Technical Specialist II	$185
Technical Specialist I	$166
Staff III / Senior Staff	$158
Staff II	$140
Staff I	$122
Senior Technician	$120
Technician II	$111
Technician I	$99
Senior CAD Technician	$148
CAD Technician II	$123
CAD Technician I	$123
Senior Technical Editor	$123
Technical Editor	$109
Senior Project Assistant	$123
Project Assistant	$109
Support Staff	$99
Senior Construction Manager	$316
Construction Manager II	$253
Construction Manager I	$243
Resident Engineer	$278

Equipment	Rate
Air compressor (day)	$66
Anemometer (day)	$33
Bladder pump (includes generator) (day)	$138
Core drill (day)	$265
Disposable bailers (each)	$20
Dissolved oxygen meter (day)	$41
Electric sampling pump (day)	$34
Field filter (each)	$27
Flag tape rolls (each)	$7
Gas extraction monitor 2000 (day)	$232
Gas extraction monitor 2000 (week)	$729
Generator (day)	$66
GPS – differential (day)	$126
GPS – hand held (day)	$38
Post pounder (day)	$13
Pressure transducer data logger (day)	$161
Pressure transducer data logger (per week)	$375
Pressure transducer data logger (per month)	$856
Range finder (day)	$13
Roto-hammer drill (day)	$99
Roto-hammer drill (per week)	$364

Equipment	Rate
Hand auger (day)	$46
Infrared camera (Flir b40) (day)	$331
Interface meter (day)	$69
Laptop computer use (day)	$20
Level C personal protection equipment (day)	$99
Low-flow sampling kit (day)	$278
Low-flow sampling kit (per week)	$994
Mobile laboratory (per month)	$1,348
Moisture meter (Delmhorst BD-2100) (day)	$33
Oxidation reduction potential (ORP) meter (day)	$56
Peristaltic pump (day)	$82
pH/conductivity/temperature meter (day)	$56
Photoionization detector (PID) (day)	$146
Photoionization detector (PID) (per week)	$464
Photoionization detector (PID) 11.7-eV (day)	$60
Summa sampling kit (per sample)	$12
Thermometer – infrared (day)	$13
Total Station – survey equipment (per hour)	$66
Transit level and tripod (day)	$40
Turbidity monitor (day)	$46
Unmanned aerial vehicle (DGI Mavic 2) (day)	$562

NV5 PACIFIC NORTHWEST SCHEDULE OF CHARGES

Equipment	Rate
Sample tubing (polyethylene - per foot)	$1
Sample tubing (silicon - per foot)	$4
Sample kit (gloves, goggles, tools, etc.) (day)	$27
Satellite phone (day)	$27
Sidewalk closure signage (day)	$25
Site reconnaissance kit (each)	$27
Soil vapor probe with slide hammer (day)	$66
Soil vapor probe kit with drill (day)	$289
Specialty software (MOD FLOW, ARC GIS, GPR analysis, per hour)	$20 - 31

Equipment	Rate
Unmanned aerial vehicle (Ux5-HP) (day)	$1,124
Van Veen sediment sampler (day)	$133
Vehicle (company) (day, plus $0.76 per mile)	$150
Vehicle (personal) usage (per mile)	$0.76
Vibrocore (day)	$530
Water level meter (day)	$56
WSDOT bridge toll	$4
XRF lead paint analyzer (day)	$803
YSI probe (day)	$133
Ziplevel Pro 2000 (day)	$60

Equipment	Rate
Crack Monitor (each)	$39
Cross-hole sonic logger (CSL) (per day)	$596
Dynamic cone penetrometer (DCP) (per day)	$126
Geotech Field Equipment (per day)	$13
Nuclear density gauge (per hour)	$13

Equipment	Rate
Seismic Equipment (per day)	$663
Vibrating wire piezometer (each)	$663
Vibration monitoring equipment (per day)	$69
Vibration monitoring equipment (per week)	$336
Vibration monitoring equipment (per month)	$985

Reproduction	Rate	
CD (each)	$2.40	
	Black/White	Color
8 ½ x 11 (each)	$0.12	$0.19
11 x 17 (each)	$0.24	$0.38
D-size plots (each)		$30.05
D-size scan (each)		$15.03

OTHER SERVICES, SUPPLIES, AND SPECIAL TAXES

Outside services (equipment, supplies, and facilities not furnished in accordance with the above schedule, and any unusual items of expense not customarily incurred in our normal operations) are charged at cost plus 15 percent. This includes shipping charges, subsistence, transportation, printing and reproduction, miscellaneous supplies and rentals, surveying services, drilling equipment, construction equipment, watercraft, aircraft, and special insurance that may be required. Specialized equipment will be quoted on a per-job basis. In-house disposable field supplies (routinely used field supplies stocked in-house by NV5) at current rates. Taxes required by local jurisdictions for projects in specific geographic areas will be charged to projects at direct cost.

All rates are subject to change upon notification.

April 7, 2026

TCF Architecture, PLLC
124 N I Street
Tacoma, WA 98403

Attention: Mark Hurley

Scope and Fee Adjustment
Geotechnical Construction Observation and Engineering Services
Proposed New Public Works Operations Center
8713 NE 94th Avenue
Vancouver, Washington
Project: TCF-3-02

INTRODUCTION

NV5 (NV5) is pleased to submit this scope and fee adjustment to provide additional geotechnical engineering services for the proposed public operations center located at 8713 NE 94th Avenue in Vancouver, Washington. We provided a proposal for geotechnical construction observation services dated April 1, 2025,[1] At the request of the contractor, NV5 is performed services outside of the original scope for over-excavation of the burn pits, construction of the temporary benches for installation of soldier piles and extended soldier pile installation observations.

SCOPE AND FEE ADJUSTMENT

The requested additional geotechnical consultation services included performing additional slope stability analysis for the temporary bench to verify global stability with a drill rig surcharge during installation and in the final built condition as discussed with project stakeholders and the design team during meetings. This was part of a due diligence effort to evaluate landfill stability during and post-construction. In addition, we provided construction monitoring services to observe installation, and corrections to the temporary bench. Observations and recommendations were also provided during the over-excavation and backfill along the haul road in the burn pit area. Soldier pile installation was originally budgeted for 10 visits and required a total of 20 full-time visits.

1. NV5, 2022. *Proposal; Geotechnical Construction Observation Services; Proposed New Public Works Operations Center; 8713 NE 94th Avenue; Vancouver, Washington,* dated April 1, 2025. Project: TCF-3-02

SCOPE OF SERVICES

Our specific scope of additional services is presented as follows:

- Engineering analysis for global stability of the soldier pile drill rig installation temporary bench and feedback to contractor for modifications necessary to their initial assumptions.
- Engineering analysis for the global stability of the final condition of the soldier pile walls.
- Observed grading and fill compaction on upper and lower the soldier pile installation bench.
- Observed modifications to the soldier pile installation bench after relocation of drill rig boundaries.
- Observed over-excavation and backfilling of the haul road at the burn pits.
- Evaluate the placement and compaction of fill material by conducting in-situ density testing and/or by observing the contractor's procedures and response of the soil to construction equipment.
- 10 additional full-time visits for soldier pile installation.
- Review soldier pile wall survey data.
- Attended meetings related to these issues above.
- We anticipate an additional 12 meetings will be attended by NV5 geotechnical staff relating to future ground improvements, infiltration facilities and general site work.

FEE

The fee below is based on the actual time on-site, as requested by the contractor and the time spent in engineering analyses:

Our services will be provided on a time and expense basis in accordance with the Schedule of Charges included in the original proposal dated April 1, 2025. A fee breakdown based on our involvement in the items within this scope to date are listed below.

Activity	Expenditure
Additional Services	
Part-Time Site Visits (9 visits at $600 each)	$5,400
Extended Part-Time Site Visits (up to 3 visits at $1,200 each)	3,600
Full-Time Site Visits (12 visits at $1,650 each)	19,800
Engineering Analysis and data review	5,000
Project Managements and Meetings	13,200
Total	**$47,000**
Previous Budget	**$124,350**
New Budget	**$171,350**

♦ ♦ ♦

We appreciate the opportunity to submit this agreement and look forward to working with you on this project. Please do not hesitate to contact us if you have questions or require additional information. To formally authorize our services, return a signed copy of this agreement.

Sincerely,

Sincerely,

NV5

Michael Chacon
Project Engineer II

Hayden Gluck, P.E.
Associate Engineer

MAC:hdg
Attachments:
One copy submitted
Document ID: TCF-3-02-040726-geos&f-rev2.docx
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The scope of services outlined in this agreement, the fees, and the General Terms and Conditions are hereby accepted and NV5, Inc. is authorized to proceed. This agreement constitutes the entire agreement between TCF Architecture, PLLC. and NV5 Inc. and supersedes all prior written or oral understandings.

_____	by	_____
Organization		Signature*
_____		_____
Date		Printed Name
		_____
		Title

*Individual with contracting authority and responsible for payment of NV5's fees.

April 9, 2026

TCF Architecture, PLLC
124 North I Street
Tacoma, WA 98403

Attention: Ryan Cornwall

Contract Addendum No. 2
Environmental Support Services
Proposed New Public Works Operations Center
8713 NE 94th Avenue
Vancouver, Washington
Project: TCF-3-01

INTRODUCTION

NV5, Inc. (NV5) has been providing environmental support services for the proposed new Public Works Operations Campus (VPOC) located at 8713 NE 94th Avenue in Vancouver, Washington (subject property). This contract addendum (addendum No. 2) is being submitted to request (1) additional budget for previous tasks that were included in the initial scope of services under our initial proposal or contract addendum No. 1 that will be conducted during the polychlorinated biphenyl (PCB) remediation activities at the subject property, and (2) additional budget for a new out-of-scope task that was not completed under our original proposal dated March 28, 2025 (initial proposal) and contract addendum No. 1 dated October 24, 2025.

The subject property includes Parcels 199845000, 199863000, 1998640000, and 10574000 of Clark County Tax Maps, totaling approximately 36.16 acres. The subject property is located adjacent south of the closed Lichner Landfill. The subject property contains the landfill gas flare station and associated gravel-covered access roads and is currently in the process of redevelopment.

BACKGROUND

NV5 has completed various environmental documents for the subject property, including 1) a Phase I Environmental Site Assessment (ESA) report dated August 25, 2023; 2) an Environmental Limited Subsurface Investigation report dated October 31, 2023; 3) a Revised Contaminated Media Management Plan (CMMP) dated July 18, 2025; 4) a Self-Implementing

Cleanup and Disposal of PCB Remediation Waste Plan dated August 20, 2025; and 5) a Site-Specific Health & Safety Plan (HASP) dated January 21, 2026.[1,2,3,4,5]

Based on the findings of the August 2023 Phase I ESA, NV5 conducted a limited subsurface investigation at the subject property to; 1) further delineate the extent and magnitude of potential PCB-contaminated soil along the north subject property boundary of the approximate west half of the subject property; and 2) characterize the undocumented fill within the approximate limits of the former burn pit areas and in the presumed location of the former stormwater retention pond.

The results of the limited subsurface investigation indicated PCB-contaminated soil exhibiting concentrations greater than the Model Toxics Control Act (MTCA) Method A cleanup level is present immediately south of the north subject property boundary on the approximate west half of the subject property. The results of the limited subsurface investigation also indicated that the undocumented fill within the former burn pit areas and the presumed location of the former stormwater retention pond meet the Washington State Department of Ecology's (Ecology's) definition of "clean soil" under Washington Administrative Code (WAC)173-100 and could be reused on site as fill material (if geotechnically suitable) or, if requiring export, could either be disposed of at a Resource Conservation and Recovery Act (RCRA) Subtitle D landfill or another receiving facility (other than a RCRA Subtitle D landfill) that will accept the fill.

The revised CMMP, dated October 25, 2025, was prepared to assist future construction teams in field identification and management of the known PCB-contaminated soil and potential petroleum-contaminated soil as well as clean soil and debris that could be encountered at the subject property during future site redevelopment or construction activities. The revised CMMP includes field protocol for identification, response actions, communication, removal, segregation, temporary storage or stockpiling, transportation, treatment, and disposal of PCB-contaminated soil, clean soil, and debris. The revised CMMP also included measures to address potential unforeseen conditions (such as undocumented underground storage tanks) that may be encountered during construction.

NV5 was required to prepare a Self-Implementing Cleanup and Disposal of PCB Remediation Waste Plan (Self-Implementing Plan) for the US Environmental Protection Agency (EPA) to review and approve. The Self-Implementing Plan was prepared in general accordance with the requirements of 40 Code of Federal Regulations (CFR) 761.61(a) and describes proposed remedial measures (cleanup and off-site disposal) designed to address the PCB-contaminated soil along a portion of the subject property's northern boundary. The plan also includes a process

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1 NV5, 2023. *Phase I Environmental Site Assessment; City of Vancouver: New Public Works Operations Center; NE 94th Avenue; Vancouver, Washington,* dated August 25, 2023. Project: Vancouver-43-02

2 NV5, 2023. *Limited Subsurface Investigation; City of Vancouver: New Public Works Operations Center; NE 94th Avenue; Vancouver, Washington,* dated October 31, 2023. Project: Vancouver-43-03

3 NV5, 2025. *Contaminated Media Management Plan; Proposed New Public Works Operations Campus; 8713 NE 94th Avenue; Vancouver, Washington,* dated October 25, 2025. Project: TCF-3-01

4 NV5, 2025. *PCB Self-Implementing Plan for Cleanup and Disposal of Non-Liquid PCB Remediation Waste, notice to EPA, 8713 NE 94th Avenue, Vancouver, Washington,* dated August 20, 2025. Project: TCF-3-01

5 NV5, 2026. *Site-Specific Health & Safety Plan, 8713 NE 94th Avenue, Vancouver, Washington,* dated January 21, 2026, Project: TCF-3-01

for subsequent verification sampling to confirm residual PCB-contaminated soil does not pose unacceptable risk to human health and the environment. The EPA approved the plan on October 7, 2025[6].

A HASP was prepared for use by NV5 personnel performing work at the subject property. The HASP is intended to cover activities in areas with the potential for exposure to contaminated environmental media during the project. Additionally, the intent of the HASP was to meet the requirements of the Washington State Division of Occupational Safety and Health (DOSH) Hazardous Waste Operations Regulation (WAC 296-843). Each contractor is responsible for the health and safety of their own individual employees and subcontractors.

SCOPE OF SERVICES

The initial proposal included the anticipated scope, fee, and assumptions for environmental support services during the earthwork phases of project redevelopment. The initial proposal included the following six tasks: (1) waste profiling; (2) EPA Region 10 liaison and preparation of a PCB specific disposal plan; (3) preparation of a CMMP; (4) environmental excavation observation and field services; (5) technical support, communication and coordination; and (6) summary reporting (Construction Completion Report). Contract addendum No. 1 requested additional budget for out-of-scope fees incurred under original Tasks 2 and 4 through 6, as well as proposed budgets for new Tasks 7 (preparation of a Revised CMMP) and 8 [preparation of a Health and Safety Plan (HASP)]. NV5 agreed to write off additional fees that were incurred under Task 1 ($750) and Task 3 ($1,250) that were initially requested under contract addendum No. 1 since the overages were due to extra time spent on in-scope tasks that exceeded our initial underestimated budgets. Additionally, NV5 is prepared to write off additional fees that were incurred under Task 3 ($2,600) and Task 8 ($3,225) since these overages were also due to extra time spent on in-scope tasks that exceeded our initial underestimated budgets.

NV5 continued to provide, in good faith, requested environmental services beyond those scoped and budgeted in the initial proposal and contract addendum No. 1, specifically under existing Tasks 1, 2, 4 (including 4a and 4c), and 5. Additionally, NV5 incurred additional costs under a new out-of-scope task (Task 9) associated with developing a Waste Contingency Plan. The specific scope of services and the rationale for the requested additional budgets under these tasks are presented below.

TASK 1: WASTE PROFILING

The initial proposal and contract addendum No. 1 estimated a total budget of $1,000 for this task. Additional out-of-scope fees were incurred to complete additional waste profiling at the Wasco County Landfill. These out-of-scope services included communication with Skanska and their excavating subcontractor as well as communications with landfill personnel regarding requirements for necessary paperwork and disposal protocols. Required information was entered into the landfill's online system to produce the waste profile for PCB contaminated soil. These

[6] USEPA, 2025. *Approval of Self-Implementing Cleanup and Disposal of Polychlorinated Biphenyl Remediation Waste at the Vancouver Public Works Operations Campus Site Pursuant to 40 CFR 761.61(a) and 761.61(c); Vancouver, Washington,* dated October 7, 2025.

out-of-scope services incurred an additional $2,400 of labor fees. Therefore, an additional $2,400 is being requested under Task 1, bringing the total estimated budget for this task to $3,400.

TASK 2: EPA REGION 10 LIAISON AND PREPARATION OF PCB-SPECIFIC WORK PLAN

The initial proposal and contract addendum 1 estimated a total budget of $10,000 for this task. Additional out-of-scope fees were incurred communicating with Ecology and the EPA regarding remediation and disposal of the PCB-contaminated soil. Communications with Ecology prior to engaging the EPA were conducted to verify that Ecology would not regulate the PCB-contaminated soil at the subject property. Additional communications, email correspondence, and meetings with the EPA Region 10 Coordinator (Brett Feldhahn) were conducted to gain EPA's approval on the amount of HAZWOPER training required for the earthwork contractor's employees and on NV5's proposed plan to manage the undocumented PCB-contaminated soil present beyond the initial excavation limits (including additional soil sampling to further delineate the horizontal and vertical extents of the PCB-contaminated soil, planned over-excavation protocols and planned additional verification soil sampling). EPA approved the proposed amount of HAZWOPER training via email on January 21, 2026, and the proposed plan to manage the additional PCB-contaminated soil via email on March 24, 2026.

The additional time spent developing the soil management plan associated with the undocumented PCB-contaminated soil and the communications, correspondence and meetings with Ecology and the EPA Region 10 Coordinator pertaining to the undocumented PCB-contaminated soil incurred an additional $2,950 of out-of-scope labor fees. Therefore, an additional $2,950 is being requested under Task 2, bringing the total estimated budget for this task to $12,950.

TASK 4: ENVIRONMENTAL EXCAVATION OBSERVATION AND FIELD SERVICES

The initial proposal and contract addendum No. 1 estimated a total budget of $12,000 for this task. We initially assumed 5 full-day site visits would be required to observe and manage the PCB-contaminated soil and potentially undocumented PCB-contaminated soil at the subject property, 3 of which were associated with observing and documenting the PCB-contaminated soil excavation activities and 2 of which were associated with collection of confirmation soil samples. However, 3 additional full-day site visits were required during the initial PCB-contaminated soil excavation activities, and 2 additional full-day visits were required during the delineation sampling activities, incurring an additional $3,000 of labor fees under this task.

NV5 anticipates 2 additional full-day site visits will be required to complete undocumented PCB-contaminated soil delineation sampling activities and 2 additional full-day site visits will be required for additional confirmation soil sampling activities after the final limits of the remedial excavation are achieved. NV5 estimates a budget of $6,000 for the additional 4 full-day site visits. Therefore, a total of an additional $9,000 ($3,000 of incurred costs plus an anticipated $6,000 of future costs) is being requested under Task 4, bringing the total for this task to $21,000.

TASK 4A: SUBCONTRACTED LABORATORY FEES

The initial proposal and contract addendum No. 1 estimated $6,300 for this task which included

a total of 337 discrete soil samples to generate 37 composite soil samples and two quality control samples. However, 2 additional discrete soil samples were collected from the burn pit area for analysis, and 2 additional discrete soil samples were collected at the request of the City of Vancouver near the east end of the PCB-contaminated soil. Additionally, a total of 18 additional discrete soil samples were collected from the southern sidewall of the PCB-contaminated soil excavation to further delineate a suspect layer of material that may have been related to the clarifier solids that were historically imported as fill material at the subject property. These additional samples and complete analysis incurred an additional $8,700 in fees under this task.

NV5 anticipates collection of between an estimated 92 to 140 samples (based on analytical results) to further delineate the extents of the unknown PCB-contaminated soil and confirm the residual PCB impacts in the remaining soil after completion of the excavation activities. NV5 anticipates that these additional samples will incur between an additional $18,650 to $28,600 (assuming a 3-day turn-around time) in fees for this task. Therefore, an additional $27,350 to $37,300 is being requested under this task, bringing the total estimated budget for this task to between $33,650 and $43,600.

TASK 4C: AIR MONITORING

Contract addendum No. 1 estimated a total budget of $9,500 for this task, which assumed 3 full days of air monitoring. However, due to multiple delayed starts to the excavation work and some down time during excavation activities, the rental equipment was not returned within the anticipated timeframe for the excavation work. Due to the extended time required for the rental equipment and 3 additional days of air monitoring, additional an additional $5,600 of labor and rented air monitoring equipment fees were incurred under this task.

NV5 anticipates an additional 3 days of air monitoring will be required during the additional confirmation sampling within the final limits of the excavation. NV5 estimates a budget of $5,875 for the additional 3 full-day site visits. Therefore, an additional $11,475 is being requested under Task 4C, bringing the total estimated budget for this task to $20,975.

TASK 5: TECHNICAL SUPPORT AND PROJECT MANAGEMENT

The initial proposal and contract addendum No. 1 estimated a total budget of $17,100 for this task. However, additional technical support, communications with staff and team members and coordination have occurred during the earthwork activities pertaining to the known and undocumented PCB-contaminated soil, incurring an additional $8,500 of labor fees under this task.

NV5 anticipates additional coordination and communication with staff and team members throughout the remaining earthwork activities will incur additional $5,000 of labor fees. Therefore, an additional $13,500 is being requested under Task 5, bringing the total estimated budget for this task to $30,600.

TASK 6: SUMMARY REPORTING

The initial proposal and contract addendum 1 estimated a total of $10,850 for this task. However, due to the additional delineation soil samples and the future confirmation soil samples

that will be required within the final limits of the excavation (including the undocumented portion of the excavation) and their associated analytical results, additional effort to complete the two summary reports (one for the City of Vancouver and the other for the EPA) will be required. NV5 estimates an additional budget of $1,150 for this task. Therefore, an additional $1,150 is being requested under Task 6, bringing the total estimated budget for this task to $12,000.

TASK 9: WASTE CONTIGENCY PLAN

A Waste Contingency Plan, dated February 13, 2026, was prepared as requested due to concerns over encountering the landfill liner and/or landfill waste/garbage during construction of soldier pile retaining walls and MSE retaining walls near the south boundary of the closed Leichner Landfill. The requested Waste Contingency Plan describes actions to be taken to address the potential occurrence of encountered landfill waste/garbage and/or the landfill liner. Completion of the Waste Contingency Plan as well as various communications during implementation of the plan incurred approximately $3,400 of labor fees. Therefore, we are requesting $3,400 for this out-of-scope task.

CONTRACT ADDENDUM BUDGET SUMMARY

This contract addendum is requesting a total budget increase of $71,225 - $81,175. A breakdown of the initial budget and contract addendum No. 1, the additional fees incurred, the anticipated additional estimated budgets, and the total additional budget being requested in this contract addendum (contract addendum No. 2) are summarized in the following table:

Task	Original Contract Budget and Contract Addendum No. 1 Budget	Additional Incurred Fees	Anticipated Additional Budget	Total Estimated Fees for Contract Addendum No. 2
Task 1 – Waste Profiling	$1,000	$2,400 ($750)[1]	--	$2,400
Task 2 – EPA Region 10 Coordinator Liaison and Work Plan	$10,000	$2,950	--	$2,950
Task 3 – Preparation of CMMP	$4,500	$2,600[2] ($1,250)[1]	--	$0
Task 4 – Environmental Excavation Observation and Field Services				
Field Labor and Equipment	$12,000	$3,000	$6,000	$9,000
Task 4A - Subcontracted Laboratory Fees	$6,300	$8,700	$18,650 - $28,600	$27,350 - $37,300
Task 4B- Surveying	$3,900	--	--	$0
Task 4C - Air Monitoring	$9,500	$5,600	$5,875	$11,475
Task 5 – Technical Support and Project Management	$17,100	$8,500	$5,000	$13,500
Task 6 – Summary Reporting (2 reports)	$10,850	--	$1,150	$1,150
Task 7 – Supplemental CMMP	$3,000	--	--	$0
Task 8 – Health and Safety Plan	$3,000	$3,225[2]	--	$0
Task 9 – Waste Contingency Plan	--	$3,400	--	$3,400
Totals	**$81,150**	**$34,550**	**$36,675 - $46,625**	**$71,225 - $81,175**
Updated Total Costs			**$152,375 – $162,325**	

Notes:

1. NV5 will write off the additional fees that were incurred for this task since they were considered in-scope services that exceeded our underestimated original budget.
2. NV5 will write off the additional fees due to extra time spent on in-scope services that exceeded our underestimated contract addendum no.1 budget.

Our services have been and will continue to be provided on a time-and-materials basis in accordance with the current Schedule of Charges (attached). NV5's limit of liability is project specific, and all prior and subsequent phases of work completed by NV5 for this project will be executed under the General Terms and Conditions provided in our initial proposal dated March 28, 2025. The aggregate liability of all phases of this project will be the limits indicated in those General Terms and Conditions. We will not exceed the estimated fees presented below without

your prior authorization.

During excavation, it is possible that additional unanticipated issues, such as USTs or other sources of contamination, could be encountered. This fee estimate does not include subcontracted UST removal or other sources of contaminated soil observation or disposal fees. Should such conditions be encountered, a change order will be prepared and submitted for approval.

♦ ♦ ♦

We appreciate the opportunity to submit this contract addendum to our proposal and look forward to continuing to work with you on this project. Please call if you have questions regarding this submittal. To formally authorize our services, return one signed copy of this agreement.

Sincerely,

NV5



Joshua J. Rowe, L.G.
Project Manager



Kyle R. Sattler, L.G.
Principal Geologist

cc: Mark Hurley, TCF Architecture, PLLC

JJR:KRS
Attachments
One copy submitted
Document ID: TCF-3-01-040926-envca2.docx
© 2026 NV5. All rights reserved.

The scope of services outlined in this agreement, the fees, and the General Terms and Conditions are hereby accepted and NV5, Inc. is authorized to proceed. This agreement constitutes the entire agreement between the Client and NV5, Inc. and supersedes all prior written or oral understandings.

_____	by	_____
Organization		Signature*
_____		_____
Date		Printed Name
		_____
		Title

*Individual with contracting authority and responsible for payment of NV5's fees.

NV5 PACIFIC NORTHWEST SCHEDULE OF CHARGES

COMPENSATION

Our compensation will be determined on the basis of time and expenses in accordance with the following schedule unless a fixed fee amount is so indicated in the proposal or services agreement. Contracted professional and technical services will be charged at the applicable hourly rates as listed below. Staff time spent in depositions, trial preparation, and court or hearing testimony will be billed at 2 times the below rates. Time spent in either local or inter-city travel, when travel is in the interest of this contract, will be charged in accordance with the foregoing schedule; when traveling by public carrier, a maximum charge of eight hours per day will be made. Current rates are as follows:

NV5 Labor Classification	Rate
Senior Principal	$316
Director	$316
Principal	$278
Senior Associate	$252
Associate	$243
Senior Project Manager	$228
Project Manager II	$211
Project Manager I	$190
Senior Bridge/Structural Engineer	$316
Bridge/Structural Engineer II	$219
Bridge/Structural Engineer I	$157
Senior Project Engineer	$295
Project Engineer II	$215
Project Engineer I	$188
Senior Designer	$194
Designer II	$147
Designer I	$123
Senior Project Surveyor	$258
Project Surveyor II	$175
Project Surveyor I	$160
3-Person Survey Crew	$329
2-Person Survey Crew	$236
1-Person Survey Crew	$139
Survey Crew Chief	$106
Senior Survey Technician	$163
Survey Technician II	$137
Survey Technician I	$109

NV5 Labor Classification	Rate
Senior Landscape Architect	$185
Landscape Architect II	$171
Landscape Architect I	$151
Landscape Designer	$122
Senior Environmental Scientist	$234
Environmental Scientist II	$220
Environmental Scientist I	$123
Senior Technical Specialist	$199
Technical Specialist II	$185
Technical Specialist I	$166
Staff III / Senior Staff	$158
Staff II	$140
Staff I	$122
Senior Technician	$120
Technician II	$111
Technician I	$99
Senior CAD Technician	$148
CAD Technician II	$123
CAD Technician I	$123
Senior Technical Editor	$123
Technical Editor	$109
Senior Project Assistant	$123
Project Assistant	$109
Support Staff	$99
Senior Construction Manager	$316
Construction Manager II	$253
Construction Manager I	$243
Resident Engineer	$278

Equipment	Rate
Air compressor (day)	$66
Anemometer (day)	$33
Bladder pump (includes generator) (day)	$138
Core drill (day)	$265
Disposable bailers (each)	$20
Dissolved oxygen meter (day)	$41
Electric sampling pump (day)	$34
Field filter (each)	$27
Flag tape rolls (each)	$7
Gas extraction monitor 2000 (day)	$232
Gas extraction monitor 2000 (week)	$729
Generator (day)	$66
GPS – differential (day)	$126
GPS – hand held (day)	$38
Post pounder (day)	$13
Pressure transducer data logger (day)	$161
Pressure transducer data logger (per week)	$375
Pressure transducer data logger (per month)	$856
Range finder (day)	$13
Roto-hammer drill (day)	$99
Roto-hammer drill (per week)	$364

Equipment	Rate
Hand auger (day)	$46
Infrared camera (Flir b40) (day)	$331
Interface meter (day)	$69
Laptop computer use (day)	$20
Level C personal protection equipment (day)	$99
Low-flow sampling kit (day)	$278
Low-flow sampling kit (per week)	$994
Mobile laboratory (per month)	$1,348
Moisture meter (Delmhorst BD-2100) (day)	$33
Oxidation reduction potential (ORP) meter (day)	$56
Peristaltic pump (day)	$82
pH/conductivity/temperature meter (day)	$56
Photoionization detector (PID) (day)	$146
Photoionization detector (PID) (per week)	$464
Photoionization detector (PID) 11.7-eV (day)	$60
Summa sampling kit (per sample)	$12
Thermometer – infrared (day)	$13
Total Station – survey equipment (per hour)	$66
Transit level and tripod (day)	$40
Turbidity monitor (day)	$46
Unmanned aerial vehicle (DGI Mavic 2) (day)	$562

NV5 PACIFIC NORTHWEST SCHEDULE OF CHARGES

Equipment	Rate
Sample tubing (polyethylene - per foot)	$1
Sample tubing (silicon - per foot)	$4
Sample kit (gloves, goggles, tools, etc.) (day)	$27
Satellite phone (day)	$27
Sidewalk closure signage (day)	$25
Site reconnaissance kit (each)	$27
Soil vapor probe with slide hammer (day)	$66
Soil vapor probe kit with drill (day)	$289
Specialty software (MOD FLOW, ARC GIS, GPR analysis, per hour)	$20 - 31

Equipment	Rate
Unmanned aerial vehicle (Ux5-HP) (day)	$1,124
Van Veen sediment sampler (day)	$133
Vehicle (company) (day, plus $0.76 per mile)	$150
Vehicle (personal) usage (per mile)	$0.76
Vibrocore (day)	$530
Water level meter (day)	$56
WSDOT bridge toll	$4
XRF lead paint analyzer (day)	$803
YSI probe (day)	$133
Ziplevel Pro 2000 (day)	$60

Equipment	Rate
Crack Monitor (each)	$39
Cross-hole sonic logger (CSL) (per day)	$596
Dynamic cone penetrometer (DCP) (per day)	$126
Geotech Field Equipment (per day)	$13
Nuclear density gauge (per hour)	$13

Equipment	Rate
Seismic Equipment (per day)	$663
Vibrating wire piezometer (each)	$663
Vibration monitoring equipment (per day)	$69
Vibration monitoring equipment (per week)	$336
Vibration monitoring equipment (per month)	$985

Reproduction	Rate	
CD (each)	$2.40	
	Black/White	Color
8 ½ x 11 (each)	$0.12	$0.19
11 x 17 (each)	$0.24	$0.38
D-size plots (each)		$30.05
D-size scan (each)		$15.03

OTHER SERVICES, SUPPLIES, AND SPECIAL TAXES

Outside services (equipment, supplies, and facilities not furnished in accordance with the above schedule, and any unusual items of expense not customarily incurred in our normal operations) are charged at cost plus 15 percent. This includes shipping charges, subsistence, transportation, printing and reproduction, miscellaneous supplies and rentals, surveying services, drilling equipment, construction equipment, watercraft, aircraft, and special insurance that may be required. Specialized equipment will be quoted on a per-job basis. In-house disposable field supplies (routinely used field supplies stocked in-house by NV5) at current rates. Taxes required by local jurisdictions for projects in specific geographic areas will be charged to projects at direct cost.

All rates are subject to change upon notification.

TCF Architecture
Mark Hurley
Mark@tcfarchitecture.com
253.552.2005

April 10, 2026
RE: Vancouver-Public-Works-Campus – Vertical Transportation Additional Service
LB Project № 0100038379

Dear Mark,

This proposal is submitted pursuant to our discussion regarding the additional services required to Bidding & Negotiation & Construction Administration on the Vancouver-Public-Works-Campus project.

A. Bidding and Negotiation Assistance

1. Evaluate proposals from qualified Elevator Contractors.
2. Review exceptions and/or clarifications with the Elevator Contractors.
3. Submit written recommendations for Elevator Contractor selection.
4. Attend or conduct one (1) bid review meeting.
5. Review the material delivery and construction schedule.
6. Review and evaluation of value engineering options provided by Contractor will be considered as additional services.
7. In the event Lerch Bates is not included within the purchasing process, Lerch Bates shall not assume any liability for product purchased. Client shall inform Lerch Bates of all deviations from specification.

B. Construction Administration

1. Review the Elevator Contractor's submittals for general compliance with Construction Documents and Design Information provided by Lerch Bates. Review comments will be incorporated on one electronic pdf file. Reviews will be limited to the initial submittal and one revision.

8744 Kendrick Castillo Way
Suite 330
Highlands Ranch, Colorado 80129

lerchbates.com

2. Conduct up to two (2) general progress reviews during equipment installation to determine that work is proceeding in general accordance with the Construction Documents and Design Information provided by Lerch Bates. Submit written report. Report can include:
   a. Field observations.
   b. Items not in conformance.
   c. Equipment not on the jobsite which could affect the completion schedule.
   d. Percentage of equipment delivered, stored, or installed.
   e. Percentage of overall completion.

3. Respond to Requests for Information (RFIs) from Division 14 Elevator Contractor.

4. Assist with the resolution of equipment installation problems.

5. Review and comment on Change Orders related to the Construction Documents.

6. Conduct two (2) final installation reviews to verify installation and performance compliance in accordance with the Construction Documents and the approved submittals. Submit written report. Report will include:
   a. Measured performance data.
   b. Itemized deficiencies.

7. Conduct one (1) follow-up review to verify compliance with the final installation review deficiency report. The installation should then be complete and the equipment operating in accordance with specified performance criteria and all details of the Construction documents. If additional reviews are required, they will be billed as additional services.

8. Review contract close-out documents and warranties.

Our fee for this additional work is $14,245, scheduled as follows:

Phase	Fee
Bidding and Negotiation	$1,750
Construction Administration	$12,495

This work will be performed in accordance with the terms and conditions of our existing agreement for this project.

Please let us know if there are any issues which require further clarification or explanation.

Sincerely,

LERCH BATES INC.
Elevator Consulting Group



Alex Steinberg
Consultant

ACCEPTED BY: _____

TITLE: _____

DATE: _____

8744 Kendrick Castillo Way
Suite 330
Highlands Ranch, Colorado 80129

lerchbates.com

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CITY OF VANCOUVER
SERVICES AGREEMENT
No. C-101028

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 TCF Architecture (hereinafter referred to as the "Contractor"). For the purpose of this agreement, the term "Contractor" shall mean "Design Professional." 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 Qualifications, numbered 13-22 (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 in the scope of work identified in Attachment "A", and as further described in 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.

   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 $2,974,576.00 USD.

   This payment shall be maximum compensation for the work and for all supervision, 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. It is specifically understood and agreed that no additional or different work shall be performed by Contractor, and Contractor agrees that the City's prior written authorization in the form of a negotiated and executed amendment is a condition precedent to the City's obligation to pay for such additional or different work.

   Compensation is limited to the amount specified for each specific task and/or sub-task, unless amended in writing. The City requires the Contractor to complete the work stated within the number of hours stated for each task, and/or sub-task, or the lump sum amount. If compensation is made on an hourly basis and the work 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 the Contractor underestimated the number of hours required to perform the work, the 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 reasonable 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 work or deliverables requested by the City. All deliverables must be acceptable to the City, at the reasonable discretion of the City.

   Travel expenses are limited to airfare, or mileage at the current IRS rate, and lodging at the U.S. General Services Administration rates. The Contractor is solely responsible for its staff's travel time, including travel to and from the City of Vancouver. The City will reimburse only pre-approved miscellaneous Contractor expenses at-cost upon submission of receipts to City.

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 in Attachment "A.1", 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.

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4. **TERM OF AGREEMENT**: The term of this Agreement shall commence on October 10, 2022 and continue until October 9, 2027. Unless directed otherwise by the City, Contractor shall perform the work in accordance with any schedules made a part of this Agreement.

5. **PROFESSIONAL STANDARD**: Contractor and all subcontractors will exercise that degree of care in performing the work in accordance with that prevailing among firms of comparable standing when performing similar services for projects similar to the project in the jurisdiction where the project is located ("Professional Standard"). Contractor will promptly correct or re-perform work not meeting the Professional Standard without additional compensation.

6. **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 and its attachments; Contract Purchase Orders; and the City's solicitation.

7. **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.

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, Contractor shall give written notice no later than seven (7) calendar days after the event giving rise to the delay. Such written notice shall be a condition precedent to the City's grant of an extension of the time for performance. 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 in accordance with this paragraph.

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10. **OWNERSHIP OF RECORDS AND DOCUMENTS:** Any and all work product prepared by the Contractor and its subcontractors in the course of performing this Contract shall immediately become the exclusive property of the City upon payment for the associated task and shall be delivered to the City upon request in such format(s) as the City may require. In consideration of the compensation provided for by this Agreement, the Contractor hereby further assigns all copyright, trademark and other intellectual property interests in such work product to the City. A copy of each work product may be retained by the Contractor. If any of the work product contains previously developed intellectual property of the Contractor or its subcontractors that is or could be protected by federal copyright, patent, or trademark laws, or state trade secret laws, Contractor hereby grants to the City a perpetual, royalty-free, fully paid-up, transferable, nonexclusive and irrevocable license to copy, reproduce, perform, dispose of, use and re-use, in whole or in part, and to authorize others to do so for the benefit of City, all such work product. The City accepts all risk for its own reuse of the work products, beyond intended purpose of the work products specifically with respect to this project, without prior written approval of the Contractor. Contractor will cause a provision equivalent to this paragraph to be included in all contracts with its subcontractors.

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. Under no circumstances shall the Contractor be entitled to compensation, including but not limited to markup, overhead, and profit, for work not performed.

12. **TERMINATION FOR DEFAULT:** If the Contractor defaults by failing to perform any of the obligations of the Agreement, including violating the Professional Standard, 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) arising from a violation of the Professional Standard 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 required by the City, 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.

14. **TERMINATION OBLIGATIONS:** Without limiting the City's rights, remedies or defenses, upon any type of termination, City may order any or all of the following by written notice: (i) cease services as directed by the City in the notice; (ii) take actions necessary, or that the City may direct, for the protection and preservation of the work and work product; (iii) except for services directed to be performed prior to the effective date of termination stated in the notice, terminate all existing subcontracts and enter into no further such contracts; (iv) assign any or all subcontracts as directed in the notice (Contractor shall ensure that all subcontracts are assignable as directed by the City); and Contractor shall deliver to the City all work product (in their current stage of completion) and related documents and information so that the City may complete the design with another appropriate design professional.

15. **COMPLIANCE WITH THE LAW:** In accordance with the Professional Standard, 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. The Contractor shall design the project so that it will not (when built as designed) be in violation of any applicable laws, codes, regulations or ordinances in effect (or which could reasonably be expected to come into effect) at the time the Contractor delivers the final complete design for the project. Without limiting the preceding sentence, the project as designed in the final complete design must be in compliance with the design and new construction requirements of the Americans with Disabilities Act, to the extent applicable. All designs shall accommodate adequate construction tolerances to permit construction of the project in accordance with the foregoing requirements as they exist at the time of final complete design and submittal of the final construction documents to the local jurisdiction. To the extent there is any inconsistency between the applicable foregoing federal, state or local laws, Contractor shall address that inconsistency by designing the project to conform to the specific requirements that provide the greatest accessibility for persons with disabilities.

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16. **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.

17. **LIABILITY AND HOLD HARMLESS:** The Contractor agrees to indemnify, defend, save and hold harmless the City, its officials, and employees and agents from any and all liability, demands, claims, damages, losses, expenses, penalties, causes of action, suits or judgments, and costs (including but not limited to costs and expenses, including reasonable attorney fees and expenses) of whatsoever kind or nature (including patent infringement or copyright claims) to the extent caused by the negligent performance, negligent acts or omissions, or willful misconduct of Contractor and its subcontractors, and any person or entity for whose acts or omissions any of them are responsible, or by the failure of any such party to perform as required by this Agreement.

    Contractor has no obligation under this Agreement to indemnify any indemnitee against liability for damages arising out of bodily injury to persons or damage to property caused by or resulting from the sole negligence of that indemnitee or its agents or employees. Contractor's obligation under the Agreement to indemnify any indemnitee against liability for damages arising out of bodily injury to persons or damage to property caused by or resulting from the concurrent negligence of (a) the indemnitee or its agents or employees, and (b) Contractor or its agents or employees shall be valid and enforceable only to the extent of the negligence of Contractor or its agents or employees.

    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, as an employer, 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. Contractor specifically and expressly waives any immunity under Industrial Insurance, Title 51 (RCW).

    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 and its subcontractors are independent contractors and the Contractor is responsible for the acts and

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omissions, and the safety, of its employees and subcontractors, and its subcontractor's employees.

18. 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	$2,000,000
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 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
IV. Professional Liability	
Policy shall include coverage 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	$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. 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.

19. 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:
Randy Cook
TCF Architecture
902 N. 2nd Street
Tacoma, WA 98403
Email: randy@tcfarchitecture.com

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Either party may change the designated contact or any information listed above by giving advance notice in writing to the other party.

20. **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.

21. **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 or contemporaneous agreement or understanding, oral, verbal or otherwise, of the parties or their agents shall be valid or enforceable unless set forth in this Agreement. No waiver, consent, modification or change of terms of this Agreement will bind either party unless in writing and signed by both parties. Such waiver, consent, modification or change, if made, will be effective only in the specific instance and for the specific purpose given.

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

23. **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.

24. **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.

25. **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

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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 RCW 42.56.550 for withholding or delaying public disclosure of such information.

26. 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.

27. 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.

28. REVIEW BY CITY OF CONTRACTOR'S WORK: Review or approval by the City or its agents of Contractor's work, work product, design services or contract administration services (or any other products or services under this Agreement) ("Contractor Services") shall not relieve Contractor of its sole liability for any damages resulting from or arising out of defects or deficiencies in the Contractor Services, except where the City expressly directs such defective or deficient Contractor Services and Contractor files a written objection thereto.

29. SEVERABILITY: If any term or provision of this Agreement is to any extent held invalid or unenforceable, and if the provisions of the Agreement that are essential to each party's interests otherwise remain valid and enforceable, then (i) the remaining terms and provisions of the Agreement will not be affected thereby, (ii) each term and provision of the Agreement will be valid and be enforced to the fullest extent permitted by law, and (iii) the court will give the offending provision the fullest meaning and effect permitted by law.

30. SURVIVAL OF TERMS: All obligations created by the Agreement and imposed by law survive suspension or termination of the Agreement except those obligations relating to continuing performance of terminated work and payment for terminated work. Provisions that expressly survive suspension or termination include, but are not limited to, those relating to indemnity, warranty, insurance, and dispute resolution. Contractor shall remain liable for all completed work despite any suspension or termination.

31. NO ATTORNEY FEES: To the extent permitted by law, the parties to this Agreement expressly waive and release any rights either has to recover costs and expenses, including attorney fees and costs and, expert fees and costs, incurred in connection with any and all disputes or claims of any kind arising out of the Agreement, including, without limitation, any rights to recover such fees

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and costs granted by any federal or state statute, regulation, or rule, including, but not limited to, prompt payment statutes. This waiver and release applies to any and all claims of any kind, regardless of legal or equitable theory, and applies to fees and costs incurred before, during and after any mediation, arbitration, or court proceeding. Contractor shall include an equivalent waiver and release in each of its subcontract agreements on the project, and shall indemnify, defend, reimburse and hold the City harmless against any claims for fees or costs and against any damages resulting from the failure to do so. This paragraph shall not be interpreted to prohibit recovery of costs and expenses, including attorney fees, as indemnity damages as described in the indemnity clause(s) of this Agreement.

If applicable law prevents either party's or both parties' full waiver of costs and expenses, including attorney fees, as provided in the paragraph above, then the above paragraph shall be inapplicable and the prevailing party in any dispute shall be awarded their costs and expenses, including attorney fees and costs and expert fees and costs, incurred pre-trial or arbitration, during trial or arbitration, upon any appeal, petition for reconsideration or petition for review, and upon any bankruptcy, insolvency or collection.

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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 dates set forth below.

CITY OF VANCOUVER
A municipal corporation

DocuSigned by:
75A9183485CA467...
Eric Holmes, City Manager

10/5/2022
Date

Attest:

DocuSigned by:
Natasha Ramras
BCF6734E40E94AE...
Natasha Ramras, City Clerk

Approved as to form:

DocuSigned by:
9A7DC2E31E694A2...
Jonathan Young, City Attorney

CONTRACTOR:
TCF Architecture

DocuSigned by:
Randy Cook
78B686B744874EA...
Signature

Randy Cook — Managing Principal
Printed Name /Title

10/4/2022
Date

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TCF Architecture

September 19, 2022 **EXHIBIT A**

Ms. Jean Singer
Facilities Capital Projects Manager
Public Works
City of Vancouver
Vancouver, WA 98668-1995

RE: CITY OF VANCOUVER – NEW OPERATIONS CENTER
TCF Project No. 2022-016
SCOPE & FEE PROPOSAL FOR PROFESSIONAL SERVICES - PHASE 1 WORK SCOPE: Predesign-SD-1

Dear Jean:

On behalf of TCF Architecture (hereafter, "Contractor", as defined in the Professional Services Agreement), and our sub-consulting design team partners, we want to thank you and the City of Vancouver (hereafter "City") for the opportunity and privilege to provide you with Professional Predesign (Phase 1A) and Preliminary Schematic Design (Phase 1B) Services, together referring to the Phase 1 work scope, for the new Operations Center Project. This letter provides descriptions of our proposed Phase 1 work tasks and deliverables as discussed and developed with you and the Project Advisory Team.

Exhibit A.1, attached to this letter, is the Master Fee Schedule for the Phase 1 Scope of Services, itemizing all fee budgets associated with each task for each team member. TCF will contract with various specialty consultants in the development of the work. Each consultant has provided a proposal to TCF with associated fee budgets, summarized in Exhibit A.1. All work for Phase 1 will be performed on an hourly basis.

CONSULTING TEAM MEMBERS

The firms listed below will be under direct contract to the Contractor and will each have specific roles and responsibilities for the delivery of work scope under this proposal package. The term "Design Team" is occasionally used in this document, referring to the full team.

▪	Exhibit C.1	Civil Engineering:	MacKay Sposito
▪	Exhibit C.1	Landscape Architecture:	MacKay Sposito
▪	Exhibit C.2	Structural Engineering:	PCS Structural Solutions
▪	Exhibit C.3	HVAC/Plumbing/Fire Protection:	Interface Engineering
▪	Exhibit C.3	Electrical and Low Voltage:	Interface Engineering
▪	Exhibit C.4	Traffic Engineering:	WSP (Portland, OR Office)
▪	Exhibit C.4	Equipment / Operations:	WSP (Houston, TX Office)
▪	Exhibit C.5	Cost Estimating:	RC Cost Group
▪	Exhibit C.6	Geotechnical & Environmental:	NV5
▪	Exhibit C.7	Office Systems:	OpenSquare (Rates Only)
▪	Exhibit C.8	Sustainable Water Systems:	2020 Engineering (Rates Only)

902 North Second Street Tacoma, Washington 98403 P.253.572.3993 F.253.572.1445 www.tcfarchitecture.com

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- Exhibit C.9 Community Outreach: Point North (Rates Only)
- Exhibit C.10 Environmental Graphics: Jinger Hendricks (Rates Only)
- Exhibit C.11 Cultural Resources Consulting: AINW (Rates Only)
- Exhibit C.12 Elevator Consulting: Lerch Bates (Rates Only)
- Exhibit C.13 Envelope Consulting: ABBAE (Rates Only)
- Others Other specialty disciplines may be added by future amendment

PHASE 1 SCOPE OF SERVICES (PREDESIGN THROUGH PRELIMINARY SCHEMATIC DESIGN (SD-1)

The Contractor shall provide the scope activities and deliverables described herein.

PHASE 1A - PREDESIGN

1 – PROJECT ADMINISTRATION

1A - General Project Management

Contract management, consultant management & coordination, schedule development and management, development of communication plan, and on-going communication, information management, and correspondence between TCF and the City.

.01 Project Management Portal

- Provide management and hosting of a Project Portal using Smartsheet. Stakeholders will be provided access to appropriate "Worksheets" or "Templates" within Smartsheet including the Project Schedule, Project Management Log, Project Library, and other Worksheets as developed to manage and track project information.

.02 - Project Schedule:

- Provide a preliminary Project Schedule in Smartsheet establishing primary project activities and major deliverables to be provided through Predesign and SD-1
- Provide an updated Project Schedule at the completion of the Predesign Phase and again at the completion of SD-1. Note: Periodic schedule updates may be made by the Contractor throughout the progress of the work.
- Provide monthly status updates with monthly invoices for work completed.
- Set-up, maintenance, and administration of all “Worksheets” within the Smartsheet Project Portal.

.03 - Internal Stakeholder Management

- Assistance to the City to identify internal Stakeholder groups and teams.
- Estimation of approximate time commitments for key staff positions to participate throughout the Phase 1 work.

1B – Data Gathering and Project Library

.01 - City-Provided Documentation

The City will provide the Contractor with all available project information created previous to the Contractor’s work, as relevant and germane to the Project.

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- Survey in AutoCAD format
- Updated documents beyond the Master Plan documents as provided during the RFQ process.

.02 - Gathering and Review of City-Provided Documentation

- Organize and host a Project Library in Smartsheet for City-provided project documents and all other documents as developed and created throughout the course of the work.
- Review of City-provided documents for familiarity and for use of such documents in the development of the Phase 1 work.

1C – Project Delivery Plan

- Prepare a preliminary draft Project Delivery Plan based on known Project information at the outset of the Project including the City's existing Project Charter document.
- At a minimum the Plan will summarize the overall Project scope, articulate and expand upon the City's Project Vision, Purpose, and Goals, define all levels of the Team structure, and describe how the overall project will be managed with respect to stakeholder engagement, team and stakeholder communication, evaluation of alternatives, the decision-making process, and other Project elements as determined collectively between the Design Team and the City's Management Team.
- Conduct a video-conference call meeting with the City's Management Team to review the draft Project Delivery Plan.
- Provide updated Draft Project Delivery Plan with City edits and comments.
- At the conclusion of the Predesign Phase, update the Project Delivery Plan to include refined Project information.

2 – PROGRAMMING AND DESIGN CRITERIA

2A – Facility Tours

.01 - Tour Existing City Operations Facilities

- Coordinate with the City to organize and participate in a tour of the existing Operations facilities. Design Team participants will include the architect's core team, civil engineer, mechanical engineer, plumbing engineer, electrical engineer, low voltage systems designer, and equipment consultant.
- Document observations and City participant comments in Smartsheet along with representative photographs.

.02 - Tour Other MOA Facilities

- Organize and facilitate a one-day tour of three existing MOA facilities including Mason County PUD's John's Prairie Operations Center (Shelton, WA), Pierce County's Central Maintenance Facility (CMF, Frederickson, WA), and Pierce County's Sewer and Traffic Operations Facility (STOP, Puyallup, WA).
- Prepare summary of comments received from City participants along with photographs organized by facility and program area.
- Note: Quantity of participants may be limited depending on the policies of the host facilities.

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2B – Pre-Workshop Preparation and Stakeholder Engagement

Conduct research and interactive activities with key City Stakeholders via remote communication prior to the facilitation of in-person workshops and meetings for the purposes of building baseline documentation and guiding the City's Stakeholders in their own efforts to prepare for the in-person meetings.

To help facilitate the engagement of City participants, maximizing opportunities for equitable and inclusive involvement, project input will be solicited in a variety of formats

- Primers and Questionnaires: Prior to video conference calls and in-person workshops, key project information and relevant questions to the topics being covered will be issued to team participants and others who may also desire to contribute to particular topics. Primers will typically focus on broad-based, goal-oriented input, while questionnaires will typically be more detailed for those engaged in specific programmatic topics.

(Note: See Task 3 - Site Investigations - and Task 4 – Sustainability - for other Pre-workshop videoconferences and project activities that will take place prior to in-person workshops and meetings.)

.01 - Warehousing and Inventory Management

Note: See Exhibit C.4 for additional detailed description of scope activities associated with Tasks 2B .01-.03.

- Coordinate and conduct a videoconference call with the Warehousing and Inventory Management City Stakeholder Team to review current City practices for procurement, new inventory storage, records and file management, chemical and hazardous materials storage across all Operations Divisions.
- Discuss potential approaches for consolidated warehousing and inventory management.
- As part of Task 2A, the Contractor will meet with City staff and review the City's existing inventory storage methods and confirm approximate quantities and types of new inventory storage.
- Develop a preliminary analysis of considerations for the City to consider with regard to consolidated inventory management.
- Documentation from this task will be used in the subsequent in-person programming workshops where program spaces for all types of storage and inventory management will be further discussed and evaluated.

.02 - Fleet Maintenance Program

- Coordinate and conduct a videoconference with the City's Equipment Services key staff to review the overall fleet maintenance program, program information developed in the previous master plan, and discuss the City's vision and goals for the future.
- Program requirements for Equipment Services inventory management (including records and files) may be initially discussed under 2B.01, and further developed specific to the fleet maintenance program.
- Documentation from this task will be used in the subsequent in-person programming workshops with the Equipment Services Program Team.

.03 - Fuel Systems Management

- Coordinate and conduct a videoconference with the City's Equipment Services key staff to review the City's current approach to fleet fueling and the overall management of fuel systems.

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- Prepare a preliminary analysis to address current and future considerations and implications of various fuel types and systems relative to operational resilience, sustainability, and cost.

.04 - Office and Work Environment Standards

- Coordinate and conduct a videoconference with the City's Office Standards Stakeholder Team to review the City's current office standards, review other example office standards and metrics, and review model approaches for office work environments accommodating a range of work types.

.05 - Diversity, Equity, and Inclusion (DEI) / Human-Centric Design

- Coordinate and conduct a videoconference with the City's DEI Stakeholder Team to review current City policies and goals relative to DEI considerations.
- Utilize the "Universal Design" framework for addressing topics of inclusive, equitable human-centric design.

2C – Programming Workshops

Prepare for and conduct in-person programming and design criteria sessions with the City's internal Stakeholder Teams, exploring and confirming all functional spaces, square footages, diagrammatic space layouts, operational workflow diagrams, adjacency configurations, and the identification of preliminary design criteria for each functional space or area.

- The sessions will take place over several days (during a single week) and will be scheduled and organized in blocks of 2-3 hours each, to be attended by members of the Design Team and the City's Stakeholder Teams as identified in the City Stakeholder Teams Roster.
- Other videoconference calls may be conducted prior to and following the in-person meetings as needed to confirm data and other information with key Stakeholders.
- Notes from each meeting or videoconference will be recorded and organized in Smartsheet by topics.
- See also Exhibit C.4 for detailed work scope by Equipment and Operational Planning Sub-consultant.

.01 - Shared Functions Teams In-Person Workshops

Conduct in-person workshop sessions with City's Shared Functions stakeholder teams as identified in the City Stakeholder Teams Roster.

.02 – Departmental Teams In-Person Workshops

Conduct in-person workshop sessions with each of the City' Departmental Stakeholder Teams as identified in the City Stakeholder Teams Roster.

2D – Space Program

.01 - Personnel Analysis: Existing and Projected Growth

- Review the City's current list of personnel to be included in the Program, and develop a spreadsheet document accounting for each FTE, organized by department
- Based on input from each department and other city staff projections, further develop the Personnel Analysis to include projected FTE increased over 10-, 20-, and 30-year projections.
- Note: The City will provide growth projection metrics based on Level of Service data tied to water utility service boundaries.

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.02 - Parking Analysis: Existing and Projected Growth

- Review the vehicle and equipment list provided by the City and develop a spreadsheet (Parking Analysis) listing the vehicle/equipment number, year, make, model, description, VIN number (if available), description, and fuel-type. The list will be organized by Department.
- The Parking Analysis will be translated into the Space Program for determining programmatic requirements.
- The City will provide the most current Excel-based vehicle inventory for all vehicles intended to be domiciled and/or maintained at the facility.

.03 - Space Program

Prepare Draft and Final Space Program

- Prepare a draft Space Program in Excel format, organized by space type (heated and enclosed office, shop, and storage areas); covered areas, and open areas.
- The Space Program will provide recommended square footage and approximate space proportion, space quantity, primary adjacencies, general space criteria, and clear working height dimensions.
- Spaces will be identified with a numeric designation for reference to the Room Data Sheets (Task 2E).
- Based on review comments from the City's Stakeholder Teams, prepare a final Space Program incorporating review comments.

2E - Design Criteria

The Contractor shall prepare a Draft Programmatic Design Criteria document for City review. Following review by the City, a final Programmatic Design Criteria document will be prepared.

- See also Exhibit C.4 for detailed work scope by Equipment and Operational Planning Sub-consultant.

.01 - Preliminary Room Data Sheets

Prepare Draft and final Room Data Sheets

- Prepare Room Data Sheets for each primary building area, space, or room consisting of two and/or three-dimensional diagrams with key dimensional information, diagrammatic equipment and furnishings configurations, and other unique and relevant programmatic information.
- The Room Data Sheets will also summarize basic building system information to be accommodated in each area, space, or room including architectural (floor, wall and ceiling characteristics, door and window requirements, etc.); HVAC requirements (heating, cooling, ventilation); plumbing and piping requirements; electrical requirements (power and lighting); low voltage systems requirements (data-comm, audio-visual, security, other special systems); appliances, furnishings, and equipment.
- Based on review comments from the City's Stakeholder Teams, prepare final Room Data sheets incorporating review comments.

.02 – Preliminary Owners Performance Requirements (OPR's)

The Contractor shall conduct meetings with the City's OPR Team to review specific site and building systems for performance requirements and standards, identifying initial OPR criteria and metrics for all site and building systems, consistent with the City's Project Charter, and organized as summarized below. Prepare Draft OPR documents followed by final OPR documents incorporating City review comments.

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Volume 1: Architectural, Structural, Equipment Systems

- Finish performance for flooring, walls and ceiling systems for each type of space.
- Exterior envelope performance for window and wall systems. (Note: Energy Conservation Analysis work completed under previous work scope will be further reviewed and modified as determined.)
- Signage Systems, restroom accessories.
- Structural Systems: Main office building, operations buildings, canopy storage structures.
- Equipment Systems (Preliminary Equipment List for shop equipment, storage systems, etc.)
- Vehicle Parking Analysis identifying all City-owned vehicles and other rolling stock to be located at the facility, along with specific parking requirements for stall size, covered, open or heated.

Volume 2 - HVAC, Plumbing, Electrical and Specialty Systems

- Building heating, cooling and ventilating systems, controls and equipment, including performance requirements for environmental comfort, humidity control, hours of operation, etc.
- Building plumbing and wet systems.
- Building electrical systems (general power, lighting, emergency power, etc.).
- Data-Communications and Audio-visual Systems .
- Security systems.
- Fire Protection Systems.
- Updated Preliminary Equipment List.
- Preliminary Energy Analysis Report setting preliminary Energy Use Intensity (EUI) Goal and proposing potential strategies to achieve goals.

Volume 3 – Site Systems

- Earthwork: Clearing, grading.
- Stormwater Management Systems: Conveyance, pre-treatment, retention.
- Wet Utility Systems (domestic water, fire flow water, sanitary sewer).
- Dry Utility Systems (electrical power distribution, site lighting, data-communications distribution).
- Landscaping & Irrigation.
- Hardscaping and pedestrian systems.
- On-site surfacing for driveways, parking areas, etc.
- Perimeter security fencing and gates.
- Off-Site Systems: streets and sidewalks, utilities, trails, etc.

TASK 3 – SITE INVESTIGATIONS & REGULATORY ANALYSIS

3A – Surveying

.01 - Coordination with City Survey Group

- Provide direction to City Survey staff for additional survey data and information needed for survey updating.

3B - Traffic Engineering

.01- Traffic Study (See Exhibit C.4 for detailed work scope)

- Provide updated trip generation data and comparative analysis with the traffic study information from the previous development approved by Clark County.
- Communicate with Clark County and the City to review data and confirm potential transportation improvement requirements.

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- Provide budgetary estimating for off-site work associated with traffic improvements associated with the new development.

3C – Geotechnical (See Exhibit C.6 for detailed work scope)

.01 - Field Services

- Provide field services for borings and test pits to collect geotechnical data necessary for determining rainwater infiltration rates, soil bearing capacities, roadway section design recommendations, retaining wall design recommendations, and recommendations for wet soils weather work.

.02 – Geotechnical Report

- Prepare a report providing the interpretation of soils data and recommendations for rainwater infiltration rates, soil bearing capacities for foundation support, roadway section design recommendations, seismic design parameters, retaining wall design recommendations, and recommendations for wet soils weather work.
- Assist the Design Team with recommendations as needed during the development of site concepts as related to geotechnical considerations.

3D – Environmental (See Exhibit C.6 for detailed work scope.)

.01 - Level 1 Environmental Review

- Prepare a Phase 1 Environmental Assessment (ESA) to confirm historic uses
- Prepare a report providing findings and identification and evaluation of potential data gaps, and conclusions and recommendations regarding conditions indicative of releases or threatened releases of hazardous substances.

3E – Utilities (See Exhibits C.1 and C.3 for other detailed work scope descriptions.)

.01 - Water:

- Investigate water availability to the site including fire flow capacity. Obtain a letter of water availability, determine connection charges.
- Provide summary report as part of a collective Utilities Investigation Report.

.02 - Sewer:

- Investigate sewer availability, connection charges, and other relevant information to inform discussions, design strategies, alternatives, and decisions throughout other work scope tasks.
- Provide summary report as part of a collective Utilities Investigation Report.

.03 - Electrical:

- Investigate and research existing electrical distribution and power grid capacity with Clark Public Utilities. Inquiries to Clark PUD will include understanding known or planned projects that may impact the overall grid capacity for the Operations site.
- Prepare a summary of key data and information to inform discussions, design strategies, alternatives, and decisions throughout other work scope tasks.
- Provide summary report as part of a collective Utilities Investigation Report.

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.04 - Natural Gas:

- Investigate natural gas availability, connection charges, and other relevant information to inform discussions, design strategies, alternatives, and decisions throughout other work scope tasks.
- Provide summary report as part of a collective Utilities Investigation Report.

.05 - Communications/Data:

- Investigate cable and fiber availability, connection charges, and other relevant information to inform discussions, design strategies (including connecting the new campus to the Downtown facilities), alternatives, and decisions throughout other work scope tasks.
- Provide summary report as part of a collective Utilities Investigation Report.

3F – Storm Water Management

.01 - Investigations and Research

- Investigate and research storm water management regulations, permitting requirements, and other data and information to inform site design discussions and alternatives.
- Provide a preliminary summary of findings report or memorandum.

3G – Regulatory Research and Process

.01 - Land Use Development Review and Research

- Confirm land use and building permit requirements, timeframes, and permit costs.
- Engage the City's planning, environmental, engineering, building and fire departments in a preliminary site plan review meeting to review site development questions and obtain initial comments and feedback regarding City requirements.
- Engage Clark County in preliminary discussions, building on discussions already in motion between the City and the County regarding transportation requirements. In particular, work with the County representatives to confirm the deletion of any requirements for the internal roadway previously required in the County's master plan.
- Develop a preliminary SEPA checklist as a guide to inform site development discussions, and as the precursor to the eventual final SEPA checklist that will be completed for formal site plan review.

.02 – Building Code Review and Research

- Prepare initial building code review summarizing primary life safety code, accessibility, and plumbing code information for each structure. (Note: these code items are key elements in driving initial predesign phase decisions regarding building design.)
- Discuss and confirm City's desired upgrades to seismic Risk Level.
- Meet with City of Vancouver planning and building staff to review proposed preliminary site and building development plans and confirm key building code interpretations.
- Summary of land use permit requirements, time frames and anticipated permit fee costs.

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TASK 4 – SUSTAINABILITY

4A – Sustainability Goals and Benchmarking Approach

.01 – Sustainability Goals Development

- Organize and conduct an initial meeting with the City's Sustainability Stakeholder Team to review and discuss the City's sustainability goals, policies for green building, carbon neutrality, energy and water conservation, and other sustainable goals and outcomes. Of primary review and incorporation into the Project will be the City's Climate Action Plan (published March 7, 2022), particularly goals for increasing tree canopy and carbon reduction through maximum electrification of the facility.
- Supplementing the City's Climate Action Plan, the process for evaluating sustainability strategies for the Project will utilize the AIA's Committee on the Environment (COTE) 10-point Framework for Design Excellence categories: Design for Integration, Design for Community, Design for Ecology, Design for Water, Design for Economy, Design for Energy, Design for Wellness, Design for Resources, Design for Change, and Design for Discovery.
- Discussions from this meeting will inform other stakeholder and program team discussions.
- Conduct up to two other videoconference meetings with key City staff for follow-up and additional assessment of sustainability information as the planning process progresses.

.02 – Sustainability Certification Approach and Research

- Based on discussions and goal setting with the City's Sustainability Team, assist the City in determining a preferred benchmarking program for the project such as LEED, Green Globes, Envision, or other program.
- Based on the selected program's assessment and scoring system, prepare a preliminary "scorecard" to identify initial anticipated benchmarking goals for the project.

4B – Sustainability Strategies and Analysis

.01 – Preliminary Energy Analysis

- Initial Energy Use Intensity (EUI) targets for each building.
- Analysis of energy strategies with emphasis on electrification strategies.

.02 – Ground Source Heat Exchange Investigations

- Provide soil conductivity testing to determine the anticipated level of soil conductivity performance for a geo-exchange well system.
- Provide an energy and cost benefit analysis for a geo-exchange system.
- An estimate for test boring on site is included under Reimbursables.

.03 – PV / BESS Analysis

- PV Systems Analysis: Prepare an analysis of photovoltaic (PV) energy production potential for the site including total output potential, first cost, life cycle costs and payback, summary of incentives, and other options and considerations.
- Battery Electric Storage Systems: Prepare an analysis of back-up power strategies including PV system back-up.

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.04 – Daylighting Analysis

- Review parameters and metric for daylighting strategies for the main office building and operations buildings.

.05 – Carbon Analysis

- Explore materials alternatives for superstructure, cladding, and other materials for embodied carbon using "Tally" program.
- In addition to sustainable goals related to carbon reduction, evaluate materials alternatives with respect to materials availability, cost, maintenance, and other factors.

.06 - Mechanical Systems LCCA

- Perform a Life Cycle Cost Analysis comparing alternative HVAC systems.

.07 – Water Resources Analysis

- Prepare a water sustainability analysis, identifying all water usage anticipated on the site, compared with the annual water rainfall on site.
- Develop alternative strategies for water conservation and reuse.
- Prepare life cycle cost analysis for potential strategies.

TASK 5 – CONCEPTUAL DESIGN

5A – Preliminary Building Layout Alternatives

.01 - Program Assignments to Buildings

- Based on design criteria and information developed during Task 4, prepare updated preliminary site plan configuration drawings showing building locations, driveways, and other general site features.
- Based on design criteria information developed during Task 4, prepare preliminary building floor plans and other graphics as needed to convey design concepts.

.02 - Building Massing Studies

- Develop alternative building massing studies for each building, considering clear height for programmatic requirements and the exploration of upper stories for area efficiencies, land use optimization, and consolidation of functional adjacencies both horizontally and vertically.
- Preparation of building massing studies will assist in the development of daylighting studies in Task 5.

5B – Preliminary Site Layout Alternatives

.01 - Preliminary Site Configuration Alternatives

- Develop alternative approaches to site layouts exploring optimum workflow circulation, safety, growth potential, operational resilience, sustainability strategies, neighbor compatibility, and cost economy.
- Develop preliminary Civil systems layouts, exploring optimization, resilience, sustainability and economy for major site systems, particularly storm water management and utilities systems distribution.

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5C – Conceptual Design Workshops

.01 - Alternatives Review Workshop

- Schedule and conduct an in-person workshop to review the conceptual layout alternatives with City staff as determined by the Management Teams and Advisory Committee.
- The workshop is intended to identify a preferred alternative for site configuration and general building footprint configurations.

.02 - Preferred Site and Building Layout Configurations

- Based on feedback from the Site Layout Alternatives, prepare the preferred conceptual site layout.
- Prepare an updated preliminary site-civil layout for the preferred site alternative.
- Note: If further evaluation is required to reach consensus on a preferred site layout alternative, additional exploration will be provided, and a follow-up videoconference will be scheduled to review such additional information. This additional site layout exploration may be competed under the SD1 Phase 1B work.

TASK 6 – COST AND BUDGET MANAGEMENT

6A – Cost Modeling

.01 - Preliminary Cost Model

- Develop a Cost Model structure for use in assessing anticipated ranges of costs. Engage the Management Team to consider alignment with City asset management strategies where appropriate.
- Using a Target Value Design (TVD) approach, prepare an initial Cost Model as part of the site and building alternatives exploration.

.02 - Cost Model Review

- Conduct a Design Team workshop to review the preliminary cost model and determine adjustments and updates as needed prior to meeting with the City. Issue the preliminary cost model to the Management Team for review prior to the video conference noted below.
- Conduct a video conference cost model review workshop with the City's Management Team and Advisory Team. The Cost Model will allow for initial discussions of major systems and design elements in relationship to total project costs.
- Prepare an updated Cost Model based on discussions and City input.

.03 - Major Systems Comparative Analysis

- Meet with the Management Team and members of the OPR Team to review and confirm the Project elements that will be evaluated within a comparative analysis process, and the criteria that will be considered for each analysis.
- Prepare basic cost-benefit comparisons for major systems including pavement surfacing (concrete vs asphalt); superstructure (steel (including pre-engineered vs custom steel), concrete, wood, hybrid); and building envelope systems.
- Note: HVAC life cycle cost analysis is included under Task 4, Sustainability.

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6B – Predesign Cost Estimating

.01 – Preferred Concept Predesign Cost Estimate

- Based on the preferred alternative layout for the site and buildings, prepare a Predesign level cost estimate accounting for all elements of the Project.
- The estimate will be organized to identify construction costs for each building and all site and off-site work, accounting for general contractor overhead and profit, design contingencies, future escalation factors, Owner's management reserve contingencies, equipment and furnishings, and other elements as determined.

6C – Budget Development

- Develop a full Project Budget accounting for Soft Costs including sales tax, professional services, permitting costs, utilities connections, construction phase services, and other costs as identified. Engage the Management Team in the process of developing the Project Budget structure to ensure alignment with City management needs.
- Facilitate an in-person review meeting to discuss the estimated costs, determine potential cost saving alternatives, and confirm a tentative Project Budget.

TASK 7 – COMMUNITY OUTREACH

.01 - Technical Advisory Group

- Prepare and assemble data and materials for the City's use in presenting Project information to a Technical Advisory Group.

.01 – Other Outreach Assistance

- Prepare data and graphic materials as needed for outreach purposes conducted by the City.

TASK 8 – GC/CM ASSISTANCE

.01 – GC/CM Process Assistance

- Assist the City in evaluating the GC/CM delivery method for the project as needed and requested.

TASK 9 – PREDESIGN REPORT

9A – Draft Predesign Report

Provide a draft Predesign Report in electronic .pdf format collecting and presenting all Predesign documentation. The report package will include:

- A Summary Report providing a comprehensive narrative of the project including project history and background, purpose, mission and goals, City benefit for service levels, program, conceptual design, project budget, sustainability strategies and metrics, human-centric/DEI approach, and other categories as appropriate.
- Appendices providing all final Predesign Deliverables
- Assistance to Public Works for presenting the documentation and recommendations to the City Council.

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9B – Final Predesign Report and Transition to Phase 1B

- Based on feedback from the City, prepare a final Predesign report in .pdf format incorporating the City's review comments.
- Meet with the Management Team to confirm direction for proceeding into Phase 1B, updating the Project Schedule, confirming the Project Budget, and confirming adjustments to be made to the Project Delivery Plan.

PHASE 1B - SCHEMATIC DESIGN 1 (SD1)

1 – PROJECT ADMINISTRATION

1A - General Project Management

- Provide on-going, day to day management of the Project including normal correspondence, coordination with Design Team members, coordination with the City's Project Manager, scheduling of activities, and Smartsheet documentation management.
- Provide an updated Project Schedule in Smartsheet identifying in greater detail, key project activities and major deliverables through SD-1, and activities and key preliminary milestones for the full project through design, construction documents, permitting and construction.
- Provide monthly status updates with each monthly invoice for work completed.

1B – Updated Project Delivery Plan

- Based on feedback under Phase 1 Task 9B, provide an updated Project Delivery Plan incorporating the findings and conclusions, adjusting project goals as needed, formalizing the Project Budget, refining the Project Schedule, and defining the overall Project Scope.
- The updated Project Delivery Plan will be issued to all Design Team members and City Stakeholder Teams, providing Project definition as the Project advances to the subsequent phases.

2 – SCHEMATIC 1 BUILDING DESIGN

2A – SD1 Building Design

Note: All work under Task 2 for building design will coincide with the work scope identified under Task 3 for site design

.01 - Alternative Architectural Design Concepts

- The Design Team will develop up to two alternative architectural building designs conveying architectural character, materiality, massing, etc.
- Drawings will include floor plans, building sections and elevations, two- and three-dimensional drawings and graphics (see Task 2F), and other drawings as needed to convey initial design intent.
- Provide architectural design narratives to convey design intent and inspiration for each concept.
- Design graphics will illustrate floor plan layouts including departmental and functional adjacencies, furnishing and equipment layouts, vertical circulation, access points, operational workflow, and other design information.
- See Task 2G for Design Review Meetings.

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.02 – Updated Building Design (SD1)

- Based on the feedback from the initial SD1 concept review meetings, further refine the floor plan layouts and architectural character studies for each building.
- Prepare comparative analysis between competing designs if needed, including cost/value differences, sustainable feature differences, and other criteria as determined with the City.

03 – Refined Architectural Design

- Based on discussions and conclusions from the Management Team and Advisory Committee meeting, (Task 2G) prepare a final package of SD1 design documents including drawings, narratives, and a summary of overall project design relative to project goals.

2B – Updated Program Document

- Based on the SD1 refined drawings and discussions with the City's Stakeholder Teams, refine the space program and room data sheets accordingly.
- As needed, provide final refinements to the Program if changed criteria assumptions and metrics are discovered.

2C – Building Basis of Design Narratives

- Conduct up to two videoconference meetings with each of the OPR Stakeholder groups to review the Predesign OPR documents and further discuss building and site systems in context with the emerging SD1 design.
- Provide preliminary "Basis of Design" narratives for each building and site system to further define the intended systems, materials, and products to be carried forward into the next design phase, and for updated cost estimating:
  - Structural Systems
  - Architectural Systems
  - HVAC Systems
  - Plumbing Systems
  - Electrical Systems
  - Low Voltage Systems (Data/Comm, Security, Audio Visual)
  - Shop Equipment and Storage Systems
  - Elevator Conveying Systems
  - Furnishings
  - Environmental Graphics
  - Appliances

2D – Updated Equipment List

- Conduct up to two videoconference meetings with the Equipment Services and Shared Functions Stakeholder Teams to review the Predesign Phase Equipment List in context with the emerging SD1 design drawings.
- Based on input and feedback from the City's Stakeholder Program Teams, provide an updated Preliminary Equipment List identifying all shop equipment, storage systems, and fueling and washing systems, organized by functional area and including preliminary cost data.
- Identify each equipment item as either Owner-Furnished/Owner-Installed (OF/OI); Owner Furnished/Contractor Installed (OF/CI), or Contractor Furnished/Contractor Installed (CF/CI).

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2E - Updated Office Standards

- Conduct one in person meeting and up to three videoconference meetings with the Office Standards and DEI Stakeholders Teams.
- Based on input and feedback from the City's Stakeholder Teams, provide an updated Office Standards document.
- Comments and feedback will be documented in Smartsheet.

2F – Renderings and Graphics

- Revit and Lumion, develop two dimensional and three-dimensional architectural design graphics conveying design character as architectural design concepts are explored.
- Provide use of virtual reality tools as part of the in-person SD1 design workshops.

2G – Design Review Meetings

.01 - Initial SD1 In-Person Design Review Meetings

- Schedule and conduct in-person design review sessions in a selected week, to meet with the various Stakeholder Teams for the review of the alternative designs. Stakeholder Teams will include the Advisory Team, Program Teams, Sustainability Team, OPR Teams, and DEI/Office Standards Team(s).
- Engage each Stakeholder Team in the process of evaluating the alternative designs with respect to the Project Goals and the criteria established in the Predesign Phase.
- Confirm design decision-making process for advancing forward with a preferred design.
- Note: At this stage, floor plans, building massing, building heights and stories, and other operational features may be decided upon while the architectural expression may yet require further development and Stakeholder input.

.02 – Follow-up SD1 Design Meetings

- Schedule and conduct in-person design review sessions in a selected week to meet with the various Stakeholder Teams to review the updated design and comparative documentation.
- Based on the discussions and feedback from each Stakeholder Team, meet with the Management Team and Advisory Committee to evaluate the integration of all information and determine if the project design can meet or improve upon the Project Goals established in the updated Project Delivery Plan.
- Conduct follow-up videoconference meetings as needed with Stakeholder representatives to provide additional clarity or review preliminary updates.

3 – SCHEMATIC 1 SITE DESIGN

3A – SD1 Architectural Site Design

- Concurrent with the building design work described under SD1 Task 2, up to two alternative site plan layouts will be explored unless a preferred site layout is already selected in the Predesign Phase.
- The site layouts will further develop and consider the preliminary site exploration developed in the Predesign Phase for the full property.

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3B – SD1 Civil and Landscape Site Design

- Prepare preliminary site plan drawings exploring and integrating site-civil systems with the site plan concepts.
- Drawings will explore preliminary storm water management approaches, mass grading, wet and dry utilities distribution, and surfacing considerations.

3C – Site Basis of Design Narratives

- Earthwork: Clearing, grading.
- Stormwater Management Systems: Conveyance, pre-treatment, retention.
- Wet Utility Systems (domestic water, fire flow water, sanitary sewer).
- Dry Utility Systems (electrical power distribution, site lighting, data-communications distribution).
- Landscaping & Irrigation.
- Hardscaping and pedestrian systems.
- On-site surfacing for driveways and parking areas.
- Perimeter security fencing and gates.
- Off-Site Systems: streets and sidewalks, utilities, and trails.

3D – Design Review Meetings

- See Task 2G. Preliminary site design review meetings will generally run concurrent with the building design review meetings.
- Conduct follow-up videoconference meetings as needed to further clarify and refine information associated with the site plan process.

4 – SUSTAINABILITY

4A - Benchmarking Scorecard

- Depending on the direction determined under the Phase 1 Task 4 work, provide an initial "scorecard" or other benchmarking summary establishing goal levels for key sustainability criteria.

4B – Updated Energy Study

- Based on data developed from the emerging SD1 design for each building and the site, provide an updated Energy Study incorporating:
  - Daylighting analysis.
  - Updated Energy EUI analysis with selected energy strategies.
  - Calculated Net Zero energy and carbon level analysis towards the 2030 Challenge goals.
  - Updated PV/BESS analysis.
  - Updated geo-exchange analysis.
  - Emphasis on carbon-neutral design and campus electrification.

4C – Sustainability Report

- Consolidating all Sustainability information, documentation, recommendations, and decisions, prepare a Sustainability Report.

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- Identify how the project will be designed to address the stated goals and policies of the City's Green Building Policy and Climate Action Plan, with particular emphasis on addressing the topics of tree canopy and campus electrification.

4D – Updated Carbon Analysis

- Based on the emerging SD1 design concepts, provide an updated analysis of embodied carbon represented throughout the various buildings using "Tally".
- Conduct a videoconference meeting with the Sustainability Stakeholder Team to review findings of the Tally program.

5 – Regulatory

5A - Pre-Application Process

- Assemble conceptual site plan, conceptual utility plan and storm plan in ACAD
- Prepare and submit Pre-application packets for City and County.
- Attend Pre-application Conferences with the Agencies.
- Review Pre-application notes and discuss with team.

5B – Additional Regulatory Investigation

- Coordinate additional discussions with Agency staff regarding the need for interagency agreements addressing approval requirements of transferred/annexed property.
- Discuss Road Modification history and requirements with County transportation staff.
- Continue development of SEPA Checklist in preparation for SEPA submittal under Phase 2 work scope.

5C - Code Analysis and Compliance

- As the SD1 design progresses, prepare an updated preliminary building code analysis using the 2018 International Building Code (IBC) and all other codes as adopted by the City of Vancouver.
- Confirm when the City intends to adopt the 2021 IBC.

6 – Cost and Budget Management

6A – Target Value Design Analysis

- As part of the on-going development of the SD1 design documents, as the Project design progresses, provide review of design options during regular Management Team meetings relative to cost Target Values, adjusting the cost model in preparation for the SD1 Cost Estimate.

6B – Updated Comprehensive Project Cost Estimate

- Based on the SD1 design confirmed with the City's Management Team through the design process, prepare a comprehensive cost estimate for all site work, off-site work, buildings, soft costs, contingencies.
- Engage the Management Team in structuring the Comprehensive Project Estimate as appropriate and practical to align with and consider executed City budget and expenditure categories and line items.
- Provide market escalation analysis and incorporate escalation adjustments into the estimate.

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6C – Project Budget Confirmation

- Conduct an in-person scope and cost review workshop with the City's Management Team and other Stakeholders as determined. This meeting is intended provide confirmation of the overall scope of the project, conceptual architectural design, and Project Budget.

7 – Community Outreach

7A – Technical Advisory Committee

- Within the available fee budget, assist the City as needed and requested to meet with and communicate with a Technical Advisory Committee.

7B – Outreach Materials

- Within the available fee budget, provide graphics, data, and narratives as requested for the City to use in its community outreach efforts.

8 – GC/CM Assistance

8A – PRC Process Assistance

- Within the available fee budget, assist the City in the process of pursuing PRC approval for GC/CM project delivery.
- It is assumed that the City will secure a third-party Owner's Representative firm to lead the process of PRC approvals.
- Ideally, a GC/CM entity will be selected and become a part of the Project Team prior to the completion of the SD1 Phase work.

9 – SD 1 Final Deliverables & Approvals

SD1 Documents

- Assemble a final draft package of all SD1 documents.
- SD Report: Prepare a written report summarizing the SD1 work and providing an overall summary of the project scope, schedule, budget, and approach to meeting or improving upon the City's goals.
- Conduct a videoconference with the City's Management Team and Project Sponsors to review the SD1 final draft report, address questions, and determine next steps.
- The City will review the final draft SD1 documents and provide written comments for incorporation into a Final SD1 deliverable.

SD1 Presentation – Transition to Phase 2 Scope

- Based on comments received from the City, prepare a final SD1 package of documents.
- Participate in a presentation to the City Council if requested.
- Confirm next steps for moving forward into the Phase 2 work scope.

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TASK NO.	PROJECT TASKS	TCF Architecture	SubConsultant Team Members (Contracted under TCF- See Separate Exhibits for Detailed Work Scope)													TOTALS
			Exhibit C.1 MacKay Sposito (Civil-Ldsc)	Exhibit C.2 PCS (Structural)	Exhibit C.3 Interface (MEP/FP)	Exhibit C.4 WSP (Equip/Ops/ Traffic)	Exhibit C.5 RCCG (Cost Est.)	Exhibit C.6 NV5 (Geotech-Enviro)	Exhibit C.7 Open Square (Office Systems)	Exhibit C.8 2020 Eng. (Water Systems)	Exhibit C.9 Point North (Outreach)	Exhibit C.10 Hendricks (Enviro Graphics)	Exhibit C.11 AINW (Cultural Resources)	Exhibit C.12 Lerch Bates (Elevator)	Exhibit C.13 ABBAE (Envelope)	
PHASE 1A - PREDESIGN																
TASK 1 - PROJECT ADMINISTRATION & DATA GATHERING																
1A	General Project Management:	$54,100	$5,220													
1B	Data Gathering - Research - Project Library	$11,180	$4,620		$12,800	$2,579										
1C	Project Delivery Plan - Draft and Updates	$14,250	$2,900		$3,910											
	Travel Time Budget	$7,980														
	SUBTOTAL	**$87,510**	**$12,740**	**$0**	**$16,710**	**$2,579**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$119,539**
TASK 2 - PROGRAMMING & DESIGN CRITERIA																
2A	Facility Tours	$7,950	$2,180		$4,800	$10,187										
2B	Pre-Workshop Preparation	$52,700	$1,955		$3,340	$7,623			$5,000							
2C	Program Workshops and Follow-ups	$60,000	$6,615		$20,480	$21,228			$3,000							
2D	Space Program	$24,500				$15,414			$1,000							
2E	Design Criteria	$51,900	$2,960	$4,320	$11,960	$35,245			$11,000							
	Travel Time Budget	$7,360	$1,700		$5,440											
	SUBTOTAL	**$204,410**	**$15,410**	**$4,320**	**$46,020**	**$89,697**	**$0**	**$0**	**$20,000**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$379,857**
TASK 3 - SITE INVESTIGATIONS AND REGULATORY PROCESS																
3A	Survey Coordination with City	$310	$1,480													
3B	Traffic Engineering	$3,760	$1,050			$9,582										
3C	Geotechnical - Field Investigations and Report	$2,240	$1,160					$69,325								
3D	Environmental - Phase 1	$1,580	$1,160					$4,100					$3,000			
3E	Utilities Investigations - Research	$1,860														
3E.01	Water	$0	$740		$1,510											
3E.02	Sewer	$0	$740													
3E.03	Electrical	$0			$1,380											
3E.04	Natural Gas	$0	$370		$840											
3E.05	Data/Comm	$0			$1,380											
3F	Storm Water Management - Investigations & Research	$620	$6,040													
3G	Regulatory Research and Process	$11,000	$6,330		$1,570											
	Travel Time Budget	$1,940	$370													
	SUBTOTAL	**$23,310**	**$19,440**	**$0**	**$6,680**	**$9,582**	**$0**	**$73,425**	**$0**	**$0**	**$0**	**$0**	**$3,000**	**$0**	**$0**	**$135,437**
TASK 4 - SUSTAINABILITY																
4A	Sustainability Goals and Benchmarking Approach	$14,120	$3,780		$2,880					$1,500						
4B	Sustainability Strategies and Analysis	$28,060	$2,300	$2,160						$1,500					$3,000	
4B.01	Preliminary Energy Analysis Study	$1,600			$13,120											
4B.02	Ground Source Heat Exchange Investigations/Analysis (See Reimb Line for On-site Drilling Budget)	$1,600			$10,000											
4B.03	PV/BESS Analysis	$1,600			$5,520											
4B.04	Preliminary Daylighting Analysis	$1,600			$6,060											
4B.05	Carbon Analysis	$6,200		$1,280	$500											
4B.06	HVAC Systems LCCA	$1,600			$11,160											
4B.07	Water Resources Analysis	$1,600			$2,380					$5,000						
	Travel Time Budget	$1,700														
	SUBTOTAL	**$59,680**	**$6,080**	**$3,440**	**$51,620**	**$0**	**$0**	**$0**	**$0**	**$8,000**	**$0**	**$0**	**$0**	**$0**	**$3,000**	**$131,820**

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TASK NO.	PROJECT TASKS	TCF Architecture	SubConsultant Team Members (Contracted under TCF- See Separate Exhibits for Detailed Work Scope)													TOTALS
			Exhibit C.1 MacKay Sposito (Civil-Ldsc)	Exhibit C.2 PCS (Structural)	Exhibit C.3 Interface (MEP/FP)	Exhibit C.4 WSP (Equip/Ops/ Traffic)	Exhibit C.5 RCCG (Cost Est.)	Exhibit C.6 NV5 (Geotech-Enviro)	Exhibit C.7 Open Square (Office Systems)	Exhibit C.8 2020 Eng. (Water Systems)	Exhibit C.9 Point North (Outreach)	Exhibit C.10 Hendricks (Enviro Graphics)	Exhibit C.11 AINW (Cultural Resources)	Exhibit C.12 Lerch Bates (Elevator)	Exhibit C.13 ABBAE (Envelope)	
TASK 5 - CONCEPTUAL DESIGN																
5A	Preliminary Building Layouts	$41,160		$21,760	$5,820	$21,211										
5B	Preliminary Site Layouts	$24,620	$31,770		$2,980	$16,117										
5C	Site & Bldg Alternatives Workshop and Follow-up	$33,580	$8,810		$4,260	$31,894										
	Travel Time Budget	$6,360			$1,420											
	SUBTOTAL	**$105,720**	**$40,580**	**$21,760**	**$14,480**	**$69,222**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$251,762**
TASK 6 - COST BUDGETING AND MANAGEMENT																
6A	Cost Modeling and Target Value Design Process	$0														
6A.01	Cost Model Structure and Prelim Modeling	$11,480	$4,600	$2,160	$3,520		$7,000									
6A.02	Cost Model Review Workshop	$8,840	$1,480		$2,560	$1,086										
6A.03	Comparative Estimating for Major Systems	$3,820	$1,480		$5,980		$6,000									
6B	Predesign Estimating	$5,780	$4,380		$1,420	$6,624	$13,825									
6C	Project Budget Development Process	$6,160	$2,940													
	Travel Time Budget	$1,820														
	SUBTOTAL	**$37,900**	**$14,880**	**$2,160**	**$13,480**	**$7,710**	**$26,825**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$102,955**
TASK 7 - COMMUNITY OUTREACH ASSISTANCE																
7A	Techninal Advisory Group - Assistance	$1,820														
7B	Preparation of Outreach Materials	$8,100	$2,730								$10,000					
	Travel Time Budget	$0														
	SUBTOTAL	**$9,920**	**$2,730**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$10,000**	**$0**	**$0**	**$0**	**$0**	**$22,650**
TASK 8 - GC/CM ASSISTANCE																
8A	GC/CM Process Assistance	$5,460														
		$0														
	Travel Time Budget	$0														
	SUBTOTAL	**$5,460**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$5,460**
TASK 9 - PREDESIGN DELIVERABLES, PRESENTATIONS																
9A	Draft Predesign Report / Presentation	$16,000			$3,000	$2,497										
9B	Final Predesign Report / Presentation	$6,960			$1,220	$2,497										
	Travel Time Budget	$3,020			$500											
	SUBTOTAL	**$25,980**	**$0**	**$0**	**$4,720**	**$4,994**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$35,694**
SUBTOTAL PER TEAM MEMBER - ALL TASKS		**$559,890**	**$111,860**	**$31,680**	**$153,710**	**$183,784**	**$26,825**	**$73,425**	**$20,000**	**$8,000**	**$10,000**	**$0**	**$3,000**	**$0**	**$3,000**	**$1,185,174**
REIMBURSABLE EXPENSE BUDGETS		$12,500	$1,000	$500	$53,000	$16,598	$0	$500	$500	$500	$500	$0	$500	$0	$0	**$86,098**
SUBTOTAL PER FIRM - (Incl Sub-Cons. Reimb Exp Budgets)			**$112,860**	**$32,180**	**$206,710**	**$200,382**	**$26,825**	**$73,925**	**$20,500**	**$8,500**	**$10,500**	**$0**	**$3,500**	**$0**	**$3,000**	**$1,271,272**
TCFA MARKUP ON CONSULTANT SERVICES (10%)		**N/A**	$11,286	$3,218	$20,671	$20,038	$2,683	$7,393	$2,050	$850	$1,050	$0	$350	$0	$300	**$69,888**
TOTAL PER FIRM - ALL TASKS (Incl. Mark-ups)		**$572,390**	**$124,146**	**$35,398**	**$227,381**	**$220,420**	**$29,508**	**$81,318**	**$22,550**	**$9,350**	**$11,550**	**$0**	**$3,850**	**$0**	**$3,300**	**$1,341,160**
TOTAL PHASE 1A PREDESIGN FEE BUDGET (Not To Exceed)																**$1,341,160**

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PHASE 1B - SCHEMATIC DESIGN 1 (SD1)

TASK NO.	PROJECT TASKS	TCF Architecture	SubConsultant Team Members (Contracted under TCF- See Separate Exhibits for Detailed Work Scope)													TOTALS
			Exhibit C.1 MacKay Sposito (Civil-Ldsc)	Exhibit C.2 PCS (Structural)	Exhibit C.3 Interface (MEP/FP)	Exhibit C.4 WSP (Equip/Ops/ Traffic)	Exhibit C.5 RCCG (Cost Est.)	Exhibit C.6 NV5 (Geotech-Enviro)	Exhibit C.7 Open Square (Office Systems)	Exhibit C.8 2020 Eng. (Water Systems)	Exhibit C.9 Point North (Outreach)	Exhibit C.10 Hendricks (Enviro Graphics)	Exhibit C.11 AINW (Cultural Resources)	Exhibit C.12 Lerch Bates (Elevator)	Exhibit C.13 ABBAE (Envelope)	
TASK 1 - PROJECT ADMINISTRATION & DATA GATHERING																
1A	General Project Management:	$36,900	$5,484		$9,520											
1B	Project Delivery Plan - Draft and Updates	$7,050			$4,080											
	Travel Time Budget	$3,800														
	SUBTOTAL	**$47,750**	**$5,484**	**$0**	**$13,600**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$66,834**
TASK 2 - SCHEMATIC 1 BUILDING DESIGN																
2A	SD1 Building Design	$336,050		$77,440	$14,300	$28,899										
2B	Updated Program Document	$8,300			$1,480	$15,471										
2C	Basis of Design Narratives	$12,940		$5,000	$90,000	$39,687								$4,000	$3,000	
2D	Updated Equipment List	$1,550				$11,782										
2E	Updated Office Standards	$18,020							$5,000							
2F	Renderings and Graphics	$23,630														
2G	Design review Meetings	$43,900		$8,880	$40,000	$15,934			$5,000							
	Travel Time Budget	$9,940			$6,320											
	SUBTOTAL	**$454,330**	**$0**	**$91,320**	**$152,100**	**$111,773**	**$0**	**$0**	**$10,000**	**$0**	**$0**	**$0**	**$0**	**$4,000**	**$3,000**	**$826,523**
TASK 3 - SCHEMATIC 1 SITE DESIGN																
3A	SD1 Architectural Site Design	$64,200				$16,542										
3B	SD1 Civil and Landscape Design	$3,960	$53,426							$2,000						
3C	Site Systems Basis of Design	$620	$2,288		$14,994											
3D	Design Review Meetings	$3,260	$9,468		$12,240	$4,484										
	Travel Time Budget	$1,440			$2,960											
	SUBTOTAL	**$73,480**	**$65,182**	**$0**	**$30,194**	**$21,026**	**$0**	**$0**	**$0**	**$2,000**	**$0**	**$0**	**$0**	**$0**	**$0**	**$191,882**
TASK 4 - SUSTAINABILITY																
4A	Benchmarking Scorecard	$17,220	$2,268		$5,440					$1,500						
4B	Updated Energy Study (Incl Daylighting, PV,)	$2,860			$30,480											
4C	Sustainability Report	$15,560	$5,139		$15,088					$1,500						
4D	Updated Carbon Analysis	$7,240		$2,380	$1,000											
	Travel Time Budget	$540			$1,000					$1,500						
	SUBTOTAL	**$43,420**	**$7,407**	**$2,380**	**$53,008**	**$0**	**$0**	**$0**	**$0**	**$4,500**	**$0**	**$0**	**$0**	**$0**	**$0**	**$110,715**
TASK 5 - REGULATORY																
5A	Pre-Application Process (City and County)	$14,220	$8,503													
5B	Preliminary SEPA Checklist - Landuse Submittal Documents	$3,730	$4,430										$2,000			
5C	Code Analysis and Compliance Research	$13,870		$1,600	$11,864											
	Travel Time Budget	$0														
	SUBTOTAL	**$31,820**	**$12,933**	**$1,600**	**$11,864**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$2,000**	**$0**	**$0**	**$60,217**
TASK 6 - COST BUDGETING AND MANAGEMENT																
6A	Target Value Design Analysis	$21,780	$3,326	$3,200	$20,080		$9,250									
6B	Updated Comprehensive Project Estimate	$9,750	$2,550		$2,840		$35,890									
6C	Project Budget Confirmation Process	$4,500	$3,348		$740											
	Travel Time Budget	$1,240														
	SUBTOTAL	**$37,270**	**$9,224**	**$3,200**	**$23,660**	**$0**	**$45,140**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$118,494**

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TASK NO.	PROJECT TASKS	TCF Architecture	SubConsultant Team Members (Contracted under TCF- See Separate Exhibits for Detailed Work Scope)													TOTALS
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TASK 7 - COMMUNITY OUTREACH ASSISTANCE																
7A	Techninal Advisory Group - Assistance	$1,240														
7B	Preparation of Outreach Materials	$9,360	$5,466								$5,000	$3,000				
	Travel Time Budget	$0	$761													
	SUBTOTAL	**$10,600**	**$6,227**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$5,000**	**$3,000**	**$0**	**$0**	**$0**	**$24,827**
TASK 8 - GC/CM ASSISTANCE																
8A	PRC Process Assistance	$7,300														
8B	GC/CM Selection Process Assistance	$3,720														
	Travel Time Budget	$1,900														
	SUBTOTAL	**$12,920**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$12,920**
TASK 9 - SD1 DELIVERABLES, PRESENTATIONS & APPROVALS																
9A	SD1 Deliverables Report Package	$58,980	$3,252		$4,026	$7,594										
9B	SD1 - Presentation - Transition to Phase 2 Scope	$6,360	$2,404		$1,960	$4,371										
	General Meetings - Unassigned	$12,980	$19,400													
	Travel Time Budget	$6,680			$1,480											
	SUBTOTAL	**$85,000**	**$25,056**	**$0**	**$7,466**	**$11,965**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$129,487**
SUBTOTAL PER TEAM MEMBER - ALL TASKS		**$796,590**	**$131,513**	**$98,500**	**$291,892**	**$144,764**	**$45,140**	**$0**	**$10,000**	**$6,500**	**$5,000**	**$3,000**	**$2,000**	**$4,000**	**$3,000**	**$1,541,899**
REIMBURSABLE EXPENSE BUDGETS		**$12,500**	$1,000	$500	$1,000	$0	$0	$500	$500	$500				$0	$0	**$16,500**
SUBTOTAL PER FIRM - (Incl Sub-Cons. Reimb Exp Budgets)			**$132,513**	**$99,000**	**$292,892**	**$144,764**	**$45,140**	**$500**	**$10,500**	**$7,000**	**$5,000**	**$3,000**	**$2,000**	**$4,000**	**$3,000**	**$1,558,399**
TCFA MARKUP ON CONSULTANT SERVICES (10%)		**N/A**	$13,251	$9,900	$29,289	$14,476	$4,514	$50	$1,050	$700	$500	$300	$200	$400	$300	**$74,931**
TOTAL PHASE 1B PER FIRM - ALL TASKS (Incl. Mark-ups)		**$809,090**	**$145,764**	**$108,900**	**$322,181**	**$159,240**	**$49,654**	**$550**	**$11,550**	**$7,700**	**$5,500**	**$3,300**	**$2,200**	**$4,400**	**$3,300**	**$1,633,330**
SUMMARY OF COMBINED LABOR FEE BUDGETS		**$1,356,480**	**$243,373**	**$130,180**	**$445,602**	**$328,548**	**$71,965**	**$73,425**	**$30,000**	**$14,500**	**$15,000**	**$3,000**	**$5,000**	**$4,000**	**$6,000**	**$2,727,073**
TOTAL COMBINED PHASE 1 REIMBURSABLES FEE BUDGET		**$25,000**	**$2,000**	**$1,000**	**$54,000**	**$16,598**	**$0**	**$1,000**	**$1,000**	**$1,000**	**$500**	**$0**	**$500**	**$0**	**$0**	**$102,598**
TOTAL COMBINED PHASE 1 MARK-UPS			**$24,537**	**$13,118**	**$49,960**	**$34,515**	**$7,197**	**$7,443**	**$3,100**	**$1,550**	**$1,550**	**$300**	**$550**	**$400**	**$600**	**$144,819**
COMBINED PHASE 1 BUDGET (Hourly Not To Exceed)																**$2,974,490**

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PHASE 1 DESIGN SCOPE
Predesign Through SD1

City of Vancouver
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EXHIBIT A.1a
TCF Architecture
Hours-Rates-Fee Budgets

TASK NO.	PROJECT TASKS	TCF Architecture Architecture / Planning Project Management													
		Managing Principal Randy	Principal Mark	Architect / Designer 9 Scott	Architect/ Designer 8 Gail	Architect / Designer 7 Kyle	Architect/ Designer 6 Ryan	Architect/ Designer 5	Architect/ Designer 4	Architect/ Designer 2 Kristin	Architect/ Designer 3 TBD	Architect 2 Jeremy	Designer 2 TBD	Project Coordinator Teta	Admin Assistant
PHASE 1A - PREDESIGN															
TASK 1 - PROJECT ADMINISTRATION															
1A	General Project Management:	80					120							100	
1B	Data Gathering - Research - Project Library	10				12	40								
1C	Project Delivery Plan - Draft and Updates	20			20	10	20								
	Travel Time Budget	20			4	4	4								
	HOURS	130	0	0	24	26	184	0	0	0	0	0	0	100	0
	HOURLY RATE	$300	$275	$185	$175	$165	$155	$145	$135	$125	$125	$115	$115	$115	$95
	FEES	$39,000	$0	$0	$4,200	$4,290	$28,520	$0	$0	$0	$0	$0	$0	$11,500	$0
	SUBTOTAL	**$87,510.00**													
TASK 2 - PROGRAMMING AND DESIGN CRITERIA															
2A	Facility Tours	10			10	10	10								
2B	Pre-Workshop Preparation	40			80	60	60			60					
2C	Program Workshops and Follow-ups	40			80	80	40			80			40		
2D	Space Program	10			40	20	40			40					
2E	Design Criteria	20			60	120	40			20			60		
	Travel Time Budget	8			8	8	8			8					
	HOURS	128	0	0	278	298	198	0	0	208	0	0	100	0	0
	HOURLY RATE	$300	$275	$185	$175	$165	$155	$145	$135	$125	$125	$115	$115	$115	$95
	FEES	$38,400	$0	$0	$48,650	$49,170	$30,690	$0	$0	$26,000	$0	$0	$11,500	$0	$0
	SUBTOTAL	**$204,410**													
TASK 3 - SITE INVESTIGATIONS AND REGULATORY PROCESS															
3A	Survey Coordination with City						2								
3B	Traffic Engineering	4				8	8								
3C	Geotechnical - Field Investigations and Report	1				8	4								
3D	Environmental - Phase 1	1				4	4								
3E	Utilities Investigations - Research						12								
3E.01	Water														
3E.02	Sewer														
3E.03	Electrical														
3E.04	Natural Gas														
3E.05	Data/Comm														
3F	Storm Water Management - Investigations & Research						4								
3G	Regulatory Research and Process	2			4	40	20								
	Travel Time Budget					8	4								
	HOURS	8	0	0	4	68	58	0	0	0	0	0	0	0	0
	HOURLY RATE	$300	$275	$185	$175	$165	$155	$145	$135	$125	$125	$115	$115	$115	$95

PHASE 1 DESIGN SCOPE
Predesign Through SD1

City of Vancouver
Operations Center

EXHIBIT A.1a
TCF Architecture
Hours-Rates-Fee Budgets

	FEES	$2,400	$0	$0	$700	$11,220	$8,990	$0	$0	$0	$0	$0	$0	$0	$0
	SUBTOTAL	**$23,310**													
TASK 4 - SUSTAINABILITY															
4A	Sustainability Goals and Benchmarking Approach	20					4			60					
4B	Sustainability Strategies and Analysis	30				12	16			80			40		
4B.01	Preliminary Energy Analysis Study	2								8					
4B.02	Ground Source Heat Exchange Investigations/Analysis	2								8					
4B.03	PV/BESS Analysis	2								8					
4B.04	Daylighting Analysis	2								8					
4B.05	Carbon Analysis	2								8		40			
4B.06	HVAC Systems LCCA	2								8					
4B.07	Water Resources	2								8					
	Travel Time Budget	4								4					
	HOURS	68	0	0	0	12	20	0	0	200	0	40	40	0	0
	HOURLY RATE	$300	$275	$185	$175	$165	$155	$145	$135	$125	$125	$115	$115	$115	$95
	FEES	$20,400	$0	$0	$0	$1,980	$3,100	$0	$0	$25,000	$0	$4,600	$4,600	$0	$0
	SUBTOTAL	**$59,680**													
TASK 5 - CONCEPTUAL DESIGN															
5A	Preliminary Building Layouts	16		20	12	60	12			40		40	80		
5B	Preliminary Site Layouts	16		12	8	40				40			40		
5C	Site & Bldg Alternatives Workshop and Follow-up	16		8	40	40	40			60					
	Travel Time Budget	8			8	8	8								
	HOURS	56	0	40	68	148	60	0	0	140	0	40	120	0	0
	HOURLY RATE	$300	$275	$185	$175	$165	$155	$145	$135	$125	$125	$115	$115	$115	$95
	FEES	$16,800	$0	$7,400	$11,900	$24,420	$9,300	$0	$0	$17,500	$0	$4,600	$13,800	$0	$0
	SUBTOTAL	**$105,720**													
TASK 6 - COST AND BUDGET MANAGEMENT															
6A	Cost Modeling and Target Value Design Process														
6A.01	Cost Model Structure and Prelim Modeling	8			8	24	24								
6A.02	Cost Model Review and Updates	8				24	16								
6A.03	Comparative Estimating for Major Systems	2				12	8								
6B	Predesign Estimating	4			4	16	8								
6C	Project Budget Development Process	12				8	8								
	Travel Time Budget	4					4								
	HOURS	38	0	0	12	84	68	0	0	0	0	0	0	0	0
	HOURLY RATE	$300	$275	$185	$175	$165	$155	$145	$135	$125	$125	$115	$115	$115	$95
	FEES	$11,400	$0	$0	$2,100	$13,860	$10,540	$0	$0	$0	$0	$0	$0	$0	$0
	SUBTOTAL	**$37,900**													

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TASK 7 - COMMUNITY OUTREACH																
7A	Technincal Advisory Group - Assistance	4					4									
7B	Preparation of Outreach Materials	2			8					12			40			
	Travel Time Budget															
	HOURS	6	0	0	8	0	4	0	0	12	0	0	40	0	0	
	HOURLY RATE	$300	$275	$185	$175	$165	$155	$145	$135	$125	$125	$115	$115	$115	$95	
	FEES	$1,800	$0	$0	$1,400	$0	$620	$0	$0	$1,500	$0	$0	$4,600	$0	$0	
	SUBTOTAL	**$9,920**														
TASK 8 - GC/CM ASSISTANCE																
8A	GC/CM Process Assistance	12					12									
	Travel Time Budget															
	HOURS	12	0	0	0	0	12	0	0	0	0	0	0	0	0	
	HOURLY RATE	$300	$275	$185	$175	$165	$155	$145	$135	$125	$125	$115	$115	$115	$95	
	FEES	$3,600	$0	$0	$0	$0	$1,860	$0	$0	$0	$0	$0	$0	$0	$0	
	SUBTOTAL	**$5,460**														
TASK 9 - PREDESIGN REPORT, PRESENTATIONS & OTHER TASKS																
9A	Draft Predesign Report / Presentation	12			20	4	20			8			16	20		
9B	Final Predesign Report / Presentation	8			8		8			8			8			
	Travel Time	8					4									
	HOURS	28	0	0	28	4	32	0	0	16	0	0	24	20	0	
	HOURLY RATE	$300	$275	$185	$175	$165	$155	$145	$135	$125	$125	$115	$115	$115	$95	
	FEES	$8,400	$0	$0	$4,900	$660	$4,960	$0	$0	$2,000	$0	$0	$2,760	$2,300	$0	
	SUBTOTAL	**$25,980**														

SUBTOTAL ALL TASKS	**$559,890**
REIMBURSABLE EXPENSE BUDGETS	**$12,500**
TCFA MARKUP ON CONSULTANT SERVICES (10%)	**N/A**
TOTAL PHASE 1A - PREDESIGN	**$572,390**

	PHASE 1A SUMMARY														
	Predesign Summary of Hours	474	0	40	422	640	636	0	0	576	0	80	324	120	0
17	Average hrs/Week	28	0	2	25	38	37	0	0	34	0	5	19	7	0
650	Approx % of Avail Time (Sept-Jan) 17 Weeks	72.92%	0.00%	6.15%	64.92%	98.46%	97.85%	0.00%	0.00%	88.62%	0.00%	12.31%	49.85%	18.46%	0.00%

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PHASE 1B - SCHEMATIC DESIGN 1 (SD1)

TASK 1 - PROJECT ADMINISTRATION

1A	General Project Management:	20					100							80	40	
1B	Project Delivery Plan Updates	4			10		24									
	Travel Time Budget	8					8									
	HOURS	32	0	0	10	0	132	0	0	0	0	0	0	80	40	
	HOURLY RATE	$310	$285	$195	$185	$175	$165	$155	$145	$135	$135	$125	$125	$125	$105	
	FEES	$9,920	$0	$0	$1,850	$0	$21,780	$0	$0	$0	$0	$0	$0	$10,000	$4,200	
	SUBTOTAL	**$47,750**														

TASK 2 - SCHEMATIC 1 BUILDING DESIGN

2A	SD1 Building Design	20		120	200	120	50	80	500	200	80	40	900			
2B	Updated Program Document	2			16	4	8			20						
2C	Basis of Design Narratives	4			24	24	12			8						
2D	Updated Equipment List	1				4				4						
2E	Updated Office Standards	2			40								80			
2F	Renderings and Graphics	1		16	20							12	120			
2G	Design Review Meetings	20		20	80	40	40			40						
	Travel Time Budget	8		4	12	12	8			4		4				
	HOURS	58	0	160	392	204	118	80	500	276	80	56	1,100	0	0	
	HOURLY RATE	$310	$285	$195	$185	$175	$165	$155	$145	$135	$135	$125	$125	$125	$105	
	FEES	$17,980	$0	$31,200	$72,520	$35,700	$19,470	$12,400	$72,500	$37,260	$10,800	$7,000	$137,500	$0	$0	
	SUBTOTAL	**$454,330**														

TASK 3 - SCHEMATIC 1 SITE DESIGN

3A	SD1 Architectural Site Design	10		40		80	40			20			240			
3B	SD1 Civil and Landscape Design	4				8	8									
3C	Site Systems Basis of Design	2														
3D	Design Review Meetings	8		4												
	Travel Time Budget				4	4										
	HOURS	24	0	44	4	92	48	0	0	20	0	0	240	0	0	
	HOURLY RATE	$310	$285	$195	$185	$175	$165	$155	$145	$135	$135	$125	$125	$125	$105	
	FEES	$7,440	$0	$8,580	$740	$16,100	$7,920	$0	$0	$2,700	$0	$0	$30,000	$0	$0	
	SUBTOTAL	**$73,480**														

TASK 4 - SUSTAINABILITY

4A	Benchmarking Scorecard	4			8	8				60			40			
4B	Updated Energy Study (Incl Daylighting, PV,)	4								12						
4C	Sustainability Report - Meetings	16								60			20			
4D	Updated Carbon Analysis	2								12		40				
	Travel Time Budget									4						
	HOURS	26	0	0	8	8	0	0	0	148	0	40	60	0	0	
	HOURLY RATE	$310	$285	$195	$185	$175	$165	$155	$145	$135	$135	$125	$125	$125	$105	
	FEES	$8,060	$0	$0	$1,480	$1,400	$0	$0	$0	$19,980	$0	$5,000	$7,500	$0	$0	
	SUBTOTAL	**$43,420**														

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TASK 5 - REGULATORY																
5A	Pre-Application Process	2				40	40									
5B	SEPA Checklist - Landuse Submittal Documents	1				12	8									
5C	Building Code Analysis	1			8	40	12	20								
	Travel Time Budget															
	HOURS	4	0	0	8	92	60	20	0	0	0	0	0	0	0	
	HOURLY RATE	$310	$285	$195	$185	$175	$165	$155	$145	$135	$135	$125	$125	$125	$105	
	FEES	$1,240	$0	$0	$1,480	$16,100	$9,900	$3,100	$0	$0	$0	$0	$0	$0	$0	
	SUBTOTAL	**$31,820**														
TASK 6 - COST AND BUDGET MANAGEMENT																
6A	Target Value Design Analysis	8		4	12	40	40			20						
6B	Updated Comprehensive Project Estimate	8			12	10	20									
6C	Project Budget Confirmation Process	8				4	8									
	Travel Time Budget	4														
	HOURS	28	0	4	24	54	68	0	0	20	0	0	0	0	0	
	HOURLY RATE	$310	$285	$195	$185	$175	$165	$155	$145	$135	$135	$125	$125	$125	$105	
	FEES	$8,680	$0	$780	$4,440	$9,450	$11,220	$0	$0	$2,700	$0	$0	$0	$0	$0	
	SUBTOTAL	**$37,270**														
TASK 7 - COMMUNITY OUTREACH																
7A	Technincal Advisory Group - Assistance	4														
7B	Preparation of Outreach Materials				20		4						40			
	Travel Time Budget															
	HOURS	4	0	0	20	0	4	0	0	0	0	0	40	0	0	
	HOURLY RATE	$310	$285	$195	$185	$175	$165	$155	$145	$135	$135	$125	$125	$125	$105	
	FEES	$1,240	$0	$0	$3,700	$0	$660	$0	$0	$0	$0	$0	$5,000	$0	$0	
	SUBTOTAL	**$10,600**														
TASK 8 - GC/CM ASSISTANCE																
8A	PRC Process Assistance	8				20	8									
8B	GC/CM Selection Process Assistance	12														
	Travel Time Budget	4					4									
	HOURS	24	0	0	0	20	12	0	0	0	0	0	0	0	0	
	HOURLY RATE	$310	$285	$195	$185	$175	$165	$155	$145	$135	$135	$125	$125	$125	$105	
	FEES	$7,440	$0	$0	$0	$3,500	$1,980	$0	$0	$0	$0	$0	$0	$0	$0	
	SUBTOTAL	**$12,920**														

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TASK 9 - SD1 FINAL DELIVERABLES, PRESENTATIONS & APPROVALS																
9A	SD1 Deliverables Report Package		4		4	16	40	40			40			240	40	
9B	SD1 - Presentation - Transition to Phase 2 Scope		12					16								
9C	General Meetings - Unassigned		8			20	20	20								
	Travel Time		8			8	8	8								
	HOURS		32	0	4	44	68	84	0	0	40	0	0	240	40	0
	HOURLY RATE		$310	$285	$195	$185	$175	$165	$155	$145	$135	$135	$125	$125	$125	$105
	FEES		$9,920	$0	$780	$8,140	$11,900	$13,860	$0	$0	$5,400	$0	$0	$30,000	$5,000	$0
	SUBTOTAL		**$85,000**													

SUBTOTAL PER TEAM MEMBER - ALL TASKS	**$796,590**
REIMBURSABLE EXPENSE BUDGETS	**$12,500**
SUBTOTAL PER TEAM MEMBER -	
TCFA MARKUP ON CONSULTANT SERVICES (10%)	**N/A**
TOTAL PHASE 1B - SCHEMATIC DESIGN 1	**$809,090**
TOTAL PHASE 1A AND PHASE 1B FEE BUDGET	**$1,356,480.00**

	PHASE 1B (SD1) SUMMARY														
	SD1 Summary of Hours	232	0	212	510	538	526	100	500	504	80	96	1,680	120	40
13	Average hrs/Week	18	0	16	39	41	40	8	38	39	6	7	129	9	3
550	Approx % of Avail Time (Jan-Mar) 13 Weeks	42.18%	0.00%	38.55%	92.73%	97.82%	95.64%	18.18%	90.91%	91.64%	14.55%	17.45%	305.45%	21.82%	7.27%

	HOURS SUMMARY	**RANDY**	**MARK**	**SCOTT**	**GAIL**	**KYLE**	**RYAN**	**TBD**	**TBD**	**KRISTIN**	**TBD**	**JEREMY**	**TBD**	**TETA**	
		706	0	252	932	1,178	1,162	100	500	1,080	80	176	2,004	240	40
30	Average hrs per week over 30 weeks	24	0	8	31	39	39	3	17	36	3	6	67	8	1
1200	Percentage Available	58.83%	0.00%	21.00%	77.67%	98.17%	96.83%	8.33%	41.67%	90.00%	6.67%	14.67%	167.00%	20.00%	3.33%
	Total Fee Budget Value per person	$214,120	$0	$48,740	$168,200	$199,750	$185,370	$15,500	$72,500	$140,040	$10,800	$21,200	$247,260	$28,800	$4,200
	Travel Time	84	0	4	44	52	60	0	0	20	0	4	0	0	0
4	Bill at 4 hours per round trip - total trips:	21	0	1	11	13	15	0	0	5	0	1	0	0	0

REIMBURSABLES BUDGET				
Travel				
Mileage	Rnd Trips	Total Miles	$/Mile	**Total**
300	25	7500	$0.625	**$4,688**
Hotel				
Night Stays	Cost/Night			**Total**
100	$150			**$15,000**
Meals				
Meal Qty				**Total**
200	$25			**$5,000**
Printing / Misc				**1000**
TOTAL REIMB BUDGET				**$24,688**

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TCF Architecture

Exhibit B1

2022 Hourly Rate and Reimbursable Expense Schedule

Effective: January 1, 2022 through December, 2022

Description	Rates
TCF Personnel:	
Principal-In-Charge - Managing Principal	$300.00 / hour
Principal	$275.00 / hour
Associate Principal	$205.00 / hour
Designer / Architect 9	$185.00 / hour
Designer / Architect 8	$175.00 / hour
Designer / Architect 7	$165.00 / hour
Designer / Architect 6	$155.00 / hour
Designer / Architect 5	$145.00 / hour
Designer / Architect 4	$135.00 / hour
Designer / Architect 3	$125.00 / hour
Designer / Architect 2	$115.00 / hour
Designer / Architect 1	$105.00 / hour
Graphic Designer	$155.00 / hour
Project Coordinator	$115.00 / hour
Administrative Support	$95.00 / hour
Subconsultant Services:	
Subconsultant Services Contracted Through TCF	Direct Cost plus 10%
Reimbursable Expenses:	
Mileage	Current Federal Rate
Other Expenses: (Meals, air travel, per diem, reproductions, shipping, postage, etc.)	Direct Cost plus 10%

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TCF Architecture

Exhibit B.2

2023 Hourly Rate and Reimbursable Expense Schedule

Effective: January 1, 2023 through December, 2023

Description	Rates
TCF Personnel:	
Principal-In-Charge - Managing Principal	$310.00 / hour
Principal	$285.00 / hour
Associate Principal	$215.00 / hour
Designer / Architect 9	$195.00 / hour
Designer / Architect 8	$185.00 / hour
Designer / Architect 7	$175.00 / hour
Designer / Architect 6	$165.00 / hour
Designer / Architect 5	$155.00 / hour
Designer / Architect 4	$145.00 / hour
Designer / Architect 3	$135.00 / hour
Designer / Architect 2	$125.00 / hour
Designer / Architect 1	$115.00 / hour
Graphic Designer	$165.00 / hour
Project Coordinator	$125.00 / hour
Administrative Support	$105.00 / hour
Subconsultant Services:	
Subconsultant Services Contracted Through TCF	Direct Cost plus 10%
Reimbursable Expenses:	
Mileage	Current Federal Rate
Other Expenses: (Meals, air travel, per diem, reproductions, shipping, postage, etc.)	Direct Cost plus 10%

Notes:

1. TCF Personnel Categories: Categories are based on experience and job responsibilities. Not all personnel are licensed architects.

2. Rate may be adjusted at the beginning of each calendar year. Rates will not be increased by more than 10% for any one category for a year for any project under contract.

3. Billing rates may, on occasion, be blended to approximately reflect specific personnel as well as specific tasks and services rendered.

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CONSULTANT EXHIBITS

Exhibit C.1	**Civil Engineering**	**MacKay Sposito**
Exhibit C.1	**Landscape Architecture**	**MacKay Sposito**
Exhibit C.2	**Structural Engineering**	**PCS Structural Solutions**
Exhibit C.3	**HVAC/Plumbing/Fire Protection**	**Interface Engineering**
Exhibit C.3	**Electrical & Low Voltage**	**Interface Engineering**
Exhibit C.4	**Traffic Engineering**	**WSP (Portland, OR Office)**
Exhibit C.4	**Equipment / Operations**	**WSP (Houston, TX Office)**
Exhibit C.5	**Cost Estimating**	**RC Cost Group**
Exhibit C.6	**Geotechnical & Environmental**	**NV5**
Exhibit C.7	**Office Systems**	**Open Square** (Rates)
Exhibit C.8	**Sustainable Water Systems**	**2020 Engineering** (Rates)
Exhibit C.9	**Community Outreach**	**PointNorth** (Rates)
Exhibit C.10	**Environmental Graphics**	**Jinger Hendricks Design Studio** (Rates)
Exhibit C.11	**Cultural Resource Consulting**	**AINW** (Rates)
Exhibit C.12	**Elevator Consulting**	**Lerch Bates** (Rates)
Exhibit C.13	**Envelope Consulting**	**ABBAE** (Rates)

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MacKay Sposito

Vancouver Office

18405 SE Mill Plain Boulevard, Suite 100 Vancouver, WA 98683
360.695.3411 www.mackaysposito.com

July 25, 2022

TCF Architecture
Attn: Randy Cook,
Managing Principal
902 North Second St.
Tacoma, WA 98403

RE: DRAFT PROPOSAL FOR PROFESSIONAL LAND USE PLANNING, CIVIL ENGINEER, AND LANDSCAPE ARCHITECTURE SERVICES FOR PHASE I OF THE VANCOUVER OPERATIONS CENTER IN VANCOUVER, WASHINGTON

Dear Randy:

We are pleased to offer this proposal for Land Use Planning and Professional Engineering Services you requested for the first phase of the development of the Vancouver Operations Center in Vancouver, Washington. Phase I encompasses Predesign through phase 1 of Schematic Design.

This proposal, along with the attachment, represents our proposal to provide these professional services. We appreciate the opportunity to provide this proposal for your consideration.

If you have any questions or concerns, please feel free to call.

Sincerely,
MacKay Sposito

Jason Irving, PE
Senior Engineer & Principal

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Scope of Work

(Exhibit "A")
City of Vancouver
Engineering and Related Services Operations Center Replacement - Phase I Predesign through SD-1

PHASE 1A PROFESSIONAL PREDESIGN

1.1 TASK 1 - PROJECT ADMINISTRATION

- Review existing documentation;
- Participate in Project Delivery Plan;
- Project budget review and management;
- Contract administration;
- Project scheduling;
- Monthly progress status reports;

1.2 TASK 2 - PROGRAMMING

- Participate in a tour of the existing Operations Facilities;
- Assist in workshop preparation;
- Participate in Program Workshops and follow-ups (up to 30 hrs);
- Participate in Preliminary Owners Performance Requirements meeting for Volume-3 Site Systems;

1.3 TASK 3 - SITE INVESTIGATIONS AND REGULATORY PROCESS

- Review site topography/survey (by City) and perform field assessment;
- Review traffic study and research impacts to site plan;
- Coordinate geotechnical test pit locations; review and comment on geotechnical report;
- Review Phase I Environmental report;
- Research availability and capacity of existing water/sewer systems including fire flow;
- Obtain letter of water availability, and determine water/sewer connection charges;
- Research stormwater regulations and permitting requirements;
- Review jurisdictional permit history;
- Research land use permitting tracks and regulatory codes;
- Research building permit requirements;
- Prepare a preliminary SEPA checklist for in-house review and to inform preapplications;

1.4 TASK 4 - SUSTAINABILITY GOALS

- Participate in Sustainability Goals Workshop and meetings (up to 20 hrs);
- Participate in the development of sustainability strategies as needed (up to 12 hrs);

1.5 TASK 5 - CONCEPTUAL DESIGN

- Prepare site plan base / digital model (based on survey CAD and surface files provided by City);

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- Develop stormwater strategies;
- Develop preliminary Civil system distribution options;
- Develop schematic Landscape concepts
- Attend follow up meeting with Berger
- Develop up to three (3) conceptual site layouts;
- Participate in site alternatives exploration workshop;
- Develop preferred concept based on review;
- Participate in one further evaluation cycle and plan development as needed;

1.6 TASK 6 - COST AND BUDGET MANAGEMENT

- Contribute to the development of a Cost Model structure;
- Participate in workshops to review preliminary Cost Model;
- Provide any needed updates following preliminary model review;
- Contribute to basic cost-benefit comparisons for major systems;
- Prepare a Predesign-level cost estimate accounting for all civil and landscape project elements;

1.7 TASK 7 - COMMUNITY OUTREACH

- Prepare data and graphic materials needed for outreach purposes conducted by the City;

Phase 1A Deliverables:

- Monthly administration reports
- Comments on Project Delivery Plan
- Traffic and circulation review memo
- Phase I Environmental review memo
- Program diagrams for workshops, with followup revised diagrams and notes
- Initiate draft of Volume 3 OPRs
- Field assessment of City survey
- Comments on geotechnical report
- Water/sewer capacity report
- Water availability letter
- Sewer connection charge calculation
- Land permitting track report
- Building permit requirements memo
- Stormwater requirements and strategies memo
- Preliminary draft of SEPA checklist
- Sustainability goals commentary
- Site plan base/digital model
- Preliminary civil strategies for stormwater, water, sewer
- Conceptual site layouts (up to three)
- Preferred concept plan
- Components for Cost Model structure including cost-benefit comparisons
- Predesign-level cost estimate for civil, landscape and planning

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PHASE 1B SCHEMATIC DESIGN (SD1) INCL. PRELIMINARY LAND USE

1.8 TASK 3 - SCHEMATIC 1 SITE DESIGN

- Prepare Preliminary Storm Drainage, Grading and Erosion Control Plans;
- Prepare Preliminary Technical Information Report (TIR);
- Prepare Preliminary Utility Plans (water and sanitary sewer);
- Participate in development of Early Site Work Phasing Plan;
- Prepare Preliminary Landscape Plans
- Prepare Engineering Basis of Design narrative
- Prepare Landscape Basis of Design narrative
- Finalize Phase I Schematic Design plans and assemble package for first review
- Participate in Schematic Design meetings (4 meetings at 3hrs each for ENG and LS)

1.9 TASK 4 - SUSTAINABILITY

- Participate in evaluation of benchmarking scorecard
- Contribute to development of sustainability report

1.10 TASK 5 - REGULATORY

5A-Pre-Application Process

- Assemble conceptual site plan, conceptual utility plan and storm plan in ACAD;
- Prepare and submit Pre-application packets for City and County;
- Attend Preapplication Conferences with the Agencies;
- Review Preapplication notes and discuss with team;

5B-Additional Regulatory Investigation

- Coordinate additional discussions with Agency staff regarding the need for interagency agreements addressing approval requirements of transferred/annexed property;
- Discuss any Road Modification history and requirements with County transportation staff;
- Continue development of SEPA Checklist;

1.11 TASK 6 - COST AND BUDGET MANAGEMENT

- Participate in Target Value Design Analysis;
- Update civil and landscape portions of Comprehensive Project Estimate;
- Participate in project budget confirmation process;

1.12 TASK 7 - COMMUNITY OUTREACH

- Prepare updated data and graphic materials needed for outreach purposes conducted by the City;

1.13 TASK 9 - SD1 FINAL DELIVERABLES

- Prepare civil and landscape portions of SD1 Deliverables Report Package;
- Participate in SD1 Presentation discussion of transition to Phase 2 Scope;

1.14 GENERAL MEETINGS

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- Additional meeting time to be assigned as needed

Phase 1B Deliverables:

- Preliminary Storm Drainage TIR report and plan
- Preliminary Grading and Erosion Control plans
- Preliminary Utility plans (water/sewer)
- Early Site Work Phasing plan
- Preliminary Landscape plans
- Preliminary Basis of Design narratives for engineering and landscape
- Preliminary SD1 design package sufficient for use at preapplications
- Preapplication packages for City and County
- Sustainability report sections
- Comments on agency agreements and road modifications
- Second draft of SEPA checklist
- Updates to project estimates
- Outreach materials for City community outreach program

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Fees

(Exhibit "B") Fees
City of Vancouver
Engineering and Related Services Operations Center Replacement

-- -Please see attached Fee Schedule Excel Worksheet---

Application and/or submittal fees are not included in the fee amount.

MacKay Sposito will bill you on a Time & Materials basis. You will be invoiced monthly for our services and reimbursable expenses as the work progresses. Our fees are based upon payment within 30 days and continuous progress of the project.

Approvals and Permits:

- Preapplication Conference (City of Vancouver)
- Preapplication Conference (Clark County)

Assumptions:

- This scope assumes the project will generally follow the CVOP Project Schedule as of July 19, 2022;
- Work will be based on adequate survey work provided by the City of Vancouver;
- Sufficient survey data, CAD files, and any required updates/additions will be provided by the City;
- All meetings will be held virtually or locally (Vancouver, WA);
- This scope assumes utilities are available to the site;
- Traffic engineering work and improvements in the rights-of-way will be performed by others;
- Civil and landscape design will be in accordance with City of Vancouver standards;
- MacKay Sposito shall not be responsible for changes to the documents required by the jurisdiction based upon rules, regulations, codes or requirements of the jurisdiction that are not written regulations or correspondence from the jurisdiction. Changes required due to unwritten rules, regulations, codes or requirements by the jurisdiction shall be considered additional services that are not part of this contract;

Excluded Services and Services Provided by Others:

- Land Surveying Services
- Building Permits;
- ROW Permitting;
- Preparation and processing of any appeals;
- Preparation and processing of any Variance Requests;
- Preparation and processing of any Road Modifications;
- Traffic Engineering;
- Geotechnical Services;

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- Arborist Services;
- Street Lighting design;
- Lighting/Electrical design;
- Design of fencing, retaining walls, or sound walls;
- Off-site Improvements other than frontage improvements;
- Design of electrical, telecommunications, gas, or cable television services;

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TASK NO.	PROJECT TASKS	MACKAY SPOSITO Civil Engineering Landscape Architecture Land Use/Planning								
		Principle in Charge	Project Manager - Design	Senior Planner	Planner	Project Engineer	Design Tech IV	Planning Tech	LA Project Manager	Landscape Architect II
PHASE 1A - PREDESIGN (2022)										
TASK 1 - PROJECT ADMINISTRATION										
1A	General Project Management:		12	8					8	
1B	Data Gathering - Research - Project Library		4	3	6	4			4	6
1C	Project Delivery Plan - Draft and Updates		2	6	2	2			2	2
	Travel Time Budget									
	HOURS	0	18	17	8	6	0	0	14	8
	HOURLY RATE	$260.00	$195.00	$200.00	$165.00	$185.00	$145.00	$130.00	$160.00	$145.00
	FEES	$0.00	$3,510.00	$3,400.00	$1,320.00	$1,110.00	$0.00	$0.00	$2,240.00	$1,160.00
	SUBTOTAL	**$12,740.00**								
TASK 2 - PROGRAMMING										
2A	Facility Tours		4		4	4				
2B	Pre-Workshop Preparation		3		3	3			2	
2C	Program Workshops and Follow-ups		3	3	10	10			3	10
2D	Space Program									
2E	Design Criteria		4	4		4			4	
	Travel Time Budget		2		2	2			2	2
	HOURS	0	16	7	19	23	0	0	11	12
	HOURLY RATE	$260.00	$195.00	$200.00	$165.00	$185.00	$145.00	$130.00	$160.00	$145.00
	FEES	$0.00	$3,120.00	$1,400.00	$3,135.00	$4,255.00	$0.00	$0.00	$1,760.00	$1,740.00
	SUBTOTAL	**$15,410.00**								
TASK 3 - SITE INVESTIGATIONS AND REGULATORY PROCESS										
3A	Survey Coordination with City					8				
3B	Traffic Engineering				3	3				
3C	Geotechnical - Field Investigations and Report		2	2		2				
3D	Environmental - Phase 1 Report Review		2	2		2				
3E	Utilities Investigations - Research									
3E.01	Water					4				
3E.02	Sewer					4				
3E.03	Electrical									
3E.04	Natural Gas					2				
3E.05	Data/Comm									
3F	Storm Water Management - Investigations & Research		12			20				
3G	Regulatory Research and Process		2	2	12	8		16		
	Travel Time Budget					2				
	HOURS	0	18	6	15	55	0	16	0	0
	HOURLY RATE	$260.00	$195.00	$200.00	$165.00	$185.00	$145.00	$130.00	$160.00	$145.00
	FEES	$0.00	$3,510.00	$1,200.00	$2,475.00	$10,175.00	$0.00	$2,080.00	$0.00	$0.00
	SUBTOTAL	**$19,440.00**								
TASK 4 - SUSTAINABILITY										
4A	Sustainability Goals and Benchmarking Approach				4	12			2	4
4B	Sustainability Strategies and Analysis				4	4			2	4
4B.01	Preliminary Energy Analysis Study									
4B.02	Ground Source Heat Exchange Investigations/Analysis									
4B.03	PV/BESS Analysis									
4B.04	Daylighting Analysis									
4B.05	Carbon Analysis									
4B.06	HVAC Systems LCCA									
	Travel Time Budget									
	HOURS	0	0	0	8	16	0	0	4	8
	HOURLY RATE	$260.00	$195.00	$200.00	$165.00	$185.00	$145.00	$130.00	$160.00	$145.00
	FEES	$0.00	$0.00	$0.00	$1,320.00	$2,960.00	$0.00	$0.00	$640.00	$1,160.00
	SUBTOTAL	**$6,080.00**								
TASK 5 - CONCEPTUAL DESIGN										
5A	Preliminary Building Layouts									
5B	Preliminary Site Layouts		16	8	60	40	30		12	24

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5C	Site & Bldg Alternatives Workshop and Follow-up		4	4	6	16			6	16
	Travel Time Budget									
	HOURS	0	20	12	66	56	30	0	18	40
	HOURLY RATE	$260.00	$195.00	$200.00	$165.00	$185.00	$145.00	$130.00	$160.00	$145.00
	FEES	$0.00	$3,900.00	$2,400.00	$10,890.00	$10,360.00	$4,350.00	$0.00	$2,880.00	$5,800.00
	SUBTOTAL	**$40,580.00**								

TASK 6 - COST AND BUDGET MANAGEMENT										
6A	Cost Modeling and Target Value Design Process		4			10	4		2	2
6A.01	Cost Model Structure and Prelim Modeling		4							
6A.02	Cost Model Review Workshop		2	2		2			2	
6A.03	Comparative Estimating for Major Systems					8				
6B	Predesign Estimating		4			16			4	
6C	Project Budget Development Process		8			4			4	
	Travel Time Budget									
	HOURS	0	22	2	0	40	4	0	12	2
	HOURLY RATE	$260.00	$195.00	$200.00	$165.00	$185.00	$145.00	$130.00	$160.00	$145.00
	FEES	$0.00	$4,290.00	$400.00	$0.00	$7,400.00	$580.00	$0.00	$1,920.00	$290.00
	SUBTOTAL	**$14,880.00**								

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TASK 7 - COMMUNITY OUTREACH										
7A	Technincal Advisory Group - Assistance									
7B	Preparation of Outreach Materials				4	4			2	2
	Travel Time Budget									
	HOURS	0	0	0	4	4	0	0	2	2
	HOURLY RATE	$260.00	$195.00	$200.00	$165.00	$185.00	$145.00	$130.00	$160.00	$145.00
	FEES	$0.00	$0.00	$0.00	$660.00	$740.00	$0.00	$0.00	$320.00	$290.00
	SUBTOTAL	**$2,730.00**								
TASK 8 - GC/CM ASSISTANCE										
8A	GC/CM Process Assistance									
	Travel Time Budget									
	HOURS	0	0	0	0	0	0	0	0	0
	HOURLY RATE	$260.00	$195.00	$200.00	$165.00	$185.00	$145.00	$130.00	$160.00	$145.00
	FEES	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
	SUBTOTAL	**$0.00**								
TASK 9 - PREDESIGN REPORT, PRESENTATIONS & OTHER TASKS										
9A	Draft Predesign Report / Presentation									
9B	Final Predesign Report / Presentation									
	Travel Time									
	HOURS	0	0	0	0	0	0	0	0	0
	HOURLY RATE	$260.00	$195.00	$200.00	$165.00	$185.00	$145.00	$130.00	$160.00	$145.00
	FEES	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
	SUBTOTAL	**$0.00**								
SUBTOTAL PER TEAM MEMBER - ALL TASKS		**$111,860.00**								
REIMBURSABLE EXPENSE BUDGETS		$0.00								

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Landscape Designer III	
0	0
$120.00	$0.00
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6	
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MacKay Sposito

Vancouver Office

18405 SE Mill Plain Boulevard, Suite 100 Vancouver, WA 98683
360.695.3411 www.mackaysposito.com

MacKay Sposito
2022-2023 SW Washington Rates

Updated 9/14/2022

	2022	2023		2022	2023
Senior Principal	$315	$331	Project Manager – Survey	$180	$189
Principal	$260	$273	Land Surveyor IV	$160	$168
Engineering Manager	$220	$231	Land Surveyor III	$150	$158
Project Engineer	$185	$194	Land Surveyor II	$140	$147
Engineer IV	$170	$179	Land Surveyor I	$130	$137
Engineer III	$155	$163	Survey Technician IV	$130	$137
Engineer II	$140	$147	Survey Technician III	$115	$121
Engineer I	$120	$126	Survey Technician II	$105	$110
Project Manager – Design	$195	$205	Survey Technician I	$95	$100
Project Controls Manager	$225	$236	Survey Aid	$75	$79
Contract Administrator	$165	$173	Survey Party Chief	$140	$147
Project Coordinator II	$130	$137	Survey Instrument Person	$100	$105
Project Coordinator I	$120	$126	GIS Mapping Specialist	$140	$147
Design Technician IV	$145	$152	GIS Mapping Specialist II	$150	$158
Design Technician III	$135	$142	Senior Construction Manager	$220	$231
Design Technician II	$125	$131	Construction Manager	$185	$194
Design Technician I	$105	$110	Construction Inspector V	$195	$205
Landscape Manager	$190	$200	Construction Inspector IV	$165	$173
Project Manager – Landscape	$160	$168	Construction Inspector III	$140	$147
Landscape Architect II	$145	$152	Construction Inspector II	$130	$137
Landscape Architect I	$125	$131	Construction Inspector I	$115	$121
Landscape Designer III	$120	$126	Public Involvement Associate/Mgr.	$150	$158
Landscape Designer II	$110	$116	Public Involvement Coordinator	$100	$105
Landscape Designer I	$100	$105	Creative Designer	$95	$100
Planning Director	$235	$247	Stormwater Analyst	$130	$137
Planning Manager	$210	$221	Environmental Manager II	$175	$184
Senior Planner	$200	$210	Environmental Manager I	$160	$168
Planner	$165	$173	Environmental Specialist III	$155	$163
Planning Technician	$130	$137	Environmental Specialist II	$125	$131
Land Development Assistant	$95	$100	Environmental Specialist I	$110	$116
Accounting Manager	$195	$205	Natural Resource Specialist IV	$140	$147
Project Accountant	$135	$142	Natural Resource Specialist III	$130	$137
Administrative Manager	$135	$142	Natural Resource Specialist II	$115	$121
Administrative Assistant	$95	$100	Natural Resource Specialist I	$105	$110
Clerical	$84	$88	UAV Pilot	$145	$152
Survey Manager	$200	$210			

The above rates cover salaries, overhead and profit. All other materials and expenses will be billed on an actual cost plus 10% basis. Overtime rates will be 1.5 times unless otherwise negotiated. These rates will be adjusted annually or as necessary to reflect market conditions. Sub-Consultants costs will be on actual cost plus 10% to compensate MacKay Sposito for Business Occupation Tax and administrative costs.

Per diem rates for travel within the continental United States will be billed in accordance with the rates published by the Office of Governmentwide Policy, General Services Administration (GSA) for the applicable fiscal year. Mileage will be billed in accordance with standard mileage rates published by the Internal Revenue Service.

Engineering categories are in accordance with ASCE Classifications. Rates detailed above do not apply to Federal or State contracts with specific Wage Determinations or mandated prevailing wage/fringe benefits minimum.

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PCS Structural Solutions

Seattle 1011 Western Avenue, Suite 810 | Seattle, WA 98104 | 206.292.5076
Tacoma 1250 Pacific Avenue, Suite 701 | Tacoma, WA 98402 | 253.383.2797
Portland 101 SW Main Street, Suite 280 | Portland, OR 97204 | 503.232.3746

www.pcs-structural.com

September 19, 2022

TCF Architecture
902 N 2nd St
Tacoma, WA 98403

ATTN: Randy Cook

RE: *Vancouver Public Works Operations Center*
Structural Engineering/Consultation Proposal
Phase 1 – Predesign through Schematic Design 1

Dear Randy:

Thank you for this opportunity to propose our Phase 1 Structural Engineering services for the Vancouver Public Works Operations Center project in Vancouver, Washington.

SCOPE OF SERVICES

We will provide all Structural Engineering services including recommendations regarding basic structural materials and systems, analysis and development of conceptual design solutions as required for Phase 1 of this project. Phase 1 includes predesign services and preliminary schematic design services.

Our scope of services and resulting fees are based on the following:

- Three to four story, 80,000+ square foot Crew and Office Building.
- Fleet Building.
- Warehouse and Storage Building.
- Shops Building.
- Fuel and Wash Building.
- Open Canopy Structures.
- The MACC is estimated to be about $120 million.
- Deliverables will include structural narratives, and schematic level foundation and framing plans.
- Basic structural modeling using Revit 2023 or earlier version is included for development of conceptual structural designs.
- It is assumed that the schedule for Phase 1 will last until early 2023.

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TCF Architecture
Randy Cook
Vancouver Public Works Operations Center
Structural Engineering/Consultation Proposal
Phase 1 – Predesign through Schematic Design 1

- We will assist and coordinate structural design criteria for the building, including the building Risk Category, special loading criteria, and special vibration criteria. We will coordinate and review requirements for the geotechnical engineering study. Predesign Tasks 2 and 3.
- We will use the Tally plug-in for Revit to assist in evaluating environmental impacts of structural materials. Predesign and SD Tasks 4.
- For predesign we will recommend basic structural information for preliminary building concepts, layout and cost estimating. Predesign Tasks 5 and 6.
- Schematic Design level structural concepts for each building including framing systems, lateral systems and foundations. We will provide schematic level drawings and structural narratives. SD Tasks 2 and 9.
- Coordination and assistance with other disciplines and the cost estimator for predesign and SD tasks.

FEES

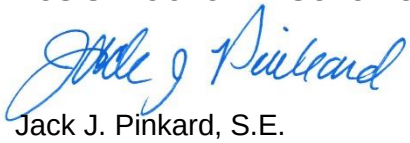
Our fee proposal is based on the Guidelines for Determining Architect/Engineer Fees for Public Works Projects, and on similar projects that we have previously completed. Our fees are determined by the estimated hours and billing rates for various tasks that we will perform for Phase 1 of this project. The expected level of work for this phase is consistent with approximately 75% of a full SD package, and our fee reflects that percentage.

Our fee for Phase 1 of this project will be **$137,540**. Billing will be on an Hourly Not to Exceed (HNTE) basis. The fee amount may be modified only with prior written approval if the scope of services is changed.

Thank you for this opportunity to be of continued service. If there are any questions regarding this proposal, please feel free to call. We look forward to hearing from you.

Very truly yours,

PCS STRUCTURAL SOLUTIONS



Jack J. Pinkard, S.E.
Senior Principal

JJPmap
22-634

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PCS Structural Solutions

Seattle 1011 Western Avenue, Suite 810 | Seattle, WA 98104 | 206.292.5076
Tacoma 1250 Pacific Avenue, Suite 701 | Tacoma, WA 98402 | 253.383.2797
Portland 101 SW Main Street, Suite 280 | Portland, OR 97204 | 503.232.3746

www.pcs-structural.com

HOURLY RATES EFFECTIVE May 1, 2022

(Subject to Change After November 1, 2022)

Associate Principal and Principal	$185.00 to $250.00
Project Manager/Associate Engineer	$155.00 to $195.00
Design Engineer/Project Engineer	$115.00 to $165.00
CAD/BIM Technician	$100.00 to $170.00
Clerical	$75.00 to $120.00

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Portland 101 SW Main Street, Suite 280 | Portland, OR 97204 | 503.232.3746

www.pcs-structural.com

HOURLY RATES EFFECTIVE January 1, 2023

Associate Principal and Principal	$205.00 to $275.00
Project Manager/Associate Engineer	$170.00 to $215.00
Design Engineer/Project Engineer	$125.00 to $185.00
CAD/BIM Technician	$110.00 to $190.00
Clerical	$85.00 to $140.00

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TASK NO.	PROJECT TASKS	PCS STRUCTURAL SOLUTIONS Structural Engineering										
		Principal in Charge	Project Manager	Project Engineer	Design Engineer	Director of BIM	BIM Tech	Sustainability SME	TITLE	TITLE	TITLE	TITLE
PHASE 1A - PREDESIGN												
TASK 1 - PROJECT ADMINISTRATION												
1A	General Project Management:											
1B	Data Gathering - Research - Project Library											
1C	Project Delivery Plan - Draft and Updates											
	Travel Time Budget											
	HOURS	0	0	0	0	0	0	0	0	0	0	0
	HOURLY RATE	$220.00	$160.00	$160.00	$125.00	$170.00	$130.00	$160.00	$0.00	$0.00	$0.00	$0.00
	FEES	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
	SUBTOTAL	**$0.00**										
TASK 2 - PROGRAMMING												
2A	Facility Tours											
2B	Pre-Workshop Preparation											
2C	Program Workshops and Follow-ups											
2D	Space Program											
2E	Design Criteria	8	16									
	Travel Time Budget											
	HOURS	8	16	0	0	0	0	0	0	0	0	0
	HOURLY RATE	$220.00	$160.00	$160.00	$125.00	$170.00	$130.00	$160.00	$0.00	$0.00	$0.00	$0.00
	FEES	$1,760.00	$2,560.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
	SUBTOTAL	**$4,320.00**										
TASK 3 - SITE INVESTIGATIONS AND REGULATORY PROCESS												
3A	Survey Coordination with City											
3B	Traffic Engineering											
3C	Geotechnical - Field Investigations and Report											
3D	Environmental - Phase 1											
3E	Utilities Investigations - Research											
3E.01	Water											
3E.02	Sewer											
3E.03	Electrical											
3E.04	Natural Gas											
3E.05	Data/Comm											
3F	Storm Water Management - Investigations & Research											
3G	Regulatory Research and Process											
	Travel Time Budget											
	HOURS	0	0	0	0	0	0	0	0	0	0	0
	HOURLY RATE	$220.00	$160.00	$160.00	$125.00	$170.00	$130.00	$160.00	$0.00	$0.00	$0.00	$0.00
	FEES	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
	SUBTOTAL	**$0.00**										
TASK 4 - SUSTAINABILITY												
4A	Sustainability Goals and Benchmarking Approach											
4B	Sustainability Strategies and Analysis	4	4					4				
4B.01	Preliminary Energy Analysis Study											
4B.02	Ground Source Heat Exchange Investigations/Analysis											
4B.03	PV/BESS Analysis											
4B.04	Daylighting Analysis											
4B.05	Carbon Analysis		4					4				
4B.06	HVAC Systems LCCA											
	Travel Time Budget											
	HOURS	4	8	0	0	0	0	8	0	0	0	0
	HOURLY RATE	$220.00	$160.00	$160.00	$125.00	$170.00	$130.00	$160.00	$0.00	$0.00	$0.00	$0.00
	FEES	$880.00	$1,280.00	$0.00	$0.00	$0.00	$0.00	$1,280.00	$0.00	$0.00	$0.00	$0.00
	SUBTOTAL	**$3,440.00**										
TASK 5 - CONCEPTUAL DESIGN												
5A	Preliminary Building Layouts	40	40			8	40					
5B	Preliinary Site Layouts											
5C	Site & Bldg Alternatives Workshop and Follow-up											

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	Travel Time Budget											
	HOURS	40	40	0	0	8	40	0	0	0	0	0
	HOURLY RATE	$220.00	$160.00	$160.00	$125.00	$170.00	$130.00	$160.00	$0.00	$0.00	$0.00	$0.00
	FEES	$8,800.00	$6,400.00	$0.00	$0.00	$1,360.00	$5,200.00	$0.00	$0.00	$0.00	$0.00	$0.00
	SUBTOTAL						**$21,760.00**					

TASK 6 - COST AND BUDGET MANAGEMENT												
6A	Cost Modeling and Target Value Design Process											
6A.01	Cost Model Structure and Prelim Modeling	4	8									
6A.02	Cost Model Review Workshop											
6A.03	Comparative Estimating for Major Systems											
6B	Predesign Estimating											
6C	Project Budget Development Process											
	Travel Time Budget											
	HOURS	4	8	0	0	0	0	0	0	0	0	0
	HOURLY RATE	$220.00	$160.00	$160.00	$125.00	$170.00	$130.00	$160.00	$0.00	$0.00	$0.00	$0.00
	FEES	$880.00	$1,280.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
	SUBTOTAL						**$2,160.00**					

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TASK 7 - COMMUNITY OUTREACH												
7A	Techninical Advisory Group - Assistance											
7B	Preparation of Outreach Materials											
	Travel Time Budget											
	HOURS	0	0	0	0	0	0	0	0	0	0	0
	HOURLY RATE	$220.00	$160.00	$160.00	$125.00	$170.00	$130.00	$160.00	$0.00	$0.00	$0.00	$0.00
	FEES	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
	SUBTOTAL	**$0.00**										
TASK 8 - GC/CM ASSISTANCE												
8A	GC/CM Process Assistance											
	Travel Time Budget											
	HOURS	0	0	0	0	0	0	0	0	0	0	0
	HOURLY RATE	$220.00	$160.00	$160.00	$125.00	$170.00	$130.00	$160.00	$0.00	$0.00	$0.00	$0.00
	FEES	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
	SUBTOTAL	**$0.00**										
TASK 9 - PREDESIGN REPORT, PRESENTATIONS & OTHER TASKS												
9A	Draft Predesign Report / Presentation	0	0									
9B	Final Predesign Report / Presentation											
	Travel Time											
	HOURS	0	0	0	0	0	0	0	0	0	0	0
	HOURLY RATE	$220.00	$160.00	$160.00	$125.00	$170.00	$130.00	$160.00	$0.00	$0.00	$0.00	$0.00
	FEES	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
	SUBTOTAL	**$0.00**										
SUBTOTAL PER TEAM MEMBER - ALL TASKS		**$31,680.00**										
REIMBURSABLE EXPENSE BUDGETS		$0.00										
TOTAL PHASE 1A - PREDESIGN		**$31,680.00**										

PHASE 1B - SCHEMATIC DESIGN 1 (SD1)

TASK 1 - PROJECT ADMINISTRATION												
1A	General Project Management:											
1B	Data Gathering - Research - Project Library											
1C	Project Delivery Plan - Draft and Updates											
	Travel Time Budget											
	HOURS	0	0	0	0	0	0	0	0	0	0	0
	HOURLY RATE	$230.00	$170.00	$170.00	$135.00	$180.00	$140.00	$170.00	$0.00	$0.00	$0.00	$0.00
	FEES	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
	SUBTOTAL	**$0.00**										
TASK 2 - SCHEMATIC 1 BUILDING DESIGN												
2A	SD1 Building Design	80	200	40		8	120					
2B	Updated Program Document											
2C	Basis of Design Narratives	4	24									
2D	Updated Equipment List											
2E	Updated Office Standards											
2F	Renderings and Graphics											
2G	Design review Meetings	16	24				8					
	Travel Time Budget											
	HOURS	100	248	40	0	8	128	0	0	0	0	0
	HOURLY RATE	$230.00	$170.00	$170.00	$135.00	$180.00	$140.00	$170.00	$0.00	$0.00	$0.00	$0.00
	FEES	$23,000.00	$42,160.00	$6,800.00	$0.00	$1,440.00	$17,920.00	$0.00	$0.00	$0.00	$0.00	$0.00
	SUBTOTAL	**$91,320.00**										
TASK 3 - SCHEMATIC 1 SITE DESIGN												
3A	SD1 Architectural Site Design											
3B	SD1 Civil and Landscape Design											
3C	Site Systems Basis of Design											
3D	Design Review Meetings											
	Travel Time Budget											
	HOURS	0	0	0	0	0	0	0	0	0	0	0
	HOURLY RATE	$230.00	$170.00	$170.00	$135.00	$180.00	$140.00	$170.00	$0.00	$0.00	$0.00	$0.00
	FEES	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
	SUBTOTAL	**$0.00**										
TASK 4 - SUSTAINABILITY												
4A	Benchmarking Scorecard											
4B	Updated Energy Study (Incl Daylighting, PV,)											
4C	Sustainability Report											
4D	Updated Carbon Analysis	2	4				4	4				
	Travel Time Budget											
	HOURS	2	4	0	0	0	4	4	0	0	0	0

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	HOURLY RATE	$230.00	$170.00	$170.00	$135.00	$180.00	$140.00	$170.00	$0.00	$0.00	$0.00	$0.00
	FEES	$460.00	$680.00	$0.00	$0.00	$0.00	$560.00	$680.00	$0.00	$0.00	$0.00	$0.00
	SUBTOTAL	**$2,380.00**										
TASK 5 - REGULATORY												
5A	Pre-Application Process											
5B	SEPA Checklist - Landuse Submittal Documents											
5C	Building Code Analysis	4	4									
	Travel Time Budget											
	HOURS	4	4	0	0	0	0	0	0	0	0	0
	HOURLY RATE	$230.00	$170.00	$170.00	$135.00	$180.00	$140.00	$170.00	$0.00	$0.00	$0.00	$0.00
	FEES	$920.00	$680.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
	SUBTOTAL	**$1,600.00**										
TASK 6 - COST AND BUDGET MANAGEMENT												
6A	Target Value Design Analysis	8	8									
6B	Updated Comprehensive Project Estimate											
6C	Project Budget Confirmation Process											
	Travel Time Budget											
	HOURS	8	8	0	0	0	0	0	0	0	0	0
	HOURLY RATE	$230.00	$170.00	$170.00	$135.00	$180.00	$140.00	$170.00	$0.00	$0.00	$0.00	$0.00
	FEES	$1,840.00	$1,360.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
	SUBTOTAL	**$3,200.00**										
TASK 7 - COMMUNITY OUTREACH												
7A	Techninal Advisory Group - Assistance											
7B	Preparation of Outreach Materials											
	Travel Time Budget											
	HOURS	0	0	0	0	0	0	0	0	0	0	0
	HOURLY RATE	$230.00	$170.00	$170.00	$135.00	$180.00	$140.00	$170.00	$0.00	$0.00	$0.00	$0.00
	FEES	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
	SUBTOTAL	**$0.00**										
TASK 8 - GC/CM ASSISTANCE												
8A	PRC Process Assistance											
8B	GC/CM Selection Process Assistance											
	Travel Time Budget											
	HOURS	0	0	0	0	0	0	0	0	0	0	0
	HOURLY RATE	$230.00	$170.00	$170.00	$135.00	$180.00	$140.00	$170.00	$0.00	$0.00	$0.00	$0.00
	FEES	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
	SUBTOTAL	**$0.00**										
TASK 9 - SD1 FINAL DELIVERABLES												
9A	SD1 Deliverables Report Package											
9B	SD1 - Presentation - Transition to Phase 2 Scope											
	Travel Time											
	HOURS	0	0	0	0	0	0	0	0	0	0	0
	HOURLY RATE	$230.00	$170.00	$170.00	$135.00	$180.00	$140.00	$170.00	$0.00	$0.00	$0.00	$0.00
	FEES	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
	SUBTOTAL	**$0.00**										
SUBTOTAL PER TEAM MEMBER - ALL TASKS		**$98,500.00**										
REIMBURSABLE EXPENSE BUDGETS		$0.00										
TOTAL PHASE 1B - SCHEMATIC DESIGN 1		**$98,500.00**										

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INTERFACE ENGINEERING

100 SW Main Street, Suite 1600
Portland, OR 97204
TEL 503.382.2266
FAX 503.382.2262
www.interfaceengineering.com

Exhibit C.3

CHICAGO
HONOLULU
LOS ANGELES
PORTLAND
SAN FRANCISCO
SEATTLE
WASHINGTON, DC

July 20, 2022

Randy Cook
TCF Architecture
902 N Second
Tacoma, WA 98403

Re: City of Vancouver New Operations Center Phase 1 Predesign & SD1
Professional Services Proposal

Dear Randy:

Thank you for the opportunity to provide you with our proposal for the referenced project. Your project is important to us and we have made an effort to address detailed scopes for all disciplines.

PROJECT DESCRIPTION

Project Owner
City of Vancouver

Project Location
Vancouver, Washington

Building/Project Description
Buildings to include new office, warehouse, shops, fleet services, fuel station and wash bays.

PROJECT SCHEDULE
October 2022 to April 2023

ENGINEERING SERVICES DESCRIPTION
Our scope of services is listed below for the following disciplines: mechanical, electrical, plumbing, fire sprinkler, fire alarm, data telecom, technical security, and A/V systems.

PHASE 1A - PREDESIGN

1 – PROJECT ADMINISTRATION

1B – Data Gathering and Project Library

.02 - Gathering and Review of City-Provided Documentation

- Review of City-provided documents for familiarity and for use of such documents in the development of the Phase 1 work.

1C – Project Delivery Plan

- Prepare a preliminary draft Project Delivery Plan based on known information at the outset of the Project including the City's existing Project Charter document.

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- Attend a video-conference call meeting with the City's Advisory Committee to review the draft Project Delivery Plan.
- Update the Draft Project Delivery Plan with City edits and comments.

2 – PROGRAMMING AND DESIGN CRITERIA

2A – Facility Tours

.01 - Tour Existing City Operations Facilities

- Participate in a tour of the existing Operations facilities.
- Prepare tour notes and photos.

.02 - Tour Other MOA Facilities

- Participate in tours of Mason County PUD and Pierce County Maintenance facility.
- Prepare tour notes and photos.

2B – Pre-Workshop Preparation

Conduct research and interactive activities with key City Stakeholders via remote communication prior to the facilitation of in-person workshops and meetings for the purposes of building baseline documentation and guiding the City's Stakeholders in their own efforts to prepare for the in-person meetings.

.02 - Fleet Maintenance Program

- Participate in a videoconference with the City's Equipment Services key staff to review the overall fleet maintenance program, program information developed in the previous master plan, and discuss the City's vision and goals for the future
- Documentation from this task will be used in the subsequent in-person programming workshops with the Equipment Services Program Team.

.03 - Fuel Systems Management

- Participate in a videoconference with the City's Equipment Services key staff to review the City's current approach to fleet fueling and the overall management of fuel systems.
- Prepare a preliminary analysis to address current and future considerations and implications of various fuel types and systems relative to operational resilience, sustainability, and cost.

2C – Programming Workshops

Participate in an in-person programming and design criteria sessions with the City's internal Stakeholder Teams and identify preliminary design criteria for building systems for each functional space or area.

- The sessions will take place over several days and will be scheduled and organized in blocks of 2-3 hours each, to be attended by members of the Design Team and the City's Stakeholder Teams as identified in the City Stakeholder Teams Roster. (Exhibit A.01)
- Other videoconference calls may be conducted prior to and following the in-person meetings.

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- Notes from each meeting or videoconference will be recorded and organized in Smartsheet by topics.

.01 - Shared Functions Teams In-Person Workshops
Conduct in-person workshop sessions with City's Shared Functions stakeholder teams as identified in the City Stakeholder Teams Roster.

.02 – Departmental Teams In-Person Workshops
Conduct in-person workshop sessions with each of the City's Departmental Stakeholder Teams as identified in the City Stakeholder Teams Roster.

2E - Design Criteria
The Contractor shall prepare a Draft Programmatic Design Criteria document for City review. Following review by the City, a final Programmatic Design Criteria document will be prepared.

.02 – Preliminary Owners Performance Requirements (OPR's)
Participate in meetings with the City's OPR Team to review specific site and building systems for performance requirements and standards, identifying initial OPR criteria and metrics for all site and building systems, organized as follows:

Volume 2 - HVAC, Plumbing, Electrical and Specialty Systems

- Building heating, cooling and ventilating systems, controls and equipment, including performance requirements for environmental comfort, humidity control, hours of operation, etc.
- Building plumbing and wet systems.
- Building electrical systems (general power, lighting, emergency power, etc.).
- Data-Communications and Audio-visual Systems
- Security systems
- Fire Protection Systems
- Updated Preliminary Equipment List.
- Preliminary Energy Analysis Report setting preliminary Energy Use Intensity (EUI) Goal and proposing potential strategies to achieve goals.

Volume 3 – Site Systems

- Wet Utility Systems (Domestic water, fire flow water, sanitary sewer).
- Dry Utility Systems (electrical power distribution, site lighting, data-communications distribution).

TASK 3 – SITE INVESTIGATIONS & REGULATORY ANALYSIS

3E – Utilities

.01 - Water:

- Estimate water and fire flowrates required based on building size and use.

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.02 - Sewer:

- Estimate sewer pipe sizes and flows per building.

.03 - Electrical:

- Investigate and research existing and future planned electrical distribution and power grid capacity with Clark Public Utilities.

.04 - Natural gas:

- Investigate availability of gas service pipe size and pressure.

.05 - Communications/Data:

- Investigate service provider options.

3G – Regulatory Research and Process

.02 – Building Code Review and Research

- Prepare initial building code review summarizing mechanical, electrical, fire protection, and plumbing code information for each structure. (Note: these code items are key elements in driving initial predesign phase decisions regarding building design).
- Discuss and confirm City's desired upgrades to seismic Risk Level.

TASK 4 – SUSTAINABILITY

4A – Sustainability Goals and Benchmarking Approach

.01 – Sustainability Goals Development

- Participate in a meeting with the City's Sustainability Stakeholder Team to review and discuss the City's initial sustainability goals, policies for green building, carbon neutrality, energy and water conservation, and other sustainable outcomes.
- This initial process will utilize the AIA's Committee on the Environment (COTE) 10-point Framework for Design Excellence categories: Design for Integration, Design for Community, Design for Ecology, Design for Water, Design for Economy, Design for Energy, Design for Wellness, Design for Resources, Design for Change, and Design for Discovery.
- Discussions from this meeting will inform other stakeholder and program team discussions.
- Up to two other videoconference meetings with key City staff for follow-up and additional assessment of sustainability information as the planning process progress.

.02 – Sustainability Certification Approach and Research

- Based on discussions and goal setting with the City's Sustainability Team, assist the City in determining a preferred benchmarking program for the project such as LEED, Green Globes, or other programs.

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- Based on the selected program's assessment and scoring system, prepare a preliminary "scorecard" to identify initial anticipated benchmarking goals for the project.

4B – Sustainability Strategies and Analysis

.01 – Preliminary Energy Analysis

- Initial Energy Use Intensity (EUI) targets for each building.
- Analysis of energy strategies

.02 – Ground Source Heat Exchange Investigations

- Provide a ground test bore to determine the anticipated level of soil conductivity, stable ground temperature, diffusivity, and cost of drilling for a closed loop ground coupled geo-exchange system.
- Provide an energy and cost benefit analysis for a geo-exchange system.

.03 – PV / BESS Analysis

- PV Systems Analysis: Prepare an analysis of photovoltaic (PV) energy production potential for the site including total output potential, first cost, life cycle costs and payback, summary of incentives, and other options and considerations.
- Battery Electric Storage Systems: Prepare an analysis to determine feasibility of a battery system to replace diesel generators.

.04 – Daylighting Analysis

- Provide criteria to explore a range of daylighting strategies for the main office building and operations buildings.

.05 – Carbon Analysis

- Provide TCF with the building operational carbon inputs to be used in the Tally" program.

.06 - Mechanical Systems LCCA

- Perform a Life Cycle Cost Analysis comparing alternative HVAC systems.

.07 – Water Resources Analysis

- Develop alternative strategies for water conservation and reuse.
- Prepare life cycle cost analysis for potential strategies.

TASK 5 – CONCEPTUAL DESIGN

5A – Preliminary Building Layout Alternatives

.01 - Program Assignments to Buildings

- Based on design criteria and information developed during Task 4, provide footprints of MEP systems for an updated preliminary site plan.

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- Based on design criteria information developed during Task 4, prepare preliminary MEPFT space requirements to be used in building floor plans to convey design concepts.

.02 - Building Massing Studies

- Collaborate with TCF on alternative building massing studies for each building to take advantage of daylighting, passive solar, active solar and natural ventilation.
- Massing studies will assist in the development of daylighting studies in Task 5 as well as energy studies.

5B – Preliminary Site Layout Alternatives

.01 - Preliminary Site Configuration Alternatives

- Develop alternative approaches to site layouts exploring electrical infrastructure and sustainability strategies.

5C – Conceptual Design Workshops

.01 - Alternatives Review Workshop

- Participate in an in-person workshop to review the conceptual layout alternatives with City staff as determined by the Advisory Committee.
- The workshop is intended to identify a preferred alternative for site configuration and general building footprint configurations.

TASK 6 – COST AND BUDGET MANAGEMENT

6A – Cost Modeling

.02 - Cost Model Review

- Participate in a Design Team workshop to review the preliminary cost model and determine adjustments and updates as needed prior to meeting with the City.
- Participate in a cost model review workshop with the City's Advisory Team. The Cost Model will allow for initial discussions of major systems and design elements in relationship to total project costs.

.03 - Major Systems Comparative Analysis

- Prepare basic cost-benefit comparisons for major systems including electrical and building envelope systems.
- Note: HVAC life cycle cost analysis is included under Task 4, Sustainability.

6B – Predesign Cost Estimating

.01 – Preferred Concept Predesign Cost Estimate

- Provide MEPFT input on the preferred alternative layout for the site and buildings.

TASK 9 – PREDESIGN REPORT

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9A – Draft Predesign Report

Provide a draft Predesign Report in electronic .pdf format collecting and presenting all Predesign documentation. The report package will include:

- A Summary Report providing a comprehensive narrative of the project including goals, conceptual design, and sustainability strategies.

9B – Final Predesign Report

Final report incorporating City's review comments into a pdf electronic format for final submittal to the City.

PHASE 1B - SCHEMATIC DESIGN 1 (SD1)

1 – PROJECT ADMINISTRATION

1B – Data Gathering and Research

Using the data gathered in the predesign, research MEPFT options to be used in the schematic design.

1B – Project delivery plan

Using the data gathered in the predesign provide an update to the project delivery plan.

2 – SCHEMATIC 1 BUILDING DESIGN

2A – SD1 Building Design

Develop schematic level design for each building on the campus. Level of design will explore:

- MEPFT space needs.

2B – Updated Program Document

- As needed, provide final refinements to the Program if changed criteria assumptions and metrics are discovered.

2C – Building Basis of Design Narratives

Provide detailed narratives for each building system to further define the intended systems, materials, and products to be carried forward into the next design phase, and for updated cost estimating.

- HVAC Systems
- Plumbing Systems
- Electrical Systems
- Fire protection systems
- Low Voltage Systems (Data/Comm, Security, Audio Visual)
- Renewable energy systems

3 – SCHEMATIC 1 SITE DESIGN

3C – Site Basis of Design Narratives

- Provide detailed narratives of all MEPFT site systems which will be carried forward in the next phase of design and for cost estimating.

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3D – Design Review Meetings

- Participate in design review meetings with stakeholder to discuss systems being proposed for feedback.

4 – SUSTAINABILITY

4A – Benchmarking scorecard

Develop an energy benchmarking matrix for each of the buildings comparing code buildings to our proposed design buildings and compare to the 2030 challenge goal and net zero energy.

4B – Energy, daylighting, and photovoltaic (PV) studies

- Develop an energy analysis for each of the buildings which estimates the energy consumption of the building including al the proposed energy conservation strategies and renewable systems.
- Develop daylight modeling of select spaces and buildings to help reduce glare and inform placement and type of glass and shading devises.
- Develop a PV analysis which lays out the PV panels and predicts renewable power generation. Coordinate with Clark PUD on the amount of renewable energy produced which would feed the electrical grid in a net metering arrangement. Provide an update to the cost estimator.

4C – Sustainability report

- Develop a sustainability report which includes project sustainability goals, energy/water/air quality strategies proposed and a path to net zero energy and water.

5 – REGULATORY

5C - Building Code Analysis

- Provide a preliminary envelope energy code check to ensure the design is on track to comply with the state energy code.

6 – COST AND BUDGET MANAGEMENT

6A – Target Value Design Analysis

- Compare project goals to system selection and resulting first cost and life cycle costs and refine proposed systems giving the highest value.

6B – Updated Comprehensive Project Cost Estimate

- Provide input to the cost estimate for MEPFT systems.

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6C – Project Budget Confirmation

- Provide input to the costs estimate and provide any remaining information needed.

9 – SD 1 FINAL DELIVERABLES

9A – SD1 deliverable report package

- Assemble all final documents to be included in the final report.

FEE

Please refer to the VPOC Phase 1 fee schedule dated 7-20-2022 for labor and reimbursable fees.
If you have any questions, please contact this office.

Sincerely,

Andy Frichtl, PE, LEED AP
Managing Principal

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TASK NO.	PROJECT TASKS	INTERFACE ENGINEERS MEP/FP/Low Voltage Engineering Sustainable Design										
		Senior Mechanical Principal	Mechanical Principal	Electrical Principal	Mechanical Associate Principal	Electrical Associate Principal	Mechanical Associate	Electrical Associate	Senior Engineer	Engineer	Revit	Admin
PHASE 1A - PREDESIGN												
TASK 1 - PROJECT ADMINISTRATION												
1A	General Project Management:											
1B	Data Gathering - Research - Project Library	12	16	16	4	4	2	2				
1C	Project Delivery Plan - Draft and Updates	6	1	6	1	1	1	1				
	Travel Time Budget											
	HOURS	18	17	22	5	5	3	3	0	0	0	0
	HOURLY RATE	$250.00	$230.00	$230.00	$210.00	$210.00	$190.00	$190.00	$170.00	$150.00	$120.00	$100.00
	FEES	$4,500.00	$3,910.00	$5,060.00	$1,050.00	$1,050.00	$570.00	$570.00	$0.00	$0.00	$0.00	$0.00
	SUBTOTAL	**$16,710.00**										
TASK 2 - PROGRAMMING												
2A	Facility Tours	10		10								
2B	Pre-Workshop Preparation	6	2	6								
2C	Program Workshops and Follow-ups	16	16	16	16		16		16			
2D	Space Program											
2E	Design Criteria	8	12	12	6		6		12			
	Travel Time Budget	8	2	8	2		2		2			
	HOURS	48	32	52	24	0	24	0	30	0	0	0
	HOURLY RATE	$ 250	$ 230	$ 230	$ 210	$ 210	$ 190	$ 190	$ 170	$ 150	$ 120	$ 100
	FEES	$ 12,000	$ 7,360	$ 11,960	$ 5,040	$ -	$ 4,560	$ -	$ 5,100	$ -	$ -	$ -
	SUBTOTAL	**$46,020.00**										
TASK 3 - SITE INVESTIGATIONS AND REGULATORY PROCESS												
3A	Survey Coordination with City											
3B	Traffic Engineering											
3C	Geotechnical - Field Investigations and Report											
3D	Environmental - Phase 1											
3E	Utilities Investigations - Research											
3E.01	Water	1			6							
3E.02	Sewer											
3E.03	Electrical			6								
3E.04	Natural Gas				4							
3E.05	Data/Comm			6								
3F	Storm Water Management - Investigations & Research											
3G	Regulatory Research and Process	1	2	2	1		1					
	Travel Time Budget											
	HOURS	2	2	14	11	0	1	0	0	0	0	0
	HOURLY RATE	$250.00	$230.00	$230.00	$210.00	$210.00	$190.00	$190.00	$170.00	$150.00	$120.00	$100.00
	FEES	$500.00	$460.00	$3,220.00	$2,310.00	$0.00	$190.00	$0.00	$0.00	$0.00	$0.00	$0.00
	SUBTOTAL	**$6,680.00**										
TASK 4 - SUSTAINABILITY												
4A	Sustainability Goals and Benchmarking Approach	6		6								
4B	Sustainability Strategies and Analysis											
4B.01	Preliminary Energy Analysis Study	12	38	6								
4B.02	Ground Source Heat Exchange Investigations/Analysis	40										
4B.03	PV/BESS Analysis			24								
4B.04	Daylighting Analysis/criteria	4	20	2								
4B.05	Carbon Analysis	2										
4B.06	HVAC Systems LCCA	6	40	2								
4B.07	Water Resources	6	6									
	Travel Time Budget											
	HOURS	76	104	40	0	0	0	0	0	0	0	0
	HOURLY RATE	$250	$230	$230	$210	$210	$190	$190	$170	$150	$120	$100
	FEES	$19,000	$23,920	$9,200	$0	$0	$0	$0	$0	$0	$0	$0
	SUBTOTAL	**$52,120**										
TASK 5 - CONCEPTUAL DESIGN												
5A	Preliminary Building Layouts	4	8	6	2	2	2	2				
5B	Preliinary Site Layouts	2	2	4			4		2			

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5C	Site & Bldg Alternatives Workshop and Follow-up	6	6	6								
	Travel Time Budget	2	2	2								
	HOURS	14	18	18	2	2	6	2	2	0	0	0
	HOURLY RATE	$250.00	$230.00	$230.00	$210.00	$210.00	$190.00	$190.00	$170.00	$150.00	$120.00	$100.00
	FEES	$3,500.00	$4,140.00	$4,140.00	$420.00	$420.00	$1,140.00	$380.00	$340.00	$0.00	$0.00	$0.00
	SUBTOTAL	**$14,480.00**										
TASK 6 - COST AND BUDGET MANAGEMENT												
6A	Cost Modeling and Target Value Design Process											
6A.01	Cost Model Structure and Prelim Modeling	4	2	4	2		2		2			
6A.02	Cost Model Review Workshop	2	2	2	2		2		2			
6A.03	Comparative Estiating for Major Systems	12	2	6	2		2		2			
6B	Predesign Estimating	2	2	2								
6C	Project Budget Development Process											
	Travel Time Budget											
	HOURS	20	8	14	6	0	6	0	6	0	0	0
	HOURLY RATE	$250.00	$230.00	$230.00	$210.00	$210.00	$190.00	$190.00	$170.00	$150.00	$120.00	$100.00
	FEES	$5,000.00	$1,840.00	$3,220.00	$1,260.00	$0.00	$1,140.00	$0.00	$1,020.00	$0.00	$0.00	$0.00
	SUBTOTAL	**$13,480.00**										

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TASK 7 - COMMUNITY OUTREACH												
7A	Technincal Advisory Group - Assistance											
7B	Preparation of Outreach Materials											
	Travel Time Budget											
	HOURS	0	0	0	0	0	0	0	0	0	0	0
	HOURLY RATE	$250.00	$230.00	$230.00	$210.00	$210.00	$190.00	$190.00	$170.00	$150.00	$120.00	$100.00
	FEES	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
	SUBTOTAL	**$0.00**										
TASK 8 - GC/CM ASSISTANCE												
8A	GC/CM Process Assistance											
	Travel Time Budget											
	HOURS	0	0	0	0	0	0	0	0	0	0	0
	HOURLY RATE	$250.00	$230.00	$230.00	$210.00	$210.00	$190.00	$190.00	$170.00	$150.00	$120.00	$100.00
	FEES	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
	SUBTOTAL	**$0.00**										
TASK 9 - PREDESIGN REPORT, PRESENTATIONS & OTHER TASKS												
9A	Draft Predesign Report / Presentation	4	3	2	1				1		1	2
9B	Final Predesign Report / Presentation	1	1	1	1		1		0		1	1
	Travel Time	2	2	2	2							
	HOURS	7	6	5	4	0	1	0	1	0	2	3
	HOURLY RATE	$250.00	$230.00	$230.00	$210.00	$210.00	$190.00	$190.00	$170.00	$150.00	$120.00	$100.00
	FEES	$1,800.00	$1,320.00	$1,220.00	$780.00	$0.00	$190.00	$0.00	$250.00	$0.00	$220.00	$260.00
	SUBTOTAL	**$6,040.00**										
SUBTOTAL PER TEAM MEMBER - ALL TASKS		**$155,530.00**										
REIMBURSABLE EXPENSE BUDGETS		$53,000.00										
TOTAL PHASE 1A - PREDESIGN		**$208,530.00**										

PHASE 1B - SCHEMATIC DESIGN 1 (SD1)

TASK 1 - PROJECT ADMINISTRATION												
1A	General Project Management:											
1B	Data Gathering - Research - Project Library	12	8	8	4	4	2	2				
1C	Project Delivery Plan - Draft and Updates	6	1	6	1	1	1	1				
	Travel Time Budget											
	HOURS	18	9	14	5	5	3	3	0	0	0	0
	HOURLY RATE	$260.00	$240.00	$240.00	$220.00	$220.00	$200.00	$200.00	$180.00	$156.00	$125.00	$104.00
	FEES	$4,680.00	$2,160.00	$3,360.00	$1,100.00	$1,100.00	$600.00	$600.00	$0.00	$0.00	$0.00	$0.00
	SUBTOTAL	**$13,600.00**										
TASK 2 - SCHEMATIC 1 BUILDING DESIGN												
2A	SD1 Building Design	12	16	16	4	6	2	2			4	
2B	Updated Program Document	2	2	2								
2C	Basis of Design Narratives	50	90	75	50	40	30	32				50
2D	Updated Equipment List											
2E	Updated Office Standards											
2F	Renderings and Graphics											
2G	Design review Meetings	30	30	30	21	21	21.5	21.3				
	Travel Time Budget	4	4	4	4	4	4	4				
	HOURS	98	142	127	79	71	58	59	0	0	4	50
	HOURLY RATE	$260	$240	$240	$220	$220	$200	$200	$180	$156	$125	$104
	FEES	$25,480	$34,080	$30,480	$17,380	$15,620	$11,500	$11,860	$0	$0	$500	$5,200
	SUBTOTAL	**$152,100**										
TASK 3 - SCHEMATIC 1 SITE DESIGN												
3A	SD1 Architectural Site Design											
3B	SD1 Civil and Landscape Design											
3C	Site Systems Basis of Design	10	14	12	8	4	8	4			4	6
3D	Design Review Meetings	12	12	12	4	4	4	4				
	Travel Time Budget	4	4	4								
	HOURS	26	30	28	12	8	12	8	0	0	4	6
	HOURLY RATE	$260	$240	$240	$220	$220	$200	$200	$180	$156	$125	$104
	FEES	$6,760	$7,200	$6,720	$2,640	$1,760	$2,400	$1,600	$0	$0	$496	$624
	SUBTOTAL	**$30,200**										
TASK 4 - SUSTAINABILITY												
4A	Benchmarking Scorecard	8	10	4								
4B	Updated Energy Study (Incl Daylighting, PV,)	36	80	8								
4C	Sustainability Report	20	32	4								12
4D	Updated Carbon Analysis	2	2									
	Travel Time Budget	2	2									
	HOURS	68	126	16	0	0	0	0	0	0	0	12

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	HOURLY RATE	$260	$240	$240	$220	$220	$200	$200	$180	$156	$125	$104
	FEES	$17,680	$30,240	$3,840	$0	$0	$0	$0	$0	$0	$0	$1,248
	SUBTOTAL	**$53,008**										
TASK 5 - REGULATORY												
5A	Pre-Application Process											
5B	SEPA Checklist - Landuse Submittal Documents											
5C	Building Code Analysis	2	20	8	4					24		
	Travel Time Budget											
	HOURS	2	20	8	4	0	0	0	0	24	0	0
	HOURLY RATE	$260.00	$240.00	$240.00	$220.00	$220.00	$200.00	$200.00	$180.00	$156.00	$125.00	$104.00
	FEES	$520.00	$4,800.00	$1,920.00	$880.00	$0.00	$0.00	$0.00	$0.00	$3,744.00	$0.00	$0.00
	SUBTOTAL	**$11,864.00**										
TASK 6 - COST AND BUDGET MANAGEMENT												
6A	Target Value Design Analysis	24	20	20	6	6	4	4				
6B	Updated Comprehensive Project Estimate	4	2	2	1	1	1	1				
6C	Project Budget Confirmation Process	1	1	1								
	Travel Time Budget											
	HOURS	29	23	23	7	7	5	5	0	0	0	0
	HOURLY RATE	$260.00	$240.00	$240.00	$220.00	$220.00	$200.00	$200.00	$180.00	$156.00	$125.00	$104.00
	FEES	$7,540.00	$5,520.00	$5,520.00	$1,540.00	$1,540.00	$1,000.00	$1,000.00	$0.00	$0.00	$0.00	$0.00
	SUBTOTAL	**$23,660.00**										
TASK 7 - COMMUNITY OUTREACH												
7A	Techninal Advisory Group - Assistance											
7B	Preparation of Outreach Materials											
	Travel Time Budget											
	HOURS	0	0	0	0	0	0	0	0	0	0	0
	HOURLY RATE	$260.00	$240.00	$240.00	$220.00	$220.00	$200.00	$200.00	$180.00	$156.00	$125.00	$104.00
	FEES	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
	SUBTOTAL	**$0.00**										
TASK 8 - GC/CM ASSISTANCE												
8A	PRC Process Assistance											
8B	GC/CM Selection Process Assistance											
	Travel Time Budget											
	HOURS	0	0	0	0	0	0	0	0	0	0	0
	HOURLY RATE	$260.00	$240.00	$240.00	$220.00	$220.00	$200.00	$200.00	$180.00	$156.00	$125.00	$104.00
	FEES	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
	SUBTOTAL	**$0.00**										
TASK 9 - SD1 FINAL DELIVERABLES												
9A	SD1 Deliverables Report Package	1	3	3	2	2	2	2	1		1	3
9B	SD1 - Presentation - Transition to Phase 2 Scope	2	3	3								0
	Travel Time	2	2	2								
	HOURS	5	8	8	2	2	2	2	1	0	1	3
	HOURLY RATE	$260.00	$240.00	$240.00	$220.00	$220.00	$200.00	$200.00	$180.00	$156.00	$125.00	$104.00
	FEES	$1,300.00	$1,920.00	$1,920.00	$440.00	$440.00	$400.00	$400.00	$180.00	$0.00	$125.00	$354.64
	SUBTOTAL	**$7,480**										
SUBTOTAL PER TEAM MEMBER - ALL TASKS		**$291,912**										
REIMBURSABLE EXPENSE BUDGETS		$3,000.00										
TOTAL PHASE 1B - SCHEMATIC DESIGN 1		**$294,911.89**										

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Interface Engineering
100 SW Main Street, Suite 1600
Portland, OR 97204
TEL 503.382.2266
FAX 503.382.2262
www.interfaceengineering.com

2022 RATES

Senior Principal:	$250/Hour
Principal:	$230/Hour
Associate Principal:	$210/Hour
Associate/Project Manager:	$190/Hour
Sr. Engineer/Designer:	$170/Hour
Engineer/Designer:	$150/Hour
Revit Designer/Drafter	$120/Hour
Administrative:	$100/Hour

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2023 RATES

Senior Principal:	$260/Hour
Principal:	$240/Hour
Associate Principal:	$220/Hour
Associate/Project Manager:	$200/Hour
Sr. Engineer/Designer:	$180/Hour
Engineer/Designer:	$156/Hour
Revit Designer/Drafter	$125/Hour
Administrative:	$104/Hour

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July 23, 2022

RE: CITY OF VANCOUVER – NEW OPERATIONS CENTER
TCF Project No. 2022-016
WSP SCOPE & FEE PROPOSAL FOR PROFESSIONAL SERVICES -PHASE 1 WORK SCOPE

PHASE 1 SCOPE OF SERVICES (PREDESIGN THROUGH PRELIMINARY SCHEMATIC DESIGN (SD-1))

The Contractor shall provide the scope activities and deliverables described herein.

PHASE 1A - PREDESIGN

1 – PROJECT ADMINISTRATION

1A - General Project Management

WSP will include project management hours for Phase 1A (Predesign) under Tasks 2 (Programming and Design Criteria), Task 3B (Traffic Engineering), Task 5 (Conceptual Design), and Task 6B (Pre-Design Cost Estimating)

1B – Data Gathering and Project Library

.01 - City Provided Documentation

No WSP Involvement

.02 - Gathering and Review of City-Provided Documentation

WSP will complete the following task items under Phase 1A, Task 1B.02:

- Review of City-provided documents for familiarity and for use of such documents in the development of the Phase 1 work.

WSP Deliverables for Phase 1A, Task 1B: Questions, if any, that result from the review of documents.

1C – Project Delivery Plan

No WSP Involvement

2 – PROGRAMMING AND DESIGN CRITERIA

2A – Facility Tours

.01 - Tour Existing City Operations Facilities

WSP will complete the following task items under Phase 1A, Task 2A.01:

- Participate in a tour of existing Operations facilities.
- Photographically document the shops and storage areas in the existing Operations facilities.
- Based on observations and discussions during the tour, prepare a programming questionnaire(s) for City stakeholder response prior to the pre-workshop preparation (Phase 1A, Task 2B) and programming workshops (Phase 1A, Task 2C).

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.02 - Tour Other MOA Facilities

WSP will complete the following task items under Phase 1A, Task 2A.02:

- Participate in a tour of other MOA facilities in the southern Washington/northern Oregon area.
- Photographically document the shops and storage areas in the other MOA facilities toured.

WSP Assumptions for Phase 1A, Task 2A

- Tours of existing City Operations facilities will take place on one day.
- Tours of other MOA facilities (see Phase 1A, Task 2A.02) will take place over a two-day period immediately before or after the tour of the existing City Operations facilities (i.e. all tours will take place during the same trip to minimize travel expenses).

WSP Deliverables for Phase 1A, Task 2A

- Notes with photographic documentation of existing City Operations facilities and other MOA Facilities.
- Programming questionnaire(s).

2B – Pre-Workshop Preparation

Conduct research and interactive activities with key City Stakeholders via remote communication prior to the facilitation of in-person workshops and meetings for the purposes of building baseline documentation and guiding the City's Stakeholders in their own efforts to prepare for the in-person meetings.

.01 - Warehousing and Inventory Management

WSP will complete the following task items under Phase 1A, Task 2B.01:

- Conduct a videoconference call with the Warehousing and Inventory Management City Stakeholder Team to review current City practices for procurement, new inventory storage and management for all Operations departments.
- Discuss potential approaches for consolidated warehousing and inventory management.
- As part of Task 2A, meet with City staff and review the City's existing inventory storage methods and confirm approximate quantities and types of new inventory storage.
- Develop a preliminary analysis of considerations for the City to consider regarding consolidated inventory management.
- Documentation from this task will be used in the subsequent in-person programming workshops where types of storage and inventory management will be further discussed and evaluated.

.02 - Fleet Maintenance Program

WSP will complete the following task items under Phase 1A, Task 2B.02:

- Conduct a videoconference with the City's Equipment Services key staff to review the overall fleet maintenance program, program information developed in the previous master plan, and discuss the City's vision and goals for the future
- Documentation from this task will be used in the subsequent in-person programming workshops with the Equipment Services Program Team.

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.03 - Fuel Systems Management

WSP will complete the following task items under Phase 1A, Task 2B.03:

- Conduct a videoconference with the City's Equipment Services key staff to review the City's current approach to fleet fueling and the overall management of fuel systems.
- Prepare a preliminary analysis to address current and future considerations and implications of various fuel types and systems relative to operational resilience, sustainability, and cost.

.04 - Office and Work Environment Standards

No WSP Involvement

.05 - Diversity, Equity, and Inclusion (DEI) / Human-Centric Design

No WSP Involvement

WSP Assumptions for Phase 1A, Task 2B

- No travel is anticipated for Phase 1A, Task 2B.
- Video conference (3 total) will average 4 hours each.
- Fueling may include a range of fuels including gasoline, diesel, CNG/RNG, propane, electric, and hydrogen.

WSP Deliverables for Phase 1A, Task 2B

- Meeting notes of each video conference (3 total) and preliminary analysis as indicated.

2C – Programming Workshops

WSP will complete the following task items under Phase 1A, Task 2C:

- Prepare for and participate in on-site (in-person) programming and design criteria sessions with the City's internal Stakeholder Teams, exploring and confirming all functional spaces, square footages, diagrammatic space layouts, operational workflow diagrams, adjacency configurations, and the identification of preliminary design criteria for each functional space or area.
- The sessions will take place over several days and will be scheduled and organized in blocks of 2-3 hours each, to be attended by members of the Design Team and the City's Stakeholder Teams as identified in the City Stakeholder Teams Roster. (Exhibit A.01)
- Other videoconference calls may be conducted prior to and following the in-person meetings as needed to clarify program requirements.
- Review and comment on TCF Architecture prepared notes from each meeting or videoconference.

.01 - Shared Functions Teams In-Person Workshops

WSP will complete the following task items under Phase 1A, Task 2C.01:

- Participate in on-site (in-person) workshop sessions with City's Shared Functions stakeholder teams as identified in the City Stakeholder Teams Roster.

.02 – Departmental Teams In-Person Workshops

WSP will complete the following task items under Phase 1A, Task 2C.02:

- Participate in on-site (in-person) workshop sessions with each of the City's Departmental Stakeholder Teams as identified in the City Stakeholder Teams Roster.

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WSP Assumptions for Phase 1A, Task 2C

- All programming workshops will take place during one week and will be attended by two WSP staff.
- Up to four other videoconferences (average 1-hour each).

WSP Deliverables for Phase 1A, Task 2C

- Review comments on TCF Architecture prepared notes from each meeting or videoconference.

2D – Space Program

.01 - Personnel Analysis: Existing and Projected Growth

WSP will complete the following task items under Phase 1A, Task 2D.01:

- Review and comment on the Personnel Analysis developed by TCF Architecture.

.02 - Parking Analysis: Existing and Projected Growth

WSP will complete the following task items under Phase 1A, Task 2D.02:

- Review the vehicle and equipment list provided by the City and develop a spreadsheet listing the vehicle/equipment number, year, make, model, description, VIN number (if available), description, and type fuel. The list will be organized by Department.
- Conduct a videoconference with the appropriate City stakeholders to:
  - ✓ Identify vehicles/equipment that are typically connected (i.e. truck, trailer, equipment item on the trailer).
  - ✓ Identify size parking space needed for each vehicle/equipment (including combinations).
  - ✓ Identify type of parking (enclosed/heated, enclosed/unheated, canopy covered, outdoor) to be provided for each vehicle/equipment.
  - ✓ Identify additional vehicles/equipment to be accommodated (i.e. growth).
- Add the information identified during the meeting with City Stakeholders to the vehicle and equipment list spreadsheet.
- Coordinate the parking analysis with the Space Program developed in Phase 1A, Task 2D.03.
- Note that this list will also be used to calculate the type and quantity of repair bays needed in the Vehicle Maintenance Facility.

.03 - Space Program

Based on the programming workshops, TCF Architecture will develop a detailed space program that will:

- Identify functional areas to be located at the new facility.
- Identify space requirements for all administrative, maintenance, and operations functions in the project including:
  - ✓ Requirements for shared spaces, offices, mechanic areas, and crew areas.
  - ✓ Quantity, size, and type of repair bays.
  - ✓ Requirements for all shops.
  - ✓ Requirements for parts storage and warehousing.
  - ✓ Storage requirements for toolboxes and portable equipment.
  - ✓ Requirements for mechanical and electrical support space.
- Identify parking requirements for City vehicles and equipment, employee, visitor, and delivery vehicles.

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WSP will complete the following task items under Phase 1A, Task 2D.03:

- Provide input to the space program for all shop areas, storage/warehouse areas, fuel and wash, vehicle parking, and yard areas, using the TCF Architecture developed space program format.
- Participate in a series of video conferences (up to 4) with the City's Departmental Stakeholder Teams as identified in the City Stakeholder Teams Roster to review the draft Space Program.

WSP Assumptions for Phase 1A, Task 2D

- No travel is anticipated for Phase 1A, Task 2D.
- TCF Architecture will provide the space program spreadsheet format.

WSP Deliverables for Phase 1A, Task 2D

- Vehicle/Equipment List and Parking Analysis
- Input to the draft Space Program.
- Input to the final Space Program.

2E - Design Criteria

TCF Architecture will prepare a Draft Programmatic Design Criteria document for City review. Following review by the City, a final Programmatic Design Criteria document will be prepared.

.01 - Preliminary Room Data Sheets

WSP will complete the following task items under Phase 1A, Task 2E.01:

- Prepare Room Data Sheets for all areas related to shops, storage and warehouse, fuel, wash, and yard areas. Each Room Data Sheet will include:
  - ✓ Room layout (two and/or 3-dimensional diagrams) with key dimensional information, diagrammatic equipment and furnishings configurations, and other unique and relevant programmatic information.
  - ✓ Narrative summary of basic building system information to be accommodated in each area, space, or room including architectural requirements (clearances, floor, wall and ceiling finishes, door and window requirements, etc.); HVAC requirements (heating, cooling, ventilation); plumbing and piping requirements; electrical requirements (power and lighting levels); low voltage systems requirements (data-comm, audio-visual, security, other special systems); appliances, furnishings, and equipment.

.02 – Preliminary Owners Performance Requirements (OPR's)

Volume 1: Architectural, Structural, Equipment Systems

WSP will complete the following task items under Phase 1A, Task 2E.02 Under Volume 1:

- An inventory of existing shop equipment was done in August 2017 (almost 5 years ago). WSP will conduct an on-site review of the inventory of existing shop equipment by functional area and will update the inventory as needed. The updated inventory will include description, quantity, manufacturer, model number, utility requirements and condition. It will indicate which items are recommended for reuse in the new facility.
- Develop Preliminary Maintenance Equipment List based on the draft Design Criteria. Equipment shall be listed by functional area and include a description, price, quantity, dimensions, and general utility requirements for each equipment item. The list will incorporate equipment items identified

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as reusable on the Equipment Inventory. The Preliminary Equipment List will be reviewed with the City stakeholders during the conceptual design workshops in Phase 1A, Task 5C.

- Review and comment on the Design Criteria Document prepared by TCF Architecture.

Volume 2 - HVAC, Plumbing, Electrical and Specialty Systems

No WSP Involvement

Volume 3 – Site Systems

No WSP Involvement

WSP Assumptions for Phase 1A, Task 2E

- TCF Architecture will provide the room data sheet format.
- TCF Architecture will prepare the Design Criteria Document
- The equipment inventory will be done during a two-day trip with two people. This may be combined with another trip, if possible, to save on travel cost.

WSP Deliverables for Phase 1A, Task 2E

- Room data sheets for all areas related to shops, storage and warehouse, fuel, wash, and yard areas.
- Review comments on the Design Criteria document.
- Inventory of existing shop equipment.
- Preliminary shop equipment list.

TASK 3 – SITE INVESTIGATIONS & REGULATORY ANALYSIS

3A – Surveying

No WSP Involvement

3B - Traffic Engineering

.01 - Traffic Study

WSP will complete the following task items under Phase 1A, Task 3B.01:

- Perform Trip Generation for updated site plan for one development scenario using the most current edition of the Institute of Transportation Engineers (ITE) Trip Generation Manual and by the guidelines specified in the ITE Trip Generation Handbook.
- Comparative analysis with the trip generation estimates from the Transportation Impact Study for the Leichner Campus Master Plan approved by Clark County, Washington.
- Communicate with Clark County and the City to review data and confirm potential transportation improvement requirements.
- Provide strategic guidance on site circulation
- Prepare phase 2 scope of work for the traffic impact analysis study
- Provide high-level cost estimates for traffic improvements associated with the new development.
- Attend pre-app meeting and document a summary memo of traffic impact analysis methods and assumptions based on input from the City.

WSP Assumptions for Phase 1A, Task 3B

- Prime consultant to provide updated site plan and development assumptions

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WSP Deliverables for Phase 1A, Task 3B

- Draft and Final Trip generation memo including assumptions and comparison with previous study
- Traffic impact analysis methods and assumptions summary memo
- Phase 2 traffic impact analysis study scope of work and fee estimate

3C – Geotechnical

No WSP Involvement

3D – Environmental

No WSP Involvement

3E – Utilities

No WSP Involvement

3F – Storm Water Management

No WSP Involvement

3G – Regulatory Research and Process

No WSP Involvement

TASK 4 – SUSTAINABILITY

4A – Sustainability Goals and Benchmarking Approach

No WSP Involvement

4B – Sustainability Strategies and Analysis

No WSP Involvement

TASK 5 – CONCEPTUAL DESIGN

5A – Preliminary Building Layout Alternatives

Note that Task 5A is to be done in preparation for Task 5C (Conceptual Design Workshops). The preliminary building layout alternatives will be developed remotely (not on-site) in coordination with TCF Architecture.

.01 - Program Assignments to Buildings

WSP will complete the following task items under Phase 1A, Task 5A.01:

- Based on design criteria and information developed during Task 4, assist TCF Architecture to prepare updated preliminary site plan configuration drawings showing building locations, driveways, and other general site features.
- Based on design criteria information developed during Task 4, assist TCF Architecture to prepare preliminary building floor plans to convey design concepts.

.02 - Building Massing Studies

No WSP Involvement

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5B – Preliminary Site Layout Alternatives

Note that Task 5B is to be done in preparation for Task 5C (Conceptual Design Workshops). The preliminary site layout alternatives will be developed remotely (not on-site) in coordination with TCF Architecture.

.01 - Preliminary Site Configuration Alternatives

WSP will complete the following task items under Phase 1A, Task 5B.01:

- Assist TCF Architecture to develop alternative approaches to site layouts exploring optimum workflow circulation, safety, growth potential, operational resilience, sustainability strategies, and cost economy.

5C – Conceptual Design Workshops

.01 - Alternatives Review Workshop

WSP will complete the following task items under Phase 1A, Task 5C.01:

- Participate in a one week on-site (in-person) workshop to review and refine the conceptual layout alternatives with City staff as determined by the Advisory Committee. The conceptual layouts will be refined based on City comments during the workshop. After an initial meeting to review the concepts on Day 1 of the workshop, it is anticipated that the design team will meet with City staff each afternoon to review the refined layouts.
- The workshop is intended to identify a preferred alternative for site configuration and general building footprint configurations.

.02 - Preferred Site and Building Layout Configurations

WSP will complete the following task items under Phase 1A, Task 5C.02:

- Assist TCF Architecture (remotely) to refine the preferred alternative site and building layouts.

WSP Assumptions for Phase 1A, Task 5

- Preliminary building layout alternatives (Task 5A) and site layout alternatives (Task 5B) will be developed remotely (not on-site) in coordination with TCF Architecture
- The on-site (in-person) conceptual design workshop will be a four to five-day workshop with two WSP staff participating.

WSP Deliverables for Phase 1A, Task 5

- Site and building layout sketches.
- Review comments on site and building drawings prepared by TCF Architecture.

TASK 6 – COST AND BUDGET MANAGEMENT

6A – Cost Modeling

.01 - Preliminary Cost Model

No WSP Involvement

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.02 - Cost Model Review

WSP will complete the following task items under Phase 1A, Task 6A.02:

- Participate in a videoconference with the Design Team to review the preliminary cost model and determine adjustments and updates as needed prior to meeting with the City.
- Participate in a videoconference with the City's Advisory Team to review the cost model. The Cost Model will allow for initial discussions of major systems and design elements in relationship to total project costs.

.03 - Major Systems Comparative Analysis

No WSP Involvement

6B – Predesign Cost Estimating

.01 – Preferred Concept Predesign Cost Estimate

WSP will complete the following task items under Phase 1A, Task 6B.01:

- Update the Preliminary Shop Equipment List and Cost Estimate based on review comments received from the City on the Preliminary Shop Equipment List.

6C – Preliminary Project Budget

No WSP Involvement

WSP Assumptions for Phase 1A, Task 6

- No travel is anticipated for Phase 1A, Task 6.

WSP Deliverables for Phase 1A, Task 6

- Updated Preliminary Shop Equipment List and Cost Estimate.

TASK 7 – COMMUNITY OUTREACH

No WSP Involvement

TASK 8 – GC/CM ASSISTANCE

No WSP Involvement

TASK 9 – PREDESIGN REPORT

9A – Draft Predesign Report

WSP will complete the following task items under Phase 1A, Task 9A:

- Review and comment on the draft Predesign Report developed by TCF Architecture.

9B – Final Predesign Report

WSP will complete the following task items under Phase 1A, Task 9B:

- Review and comment on the City's review comments on the draft Predesign Report
- Review and comment on the final Predesign Report developed by TCF Architecture.

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WSP Assumptions for Phase 1A, Task 9

- No travel is anticipated for Phase 1A, Task 9.

WSP Deliverables for Phase 1A, Task 9

- Review comments on the draft and final Predesign Report developed by TCF Architecture.

PHASE 1B - SCHEMATIC DESIGN 1 (SD1)

1 – PROJECT ADMINISTRATION

1A - General Project Management

WSP will include project management hours for Phase 1B (Schematic Design 1) under Tasks 2 (Schematic 1 Building Design) and Task 6B (Updated Comprehensive Project Cost Estimate)

2 – SCHEMATIC 1 BUILDING DESIGN

2A – SD1 Building Design

WSP will complete the following task items under Phase 1B, Task 2A:

- Assist TCF Architecture (remotely) with refinement of the building layouts and operational workflow.
- Develop initial maintenance equipment layouts that provide an efficient, cost effective, safe industrial workflow through the facility. All functional areas identified in the equipment list to be included.

2B – Updated Program Document

WSP will complete the following task items under Phase 1B, Task 2B:

- Based on the SD1 refined drawings and discussions with the City, refine the space program, room data sheets, and design criteria related to shop areas, storage/warehouse areas, fuel and wash, vehicle parking, and yard areas.
- Review and comment on the updated Program Document prepared by TCF Architecture.

2C – Building Basis of Design Narratives

WSP will complete the following task items under Phase 1B, Task 2C:

- Prepare a brief narrative of shop equipment and storage systems.
- Obtain brochures and cutsheets on maintenance equipment shown on the updated Preliminary Shop Equipment List (approximately 100 items).
- Develop an equipment utility matrix to assure coordination of equipment utility requirements with mechanical, electrical, and plumbing disciplines.
- Note that the narrative will be supported by the updated equipment list (Phase 1B, Task 2D), the equipment utility matrix, and the equipment cutsheets and together will constitute the Equipment Information Document.

2D – Updated Equipment List

WSP will complete the following task items under Phase 1B, Task 2D:

- Update the Preliminary Shop Equipment List and Cost Estimate based on the SD1 Building Design.

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2E - Updated Office Standards

No WSP Involvement

2F – Renderings and Graphics

No WSP Involvement

WSP Assumptions for Phase 1B, Task 2

- No travel is anticipated for Phase 1B, Task 2.
- Equipment layouts will be prepared on CAD or Revit backgrounds provided by TCF Architecture.

WSP Deliverables for Phase 1B, Task 2

- Input to the updated Program Document
- Equipment Information Document (including cost estimate)
- Initial maintenance equipment layout drawings
- Review comments on the updated Program Document and SD1 drawings

3 – SCHEMATIC 1 SITE DESIGN

3A – SD1 Architectural Site Design

WSP will complete the following task items under Phase 1B, Task 3A:

- Assist TCF Architecture (remotely) with refinement of the site layouts and operational workflow.

3B – SD1 Civil and Landscape Site Design

No WSP Involvement

3C – Site Basis of Design Narratives

No WSP Involvement

3D – Design Review Meetings

WSP will complete the following task items under Phase 1B, Task 3D:

- Participate in up to six (6) virtual design review meetings.

WSP Assumptions for Phase 1B, Task 3

- No travel is anticipated for Phase 1B, Task 3.

WSP Deliverables for Phase 1B, Task 3

- Sketches and review comments

4 – SUSTAINABILITY

No WSP Involvement

5 – REGULATORY

No WSP Involvement

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6 – Cost and Budget Management

6A – Target Value Design Analysis

No WSP Involvement

6B – Updated Comprehensive Project Cost Estimate

See Phase 1B, Task 2D for the updated Shop Equipment List and Cost Estimate to be incorporated into the updated comprehensive project cost estimate developed by RC Cost Group.

WSP Assumptions for Phase 1B, Task 6

- No travel is anticipated for Phase 1B, Task 6.

WSP Deliverables for Phase 1B, Task 6

- See Phase 1B, Task 2

6C – Project Budget Confirmation

No WSP Involvement

7 – Community Outreach

No WSP Involvement

8 – GC/CM Assistance

No WSP Involvement

9 – SD 1 Final Deliverables

WSP will complete the following task items under Phase 1B, Task 9:

- Review and comment on the SD1 final deliverables developed by TCF Architecture, with specific focus on compliance with approved design criteria and operational/functional aspects of the project.

WSP Assumptions for Phase 1B, Task 9

- No travel is anticipated for Phase 1B, Task 9.

WSP Deliverables for Phase 1B, Task 9

- Review comments

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CITY OF VANCOUVER - NEW OPERATIONS CENTER **WSP FEE PROPOSAL - PHASE 1**			This fee proposal is based on the WSP Scope of Services dated July 23, 2022							July 23, 2022 (Revised September 19, 2022		
TASK NO.	**PROJECT TASKS**	**WSP** Equipment and Operational Planning Traffic Engineering										
		Principal M. Probst	Lead P. Gedda	Equip. Spec. C. Els	Associate Various	QA/QC M. Martin	Traffic Lead A. Carringula	Traffic QA M. Dolata	Traffic Engr. Various	Proj. Acct. V. Huynh	TITLE	TITLE
PHASE 1A - PREDESIGN												
TASK 1 - PROJECT ADMINISTRATION												
1A	General Project Management:	**NO WSP INVOLVEMENT**										
1B	Data Gathering - Research - Project Library	2	4		2		2		2	4		
1C	Project Delivery Plan - Draft and Updates	**NO WSP INVOLVEMENT**										
	Project Administration - Project Setup											
	HOURS	2	4	0	2	0	2	0	2	4	0	0
	HOURLY RATE	$318.35	$149.64	$172.12	$107.90	$172.12	$173.02	$214.23	$120.60	$135.22	$0.00	$0.00
	FEES	$636.70	$598.56	$0.00	$215.80	$0.00	$346.04	$0.00	$241.20	$540.88	$0.00	$0.00
	SUBTOTAL	**$2,579.18**										
TASK 2 - PROGRAMMING												
2A	Facility Tours & Documentation	32										
2B	Pre-Workshop Preparation	16	16							1		
2C	Program Workshops and Follow-ups	48	10		40					1		
2D	Space Program											
2D.01	Personnel Analysis	2								1		
2D.02	Parking Analysis	12	6			1				1		
2D.03	Space Program	24	10			2				1		
2E	Design Criteria											
2E.01	Room Data Sheets	8	18		56	4				1		
2E.02	Inventory of Existing Shop Equipment	2	24	2	60					1		
2E.02	Preliminary Maintenance Equiment List	2	16	24	40	2				1		
	Project Administration											
	HOURS	146	100	26	196	9	0	0	0	8	0	0
	HOURLY RATE	$318.35	$149.64	$172.12	$107.90	$172.12	$173.02	$214.23	$120.60	$135.22	$0.00	$0.00
	FEES	$46,479.10	$14,964.00	$4,475.12	$21,148.40	$1,549.08	$0.00	$0.00	$0.00	$1,081.76	$0.00	$0.00
	SUBTOTAL	**$89,697.46**										
TASK 3 - SITE INVESTIGATIONS AND REGULATORY PROCESS												
3A	Survey Coordination with City	**NO WSP INVOLVEMENT**										
3B	Traffic Engineering		1				24	6	32	1		
3C	Geotechnical - Field Investigations and Report	**NO WSP INVOLVEMENT**										
3D	Environmental - Phase 1	**NO WSP INVOLVEMENT**										
3E	Utilities Investigations - Research	**NO WSP INVOLVEMENT**										
3E.01	Water	**NO WSP INVOLVEMENT**										
3E.02	Sewer	**NO WSP INVOLVEMENT**										
3E.03	Electrical	**NO WSP INVOLVEMENT**										
3E.04	Natural Gas	**NO WSP INVOLVEMENT**										
3E.05	Data/Comm	**NO WSP INVOLVEMENT**										
3F	Storm Water Management - Investigations & Research	**NO WSP INVOLVEMENT**										
3G	Regulatory Research and Process	**NO WSP INVOLVEMENT**										
	Project Administration											
	HOURS	0	1	0	0	0	24	6	32	1	0	0
	HOURLY RATE	$318.35	$149.64	$172.12	$107.90	$172.12	$173.02	$214.23	$120.60	$135.22	$0.00	$0.00
	FEES	$0.00	$149.64	$0.00	$0.00	$0.00	$4,152.48	$1,285.38	$3,859.20	$135.22	$0.00	$0.00
	SUBTOTAL	**$9,581.92**										
TASK 4 - SUSTAINABILITY		**NO WSP INVOLVEMENT**										

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TASK NO.	PROJECT TASKS	WSP Equipment and Operational Planning Traffic Engineering										
		Principal M. Probst	Lead P. Gedda	Equip. Spec. C. Els	Associate Various	QA/QC M. Martin	Traffic Lead A. Carringula	Traffic QA M. Dolata	Traffic Engr. Various	Proj. Acct. V. Huynh	TITLE	TITLE
TASK 5 - CONCEPTUAL DESIGN												
5A	Preliminary Building Layouts	40	26		40					2		
5B	Preliminary Site Layouts	24	26		40					2		
5C	Site & Bldg Alternatives Workshop and Follow-up	60	26		80					2		
	Project Administration											
	HOURS	124	78	0	160	0	0	0	0	6	0	0
	HOURLY RATE	$318.35	$149.64	$172.12	$107.90	$172.12	$173.02	$214.23	$120.60	$135.22	$0.00	$0.00
	FEES	$39,475.40	$11,671.92	$0.00	$17,264.00	$0.00	$0.00	$0.00	$0.00	$811.32	$0.00	$0.00
	SUBTOTAL	**$69,222.64**										
TASK 6 - COST AND BUDGET MANAGEMENT												
6A	Cost Modeling and Target Value Design Process											
6A.01	Cost Model Structure and Prelim Modeling	**NO WSP INVOLVEMENT**										
6A.02	Cost Model Review Workshop	2	3									
6A.03	Major Systems Comparative Analysis	**NO WSP INVOLVEMENT**										
6B	Predesign Estimating	2	8	12	24					1		
6C	Project Budget Development Process	**NO WSP INVOLVEMENT**										
	Project Administration											
	HOURS	4	11	12	24	0	0	0	0	1	0	0
	HOURLY RATE	$318.35	$149.64	$172.12	$107.90	$172.12	$173.02	$214.23	$120.60	$135.22	$0.00	$0.00
	FEES	$1,273.40	$1,646.04	$2,065.44	$2,589.60	$0.00	$0.00	$0.00	$0.00	$135.22	$0.00	$0.00
	SUBTOTAL	**$7,709.70**										
TASK 7 - COMMUNITY OUTREACH		**NO WSP INVOLVEMENT**										
TASK 8 - GC/CM ASSISTANCE		**NO WSP INVOLVEMENT**										
TASK 9 - PREDESIGN REPORT, PRESENTATIONS & OTHER TASKS												
9A	Draft Predesign Report / Presentation	4	6		0	1.5				0.5		
9B	Final Predesign Report / Presentation	4	6		0	1.5				0.5		
	Project Administration											
	HOURS	8	12	0	0	3	0	0	0	1	0	0
	HOURLY RATE	$318.35	$149.64	$172.12	$107.90	$172.12	$173.02	$214.23	$120.60	$135.22	$0.00	$0.00
	FEES	$2,546.80	$1,795.68	$0.00	$0.00	$516.36	$0.00	$0.00	$0.00	$135.22	$0.00	$0.00
	SUBTOTAL	**$4,994.06**										
SUBTOTAL PER TEAM MEMBER - ALL TASKS		**$183,784.96**										
REIMBURSABLE EXPENSES (see detailed breakdown)		$16,598.00										
TOTAL PHASE 1A - PREDESIGN		**$200,382.96**										

Phase 1A Reimbursable Expenses Breakdown	**Airfare (roundtrip)**	**Hotel (days)**	**Food (days)**	**Car Rental (days)**	**Mileage (miles)**	**Parking (days)**	**TOTAL**
	$1,200.00	**$150.00**	**$50.00**	**$120.00**	**$0.63**	**$24.00**	
Facility Tours	**1**	**3**	**3**	**3**	**80**	**3**	
Programming Workshops	**2**	**10**	**10**	**5**	**160**	**10**	
Equipment Inventory	**2**	**4**	**4**	**2**	**160**	**4**	
Conceptual Design Workshop	**2**	**10**	**10**	**5**	**160**	**10**	
Subtotal	**7**	**27**	**27**	**15**	**560**	**27**	
Total Phase 1A Reimbursable Expenses	**$8,400.00**	**$4,050.00**	**$1,350.00**	**$1,800.00**	**$350.00**	**$648.00**	**$16,598.00**

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TASK NO.	PROJECT TASKS	WSP Equipment and Operational Planning Traffic Engineering										
		Principal M. Probst	Lead P. Gedda	Equip. Spec. C. Els	Associate Various	QA/QC M. Martin	Traffic Lead A. Carringula	Traffic QA M. Dolata	Traffic Engr. Various	Proj. Acct. V. Huynh	TITLE	TITLE
PHASE 1B - SCHEMATIC DESIGN 1 (SD1)												
TASK 1 - PROJECT ADMINISTRATION		**NO WSP INVOLVEMENT**										
TASK 2 - SCHEMATIC 1 BUILDING DESIGN												
2A	SD1 Building Design (incl. Equip Layouts)	40	42		80					2		
2B	Updated Program Document	16	26		40	8				2		
2C	Basis of Design Narratives/Cuts/Matrix	24	42	40	160					2		
2D	Updated Equipment List	8	10	16	40					2		
2E	Updated Office Standards	**NO WSP INVOLVEMENT**										
2F	Renderings and Graphics	**NO WSP INVOLVEMENT**										
2G	Design Review Meetings	16	40		40							
	Project Administration											
	HOURS	104	160	56	360	8	0	0	0	8	0	0
	HOURLY RATE	$329.49	$154.88	$178.14	$111.68	$178.14	$179.08	$221.73	$124.82	$139.95	$0.00	$0.00
	FEES	$34,266.96	$24,780.80	$9,975.84	$40,204.80	$1,425.12	$0.00	$0.00	$0.00	$1,119.60	$0.00	$0.00
	SUBTOTAL	**$111,773.12**										
TASK 3 - SCHEMATIC 1 SITE DESIGN												
3A	SD1 Architectural Site Design	24	26		40					1		
3B	SD1 Civil and Landscape Design	**NO WSP INVOLVEMENT**										
3C	Site Systems Basis of Design	**NO WSP INVOLVEMENT**										
3D	Design Review Meetings	4	8		16					1		
	Project Administration											
	HOURS	28	34	0	56	0	0	0	0	2	0	0
	HOURLY RATE	$329.49	$154.88	$178.14	$111.68	$178.14	$179.08	$221.73	$124.82	$139.95	$0.00	$0.00
	FEES	$9,225.72	$5,265.92	$0.00	$6,254.08	$0.00	$0.00	$0.00	$0.00	$279.90	$0.00	$0.00
	SUBTOTAL	**$21,025.62**										
TASK 4 - SUSTAINABILITY		**NO WSP INVOLVEMENT**										
TASK 5 - REGULATORY		**NO WSP INVOLVEMENT**										
TASK 6 - COST AND BUDGET MANAGEMENT												
6A	Target Value Design Analysis											
6B	Updated Comprehensive Project Estimate	**SEE PHASE 1B, TASK 2D**										
6C	Project Budget Confirmation Process	**NO WSP INVOLVEMENT**										
	Project Administration											
	HOURS	0	0	0	0	0	0	0	0	0	0	0
	HOURLY RATE	$329.49	$154.88	$178.14	$111.68	$178.14	$179.08	$221.73	$124.82	$139.95	$0.00	$0.00
	FEES	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
	SUBTOTAL	**$0.00**										

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TASK NO.	PROJECT TASKS	WSP Equipment and Operational Planning Traffic Engineering										
		Principal M. Probst	Lead P. Gedda	Equip. Spec. C. Els	Associate Various	QA/QC M. Martin	Traffic Lead A. Carringula	Traffic QA M. Dolata	Traffic Engr. Various	Proj. Acct. V. Huynh	TITLE	TITLE
TASK 7 - COMMUNITY OUTREACH		**NO WSP INVOLVEMENT**										
TASK 8 - GC/CM ASSISTANCE		**NO WSP INVOLVEMENT**										
TASK 9 - SD1 FINAL DELIVERABLES												
9A	SD1 Deliverables Report Package	12	18			4				1		
9B	SD1 - Presentation - Transition to Phase 2 Scope	8	8			2				1		
	Project Administration											
	HOURS	20	26	0	0	6	0	0	0	2	0	0
	HOURLY RATE	$329.49	$154.88	$178.14	$111.68	$178.14	$179.08	$221.73	$124.82	$139.95	$0.00	$0.00
	FEES	$6,589.80	$4,026.88	$0.00	$0.00	$1,068.84	$0.00	$0.00	$0.00	$279.90	$0.00	$0.00
	SUBTOTAL	**$11,965.42**										
SUBTOTAL PER TEAM MEMBER - ALL TASKS		**$144,764.16**										
REIMBURSABLE EXPENSES (see detailed breakdown)		$0.00										
TOTAL PHASE 1B - SCHEMATIC DESIGN 1		**$144,764.16**										

Phase 1B Reimbursable Expenses Breakdown		**Airfare (roundtrip)**	**Hotel (days)**	**Food (days)**	**Car Rental (days)**	**Mileage (miles)**	**Parking (days)**	**TOTAL**
		$1,200.00	**$150.00**	**$50.00**	**$120.00**	**$0.63**	**$24.00**	
	Subtotal	-	-	-	-	-	-	
	Total Phase 1A Reimbursable Expenses	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**

SUMMARY		**TOTAL**
Phase 1A: Predesign		
1	Project Administration	$2,579
2	Programming and Design Criteria	$89,697
3	Site Investigation & Regulatory Analysis (Traffic)	$9,582
4	Sustainability	$0
5	Conceptual Design	$69,223
6	Cost and Budget Management	$7,710
7	Community Outreach	$0
8	GC/CM Assistance	$0
9	Predesign Report	$4,994
	Reimbursable Expenses	$16,598
	Total Phase 1A (Predesign)	**$200,383**
Phase 1B: Schematic Design 1 (SD1)		
1	Project Administration	$ -
2	SD1 Building Design	$ 111,773
3	Schematic 1 Site Design	$ 21,026
4	Sustainability	$ -
5	Regulatory	$ -
6	Cost and Budget Management	$ -
7	Community Outreach	$ -
8	GC/CM Assistance	$ -
9	SD1 Final Deliverables	$ 11,965
	Reimbursable Expenses	$ -
	Total Phase 1B (Schematic Design 1)	**$ 144,764**
TOTAL PHASE 1 (Phase 1A + Phase 1B)		**$ 345,147**

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COST GROUP

Proposal

CLIENT	TCF Architecture, PLLC	DATE	July 25th, 2022
CLIENT CONTACT	Randy Cook	PROJECT	City of Vancouver Operations Center

Dear Randy,

Please see below our proposal for providing cost consulting services for the City of Vancouver Operations Center Project. It is our understanding the project will consist of the following scope of work.

- Administration Building
- Shop / Warehouse Building
- Equipment / Storage Buildings
- Canopies
- Site Development

Provide cost consulting services at the following design stages:

- Phase 1A: Pre-Design
- Phase 1B: Schematic Design

2.1 Cost Estimate

The cost estimate will be based on the measurement of quantities from drawings and provided information and priced in accordance with these drawings, specifications and descriptions of the work. All sections will be estimated in detail based upon the information available. It is our understanding sitework costs will be provided by the design team engineers for incorporation into the overall report following review by RC Cost Group.

2.2 Format

The estimates will be presented in elemental format or that determined by the project team.

2.3 Exclusions

Any design work or estimating beyond the above stated services and scope and beyond the site.

2.4 Meetings / Follow Up / Estimate Review

We have assumed for this fee proposal for (3) hours of meetings, conference calls and follow up.

2.5 Project Staffing Assignment

- Andy Cluness (25+ Years' Experience) – Lead Estimator
- Mark Richardson (28+ Years' Experience) – Senior Estimator
- John Perry (35+ Years' Experience) – Senior Estimator
- Neil Watson (28 Years' Experience) – Lead MEP Estimator

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3a. Basic Services Fees

Our Not Too Exceed Hourly fee for cost estimating services are **$71,965** for the following services:

- **PHASE 1A: Pre-Design = $26,825 (145 Hours x $185/Hr.)**
  - Internal Kick-Off Meetings / Report Preparation: 4 Hours
  - Cost Modelling: 36 Hours
  - Comparative Estimating Major Systems: 30 Hours
  - Pre-Design Estimate: 60 Hours
  - Design Team Meetings, Conference Calls, Follow Up: 10 Hours
  - Internal Estimating QA/QC: 5 Hours

- **PHASE 1B: Schematic Design = $45,140 (244 Hours x $185/Hr.)**
  - Internal Kick-Off Meeting / Report Preparation: 4 Hours
  - Target Value Analysis / Options Estimating: 40 Hours
  - Schematic Design Estimating: Architectural / Structural: 100 Hours
  - Schematic Design Estimating: MEP Systems: 65 Hours
  - Schematic Design Estimating: Civil / Landscape: 20 Hours
  - Design Team Meetings, Conference Calls, Follow Up: 10 Hours
  - Internal Estimating QA/QC: 5 Hours

4. Expenses

Direct reimbursable expenditures if appropriate will be charged in accordance with the prime agreement or Our Hourly rates for miscellaneous additional services will be billed as reimbursable at $185/Hr. Flights and Accommodations will be billed at Cost + 10%. *We are not anticipating expenses for this project.*

5. Payment

We will invoice on completion of each phase for payment net thirty (30) days. This proposal remains open for acceptance for a period of three months after which time the writer should be consulted for verification of scope and fees.

6. Project Schedule

Based on our understanding of the current schedule that if successful in our proposal we would receive the documents on the following dates for the formal submittals of our service:

Documents to RC Cost Group
Per Schedule

Complete Cost Plan
Per Schedule

We look forward to the opportunity of working with you on this important project and if you have any questions regarding this proposal or the fee structure, please give us a call. Thank you.

Yours Truly,



Andrew Cluness, Managing Partner
RC Cost Group, INC.

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Confirmation of Agreement:

This letter correctly sets out the scope and fees for services to be provided by RC Cost Group, Inc. for this project.

SIGNATURE OF AUTHORIZED OFFICER	TITLE OF AUTHORIZED OFFICER	DATE

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GEOTECHNICAL ENGINEERING

BACKGROUND

Based experience in the area, groundwater well logs, and review historical information, the subsurface conditions at the site are generally expected to consist of course-grained flood deposits consisting of sand and gravel with variable proportions of silt and clay. The flood deposits likely extend 60 to 100 feet below the existing ground surface and are underlain by the Pliocene-aged Troutdale Formation consisting of dense to very dense gravel with variable proportions of silt, sand, and clay. Based on mapping on the Clark County GIS website and monitoring well data at adjacent properties, groundwater is likely 15 to 30 feet BGS. This could be perched groundwater and the "true" groundwater table may be deeper.

The site is located adjacent to the Leichner landfill. Based on previous studies at the site refuse burning and landfilling may have occurred along the northern portion of the site. Additionally, a stormwater pond was present in the north central portion of the site in the 1980's. Excavations by others in these disturbed areas indicate that fills of more than 9 feet in thickness are present two areas. Refuse and large concrete debris is present within the fill.

Development of the site will consist of a 2- to -4 story office building with a total area of 100,000 square feet, warehouse and trade shops, covered parking, equipment buildings, and paved and non-paved parking. The office building will likely be concrete or metal construction and other structures will likely be steel framed. We anticipate maximum column and wall loads for the office will be less than 500 kips and 8 kips per foot. The ancillary steel framed structures will likely be light and less than 100 kips and 4 kips per foot, respectively. Floor slab loading will likely vary from 150 to 400 psf.

Based on the discussion above the following are the key geotechnical considerations for the site.

- Based on the anticipated soil and groundwater conditions at the site the subsurface soils may be subject to liquefaction during a seismic event. Liquefaction potential will depend on the density of the subsurface soils and the groundwater depth. Explorations, groundwater measurements, and analysis will be required to determine liquefaction potential at the site.

- Foundation types for the buildings will be based on presence liquefiable soils and seismic settlement tolerances of the structures. If liquefiable soils are present and the seismic settlements are less than building tolerances the buildings can likely be supported on conventional spread footings bearing on firm native soils. If the seismic settlement as a result of liquefaction is greater than building tolerances the buildings will likely need to be supported on conventional spread footings on soils improvements consisting of stone columns, rammed aggregate piers, or cement deep soil mix columns. Deep foundations may also be suitable to support buildings.

- The fill in the northern portion of the site is not suitable to support buildings. The fill will need to be completely removed to native soil and backfilled with structural fill or buildings will need to be constructed on intermediate or deep foundations that extend through the fill and bear in native soil. Installation of intermediate or deep foundations through fill may be difficult due to the presence of large construction debris. Parking areas can likely be supported on the fill in the City is willing to accept a minor risk of pavement distress that could require ongoing maintenance.

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- Due to the high percentage of deleterious material the fill in the northern portion of the site will not be suitable for use as structural fill. Additionally, this material will need to be analyzed for contaminates and disposed of appropriate facilities.

- A topsoil/tilled zone from agricultural processes is likely present in the upper 12 to 24 inches in portions of the site. In general, the topsoil/tilled zone is unconsolidated and will provide poor support for foundations, fills, floor slabs, and pavement. In areas where the topsoil/tilled zone will not be removed by site cuts, the full depth of the topsoil zone will need to be improved by scarifying and re-compacting or cement amending.

- The moisture content of the native soil likely above that required for adequate compaction. Moisture conditioning (drying) will be required to use the material as structural fill. Therefore, native soil will likely only be suitable for use as fill in the summer months. The native soil could also be cement treated and used a structural fill over a longer time period during the year.

- On-site infiltration systems are likely viable at the site. We anticipate infiltration will be slow to moderate. Infiltration testing will be required to confirm feasibility of infiltration systems at the site.

- The fine-grained soil present on this site is easily disturbed. If not carefully executed, site preparation, utility trench work, and roadway excavation can create extensive soft areas and significant repair costs can result. Granular haul roads and staging areas will be necessary for support of construction traffic during the rainy season or when the moisture content of the surficial soil is more than a few percentage points above optimum. As an alternative to thickened crushed rock sections, haul roads and utility work zones may be constructed using cement-amended subgrades overlain by a crushed rock wearing surface.

Geotechnical explorations are required at the site to evaluate liquefaction, fill depths, and to provide recommendations for design and construction of the project.

Typical exploration options for similar projects include test pits, cone penetrometer tests (CPTs), and borings. Test pits are completed using a backhoe and involve excavating a hole to depths typically between 10 and 15 feet BGS. Test pits create a large disturbance area and provide less refined engineering properties when compared with borings. Test pits can be completed quicker than borings and expose more soil for a better evaluation of shallow subsurface soil conditions, such as fill and agricultural zone/topsoil thicknesses. Because test pits are typically loosely backfilled upon completion, they can result in soft and muddy areas that may require excavation and re-compaction if building foundations or structures are planned within their footprint.

Borings create a hole less than 6 inches in diameter and can be completed using a drill mounted to a truck/track rig or small trailer. The truck/track rig is a more expensive method but is necessary for mud-rotary drilling methods to advance through sands with gravel. Index properties (blow counts) obtained during the boring process can be directly correlated to engineering strength parameters, which can be used to refine analyses and potentially provide cost savings for projects. In addition, borings can be advanced to much greater depths than test pits.

A CPT is a probe which measures tip pressure, sleeve friction, and pore pressures as it is pushed into the ground (no soil samples are collected) to collect in situ subsurface soil information. A geophone on the CPT can also measure shear wave velocities through the soil. CPTs are less expensive than

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borings and provide data useful for liquefaction analyses and can also provide index properties for foundation design. CPTs are not capable of advancing through gravelly soil.

We propose to complete drilled borings in the office and building areas and test pits in covered parking and general parking areas. CPTs will not be completed at the site due to the presence of gravelly soil that CPTs will not be able to advance through. Dynamic cone penetrometer testing will be completed in several of the test pits to provide subgrade modulus that can be used in pavement design. We will also complete infiltration testing in test pits in the locations and depths requested by the design team. Finally, we will install two vibrating wire piezometers in two of the deep borings to measure groundwater levels at the site. Our detailed scope of work for Phase 1 of the project is provided below.

SCOPE

Field Work Coordination

NV5 will perform the following tasks prior to explorations.

- Prepare an exploration plan for the project. The plan will show the proposed exploration locations, anticipated termination depths, and other pertinent information. The exploration plan shall be submitted to the City for review and approval prior to commencement of exploration operations.
- Upon approval of exploration locations, we will call private and public utility locates to clear exploration locations.

Field Exploration

- Complete the following explorations at the site:
    - 7 drilled borings in building areas to depths between 50 and 100 feet BGS or practical refusal.
    - Excavate up to 30 test pits at the site to depths up to 15 feet BGS.
- Maintain a detailed log of each exploration, visually classify the soil encountered, obtain soil samples as appropriate for the soil conditions encountered, and observe groundwater conditions in each exploration.
- Complete up to 8 infiltration tests in the test pits in the locations requested by the design team.
- Install vibrating wire piezometers in two of the borings to measure groundwater levels at the site.
- Complete DCP testing in up to 6 of the test pits to determine subgrade modulus for pavement design.

Laboratory Testing

- NV5 will perform all necessary laboratory tests to complete analysis and provide design and construction recommendations. Our specific scope will include:
- Up to 40 moisture content tests.
- Up to 30 percent fines (material passing the No. 200 sieve).
- Up to one consolidation tests
- Up to ten organic content tests
- Up to three Atterberg limits tests
- Up to 8 cation exchange tests

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Meetings

- We will attend up to 3 meetings with the City of Vancouver and/or the design team for the project.

Geotechnical Report Preparation

- NV5 will prepare a draft geotechnical report summarizing all results of the field exploration and laboratory testing program and analysis results, conclusions, recommendations and comments including the following:
    - Summary of liquefaction and lateral spreading potential at the site and mitigation alternatives (if necessary).
    - Recommendations for site preparation, grading and drainage, stripping depths, fill type for imported material, compaction criteria, trench excavation and backfill, use of on-site soil, and wet/dry weather earthwork.
    - Recommendations for foundation support of the buildings.
    - Recommendations for preparing floor slab subgrade design criteria for retaining walls (if needed), including lateral earth pressures, backfill, compaction, and drainage.
    - Recommendations for managing identified groundwater conditions that may affect the performance of structures or pavements.
    - Infiltration testing results and recommendation
    - Asphalt and Portland cement concrete paving sections for onsite roadways and parking areas.
    - Code-based seismic design parameters (a site-specific ground motions analysis can be performed for an additional fee, if required).
- NV5 will incorporate review comments from the design and ownership teams into the final Geotechnical Report and provide it prior to 90% design level.

Geotechnical Deliverables

- Draft exploration plan
- Final exploration plan
- Draft geotechnical report
- Final geotechnical report prior to 90% design level

ENVIRONMENTAL SERVICES

SCOPE OF SERVICES

The purpose of the Phase I ESA is to undertake all appropriate inquiries into prior ownership and uses of the subject property so that a prospective property purchaser may potentially claim protection from the Comprehensive Environmental Response, Compensation, and Liability Act and/or state liability as an innocent landowner, a bona fide prospective purchaser, or a contiguous property owner. The standards and practices for all appropriate inquiries are specified in Title 40, Chapter I of the Code of Federal Regulations (CFR) Part 312. In addition, ASTM developed ASTM E1527-13 to define good commercial and customary practice for conducting a Phase I ESA. Our scope of services for the Phase I ESA also incorporates procedures as prescribed in the new ASTM E1527-21 Standard.

Our scope of services for the Phase I ESA, which will be conducted under the supervision of an

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environmental professional, complies with both standards and will consist of the following:

- Review a current U.S. Geological Survey (USGS) topographic map to identify the general physical setting of the subject property.
- Review readily available previous environmental reports prepared for the subject property.
- Review federal, tribal, state, and local environmental records for listings of known or suspected environmental conditions at the subject property and nearby properties as specified in 40 CFR Part 312, ASTM E1527-13, and ASTM E1527-21.
- Review reasonably ascertainable standard historical sources, including aerial photographs, USGS topographic maps, local street directories, fire insurance maps, available online property information (including building department records, property tax information, and zoning/land use records), and other historical sources (as appropriate) to identify development history on and adjacent to the subject property relative to the possible use, generation, storage, release, or disposal of hazardous substances.
- Interview a key site manager, the current and past owners, and occupants of the subject property (as provided by the City of Vancouver) and state and/or local government officials, as available.
- Conduct a visual reconnaissance of the subject property and adjacent properties to observe conditions indicative of releases or threatened releases of hazardous substances on, at, in, or adjacent to the subject property.
- Prepare a report that presents our findings, identifies and evaluates data gaps, and provides conclusions and recommendations regarding conditions indicative of releases or threatened releases of hazardous substances that could impact the subject property. NV5 will submit an electronic file (PDF) of the report. Hard copies can be provided upon request.

Our scope of services does not include completion of an environmental compliance audit; an evaluation for the presence of polychlorinated biphenyls in light ballasts; a survey for asbestos, lead-based paint, radon gas, toxic mold, or urea-formaldehyde insulation; or a wetlands determination or delineation.

Our scope of services also does not include visiting regulatory agencies to conduct a detailed review of regulatory agency files for the subject property or other listed sites. If the subject property or adjoining properties are listed on any of the ASTM-specified regulatory databases, a detailed file review may be required. If a detailed file review is warranted, NV5 will contact you and provide a cost estimate for completing the review.

USER-PROVIDED INFORMATION

Please provide us with contact information for the individual with whom we should arrange access to the subject property for our site reconnaissance. If available, please also provide NV5 with contact information for past and current owners and occupants of the subject property and any previously completed environmental reports regarding the subject property.

In order to qualify for one of the landowner liability protections offered by the Small Business Liability Relief and Brownfields Revitalization Act, the information in the attached Phase I ESA User Questionnaire, which includes the following, must be provided by the User of the report:

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- The results of a search for the existence of environmental cleanup liens against the subject property that are filed or recorded under federal, tribal, state, or local law
- Information related to activity and land use limitations, such as engineering and institutional controls, that are in place on the subject property or have been filed or recorded in a registry
- Specialized knowledge or experience that is material to conditions indicative of releases or threatened releases of hazardous substances that could impact the subject property
- A record of a significant reduction in the purchase price of the subject property due to its environmental condition
- Commonly known or reasonably ascertainable information regarding the subject property (such as past uses; the presence of chemicals, spills, or chemical releases; or environmental cleanups)
- The degree of obviousness of the presence or likely presence of contamination at the subject property and the ability to detect contamination by appropriate investigation

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Project Number:	Vancouver Ops Geotech Scope							
Site Name:								
Estimated Project Duration:	**0**	**Weeks**						

Project Budget Summary

		Labor	Expense			Subcontractor	Misc	Total
Item	Description	Professional	Equip	Reimburse	Lab	12.00%		
1	Field work Coordination: NV5	972	0	0	0		3	975
2	FWC: Utility locate Sub		0	0	0	672	3	675
3	Field Exploration Boring Sub		0	0	0	32,144	6	32,150
4	Field Exploration: Test Pit Sub		0	0	0	6,720	30	6,750
5	Field Exploration : NV5 staff and	13,680	1,238	0	0		32	14,950
6	Lab		0	0	4,778		22	4,800
7	Meetings	1,410	0	0	0		15	1,425
8	Draft Report	5,220	0	0	0		5	5,225
9	Final Report	1,485	0	0	0		15	1,500
10	PM	872	0	0	0		3	875
11			0	0	0			
12			0	0	0			
13			0	0	0			
		23,639	1,238		4,778	39,536	134	69,325

Suggested Itemization

1	Research/Scoping (Proposal)
2	Field
3	Subcontractor: Test Pit
4	Subcontractor: Drilling
5	Subcontractor: CPT
6	Subcontractor: GeoProbe
7	Subcontractor: Utility Locate
8	Subcontractor: Flagging
9	Subcontractor: Lab
10	Lab
11	Analysis
12	Report
13	Project Management
14	Specifications
15	

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Project Number:	Vancouver-43-01							NV5
Site Name:	New Public Works Operations Campus							Envir Ph1
Estimated Project Duration:	**3**	**Weeks**						
Project Budget Summary		**Labor**	**Expense**			**Subcontractor**	**Misc**	**Total**
Item	Description	Professional	Equip	Reimburse	Lab	12.00%		
1	Phase I Field	666	41	0	0			707
2	Phase I Research	444	0	0	0	392		836
3	Phase I Report	2,639	0	0	0			2,639
4	Write Off		0	0	0			-82
5	Travel Time		0	0	0			
6			0	0	0			
7			0	0	0			
8			0	0	0			
9			0	0	0			
10			0	0	0			
11			0	0	0			
12			0	0	0			
13			0	0	0			
		3,749	41			392		4,100

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NV5 HOURLY RATES		
TITLE	**2022**	**2023**
Senior Principal	$245.00	$257.25
Principal	$235.00	$246.75
Senior Associate	$214.00	$224.70
Associate	$201.00	$211.05
Senior Project Manager	$184.00	$193.20
Project Manager II	$172.00	$180.60
Project Manager I	$162.00	$170.10
Senior Technical Specialist	$183.00	$192.15
Technical Specialist II	$168.00	$176.40
Technical Specialist I	$152.00	$159.60
Staff III	$140.00	$147.00
Staff II	$127.00	$133.35
Staff I	$111.00	$116.55
Senior CAD Technician	$118.00	$123.90
CAD	$106.00	$111.30
Senior Technician	$106.00	$111.30
Tech II	$100.00	$105.00
Tech I	$ 87.00	$ 91.35
Senior Project Assistant/Tech Editor	$102.00	$107.10
Project Assistant / Tech Editor	$ 95.00	$ 99.75
Support Staff	$ 81.00	$ 85.05

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Attachment A - Service Rates 01/2022

Design	
Architectural Director/ Principal	$ 175
Architectural Senior Interior Design	$ 135
Architectural Mid-Level Interior Design	$ 125
Architectural Associate Interior Design	$ 95
Architectural Management	
Project Manager	$ 120
Associate Project Manager	$ 95
Implementation	
Furniture Project Management	$ 95
Installation	$ 65

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Attachment A - Service Rates 01/2023

Design	
Architectural Director/ Principal	$ 175
Architectural Senior Interior Design	$ 145
Architectural Mid-Level Interior Design	$ 130
Architectural Associate Interior Design	$ 105
Architectural Management	
Project Manager	$ 125
Associate Project Manager	$ 105
Implementation	
Furniture Project Management	$ 95
Installation	$ 65

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2020 ENGINEERING
KEY PERSONNEL & BILLING RATES
2022

Key Team Member	Assignment	Hourly Rate
Mark Buehrer, PE	Principal Engineer	$225
Joel Cameron, PE	Project Engineer	$160
Matthew Kulp, PE	Project Manager/Engineer	$150
Clare Yurchak, EIT	Project Manager/Engineer	$125
Jesse Kulp	Environmental Scientist	$115
Jessie Buehrer	Project Administration	$75

Expenses:

Mileage (per IRS Guidelines)	62.5 cents per mile
Travel (i.e., ferry, air, hotel, meals)	Cost
Postage & Shipping	Cost
Half Size Color Plots	$2.00/sheet (11X17)
Half Size Black & White Plots	$1.00/sheet (11X17)
Outside Photocopies and Binding	Cost plus 15%
Report Binders	$25.00 per inch notebook
Depositions, Court Appearances	Double hourly rate
Project Specific Equipment	Cost plus 15%
Sub-consultant Services	Cost plus 15%

Notes:

1) Included Reimbursables: Typical invoiced totals are inclusive of all of the usual costs associated with our consulting services. This includes items such as telephone calls, faxes, emails, "normal" amount of copies of memos, letters, reports, and drawings, USPS postage, bookkeeping and administrative costs. Only direct reimbursables as defined as "Expenses" above will be billed on our monthly invoices.

2) All accounts are due in 30 days. Invoices not paid within 60 days of the invoice date will be subject to a late charge of 1% per month. If payment is not received within 90 days of the invoice date, all subsequent services and/or issuance of documents may be postponed until receipt of payment, unless special arrangements are made prior to providing services.

3) Rates: Hourly billing rates are in effect for six months of contracted services.

2020 ENGINEERING, Inc.
1010 C Street, Bellingham, WA 98225
360.671.2020 | *www.2020engineering.com*

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2020 ENGINEERING
KEY PERSONNEL & BILLING RATES
2023

Key Team Member	Assignment	Hourly Rate
Mark Buehrer, PE	Principal Engineer	$250
Joel Cameron, PE	Project Engineer	$175
Matthew Kulp, PE	Project Manager/Engineer	$165
Clare Yurchak, EIT	Project Manager/Engineer	$140
Jesse Kulp	Environmental Scientist	$130
Jessie Buehrer	Project Administration	$85

Expenses:

Mileage (current IRS Guidelines)	62.5 cents per mile
Travel (i.e., ferry, air, hotel, meals)	Cost
Postage & Shipping	Cost
Half Size Color Plots	$2.00/sheet (11X17)
Half Size Black & White Plots	$1.00/sheet (11X17)
Outside Photocopies and Binding	Cost plus 15%
Report Binders	$25.00 per inch notebook
Depositions, Court Appearances	Double hourly rate
Project Specific Equipment	Cost plus 15%
Sub-consultant Services	Cost plus 15%

Notes:

1) Included Reimbursables: Typical invoiced totals are inclusive of all of the usual costs associated with our consulting services. This includes items such as telephone calls, faxes, emails, "normal" amount of copies of memos, letters, reports, and drawings, USPS postage, bookkeeping and administrative costs. Only direct reimbursables as defined as "Expenses" above will be billed on our monthly invoices.

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PointNorth Rate Sheet



	2022	2023
Vice President / Principal	**$225.00**	**$236.00**
Director	**$155.00**	**$163.00**
Project Manager	**$125.00**	**$131.00**
Project Coordinator	**$85.00**	**$89.00**
Specialist	**$75.00**	**$79.00**

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JINGERHENDRICKS.COM | DESIGN@JINGERHENDRICKS.COM | 2501 32ND AVE SE | PUYALLUP, WA 98374

Exhibit C.10

Hourly Rates:

Personnel	Position	2022 Rate	2023 Rate
Jinger Hendricks	Graphic Designer	$100	$110

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Archaeological Investigations Northwest, Inc.

3510 N.E. 122nd Ave. • Portland, Oregon 97230
Phone (503) 761-6605 • Fax (503) 761-6620

Vancouver Phone (360) 696-7473
E-mail: ainw@ainw.com
Web: www.ainw.com

Date: August 15, 2022

From: Jo Reese, President

Re: AINW Billing Rates for **2022 & 2023**

The following represents AINW's billing rates for the 2022 and 2023 calendar years, effective January 1 of each year.

LABOR RATES	Effective 2022	Effective 2023
• **PI-Project Manager/Senior Archaeologist**		
Jo Reese, M.A., R.P.A.	$208.46	$218.88
John L. Fagan, Ph.D., R.P.A.	$208.46	$218.88
Terry L. Ozbun, M.A., R.P.A.	$189.80	$199.28
• **PM/Senior Archaeologist, M.A./M.S./Ph.D.**	$153.60	$161.28
• **PM/Sr. Architectural Historian/Sr. Historian**	$153.60	$161.28
• **Historian or Architectural Historian**	$101.78	$106.88
• **Assist. PM/Supervising Archaeologist**	$114.86	$120.60
• **Supervising Archaeologist III**	$114.86	$120.60
• **Supervising Archaeologist II**	$102.04	$107.14
• **Supervising Archaeologist I**	$87.77	$92.16
• **Superv. Archaeo./Residue Analyst**	$112.49	$118.12
Cam Walker, Ph.D.		
• **Technical Staff**		
GIS-Graphics		
Senior Level Staff	$153.60	$161.28
Other Professionals	$101.78	$106.88
Staff Archaeologist, B.A./B.S.	$81.40	$85.48
Field and Lab Archaeologist Assistant	$69.50	$72.98
Project Admin./Proj. Assist./Research	$88.32	$92.74

Please anticipate that *hours in excess of 8 for fieldwork days, as well as Saturdays/Sundays,* for monitoring may be billed at 1.5 times the regular rate *when overtime has been incurred.*

EXPENSES (Examples of expenses: all are at cost with no mark-up):
Mileage reimbursement (personal vehicles) at federal rate: currently $0.625 per mile.
Rented vehicles at cost + fuel
AINW equipment truck @ $65.00 to $58.00 per day + fuel
Examples of other out-of-pocket and expenses include research fees, portable toilet, backhoe & operator, stakes, etc.

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Lerch Bates
BUILDING INSIGHT

CITY OF VANCOUVER OPERATIONS CENTER
VANCOUVER, WASHINGTON

VERTICAL TRANSPORTATION CONSULTING PROPOSAL

SEPTEMBER 19, 2022

PREPARED FOR:

Randy Cook, AIA, LEED® AP
Managing Principal
TCF Architecture
902 N 2nd Street
Tacoma, WA 98403
randy@tcfarchitecture.com
P: 253.572.3993

PREPARED BY:

Chris Amistadi
Consultant

Chris.Amistadi@LerchBates.com
M: 971.303.0141

Lerch Bates Project № 0100038379-01

9780 S. Meridian Boulevard
Suite 450
Englewood, CO 80112

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I. VERTICAL AND HORIZONTAL TRANSPORTATION CONSULTING

Lerch Bates Inc. (Lerch Bates) agrees to provide TCF Architecture (Client) with the following consulting services for an estimated 2-3 elevators for Phase 1 design services:

A. Phase 1 (Pre-Design and Schematic Design):

1. Consult with the design team to discuss the concept design, project program, and design requirements. Unique requirements of the project, the anticipated occupancy, and their influence on the vertical transportation systems are identified at this time.

2. Establish the appropriate elevator performance criteria based on project program requirements. Criteria will consider peak traffic patterns, average waiting time, average interval, and handling capacity.

3. Utilize the performance criteria and projected populations to conduct a vertical and horizontal transportation analysis. Select and recommend the ideal solution based upon the provided analysis results. Evaluate up to two design options.

4. Submit a report based upon the analysis and preliminary planning indicated on the architectural concept drawings. Summary Report shall include:
   a. Definitions of the established design criteria and terms.
   b. Summary of criteria to obtain proper levels of vertical transportation service.
   c. Results of analysis calculations.
   d. Recommended solutions.

5. Submit preliminary equipment layout information based upon the equipment application selected, including core arrangements with dimensions on 8½" X 11" sheets, .pdf file, (not-to-scale): including hoistway, pit, and overhead dimensions together.

6. Lerch Bates drawings are to be used solely for design team reference and coordination and are not to be used for fabrication or construction of the project.

7. Phase 1 services include teleconferences with the Client. Weekly project team conference calls will only be attended on as needed basis.

II. FEES AND EXPENSES

A. Not-to-Exceed (NTE) Fee for Phase 1 Services will be $4,000 based on the hourly rates listed below:

Category	2022 and 2023 Rates
Regional Manager	$350
Senior Consultant	$325
Consultant	$300
Project Manager	$260
CADD Designer	$225
Administrative	$150

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B. Reimbursable Expenses -Travel expense, lodging, meals, parking, all mileage charged at standard per mile rates, document reproduction, photographic reproduction, all mailing costs, special document handling, any applicable local service/sales tax, and other authorized expenses are not included in the Agreement fee and will be billed at cost.

FOR:	TCF ARCHITECTURE	FOR:	LERCH BATES INC.
ACCEPTED		ACCEPTED	
BY:	_____	BY:	_____
			Chris Amistadi
TITLE:	_____	TITLE:	Consultant
DATE:	_____	DATE:	September 19, 2022

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ALLANA BUICK & BERS
Making Buildings Perform Better

EXHIBIT A
ABB
Standard Schedule of Fees
(Updated September 2022)

When Fees for services are based on the actual hours worked on the project by position, the billing rates will be in accordance with the following schedule:

Position	Rate
Principal I	$ 330.00
Principal II	$ 350.00
Principal III	$ 400.00
Principal IV	$ 430.00
Associate I	$ 250.00
Associate II	$ 260.00
Associate III	$ 290.00
Associate IV	$ 310.00
Consultant I	$ 210.00
Consultant II	$ 230.00
Consultant III	$ 250.00
Consultant IV	$ 280.00
Construction Manager I	$ 200.00
Construction Manager II	$ 220.00
Construction Manager III	$ 240.00
Executive Project Manager	$ 280.00

Position	Rate
Building Technologist I	$ 190.00
Building Technologist II	$ 200.00
Building Technologist III	$ 210.00
Field Monitor I	$ 150.00
Field Monitor II	$ 170.00
Field Monitor III	$ 180.00
Field Monitor (Part-Time)	$ 190.00
CAD Graphics Specialist I	$ 170.00
CAD Graphics Specialist II	$ 180.00
CAD Graphics Specialist III	$ 190.00
Admin Services	$ 130.00
Forensic Document Specialist	$ 200.00
IT Consultant	$ 200.00

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SERVICE AGREEMENT C-101028

AMENDMENT No. 1

A&E Design for the Operations Center Campus

This Agreement amends the Professional Services Agreement number C-101028 by and between the City of Vancouver, hereinafter referred to as "City", and TCF Architecture, hereinafter referred to as "Contractor" for services offered.

This amendment amends the original agreement as follows:

1. Increase the authorized amount of the Agreement by $39,270.00 to a revised authorized amount of $3,013,846.00.
2. **Amend** the language contained in Section 1, Scope of Work, adding language in herein attached and by reference made part of the Contract, Attachment A.
    - Additional Limited Subsurface Investigation and provision of a Spill and Emergency Response Plan (SERP).
3. 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

DocuSigned by:
75A9183485CA467...
Eric Holmes, City Manager

9/26/2023
Date

Attest:

DocuSigned by:
Anthony Glenn
AF6D92D4E38847B...
Deputy City Clerk
For: Natasha Ramras, City Clerk

Approved as to form:

DocuSigned by:
9A7DC2E31F694A2...
Jonathan Young, City Attorney

CONTRACTOR:
TCF Architecture

DocuSigned by:
Randy Cook
78B686B744874EA...
Signature

Randy Cook Managing Principal
Printed Name /Title

9/13/2023
Date

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TCF Architecture

September 11, 2023

Ms. Jean Singer
Facilities Capital Projects Manager
Public Works
City of Vancouver
Vancouver, WA 98668-1995

RE: CITY OF VANCOUVER – NEW OPERATIONS CENTER
TCF Project No. 2022-016
ADDITIONAL SERVICES REQUEST (ASR) #1:
LIMITED SUBSURFACE INVESTIGATION & SPILL and EMERGENCY RESPONSE PLAN

Dear Jean:

Thank-you for the opportunity to provide this Additional Services #1 Proposal for additional Limited Subsurface Investigation and provision of a Spill and Emergency Response Plan (SERP) per your conversation last week with Randy Cook and Ryan Cornwall.

NV5's draft Phase 1 Environmental Site Assessment (ESA) report of July 7, 2023, made it apparent that the existing site conditions require additional investigation. Based on the ESA findings, NV5 recommended a limited subsurface investigation on the north portion of the (approximate) west half of the property to evaluate the extent and magnitude of the PCB-contaminated soils and potential contaminants in the vicinities of the former burn areas. In addition, the subsurface investigation will include characterization of subsurface conditions in the vicinity of the former stormwater retention pond that collected stormwater runoff from the Leichner Landfill, in between the former burn areas. Finally, NV5 will also create a Spill and Emergency Response Plan (SERP), the purpose of which is to protect City of Vancouver water resources. (Please see attached Exhibit 1, NV5 letter of proposal detailing the work included in this Additional Services #1 and Exhibit 2, showing approximate boring locations.)

All work associated with this Additional Service Request #1 will be invoiced on an hourly not-to-exceed basis as noted below in addition to TCF's ten percent (10%) mark-up. (For the fee noted below, we have used the upper range of NV5's estimate. Unused/unneeded fees will not be billed.)

TASK	ESTIMATED FEE
Limited Subsurface Investigation	$28,200
SERP Preparation	$ 7,500
Sub-Total	**$35,700**
TCF Mark-up (10%)	$ 3,570
TOTAL	**$39,270**

Jean, if this proposal meets with your approval, please issue a City of Vancouver Amendment to the Contract.

902 North Second Street Tacoma, Washington 98403 P.253.572.3993 F.253.572.1445 www.tcfarchitecture.com

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TCF A

Thank-you for your consideration of this Proposal.

Teta Brown, Project Documents and Contracts Manager

for

Randy Cook, AIA, Managing Principal

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Exhibit 1

August 25, 2023

City of Vancouver
415 West 6th Street
PO Box 1995
Vancouver, WA 98668-1995

Attention: Anna Vogel

Revised Proposal
Limited Subsurface Investigation
Proposed New Public Works Operations Center
8713 NE 94th Avenue
Vancouver, Washington
Project: Vancouver-43-03

INTRODUCTION

GeoDesign, Inc. dba NV5 (NV5) is pleased to submit this revised proposal to conduct a limited subsurface investigation of the proposed New Public Works Operations Center located at 8713 NE 94th Avenue in Vancouver, Washington (subject property). In addition, this proposal also includes preparation of a Spill and Emergency Response Plan (SERP) as requested by Ryan Cornwall of TCF Architecture PLLC. The subject property includes Clark County Parcel I.D.s 199845000, 199863000, 1998640000, and 10574000 and consists of 35.16 acres currently developed with a landfill gas flare station with associated gravel-covered access roads.

NV5 prepared and submitted to the City of Vancouver a draft Phase I Environmental Site Assessment (ESA) report for the subject property dated July 7, 2023. The Phase I ESA revealed the following recognized environmental conditions in connection with the subject property:

- The presence of iron and manganese in groundwater at concentrations exceeding established compliance levels associated with the closed Leichner Landfill.
- Undocumented fill material on the north portion of the approximate west half of the subject property containing polychlorinated biphenyls (PCBs) at concentrations exceeding Model Toxics Control Act (MTCA) Method A cleanup levels and/or hazardous waste thresholds.
- Undocumented fill and debris that were observed in test pits excavated in 2015 within two former burn areas formerly located on the north portion of the approximate west half of the subject property.

Based on the findings of the Phase I ESA, NV5 recommended conducting a limited subsurface investigation on the north portion of the approximate west half of the subject property to

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evaluate the extent and magnitude of the PCB-contaminated soil and potential contaminants in the vicinities of the former burn areas. The results of the limited subsurface investigation will also serve as a clean fill evaluation to evaluate the quantity of soil that may need to be disposed of as solid waste if exported during future redevelopment. In addition, our scope of services for the limited subsurface investigation (presented below) includes characterizing the subsurface conditions in the vicinity of the former stormwater retention pond reportedly historically located on the north-central portion of the subject property that collected stormwater runoff from the Leichner Landfill (presumably in between the former burn areas).

SCOPE OF SERVICES

The specific scope of services for the limited subsurface investigation and preparation of the SERP are described in the following sections.

LIMITED SUBSURFACE INVESTIGATION

The purpose of our limited subsurface investigation scope of services is to further delineate the extent and magnitude of potential PCB-contaminated soil along the north property boundary of the approximate west half of the subject property. In addition, our scope has been developed to characterize the soil within the approximate limits of the former burn areas and in the presumed vicinity of the former stormwater retention pond. The analytical results will be compared to the appropriate Washington State Department of Ecology's (Ecology) MTCA cleanup levels to evaluate risk to human health and the environment and appropriate end-use disposal options for the undocumented fill. Our scope of services has been developed based on information obtained from historical environmental reports prepared by others and reviewed during our Phase I ESA as well as our planned geotechnical investigation. The specific proposed scope of services is presented as follows:

- Coordinate and manage the field explorations, including utility locates, subject property access authorizations, access preparations, and scheduling subcontractors and NV5 field staff.
- Contact Washington's one-call Utility Notification Center to mark the locations of public utilities beneath the rights-of-way surrounding the subject property.
- Subcontract a private utility locator to clear an approximately 10-foot radius around the borings proposed along the north property boundary of potential utility conflicts. The remaining proposed borings (discussed below) will be cleared of potential utility conflicts under our geotechnical scope of services.
- Subcontract a licensed drilling contractor to advance a total of 20 soil borings along the north property boundary of the approximate west half of the subject property (avoiding the known locations of the HDPE landfill liner) using direct-push drilling methods, as follows:
  - Advance 8 of the 20 borings approximately 3 feet south of the north property boundary to depths of up to 2 feet below ground surface (BGS)
  - Advance 8 of the 20 borings approximately 6 feet south of the north property boundary to depths of up to 2 feet BGS
  - Advance 4 of the 20 borings approximately 10 feet south of the north property boundary to depths of up to 2 feet BGS

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- Observe the geotechnical explorations within the former burn areas (including test pits TP-11, TP-12, and TP-14 through TP-17 and borings DB-01 and DB-02) and at the presumed location of the former stormwater detention pond (test pit TP-13). The test pit explorations will be excavated to depths of up to 15 feet BGS. The borings will be drilled to depths between 50 and 100 feet BGS or refusal, whichever occurs first. Environmental oversight will only occur in the approximate upper 15 feet of each boring.
- Collect soil samples continuously from each 2-foot-deep boring and at approximate 2.5- to 5-foot intervals to depths of up to approximately 15 feet BGS from borings DB-01 and DB-02 for field screening purposes. Field screening will consist of visual and olfactory indicators, water sheen testing, and headspace vapor concentration measurements using a hand-held photoionization detector.
- Collect up to four discrete soil samples from each 2-foot continuous sample at depth intervals of 0.1 to 0.5 foot BGS, 0.5 to 1 foot BGS, 1 foot to 1.5 feet BGS, and 1.5 to 2 feet BGS, as recovery allows.
- Collect one discrete sub-sample representative of the undocumented fill, one discrete sub-sample representative of the underlying black organic silt with wood, and one discrete sub-sample of the native non-organic soil (if encountered) within the limits of the former burn areas and in the vicinity of the former stormwater retention pond. Discrete samples will be collected from the test pits with the aid of the excavator bucket. Discrete samples will be collected from the borings using a split-spoon sampler (or equivalent).
- Composite the discrete sub-samples to generate up to nine composite samples, one representing the undocumented fill within the two burn areas and the stormwater detention pond, one representing the black organic silt with wood within the two burn areas and the stormwater detention pond, and one representing the native non-organic soil, if encountered, within the two burn areas and the stormwater detention pond.
- Submit the discrete and composite soil samples to Pace Analytical of Mount Juliet, Tennessee, for chemical analysis, as follows:
  - Analyze the discrete samples collected at depth intervals of 0.1 to 0.5 foot BGS and 0.5 to 1 foot BGS from the 2-foot-deep borings for PCBs by U.S. Environmental Protection Agency (EPA) Method 8082A. Based on the results of these samples, it may be necessary to analyze the samples collected at depth intervals of 1 foot to 1.5 feet BGS and 1.5 to 2 feet BGS.
  - Analyze the composite samples representative of undocumented fill, the underlying black organic silt with wood, and the native non-organic soil (if encountered) for Total Petroleum Hydrocarbon Identification by Method NWTPH-HCID and Resource Conservation Recovery Act (RCRA) 8 total metals by EPA Methods 6020B and 7471B. Based on the results of the HCID analysis, conduct follow-up analyses on the samples representative of the undocumented fill, the black organic silt with wood, and the native non-organic soil (if encountered) for one or more of the following:
    - Gasoline-range hydrocarbons by Method NWTPH-Gx
    - Diesel- and oil-range hydrocarbons by Method NWTPH-Dx
    - Volatile organic compounds (VOCs) by EPA Method 8260D
    - Polycyclic aromatic hydrocarbons (PAHs) by EPA Method 8270E-SIM
    - PCBs by EPA Method 8082A
- Decommissioned each boring in accordance with Washington State rules and regulations immediately upon the conclusion of field work and repair the surfaces as appropriate.

- Place soil cuttings and decontamination water in Department of Transportation-approved drums for temporary storage pending receipt of laboratory analyses to characterize the investigation-derived waste (IDW) for disposal.
- Subcontract a local waste disposal subcontractor to transport and dispose of the IDW at an approved facility.
- Summarize and incorporate the findings of the limited subsurface investigation in a report that includes a summary of field activities and observations, boring logs, laboratory reports, and a discussion of the analytical results within the context of Ecology's regulatory framework.

PREPARATION OF AN SERP

The purpose of the SERP is to protect water resources in the City of Vancouver. The SERP will be prepared in accordance with the City of Vancouver's municipal code Title 14, Chapter 26, Section 130(B). The SERP must be developed and implemented within 90 days after the date of issuance of the certificate of occupancy.

The SERP will include, but not be limited to, the following information pertaining to spill prevention at the subject property:

- Drawings, including the layout of the operation, a floor plan, direction of drainage, entrance and exit routes, and areas where hazardous materials are received, stored, transported, handled, or used in operations
- Listings of all hazardous materials on the subject property, including types, volumes, locations, and container types and sizes
- Spill prevention-related equipment, including equipment that serves to detect releases of potential water resources contaminants

The SERP will include, but not be limited to, the following information pertaining to Emergency Response at the subject property:

- Chain of command and procedures for spill response
- A phone list of response agencies, including federal, state and city emergency contact numbers and environmental cleanup companies
- Procedures for treating and disposing of spilled hazardous materials

The SERP will also include certification signed by an authorized representative of the operation stating, "I certify that the information provided in this document is to the best of my knowledge true and complete, and the spill prevention equipment and emergency response measures described herein are as stated." The signed certificate will include the authorized representative's name (printed), title, and contact information.

SCHEDULE, TERMS, AND BUDGET

Based on discussions with our geotechnical staff and the City of Vancouver, we have tentatively scheduled the field work associated with the former burn areas and former stormwater detention pond on August 28, 2023. We have scheduled the field work associated with the direct-push

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drilling on September 6, 2023. We expect that field activities will be completed in two to three non-consecutive days. The soil sample analytical results will be available approximately two weeks after the completion of field activities. We anticipate that our draft limited subsurface investigation report will be submitted within two weeks after we receive the final laboratory analytical data. We anticipate that our draft SERP will be submitted prior to issuance of the certificate of occupancy.

We will conduct the scope of services presented above on a time-and-materials basis for an estimated fee of between $29,515 and $35,700 in accordance with the Schedule of Charges and General Terms and Conditions that are attached to and part of this agreement. A breakdown of our estimated fees is as follows:

Activity Estimated Expenditures	Estimated Fee
Limited Subsurface Investigation	
Private Utility Locate (estimated)	$840
NV5 Field Labor and Equipment (estimated 2 to 3 days)	3,175 – 4,760
Drilling Subcontractor (estimated 1 day)	3,600
Analytical Laboratory Services (cost depends on number of follow-up analyses)	3,900 – 8,500
IDW Disposal (assumes two drums of non-hazardous waste)	1,000
Analysis and Reporting	6,400
Project Management/Coordination/Communication	3,100
Estimated Subtotal	**$22,015 – $28,200**
Preparation of SERP	**$7,500**
Estimated Total	**$29,515 – $35,700**

ASSUMPTIONS

Our estimated fees are based on the following assumptions:

- Access to the subject property will be provided by City of Vancouver.
- Drilling activities can be conducted in three to four consecutive days during standard business days and hours (Monday through Friday, 7:00 a.m. to 6:00 p.m.).
- Access to the subject property will be arranged by the City of Vancouver. A direct-push drill rig (full size, truck mounted) can gain access to the subject property and the proposed boring locations. If a track-mounted drill rig is required, we will notify you and submit a change order.
- Future redevelopment activities will not require disturbance or removal of existing soil below approximately 15 feet BGS.

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- The estimated high range of laboratory costs is based on the following:
  - Nine composite samples analyzed for HCID and RCRA 8 total metals
  - No more than nine composite samples are analyzed for gasoline-, diesel-, and oil-range hydrocarbons; VOCs; RCRA 8 total metals; and PAHs
  - No more than 73 samples are analyzed for PCBs
- If total lead is detected at a concentration greater than 100 milligrams per kilogram, it may be necessary to further analyze soil samples for leachable metals using the Toxicity Characteristic Leaching Procedure. If required, we will notify you and submit a change order for the additional analyses.
- Waste generated during this investigation will be handled as non-hazardous and a maximum of two 55-gallon drums of waste will be generated. If waste generated during this investigation is a characteristic hazardous waste, the material will require disposal at an additional cost. If required, we will notify you and submit a change order for the additional disposal costs.

♦ ♦ ♦

We appreciate the opportunity to submit this agreement. Please call if you have questions regarding this submittal. To formally authorize our services, return a signed copy of this agreement.

Sincerely,

NV5



Kyle R. Sattler, L.G.
Principal Geologist

cc: Ryan Cornwall, TCF Architecture PLLC

KRS:kt
Attachments
One copy submitted
Document ID: Vancouver-43-03-082523-envp-rev2.docx
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The scope of services outlined in this agreement, the fees, and the General Terms and Conditions are hereby accepted and GeoDesign, Inc. dba NV5 is authorized to proceed. This agreement constitutes the entire agreement between the Client and GeoDesign, Inc. dba NV5 and supersedes all prior written or oral understandings. If the client does not sign our proposal, but instead gives us a notice to proceed, then that shall also constitute a contract.

_____	by	_____
Organization		Signature*
_____		_____
Date		Printed Name
		_____
		Title

*Individual with contracting authority and responsible for payment of NV5's fees.

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ENVIRONMENTAL SCHEDULE OF CHARGES

COMPENSATION

Our compensation will be determined on the basis of time and expenses in accordance with the following schedule unless a fixed fee amount is so indicated in the proposal or services agreement. Contracted professional and technical services will be charged at the applicable hourly rates as listed below. Staff time spent in depositions, trial preparation, and court or hearing testimony will be billed at 2 times the below rates. Time spent in either local or inter-city travel, when travel is in the interest of this contract, will be charged in accordance with the foregoing schedule; when traveling by public carrier, a maximum charge of eight hours per day will be made. Current rates are as follows:

Personnel	Hourly Rate
Support Staff	$ 81
Project Assistant/Technical Editor	$ 95
Senior Project Assistant/Technical Editor	$ 102
Technician I	$ 87
Technician II	$ 100
Senior Technician	$ 106
CAD	$ 106
Senior CAD Technician	$ 118
Staff I	$ 111
Staff II	$ 127
Staff III	$ 140

Personnel	Hourly Rate
Technical Specialist I	$ 152
Technical Specialist II	$ 168
Senior Technical Specialist	$ 183
Project Manager I	$ 162
Project Manager II	$ 172
Senior Project Manager	$ 184
Associate	$ 201
Senior Associate	$ 214
Principal	$ 235
Senior Principal	$ 245

Equipment	Rate
Air compressor (per day)	$ 62
Anemometer (per day)	$ 31
Bladder pump (includes generator) (per day)	$ 129
Core drill (per day)	$ 248
Disposable bailers (each)	$ 17
Dissolved oxygen meter (per day)	$ 38
Electric sampling pump (per day)	$ 32
Field filter (each)	$ 25
Flag tape rolls (each)	$ 6
Gas extraction monitor 2000 (per day)	$ 217
Gas extraction monitor 2000 (per week)	$ 681
Generator (per day)	$ 62
Global positioning system (GPS) – differential (per day)	$ 118
Global positioning system (GPS) – hand held (per day)	$ 35
Hand auger (per day)	$ 43
Infrared camera (Flir b40) (per day)	$ 310
Interface meter (per day)	$ 64
Laptop computer use (per day)	$ 19
Level C personal protection equipment (PPE) (per day)	$ 93
Low-flow sampling kit (per day)	$ 260
Low-flow sampling kit (per week)	$ 929
Mobile laboratory (per month)	$ 1,260
Moisture meter (Delmhorst BD-2100) (per day)	$ 31
Oxidation reduction potential (ORP) meter (per day)	$ 52
Peristaltic pump (per day)	$ 77
pH/conductivity/temperature meter (per day)	$ 52
Photoionization detector (PID) (per day)	$ 136
Photoionization detector (PID) (per week)	$ 434
Photoionization detector (PID) 11.7-eV Lamp (per day)	$ 56
Post pounder (per day)	$ 12
Pressure Transducer Data Logger	$ 150
Range finder (per day)	$ 12
Roto-hammer drill (per day)	$ 93
Roto-hammer drill (per week)	$ 341
Sample tubing (polyethylene - per foot)	$ 0.63
Sample tubing (silicon - per foot)	$ 1.86
Sample tubing (Teflon - per foot)	$ 2.49
Sample kit (gloves, goggles, tools, etc.) (per day)	$ 25
Satellite phone (per day)	$ 25
Sidewalk closure signage (per day)	$ 24
Site reconnaissance kit (each)	$ 25
Soil vapor probe with slide hammer (per day)	$ 62

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ENVIRONMENTAL SCHEDULE OF CHARGES

Equipment	Rate
Soil vapor probe kit with drill (per day)	$ 270
Specialty software (MOD FLOW, ARC GIS, GPR analysis, per hour)	$ 19 - 29
Summa sampling kit (per sample)	$ 11
Thermometer – infrared (per day)	$ 12
Total Station – survey equipment (per hour)	$ 62
Transit level and tripod (per day)	$ 37
Turbidity monitor (per day)	$ 43
Unmanned aerial vehicle (DGI Mavic 2) (per day)	$ 525
Unmanned aerial vehicle (Trimble Ux5-HP) (per day)	$ 1,050
Van Veen sediment sampler (per day)	$ 124
Vehicle (company) usage (full day, plus $0.71 per mile charge)	$ 25
Vehicle (personal) usage (per mile)	$ 0.71
Vibrocore (per day)	$ 495
Water level meter (per day)	$ 52
WSDOT bridge toll	$ 4.20
XRF lead paint analyzer (per day)	$ 750
YSI probe (per day)	$ 124
Ziplevel Pro 2000 (per day)	$ 56

Reproduction		
CD (each)		$ 2.25
	Black/White	**Color**
8 ½ x 11 (each)	$0.11	$ 0.18
11 x 17 (each)	$0.22	$ 0.36
D-size plots (each)		$ 28.09
D-size scan (each)		$ 14.04

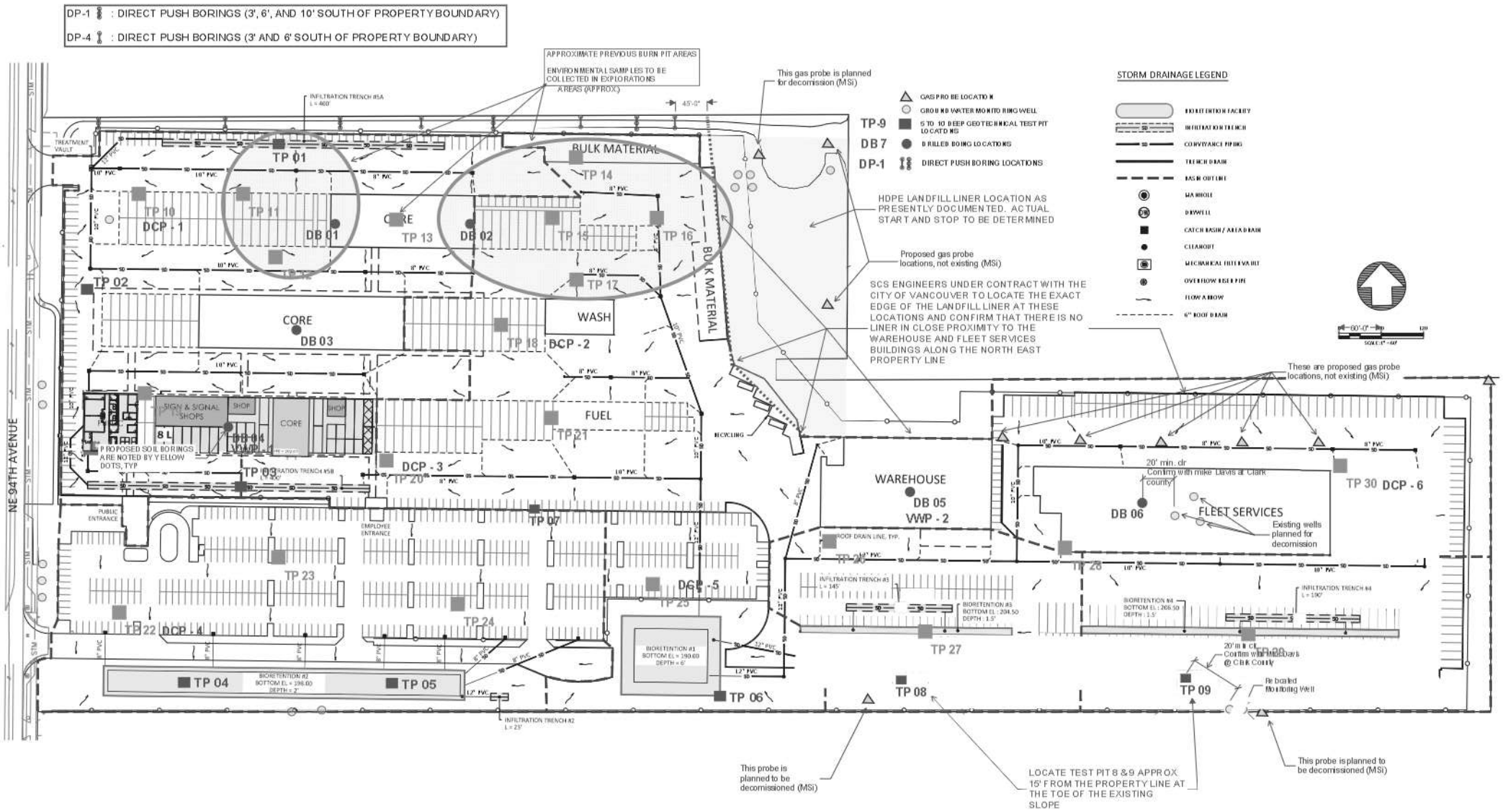
OTHER SERVICES, SUPPLIES, AND SPECIAL TAXES

Outside services (equipment, supplies, and facilities not furnished in accordance with the above schedule, and any unusual items of expense not customarily incurred in our normal operations) are charged at cost plus 12 percent. This includes shipping charges, subsistence, transportation, printing and reproduction, miscellaneous supplies and rentals, surveying services, drilling equipment, construction equipment, watercraft, aircraft, and special insurance that may be required. Specialized equipment will be quoted on a per-job basis. In-house disposable field supplies (routinely used field supplies stocked in-house by NV5) at current rates. Taxes required by local jurisdictions for projects in specific geographic areas will be charged to projects at direct cost.

All rates are subject to change upon notification.

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Exhibit 2



Docusign Envelope ID: 7E111200-8F8D-4298-BC57-5D7180F92B6B

SERVICE AGREEMENT C-101028

AMENDMENT No. 2

Architectural and Engineering Design for a New Public Works Operations Campus

This Agreement amends the Professional Services Agreement number C-101028 by and between the City of Vancouver, hereinafter referred to as “City”, and TCF Architecture, hereinafter referred to as "Contractor" for services offered.

This amendment amends the original agreement as follows:

1. Increase the authorized amount of the Agreement by $257,450 to a revised authorized amount of $3,271,296.00.
2. **Amend** the language contained in Section 1, Scope of Work, adding language included herein attached and by reference made part of the Contract, Attachment A.
3. 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

Signed by:
C084EA446CF9483...
Lon Pluckhahn, City Manager

12/13/2024
Date

Attest:

DocuSigned by:
Natasha Ramras
493E940414AE4BD...
Natasha Ramras, City Clerk

Approved as to form:

DocuSigned by:
9A7DC2E31F894A2...
Jonathan Young, City Attorney

CONTRACTOR:
TCF Architecture

Signed by:
Mark Hurley
69E5C11C9AA34E4...
Signature

Mark Hurley Principal
Printed Name /Title

12/9/2024
Date

Docusign Envelope ID: 7E111200-8F8D-4298-BC57-5D7180F92B6B

TCF Architecture

December 3, 2024 **EXHIBIT A**

CITY OF VANCOUVER, WA
PUBLIC WORKS OPERATIONS CENTER

SCHEMATIC DESIGN PHASE – INTERIM ADDITIONAL SERVICES
SCOPE & FEE PROPOSAL

This document describes the Scope of Services and deliverables to be provided by TCF Architecture and its consultants (hereafter "Contractor," also referred to as "Consultant" for the purposes of this Scope of Services) for additional professional services to be provided in the interim period prior to the implementation of the subsequent amendment for full design services from final Schematic Design (SD-2) through GMP/Bidding.

CONSULTING TEAM MEMBERS

The firms listed below will participate in the various professional services associated with this amendment.

- Civil Engineering: MacKay Sposito
- Cost Estimating: RC Cost Group
- Equipment / Operations: WSP

SCOPE OF SERVICES

TASK 1 – PROJECT ADMINISTRATION

1.01 – General Project Administration

- Day-to-day communication and correspondence with the City's personnel and the Owner's Representative Team (Parametrix) as required for the progress of the work.
- Schedule coordination, design team coordination, data management in Smartsheet, and other administrative tasks as needed for the progress of the work.

1.02 Meetings

- Participation in and preparation for regular team conference call meetings.
- Assume a weekly one-hour meeting between the city, Design Team, and Owner's Representative.
- Assume a monthly one-hour meeting with the City's Core Management Team.
- Participate in other unplanned meetings as reasonably needed to ensure progress of the work.
- Assume one in-person visit, date and time to be determined.

TASK 2 – SCHEMATIC DESIGN 1 (SD-1) COMPLETION

Note: This Task is intended to augment the existing scope and remaining fees in the original contract for Phase 1b for the purpose of completing SD-1 level documents prior to engaging with the selected GC/CM contractor for pre-construction services. Final Schematic Design (SD-2) documentation will be completed under the subsequent amendment for full design services through the GMP/Bidding phase.

Docusign Envelope ID: 7E111200-8F8D-4298-BC57-5D7180F92B6B

Task 2.01 – Review Program Needs and Goals for "Baseline" Project Scope

Warehouse

- Work with City staff to review updated warehouse needs and goals and confirm revisions or adjustments to the current program and design criteria.
- Review the overall warehouse conceptual plan layout and individual space layouts for refinements and improvements based on updated criteria and review comments provided by City staff.

Other Operations and Administrative Functions

- Work with City staff to review other shops and storage spaces to confirm criteria and goals. City staff will provide specific comments on the current space configurations.
- Review Operations functions and spaces for alternative approaches or strategies to achieve potential cost savings while ensuring a baseline functional facility.
- Review administrative offices and shared spaces with City staff to confirm layouts and staff counts.

Task 2.02 – Program and Equipment List Adjustments

- Update warehouse equipment / storage systems in the Preliminary Equipment List
- Update Preliminary Equipment List to reflect adjustments discussed with City staff.
- Update program document if needed to account for adjusted square footages.
- Update Room Layout sheets as needed to reflect revisions and adjustments.

Task 2.03 – SD-1 Documents

- Update architectural site plan, floor plans, sections and elevations to reflect any substantive changes determined in Tasks 2.01 and 2.02.
- Complete SD-1 document package reflecting adjusted project scope for cost/budget management.

TASK 3 – 30% SITE-CIVIL-LANDSCAPE

Task 3.01 – Early Site Development Package Identification

- Identify site development scope elements to be considered for an early GMP site work package. (IE, mass grading, stone columns, rough-graded stormwater management, perimeter landscaping, geo-exchange borings).
- Develop estimated scheduling timeframes for execution of an early GMP site work package.
- Develop a narrative summarizing the scope, timeframes, permitting considerations, and estimated costs for an early GMP site work package.
- Coordinate with geotechnical and environmental information.

Task 3.02 – Site-Civil-Landscape 30% Design

- Complete 30% (SD-1) level Site-Civil-Landscape Package reflecting adjusted scope for cost/budget management.

Docusign Envelope ID: 7E111200-8F8D-4298-BC57-5D7180F92B6B

TASK 4 – PROJECT SCOPE AND COST ALIGNMENT

Task 4.01 – Cost Reduction Strategies

- Research and identify cost reduction opportunities across all project scope elements.
- Review potential and recommended scope adjustments with City staff for input and confirmation.
- Identify costs for added scope including implementation of the City's Draft Green Building Policies as appropriate to the project.

Task 4.01 – Updated Preliminary Cost Estimate

- Prepare an updated cost estimate reflecting project scope adjustments and the City's priority scope elements.
- Estimate costs reflecting scope elements identified for an early site development GMP Package.
- Refine the GC mark-ups and include projected cost escalation reflecting the updated schedule goals.
- Update budgets for Soft Costs reflecting actual estimated budgets where possible, or budgets based on percentage of construction costs. (Note: The City will provide estimated budgets for internal costs and expenses such as costs for assigned City staff).

TASK 5 – LAND USE PERMITTING AND JURISDICTIONAL COORDINATION

Task 5.01 – City of Vancouver Permitting

- Confirm site development permitting process and timeframes with City of Vancouver development staff.
- Prepare a preliminary "Site Plan Approval" package for submittal to the City for use in executing early site development activities as noted under Task 3.01.

Task 5.02 – Other Jurisdictions

- On-going coordination with Clark County Solid Waste and Department of Ecology.
- On-going coordination with Clark County regarding 94th Street Right of Way access.

Docusign Envelope ID: 7E111200-8F8D-4298-BC57-5D7180F92B6B

CITY OF VANCOUVER
Public Works Operations Center

TASK NO.	PROJECT PHASE	TCF Architecture	Consultants Members Contracted under TCF						TOTALS
			MSi (Civil/Ldsc) Exhibit C.1	RCCG (Cost Est)	WSP (Equip/Ops)				
SD1 - INTERIM ADDITIONAL SERVICES									
1.00	General PM / Mtgs / Corresp, etc	$42,950	$12,000						
2.00	Schematic Design 1 (SD1)	$37,660			$40,000				
3.00	Site-Civil-Landscape 30% Design	$10,110	$38,000						
4.00	Project Scope & Cost Alignment	$11,970	$5,000	$10,000					
5.00	Landuse Permit/Jurisdictional Coord	$5,260	$30,000						
	SUBTOTAL	**$107,950**	**$85,000**	**$10,000**	**$40,000**	**$0**	**$0**	**$0**	**$242,950.00**
SUBTOTAL FEES (Not Incl. Reimbursables)		**$107,950**	**$85,000**	**$10,000**	**$40,000**	**$0**	**$0**	**$0**	**$242,950**
MARKUP ON CONSULTANT SERVICES (10%)		**N/A**	$8,500	$1,000	$4,000	$0	$0	$0	**$13,500**
SUBTOTAL PER FIRM		**$107,950**	**$93,500**	**$11,000**	**$44,000**	**$0**	**$0**	**$0**	**$256,450**
REIMBURSABLE BUDGETS (Incl TCF Mark-up)		$1,000							**$1,000**
TOTALS (Incl. Mark-ups)		**$108,950**	**$93,500**	**$11,000**	**$44,000**	**$0**	**$0**	**$0**	**$257,450**

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CITY OF Vancouver WASHINGTON

SERVICE AGREEMENT C-101028

AMENDMENT No. 3

Architectural and Engineering Design for a New Public Works Operations Campus

This Amendment amends the Professional Services Agreement number C-101028 by and between the City of Vancouver, hereinafter referred to as "City", and TCF Architecture, hereinafter referred to as "Contractor" for services offered.

This amendment amends the original agreement as follows:

1. Increase the authorized amount of the Agreement by $11,896,620.00 to a revised authorized amount of 15,167,916.00.
2. **Amend** the language contained in Section 1, Scope of Work, adding language included herein attached and by reference made part of the Contract, Exhibit A.
3. **Amend** the language contained in Section 4, Term of Agreement, Termination date of agreement changed to September 30, 2028.

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

5/9/2025
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:
TCF Architecture

Signed by:
Mark Hurley
69F5C11C9AA34F4...
Signature

Mark Hurley Principal
Printed Name /Title

5/6/2025
Date

Docusign Envelope ID: C9077D64-4E12-40B2-81BF-C7CCA2FB128E

Professional Services Agreement C-101028
Amendment No. 4
Architectural and Engineering Design for a New Public Works Operations Campus

This fourth amendment ("Amendment") amends the Professional Services Agreement number 4 ("Agreement") between the City of Vancouver, ("City"), and TCF 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 Work** is amended adding language included herein attached and by reference made part of the Contract, Exhibit A.

2. **Section 2 Compensation** is amended as follows:

   Payment to the Contractor for the Services described in this Agreement shall not exceed $ 15,167,916.00 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:
C084EA446CF9483...
Lon Pluckhahn, City Manager

8/18/2025
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:
TCF Architecture

Signed by:
Mark Hurley
69F5C11C9AA34F4...
Signature

Mark Hurley Principal
Printed Name /Title

8/12/2025
Date

Docusign Envelope ID: C9077D64-4E12-40B2-81BF-C7CCA2FB128E

TCF Architecture

August 8, 2025

Mr. Jason Olson | Facilities
Capital Projects Manager
City of Vancouver
Vancouver, WA 98668-1995

Re: CITY OF VANCOUVER, WA – NEW PUBLIC WORKS OPERATIONS CENTER
TCF Project Acronym / No.: VPOC / 2022-016
Additional Services Request (ASR) #3 - Inadvertent Discovery Plan (IDP)

Per the email string titled: "ENG-85035: PRJ-169349-COV Public Works Operations Campus Early Site Work (CORBIN)" / "IDP Inadvertent Discovery Plan" of August 6th through 8th 2025, we have been advised that it would be advisable, per DAHP, to include an Inadvertent Discovery Plan (IDP) in place prior the upcoming grading activities. We are currently contracted with Archaeological Investigations Northwest, Inc. (AINW), who in 2023 provided an archaeological predetermination for this Project and are now able to provide an IDP for this Project. Upon your approval we will add their scope of work to their contract via amendment.

The AINW work, in addition to the TCF 10% mark-up, will be under a fixed fee as provided below and can be accomplished within 30 days of receiving authorization.

FIRM / TASK	FEE	TOTAL
AINW / Inadvertent Discovery Plan	$1,200	
TCF Mark-up (10%)	$ 120	
TOTAL		**$1,320**

Thank-you for your consideration of this Additional Services Request.

Mark Hurley, AIA, Managing Principal

Attachment:

AINW, Inc. Memo dated August 7, 2025; 1 page.

Docusign Envelope ID: C9077D64-4E12-40B2-81BF-C7CCA2FB128E

Archaeological Investigations Northwest, Inc.

3510 N.E. 122nd Ave. • Portland, Oregon 97230
Phone (503) 761-6605 • Fax (503) 761-6620

Vancouver Phone (360) 696-7473
E-mail: ainw@ainw.com
Web: www.ainw.com

MEMO

Date: August 7, 2025

To: Ryan Cornwall, AIA, TCF Architecture, PLLC

From: Jo Reese, M.A., R.P.A., President/Senior Archaeologist

Re: Vancouver Public Works Operations Center
Archaeological Inadvertent Discovery Plan

This proposal is to prepare the Inadvertent Discovery Plan (IDP) for the new Public Works Operations Center, or VPOC, which is being done for the City of Vancouver. AINW completed an archaeological predetermination for the project in 2023.

The IDP can be prepared for a lump sum of **$1,200.00**, and will be completed within 30 days of authorization**.** AINW's payment terms are Net 30 days from issuance of an invoice. Please note that if collection for nonpayment of our invoice is necessary, reasonable collection or legal costs will be charged to you. This letter contains the entire agreement between us and there are no other representations, warranties, or commitments. I can provide you with certificates of our worker's compensation insurance, general and auto liability insurance, and professional liability insurance, upon request.

If the terms of this proposal are acceptable to you, please sign and return this proposal to note your acceptance. I appreciate the opportunity to serve as your archaeological consultant and provide the IDP for the project. Please feel free to call me if you have any questions.

Approval for project, as presented in this letter:

Signed: _____ Date _____

Name: _____

Docusign Envelope ID: 505A2E7B-1D9D-4542-9C9C-CB92C1CAFD5F

Professional Services Agreement C-101028
Amendment No. 5
Architectural and Engineering Design for a New Public Works Operations Campus

This fifth amendment ("Amendment") amends the Professional Services Agreement number C-101028 ("Agreement") between the City of Vancouver, ("City"), and TCF 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 Work** is amended as follows:

   Additional scope, not known or anticipated at the time of the original Contract is added with the attached details. Work includes:

   - Additional geo-technical work covering additional ground investigations under the pre-engineered metal buildings
   - Additional scope related to extensive testing of hazardous materials as a part of the required PCB cleanup.
   - Additional civil engineering work to design the intersection at our entry point associated with the new signal.
   - Additional Consultant for air barrier testing of the buildings once construction is complete and additional mechanical engineering associated with the Geo-exchange system in order to increase bidding opportunities for contractors.

2. **Section 2 Compensation** is amended as follows:

   Payment to the Contractor for the Services described in this Agreement shall not exceed $ 15,373,886.00 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:
02BE78E9C0DB4DB...
Lon Pluckhahn, City Manager

11/18/2025
Date

Attest:

DocuSigned by:
493E940414AE4BD...
Natasha Ramras, City Clerk

Approved as to form:

DocuSigned by:
A17C8E7FA2AC4B4...
Nena Cook, City Attorney

CONTRACTOR:
TCF Architecture

Signed by:
69F5C11C9AA34F4...
Signature

Mark Hurley Principal
Printed Name /Title

11/13/2025
Date

Docusign Envelope ID: 505A2E7B-1D9D-4542-9C9C-CB92C1CAFD5F

TCF Architecture

August 14, 2025

Mr. Jason Olson | Facilities
Capital Projects Manager
City of Vancouver
Vancouver, WA 98668-1995

Re: CITY OF VANCOUVER, WA – NEW PUBLIC WORKS OPERATIONS CENTER
TCF Project Acronym / No.: VPOC / 2022-016
Additional Services Request (ASR) #4 - Site-Specific Seismic Hazard Evaluation Services

Dear Jason, recently some concerns have been raised by the Basis of Design Pre-Engineered Metal Building (PEMB) system manufacturer regarding type F soils on the metal building sites. Although they were assured that the buildings will be built on foundations supported by rammed aggregate piers, and could design assuming type C soils, they have still expressed concerns about achieving building periods of .5 or less with ordinary moment frames due to the possibility of differential settlement. After discussions with our structural and geotechnical design team consultants, we suggest that NV5 (geotech) perform a ground motion study and provide this report as an addendum updating the seismic parameters previously provided in their October 2023 geotechnical report in accordance with ASCE 7-16. This information will be used to instruct the buildings' structural design.

The NV5 work will be performed on an hourly Not-to-Exceed basis, in addition to the TCF 10% mark-up, as provided below and can be accomplished within two to three weeks of receiving authorization.

FIRM / TASK	FEE	TOTAL
NV5 / Seismic Hazard Evaluation	$5,000	
TCF Mark-up (10%)	$ 500	
TOTAL		**$5,500**

Thank-you for your consideration of this Additional Services Request.

Mark Hurley, AIA, Managing Principal

Attachment:

NV5, Inc. Scope and Fee Proposal dated August 7, 2025; 10 pages.

Docusign Envelope ID: 505A2E7B-1D9D-4542-9C9C-CB92C1CAFD5F

August 7, 2025

TCF Architecture, PLLC
124 N I Street
Tacoma, WA 98403

Attention: Randy Cook

Proposal
Site-Specific Seismic Hazard Evaluation Services
New Public Works Operations Center
8713 NE 94th Avenue
Vancouver, Washington
Project: TCF-3-04

INTRODUCTION

NV5, Inc. is pleased to submit this proposal to provide geotechnical engineering services for the proposed New Public Works Operations Center project at 8713 NE 94th Avenue in Vancouver, Washington. The property includes Parcel Numbers 199845000, 199863000, 1998640000, and 1057400, totaling approximately 35.16 acres. We completed a geotechnical engineering report for the project dated October 2, 2023, a Phase I Environmental Site Assessment dated October 25, 2023, and an environmental Limited Subsurface Investigation dated October 31, 2023.[1,2,3]

Based on correspondence with the design team, fundamental periods of select moment frame structures may exceed 0.5 seconds. In accordance with ASCE 7-16, a site-specific seismic hazard evaluation (SSSHE) is required for Site Class F sites containing structures with fundamental building periods exceeding 0.5 seconds. TCF Architecture has requested that NV5 conduct a site-specific seismic hazard evaluation utilizing CPT shear wave velocity data from our 2023 investigation. We understand information presented in our seismic study will be utilized to inform structural design of proposed buildings.

---

1 NV5, 2023. *Report of Geotechnical Engineering Services; City of Vancouver: New Public Works Operations Center; NE 94th Avenue; Vancouver, Washington,* dated October 2, 2023. Project: Vancouver-43-01
2 NV5, 2023. *Phase I Environmental Site Assessment; City of Vancouver: New Public Works Operations Center; NE 94th Avenue; Vancouver, Washington,* dated October 25, 2023. Project: Vancouver-43-02
3 NV5, 2023. *Limited Subsurface Investigation; City of Vancouver: New Public Works Operations Center; NE 94th Avenue; Vancouver, Washington,* dated October 31, 2023. Project: Vancouver-43-03

Docusign Envelope ID: 505A2E7B-1D9D-4542-9C9C-CB92C1CAFD5F

SCOPE OF SERVICES

The purpose of our services will be to provide a report addendum to our October 2023 report with updated seismic design parameters in accordance with ASCE 7-16. The specific scope of our services is summarized as follows:

- Review findings presented in our October 2023 geotechnical report.
- Provide a SSSHE in accordance with ASCE 7-16, including site-specific response spectra.
- Preparation of a report addendum updating the seismic design parameters from our October 2023 geotechnical report in accordance with ASCE 7-16.

SCHEDULE

We are prepared to complete the study within two to three weeks of receiving notice to proceed.

FEE

Our services will be provided on a not-to-exceed basis in accordance with the existing agreement with TCF Architecture for an estimated fee of $5,000. Services requested and authorized in addition to the preceding scope of services will be provided on a time-and-materials basis in accordance with the attached Schedule of Charges.

♦ ♦ ♦

We appreciate the opportunity to submit this agreement. Please call if you have questions regarding this submittal. To formally authorize our services, return one signed copy of this agreement.

Sincerely,

NV5



Stephanie Fontaine, E.I.T.
Staff Engineer



Hayden Gluck, P.E.
Associate Engineer

SMF:HDG
Attachment
One copy submitted
Document ID: TCF-3-04-080725-geop.docx
© 2025 NV5. All rights reserved.

The scope of services outlined in this agreement, the fees, and the General Terms and Conditions are hereby accepted and NV5, Inc. is authorized to proceed. This agreement constitutes the entire agreement between the Client and NV5, Inc. and supersedes all prior written or oral understandings. If the client does not sign our proposal, but instead gives us a notice to proceed, then that shall also constitute a contract.

_____	by	_____
Organization		Signature*
_____		_____
Date		Printed Name
		_____
		Title

*Individual with contracting authority and responsible for payment of NV5's fees.

Docusign Envelope ID: 505A2E7B-1D9D-4542-9C9C-CB92C1CAFD5F

NV5 PACIFIC NORTHWEST SCHEDULE OF CHARGES

COMPENSATION

Our compensation will be determined on the basis of time and expenses in accordance with the following schedule unless a fixed fee amount is so indicated in the proposal or services agreement. Contracted professional and technical services will be charged at the applicable hourly rates as listed below. Staff time spent in depositions, trial preparation, and court or hearing testimony will be billed at 2 times the below rates. Time spent in either local or inter-city travel, when travel is in the interest of this contract, will be charged in accordance with the foregoing schedule; when traveling by public carrier, a maximum charge of eight hours per day will be made. Current rates are as follows:

NV5 Labor Classification	Rate
Senior Principal	$316
Director	$316
Principal	$278
Senior Associate	$252
Associate	$243
Senior Project Manager	$228
Project Manager II	$211
Project Manager I	$190
Senior Bridge/Structural Engineer	$316
Bridge/Structural Engineer II	$219
Bridge/Structural Engineer I	$157
Senior Project Engineer	$295
Project Engineer II	$215
Project Engineer I	$188
Senior Designer	$194
Designer II	$147
Designer I	$123
Senior Project Surveyor	$258
Project Surveyor II	$175
Project Surveyor I	$160
3-Person Survey Crew	$329
2-Person Survey Crew	$236
1-Person Survey Crew	$139
Survey Crew Chief	$106
Senior Survey Technician	$163
Survey Technician II	$137
Survey Technician I	$109

NV5 Labor Classification	Rate
Senior Landscape Architect	$185
Landscape Architect II	$171
Landscape Architect I	$151
Landscape Designer	$122
Senior Environmental Scientist	$234
Environmental Scientist II	$220
Environmental Scientist I	$123
Senior Technical Specialist	$199
Technical Specialist II	$185
Technical Specialist I	$166
Staff III / Senior Staff	$158
Staff II	$140
Staff I	$122
Senior Technician	$120
Technician II	$111
Technician I	$99
Senior CAD Technician	$148
CAD Technician II	$123
CAD Technician I	$123
Senior Technical Editor	$123
Technical Editor	$109
Senior Project Assistant	$123
Project Assistant	$109
Support Staff	$99
Senior Construction Manager	$316
Construction Manager II	$253
Construction Manager I	$243
Resident Engineer	$278

Equipment	Rate
Air compressor (day)	$66
Anemometer (day)	$33
Bladder pump (includes generator) (day)	$138
Core drill (day)	$265
Disposable bailers (each)	$20
Dissolved oxygen meter (day)	$41
Electric sampling pump (day)	$34
Field filter (each)	$27
Flag tape rolls (each)	$7
Gas extraction monitor 2000 (day)	$232
Gas extraction monitor 2000 (week)	$729
Generator (day)	$66
GPS – differential (day)	$126
GPS – hand held (day)	$38
Post pounder (day)	$13
Pressure transducer data logger (day)	$161
Pressure transducer data logger (per week)	$375
Pressure transducer data logger (per month)	$856
Range finder (day)	$13
Roto-hammer drill (day)	$99
Roto-hammer drill (per week)	$364

Equipment	Rate
Hand auger (day)	$46
Infrared camera (Flir b40) (day)	$331
Interface meter (day)	$69
Laptop computer use (day)	$20
Level C personal protection equipment (day)	$99
Low-flow sampling kit (day)	$278
Low-flow sampling kit (per week)	$994
Mobile laboratory (per month)	$1,348
Moisture meter (Delmhorst BD-2100) (day)	$33
Oxidation reduction potential (ORP) meter (day)	$56
Peristaltic pump (day)	$82
pH/conductivity/temperature meter (day)	$56
Photoionization detector (PID) (day)	$146
Photoionization detector (PID) (per week)	$464
Photoionization detector (PID) 11.7-eV (day)	$60
Summa sampling kit (per sample)	$12
Thermometer – infrared (day)	$13
Total Station – survey equipment (per hour)	$66
Transit level and tripod (day)	$40
Turbidity monitor (day)	$46
Unmanned aerial vehicle (DGI Mavic 2) (day)	$562

Docusign Envelope ID: 505A2E7B-1D9D-4542-9C9C-CB92C1CAFD5F

NV5 PACIFIC NORTHWEST SCHEDULE OF CHARGES

Equipment	Rate
Sample tubing (polyethylene - per foot)	$1
Sample tubing (silicon - per foot)	$4
Sample kit (gloves, goggles, tools, etc.) (day)	$27
Satellite phone (day)	$27
Sidewalk closure signage (day)	$25
Site reconnaissance kit (each)	$27
Soil vapor probe with slide hammer (day)	$66
Soil vapor probe kit with drill (day)	$289
Specialty software (MOD FLOW, ARC GIS, GPR analysis, per hour)	$20 - 31

Equipment	Rate
Unmanned aerial vehicle (Ux5-HP) (day)	$1,124
Van Veen sediment sampler (day)	$133
Vehicle (company) (day, plus $0.76 per mile)	$150
Vehicle (personal) usage (per mile)	$0.76
Vibrocore (day)	$530
Water level meter (day)	$56
WSDOT bridge toll	$4
XRF lead paint analyzer (day)	$803
YSI probe (day)	$133
Ziplevel Pro 2000 (day)	$60

Equipment	Rate
Crack Monitor (each)	$39
Cross-hole sonic logger (CSL) (per day)	$596
Dynamic cone penetrometer (DCP) (per day)	$126
Geotech Field Equipment (per day)	$13
Nuclear density gauge (per hour)	$13

Equipment	Rate
Seismic Equipment (per day)	$663
Vibrating wire piezometer (each)	$663
Vibration monitoring equipment (per day)	$69
Vibration monitoring equipment (per week)	$336
Vibration monitoring equipment (per month)	$985

Reproduction	Rate	
CD (each)	$2.40	
	Black/White	Color
8 ½ x 11 (each)	$0.12	$0.19
11 x 17 (each)	$0.24	$0.38
D-size plots (each)		$30.05
D-size scan (each)		$15.03

OTHER SERVICES, SUPPLIES, AND SPECIAL TAXES

Outside services (equipment, supplies, and facilities not furnished in accordance with the above schedule, and any unusual items of expense not customarily incurred in our normal operations) are charged at cost plus 15 percent. This includes shipping charges, subsistence, transportation, printing and reproduction, miscellaneous supplies and rentals, surveying services, drilling equipment, construction equipment, watercraft, aircraft, and special insurance that may be required. Specialized equipment will be quoted on a per-job basis. In-house disposable field supplies (routinely used field supplies stocked in-house by NV5) at current rates. Taxes required by local jurisdictions for projects in specific geographic areas will be charged to projects at direct cost.

All rates are subject to change upon notification.

Docusign Envelope ID: 505A2E7B-1D9D-4542-9C9C-CB92C1CAFD5F

GEOTECHNICAL AND GEOLOGICAL LABORATORY SCHEDULE OF CHARGES

TYPE OF TEST	UNIT PRICE
Atterberg Limits (ASTM D4318)	$ 215
CBR with 3-Point Proctor (ASTM D1883)	$ 820
Compaction (ASTM D1557-07/ASTM D698; Methods A, B, and C)	
1 Point	$ 126
4 Points	$ 303
Consolidation (ASTM D2435; with two timed rebounds)	$ 555
Direct Shear (ASTM D3080)	
1 Point	$ 306
3 Points	$ 584
Expansion Index of Soil (ASTM D4829)	$ 313
Moisture Content – Oven Method (ASTM D2216)	$ 33
Moisture/Density (ASTM D7263)	
Rings	$ 48
Shelby tubes	$ 48
Organic Content (ASTM D2974)	$ 111
Particle-Size Analysis	
Percent passing No. 200 (ASTM C117/ASTM D1140)	$ 105
Sieve with No. 200 wash (ASTM C117/ASTM C136)	$ 167
Combined sieve and hydrometer (ASTM D422-63)	$ 278
Oversize sieve (ASTM C117-04/ASTM C136)	$ 278
Permeability	
Rigid wall constant/falling head (Army Corps Eng. EM 1110-2-1906, VII-13)	$ 488
Flexible wall with triaxial cell (ASTM D5084)	$ 557
Flexible wall for cohesive soil (ASTM D5084/ASTM D4767)	$ 754
pH of Soil (ASTM G51)	$ 111
Resilient Modulus (AASHTO T 307)	
In situ sample	$ 795
Remolded sample (includes compaction and sample preparation)	$ 1,193
Rice Density (ASTM D2041)	$ 167
Sand Equivalent (ASTM D2419)	$ 250
Soil Resistivity (ASTM G57)	$ 257
Specific Gravity	
Bulk specific gravity – asphalt (Parafilm coated) (ASTM D1188)	$ 62
Maximum specific gravity – asphalt (Rice) (ASTM D2041)	$ 126
Specific gravity – bulk specific gravity – asphalt (ASTM D2726)	$ 21
Specific gravity – coarse aggregate (ASTM C127)	$ 99
Specific gravity – fine aggregate (ASTM C128)	$ 133
Specific gravity – Soil (ASTM D854)	$ 139
Swell (ASTM D4546)	
Method A	$ 439
Method B	$ 306
Method C	$ 766

Docusign Envelope ID: 505A2E7B-1D9D-4542-9C9C-CB92C1CAFD5F

GEOTECHNICAL AND GEOLOGICAL LABORATORY SCHEDULE OF CHARGES

TYPE OF TEST	UNIT PRICE
Triaxial Compression	
Unconsolidated, undrained (back pressure saturation) (ASTM D2850)	$ 424
Consolidated, undrained, 1 point (ASTM D4767)	$ 557
Consolidated, undrained, strength envelope (ASTM D4767)	$ 1,670
Load-controlled cyclic (ASTM D5311)	$ 1,670
Unconfined Compression	
Undisturbed soil (ASTM D2166)	$ 160
Amended soil (ASTM D1633)	$ 109
Sample Preparation (per hour)	$ 86

Cyclic Direct Simple Shear

Test No.	Test Description	Unit Price
1	**Strain-Controlled Cyclic Direct Simple Shear Test:** Determine secant shear modulus and damping ratio using up to 100 cycles at a specified single shear strain amplitude of between 0.1% and 2%. Test conducted using a sinusoidal wave with a frequency of up to 5 Hz and a vertical stress of up to 1 MPa. **One sample and up to three strain levels. Consolidation periods for each stage of up to 24 hours.**	$1,350
2	**Stress-Controlled Cyclic Direct Simple Shear Test:** Determine cyclic stress ratio and vertical stress ratio using up to 100 cycles at three specified stress ratios using a sinusoidal wave with a frequency up to 5 Hz. Test conducted with vertical stresses of up to 1 MPa. **Three samples with one cyclic stress level each. Consolidation period of up to 24 hours per sample.**	$1,800
3	**Strain Rate-Controlled Static Direct Simple Shear Test:** Determine stress-strain relationship of a single sample at specified strain rates. Tests conducted with vertical stresses of up to 1 MPa. **One sample at three strain rates.**	$1,000
4	**Stress-Controlled Cyclic Direct Simple Shear Test:** Test conducted on one sample at a specified stress ratio using a sinusoidal wave with a frequency up to 5 Hz for up to 100 cycles with maximum vertical stresses of 1 MPa. **One sample with one cyclic stress ratio.**	$750
5	**Post-Cyclic Static Direct Simple Shear Test:** Stress-strain relationship at specified shear strain rate. Tests conducted with vertical stresses of up to 1 MPa. **One sample in combination with tests 1, 2, and 4.**	$250
6	**Post-Cyclic Consolidation in Direct Simple Shear Test:** Determine post-cyclic volumetric strain over time. Conducted with vertical stresses of up to 1 MPa. **One sample in combination with tests 1, 2, and 4.**	$250
7	**Shear Wave Velocity:** Measure shear wave velocity using Bender Elements based on first shear wave arrival. **One sample in combination with tests 1, 2, and 4.**	$160
8	**Shear Wave Velocity:** Measure shear wave velocity using Bender Elements based on first shear wave arrival. **Stand-alone sample without DSS testing.**	$250
9	Cost per additional day for consolidation of DSS sample	$300

Other tests charged at hourly rates. NV5 reserves the right to subcontract any laboratory testing listed in our scope of work and to apply charges for subcontracted testing at the rates listed above.

Docusign Envelope ID: 505A2E7B-1D9D-4542-9C9C-CB92C1CAFD5F

TCF Architecture

October 1, 2025

Mr. Jason Olson | Facilities
Capital Projects Manager
City of Vancouver
Vancouver, WA 98668-1995

Re: CITY OF VANCOUVER, WA – NEW PUBLIC WORKS OPERATIONS CENTER
TCF Project Acronym / No.: VPOC / 2022-016
Additional Services Request (ASR) #5 – Geo-Exchange System Optional Depths

Dear Jason, per recent conversations, Interface has provided the attached proposal offering Additional Services to provide optional geo-exchange loop system designs. The original loop system was designed at 400 foot bores. The options provided in this ASR are for bores at 600 feet and 800 feet. Capacity of each of these two optional designs will remain the same as the original 400 foot bore design.

This Interface Engineering work will be performed on an hourly Not-to-Exceed basis, in addition to the TCF 10% mark-up, as provided below. Per your previously emailed NTP, Interface has set up this Work in their accounting system and are ready to begin the Work.

FIRM / TASK	FEE	TOTAL
Interface Engineering / Geo-Exchange System Options	$20,000	
TCF Mark-up (10%)	$ 2,000	
TOTAL		**$22,000**

Thank-you for your consideration of this Additional Services Request.

Mark Hurley, AIA, Managing Principal

Attachment:

Interface Engineering Additional Services Scope and Fee Proposal dated August 26, 2025; 2 pages.

Docusign Envelope ID: 505A2E7B-1D9D-4542-9C9C-CB92C1CAFD5F

INTERFACE ENGINEERING
100% EMPLOYEE OWNED

Interface Engineering, Inc.
100 SW Main Street, Suite 1600
Portland, OR 97204
TEL 503.382.2266
www.interfaceengineering.com

August 26, 2025

Randy Cook
TCF Architecture
902 N Second
Tacoma, WA 98403

Re: VPOC City of Vancouver Operations Center SD2-Bid Add Hourly Services
2022-0062.02
Additional Services Proposal – Geo-Exchange System Optional Depths

Dear Randy:

Per our conversation on August 25, 2025 we have added the following scope of service to the VPOC project:

1. Design geo-exchange loop system with bores down to 600 feet below grade.
   a. Provide new drawings showing alternative bore layout with new piping below grade to new vaults sized for new manifolds. Capacity remains the same as original 400 foot bore design.
2. Design geo-exchange loop system with bores down to 800 feet below grade.
   a. Provide new drawings showing alternative bore layout with new piping below grade to new vaults sized for new manifolds. Capacity remains the same as original 400 foot bore design.

This additional service will be billed hourly to a maximum of $20,000 at our current standard rates as listed below. Reimbursable expenses will be billed in addition to labor according to the prime agreement.

Our current standard hourly rates are:

Senior Principal:	$280/Hour
Principal:	$260/Hour
Associate Principal:	$240/Hour
Associate/Project Manager:	$220/Hour
Senior Engineer/Designer:	$200/Hour
Engineer/Designer:	$175/Hour
Revit Designer/Drafter:	$145/Hour
Administrative:	$125/Hour

Docusign Envelope ID: 505A2E7B-1D9D-4542-9C9C-CB92C1CAFD5F

Please indicate your authorization of these extra services by signing below and emailing or mailing this letter back to us so we can set up our records and begin work.

If you have any questions, please contact this office.

Sincerely,

Andy Frichtl, PE, LEED AP
Managing Principal

Steve Dacus, PE, LEED AP
Principal

AWF

COMPANY: TCF Architecture

CONTACT: _____ _____
Randy Cook, Principal Date

X:\PDX\2022\2022-0062\Contracts\.02 SD2-GMP Add'l Services [HNTE]\Geo-Exhange Options\20250826ES - VPOC SD2-Bid Geo-Exchange Options.docx

Docusign Envelope ID: 505A2E7B-1D9D-4542-9C9C-CB92C1CAFD5F

TCF Architecture

October 1, 2025

Mr. Jason Olson | Facilities
Capital Projects Manager
City of Vancouver
Vancouver, WA 98668-1995

Re: CITY OF VANCOUVER, WA – NEW PUBLIC WORKS OPERATIONS CENTER
TCF Project Acronym / No.: VPOC / 2022-016
Additional Services Request (ASR) #6 – Air Barrier Testing Services

Dear Jason, In accordance with ASTM E779 per the 2021 WSEC requirements, we are requesting an additional service for Allana Buick & Bers (ABB) to provide Air Barrier Testing Services for VPOC Buildings A through G (7 buildings total). ABB currently intends to allocate 1 day for testing at each building, except F&G can be combined into one day or combined with one of the other buildings for a cost savings, ABB has also noted there could be some cost savings if they are able to combine multiples of the larger buildings into each site visit. The fees noted below are fixed fee budgets for the air barrier testing services.

FIRM / TASK		FEE	TOTAL
ABB / Air Barrier Testing		$28,700	
Test Plan / Pre-Test Meeting (5 Buildings)	$ 2,800		
Buildings A & B @ $5,500 per building	$11,000		
Buildings C-E @ $3,300 per building	$ 9,900		
Buildings F & G @$5,000 for the two buildings combined	$ 5,000		
TCF Mark-up (10%)		$ 2,870	
TOTAL			**$31,570**

Thank-you for your consideration of this Additional Services Request.

Mark Hurley, AIA, Managing Principal

Attachment:

Allan Buick & Bers Additional Services Scope and Fee Proposal dated June 5, 2025 and revised on September 10, 2025; 8 pages.

Docusign Envelope ID: 505A2E7B-1D9D-4542-9C9C-CB92C1CAFD5F

Allana Buick Bers
Making buildings perform better

June 5, 2025 **(Revised 09/10/2025)**

Randy Cook
Managing Principal
TCF Architecture
902 North Second Street, Tacoma, WA

Re: Proposal for Whole Building Air Barrier Testing Services
Vancouver Public Works - New Operations Center
8713 Northeast 94th Avenue
Vancouver, WA 98662

ON: 2502-02242.01

PN: 237909.01

Dear Randy Cook,

Allana Buick & Bers, Inc. (ABB) is pleased to present **TCF Architecture (Client)** with this proposal for Whole Building Air Barrier Testing for the subject property.

We have revised our proposal to include Buildings F & G (storage) at TCF's request.

Background

ABB was retained by TCF, the project's Architect of Record, to provide building enclosure peer review consulting services for the new Operations Center for the Vancouver Public Works, which includes nine separate buildings (Buildings A through I), with eight of the buildings having conditioned space.

At this time, TCF Architecture seeks to retain ABB to provide Whole Building Air Barrier Testing in accordance with ASTM E779 per the 2021 WSEC requirements.

Our proposal includes the following seven (7) conditioned buildings:

- Building A
- Building B
- Building C
- Building D
- Building E
- Building F
- Building G

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Based on our understanding of your requirements, and our experience with similar project types, ABB proposes the following scope of services:

Scope of Services

Whole Building Air Barrier Testing Services

- Document Review: Receive and review available plans, specifications, and architect reviewed shop drawings to provide our staff with an understanding of the building construction as it relates to air barrier continuity.
    - Perform one (1) document review inclusive of all buildings together.
- Test Plan and Pre-Test Meeting Onsite: Prior to testing, ABB will provide the Client with a testing plan for the project.
    - ABB will provide pressure boundary diagrams, fan placement diagrams and mechanical preparation plans.
    - ABB's proposal assumes that TCF will calculate the building envelope square footage in accordance with the energy code, and ABB will spot check those calculations for accuracy.
    - One (1) test plan (inclusive of all buildings) will be provided.
    - One (1) "pre-air barrier test" meeting (inclusive of all buildings) will be attended by ABB to outline the preparation and testing requirements to the project team. We have assumed up to four (4) hours for a site meeting and pre-test walk.
- Building Prep: Provide set-up and tear down of required temporary preparation measures needed to conduct the whole building air barrier test. This includes stopping interior doors, closing exterior windows and doors, masking of mechanical equipment and / or coordinating with the MEP contractor to activate automatic dampers.
    - Proposal includes an allowance for ABB to provide building prep.
- Testing: Conduct test set-up and provide air barrier testing as follows:
    - Six (6) mobilizations total as follows:
        - Building A - 1 mobilization comprising 1 day
        - Building B - 1 mobilization comprising 1 day
        - Building C - 1 mobilization comprising 1 day

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- Building D - 1 mobilization comprising 1 day
- Building E - 1 mobilization comprising 1 day
- Buildings F/G - 1 mobilization comprising 1 day

six

Note: Economies of scale may be realized if multiple buildings are tested in concert as opposed to ~~five~~ separate mobilizations

- During each mobilization, we will provide the following:
  - A team to conduct whole building air barrier testing according to the 2021 WSEC per ASTM E779 and the requirements of the project specifications. The team leader will be a certified user of testing equipment.
  - Equipment and supplies necessary to provide whole building air barrier testing. This includes calibrated blower doors, digital manometers, door panels, and accessory equipment.
  - This proposal includes up to two (2) hours of air leakage diagnostics (IR thermography and/or tracer smoke) - per building. If additional diagnostic time is necessary, it will be billed on an hourly basis in accordance with ~~our previously provided General Terms and Conditions~~.

"the Architect/Consultant C401 Agreement"

- Test Report. A report of results will be provided within ten (10) business days of testing date. The Contractor or Owner is responsible for providing the appropriate City official our report prior to C of O.
- Exclusions -
  - Air Barrier Re-testing - This proposal does not include fees for any re-testing. If necessary, we can provide pricing for re-testing.
  - Overtime Fees **-** Our testing will be provided during normal business hours. Additional fees might be requested if work proceeds after normal business hours on weekdays or on weekends.
  - Contractor Responsibilities - This proposal assumes that the General Contractor will be responsible for the following (ABB Exclusions):

Docusign Envelope ID: 505A2E7B-1D9D-4542-9C9C-CB92C1CAFD5F

- Coordinating with pertinent sub-contractors for the purposes of coordinating the air barrier testing.
- Complete installation of the air barrier assembly, as outlined in the pressure diagram and construction documents prior to ABB performing the whole building testing.
- Scheduling and coordination of the appropriate team members on the dates of testing shall be completed by the Contractor. Contractor will need to notify sub-contractors of restrictions due to testing.
- Contractor shall provide two (2) weeks' notice to ABB prior to scheduling the testing.
- Testing requires that the building be minimally occupied. The Contractor shall assume that access to the building will be limited during the testing dates. Additional fees for nighttime or weekend work will be assessed if necessary.
- One, dedicated 110v/20-amp circuit outlet per blower door. If a generator is required due to electrical load issues on site, rental fees will be added to our estimate below.

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Quantities and Assumptions

Service	Task	Assumptions
Whole Building Air Barrier Testing	Document Review	1 review (includes all buildings)
	Test Plan	1 submission (includes all buildings)
	Pre-Test Meeting and Site Walk	1 site walk (includes all buildings)
	Building Prep Measures	2 hours (includes all buildings)
	# of Testing Mobilizations	6, refer to scope above
	Limited Air Leakage Diagnostics per ASTM E1186	2 hours (per building)
	Report	1 report (per building)

Fee Proposal

ABB proposes to provide the above-described services per our existing Agreement. Invoices will include documentation for project-specific reimbursable expenses and our 2% insurance coverage fee.

Lump Sum Fees: Include staff labor, project specific reimbursable expenses, and our 2% insurance fee. Lump Sum Fees will be invoiced once each month of service on a percentage completion basis.

Time and Expense Fees: Invoiced once a month and will include staff labor descriptions, documentation for project specific reimbursable expenses, and our 2% insurance fees.

(Fees on next page)

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Service Phase	Fee Type	Fee (*)
Whole Building Air Barrier Testing (ASTM E779 per WSEC):		
Test Plan and Pre-Test Meeting (all buildings)	Lump Sum	$2,800
	Subtotal	**$2,800**
Building A Test (1 mobilization):		
Testing Labor, Equipment and Expenses	Lump Sum	$5,500
	Subtotal	**$5,500**
Building B Test (1 mobilization):		
Testing Labor, Equipment and Expenses	Lump Sum	$5,500
	Subtotal	**$5,500**
Building C Test (1 mobilization):		
Testing Labor, Equipment and Expenses	Lump Sum	$3,300
	Subtotal	**$3,300**
Building D Test (1 mobilization):		
Testing Labor, Equipment and Expenses	Lump Sum	$3,300
	Subtotal	**$3,300**
Building E Test (1 mobilization):		
Testing Labor, Equipment and Expenses	Lump Sum	$3,300
	Subtotal	**$3,300**
Buildings F & G Test (1 mobilization): **		
Testing Labor, Equipment and Expenses	Lump Sum	$5,000
	Subtotal	**$5,000**
	***TOTAL FEE for Seven (7) Buildings:**	**$28,700**

*Note: *Economies of scale may be realized if multiple buildings are tested in concert as opposed to separate mobilizations listed.*

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Note: **Proposal assumes Buildings F/G will be tested on the same day in one mobilization. Alternatively, if F/G are ready to be tested during one of the other building mobilizations, fees can be reduced to $1,500 each ($3,000 for both).

Assumptions and Exclusions

1. ABB's services are limited to those specifically described above. If additional services are requested or required, we will be pleased to provide you with an additional services agreement once the scope of additional services is defined.
2. The fees in this proposal are strictly based on quantities and meetings provided in the scope of services. Additional quantities or meetings may be required but will be billed on a time and materials basis.
3. Our scope of services and fee proposal assumes that the Owner will arrange for ABB to have access to all building locations necessary for our staff to safely assess conditions. Any fees or special equipment associated with providing access are not included in this proposal.
4. Our proposal assumes that Client will provide us all available original construction documents, as-built construction documents (including plans and specifications), any previous reports, any previous budgets and or proposals from contractors, and a list of issues and areas being investigated. Not having original construction drawings may require additional time for professional services.
5. This proposal does not include repair design, construction documents, bidding services or any construction phase services. If requested, we will be pleased to provide you with an additional services agreement once the scope of additional services is defined.
6. This proposal assumes that the Owner or their General Contractor will arrange for ABB to have access to the necessary construction areas. Any fees or special equipment such as man lifts, extension ladders, etc. necessary to gain access are not included in this proposal.
7. This proposal does not include structural, mechanical, electrical, geotechnical, grading, or environmental consulting services outside of reviewing them for reference when conducting our peer review.
8. Owner's General Contractor will be solely responsible for jobsite safety.

Docusign Envelope ID: 505A2E7B-1D9D-4542-9C9C-CB92C1CAFD5F

Allana Buick Bers
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Agreement

Our Agreement consists of the original Architect Consultant C401 Agreement in addition to Amendments to the Agreement. We will initiate this project upon receipt of your written amendment.

Thank you for this opportunity to be of service to **TCF Architecture**. Please call us if you have any questions regarding this proposal or other aspects of our capabilities.

Very truly yours,

Allana Buick & Bers, Inc.



Jeremy Mitchell, NCARB
Associate Principal
PNW Operations Manager

This proposal is accepted by:

TCF Architecture

_____	_____	_____
Authorized Signature	Printed Name	Date

Docusign Envelope ID: 505A2E7B-1D9D-4542-9C9C-CB92C1CAFD5F

TCF Architecture

October 8, 2025

Mr. Jason Olson | Facilities
Capital Projects Manager
City of Vancouver
Vancouver, WA 98668-1995

Re: CITY OF VANCOUVER, WA – NEW PUBLIC WORKS OPERATIONS CENTER
TCF Project Acronym / No.: VPOC / 2022-016
Additional Services Request (ASR) #7 – Additional Geotechnical Engineering Consulting Services

Dear Jason, Our Geotechnical Consultant, NV5, has provided the attached proposal offering Additional Services to provide additional geotechnical consulting services for the walls, deep borings and landfill characterization. NV5 notes that they can complete the retaining wall design memo within two (2) weeks of receiving your Notice to Proceed.

This NV5 work will be performed on an hourly Not-to-Exceed basis, in addition to the TCF 10% mark-up, as provided below.

FIRM / TASK	FEE	TOTAL
NV5	$11,000	
TCF Mark-up (10%)	$ 1,100	
TOTAL		**$12,100**

Thank-you for your consideration of this Additional Services Request.

Mark Hurley, AIA, Managing Principal

Attachment:

NV5 Additional Services Scope and Fee Proposal dated September 30, 2025; 3 pages.

Docusign Envelope ID: 505A2E7B-1D9D-4542-9C9C-CB92C1CAFD5F

September 30, 2025

TCF Architecture, PLLC
124 N I Street
Tacoma, WA 98403

Attention: Mark Hurley

Scope and Fee
Geotechnical Engineering Consultation Services
Proposed New Public Works Operations Center
8713 NE 94th Avenue
Vancouver, Washington
Project: TCF-3-05

INTRODUCTION

NV5, Inc. (NV5) is pleased to submit this proposal to provide additional geotechnical engineering consultation services for the proposed new Vancouver Public Works Operations Center (VPOC) located at 8713 NE 94th Avenue in Vancouver, Washington. The property includes Parcel Numbers 199845000, 199863000, 1998640000, and 1057400, totaling approximately 35.16 acres.

We completed a geotechnical engineering report for the project dated October 2, 2023, a Phase I Environmental Site Assessment dated October 25, 2023, and an environmental Limited Subsurface Investigation dated October 31, 2023.[1,2,3] We've also prepared a proposal to provide hydrogeological services to support project permitting for SEPA and Type 2 Preliminary Site Plan review processes,[4] and a retaining wall design memo.[5]

---

1 NV5, 2023. *Report of Geotechnical Engineering Services; City of Vancouver: New Public Works Operations Center; NE 94th Avenue; Vancouver, Washington,* dated October 2, 2023. Project: Vancouver-43-01
2 NV5, 2023. *Phase I Environmental Site Assessment; City of Vancouver: New Public Works Operations Center; NE 94th Avenue; Vancouver, Washington,* dated October 25, 2023. Project: Vancouver-43-02
3 NV5, 2023. *Limited Subsurface Investigation; City of Vancouver: New Public Works Operations Center; NE 94th Avenue; Vancouver, Washington,* dated October 31, 2023. Project: Vancouver-43-03
4 NV5, 2024. *Limited Subsurface Investigation; City of Vancouver: New Public Works Operations Center; NE 94th Avenue; Vancouver, Washington,* dated December 20, 2024. Project: Vancouver-43-04
5 NV5, 2025. *Retaining Wall Design Services; City of Vancouver: New Public Works Operations Center; NE 94th Avenue; Vancouver, Washington,* dated July 18, 2025. Project: TCF-3-03

Docusign Envelope ID: 505A2E7B-1D9D-4542-9C9C-CB92C1CAFD5F

SCOPE OF SERVICES

The purpose of our scope is to provide geotechnical consultation services in support oif the continuing development of the VPOC project. Our specific scope of services is presented as follows:

- Provide additional retaining wall design services for the ecology block MSE wall, including considerations for the ramp and canopy structures.
- Provide geologic consultation services for deep boring considerations for the geoexchange system.
- Provide geotechnical consultation services regarding construction adjacent to the Leichner Landfill, including onsite meetings, review of relevant documents prepared by other consultants for the landfill, and project management.
- Provide pre-construction and geotechnical engineering consultation services for the project prior to construction.
- Prepare a revised retaining wall design memorandum.

SCHEDULE

We are prepared to complete the retaining wall design memorandum within two weeks of receiving notice to proceed.

FEE

Our services will be provided on a not-to-exceed basis in accordance with the existing agreement with TCF Architecture for an estimated fee of $11,000. Services requested and authorized in addition to the preceding scope of services will be provided on a time-and-materials basis in accordance with the attached Schedule of Charges.

♦ ♦ ♦

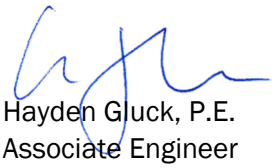
We appreciate the opportunity to submit this agreement and look forward to working with you on this project. Please do not hesitate to contact us if you have questions or require additional information. To formally authorize our services, return a signed copy of this agreement.

Sincerely,

NV5



Michael Chacon, P.E.
Project Engineer II



Hayden Gluck, P.E.
Associate Engineer

cc: Ryan Cornwall, TCF Architecture PLLC
Mark Winsor, TCF Architecture PLLC

MAC:HDG
Attachments
One copy submitted
Document ID: TCF-3-05-093025-geop.docx
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Docusign Envelope ID: 505A2E7B-1D9D-4542-9C9C-CB92C1CAFD5F

TCF Architecture

October 24, 2025

Mr. Jason Olson | Facilities
Capital Projects Manager
City of Vancouver
Vancouver, WA 98668-1995

Re: CITY OF VANCOUVER, WA – NEW PUBLIC WORKS OPERATIONS CENTER
TCF Project Acronym / No.: VPOC / 2022-016
Additional Services Request (ASR) #8 –Intersection Design

Thank-you, Jason, for this opportunity to provide you with this Additional Service Request for the intersection design at NE 88th Street and NE 94th Avenue. The Civil Engineering design for this Intersection will be provided by Mackay Sposito with TCF coordinating the work. As you know, Kittleson & Associates, Inc. is already under contract with the City for traffic signal and lighting design work and the MSi drawings/documents will incorporate Kittleson design elements for this Work . Please see the attached MSi proposal for their planned scope of work and schedule for this intersection effort.

This TCF Architecture and MSi work will all be performed on an hourly Not-to-Exceed (NTE) basis, in addition to the TCF 10% mark-up on the MSi fees, for a total of $75,950, as provided below.

FIRM / TASK	HOURLY NTE FEE	TOTAL
TCF Architecture - Scope of Work Coordination	$ 5,000	
Mackay Sposito – Civil Engineering	$64,500	
TCF Mark-up (10%)	$ 6,450	
TOTAL		**$75,950**

Thank-you for your consideration of this Additional Services Request.

Mark Hurley, AIA, Managing Principal

Attachment:

Mackay Sposito Additional Services Scope and Fee Proposal dated October 22, 2025; 8 pages.

Docusign Envelope ID: 505A2E7B-1D9D-4542-9C9C-CB92C1CAFD5F

MacKay Sposito

Federal Way Office

33810 Weyerhaeuser Way South, Suite 130 Federal Way, WA 98001
360-695-3411 www.mackaysposito.com

October 22, 2025

MacKay Sposito Project # 18000

Mark Hurley
Managing Principal
TCF Architecture
124 North I Street
Tacoma, WA 98403

Re: Civil Engineering, Vancouver Public Works Operations Campus,
Intersection Design at NE 88th Street and NE 94th Avenue

Dear Mark:

Thank you for the opportunity to provide additional consulting services for the City of Vancouver's Public Works Operations Campus (VPOC). This proposal covers civil engineering design for the proposed intersection improvements at 88th Street and 94th Avenue, based on our discussions and correspondence with TCF Architecture (TCF) and Kittleson & Associate, Inc. (Kittleson) during schematic design.

Our proposed scope of work (including project assumptions and exclusions) and fees are provided in Attachment 'A'. MacKay Sposito (MSi) proposes to accomplish this scope of services on a time and materials (T&M) not to exceed basis.

We are grateful for the continued opportunity to work with TCF. Let me know if you have any questions or if there is anything I can do for you.

Sincerely,

Eric L. Pilcher, P.E.
Project Manager

cc: Ryan Cornwall

Docusign Envelope ID: 505A2E7B-1D9D-4542-9C9C-CB92C1CAFD5F

MacKay Sposito

Vancouver Office

18405 SE Mill Plain Boulevard, Suite 100, Vancouver, WA 98683
360-695-3411 | www.mackaysposito.com

(Attachment "A")
VPOC – Vancouver, Washington
Professional Services

Scope of Work

1.0 CIVIL ENGINEERING DESGIN, 88TH ST & 94TH AVE INTERSECTION

1.1 CIVIL DESIGN MANAGEMENT & COORDINATION

1.1.1 Project Management

1.1.1.1 Project Status Reports and Invoicing
Supplement project status reports prepared during Design Development and Construction document phases. Time and effort spent specifically on intersection design will be tracked separately.

Assumptions:

- 4-month overlapping project management duration from October 2025 through January 2026 during the design phase
- 2 additional months of project management between February and June 2026, for coordination with Clark County and to address comments

1.1.2 Project Coordination

1.1.2.1 Team Coordination Meetings
MSi will participate in weekly coordination meetings via MS Teams or similar with TCF's project manager and design team members during the duration of design and permitting. Individual participation will vary from meeting to meeting. For budgeting purposes, we have assumed 8 one-hour virtual meetings for up to two MSi staff members over a 4-month period during the design phase, and up to 3 similar meetings for coordination with Clark County and to address comments.

Deliverables:

- Meeting notes (informal via email)

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1.2 CIVIL CONSTRUCTION DOCUMENTS (DRAFT/FINAL CONTRACT DOCUMENTS)

1.2.1 Civil Construction Document Preparation

1.2.1.1 Civil Construction Drawings

Based on Kittleson's proposed intersection layout, MSi will prepare draft Construction Drawings.

The Civil Drawing sheets will include:

- Project Cover, Municipal Standard Notes, and Project Specific Notes
- Demolition and Erosion Control Plan
- Site Plan, including stations and offsets of proposed work from the 94th Avenue centerline
- Grading Plan, including spot elevations and slopes for each ADA ramp (5 total)
- Municipal standard details

The above drawings and associated documents will incorporate design elements from Kittleson, including channelization striping, signal poles, electrical vaults and cabinets, and pedestrian push button bollards. The drawings will be revised based on feedback obtained from TCF and municipal reviews to prepare the final construction documents.

1.2.1.2 Stormwater Site Plan (Technical Information Report)

Since the intersection is permitted separately through Clark County and is within a separate threshold discharge area, a separate stormwater TIR will be necessary to document stormwater management. The proposed improvements do not appear to trigger the need for water quality treatment or flow control.

1.2.1.3 Construction Stormwater Pollution Prevention Plan

Prepare a Construction Stormwater Pollution Prevention Plan (SWPPP) specific to the intersection work.

1.2.1.4 Civil Specifications

Prepare civil specifications based on and limited to the scope of the project-specific work for intersection improvements. We are assuming the specifications may be based on CSI Master Format, similar to VPOC construction documents. Civil sections for this work will include:

- 024119 Demolition
- 311000 Site Clearing
- 312000 Earth Moving
- 312500 Erosion and Sediment Control
- 321216 Asphalt Paving
- 321313 Concrete Paving

1.2.1.5 Final Civil Construction Cost Estimate

Coordinate with the cost estimator to provide a construction cost estimate for the Civil items.

Deliverables:

- Draft and Final civil construction drawings
- Final stormwater TIR and SWPPP

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- Final civil specifications
- Final civil construction estimate

1.2.2 Construction Permitting Services

1.2.2.1 Right-of-Way Permitting

Assemble the above plans and supporting documentation as required for permitting through Clark County.

Address comments received during the permitting process and coordinate responses from appropriate team members.

Assumptions and Exclusions

ASSUMPTIONS AND EXCLUSIONS

REGULATORY ASSUMPTIONS

1. The intersection of NE 88th Street and NE 94th Avenue is located within unincorporated Clark County.
2. The local agencies governing this project are Clark County and WA Department of Ecology.
3. The County has adopted the 2021 Clark County Stormwater Manual, which is equivalent to the 2019 Stormwater Management Manual for Western Washington (SWMMWW), adopted by Vancouver.
4. A pre-application meeting will be held with the County to determine specific submittal requirements; we have included time to attend the pre-application meeting.
5. The permit applicant will be the City of Vancouver. MSi will schedule and submit permit packages in coordination with TCF Architecture.
6. NE 94th Avenue is classified as an urban minor arterial. The existing right-of-way appears to be improved to a level consistent with County standards for this classification; however, minor widening will be required for NE 88th Street.
7. MSi will make copies, submit drawings and applications to the agencies as needed for the approval.
8. Appeals and requests for variances to the codes and regulations will be considered additional services that are not part of this scope.
9. MSi shall not be responsible for changes to the documents required by the jurisdiction based upon rules, regulations, codes or requirements of the jurisdiction that are not written regulations or correspondence from the jurisdiction. Changes required due to unwritten rules, regulations, codes or requirements by the jurisdiction will be considered additional services that are not part of this scope.
10. Construction Stormwater General Permit compliance will not be required for this portion of work since land disturbing activities will be less than one acre.

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DESIGN ASSUMPTIONS

1. The project schedule for the above scope is 4 months of design, from October 2025 through January 2026, and additional time to address Clark County comments.
2. The project will be designed on Washington State Plane, North Zone, NAD 83/91 horizontal datum, and NAVD 88 vertical datum.
3. Our proposal is based on discussions with TCF, Vancouver, and Kittleson during the schematic design phase of the overall VPOC project.
4. At the time of this proposal, the northwest corner of the intersection will remain as-is. It is assumed that the ADA ramps at the northwest corner, as well as the opposing ramp to the south, meet current PROWAG standards and do not need to be re-designed.
5. Civil designs will be in accordance with established Clark County standards.
6. Drawings will be prepared using AutoCAD 2018 (or later) with Civil 3D. A typical specific sheet size of 22” x 34” will be utilized, unless otherwise required for agency submittals.
7. Since this work is associated with the VPOC facility project, we anticipate that specifications for site work consistent with CSI MasterFormat (i.e., AIA MasterSpec) will be acceptable. Additional time may be necessary if specifications and estimates must be prepared in APWA format.
8. Electronic CAD files requested by the City, County, TCF, and others will be provided “as-is”. Conversion of files for layering control, line type, line weight, object replacement, etc. is not included within this scope.

EXCLUSIONS

The following services are not included, but may be made available or procured from a sub-consultant under additional scope:

1. Right-of-way/property acquisition
2. Preparation of easements or covenant documents, other than supporting exhibits and legal descriptions
3. Geotechnical investigation
4. Environmental services
5. Traffic engineering, traffic signal design, and/or traffic study
6. Arborist services (e.g., tree health assessment, identification and/or risk assessment plans)
7. Design for new or relocation of utilities (i.e., water, sewer, power, natural gas, telecom).
8. Structural designs, including retaining walls (aside from line and grade, and material), fences more than 6-foot height, and free-standing site elements
9. Street and site lighting design, and/or traffic signal design. MSi will incorporate the location of light poles, signal poles, and pedestrian push button bollards on our drawings, including stations and offsets, but the design and specifications will be by others.
10. Landscape architecture
11. Public meeting attendance and outreach activities
12. Preparation and processing of variance requests and/or appeals
13. Construction management and administration, over and above engineering support services during the early site grading activities.
14. Construction staking.
15. Material testing and formal “inspections”
16. Post-construction “as-built” surveys.

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MacKay Sposito

Federal Way Office

33810 Weyerhaeuser Way South, Suite 130 Federal Way, WA 98001
360-695-3411 www.mackaysposito.com

(Attachment "B")
VPOC – Vancouver, Washington
Professional Services

Fees

MacKay Sposito will accomplish the above-described scope of services on a time and materials (T&M) basis. The estimated fees are summarized below:

	Task		Fee
1.0	Civil Engineer Design, 88th St & 94th Ave intersection	$	64,500.00

Expected reimbursable expenses, including full size plots, copies, and mileage charged to the project, are included in the above fees. Permitting fees are not included and are expected to be paid by the owner. Materials and expenses will be billed on an actual cost plus 10% basis. Mileage will be billed in accordance with standard mileage rates published by the Internal Revenue Service.

The contract period for this scope is expected to run from October 2025 through June 2026, incorporating design through permit submittal and addressing County review comments. Tasks authorized at the time of contract execution but not carried out until considerably later will be reviewed prior to beginning the work on those tasks. MacKay Sposito may request an adjustment to the fees quoted above based on rate schedule changes (e.g., annual escalation).

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MacKay Sposito

Federal Way Office

33810 Weyerhaeuser Way South, Suite 130 Federal Way, WA 98001
360-695-3411 www.mackaysposito.com

(Attachment "C")
VPOC – Vancouver, Washington
Professional Services

(See attached 2025 Hourly Rate Schedule for SW Washington)

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MacKay Sposito

Vancouver Office

18405 SE Mill Plain Boulevard, Suite 100, Vancouver, WA 98683
360-695-3411 | www.mackaysposito.com

2025 HOURLY RATE SCHEDULE

Southern Washington

Title	Regular
Senior Principal	$362.00
Principal	$296.00
Engineering Manager	$260.00
Project Manager - Civil	$230.00
Project Engineer	$212.00
Engineer IV	$194.00
Engineer III	$176.00
Engineer II	$160.00
Engineer I	$144.00
Design Technician IV	$168.00
Design Technician III	$154.00
Design Technician II	$140.00
Design Technician I	$124.00
Landscape Manager	$220.00
Project Manager - Landscape	$188.00
Landscape Architect II	$168.00
Landscape Architect I	$148.00
Landscape Designer IV	$152.00
Landscape Designer III	$138.00
Landscape Designer II	$128.00
Landscape Designer I	$116.00
Land Development Manager	$264.00
Planning Manager	$240.00
Project Manager - Planning	$216.00
Senior Planner	$192.00
Planner IV	$184.00
Planner III	$176.00
Planner II	$160.00
Planner I	$144.00
Planning Technician	$132.00
Land Development Assistant	$120.00
Environmental Manager II	$206.00
Environmental Manager I	$182.00
Natural Resource Specialist IV	$164.00
Natural Resource Specialist III	$150.00
Natural Resource Specialist II	$132.00
Natural Resource Specialist I	$122.00

Title	Regular
Survey Manager	$230.00
Project Manager - Survey	$212.00
Land Surveyor IV	$196.00
Land Surveyor III	$182.00
Land Surveyor II	$168.00
Land Surveyor I	$154.00
Survey Technician IV	$152.00
Survey Technician III	$138.00
Survey Technician II	$124.00
Survey Technician I	$110.00
Survey Aid	$96.00
Chief of Parties	$182.00
Senior Party Chief	$172.00
Senior Party Chief - Out of Town	$178.00
Survey Party Chief	$164.00
Survey Party Chief - Out of Town	$170.00
Senior Instrument Person	$126.00
Senior Instrument Person - Out of Town	$132.00
Survey Instrument Person	$116.00
Survey Instrument Person - Out of Town	$122.00
UAV Pilot	$168.00
GIS Mapping Specialist II	$172.00
GIS Mapping Specialist I	$164.00
Stormwater Analyst	$152.00
Project Controls Manager	$256.00
Contract Administrator	$192.00
Project Coordinator II	$152.00
Project Coordinator I	$138.00
Accounting Manager	$226.00
Project Accountant	$156.00
Administrative Manager	$156.00
Administrative Assistant	$120.00
Clerical	$100.00

The above rates cover salaries, overhead and profit. All other materials and expenses will be billed on an actual cost plus 10% basis. Overtime rates will be 1.5 times unless otherwise negotiated. These rates will be adjusted annually or as necessary to reflect market conditions. Sub-Consultants costs will be on actual cost plus 10% to compensate MacKay Sposito for Business Occupation Tax and administrative costs.

Per diem rates for travel within the continental United States will be billed in accordance with the rates published by the Office of Governmentwide Policy, General Services Administration (GSA) for the applicable fiscal year. Mileage will be billed in accordance with standard mileage rates published by the Internal Revenue Service.

Engineering categories are in accordance with ASCE Classifications. Rates detailed above do not apply to Federal or State contracts with specific Wage Determinations or mandated prevailing wage/fringe benefits minimum.

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TCF Architecture

October 24, 2025

Mr. Jason Olson | Facilities
Capital Projects Manager
City of Vancouver
Vancouver, WA 98668-1995

Re: CITY OF VANCOUVER, WA – NEW PUBLIC WORKS OPERATIONS CENTER
TCF Project Acronym / No.: VPOC / 2022-016
Additional Services Request (ASR) #9 –NV5 Additional Environmental Support Services

Thank-you, Jason, for this opportunity to provide you with this Additional Service Request for additional environmental support services by NV5. This proposal replenishes fee for additional existing scope and adds scope to comply with recent EPA requirements for the PCB related clean up work. This includes excavation observation and other field services, summary reporting, supplemental CMMP and a health and safety plan. Please see the attached NV5 proposal for their planned scope of work.

The NV5 work will all be performed on an hourly Not-to-Exceed (NTE) basis, in addition to the TCF 10% mark-up on the NV5 fees, for a total of $57,530, as provided below.

FIRM / TASK	HOURLY NTE FEE	TOTAL
NV5 – Environmental Support	$52,300	
TCF Mark-up (10%)	$ 5,230	
TOTAL		**$57,530**

Thank-you for your consideration of this Additional Services Request.

Mark Hurley, AIA, Managing Principal

Attachment:

NV5 Additional Services Scope and Fee Proposal dated October 24, 2025; 9 pages.

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October 24, 2025

TCF Architecture, PLLC
124 North I Street
Tacoma, WA 98403

Attention: Ryan Cornwall

Revised Contract Addendum
Environmental Support Services
Proposed New Public Works Operations Center
8713 NE 94th Avenue
Vancouver, Washington
Project: TCF-3-01

INTRODUCTION

NV5, Inc. (NV5) has been providing environmental support services for the proposed new Public Works Operations Campus (VPOC) located at 8713 NE 94th Avenue in Vancouver, Washington (subject property). This revised contract addendum supersedes the initial contract addendum that was dated October 14, 2025 and is being submitted to request (1) additional budget for several out-of-scope tasks that have been completed under our original proposal dated March 28, 2025 (initial proposal) and (2) future budget for new tasks that were not included in the initial scope of services under our initial proposal or that will be conducted during the polychlorinated biphenyl (PCB) excavation activities at the subject property.

The subject property includes Parcels 199845000, 199863000, 1998640000, and 10574000 of Clark County Tax Maps, totaling approximately 36.16 acres. The site is currently covered with vegetation and is currently developed with a landfill gas flare station and associated gravel-covered access roads.

BACKGROUND

GeoDesign, Inc. (now NV5) completed a geotechnical engineering report for the subject project dated October 2, 2023, a Phase I Environmental Site Assessment (ESA) report for the subject property dated August 25, 2023, an environmental Limited Subsurface Investigation report for the subject property dated October 31, 2023, and a Contaminated Media Management Plan

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(CMMP) dated July 18, 2025.[1,2,3,4]

Based on the findings of the August 2023 Phase I ESA, NV5 conducted a limited subsurface investigation at the subject property to; 1) further delineate the extent and magnitude of potential PCB-contaminated soil along the north subject property boundary of the approximate west half of the subject property; and 2) characterize the undocumented fill within the approximate limits of the former burn pit areas and in the presumed location of the former stormwater retention pond.

The results of the limited subsurface investigation indicated PCB-contaminated soil exhibiting concentrations greater than the Model Toxics Control Act (MTCA) Method A cleanup level is present immediately south of the north subject property boundary on the approximate west half of the subject property. The results of the limited subsurface investigation also indicated that the undocumented fill within the former burn pit areas and the presumed location of the former stormwater retention pond meet the Washington State Department of Ecology's (Ecology's) definition of "clean soil" under Washington Administrative Code (WAC)173-100 and could be reused on site as fill material (if geotechnically suitable) or, if requiring export, could either be disposed of at a Resource Conservation and Recovery Act (RCRA) Subtitle D landfill or another receiving facility (other than a RCRA Subtitle D landfill) that will accept the fill.

The CMMP, dated July 18, 2025, was prepared to assist future construction teams in field identification and management of the known PCB-contaminated soil and potential petroleum-contaminated soil as well as clean soil and debris that could be encountered at the subject property during future site redevelopment or construction activities. The CMMP includes field protocol for identification, response actions, communication, removal, segregation, temporary storage or stockpiling, transportation, treatment, and disposal of PCB-contaminated soil, clean soil, and debris. The CMMP also included measures to address potential unforeseen conditions (such as undocumented underground storage tanks) that may be encountered during construction.

NV5 was also required to prepare a Self-Implementing Cleanup and Disposal of PCB Remediation Waste Plan (Self-Implementing Plan) for the US Environmental Protection Agency (EPA) to review and approve. The Self-Implementing Plan was prepared in general accordance with the requirements of 40 Code of Federal Regulations (CFR) 761.61(a) and describes proposed remedial measures (cleanup and off-site disposal) designed to address the PCB-contaminated soil along a portion of the subject property's northern boundary. The plan also includes a process for subsequent verification sampling to confirm residual PCB-contaminated soil does not pose unacceptable risk to human health and the environment. The EPA approved

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1 NV5, 2023. *Report of Geotechnical Engineering Services; City of Vancouver: New Public Works Operations Center; NE 94th Avenue; Vancouver, Washington,* dated October 2, 2023. Project: Vancouver-43-01

2 NV5, 2023. *Phase I Environmental Site Assessment; City of Vancouver: New Public Works Operations Center; NE 94th Avenue; Vancouver, Washington,* dated August 25, 2023. Project: Vancouver-43-02

3 NV5, 2023. *Limited Subsurface Investigation; City of Vancouver: New Public Works Operations Center; NE 94th Avenue; Vancouver, Washington,* dated October 31, 2023. Project: Vancouver-43-03

4 NV5, 2025. *Contaminated Media Management Plan; Proposed New Public Works Operations Campus; 8713 NE 94th Avenue; Vancouver, Washington,* dated July 18, 2025. Project: TCF-3-01

Docusign Envelope ID: 505A2E7B-1D9D-4542-9C9C-CB92C1CAFD5F

the plan on October 7, 2025[5].

SCOPE OF SERVICES

The initial proposal included the anticipated scope, fee, and assumptions for environmental support services during the earthwork phases of project redevelopment. The initial proposal included the following six tasks: (1) waste profiling; (2) EPA Region 10 liaison and preparation of a PCB specific disposal plan; (3) preparation of a CMMP; (4) environmental excavation observation and field services; (5) technical support, communication and coordination; and (6) summary reporting (Construction Completion Report).

This contract addendum is requesting additional budget for out-of-scope fees incurred under Tasks 2 and 4 through 6, as well as proposed budgets for new Tasks 7 (preparation of a Supplemental CMMP) and 8 (preparation of a Health and Safety Plan (HASP)). NV5 will write off additional fees that were incurred under Task 1 ($750) and Task 3 ($1,250) that were requested in the initial contract addendum since the overages were due to extra time spent on in-scope tasks that exceeded our initial underestimated budgets. The specific scope of services for Tasks 2 and 4 through 8 and rationale for the requested additional budgets are presented below.

TASK 2: EPA REGION 10 LIAISON AND PREPARATION OF PCB-SPECIFIC WORK PLAN

The initial proposal estimated $3,000 for this task. Additional out-of-scope fees were incurred communicating with Ecology regarding remediation and disposal of the PCB-contaminated soil prior to engaging the EPA. Additionally, more time was required communicating and meeting with the EPA Region 10 Coordinator (Brett Feldhahn) pertaining to over-excavation protocols and associated verification sampling that Mr. Feldhahn required to be incorporated into the Self-Implementing Plan. Also, additional time was spent preparing the Self-Implementing Plan based on the requirements under 40 CFR Part 761.283 Subpart O that included an out-of-scope variance request for collection of lesser composite soil samples than would have been required as well as the layout of the complex sampling grid.

The additional communications and/or meetings with Ecology and the EPA Region 10 Coordinator and the additional time spent incorporating over-excavation and associated verification sampling protocols and the variance request into the Self-Implementation Plan incurred an additional $7,000 of out-of-scope labor fees. Therefore, an additional $7,000 is being requested under Task 2, bringing the total estimated budget for this task to $10,000.

TASK 4: ENVIRONMENTAL EXCAVATION OBSERVATION AND FIELD SERVICES

The initial proposal estimated a total of $10,000 for this task, allocating $7,500 for labor and equipment and $2,500 for chemical analytical testing. These estimates were based on our understanding of the volume of PCB-contaminated soil requiring excavation and disposal. We initially assumed 5 full-day site visits would be required to observe and manage the PCB-contaminated soil and potentially undocumented contaminated soil at the subject property.

---

[5] USEPA, 2025. *Approval of Self-Implementing Cleanup and Disposal of Ploychlorinated Biphenyl Remediation Waste at the Vancouver Public Works Operations Campus Site Pursuant to 40 CFR 761.61(a) and 761.61(c); Vancouver, Washington,* dated October 7, 2025.

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Three of the 5 full-day site visits were allocated toward observing and documenting the PCB-contaminated soil excavation activities and collection of confirmation soil samples. We assumed that up to 20 confirmation soil samples would be required for analysis of PCBs by EPA Method 8020. Two of the 5 full-day site visits were allocated toward observing and documenting removal of undocumented contaminated soil that could potentially be encountered at the subject property during the earthwork activities. We did not allocate budget for collection of confirmation soil samples from the undocumented contaminated soil or for associated chemical analysis. Should chemical analytical testing of potentially undocumented contaminated soil be required, we will discuss the need for a second contract addendum and/or change order.

As noted in the EPA approved Self-Implementing Plan, at least 17 additional confirmation soil samples than originally assumed will be required for analysis to confirm residual PCB-contaminated soil does not pose unacceptable risk to human health and the environment. In addition, each confirmation soil sample (identified as a composite sample) is to be generated from nine individual discrete soil samples (significantly more than initially estimated). Consequently, NV5 will be required to collect a minimum total of 337 discrete soil samples to generate the 37 composite samples. We also assume at least 3 additional composite samples will be required within potentially over-excavated areas that may not initially meet the PCB cleanup standards, for a total of 20 additional composite samples. Additionally, NV5 will be required to collect quality control samples including two duplicate composite samples (for a total of 22 additional composite samples) and at least one field blank per day (assume 8 field blanks for 8 field days).

As also noted in the EPA approved Self-Implementing Plan, the discrete soil samples to be collected within the limits of the PCB-contaminated soil excavation are required to be collected in a grid-like fashion. The grid axes will be oriented on a magnetic north-south line centered in the Cleanup Site and an east-west axis perpendicular to the magnetic north-south axis also centered in the Cleanup Site. EPA approved our requested variance for the size of the sampling grids. Rather than using a grid spacing of 1.5 meters apart oriented to the grid axes, we will implement a grid spacing of 3.0 meters apart oriented to the grid axes. The nine individual discrete samples that will be homogenized in the field to generate a single composite sample will be collected from specific locations within each grid.

Based on the complexity and size of the sampling grid system NV5 will survey the locations of the north-south oriented grid lines utilizing pre-determined northing coordinates. NV5 field personnel will subsequently locate the discrete samples within each composite sampling area to the tenth of a foot using a tape measure.

Additionally, as also noted in the Self-Implementing Plan, real-time perimeter air monitoring is required using instruments capable of simultaneously measuring PM_{10} (particles ≤10 micrometers) and $PM_{2.5}$ (particles ≤2.5 micrometers) concentrations to prevent exposure to airborne PCB-contaminated particulate matter. The air monitoring equipment placement locations (both upwind and downwind of the Cleanup Site) will be determined daily based on wind direction (utilizing a weather monitoring station to track wind speed/direction) and expected workday activities. Personnel air monitoring devices will also be required on select workers within the PCB-excavation area.

Docusign Envelope ID: 505A2E7B-1D9D-4542-9C9C-CB92C1CAFD5F

NV5 estimates that the 22 additional composite samples and 5 trip blanks will incur an additional $3,800 of analytical fees bringing the total budget to $6,300. Additional chemical analysis of undocumented contaminated soil is not included in this contract addendum and will depend on the nature and extent of the potential undocumented contaminated soil encountered. If required, a change-order for additional chemical analysis associated with undocumented contaminated soil will be submitted for approval.

We also estimate that the required additional discrete and composite sampling activities could potentially add up to 3 additional days of field time and potentially incur an additional $4,500 of labor and associated equipment fees.

Additionally, we estimate that surveying the sampling grid will incur an additional $3,900 of labor and associated equipment fees and that the air monitoring will incur an additional $8,500 to $9,500 of labor and associated equipment fees. Therefore, an additional $16,200 to $21,700 is being requested under Task 4.

TASK 5: TECHNICAL SUPPORT AND PROJECT MANAGEMENT

The initial proposal estimated a total of $3,500 for this task. However, the estimated budget for this task was associated with technical support, communications with staff members and coordination during the earthwork activities. We did not anticipate attending regular weekly meetings and attending the weekly meetings that have been conducted to date (at TCF's request) and they are therefore considered out-of-scope services under this task. NV5 personnel (Kyle Sattler and/or Josh Rowe) attended as many as 11 weekly out-of-scope meetings that have incurred an additional $4,900 in labor fees.

For the purposes of this contract addendum, we are assuming 6 additional weekly meetings will occur between October 29 and December 3, 2025 (when the PCB-contaminated soil excavation work is anticipated to be completed) and one on-site pre-construction meeting will occur and will incur an additional $1,000 - 2,900 in labor fees. In addition, we anticipate future coordination and communication with our field staff during the PCB-contaminated soil excavation activities will incur an additional $3,000 - $5,800 in labor fees.

Given the incurred out-of-scope fees for the weekly meetings and the estimated budget for future meetings, communications and coordination, we are requesting an additional $8,900 to $13,600 under Task 5, bringing the total estimated budget for this task to $12,400 to $17,100.

TASK 6: SUMMARY REPORTING

The initial proposal estimated a total of $6,850 for this task. However, in addition to the summary report that will be prepared for TCF Architecture, PLLC and the City of Vancouver, we are required to also complete a report for the EPA that is specific to the PCB excavation activities and confirmation soil sampling as noted in the Self-Implementing Plan. We estimate that the additional out-of-scope report for the EPA will incur an additional $4,000 of labor. Therefore, we are requesting an additional $4,000 under Task 6, bringing the total budget for this task to $10,850.

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TASK 7: PREPARATION OF A SUPPLEMENTAL CMMP

As noted under Task 3 above, the current CMMP was prepared for the earthwork contractor to assist with identifying and managing the PCB-contaminated soil or other potentially contaminated media at the subject property during the planned earthwork activities. As noted under Task 2 above, NV5 also prepared a Self-Implementing Plan that provided additional information pertaining to the excavation and disposal of PCB-contaminated soil in accordance with 40 CFR Part 761.61(a). The Self-Implementing Plan provided additional details regarding the excavation and verification sampling of the PCB-contaminated soil than the CMMP did. As agreed upon with TCF Architecture, PLLC, NV5 will prepare a Supplemental CMMP that will include the detailed information from the EPA Self-Implementing Plan, thereby providing one comprehensive document for the earthwork contractor to reference. We estimate that preparation of the Supplemental CMMP will incur an additional $3,000 of labor fees. Therefore, a budget of $3,000 is being requested under Task 7.

TASK 8: PREPARATION OF A HEALTH AND SAFETY PLAN

NV5 will prepare a site-specific HASP that will include specific information and procedures to be followed to protect workers from potential chemical, physical, and biological hazards associated with the earthwork activities pertaining to management of contaminated soil. Each contractor conducting work at the subject property, including the PCB-contaminated area, is individually responsible for the health and safety of their employees. This includes the implementation of any training requirements. The prepared HASP is intended solely for the use of NV5 employees while providing on-site observation, monitoring, and sampling and is not a replacement for each contractor's specific HASP. PCB-contaminated soil removal and disposal must be performed by qualified contractors selected by the owner that have had 40-hour HAZWOPER Training and a current 8-hour Refresher prior to performing work at the Cleanup Site. A qualified Field Safety Officer will monitor the remediation work during the duration of the cleanup activities. We estimate that preparation of the HASP will incur an additional $3,000 of labor fees. Therefore, a budget of $3,000 is being requested under Task 8.

CONTRACT ADDENDUM BUDGET SUMMARY

This contract addendum is requesting a total budget increase of $42,100 - $52,300. A breakdown of the initial budget from the initial proposal, and the additional budget being requested in this contract addendum are summarized in the following table:

Task	Original Contract Budget	Out-of-Scope /Incurred Fees	Additional Budget Requested	Total Estimated Fees for Contract Addendum
Task 1 – Waste Profiling	$1,000	$750[1]	--	$0
Task 2 – EPA Region 10 Coordinator Liaison and Work Plan	$3,000	$7,000	--	$7,000
Task 3 – Preparation of CMMP	$4,500	$1,250[1]	--	$0
Task 4 – Environmental Excavation Observation and Field Services				
Field Labor and Equipment	$7,500	$0 - $4,500	--	$0 - $4,500
Subcontracted Laboratory Fees	$2,500	$3,800	--	$3,800
Surveying	--	$3,900	--	$3,900
Air Monitoring	--	$8,500 – $9,500	--	$8,500 - $9,500
Task 5 – Technical Support and Project Management	$3,500	$4,900	$4,000 - $8,700	$8,900 - $13,600
Task 6 – Summary Reporting (2 reports)	$6,850	$4,000	--	$4,000
Task 7 – Supplemental CMMP	--		$3,000	$3,000
Task 8 – Health and Safety Plan			$3,000	$3,000
Totals	**$28,850**	**$32,100 - $37,600**	**$10,000 - $14,700**	**$42,100 - $52,300**
Updated Total Costs			**$70,950 – $81,150**	

Notes:

1. NV5 will write off the additional fees that were incurred for this task since they were considered in-scope services that exceeded our underestimated original budget.

Our services have been and will continue to be provided on a time-and-materials basis in accordance with the current Schedule of Charges (attached). NV5's limit of liability is project specific, and all prior and subsequent phases of work completed by NV5 for this project will be executed under the General Terms and Conditions provided in our initial proposal dated March 28, 2025. The aggregate liability of all phases of this project will be the limits indicated in those General Terms and Conditions. We will not exceed the estimated fees presented below without your prior authorization.

During excavation, it is possible that unanticipated issues, such as USTs or other sources of contamination, could be encountered. This fee estimate does not include subcontracted UST removal or other sources of contaminated soil observation or disposal fees. Should such conditions be encountered, a change order will be prepared and submitted for approval.

♦ ♦ ♦

We appreciate the opportunity to submit this contract addendum to our proposal and look forward to continuing to work with you on this project. Please call if you have questions regarding this submittal. To formally authorize our services, return one signed copy of this agreement.

Sincerely,

NV5



Joshua J. Rowe, L.G.
Project Manager



Kyle R. Sattler, L.G.
Principal Geologist

cc: Ryan Cornwall, TCF Architecture, PLLC

JJR:KRS
Attachments
One copy submitted
Document ID: TCF-3-01-102425-envca.docx
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Staff Report: 115-26

To: Mayor and City Council
From: City Manager
Date: June 8, 2026

Subject

Contract Amendment – Fifth Amendment to with General Contractor/Construction Manager Contract with Skanska Construction for New Public Works Operations Campus – C-101991

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 fifth amendment to the GCCM contract that was approved in June 2025. This fifth amendment adds rammed aggregate piers which will serve as the ground improvements underneath all occupied buildings on the campus, serving to stabilize potential liquefaction during a seismic event.
- The value of the fifth amendment is $3,765,891, 13% under budget estimate for this scope of work.
- The total committed contract amount is $18,687,995.

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, aggregate piers, is the next phase of construction that follows the installation of the geo-exchange field. Bidding this work allows site construction activities to continue, while design progresses on larger main campus buildings.

Total committed contract amount after Amendment #5: $18,687,995

Advantage(s)

Advantages to procuring this work include maintaining the efficiency of early site work and having this portion of the site ready for installation of foundations and superstructure later in 2026 and into 2027.

Challenge(s)

None

Budget Impact

This bid package, which includes fees for GC/CM 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 Workshop Update, May 11, 2026
- City Council Amendment #4 Consent, March 16, 2026
- 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

Action Requested

On Monday, June 8, 2026, authorize the City Manager, or designee, to execute Amendment No. 5 to contract C-101991 between the City of Vancouver and Skanska Construction. Increase the not-to-exceed amount by $3,765,891 to a total of $18,687,995.

Staff Contact

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

Attachments:

1. Skanska - Amendment 5 - MACC #5 Aggregate-Piers R1
2. Amendment No. 5 - Final
3. Skanska - Executed Agreement
4. Skanska Amendment 1 - MACC 1 Executed
5. Skanska Amendment 2 - MACC 2 Executed
6. Skanska Amendment 3 - MACC 3 Executed
7. Skanska Amendment 4 - MACC 4 Executed

MACC No. 5
Contract Amendment #5

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 **Three Million, Seven Hundred Sixty-Five Thousand, Eight Hundred Ninety-One ($3,765,891)** to a total of **Seventeen Million, Seven Hundred Ninety Thousand, Two Hundred Thirty-Seven ($17,790,237)**. 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 #5 GMP Pricing	05/18/2026
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	
Exhibit G	Early Works Negotiated Support Services	05/13/2026
Exhibit H	Project Schedule	Print Date 04/08/2026
Exhibit I	General Conditions (None)	
Exhibit J	Bid Package 31C – Aggregate Piers	

EXHIBIT A - CONSTRUCTION COST SUMMARY

May 18, 2026

Bid Pkg #	Description of Bid Package (or CSI modified Uniformat)	Original Value	Value of Previous Amendments	Value of Amendment #05		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**
Bid Group 6						
31C	Aggregate Piers	$ -	$ -	$ 3,399,900		**$ 3,399,900**
1	**Subtotal for Direct Subcontract Work**	**$ -**	**$ 8,599,982**	**$ 3,399,900**		**$ 11,999,882**
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)	**$ -**	**$ 8,807,482**	**$ 3,399,900**		**$ 12,207,382**
7	Negotiated Support Services	$ -	$ 420,887	$ 115,301		**$ 536,188**
8	Builder's Risk Allowance	$ -	$ 500,000	$ -		**$ 500,000**
9	GC/CM Contingency (Subcontract Total x % Shown Below)	$ -	$ 291,851	$ 101,997		**$ 393,848**
10	**Maximum Allowable Construction Cost (MACC)** (Add Lines 6, 7, 8, & 9)	**$ -**	**$ 10,020,220**	**$ 3,617,198**		**$ 13,637,418**
11	Fixed Amount for Specified General Conditions	$ 2,331,834	$ -	$ -		**$ 2,331,834**
12	GC/CM Fee x % Shown Below)	$ -	$ 510,147	$ 148,693		**$ 658,840**
13	MCCM/ECCM P&P Bond Deduct 0.4%	$ -	$ (840)	$ -		**$ (840)**
14	Change Order No. 1		$ 500,000			**$ 500,000**
15	Change Order No. 2		$ 662,985			**$ 662,985**
16	**Total GMP** (Add Lines 10, 11, 12 and 13)	**$ 2,331,834**	**$ 11,692,512**	**$ 3,765,891**		**$ 17,790,237**
17	Preconstruction Services	$ 897,758.00	$ -	$ -		**$ 897,758**
18	**Total GMP plus Preconstruction Services** (Add Lines 16 and 17)	**$ 3,229,592**	**$ 11,692,512**	**$ 3,765,891**		**$ 18,687,995**

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-5 (Contract AMENDMENT #5)
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 #5:

City of Vancouver (MACC-5 Bid Packages – Early Work Requirements):

1. BP 31C – Aggregate Piers
   a. Scope of work includes Buildings A though E Aggregate Piers in accordance with Bid Package 31C and the Contract Documents

General Conditions and Negotiated Support Services (NSS):

1. Negotiated Support Services: $115,301.00
2. General Conditions: No change
3. Overhead and Profit 4.23%: $148,693.00

ASSUMPTIONS AND CLARIFICATIONS -

1. Assumes a Notice to Proceed, NTP, from the Owner for the bid package values in Amendment Exhibit A, by June 12, 2026, and an executed associated GMP Amendment by June 19, 2026.
2. Spoils management, handling and removal for aggregate pier boring or drilling will be included with the Superstructure bid package along with preparation of the building pads for this scope of Work.
3. Spec Section 31 6613 Section 4.8 Responsibilities of the General Contractor will be captured in the Superstructure Bid Package. This scope is not included in this MACC.
4. The Exhibit A Cost Summary includes Change Orders 1 and 2

EXCLUSIONS -

The following exclusions apply for Amendment #5:

1. Any scope not specifically outlined above
2. Over-excavation and backfill
3. Cement soil amendments
4. Excavation, handling, and disposal of contaminated or unsuitable material
5. Removal of below grade obstructions

EXHIBIT "B"
MACC-5 (Contract AMENDMENT #5)
Scope of Work and Assumptions and Clarifications
City of Vancouver - Public Works Operations Campus

COST BASIS OF AMENDMENT #5

Amendment #5 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 April 8, 2026, Data Date: April 2, 2026
4. Bids received on April 30, 2026, for Bid Packages: 31C

EXHIBIT "C"

MACC-5 (Contract AMENDMENT #5)
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		
G101	VOL 1 COVER SHEET	9	7-Apr-26
G102	SHEET INDEX	9	7-Apr-26
	CIVIL		
C200	OVERALL SITE PLAN	1	7-Apr-26
C400	STORMWATER PLAN	1	7-Apr-26
C401	STORMWATER PLAN	1	7-Apr-26
C402	STORMWATER PLAN	1	7-Apr-26
C403	STORMWATER PLAN	1	7-Apr-26
C404	STORMWATER PLAN	1	7-Apr-26
C405	STORMWATER PLAN	1	7-Apr-26
C406	STORMWATER PLAN	1	7-Apr-26
C407	STORMWATER PLAN	1	7-Apr-26
C408	STORMWATER PLAN	1	7-Apr-26
C409	STORMWATER PLAN	1	7-Apr-26
C410	STORMWATER PLAN	1	7-Apr-26
C411	STORMWATER PLAN	1	7-Apr-26
C412	STORMWATER PLAN	1	7-Apr-26
C413	STORMWATER PLAN	1	7-Apr-26
C420	SEWER PLAN	1	7-Apr-26
C421	SEWER PLAN	1	7-Apr-26
C422	SEWER PLAN	1	7-Apr-26
C423	SEWER PLAN	1	7-Apr-26
C424	SEWER PLAN	1	7-Apr-26
C425	SEWER PLAN	1	7-Apr-26
C426	SEWER PLAN	1	7-Apr-26
C427	SEWER PLAN	1	7-Apr-26
C428	SEWER PLAN	1	7-Apr-26
C429	SEWER PLAN	1	7-Apr-26
C430	SEWER PLAN	1	7-Apr-26
C431	SEWER PLAN	1	7-Apr-26
C432	SEWER PLAN	1	7-Apr-26
C433	SEWER PLAN	1	7-Apr-26

C440	WATER PLAN	1	7-Apr-26
C441	WATER PLAN	1	7-Apr-26
C442	WATER PLAN	1	7-Apr-26
C443	WATER PLAN	1	7-Apr-26
C444	WATER PLAN	1	7-Apr-26
C445	WATER PLAN	1	7-Apr-26
C446	COMPOSITE UTILITY PLAN	1	7-Apr-26
C447	WATER PLAN	1	7-Apr-26
C448	WATER PLAN	1	7-Apr-26
C449	WATER PLAN	1	7-Apr-26
C450	WATER PLAN	1	7-Apr-26
C451	WATER PLAN	1	7-Apr-26
C452	WATER PLAN	1	7-Apr-26
C453	WATER PLAN	1	7-Apr-26
	ARCHITECTURE		
A101	VOL 1 SITE PLAN REFERENCE	9	7-Apr-26
Aa202	BUILDING A & B FIRST FLOOR REFERENCE PLANS	4	7-Apr-26
Aa203	BUILDING A & B SECOND FLOOR REFERENCE PLANS	4	7-Apr-26
Aa502	BUILDING A EXTERIOR ELEVATIONS	4	7-Apr-26
Aa503	BUILDING A EXTERIOR ELEVATIONS	4	7-Apr-26
Aa504	BUILDING A EXTERIOR ELEVATIONS	4	7-Apr-26
Aa505	BUILDING A EXTERIOR ELEVATIONS	4	7-Apr-26
Aa510	BUILDING A EXTERIOR ELEVATIONS SKYBRIDGE	4	7-Apr-26
Ab502	BUILDING B EXTERIOR ELEVATIONS	4	7-Apr-26
Ab503	BUILDING B EXTERIOR ELEVATIONS	4	7-Apr-26
Ab504	BUILDING B EXTERIOR ELEVATIONS	4	7-Apr-26
Ab505	BUILDING B EXTERIOR ELEVATIONS	4	7-Apr-26
Ac202	BUILDING C FIRST FLOOR REFERENCE PLAN	9	7-Apr-26
Ac502	BUILDING C EXTERIOR ELEVATIONS	9	7-Apr-26
Ac503	BUILDING C EXTERIOR ELEVATIONS	9	7-Apr-26
Ac504	BUILDING C EXTERIOR ELEVATIONS	9	7-Apr-26
Ac505	BUILDING C EXTERIOR ELEVATIONS	9	7-Apr-26
Ad202	BUILDING D FIRST FLOOR REFERENCE PLAN	7	7-Apr-26
Ad502	BUILDING D EXTERIOR ELEVATIONS	7	7-Apr-26
Ad503	BUILDING D EXTERIOR ELEVATIONS	7	7-Apr-26
Ad504	BUILDING D EXTERIOR ELEVATIONS	7	7-Apr-26
Ad505	BUILDING D EXTERIOR ELEVATIONS	7	7-Apr-26
Ae202	BUILDING E FIRST FLOOR REFERENCE PLAN	4	7-Apr-26
Ae502	BUILDING E EXTERIOR ELEVATIONS NORTH	4	7-Apr-26
Ae503	BUILDING E EXTERIOR ELEVATIONS EAST	4	7-Apr-26
Ae504	BUILDING E EXTERIOR ELEVATIONS SOUTH	4	7-Apr-26
Ae505	BUILDING E EXTERIOR ELEVATIONS WEST	4	7-Apr-26

	STRUCTURAL		
Sa100R	BUILDING A & B FLOOR LOAD DIAGRAMS	0	7-Apr-26
Sa210fR	BUILDING A FOUNDATIONPLAN AREA 'A'	0	7-Apr-26
Sa211fR	BUILDING A FOUNDATIONPLAN AREA 'B'	0	7-Apr-26
Sb210fR	BUILDING B FOUNDATIONPLAN AREA 'A'	0	7-Apr-26
Sb211fR	BUILDING B FOUNDATIONPLAN AREA 'B'	0	7-Apr-26
Sc100R	BUILDING C FLOOR LOAD DIAGRAMS	0	7-Apr-26
Sc210fR	BUILDING C FOUNDATIONPLAN AREA 'A'	0	7-Apr-26
Sc211fR	BUILDING C FOUNDATIONPLAN AREA 'B'	0	7-Apr-26
Sc212fR	BUILDING C FOUNDATIONPLAN AREA 'C'	0	7-Apr-26
Sd100R	BUILDING D FLOOR LOAD DIAGRAMS	0	7-Apr-26
Sd210fR	BUILDING D FOUNDATIONPLAN AREA 'A'	0	7-Apr-26
Sd211fR	BUILDING D FOUNDATIONPLAN AREA 'B'	0	7-Apr-26
Se100R	BUILDING E FLOOR LOAD DIAGRAMS	0	7-Apr-26
Se210fR	BUILDING E FOUNDATIONPLAN AREA 'A'	0	7-Apr-26
Se211fR	BUILDING E FOUNDATIONPLAN AREA 'B'	0	7-Apr-26
Se212fR	BUILDING E FOUNDATIONPLAN AREA 'C'	0	7-Apr-26
	MECHANICAL		
Ma200	BUILDING A UNDERGROUND PLAN MECHANICAL	4	7-Apr-26
Mb200	BUILDING B UNDERGROUND PLAN MECHANICAL	4	7-Apr-26
Mc200	BUILDING C UNDERGROUND PLAN MECHANICAL	4	7-Apr-26
Md200	BUILDING D UNDERGROUND PLAN MECHANICAL	4	7-Apr-26
Me200	BUILDING E UNDERGROUND PLAN MECHANICAL	4	7-Apr-26
	PLUMBING		
Pa208	BUILDING A UNDERGROUND FLOOR AREA 'A' PLUMBING	4	7-Apr-26
Pa209	BUILDING A UNDERGROUND FLOOR AREA 'B' PLUMBING	4	7-Apr-26
Pb208	BUILDING B UNDERGROUND FLOOR AREA 'A' PLUMBING	4	7-Apr-26
Pb209	BUILDING B UNDERGROUND FLOOR AREA 'B' PLUMBING	4	7-Apr-26
Pc201	BUILDING C UNDERGROUND FLOOR AREA 'A' PLUMBING	4	7-Apr-26
Pc202	BUILDING C UNDERGROUND FLOOR AREA 'B' PLUMBING	4	7-Apr-26
Pc203	BUILDING C UNDERGROUND FLOOR AREA 'C' PLUMBING	4	7-Apr-26
Pd201	BUILDING D UNDERGROUND FLOOR AREA 'A' PLUMBING	4	7-Apr-26
Pd202	BUILDING D UNDERGROUND FLOOR AREA 'B' PLUMBING	4	7-Apr-26
Pe201	BUILDING E UNDERGROUND FLOOR AREA 'A' PLUMBING	4	7-Apr-26
Pe202	BUILDING E UNDERGROUND FLOOR AREA 'B' PLUMBING	4	7-Apr-26
Pe203	BUILDING E UNDERGROUND FLOOR AREA 'C' PLUMBING	4	7-Apr-26
	ELECTRICAL		
Ea200	BUILDING A UNDERGROUND PLAN POWER	4	7-Apr-26
Eb200	BUILDING B UNDERGROUND PLAN POWER	4	7-Apr-26

Ec200	BUILDING C UNDERGROUND PLAN POWER	4	7-Apr-26
Ed200	BUILDING D UNDERGROUND PLAN POWER	4	7-Apr-26
Ee200	BUILDING E UNDERGROUND PLAN POWER	4	7-Apr-26

Specifications

Specification Section	Description	Rev No.	Date
00	**PROCUREMENT**		6/20/2025
01	**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 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
31	**EARTHWORK**		

EXHIBIT "C"

MACC-5 (Contract AMENDMENT #5)
Drawings, Specifications, addenda and Reference Documents
Vancouver Public Works Operations Center

31 20 00	EARTH MOVING		7/18/2025
31 66 13	Aggregate Piers		4/7/2026

Addenda

Addendum No.	Description	Rev No.	Date
1	Bidder Clarifications		4/13/2026
2	Bidder Clarifications		4/28/2026

Other

Document No.	Document Name	Rev No.	Date
	Geotechnical Report	2	10/2/2025

EXHIBIT “D”
Contract AMENDMENT #5
Allowance Items
City of Vancouver – Public Works Operations Center

ALLOWANCE ITEMS -

None

EXHIBIT "E"
Contract AMENDMENT #5
Alternate Prices
City of Vancouver – Public Works Operations Center

ALTERNATE PRICES

None.

EXHIBIT "F"
Contract AMENDMENT #5
Unit Prices
City of Vancouver – Public Works Operation Center

Unit Prices -

1. Add/Deduct pre-design, 1 each aggregate piers, excluding remobilization $1,600 EA
    a. Deduct post design, 1 each aggregate piers $1,080 EA
2. Add modulus or uplift testing $8,500 EA

EXHIBIT "G"
Contract AMENDMENT #5
Early Work Negotiated Support Services
City of Vancouver – Public Works Operations Center

NEGOTIATED SUPPORT SERVICES

SKANSKA

VPOC 8713 NE 94th Ave. Vancouver, WA 98662

Negotiated Site Services

Code	Description	MACC #5
150.01842500	Forklift	4,828.00
150.01800500	Fuel & Oil	1,500.00
150.01221100	Drinking Water/Ice	500.00
150.01400500	Field Toilets	6,210.00
150.01592000	Temporary Water	3,500.00
150.01590500	Temporary Power	79,580.00
150.01200500	Field Offices	10,183.00
150.01210500	Project Signage	3,500.00
150.01582500	Perimeter/Opening Protection	5,500.00
Total		**$115,301.00**

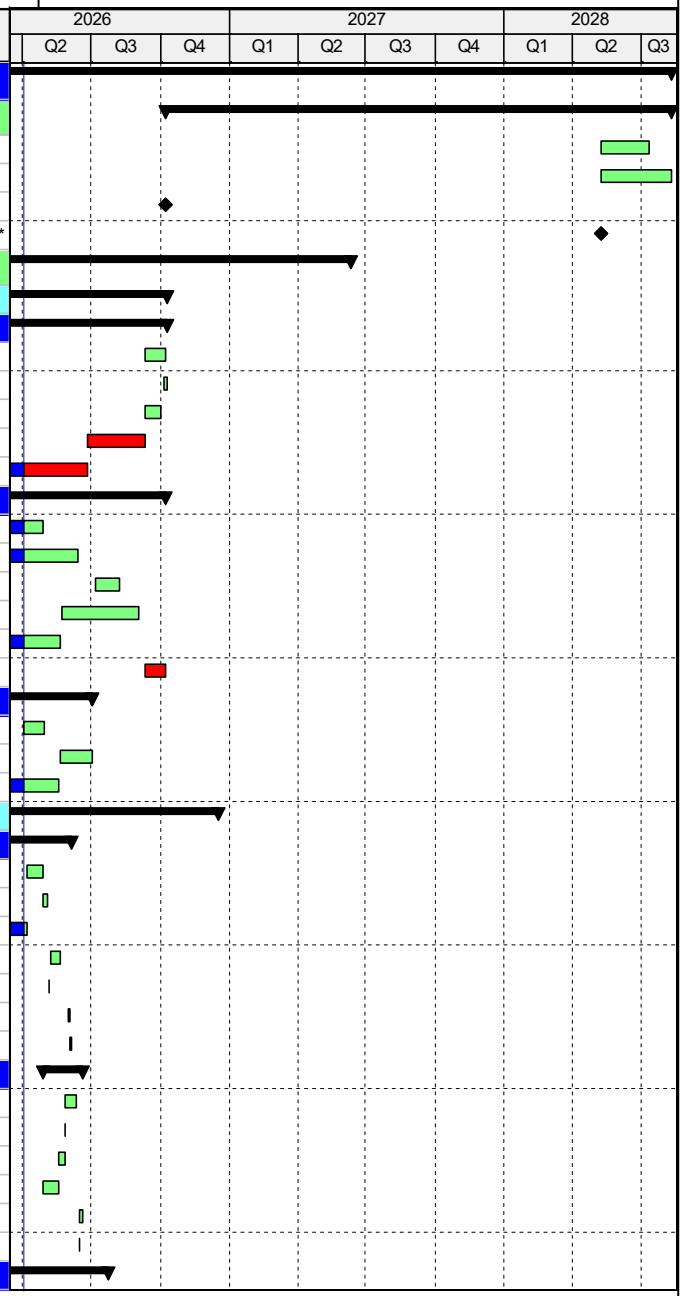
EXHIBIT “H”
Contract AMENDMENT #5
Project Schedule
City of Vancouver – Public Works Operations Center

Project Schedule - Data Date April 02, 2026, Run Date: April 08, 2026

VANCOUVER PUBLIC WORKS OPS CAMPUS - TILT -

Print Date: 08-Apr-26, Data Date: 02-Apr-26

Activity ID	Activity Name	Original Duration	Start	Finish
VANCOUVER PUBLIC WORKS OPS CAMPUS - TILT - CURRENT - A Martin		728	29-Sep-25 A	09-Aug-28
EXECUTIVE SUMMARY		466	08-Oct-26	09-Aug-28
EXE143	City Move-in	44	09-May-28	11-Jul-28
EXE153	Building Correction of Work Period / Final Completion / Closeout	65	09-May-28	09-Aug-28
DES187	100% Construction Documents - IFC	0		08-Oct-26
EXE101	Substantial Construction Completion	0		08-May-28*
PRE-CONSTRUCTION		367	22-Dec-25 A	11-Jun-27
DESIGN		197	02-Jan-26 A	09-Oct-26
CONSTRUCTION DOCUMENTS (CD)		156	03-Mar-26 A	09-Oct-26
DES310	CD - 100% Development	20	11-Sep-26	08-Oct-26
DES320	CD - Estimate Reconciliation	5	05-Oct-26	09-Oct-26
DES315	CD - Milestone Estimate	16	11-Sep-26	02-Oct-26
DES305	CD - 85% Development	53	26-Jun-26	10-Sep-26
DES300	CD - 50% Development	80	03-Mar-26 A	25-Jun-26
AHJ ITEMS		196	02-Jan-26 A	08-Oct-26
DES262	AHJ - CPUD Design Submittal	40	03-Mar-26 A	27-Apr-26
DES405	AHJ - Traffic Signal Plan Review	110	05-Jan-26 A	12-Jun-26
DES252	AHJ - Agg Pier Permit	25	06-Jul-26	07-Aug-26
DES455	Civil - Engineering Review	71	22-May-26	01-Sep-26
DES404	Civil - Final Engineering Prep	80	02-Jan-26 A	21-May-26
DES414	AHJ - Submit for Building Permit	20	11-Sep-26	08-Oct-26
EARLY BID / PERMIT DOCUMENTS		90	25-Feb-26 A	01-Jul-26
DES250	Foundation Permit - Plumbing and Elect Review (Consultant)	20	02-Apr-26	29-Apr-26
DES270	AHJ - Foundation and Superstructure Permit Review	30	20-May-26	01-Jul-26
DES330	Early Superstructure Bid Set	60	25-Feb-26 A	19-May-26
CONTRACT AMENDMENTS		204	02-Mar-26 A	17-Dec-26
AGG PIERS BID GROUP (MACC 05 NEGOTIATIONS)		67	03-Mar-26 A	04-Jun-26
EW15340	Agg Pier - Receive Bids	15	07-Apr-26	27-Apr-26
EW15330	Agg Pier - PP - Skanska Prepare MACC 05	5	28-Apr-26	04-May-26
EW15310	Agg Pier - Bid Documents Complete	25	03-Mar-26 A	06-Apr-26
EWS457	Agg Pier - PP - COV Prepare Staff Report for Council	10	07-May-26	20-May-26
EWS447	Agg Pier - PP - Staff Report Due 6/6/2026	1	06-May-26*	06-May-26
EWS467	Agg Pier - PP - COV Council Review / Approval	1	01-Jun-26*	01-Jun-26
EWS477	Agg Pier - PP - Skanska Execute MACC 05	3	02-Jun-26	04-Jun-26
PEMB H1,H2 BID GROUP (MACC 06 NEGOTIATIONS)		37	28-Apr-26	18-Jun-26
EW16360	PEMB H1, H2 - COV Prepare Staff Report for Council	10	28-May-26	10-Jun-26
EW16350	PEMB H1, H2 - Staff Report Due 6/27/2026	1	27-May-26*	27-May-26
EW16340	PEMB H1, H2 - Skanska Prepare MACC 06	5	19-May-26	26-May-26
EW16330	PEMB H1, H2 - Receive Bids	15	28-Apr-26*	18-May-26
EW16380	PEMB H1, H2 - Skanska Execute MACC 06	3	16-Jun-26	18-Jun-26
EW16370	PEMB H1, H2 - COV Council Review / Approval	1	15-Jun-26*	15-Jun-26
FOUNDATION/SUPERSTRUCTURE/EARTHWORK - (MACC 06 NEGOTIATIONS)		102	02-Mar-26 A	23-Jul-26

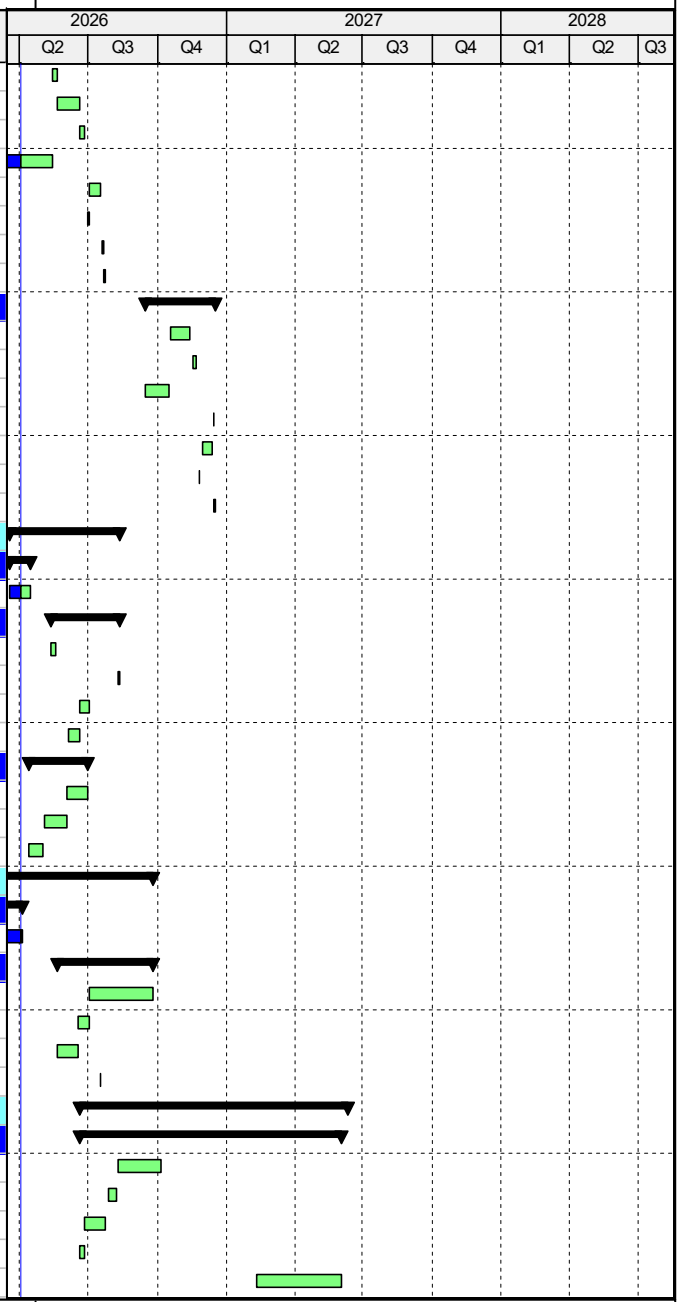


Remaining Level of Effort
Actual Work
Actual Level of Effort
Remaining ...

VANCOUVER PUBLIC WORKS OPS CAMPUS - TILT -

Print Date: 08-Apr-26, Data Date: 02-Apr-26

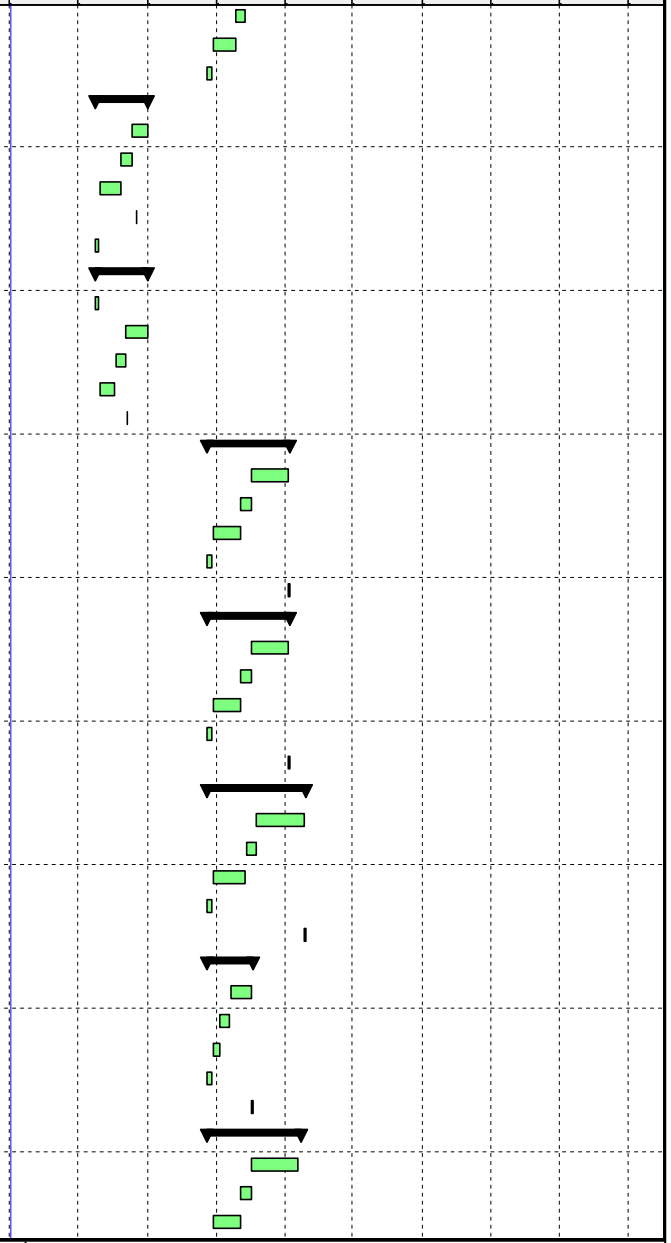
Activity ID	Activity Name	Original Duration	Start	Finish
EW16290	F&S - PP QAQC Docs (SKA & TCF)	5	14-May-26	20-May-26
EW16190	F&S - Receive Bids	20	21-May-26	18-Jun-26
EW16200	F&S - Skanska Prepare MACC 06	5	19-Jun-26	25-Jun-26
EW16180	F&S - Bid Documents Complete	53	02-Mar-26 A	13-May-26
EWS797	F&S - COV Prepare Staff Report for Council	10	02-Jul-26	16-Jul-26
EWS787	F&S - COV Staff Report	1	01-Jul-26*	01-Jul-26
EWS807	F&S - COV Council Review / Approval	1	20-Jul-26*	20-Jul-26
EWS817	F&S - Skanska Execute MACC 06	3	21-Jul-26	23-Jul-26
FINAL BID GROUP (GMP NEGOTIATIONS)		67	14-Sep-26	17-Dec-26
EW15370	GMP - Receive Bids	20	19-Oct-26	13-Nov-26
EW15380	GMP - Skanska Prepare GMP	5	16-Nov-26	20-Nov-26
EW15360	GMP - Bid Documents Complete	25	14-Sep-26	16-Oct-26
EWS507	GMP - COV Council Review / Approval	1	14-Dec-26*	14-Dec-26
EWS497	GMP - COV Prepare Staff Report for Council	10	30-Nov-26	11-Dec-26
EWS487	GMP - COV Staff Report	1	25-Nov-26*	25-Nov-26
EWS517	GMP - Skanska Execute GMP	3	15-Dec-26	17-Dec-26
EARLY WORK PROCUREMENT		102	18-Mar-26 A	10-Aug-26
BP 23A Geo Exchange		20	18-Mar-26 A	14-Apr-26
EW14580	Early Work - PP - Geo Exchange - Fab / Deliver	20	18-Mar-26 A	14-Apr-26
BP 31C Aggregate Piers		63	12-May-26	10-Aug-26
EWS297	Early Work - PP - Agg Piers - Prepare / Execute Subcontract Agreement	5	12-May-26	18-May-26
EW14600	Early Work - PP - Agg Piers - Mobilization	1	10-Aug-26	10-Aug-26
EW14590	Early Work - PP - Agg Piers - Design Team Review / Approve	10	19-Jun-26	02-Jul-26
EW14510	Early Work - PP - Agg Piers - Prepare / Submit Engineering	10	05-Jun-26	18-Jun-26
BP 03A H&J Foundations		55	13-Apr-26	29-Jun-26
EW16371	H&J Foundations - Fab / Deliver	20	02-Jun-26	29-Jun-26
EW16361	H&J Foundations - Review / Approve	20	04-May-26	01-Jun-26
EW16351	H&J Foundations - Prepare / Submit	15	13-Apr-26*	01-May-26
MCCM ECCM PROCUREMENT		182	22-Dec-25 A	25-Sep-26
BP 23A MC/CM		5	22-Dec-25 A	03-Apr-26
EWS557	Prepare / Execute Subcontract Agreement	5	22-Dec-25 A	03-Apr-26
BP 26A EC/CM		90	20-May-26	25-Sep-26
EW16270	Fab/Deliver	60	02-Jul-26	25-Sep-26
EW16260	Review / Approve	10	18-Jun-26	01-Jul-26
EW16250	Prepare / Submit Submittals	20	20-May-26	17-Jun-26
EW16280	Mobilization	1	17-Jul-26	17-Jul-26
PROCUREMENT		249	19-Jun-26	11-Jun-27
BP 05A PEMB		241	19-Jun-26	01-Jun-27
EW15600	Fab/Deliver	40	10-Aug-26	05-Oct-26
EW15590	Review / Approve	10	27-Jul-26	07-Aug-26
EW15580	Prepare / Submit Submittals	20	26-Jun-26	24-Jul-26
EWS567	Prepare / Execute Subcontract Agreement	5	19-Jun-26	25-Jun-26
EW16410	05B Fab/Deliver	80	09-Feb-27	01-Jun-27



Remaining Level of Effort
Actual Work
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VANCOUVER PUBLIC WORKS OPS CAMPUS - TILT - Print Date: 08-Apr-26, Data Date: 02-Apr-26

Activity ID	Activity Name	Original Duration	Start	Finish
EW16400	05B Review / Approve	10	26-Jan-27	08-Feb-27
EW16390	05B Prepare / Submit Submittals	20	28-Dec-26	25-Jan-27
EW16140	05B Prepare / Execute Subcontract Agreement	5	18-Dec-26	24-Dec-26
BP 23B Underslab Plumbing		48	24-Jul-26	30-Sep-26
EW16431	Fab/Deliver	15	10-Sep-26	30-Sep-26
EW16421	Review / Approve	10	26-Aug-26	09-Sep-26
EW16411	Prepare / Submit Submittals	20	29-Jul-26	25-Aug-26
EW16441	Mobilization	1	17-Sep-26	17-Sep-26
EWS937	Prepare / Execute Subcontract Agreement	3	24-Jul-26	28-Jul-26
BP 03A Foundations and Superstructure		48	24-Jul-26	30-Sep-26
EWS827	Prepare / Execute Subcontract Agreement	3	24-Jul-26	28-Jul-26
EW15560	Fab/Deliver	20	02-Sep-26	30-Sep-26
EW15550	Review / Approve	10	19-Aug-26	01-Sep-26
EW15540	Prepare / Submit Submittals	15	29-Jul-26	18-Aug-26
EW15530	Mobilization	1	04-Sep-26	04-Sep-26
BP 04A Masonry		78	18-Dec-26	08-Apr-27
EW15840	Fab/Deliver	35	16-Feb-27	05-Apr-27
EW15830	Review / Approve	10	02-Feb-27	15-Feb-27
EW15820	Prepare / Submit Submittals	25	28-Dec-26	01-Feb-27
EWS627	Prepare / Execute Subcontract Agreement	5	18-Dec-26	24-Dec-26
EW15810	Mobilization	3	06-Apr-27	08-Apr-27
BP 05B Misc Metals		78	18-Dec-26	08-Apr-27
EW15880	Fab/Deliver	35	16-Feb-27	05-Apr-27
EW15870	Review / Approve	10	02-Feb-27	15-Feb-27
EW15860	Prepare / Submit Submittals	25	28-Dec-26	01-Feb-27
EWS637	Prepare / Execute Subcontract Agreement	5	18-Dec-26	24-Dec-26
EW15850	Mobilization	3	06-Apr-27	08-Apr-27
BP 06A Casework and Finished Carpentry		93	18-Dec-26	29-Apr-27
EW15920	Fab/Deliver	45	23-Feb-27	26-Apr-27
EW15910	Review / Approve	10	09-Feb-27	22-Feb-27
EW15900	Prepare / Submit Submittals	30	28-Dec-26	08-Feb-27
EWS647	Prepare / Execute Subcontract Agreement	5	18-Dec-26	24-Dec-26
EW15890	Mobilization	3	27-Apr-27	29-Apr-27
BP 07A Waterproofing		43	18-Dec-26	18-Feb-27
EW15640	Fab/Deliver	20	19-Jan-27	15-Feb-27
EW15630	Review / Approve	10	05-Jan-27	18-Jan-27
EW15620	Prepare / Submit Submittals	5	28-Dec-26	04-Jan-27
EWS577	Prepare / Execute Subcontract Agreement	5	18-Dec-26	24-Dec-26
EW15610	Mobilization	3	16-Feb-27	18-Feb-27
BP 07B Roofing and Accessories		88	18-Dec-26	22-Apr-27
EW15960	Fab/Deliver	45	16-Feb-27	19-Apr-27
EW15950	Review / Approve	10	02-Feb-27	15-Feb-27
EW15940	Prepare / Submit Submittals	25	28-Dec-26	01-Feb-27

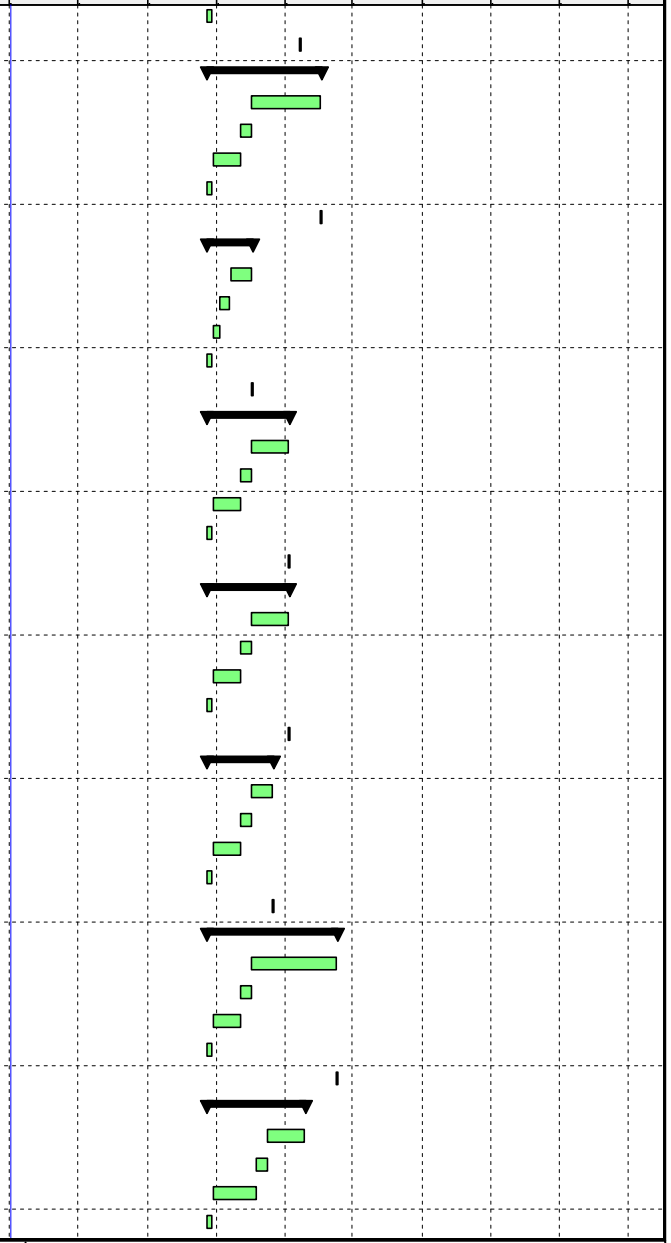


Remaining Level of Effort
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VANCOUVER PUBLIC WORKS OPS CAMPUS - TILT -

Print Date: 08-Apr-26, Data Date: 02-Apr-26

Activity ID	Activity Name	Original Duration	Start	Finish
EWS657	Prepare / Execute Subcontract Agreement	5	18-Dec-26	24-Dec-26
EW15930	Mobilization	3	20-Apr-27	22-Apr-27
BP 08B Windows, Glazing and Openings		108	18-Dec-26	20-May-27
EW16000	Fab/Deliver	65	16-Feb-27	17-May-27
EW15990	Review / Approve	10	02-Feb-27	15-Feb-27
EW15980	Prepare / Submit Submittals	25	28-Dec-26	01-Feb-27
EWS667	Prepare / Execute Subcontract Agreement	5	18-Dec-26	24-Dec-26
EW15970	Mobilization	3	18-May-27	20-May-27
BP 09A Framing and Drywall		43	18-Dec-26	18-Feb-27
EW16040	Fab/Deliver	20	19-Jan-27	15-Feb-27
EW16030	Review / Approve	10	05-Jan-27	18-Jan-27
EW16020	Prepare / Submit Submittals	5	28-Dec-26	04-Jan-27
EWS677	Prepare / Execute Subcontract Agreement	5	18-Dec-26	24-Dec-26
EW16010	Mobilization	3	16-Feb-27	18-Feb-27
BP 09B Resilient Flooring		78	18-Dec-26	08-Apr-27
EW15720	Fab/Deliver	35	16-Feb-27	05-Apr-27
EW15710	Review / Approve	10	02-Feb-27	15-Feb-27
EW15700	Prepare / Submit Submittals	25	28-Dec-26	01-Feb-27
EWS597	Prepare / Execute Subcontract Agreement	5	18-Dec-26	24-Dec-26
EW15690	Mobilization	3	06-Apr-27	08-Apr-27
BP 09C Tile		78	18-Dec-26	08-Apr-27
EW15760	Fab/Deliver	35	16-Feb-27	05-Apr-27
EW15750	Review / Approve	10	02-Feb-27	15-Feb-27
EW15740	Prepare / Submit Submittals	25	28-Dec-26	01-Feb-27
EWS607	Prepare / Execute Subcontract Agreement	5	18-Dec-26	24-Dec-26
EW15730	Mobilization	3	06-Apr-27	08-Apr-27
BP 09G Paing and Wall Coverings		63	18-Dec-26	18-Mar-27
EW16080	Fab/Deliver	20	16-Feb-27	15-Mar-27
EW16070	Review / Approve	10	02-Feb-27	15-Feb-27
EW16060	Prepare / Submit Submittals	25	28-Dec-26	01-Feb-27
EWS687	Prepare / Execute Subcontract Agreement	5	18-Dec-26	24-Dec-26
EW16050	Mobilization	3	16-Mar-27	18-Mar-27
BP 10A Misc Specialties and Elevators		123	18-Dec-26	11-Jun-27
EW15680	Fab/Deliver	80	16-Feb-27	08-Jun-27
EW15670	Review / Approve	10	02-Feb-27	15-Feb-27
EW15660	Prepare / Submit Submittals	25	28-Dec-26	01-Feb-27
EWS587	Prepare / Execute Subcontract Agreement	5	18-Dec-26	24-Dec-26
EW15650	Mobilization	3	09-Jun-27	11-Jun-27
BP 21A Fire Protection		93	18-Dec-26	29-Apr-27
EW15800	Fab/Deliver	35	09-Mar-27	26-Apr-27
EW15790	Review / Approve	10	23-Feb-27	08-Mar-27
EW15780	Prepare / Submit Submittals	40	28-Dec-26	22-Feb-27
EWS617	Prepare / Execute Subcontract Agreement	5	18-Dec-26	24-Dec-26

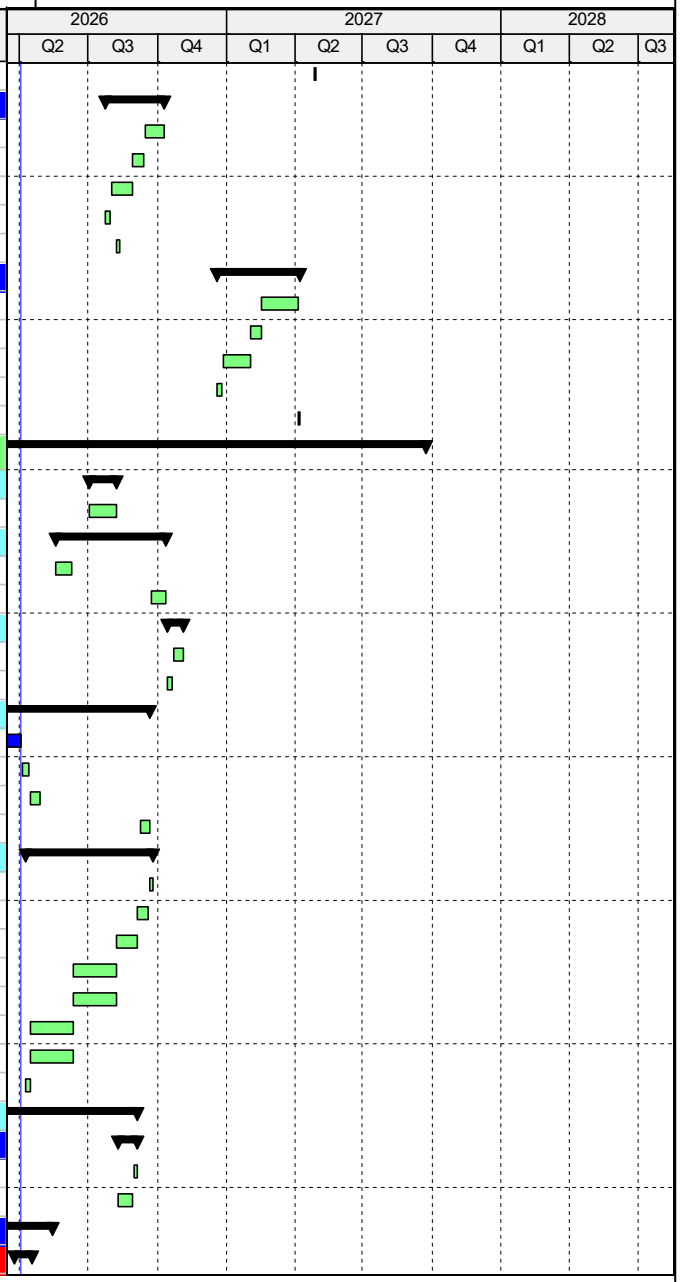


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Actual Work
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VANCOUVER PUBLIC WORKS OPS CAMPUS - TILT -

Print Date: 08-Apr-26, Data Date: 02-Apr-26

Activity ID	Activity Name	Original Duration	Start	Finish
EW15770	Mobilization	3	27-Apr-27	29-Apr-27
BP 31D Final Earthwork and Utilities		55	24-Jul-26	09-Oct-26
EW15440	Fab/Deliver	20	14-Sep-26	09-Oct-26
EW15410	Review / Approve	10	28-Aug-26	11-Sep-26
EW15400	Prepare / Submit Submittals	20	31-Jul-26	27-Aug-26
EWS527	Prepare / Execute Subcontract Agreement	5	24-Jul-26	30-Jul-26
EW15390	Mobilization	3	07-Aug-26	11-Aug-26
BP 32B Landscaping		78	18-Dec-26	08-Apr-27
EW16120	Fab/Deliver	35	16-Feb-27	05-Apr-27
EW16110	Review / Approve	10	02-Feb-27	15-Feb-27
EW16100	Prepare / Submit Submittals	25	28-Dec-26	01-Feb-27
EWS697	Prepare / Execute Subcontract Agreement	5	18-Dec-26	24-Dec-26
EW16090	Mobilization	3	06-Apr-27	08-Apr-27
EARLY WORK CONSTRUCTION		505	29-Sep-25 A	23-Sep-27
EARLY SITE WORK		25	02-Jul-26	06-Aug-26
EW16451	Install Early Sanitary Main S-01 to S-06	25	02-Jul-26*	06-Aug-26
EARLY WORK FENCING		103	18-May-26	12-Oct-26
EW15090	Install Chainlink & Barbed Wire Fence (North Boundary)	15	18-May-26	08-Jun-26
EW15040	Install Chainlink Fence (North Boundary)	15	22-Sep-26	12-Oct-26
EARLY IRRIGATION & PLANTING		17	13-Oct-26	04-Nov-26
EW15130	Retaining Wall Tree Planting	10	22-Oct-26	04-Nov-26
EW15120	Retaining Wall Irrigation	7	13-Oct-26	21-Oct-26
EARLY WORK SITE EXCAVATION & UNDERGROUND UTILITIES		149	20-Feb-26 A	21-Sep-26
EW16401	Laboratory Review	10	20-Feb-26 A	02-Apr-26
EW16381	Removal of Clearance Sampling Contaminated Soils	7	03-Apr-26	13-Apr-26
EW1200	Removal of Existing Septic Tank	10	14-Apr-26	27-Apr-26
EW15180	Reconstruct North Gravel Access Road	10	08-Sep-26	21-Sep-26
EARLY WORK GEO EXCHANGE		120	08-Apr-26	25-Sep-26
EW14960	Early Work - PP - Geo Exchange - Backfill & Grade Geo Exchange Pad	5	21-Sep-26	25-Sep-26
EW14950	Early Work - PP - Geo Exchange - Install Vaults	10	04-Sep-26	18-Sep-26
EW14930	Early Work - PP - Geo Exchange - Install Geo Exchange (Zone 3)	20	07-Aug-26	03-Sep-26
EW14920	Early Work - PP - Geo Exchange - Install Geo Exchange (Zone 4)	40	11-Jun-26	06-Aug-26
EW14910	Early Work - PP - Geo Exchange - Install Geo Exchange (Zone 2)	40	11-Jun-26	06-Aug-26
EW14900	Early Work - PP - Geo Exchange - Install Geo Exchange (Zone 5)	40	15-Apr-26	10-Jun-26
EW14890	Early Work - PP - Geo Exchange - Install Geo Exchange (Zone 1)	40	15-Apr-26	10-Jun-26
EW14750	Early Work - PP - Geo Exchange - Mobilization	5	08-Apr-26	14-Apr-26
SITE RETAINING WALLS		127	10-Mar-26 A	04-Sep-26
MSE RETAINING WALL (WALL #01)		20	10-Aug-26	04-Sep-26
A14020	Backfill Wall 1	5	31-Aug-26	04-Sep-26
A14010	Install MSE Wall 1	15	10-Aug-26	28-Aug-26
SOLDIER PILE RETAINING WALL (WALL #2)		49	10-Mar-26 A	15-May-26
RETAINING WALL UPPER		17	25-Mar-26 A	16-Apr-26

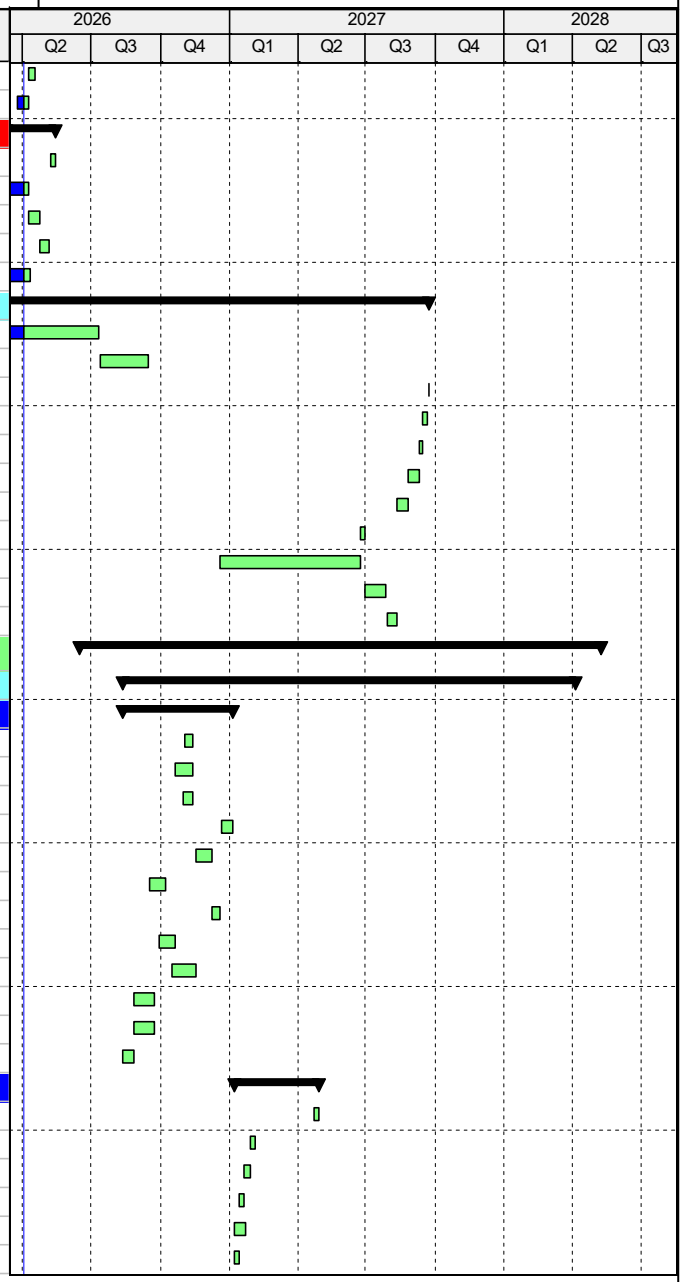


Remaining Level of Effort
Actual Work
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VANCOUVER PUBLIC WORKS OPS CAMPUS - TILT -

Print Date: 08-Apr-26, Data Date: 02-Apr-26

Activity ID	Activity Name	Original Duration	Start	Finish
A2930	Shot-crete Wall	7	08-Apr-26	16-Apr-26
A2920	Install Retaining Wall Rebar	10	25-Mar-26 A	07-Apr-26
RETAINING WALL LOWER		49	10-Mar-26 A	15-May-26
A14090	Shot-crete Wall	7	07-May-26	15-May-26
A14080	Install Timber Lagging	10	10-Mar-26 A	08-Apr-26
A14060	Install Drain Mat	10	09-Apr-26	22-Apr-26
A14050	Install Retaining Wall Rebar	10	23-Apr-26	06-May-26
A14040	Excavate for Retaining Walls	15	10-Mar-26 A	09-Apr-26
NEW INTERSECTION / TRAFFIC SIGNAL		505	29-Sep-25 A	23-Sep-27
A14570	Complete Intersection / Signal Design	42	29-Sep-25 A	10-Jul-26
A14590	Submit for Permit	45	13-Jul-26	14-Sep-26
A14670	Final Inspection	2	22-Sep-27	23-Sep-27
A14660	Final Striping of Roadway / Intersection	5	15-Sep-27	21-Sep-27
A14650	Asphalt as Needed	3	10-Sep-27	14-Sep-27
A14640	F/R/P Curb & Sidewalk	10	26-Aug-27	09-Sep-27
A14630	Install Signal Arm & Equipment	10	12-Aug-27	25-Aug-27
A14600	Demo Existing Sidewalk	5	23-Jun-27	29-Jun-27
A14580	Procure Signal Arm / Equipment	130	18-Dec-26	22-Jun-27
A14610	Install Signal Arm / Equipment Raceway	20	30-Jun-27	28-Jul-27
A14620	Install Signal Arm / Equipment Foundations	10	29-Jul-27	11-Aug-27
CONSTRUCTION		482	16-Jun-26	08-May-28
BUILDING A		418	12-Aug-26	04-Apr-28
BUILDING A - FOUNDATIONS		100	12-Aug-26	05-Jan-27
A1720	Building A - Set / Install Anchor Bolts and Embeds	10	02-Nov-26	13-Nov-26
A1710	Building A - Install Foundation Rebar	18	21-Oct-26	13-Nov-26
A1810	Building A - Pour Foundations / Elevator Pits	11	30-Oct-26	13-Nov-26
A1461	Building A - Install Radon Under-Slab Exhaust Pipes and Pits	10	21-Dec-26	05-Jan-27
A1700	Building A - Waterproof Elevator Pits AE1 / AE2	14	17-Nov-26	08-Dec-26
A13990	Building A - Excavate Foundations	15	17-Sep-26	07-Oct-26
A1680	Building A - Backfill / Fine Grade Building Pad	8	09-Dec-26	18-Dec-26
A1670	Building A - Install Underslab Utilities	15	29-Sep-26	19-Oct-26
A1010	Building A - Form Footings / Elevator Pits	22	16-Oct-26	16-Nov-26
A1690	Building A - Underslab MEP Coordination	20	26-Aug-26	23-Sep-26
A1660	Building A - Install Agg-Piers	20	26-Aug-26	23-Sep-26
A1650	Building A - Grade Building Pad	10	12-Aug-26	25-Aug-26
BUILDING A - SLAB-ON-GRADE (SOG)		81	06-Jan-27	28-Apr-27
A1030	Building A - Perimeter Slab Pourbacks	5	22-Apr-27	28-Apr-27
A1080	Building A - Pour SOG	5	29-Jan-27	04-Feb-27
A1070	Building A - Install SOG Rebar	7	20-Jan-27	28-Jan-27
A1060	Building A - Install Vapor Barrier	4	14-Jan-27	19-Jan-27
A1050	Building A - Set MEP to Grade / Set Blockouts	13	06-Jan-27	22-Jan-27
A1040	Building A - Install Underslab Insulation	5	06-Jan-27	12-Jan-27



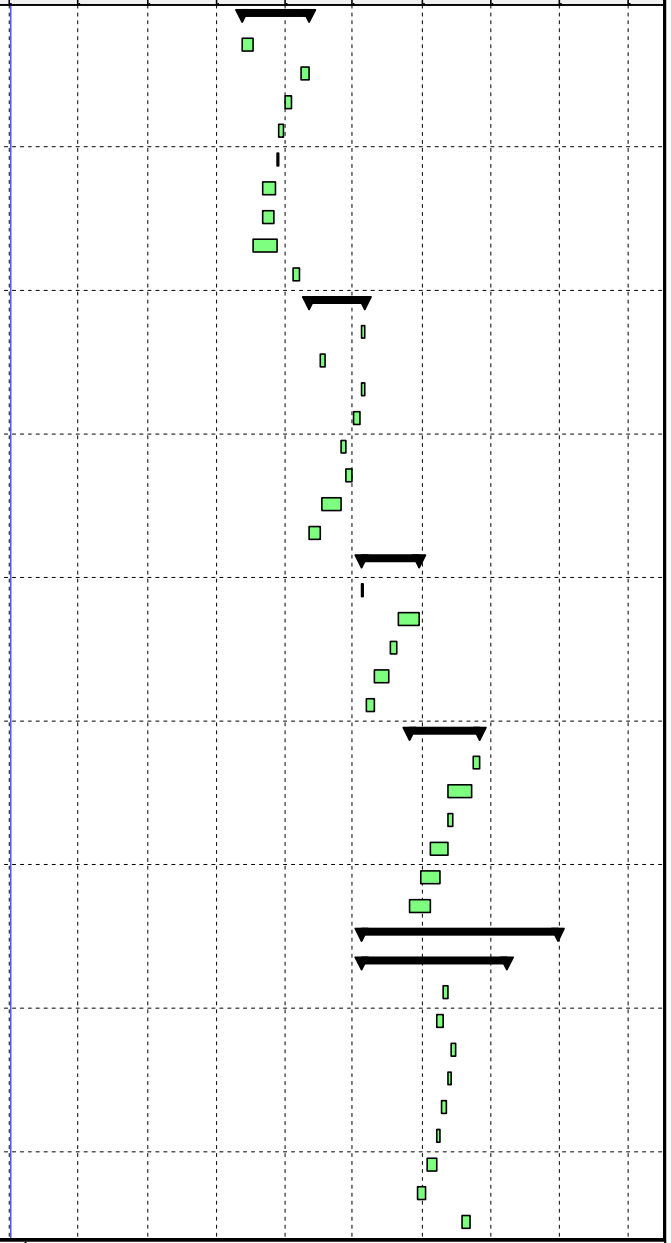
Remaining Level of Effort
Actual Work
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VANCOUVER PUBLIC WORKS OPS CAMPUS - TILT -

Print Date: 08-Apr-26, Data Date: 02-Apr-26

Activity ID	Activity Name	Original Duration	Start	Finish
BUILDING A - TILT PANELS		62	04-Feb-27	03-May-27
A15112	Building A - Tilt Panels - Grade and Pour Casting Beds	10	04-Feb-27	18-Feb-27
A14110	Building A - Tilt Panels - Weld Panel Clips	8	22-Apr-27	03-May-27
A13970	Building A - Tilt Panels - Cure & Prep	7	01-Apr-27	09-Apr-27
A13960	Building A - Tilt Panels - Pour / Finish Upside Panel	6	24-Mar-27	31-Mar-27
A13950	Building A - Tilt Panels - Inspection	2	22-Mar-27	23-Mar-27
A13940	Building A - Tilt Panels - Conduit & Up Embeds	12	04-Mar-27	19-Mar-27
A13930	Building A - Tilt Panels - Rebar	12	03-Mar-27	18-Mar-27
A13920	Building A - Tilt Panels - Form Panel & Install Down Embeds	22	19-Feb-27	22-Mar-27
A13980	Building A - Tilt Panels - Erect / Align / Lift in Place Tilt Panels	8	12-Apr-27	21-Apr-27
BUILDING A - ELEVATED DECKS		52	04-May-27	16-Jul-27
A1790	Building A - Install Stairs	5	12-Jul-27	16-Jul-27
A1800	Building A - Remove Tilt Braces	5	18-May-27	25-May-27
A1780	Building A - Cure of SOMD	5	12-Jul-27	16-Jul-27
A1770	Building A - Pour Concrete Deck	6	01-Jul-27	09-Jul-27
A1760	Building A - Install Reinforcement and Shear Studs	5	15-Jun-27	21-Jun-27
A1750	Building A - Install Edgeforms and Block-outs	7	22-Jun-27	30-Jun-27
A1740	Building A - Install Metal Decking	17	20-May-27	14-Jun-27
A1730	Building A - Steel Columns / Beams / Perimeter Steel	10	04-May-27	17-May-27
BUILDING A - ROOF STRUCTURE		55	12-Jul-27	27-Sep-27
A1180	Building A - Layout and Survey	3	12-Jul-27	14-Jul-27
A1220	Building A - Install Roofing System	20	30-Aug-27	27-Sep-27
A1210	Building A - Install Curbing & Cut Deck at Roof Penetrations	7	19-Aug-27	27-Aug-27
A1200	Building A - Install Roof Decking	15	29-Jul-27	18-Aug-27
A1190	Building A - Install Girders / Joist / Perimeter Steel	10	19-Jul-27	30-Jul-27
BUILDING A - EXTERIOR SYSTEM		66	14-Sep-27	16-Dec-27
A1280	Building A - Install Exterior Lighting and Signage	8	07-Dec-27	16-Dec-27
A1270	Building A - Install Roll-up Doors	20	05-Nov-27	06-Dec-27
A1260	Building A - Install Exterior Doors and Hardware	4	05-Nov-27	10-Nov-27
A1250	Building A - Install Window System	18	12-Oct-27	04-Nov-27
A1240	Building A - Apply Exterior Coatings	20	28-Sep-27	25-Oct-27
A1230	Building A - Clean & Prep Panels	20	14-Sep-27	11-Oct-27
BUILDING A - INTERIORS BUILDOUT		182	12-Jul-27	28-Mar-28
BUILDING A - 1ST FLOOR BUILDOUT		135	12-Jul-27	21-Jan-28
A1500	Building A - Grind and Polish Floors	5	29-Oct-27	04-Nov-27
A1450	Building A - Install Doors and Hardware	7	20-Oct-27	28-Oct-27
A1470	Building A - Install Cabinets & Casework	5	09-Nov-27	15-Nov-27
A1430	Building A - Install Ceiling Tile	4	03-Nov-27	08-Nov-27
A1410	Building A - Install MEP Devices	6	26-Oct-27	02-Nov-27
A1400	Building A - Install Device Tile	4	20-Oct-27	25-Oct-27
A1390	Building A - Install Ceiling Grid	8	08-Oct-27	19-Oct-27
A1380	Building A - Prime and Paint	8	24-Sep-27	05-Oct-27
A1475	Building A - Install Misc Accessories	7	23-Nov-27	03-Dec-27

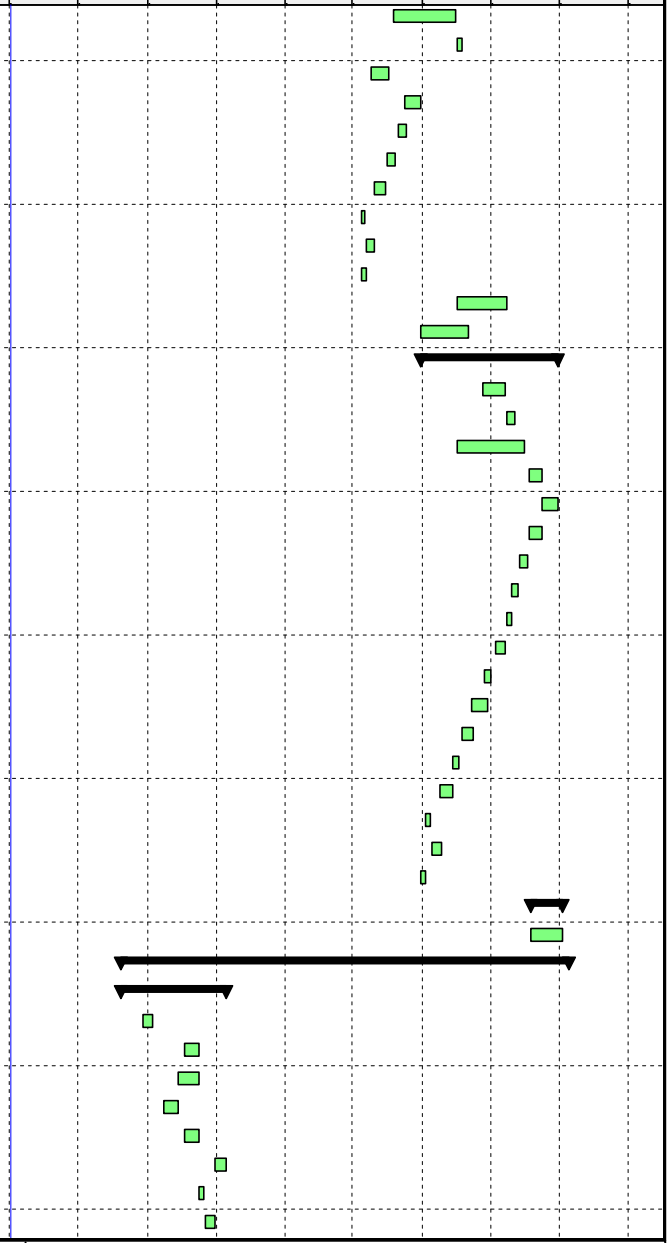


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VANCOUVER PUBLIC WORKS OPS CAMPUS - TILT -

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Activity ID	Activity Name	Original Duration	Start	Finish
A1460	Building A - Buildout Restrooms	60	23-Aug-27	15-Nov-27
A1440	Building A - Install Flooring and Base	5	16-Nov-27	22-Nov-27
A1320	Building A - Install CMU Walls Adjacent to Drive Isles	18	26-Jul-27	18-Aug-27
A1360	Building A - H/T/F Gyp	15	08-Sep-27	28-Sep-27
A1350	Building A - Rough-in MEP at Walls	8	30-Aug-27	09-Sep-27
A1340	Building A - Layout and Frame Walls	8	16-Aug-27	25-Aug-27
A1330	Building A - Rough-in Over head MEP	12	29-Jul-27	13-Aug-27
A1310	Building A - Install Framing Top Track	5	12-Jul-27	16-Jul-27
A1300	Building A - Install Monokote	10	19-Jul-27	30-Jul-27
A1290	Building A - Install MEP Hangers	6	12-Jul-27	19-Jul-27
A1490	Building A - Install Elevator AE2	45	16-Nov-27	21-Jan-28
A1370	Building A - Install Elevator AE1	45	28-Sep-27	01-Dec-27
BUILDING A - 2ND FLOOR BUILDOUT		127	28-Sep-27	28-Mar-28
A14940	Building A - Grind and Polish Floors	20	20-Dec-27	18-Jan-28
A14800	Building A - Install Doors and Hardware	8	21-Jan-28	01-Feb-28
A14730	Building A - Buildout Restrooms	60	17-Nov-27	14-Feb-28
A14840	Building A - Install Cabinets & Casework	12	21-Feb-28	07-Mar-28
A14850	Building A - Install Misc Accessories	15	08-Mar-28	28-Mar-28
A14830	Building A - Install Flooring and Base	12	21-Feb-28	07-Mar-28
A14820	Building A - Install Ceiling Tile	10	07-Feb-28	18-Feb-28
A14810	Building A - Install MEP Devices	6	28-Jan-28	04-Feb-28
A14790	Building A - Install Device Tile	5	21-Jan-28	27-Jan-28
A14780	Building A - Install Ceiling Grid	10	07-Jan-28	20-Jan-28
A14770	Building A - Prime and Paint	7	22-Dec-27	31-Dec-27
A14750	Building A - H/T/F Gyp	15	06-Dec-27	27-Dec-27
A14740	Building A - Rough-in MEP at Walls	8	24-Nov-27	07-Dec-27
A14720	Building A - Layout and Frame Walls	7	10-Nov-27	18-Nov-27
A14710	Building A - Rough-in Over head MEP	12	25-Oct-27	09-Nov-27
A14680	Building A - Install Framing Top Track	5	06-Oct-27	12-Oct-27
A14690	Building A - Install Monokote	10	13-Oct-27	26-Oct-27
A1480	Building A - Install MEP Hangers	6	28-Sep-27	05-Oct-27
BUILDING A - COMMISSIONING / PUNCHLIST		30	23-Feb-28	04-Apr-28
A1170	Building A - Commissioning / Punchlist	30	23-Feb-28	04-Apr-28
BUILDING B		415	26-Aug-26	13-Apr-28
BUILDING B - FOUNDATIONS		95	26-Aug-26	12-Jan-27
B14050	Building B - Underslab MEP Coordination	10	24-Sep-26	07-Oct-26
B15142	Building B - Set / Install Anchor Bolts and Embeds	10	20-Nov-26	07-Dec-26
B15122	Building B - Install Foundation Rebar	18	10-Nov-26	07-Dec-26
B14080	Building B - Excavate Foundations	15	22-Oct-26	11-Nov-26
B15132	Building B - Pour Foundations / Elevator Pits	11	19-Nov-26	07-Dec-26
B15041	Building B - Install Radon Under-Slab Exhaust Pipes and Pits	10	29-Dec-26	12-Jan-27
B14040	Building B - Waterproof Elevator Pit BE1	5	09-Dec-26	15-Dec-26
B14030	Building B - Backfill / Fine Grade Building Pad	8	16-Dec-26	28-Dec-26

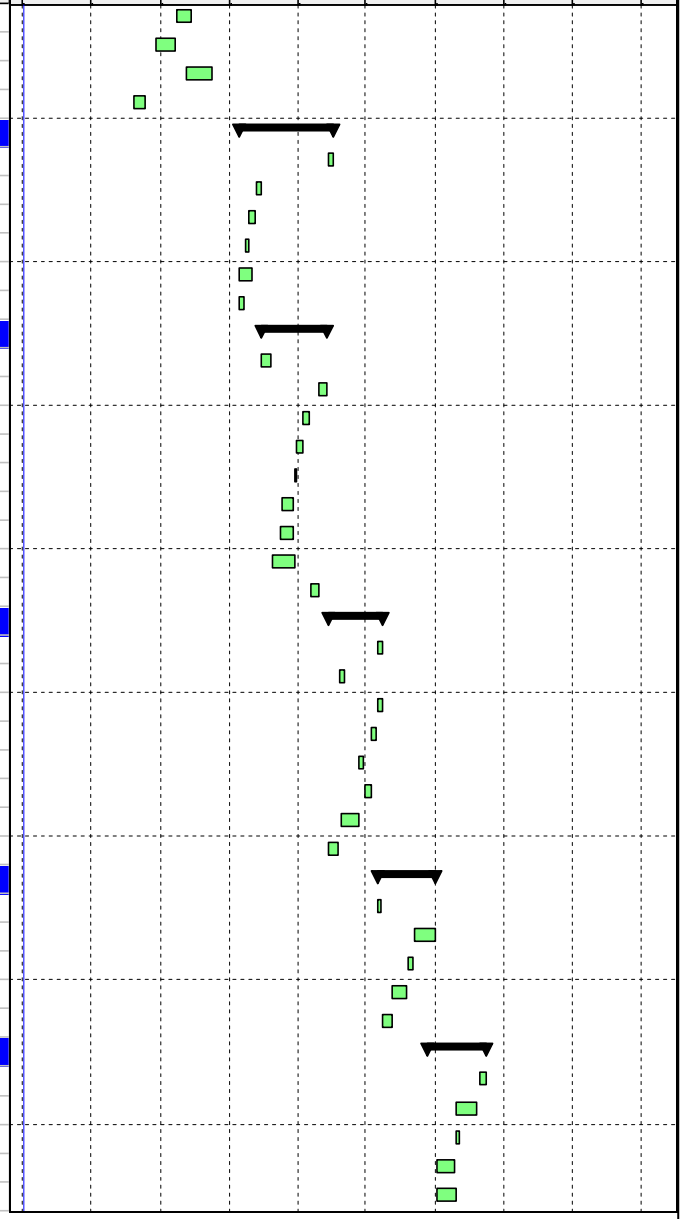


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VANCOUVER PUBLIC WORKS OPS CAMPUS - TILT -

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Activity ID	Activity Name	Original Duration	Start	Finish
B14010	Building B - Install Underslab Utilities	15	22-Oct-26	11-Nov-26
B14000	Building B - Install Agg-Piers	20	24-Sep-26	21-Oct-26
B14020	Building B - Form Footings / Elevator Pit	22	05-Nov-26	08-Dec-26
B13990	Building B - Grade Building Pad	10	26-Aug-26	09-Sep-26
BUILDING B - SLAB-ON-GRADE (SOG)		89	13-Jan-27	17-May-27
B14190	Building B - Perimeter Slab Pourbacks	5	11-May-27	17-May-27
B15196	Building B - Pour SOG	5	05-Feb-27	11-Feb-27
B15195	Building B - Install SOG Rebar	7	27-Jan-27	04-Feb-27
B15194	Building B - Install Vapor Barrier	4	21-Jan-27	26-Jan-27
B15193	Building B - Set MEP to Grade / Set Blockouts	13	13-Jan-27	29-Jan-27
B15192	Building B - Install Underslab Insulation	5	13-Jan-27	19-Jan-27
BUILDING B - TILTS PANELS		62	11-Feb-27	10-May-27
B15102	Building B - Tilt Panels - Grade and Pour Casting Beds	10	11-Feb-27	25-Feb-27
B14170	Building B - Tilt Panels - Weld Panel Clips	8	29-Apr-27	10-May-27
B14150	Building B - Tilt Panels - Cure & Prep	7	08-Apr-27	16-Apr-27
B13991	Building B - Tilt Panels - Pour / Finish Upside Panel	6	31-Mar-27	07-Apr-27
B13980	Building B - Tilt Panels - Inspection	2	29-Mar-27	30-Mar-27
B13970	Building B - Tilt Panels - Conduit & Up Embeds	12	11-Mar-27	26-Mar-27
B14140	Building B - Tilt Panels - Rebar	12	10-Mar-27	25-Mar-27
B14130	Building B - Tilt Panels - Form Panel & Install Down Embeds	22	26-Feb-27	29-Mar-27
B14160	Building B - Tilt Panels - Erect / Align / Lift in Place Tilt Panels	8	19-Apr-27	28-Apr-27
BUILDING B - ELEVATED DECKS		51	11-May-27	22-Jul-27
B14270	Building B - Install Stairs	5	16-Jul-27	22-Jul-27
B14210	Building B - Remove Tilt Braces	5	26-May-27	01-Jun-27
B14260	Building B - Cure of SOMD	5	16-Jul-27	22-Jul-27
B14250	Building B - Pour Concrete Deck	5	09-Jul-27	15-Jul-27
B14230	Building B - Install Reinforcement and Shear Studs	5	22-Jun-27	28-Jun-27
B14240	Building B - Install Edgeforms and Block-outs	7	29-Jun-27	08-Jul-27
B14220	Building B - Install Metal Decking	17	28-May-27	21-Jun-27
B14200	Building B - Steel Columns / Beams / Perimeter Steel	10	11-May-27	25-May-27
BUILDING B - ROOF STRUCTURE		55	16-Jul-27	01-Oct-27
B14280	Building B - Layout and Survey	3	16-Jul-27	20-Jul-27
B14320	Building B - Install Roofing System	20	03-Sep-27	01-Oct-27
B14310	Building B - Install Curbing & Cut Deck at Roof Penetrations	7	25-Aug-27	02-Sep-27
B14300	Building B - Install Roof Decking	15	04-Aug-27	24-Aug-27
B14290	Building B - Install Girders / Joist / Perimeter Steel	10	23-Jul-27	05-Aug-27
BUILDING B - EXTERIOR SYSTEM		56	20-Sep-27	08-Dec-27
B14380	Building B - Install Exterior Lighting and Signage	8	29-Nov-27	08-Dec-27
B14370	Building B - Install Roll-up Doors	20	28-Oct-27	24-Nov-27
B14360	Building B - Install Exterior Doors and Hardware	4	28-Oct-27	02-Nov-27
B14350	Building B - Install Window System	18	04-Oct-27	27-Oct-27
B14340	Building B - Apply Exterior Coatings	20	04-Oct-27	29-Oct-27

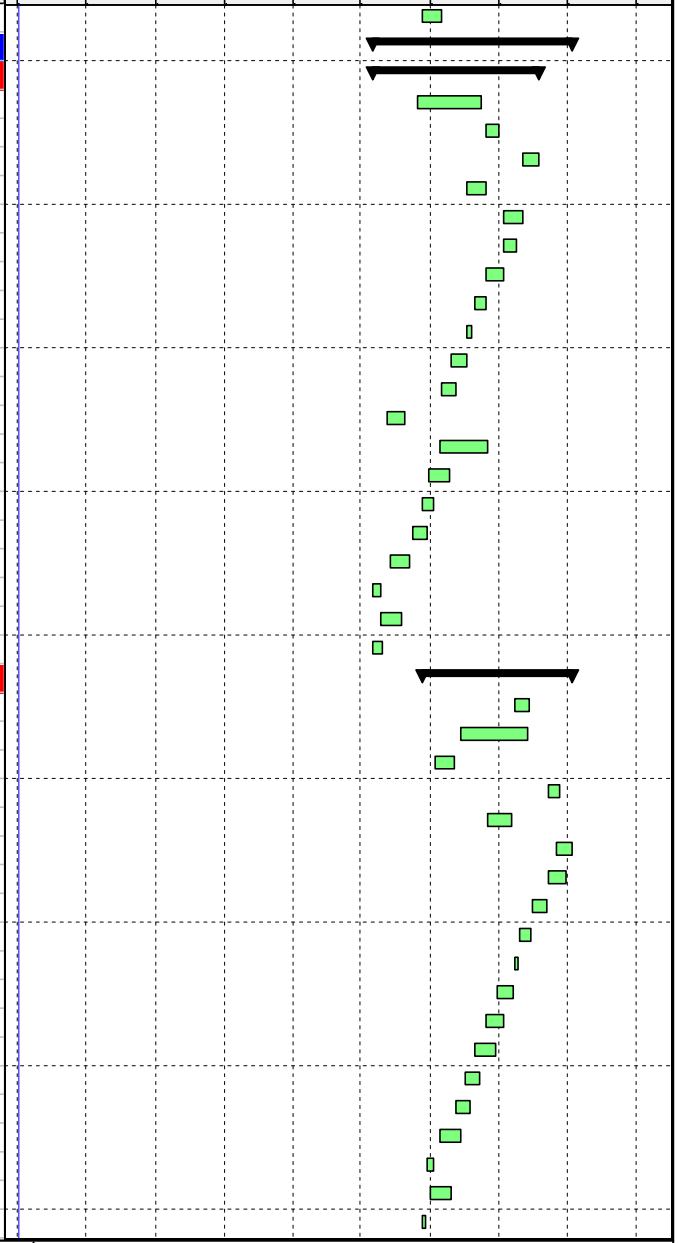


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VANCOUVER PUBLIC WORKS OPS CAMPUS - TILT -

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Activity ID	Activity Name	Original Duration	Start	Finish
B14330	Building B - Clean & Prep Panels	20	20-Sep-27	15-Oct-27
BUILDING B - INTERIORS BUILDOUT		185	16-Jul-27	06-Apr-28
BUILDING B - 1ST FLOOR BUILDOUT		153	16-Jul-27	22-Feb-28
B14460	Building B - Buildout Restrooms	60	14-Sep-27	08-Dec-27
B14700	Building B - Grind and Polish Floors	12	14-Dec-27	30-Dec-27
B14565	Building B - Install Misc Accessories	15	02-Feb-28	22-Feb-28
B14520	Building B - Install Doors and Hardware	15	19-Nov-27	13-Dec-27
B14550	Building B - Install Flooring and Base	18	07-Jan-28	01-Feb-28
B14560	Building B - Install Cabinets & Casework	12	07-Jan-28	24-Jan-28
B14540	Building B - Install Ceiling Tile	15	15-Dec-27	06-Jan-28
B14530	Building B - Install MEP Devices	12	29-Nov-27	14-Dec-27
B14510	Building B - Install Device Tile	4	19-Nov-27	24-Nov-27
B14500	Building B - Install Ceiling Grid	15	29-Oct-27	18-Nov-27
B14490	Building B - Prime and Paint	15	15-Oct-27	04-Nov-27
B14420	Building B - Install CMU Walls Adjacent to Drive Isles	18	04-Aug-27	27-Aug-27
B14480	Building B - Install Elevator	45	13-Oct-27	16-Dec-27
B14470	Building B - H/T/F Gyp	20	29-Sep-27	26-Oct-27
B14450	Building B - Rough-in MEP at Walls	12	21-Sep-27	06-Oct-27
B14440	Building B - Layout and Frame Walls	15	07-Sep-27	27-Sep-27
B14430	Building B - Rough-in Over head MEP	20	09-Aug-27	03-Sep-27
B14400	Building B - Install Framing Top Track	8	16-Jul-27	27-Jul-27
B14410	Building B - Install Monokote	20	28-Jul-27	24-Aug-27
B14390	Building B - Install MEP Hangers	10	16-Jul-27	29-Jul-27
BUILDING B - 2ND FLOOR BUILDOUT		140	20-Sep-27	06-Apr-28
B14980	Building B - Install Doors and Hardware	15	21-Jan-28	10-Feb-28
B14910	Building B - Buildout Restrooms	60	10-Nov-27	07-Feb-28
B14880	Building B - Install CMU Walls Adjacent to Drive Isles	18	08-Oct-27	02-Nov-27
B15020	Building B - Install Cabinets & Casework	12	06-Mar-28	21-Mar-28
B15040	Building B - Grind and Polish Floors	20	17-Dec-27	17-Jan-28
B15030	Building B - Install Misc Accessories	15	17-Mar-28	06-Apr-28
B15010	Building B - Install Flooring and Base	18	06-Mar-28	29-Mar-28
B15000	Building B - Install Ceiling Tile	15	14-Feb-28	03-Mar-28
B14990	Building B - Install MEP Devices	12	27-Jan-28	11-Feb-28
B14970	Building B - Install Device Tile	4	21-Jan-28	26-Jan-28
B14960	Building B - Install Ceiling Grid	15	30-Dec-27	20-Jan-28
B14950	Building B - Prime and Paint	15	15-Dec-27	06-Jan-28
B14930	Building B - H/T/F Gyp	20	29-Nov-27	27-Dec-27
B14920	Building B - Rough-in MEP at Walls	12	17-Nov-27	06-Dec-27
B14900	Building B - Layout and Frame Walls	15	03-Nov-27	23-Nov-27
B14890	Building B - Rough-in Over head MEP	20	13-Oct-27	09-Nov-27
B14860	Building B - Install Framing Top Track	8	27-Sep-27	06-Oct-27
B14870	Building B - Install Monokote	20	01-Oct-27	28-Oct-27
B14575	Building B - Install MEP Hangers	5	20-Sep-27	24-Sep-27

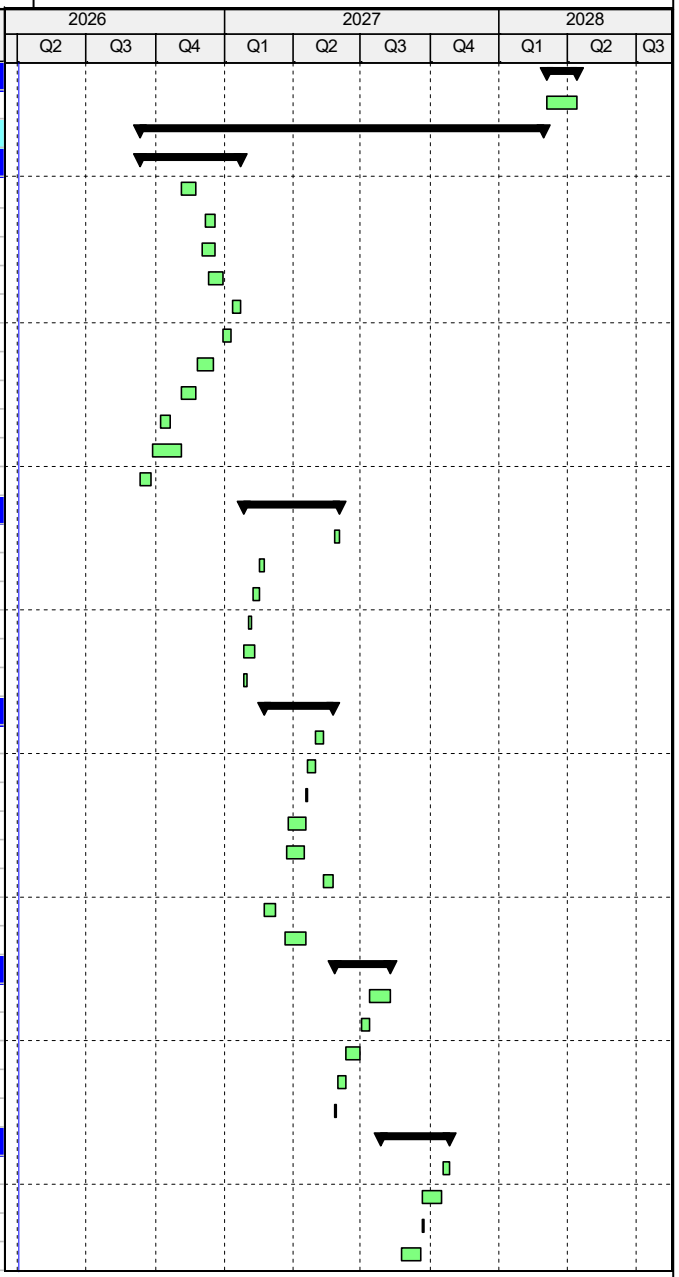


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VANCOUVER PUBLIC WORKS OPS CAMPUS - TILT -

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Activity ID	Activity Name	Original Duration	Start	Finish
BUILDING B - COMMISSIONING & PUNCHLIST		30	03-Mar-28	13-Apr-28
B1240	Building B - Commissioning / Punchlist	30	03-Mar-28	13-Apr-28
BUILDING C		372	10-Sep-26	28-Feb-28
BUILDING C - FOUNDATIONS		93	10-Sep-26	22-Jan-27
C14095	Building C - Excavate Foundations	15	04-Nov-26	24-Nov-26
C15172	Building C - Set / Install Anchor Bolts and Embeds	10	07-Dec-26	18-Dec-26
C15152	Building C - Install Foundation Rebar	13	02-Dec-26	18-Dec-26
C15162	Building C - Pour Foundations	11	11-Dec-26	28-Dec-26
C15042	Building C - Install Radon Under-Slab Exhaust Pipes and Pits	10	11-Jan-27	22-Jan-27
C14120	Building C - Backfill / Fine Grade Building Pad	8	29-Dec-26	08-Jan-27
C14110	Building C - Form Footings	15	25-Nov-26	17-Dec-26
C14100	Building C - Install Underslab Utilities	15	04-Nov-26	24-Nov-26
C14140	Building C - Underslab MEP Coordination	10	08-Oct-26	21-Oct-26
C14090	Building C - Install Agg-Piers	27	28-Sep-26	03-Nov-26
C14080	Building C - Grade Building Pad	12	10-Sep-26	25-Sep-26
BUILDING C - SLAB-ON-GRADE (SOG)		91	25-Jan-27	01-Jun-27
C14922	Building C - Perimeter Slab Pourbacks	5	26-May-27	01-Jun-27
C15246	Building C - Pour SOG	5	17-Feb-27	23-Feb-27
C15236	Building C - Install SOG Rebar	7	08-Feb-27	16-Feb-27
C15226	Building C - Install Vapor Barrier	4	02-Feb-27	05-Feb-27
C15216	Building C - Set MEP to Grade / Set Blockouts	13	25-Jan-27	10-Feb-27
C15206	Building C - Install Underslab Insulation	5	25-Jan-27	29-Jan-27
BUILDING C - TILT PANELS		65	23-Feb-27	25-May-27
C15082	Building C Tilt Panels - Cure & Prep	7	30-Apr-27	11-May-27
C14020	Building C Tilt Panels - Pour / Finish Upside Panel	7	21-Apr-27	30-Apr-27
C14010	Building C Tilt Panels - Inspection	2	19-Apr-27	21-Apr-27
C14000	Building C Tilt Panels - Conduit & Up Embeds	17	25-Mar-27	19-Apr-27
C15072	Building C Tilt Panels - Rebar	17	24-Mar-27	16-Apr-27
C15052	Building C Tilt Panels - Erect / Align / Lift in Place Tilt Panels	10	11-May-27	25-May-27
C15092	Building C Tilt Panels - Grade and Pour Casting Beds	10	23-Feb-27	09-Mar-27
C15062	Building C Tilt Panels - Form Panel & Install Down Embeds	20	22-Mar-27	19-Apr-27
BUILDING C - ROOF STRUCTURE		53	26-May-27	09-Aug-27
C14990	Building C - Install Roofing System	20	13-Jul-27	09-Aug-27
C14980	Building C - Install Curbing & Cut Deck at Roof Penetrations	7	01-Jul-27	12-Jul-27
C14970	Building C - Install Roof Decking	15	10-Jun-27	30-Jun-27
C14960	Building C - Install Girders / Joist / Perimeter Steel	10	31-May-27	11-Jun-27
C14950	Building C - Layout and Survey	3	26-May-27	28-May-27
BUILDING C - EXTERIOR SYSTEM		66	27-Jul-27	27-Oct-27
C15050	Building C - Install Exterior Lighting and Signage	8	18-Oct-27	27-Oct-27
C15040	Building C - Install Roll-up Doors	20	20-Sep-27	15-Oct-27
C15030	Building C - Install Exterior Doors and Hardware	4	20-Sep-27	23-Sep-27
C15020	Building C - Install Window System	18	24-Aug-27	17-Sep-27

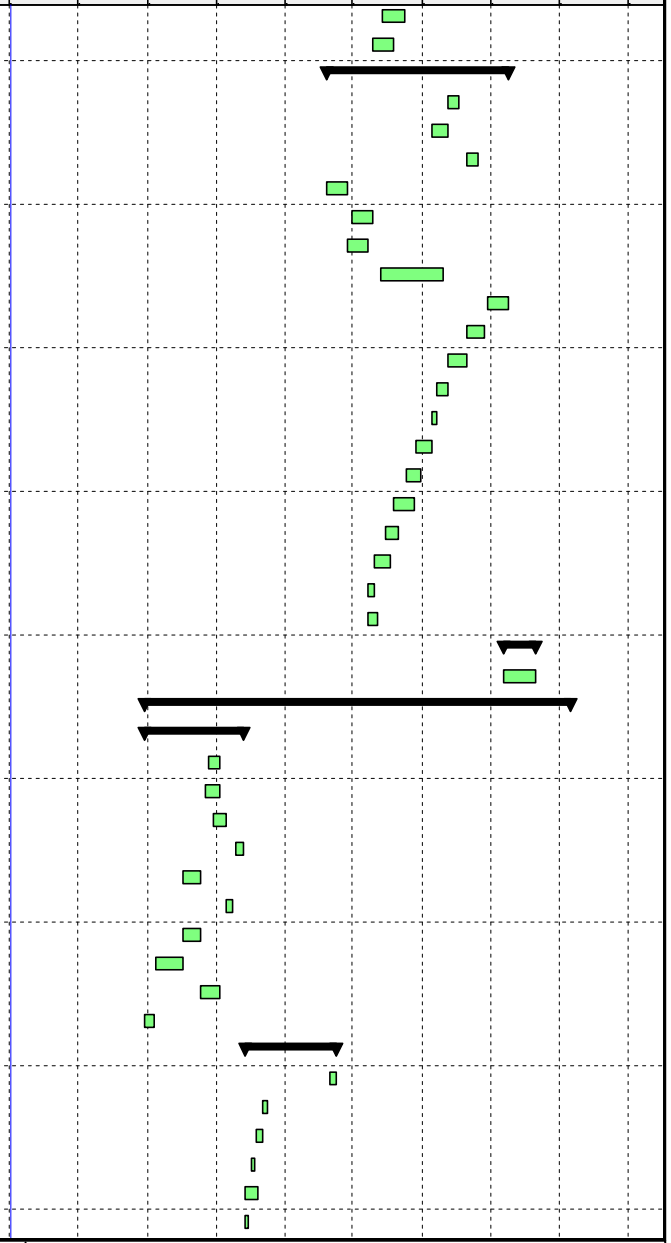


Remaining Level of Effort
Actual Work
Actual Level of Effort
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VANCOUVER PUBLIC WORKS OPS CAMPUS - TILT -

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Activity ID	Activity Name	Original Duration	Start	Finish
C15010	Building C - Apply Exterior Coatings	20	10-Aug-27	07-Sep-27
C15000	Building C - Clean & Prep Panels	20	27-Jul-27	23-Aug-27
BUILDING C - INTERIORS BUILDOUT		168	26-May-27	24-Jan-28
C14300	Building C - Grind and Polish Floors	12	04-Nov-27	19-Nov-27
C14280	Building C - Install Doors and Hardware	15	14-Oct-27	03-Nov-27
C14330	Building C - Install Cabinets & Casework	12	30-Nov-27	15-Dec-27
C14190	Building C - Rough-in Over head MEP	20	26-May-27	22-Jun-27
C14180	Building C - Install CMU Walls	18	30-Jun-27	26-Jul-27
C14170	Building C - Prime and Paint Overhead Structure	20	23-Jun-27	21-Jul-27
C14210	Building C - Buildout Restrooms	60	06-Aug-27	29-Oct-27
C14340	Building C - Install Misc Accessories and CFCI / OFCI Equipment	20	27-Dec-27	24-Jan-28
C14320	Building C - Install Flooring and Base	18	30-Nov-27	23-Dec-27
C14310	Building C - Install Ceiling Tile	15	05-Nov-27	29-Nov-27
C14290	Building C - Install MEP Devices	12	20-Oct-27	04-Nov-27
C14270	Building C - Install Device Tile	4	14-Oct-27	19-Oct-27
C14260	Building C - Install Ceiling Grid	15	23-Sep-27	13-Oct-27
C14250	Building C - Prime and Paint	15	09-Sep-27	29-Sep-27
C14230	Building C - H/T/F Gyp	20	23-Aug-27	20-Sep-27
C14220	Building C - Rough-in MEP at Walls	12	13-Aug-27	30-Aug-27
C14200	Building C - Layout and Frame Walls	15	30-Jul-27	19-Aug-27
C14160	Building C - Install Framing Top Track	8	20-Jul-27	29-Jul-27
C14150	Building C - Install MEP Hangers	10	20-Jul-27	02-Aug-27
BUILDING C - COMMISSIONING & PUNCHLIST		30	18-Jan-28	28-Feb-28
C1310	Building C - Commissioning / Punchlist	30	18-Jan-28	28-Feb-28
BUILDING D		394	28-Sep-26	14-Apr-28
BUILDING D - FOUNDATIONS		91	28-Sep-26	05-Feb-27
D15202	Building D - Set / Install Anchor Bolts and Embeds	10	21-Dec-26	05-Jan-27
D15182	Building D - Install Foundation Rebar	13	16-Dec-26	05-Jan-27
D15192	Building D - Pour Foundations	11	28-Dec-26	12-Jan-27
D15043	Building D - Install Radon Under-Slab Exhaust Pipes and Pits	10	25-Jan-27	05-Feb-27
D14260	Building D - Excavate Foundations	15	18-Nov-26	10-Dec-26
D14210	Building D - Backfill / Fine Grade Building Pad	8	13-Jan-27	22-Jan-27
D14190	Building D - Install Underslab Utilities	15	18-Nov-26	10-Dec-26
D14180	Building D - Install Agg-Piers	27	12-Oct-26	17-Nov-26
D14200	Building D - Form Footings	15	11-Dec-26	04-Jan-27
D14170	Building D - Grade Building Pad	10	28-Sep-26	09-Oct-26
BUILDING D - SLAB-ON-GRADE (SOG)		87	08-Feb-27	09-Jun-27
D15102	Building D - Perimeter Slab Pourbacks	7	01-Jun-27	09-Jun-27
D15296	Building D - Pour SOG	5	03-Mar-27	09-Mar-27
D15286	Building D - Install SOG Rebar	7	22-Feb-27	02-Mar-27
D15276	Building D - Install Vapor Barrier	4	16-Feb-27	19-Feb-27
D15266	Building D - Set MEP to Grade / Set Blockouts	13	08-Feb-27	24-Feb-27
D15256	Building D - Install Underslab Insulation	5	08-Feb-27	12-Feb-27

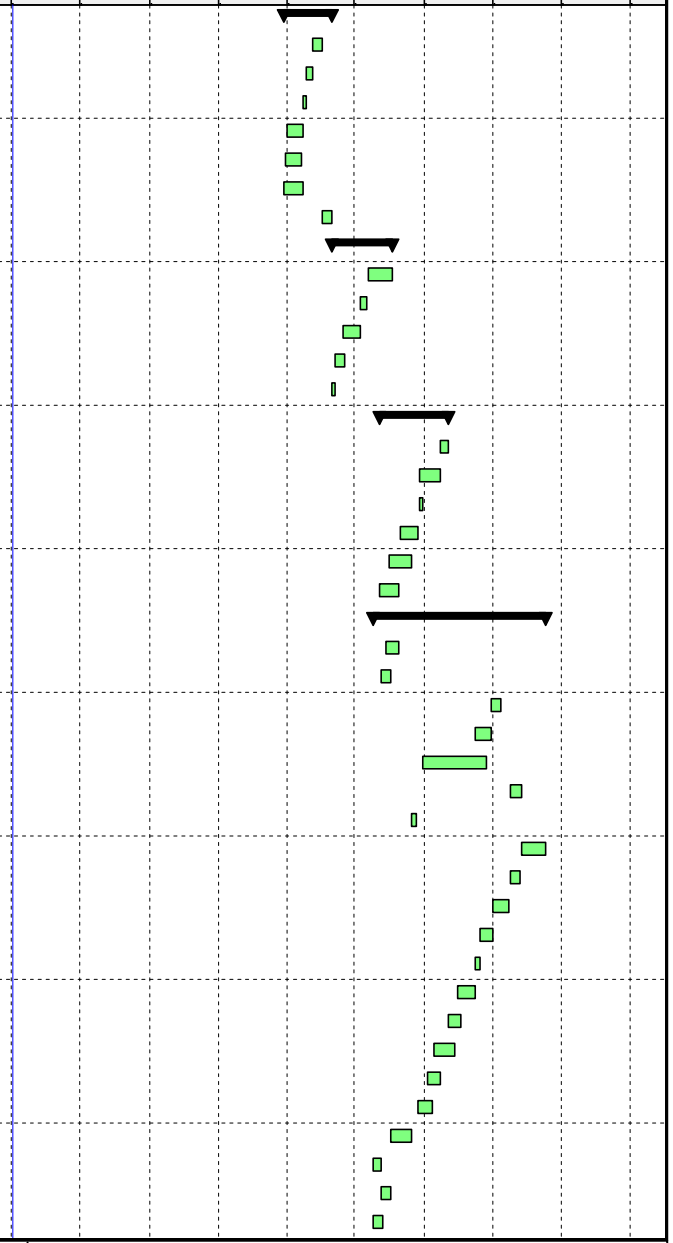


Remaining Level of Effort
Actual Work
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VANCOUVER PUBLIC WORKS OPS CAMPUS - TILT -

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Activity ID	Activity Name	Original Duration	Start	Finish
BUILDING D - TILT PANELS		45	29-Mar-27	31-May-27
D14240	Building D Tilt Panels - Cure & Prep	7	06-May-27	17-May-27
D14050	Building D Tilt Panels - Pour / Finish Upside Panel	8	26-Apr-27	06-May-27
D14040	Building D Tilt Panels - Inspection	2	22-Apr-27	26-Apr-27
D14030	Building D Tilt Panels - Conduit & Up Embeds	15	01-Apr-27	22-Apr-27
D14230	Building D Tilt Panels - Rebar	15	31-Mar-27	21-Apr-27
D14480	Building D Tilt Panels - Form Panel & Install Down Embeds	18	29-Mar-27	22-Apr-27
D14250	Building D Tilt Panels - Erect / Align / Lift in Place Tilt Panels	10	17-May-27	31-May-27
BUILDING D - ROOF STRUCTURE		58	01-Jun-27	20-Aug-27
D15100	Building D - Install Roofing System	25	19-Jul-27	20-Aug-27
D15090	Building D - Install Curbing & Cut Deck at Roof Penetrations	7	08-Jul-27	16-Jul-27
D15080	Building D - Install Roof Decking	15	16-Jun-27	07-Jul-27
D15070	Building D - Install Girders / Joist / Perimeter Steel	10	04-Jun-27	17-Jun-27
D15060	Building D - Layout and Survey	3	01-Jun-27	03-Jun-27
BUILDING D - EXTERIOR SYSTEM		66	02-Aug-27	02-Nov-27
D15210	Building D - Install Exterior Lighting and Signage	8	22-Oct-27	02-Nov-27
D15200	Building D - Install Roll-up Doors	20	24-Sep-27	21-Oct-27
D15190	Building D - Install Exterior Doors and Hardware	4	24-Sep-27	29-Sep-27
D15180	Building D - Install Window System	18	30-Aug-27	23-Sep-27
D15170	Building D - Apply Exterior Coatings	20	16-Aug-27	13-Sep-27
D15160	Building D - Clean & Prep Panels	20	02-Aug-27	27-Aug-27
BUILDING D - INTERIORS BUILDOUT		160	26-Jul-27	10-Mar-28
D14300	Building D - Install CMU Walls at Salt Storage	12	12-Aug-27	27-Aug-27
D14360	Building D - Build Mezzanine Structure	10	05-Aug-27	18-Aug-27
D14420	Building D - Grind and Polish Floors (Just the Restrooms)	7	30-Dec-27	10-Jan-28
D14400	Building D - Install Doors and Hardware	15	08-Dec-27	29-Dec-27
D14330	Building D - Buildout Restrooms	60	29-Sep-27	23-Dec-27
D14450	Building D - Install Cabinets & Casework	12	24-Jan-28	08-Feb-28
D14470	Building D - Prime and Paint Warehouse Ceiling	5	15-Sep-27	21-Sep-27
D14460	Building D - Install Misc Accessories and CFCI / OFCI Equipment	25	07-Feb-28	10-Mar-28
D14440	Building D - Install Flooring and Base	10	24-Jan-28	04-Feb-28
D14430	Building D - Install Ceiling Tile	15	31-Dec-27	21-Jan-28
D14410	Building D - Install MEP Devices	12	14-Dec-27	30-Dec-27
D14390	Building D - Install Device Tile	4	08-Dec-27	13-Dec-27
D14380	Building D - Install Ceiling Grid	15	15-Nov-27	07-Dec-27
D14370	Building D - Prime and Paint	15	01-Nov-27	19-Nov-27
D14350	Building D - H/T/F Gyp	20	14-Oct-27	10-Nov-27
D14340	Building D - Rough-in MEP at Walls	12	06-Oct-27	21-Oct-27
D14320	Building D - Layout and Frame Walls	15	22-Sep-27	12-Oct-27
D14310	Building D - Rough-in Over head MEP	20	17-Aug-27	14-Sep-27
D14280	Building D - Install Framing Top Track	8	26-Jul-27	04-Aug-27
D14290	Building D - Install Monokote	10	05-Aug-27	18-Aug-27
D14270	Building D - Install MEP Hangers	10	26-Jul-27	06-Aug-27

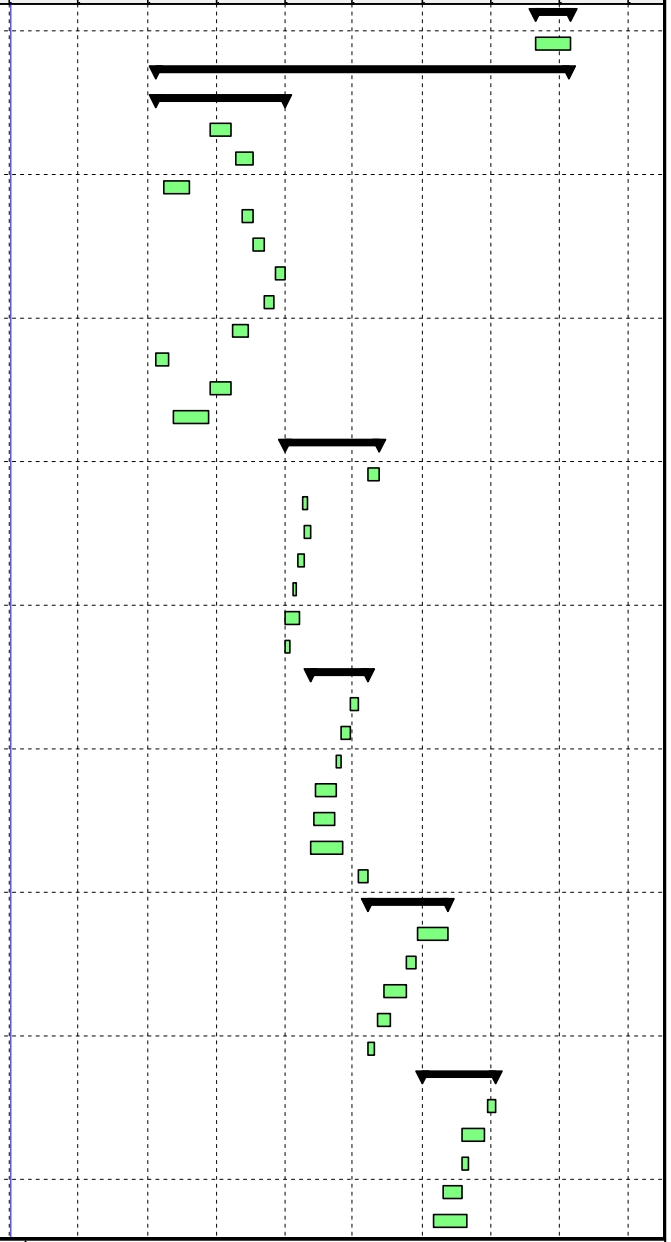


Remaining Level of Effort
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VANCOUVER PUBLIC WORKS OPS CAMPUS - TILT -

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Activity ID	Activity Name	Original Duration	Start	Finish
BUILDING D - COMMISSIONING & PUNCHLIST		35	28-Feb-28	14-Apr-28
D1380	Building D - Commissioning / Punchlist	35	28-Feb-28	14-Apr-28
BUILDING E		383	12-Oct-26	13-Apr-28
BUILDING E - FOUNDATIONS		120	12-Oct-26	01-Apr-27
E14350	Building E - Excavate Foundations	20	22-Dec-26	20-Jan-27
E15212	Building E - Install Foundation Rebar	18	26-Jan-27	18-Feb-27
E14360	Building E - Building E - Underslab MEP Coordination	25	22-Oct-26	25-Nov-26
E15222	Building E - Pour Foundations	11	04-Feb-27	18-Feb-27
E15232	Building E - Set / Install Anchor Bolts and Embeds	10	19-Feb-27	04-Mar-27
E14320	Building E - Install Radon Under-Slab Exhaust Pipes and Pits	10	19-Mar-27	01-Apr-27
E14300	Building E - Backfill / Fine Grade Building Pad	10	05-Mar-27	18-Mar-27
E14290	Building E - Form Footings	17	21-Jan-27	12-Feb-27
E14260	Building E - Grade Building Pad	13	12-Oct-26	28-Oct-26
E14280	Building E - Install Underslab Utilities	20	22-Dec-26	20-Jan-27
E14270	Building E - Install Agg-Piers (Approx 1122 @ 7'-0" OC)	32	04-Nov-26	21-Dec-26
BUILDING E - SLAB-ON-GRADE (SOG)		87	02-Apr-27	04-Aug-27
D15220	Building E - Perimeter Slab Pourbacks	10	22-Jul-27	04-Aug-27
E15280	Building E - Radiant Piping	5	26-Apr-27	30-Apr-27
D15346	Building E - Pour SOG	7	28-Apr-27	06-May-27
D15336	Building E - Install SOG Rebar	7	19-Apr-27	27-Apr-27
D15326	Building E - Install Vapor Barrier	5	12-Apr-27	16-Apr-27
D15316	Building E - Set MEP to Grade / Set Blockouts	13	02-Apr-27	20-Apr-27
D15306	Building E - Install Underslab Insulation	5	02-Apr-27	08-Apr-27
BUILDING E - TILT PANELS		54	06-May-27	21-Jul-27
E14330	Building E Tilt Panels - Cure & Prep	7	28-Jun-27	07-Jul-27
E14080	Building E Tilt Panels - Pour / Finish Upside Panel	10	14-Jun-27	28-Jun-27
E14070	Building E Tilt Panels - Inspection	4	08-Jun-27	14-Jun-27
E14060	Building E Tilt Panels - Conduit & Up Embeds	20	11-May-27	08-Jun-27
E14630	Building E Tilt Panels - Rebar	20	10-May-27	07-Jun-27
E14620	Building E Tilt Panels - Form Panel & Install Down Embeds	30	06-May-27	17-Jun-27
E14340	Building E Tilt Panels - Erect / Align / Lift in Place Tilt Panels	10	07-Jul-27	21-Jul-27
BUILDING E - ROOF STRUCTURE		75	22-Jul-27	04-Nov-27
E15150	Building E - Install Roofing System	30	24-Sep-27	04-Nov-27
E15140	Building E - Install Curbing & Cut Deck at Roof Penetrations	10	10-Sep-27	23-Sep-27
E15130	Building E - Install Roof Decking	20	12-Aug-27	09-Sep-27
E15120	Building E - Install Girders / Joist / Perimeter Steel	15	02-Aug-27	20-Aug-27
E15110	Building E - Layout and Survey	7	22-Jul-27	30-Jul-27
BUILDING E - EXTERIOR SYSTEM		66	01-Oct-27	06-Jan-28
E15270	Building E - Install Exterior Lighting and Signage	8	27-Dec-27	06-Jan-28
E15260	Building E - Install Roll-up Doors	20	24-Nov-27	23-Dec-27
E15250	Building E - Install Exterior Doors and Hardware	4	24-Nov-27	01-Dec-27
E15240	Building E - Install Window System	18	29-Oct-27	23-Nov-27
E15230	Building E - Apply Exterior Coatings	30	15-Oct-27	29-Nov-27

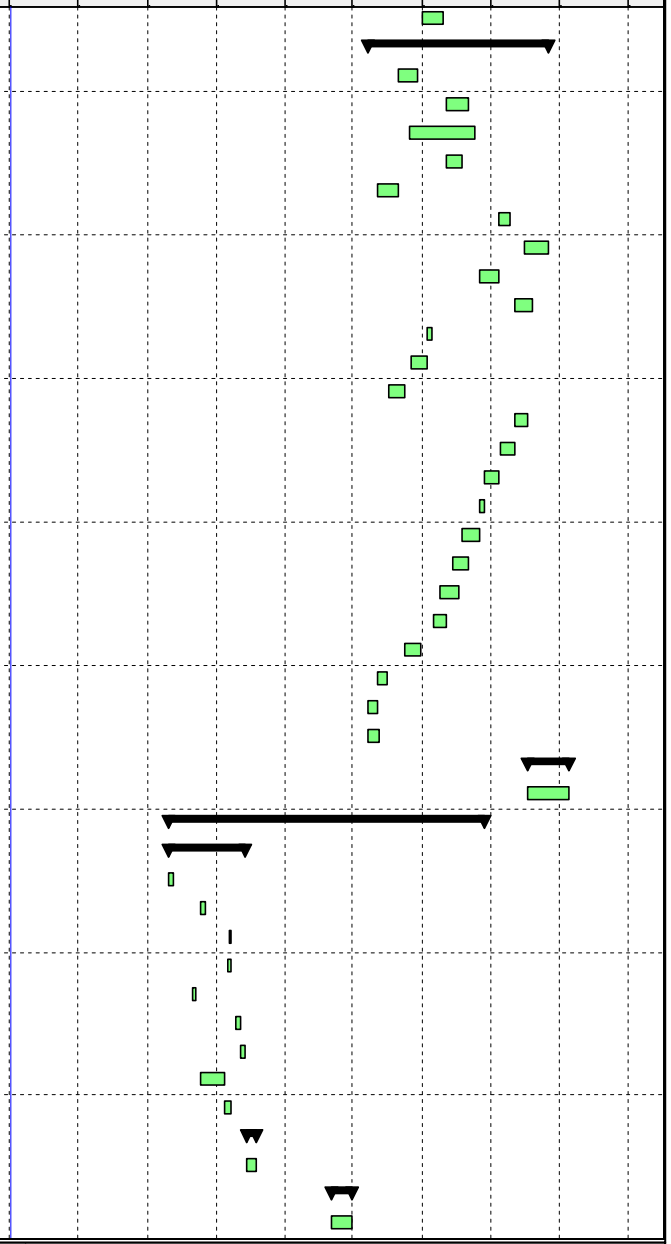


Remaining Level of Effort
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VANCOUVER PUBLIC WORKS OPS CAMPUS - TILT -

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Activity ID	Activity Name	Original Duration	Start	Finish
E15220	Building E - Clean & Prep Panels	20	01-Oct-27	28-Oct-27
BUILDING E - INTERIORS BUILDOUT		167	22-Jul-27	17-Mar-28
E14610	Building E - Install CMU at Chassis Wash	18	31-Aug-27	24-Sep-27
E14590	Building E - Install Bridge Crane Equipment	20	02-Nov-27	01-Dec-27
E14430	Building E - Buildout Restrooms	60	15-Sep-27	09-Dec-27
E14600	Building E - Install Chassis Wash Equipment	15	02-Nov-27	22-Nov-27
E14410	Building E - Rough-in Over head MEP	20	03-Aug-27	30-Aug-27
E14520	Building E - Grind and Polish Floors	12	11-Jan-28	26-Jan-28
E14560	Building E - Install Misc Accessories and CFCI /OFCI Equipment	25	14-Feb-28	17-Mar-28
E14500	Building E - Install Doors and Hardware	15	17-Dec-27	10-Jan-28
E14540	Building E - Install Flooring and Base	18	02-Feb-28	25-Feb-28
E14580	Building E - Prime and Paint Shop Ceiling	5	08-Oct-27	14-Oct-27
E14570	Building E - Rough- in OH MEP	15	17-Sep-27	07-Oct-27
E14460	Building E - Install Steel for Bridge Cranes	15	17-Aug-27	07-Sep-27
E14550	Building E - Install Cabinets & Casework	12	02-Feb-28	17-Feb-28
E14530	Building E - Install Ceiling Tile	15	12-Jan-28	01-Feb-28
E14510	Building E - Install MEP Devices	12	23-Dec-27	11-Jan-28
E14490	Building E - Install Device Tile	4	17-Dec-27	22-Dec-27
E14480	Building E - Install Ceiling Grid	15	24-Nov-27	16-Dec-27
E14470	Building E - Prime and Paint	15	10-Nov-27	02-Dec-27
E14450	Building E - H/T/F Gyp	20	25-Oct-27	19-Nov-27
E14440	Building E - Rough-in MEP at Walls	12	15-Oct-27	01-Nov-27
E14420	Building E - Layout and Frame Walls	15	08-Sep-27	28-Sep-27
E14400	Building E - Build Mezzanine Structure	10	03-Aug-27	16-Aug-27
E14380	Building E - Install Framing Top Track	8	22-Jul-27	02-Aug-27
E14370	Building E - Install MEP Hangers	10	22-Jul-27	04-Aug-27
BUILDING E - COMMISSIONING & PUNCHLIST		40	18-Feb-28	13-Apr-28
E1450	Building E - Commissioning / Punchlist	40	18-Feb-28	13-Apr-28
BUILDING F		291	29-Oct-26	22-Dec-27
BUILDING F - FOUNDATIONS		69	29-Oct-26	08-Feb-27
F14350	Building F - Grade Building Pad	5	29-Oct-26	04-Nov-26
F14440	Building F - Excavate Foundations	5	11-Dec-26	17-Dec-26
F15262	Building F - Set / Install Anchor Bolts and Embeds	3	18-Jan-27	20-Jan-27
F15242	Building F - Install Foundation Rebar	4	15-Jan-27	20-Jan-27
F14410	Building F - Underslab MEP Coordination	5	30-Nov-26	04-Dec-26
F15252	Building F - Pour Foundations	5	26-Jan-27	01-Feb-27
F14390	Building F - Backfill / Fine Grade Building Pad	5	02-Feb-27	08-Feb-27
F14370	Building F - Install Underslab Utilities /. Fuel Tanks	20	11-Dec-26	11-Jan-27
F14380	Building F - Form Footings	7	12-Jan-27	20-Jan-27
BUILDING F - SLAB-ON-GRADE (SOG)		10	09-Feb-27	22-Feb-27
F1470	Building F - F/R/P Slab on Grade	10	09-Feb-27	22-Feb-27
BUILDING F - PRE-ENGINEERED STRUCTURE		20	02-Jun-27	29-Jun-27
F14400	Building F - Building F PEMB - Install Pre-Engineered Metal Building	20	02-Jun-27	29-Jun-27

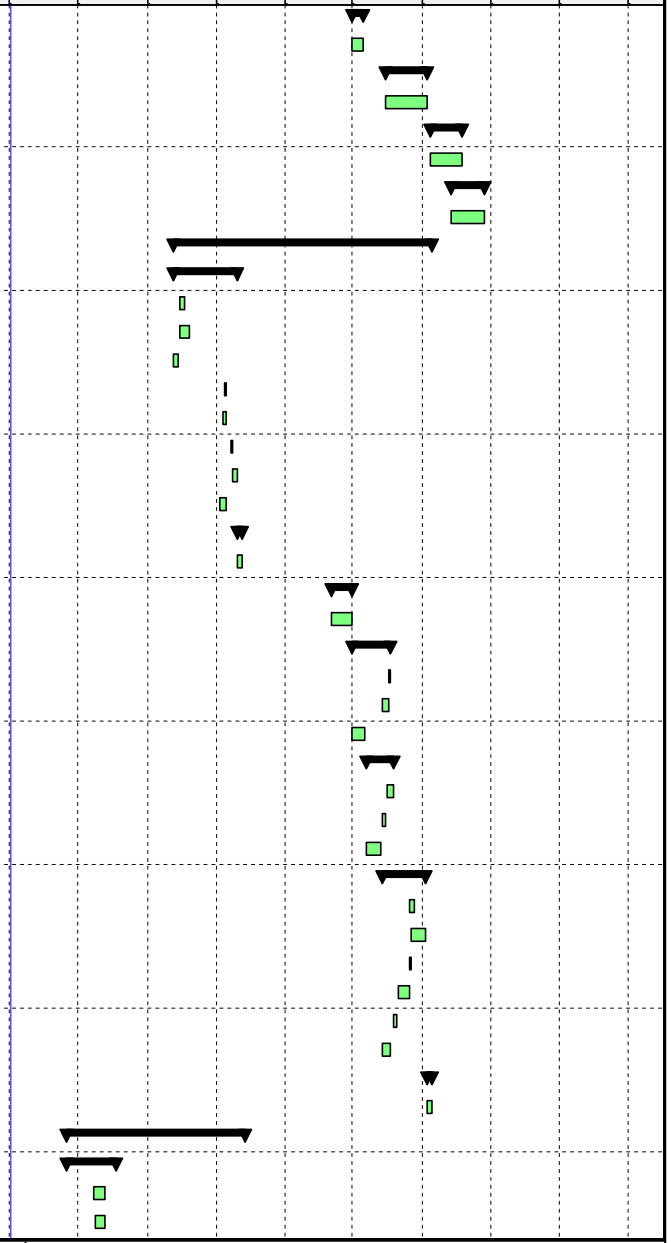


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VANCOUVER PUBLIC WORKS OPS CAMPUS - TILT -

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Activity ID	Activity Name	Original Duration	Start	Finish
BUILDING F - ROOF STRUCTURE		10	30-Jun-27	14-Jul-27
F1490	Building F - Install Roof Structure	10	30-Jun-27	14-Jul-27
BUILDING F - EXTERIOR SYSTEM		40	13-Aug-27	08-Oct-27
F1500	Building F - Exterior System	40	13-Aug-27	08-Oct-27
BUILDING F - INTERIORS BUILDOUT		30	12-Oct-27	22-Nov-27
F1510	Building F - Interior Buildout	30	12-Oct-27	22-Nov-27
BUILDING F - COMMISSIONING & PUNCHLIST		30	09-Nov-27	22-Dec-27
F1520	Building F - Commissioning / Punchlist	30	09-Nov-27	22-Dec-27
BUILDING G		238	05-Nov-26	13-Oct-27
BUILDING G - FOUNDATIONS		57	05-Nov-26	28-Jan-27
G1580	Building G - Excavate Foundations	5	12-Nov-26	18-Nov-26
G1570	Building G - Install Underslab Utilities	10	12-Nov-26	25-Nov-26
G1540	Building G - Grade Building Pad	5	05-Nov-26	11-Nov-26
G15292	Building G - Set / Install Anchor Bolts and Embeds	3	11-Jan-27	13-Jan-27
G15272	Building G - Install Foundation Rebar	4	08-Jan-27	13-Jan-27
G15282	Building G - Pour Foundations	3	19-Jan-27	21-Jan-27
G1600	Building G - Backfill / Fine Grade Building Pad	5	22-Jan-27	28-Jan-27
G1590	Building G - Form Footings	7	05-Jan-27	13-Jan-27
BUILDING G - SLAB-ON-GRADE (SOG)		5	29-Jan-27	04-Feb-27
G1610	Building G - F/R/P Slab-on-Grade	5	29-Jan-27	04-Feb-27
BUILDING G - PRE-ENGINEERED STRUCTURE		20	02-Jun-27	29-Jun-27
G1620	Building G - Install PEMB- Pre-Engineered Metal Building	20	02-Jun-27	29-Jun-27
BUILDING G - ROOF STRUCTURE		37	30-Jun-27	20-Aug-27
G1680	Building G - Install Signage	3	18-Aug-27	20-Aug-27
G1670	Building G - Install Facia / Gutters / Downspouts	7	09-Aug-27	17-Aug-27
G1630	Building G - Install Roof Structure	12	30-Jun-27	16-Jul-27
BUILDING G - EXTERIOR SYSTEM		27	19-Jul-27	24-Aug-27
G1700	Building G - Install Piping to Hose Reels	7	16-Aug-27	24-Aug-27
G1690	Building G - Install Elevated Walking Platforms at Wash Bays	5	09-Aug-27	13-Aug-27
G1640	Building G - Metal Panels and Fiber Cement Panels	15	19-Jul-27	06-Aug-27
BUILDING G - INTERIOR BUILDOUT		42	09-Aug-27	06-Oct-27
G1730	Building G - Prime and Paint Walls and Ceilings	5	14-Sep-27	20-Sep-27
G1750	Building G - Set MEP Equipment	15	16-Sep-27	06-Oct-27
G1740	Building G - Install Doors and Hardware	2	14-Sep-27	15-Sep-27
G1720	Building G - H/T/F Gyp Board Walls and Ceilings	10	30-Aug-27	13-Sep-27
G1710	Building G - Install Insulation Walls and Ceilings	5	23-Aug-27	27-Aug-27
G1650	Building G - MEP Rough-in Walls and Ceilings	10	09-Aug-27	20-Aug-27
BUILDING G - COMMISSIONING & PUNCHLIST		5	07-Oct-27	13-Oct-27
G1660	Building G - Commissioning / Punchlist	5	07-Oct-27	13-Oct-27
BUILDING H		164	16-Jun-26	08-Feb-27
BUILDING H - FOUNDATIONS		46	16-Jun-26	19-Aug-26
H1782	H - Pour Foundations	11	22-Jul-26	05-Aug-26
H1783	H - Set / Install Anchor Bolts and Embeds	10	23-Jul-26	05-Aug-26

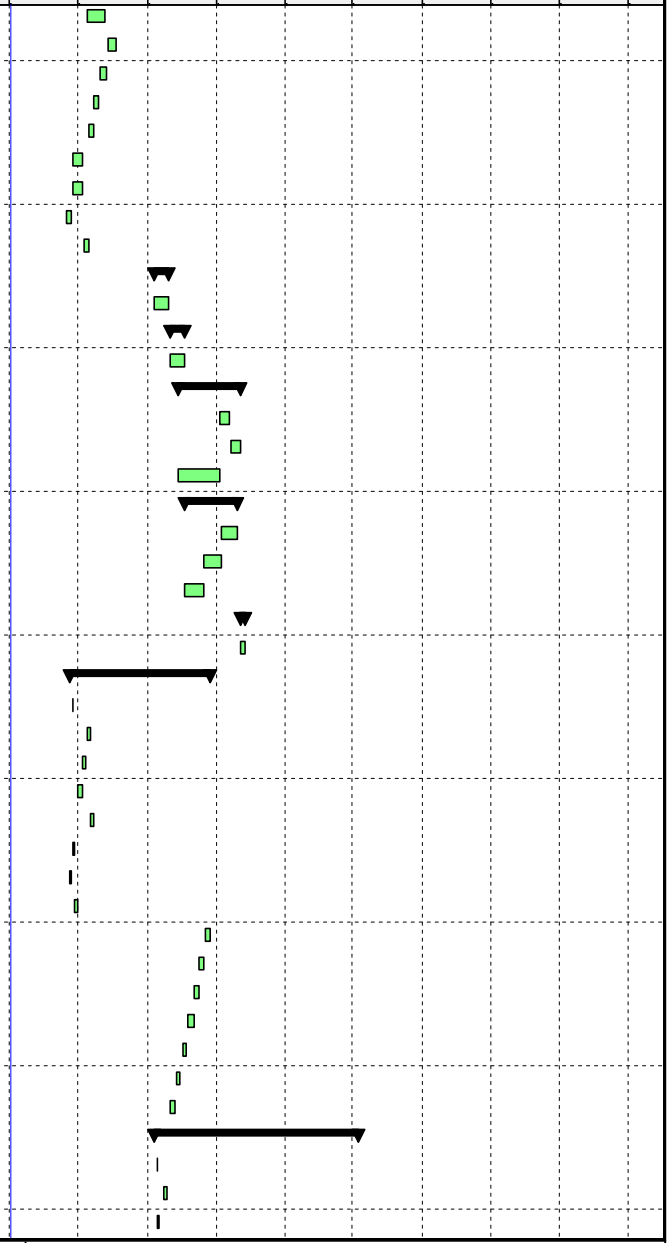


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VANCOUVER PUBLIC WORKS OPS CAMPUS - TILT -

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Activity ID	Activity Name	Original Duration	Start	Finish
H1781	H - Install Foundation Rebar	18	13-Jul-26	05-Aug-26
H1740	Building H - Backfill / Fine Grade Building Pad	8	10-Aug-26	19-Aug-26
H1860	Building H - Pier Install	8	29-Jul-26	07-Aug-26
H1850	Building H - Pour & Strip Footings	5	22-Jul-26	28-Jul-26
H1840	Building H - Reinforce Footings	5	15-Jul-26	21-Jul-26
H1720	Building H - Excavate Foundations	10	23-Jun-26	07-Jul-26
H1710	Building H - Install Drain Pipe	10	23-Jun-26	07-Jul-26
H1680	Building H - Grade Building Pad	5	16-Jun-26	22-Jun-26
H1730	Building H - Form Footings	5	08-Jul-26	14-Jul-26
BUILDING H - SLAB-ON-GRADE (SOG)		15	09-Oct-26	29-Oct-26
H1750	Building H - F/R/P Slab-on-Grade (SOG)	15	09-Oct-26	29-Oct-26
BUILDING H - SEPARATION WALLS		15	30-Oct-26	19-Nov-26
H1760	Building H - F/R/P Install Separation Walls	15	30-Oct-26	19-Nov-26
BUILDING H - BRINE MIXING BLDG / BRINE TANKS		55	11-Nov-26	01-Feb-27
H1820	Building H - Frame and Install Standing Seam Roof at Brine Mixing Bldg	10	05-Jan-27	18-Jan-27
H1780	Building H - Install Brine Tanks	10	19-Jan-27	01-Feb-27
H1770	Building H - Install CMU at Brine Mixing Bldg	35	11-Nov-26	04-Jan-27
BUILDING H - CANOPY STRUCTURE		45	20-Nov-26	27-Jan-27
H1830	Building H - Install Stick Pin Insulation and Bird Netting	15	07-Jan-27	27-Jan-27
H1800	Building H - Paint Canopy Structures	15	15-Dec-26	06-Jan-27
H1790	Building H - Install Canopy Structures	15	20-Nov-26	14-Dec-26
BUILDING H - COMMISSIONING & PUNCHLIST		5	02-Feb-27	08-Feb-27
H1810	Building H - Commissioning & Punchlist	5	02-Feb-27	08-Feb-27
BUILDING J- TRASH / RECYCLE		129	19-Jun-26	22-Dec-26
J1880	Building J - Excavate Foundations	2	23-Jun-26	24-Jun-26
J1973	Building J - Pier Install	4	13-Jul-26	16-Jul-26
J1972	Building J - Pour & Strip Footings	4	07-Jul-26	10-Jul-26
J1971	Building J - Reinforce Footings	3	01-Jul-26	06-Jul-26
J1900	Building J - Backfill / Fine Grade Building Pad	2	17-Jul-26	20-Jul-26
J1870	Building J - Install Drain Pipe	3	23-Jun-26	25-Jun-26
J1860	Building J - Grade Building Pad	2	19-Jun-26	22-Jun-26
J1890	Building J - Form Footings	3	26-Jun-26	30-Jun-26
J1970	Building J - Commissioning & Punchlist	5	16-Dec-26	22-Dec-26
J1960	Building J - Install Bollards	5	09-Dec-26	15-Dec-26
J1950	Building J - Install Lighting	5	02-Dec-26	08-Dec-26
J1940	Building J - Paint Structure	5	23-Nov-26	01-Dec-26
J1930	Building J - Install Standing Seam Roof	5	16-Nov-26	20-Nov-26
J1920	Building J - Install Structural Steel	5	09-Nov-26	13-Nov-26
J1910	Building J - F/R/P SOG	6	30-Oct-26	06-Nov-26
BUILDING K - BRINE SHED		188	09-Oct-26	07-Jul-27
K2010	Building K - Excavate Foundations	2	13-Oct-26	14-Oct-26
K2030	Building K - Backfill / Fine Grade Building Pad	2	23-Oct-26	26-Oct-26
K2000	Building K - Install Underslab Utilities	3	13-Oct-26	15-Oct-26

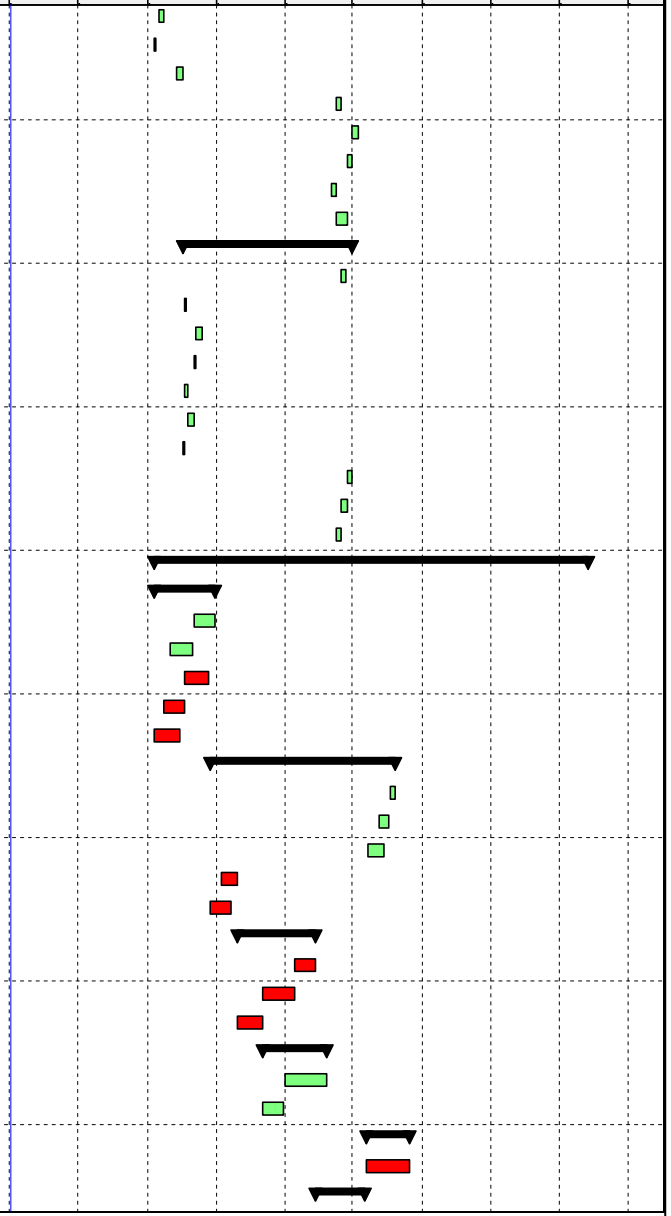


Remaining Level of Effort
Actual Work
Actual Level of Effort
Remaining ...

VANCOUVER PUBLIC WORKS OPS CAMPUS - TILT -

Print Date: 08-Apr-26, Data Date: 02-Apr-26

Activity ID	Activity Name	Original Duration	Start	Finish
K2020	Building K - Form Footings	5	16-Oct-26	22-Oct-26
K1980	Building K - Grade Building Pad	2	09-Oct-26	12-Oct-26
K2040	Building K- F/R/P SOG	6	09-Nov-26	16-Nov-26
K2060	Building K - Install Electrical / Lighting	5	09-Jun-27	15-Jun-27
K2080	Building K - Commissioning & Punchlist	5	30-Jun-27	07-Jul-27
K2070	Building K - Install Heater and Equipment	5	23-Jun-27	29-Jun-27
K2050	Building K - Install PEMB	5	02-Jun-27	08-Jun-27
K1990	Building K - Install Doors and Windows	10	09-Jun-27	22-Jun-27
BUILDING T- FIRE TESTING		156	17-Nov-26	29-Jun-27
K2150	Building T - Install Door	4	16-Jun-27	21-Jun-27
K2100	Building T - Excavate Foundations	2	19-Nov-26	20-Nov-26
K2130	Building T- F/R/P SOG	6	04-Dec-26	11-Dec-26
K2120	Building T - Backfill / Fine Grade Building Pad	2	02-Dec-26	03-Dec-26
K2090	Building T - Install Underslab Utilities	3	19-Nov-26	23-Nov-26
K2110	Building T - Form Footings	4	24-Nov-26	01-Dec-26
T2090	Building T - Grade Building Pad	2	17-Nov-26	18-Nov-26
K2170	Building T - Commissioning / Punchlist	5	23-Jun-27	29-Jun-27
K2160	Building T- Install Electrical / Lighting	5	16-Jun-27	22-Jun-27
K2140	Building T - Install PEMB	5	09-Jun-27	15-Jun-27
SITEWORK		401	09-Oct-26	08-May-28
SITE GRADING		55	09-Oct-26	29-Dec-26
S1630	Site Grading - Install Manholes & Catch Basins	20	01-Dec-26	29-Dec-26
S1628	Site Grading - Grade Storm Swales	20	30-Oct-26	30-Nov-26
S1629	Site Grading - Install Underground Piping	20	20-Nov-26	21-Dec-26
S1627	Site Grading - Install Access Roads	20	23-Oct-26	19-Nov-26
S1626	Site Grading - Cut & Rough Grade Site	25	09-Oct-26	12-Nov-26
SITE LIGHTING		173	22-Dec-26	25-Aug-27
S1625	Site Lighting - Energize & Test	5	19-Aug-27	25-Aug-27
S1624	Site Lighting - Pull Wire & Terminate	10	05-Aug-27	18-Aug-27
S1623	Site Lighting - Install Light Poles	15	22-Jul-27	11-Aug-27
S1622	Site Lighting - Install Pole Bases	15	07-Jan-27	27-Jan-27
S1621	Site Lighting - Install Underground Raceway	20	22-Dec-26	20-Jan-27
CURBS		75	28-Jan-27	12-May-27
S1612	Curb - Backfill	20	15-Apr-27	12-May-27
S1611	Curb - FPS	30	04-Mar-27	14-Apr-27
S1530	Curb - Grade	25	28-Jan-27	03-Mar-27
PARKING LOT		60	04-Mar-27	27-May-27
S1615	Parking Lot - Grade & Compact Lot	40	01-Apr-27	27-May-27
S1540	Parking Lot - Set Manholes and Catch Basins to Grade	20	04-Mar-27	31-Mar-27
Base Sect AC		40	19-Jul-27	13-Sep-27
S1550	Base Sect AC	40	19-Jul-27	13-Sep-27
SIDEWALKS		45	13-May-27	16-Jul-27

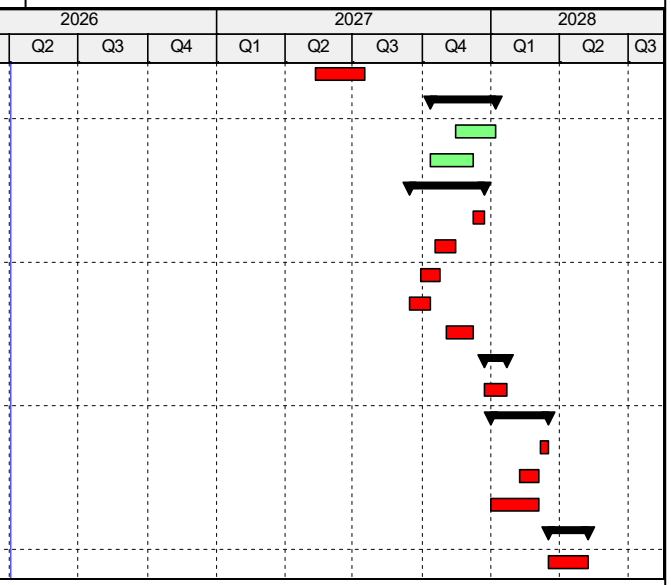


Remaining Level of Effort
Actual Work
Actual Level of Effort
Remaining ...

VANCOUVER PUBLIC WORKS OPS CAMPUS - TILT -

Print Date: 08-Apr-26, Data Date: 02-Apr-26

Activity ID	Activity Name	Original Duration	Start	Finish
S1560	Sidewalks	45	13-May-27	16-Jul-27
GENERATORS		60	11-Oct-27	06-Jan-28
S1640	Set 300 kW Generator #2 (2) / Set / Make-up Transformer	35	15-Nov-27	06-Jan-28
S1570	Set 300 kW Generator #1 (2) / Set / Make-up Transformer	40	11-Oct-27	07-Dec-27
IRRIGATION & LANDSCAPING		70	14-Sep-27	22-Dec-27
S1619	Mulch Landscape Areas	10	09-Dec-27	22-Dec-27
S1618	Soil Amendments	20	19-Oct-27	15-Nov-27
S1617	Install Landscape Irrigation	20	28-Sep-27	25-Oct-27
S1616	Rough Grade Landscape Areas	20	14-Sep-27	11-Oct-27
S1610	Planting Trees & Shrubs	25	02-Nov-27	08-Dec-27
2nd Lift AC		20	23-Dec-27	21-Jan-28
S1580	2nd Lift AC	20	23-Dec-27	21-Jan-28
STRIPING & SITE FURNISHINGS		54	31-Dec-27	16-Mar-28
S1650	Site Work Punchlist	9	06-Mar-28	16-Mar-28
S1620	Install Striping & Wheelstops	20	07-Feb-28	03-Mar-28
S1590	Place Bollards & Signage	45	31-Dec-27	03-Mar-28
COMMISSIONING & PUNCHLIST		37	17-Mar-28	08-May-28
S1600	Final Commissioning / Punchlist	37	17-Mar-28	08-May-28



Remaining Level of Effort
Actual Work
Actual Level of Effort
Remaining ...

EXHIBIT "I"
Contract AMENDMENT #5
Early Work General Conditions
City of Vancouver – Public Works Operations Center

GENERAL CONDITIONS

No change

EXHIBIT "J"
MACC-5 (Contract AMENDMENT #5)
Bid Package# 31C
City of Vancouver – Public Works Operations Center

Bid Package 31C Bid Tab and Bids

4125009: Vancouver Public Works Operations Campus - MACC 05

Prepared by Skanska - 400 Fairview Avenue North, Seattle, WA 98109, United States of America

Bid Package Lead: Shams Khalid (shams.khalid@skanska.com)

Project Location: 8713 Northeast 94th Avenue, Vancouver, WA 98662, United States of America

BP 31C: Aggregate Piers

Generated April 30, 2026

Base Bid

Estimated Cost

$3,900,000

	Unit	Qty	Unit Cost	Total Cost
LINE ITEMS				
Aggregate Piers				$3,399,900
Trench Safety RCW 39.04.180				$0
Agg Pier Add/Deduct Unit Rate (w/o Remobilization)	each	1.00	$1,600.00	$1,600
Additional Modulus or Uplift Testing	each	1.00	$8,500.00	$8,500
ADDITIONAL ITEMS				
Deduct Agg Pier (above is add only)				$1,080
Base Bid Total				**$3,411,080**

SCOPE-SPECIFIC CLARIFICATIONS

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

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.

Keller North America, Inc.

Submitted by Ryan Thamm

$3,411,080

Original Proposal, April 29, 2026

Unit	Qty	Unit Cost	Total Cost
			$3,411,080
			$3,399,900
			$0
each	1.00	$1,600.00	$1,600
each	1.00	$8,500.00	$8,500
			$1,080
			$3,411,080

Geopier Northwest

Submitted by Scott McDevitt

$3,481,171

Original Proposal, April 30, 2026

Unit	Qty	Unit Cost	Total Cost
			$3,481,171
			$3,471,771
			$0
each	1.00	$900.00	$900
each	1.00	$8,500.00	$8,500
			$3,481,171

Advanced Geosolutions, Inc

Submitted by Drew Flack

$5,383,360

Original Proposal, April 30, 2026

Unit	Qty	Unit Cost	Total Cost
			$5,383,360
			$5,377,000
			$0
each	1.00	$1,360.35	$1,360
each	1.00	$5,000.00	$5,000
			$5,383,360

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.			
GENERAL ACKNOWLEDGMENTS			
Legal Name of Bidder	Keller North America, Inc	Geopier Northwest, Inc.	Advanced Geosolutions Inc.
Contact	Ryan Thamm	Scott McDevitt	Drew Flack
Phone #	2066127196	503-407-1794	503-991-3134
Email	rjthamm@keller-na.com	smcdevitt@geopiernorthwest.com	dflack@advgeosolutions.com
State of Washington Contractor's License No.	KELLENA809CM	GEOPINI955QC	ADVANGI938L2
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	YES	YES
Summary	Note: unit rates are different for add / deduct and applicable post design only.Add Aggregate Pier = $	Geopier Northwest Inc. acknowledges all addenda (Addendum 1 and 2).	Documents attached are:Bid Form: 3 pagesSurety Letter: 1 pageCopy of Bid Bond: 2 pages

Vancouver Public Works Operations Campus - MACC 05

8713 Northeast 94th Avenue, Vancouver, WA 98662, United States of America

Sent proposal: $3,411,080

Submitted Apr 29, 2026 at 12:21 PM PDT

Keller North America, Inc.
1200 Northwest Naito Parkway, Suite 400, Portland, OR 97209, United States of America

Ryan Thamm | Pre-Construction Manager | +1 971-347-0160 ext. 15150 | +1 206-612-7196 | rjthamm@keller-na.com

Line Items

Description	Quantity	Unit Cost	Total Cost
Aggregate Piers			$3,399,900
Trench Safety RCW 39.04.180			$0
Agg Pier Add/Deduct Unit Rate (w/o Remobilization)	1	× $1,600 /each	$1,600
Additional Modulus or Uplift Testing	1	× $8,500 /each	$8,500
Additional Items:			
Deduct Agg Pier (above is add only)			$1,080
Base Bid			**$3,411,080**

Scope-Specific Clarifications

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

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.

General Acknowledgments

Legal Name of Bidder	Keller North America, Inc
Contact	Ryan Thamm
Phone #	2066127196
Email	rjthamm@keller-na.com
State of Washington Contractor's License No.	KELLENA809CM
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

Vancouver Public Works Operations Campus - MACC 05
8713 Northeast 94th Avenue, Vancouver, WA 98662, United States of America

Additional Information

Notes

Note: unit rates are different for add / deduct and applicable post design only.

Add Aggregate Pier = $1,600/EA
Deduct Aggregate Pier = $1,080/EA

Attachments

Keller-Bond and Surety Infor... (319 KB)

Document A310™ – 2010

Conforms with The American Institute of Architects AIA Document 310

Bid Bond

CONTRACTOR:
(Name, legal status and address)

Keller North America, Inc.
4025 Delridge Way SW, Ste. 310
Seattle, WA 98106

SURETY:
(Name, legal status and principal place of business)

Fidelity and Deposit Company of Maryland
1299 Zurich Way
Schaumburg, IL 60196-1056

OWNER:
(Name, legal status and address)

Skanska USA Building, Inc.
PO Box 1995
Vancouver, WA 98668-199

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- Bid Package 31C Aggregate Piers

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 30th day of April, 2026

(Witness)

Keller North America, Inc.
(Principal) *(Seal)*

By:
(Title) MIKE BLANDING, ASST SECRETARY

(Witness) Kayla Woodward

Fidelity and Deposit Company of Maryland
(Surety) *(Seal)*

By:
(Title) DeAnna M. Maurer Attorney-in-Fact

Fidelity and Deposit Company of Maryland CORPORATE SEAL 1890 Illinois

S-0054/AS 8/10

Bond No. **Bid Bond**

Obligee: **Skanska USA Building, Inc.**

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"), by Christopher Nolan, 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 **DeAnna M. Maurer**, 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 ZURICH AMERICAN 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 7th 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: Christopher Nolan
Vice President

By: Dawn E. Brown
Secretary

State of Maryland
County of Baltimore

On this 7th day of February, A.D. 2025, before the subscriber, a Notary Public of the State of Maryland, duly commissioned and qualified, **Christopher Nolan, 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.

Geneviève 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

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 30th day of April, 2026.

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

LOCKTON

UNCOMMONLY INDEPENDENT

April 28, 2026

Skanska USA Building, Inc.
PO Box 1995
Vancouver, WA 98668-199

RE: Keller North America, Inc.
Project: City of Vancouver Public Works Operations Center – BP 31C – Aggregate Piers

To Whom It May Concern:

At the request of our client, we are writing this letter in support of their bonding relationship and capacity.

Keller North America, Inc. enjoys a solid co-surety relationship with Fidelity & Deposit Company of Maryland (Zurich) and Federal Insurance Company (Chubb). Zurich and Chubb are licensed to do business in all states. In additional they carry an A.M. Best Rating of A+ and A++, respectively, and both have a Financial Rating of XV.

As you are aware, extension of surety credit is a result of the ongoing review of the contractor's operations including financial analysis and management skills. While it is difficult to put an exact number on available credit, we are prepared to provide bonds up to $150 million on a single project value and in excess of $800 million on an aggregate work program. We recognize that opportunities may arise that will require support beyond these parameters which we will be pleased to review upon request due to their solid credit profile, strength of the management team and strong and consistent operating results.

We consider Keller North America, Inc. as one of our finest clients and are happy to provide this recommendation. Please note that the decision to issue performance and payment bonds is strictly a matter between Keller and Zurich and/or Chubb 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 should have any questions or need additional information, please feel free to contact me.

Sincerely,

Fidelity and Deposit Company of Maryland
Federal Insurance Company

By: DeAnna M. Maurer

DeAnna M. Maurer, Attorney-in-Fact

Vancouver Public Works Operations Campus - MACC 05

8713 Northeast 94th Avenue, Vancouver, WA 98662, United States of America

Sent proposal: $3,481,171

Submitted Apr 30, 2026 at 10:21 AM PDT

Geopier Northwest
Portland, OR 97217, United States of America

Scott McDevitt | Region Engineer | +1 503-407-1794 | smcdevitt@geopiernorthwest.com

Line Items

Description	Quantity	Unit Cost	Total Cost
Aggregate Piers			$3,471,771
Trench Safety RCW 39.04.180			$0
Agg Pier Add/Deduct Unit Rate (w/o Remobilization)	1	× $900 /each	$900
Additional Modulus or Uplift Testing	1	× $8,500 /each	$8,500
Base Bid			**$3,481,171**

Scope-Specific Clarifications

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

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.

General Acknowledgments

Legal Name of Bidder	Geopier Northwest, Inc.
Contact	Scott McDevitt
Phone #	503-407-1794
Email	smcdevitt@geopiernorthwest.com
State of Washington Contractor's License No.	GEOPINI955QC
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

Additional Information

Notes

Geopier Northwest Inc. acknowledges all addenda (Addendum 1 and 2).

Vancouver Public Works Operations Campus - MACC 05

8713 Northeast 94th Avenue, Vancouver, WA 98662, United States of America

Attachments

- Bid Bond.pdf (718 KB)
- VPOC Geopier NW Surety Let... (2.2 MB)

Telephone: +1 425-570-6626
Website: wtwco.com
E-mail: Victoria.Nabua@wtwco.com

April 24, 2026

Skanska USA Building Inc.
c/o City of Vancouver
PO Box 1995
Vancouver, WA 98668

RE: Geopier Northwest, Inc. – City of Vancouver Public Works Operations Center – Bid Package 31C – Aggregate Piers

To Whom It May Concern:

Geopier Northwest, Inc. is currently bonded by Philadelphia Indemnity Insurance Company, and is an account in good standing. Philadelphia Indemnity Insurance Company is rated by A.M. Best as "A++" (Superior) and "XV" financial size. Philadelphia Indemnity Insurance Company is admitted to conduct Surety business throughout the United States with an underwriting limitation of $394,881,000 assigned by the US Department of the Treasury.

We would favorably consider bonding individual projects of $4,200,000 and an aggregate work program of $7,000,000 for Geopier Northwest, Inc.

We will consider specific requests for surety bonds based on our underwriting evaluation at the time of the request. Our underwriting evaluation includes our satisfactory review of contract terms and conditions and bond forms, verification of project financing, appropriate financial information as well as other underwriting conditions which may exist at the time of the request. Any request for bonds is a matter between Geopier Northwest, Inc. and Philadelphia Indemnity Insurance Company, and Philadelphia Indemnity Insurance Company assumes no liability to any party by providing this letter.

If we can provide further assurance or assistance, please do not hesitate to contact our office.

Sincerely,

Philadelphia Indemnity Insurance Company

Victoria Nabua,
Attorney-In-fact

Willis Towers Watson West, Inc.
600 University Street, Suite 2528
Seattle, Washington 98101

PHILADELPHIA INDEMNITY INSURANCE COMPANY
One Bala Plaza, Suite 100
Bala Cynwyd, PA 19004-0950
Power of Attorney

KNOW ALL PERSONS BY THESE PRESENTS: That **PHILADELPHIA INDEMNITY INSURANCE COMPANY** (the Company), a corporation organized and existing under the laws of the Commonwealth of Pennsylvania, does hereby constitute and appoint **Jeffrey L. Broyles and Victoria Nabua of Willis of Seattle., Inc.** its true and lawful Attorney-in-fact with full authority to execute on its behalf bonds, undertakings, recognizances, consents of surety and other contracts of indemnity and writings obligatory in the nature thereof, issued in the course of its business and to bind the Company thereby, in an amount not to exceed **$50,000,000.**

This Power of Attorney is granted and is signed and sealed by facsimile under and by the authority of the following Resolution adopted by the Board of Directors of PHILADELPHIA INDEMNITY INSURANCE COMPANY on the 14th of November 2016.

RESOLVED: That the Board of Directors hereby authorizes the President or any Vice President of the Company: (1) Appoint Attorney(s) in Fact and authorize the Attorney(s) in Fact to execute on behalf of the Company bonds and undertakings, contracts of indemnity and other writings obligatory in t

he nature thereof and to attach the seal of the Company thereto; and (2) to remove, at any time, any such Attorney-in-Fact and revoke the authority given. And, be it

FURTHER RESOLVED: That the signatures of such officers and the seal of the Company may be affixed to any such Power of Attorney or certificate relating thereto by facsimile, and any such Power of Attorney so executed and certified by facsimile signatures and facsimile seal shall be valid and binding upon the Company in the future with respect to any bond or undertaking to which it is attached.

IN TESTIMONY WHEREOF, PHILADELPHIA INDEMNITY INSURANCE COMPANY HAS CAUSED THIS INSTRUMENT TO BE SIGNED AND ITS CORPORATE SEAL TO BE AFFIXED BY ITS AUTHORIZED OFFICE THIS 21ST DAY OF AUGUST 2025.

(Seal)

John Glomb, President & CEO

Philadelphia Indemnity Insurance Company

On this 21st day of August, 2025, before me came the individual who executed the preceding instrument, to me personally known, and being by me duly sworn said that he is the therein described and authorized officer of the **PHILADELPHIA INDEMNITY INSURANCE COMPANY**; that the seal affixed to said instrument is the Corporate seal of said Company; that the said Corporate Seal and his signature were duly affixed.

Notary Public:

Commonwealth of Pennsylvania - Notary Seal
PAULA LARE - Notary Public
Montgomery County
My Commission Expires October 15, 2026
Commission Number 1193866

residing at: Bala Cynwyd

My commission expires: October 15, 2026

I, Angelique Cooper, Corporate Secretary of PHILADELPHIA INDEMNITY INSURANCE COMPANY, do hereby certify that the foregoing resolution of the Board of Directors and the Power of Attorney issued pursuant thereto on the 21st day of August, 2025 are true and correct and are still in full force and effect. I do further certify that John Glomb, who executed the Power of Attorney as President, was on the date of execution of the attached Power of Attorney the duly elected President of PHILADELPHIA INDEMNITY INSURANCE COMPANY.

In Testimony Whereof I have subscribed my name and affixed the facsimile seal of each Company this April 24, 2026.

Angelique Cooper, Corporate Secretary
PHILADELPHIA INDEMNITY INSURANCE COMPANY

Document A310™ – 2010

Conforms with The American Institute of Architects AIA Document 310

Bid Bond

CONTRACTOR:
(Name, legal status and address)

Geopier Northwest, Inc.
40 Lake Bellevue, Suite 100
Bellevue, WA 98005

SURETY:
(Name, legal status and principal place of business)

Philadelphia Indemnity Insurance Company
One Bala Plaza, Suite 100
Bala Cynwyd, PA 19004-0950

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.
c/o City of Vancouver
PO Box 1995
Vancouver, WA 98668

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 – Bid Package 31C – Aggregate Piers

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 24th day of April, 2026

Debbie Mussivand
(Witness)

Geopier Northwest, Inc.
(Principal) *(Seal)*

By:
(Title) General Manager David Van Thiel

Philadelphia Indemnity Insurance Company
(Surety) *(Seal)*

By:
(Title) Victoria Nabua Attorney-in-Fact

(Witness) Matthew Leis

S-0054/AS 8/10

Vancouver Public Works Operations Campus - MACC 05

8713 Northeast 94th Avenue, Vancouver, WA 98662, United States of America

Sent proposal: $5,383,360.35

Submitted Apr 30, 2026 at 9:52 AM PDT

Advanced Geosolutions, Inc
13 Orchard Road, Suite 105, Lake Forest, CA 92630, United States of America

Drew Flack | Sr Project Manager | +1 503-991-3134 | dflack@advgeosolutions.com

Line Items

Description	Quantity	Unit Cost	Total Cost
Aggregate Piers			$5,377,000
Trench Safety RCW 39.04.180			$0
Agg Pier Add/Deduct Unit Rate (w/o Remobilization)	1	× $1,360.35 /each	$1,360.35
Additional Modulus or Uplift Testing	1	× $5,000 /each	$5,000
Base Bid			**$5,383,360.35**

Scope-Specific Clarifications

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

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.

General Acknowledgments

Legal Name of Bidder	Advanced Geosolutions Inc.
Contact	Drew Flack
Phone #	503-991-3134
Email	dflack@advgeosolutions.com
State of Washington Contractor's License No.	ADVANGI938L2
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

Additional Information

Vancouver Public Works Operations Campus - MACC 05

8713 Northeast 94th Avenue, Vancouver, WA 98662, United States of America

Notes

Documents attached are:
Bid Form: 3 pages
Surety Letter: 1 page
Copy of Bid Bond: 2 pages

Attachments

- Bid Form (Signed).pdf (267 KB)
- 04.27.2026 AGI Skanska Sure... (446 KB)
- 04.30.2026 AGI Skanska Bid ... (199 KB)

Skanska USA Building, Inc.
Vancouver Public Works Operations Center
Bid Form

BID FORM

(To be submitted no later than 11:00 AM on Friday, April 30th, 2026)

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

Or Electronically Submitted:
Building Connected
Sealed Bidding

The undersigned submits the following proposal.

ADDENDA:

Receipt of Addenda numbered 1, 4/13/26 through 2 Rev1, 4/28/26 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 #31C Aggregate Piers:

Description of Bid Item:	Unit of Measure	Bid Amount
Aggregate Piers	LS	$ 5,377,000.00
Trench Safety RCW 39.04.180	LS	$ 0.00
	Total Bid:	**$** 5,377,000.00

II. TOTAL BID:

Totals of Part I Above (do NOT include State Sales Tax):

Five Million Three Hundred and Seventy Seven Thousand Dollars and 00/100 cents Dollars

Print Dollar Amount

$ 5,377,000.00

Numerical Dollar Amount

 Initials of Bidder's Representative

Skanska USA Building, Inc.
Vancouver Public Works Operations Center
Bid Form

Description of Bid Item:	Unit of Measure	Bid Amount:
Agg Pier Add/Deduct Unit Rate (w/o Remobilization)	EA	$ 1,360.35
Additional Modulus or Uplift Testing	EA	$ 5,000

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.

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:

Advanced Geosolutions Inc.
Legal Name of Bidder

By (Authorized Signature)

Sean Callan
Printed Name

President
Title

The firm represented by the above signature is:
Sole Proprietorship _____
Partnership _____
(Corporation)
State of Incorporation CA
Other _____

 Initials of Bidder's Representative _____

Skanska USA Building, Inc.
Vancouver Public Works Operations Center
Bid Form

13 Orchard Rd, Suite 105
Street Address

Lake Forest CA
City State

310-796-9000 310-796-9001
Telephone Fax No.

dflack@advgeosolutions.com
Email

ADVANGI938L2
State of Washington Contractor's License No.

BID BOND

Conforms with The American Institute of Architects, A.I.A. Document No. A-310

KNOW ALL BY THESE PRESENTS, That we, Advanced Geosolutions, Inc.

as Principal, hereinafter called the Principal,

and the U.S. Specialty Insurance Company,

of Houston, Texas, a corporation duly organized under

the laws of the State of Texas, 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 City of Vancouver Public Works Operations Center, MACC 05 Bid Package # 31C Aggregate Piers

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 30th day of April, 2026.

Hanna Kursinen
Witness

Advanced Geosolutions, Inc. (Seal)
Principal
Sean Callan President
Title

Allison N. Kinyon
Witness

U.S. Specialty Insurance Company
By Christopher Kinyon
Attorney-in-Fact
Christopher Kinyon

S-0054/GE 12/00

XDP

TOKIO MARINE HCC

POWER OF ATTORNEY

AMERICAN CONTRACTORS INDEMNITY COMPANY TEXAS BONDING COMPANY
UNITED STATES SURETY COMPANY U.S. SPECIALTY INSURANCE COMPANY

KNOW ALL MEN BY THESE PRESENTS: That American Contractors Indemnity Company, a California corporation, Texas Bonding Company, an assumed name of American Contractors Indemnity Company, United States Surety Company, a Maryland corporation and U.S. Specialty Insurance Company, a Texas corporation (collectively, the "Companies"), do by these presents make, constitute and appoint: Aliceon A. Keltner, Amelia G. Burrill, Annelies M. Richie, Brandon K. Bush, Carley Espiritu, Christopher Kinyon, Eric A. Zimmerman, Jacob T. Haddock, Jamie L. Marques, James B. Binder, Justin Dean Price, Lindsey Elaine Jorgensen, Charla M. Boadle, Katharine J. Snider, Holli Lagerquist, Julie A.Craker, Sarah Whitaker, Sherri W. Hill, Celeste M. Van Vliet, Sharree Sutherland or Alyssa J. Lopez of Tacoma, Washington

its true and lawful Attorney(s)-in-fact, each in their separate capacity if more than one is named above, with full power and authority hereby conferred in its name, place and stead, to execute, acknowledge and deliver **any and all bonds, recognizances, undertakings or other instruments or contracts of suretyship to include riders, amendments, and consents of surety, providing the bond penalty does not exceed** *****Unlimited***** Dollars (****$Unlimited****).

This Power of Attorney shall expire without further action on January 31st 2028. This Power of Attorney is granted under and by authority of the following resolutions adopted by the Boards of Directors of the Companies:

Be it Resolved, that the President, any Vice-President, any Assistant Vice-President, any Secretary or any Assistant Secretary shall be and is hereby vested with full power and authority to appoint any one or more suitable persons as Attorney(s)-in-Fact to represent and act for and on behalf of the Company subject to the following provisions:

Attorney-in-Fact may be given full power and authority for and in the name of and on behalf of the Company, to execute, acknowledge and deliver, any and all bonds, recognizances, contracts, agreements or indemnity and other conditional or obligatory undertakings, including any and all consents for the release of retained percentages and/or final estimates on engineering and construction contracts, and any and all notices and documents canceling or terminating the Company's liability thereunder, and any such instruments so executed by any such Attorney-in-Fact shall be binding upon the Company as if signed by the President and sealed and effected by the Corporate Secretary.

Be it Resolved, that the signature of any authorized officer and seal of the Company heretofore or hereafter affixed to any power of attorney or any certificate relating thereto by facsimile, and any power of attorney or certificate bearing facsimile signature or facsimile seal shall be valid and binding upon the Company with respect to any bond or undertaking to which it is attached.

IN WITNESS WHEREOF, The Companies have caused this instrument to be signed and their corporate seals to be hereto affixed, this 1st day of February 2024.

AMERICAN CONTRACTORS INDEMNITY COMPANY, TEXAS BONDING COMPANY, UNITED STATES SURETY COMPANY, U.S. SPECIALTY INSURANCE COMPANY

By: _____
Daniel P. Aguilar, Vice President

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 Los Angeles

On this 1st day of February 2024, before me, D. Littlefield, a notary public, personally appeared Daniel P. Aguilar, Vice President of American Contractors Indemnity Company, Texas Bonding Company, United States Surety Company and U.S. Specialty Insurance Company who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person 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.

Signature _____ (seal)

D. LITTLEFIELD
Notary Public - California
Los Angeles County
Commission # 2478570
My Comm. Expires Jan 31, 2028

I, Kio Lo, Assistant Secretary of American Contractors Indemnity Company, Texas Bonding Company, United States Surety Company and U.S. Specialty Insurance Company, do hereby certify that the above and foregoing is a true and correct copy of a Power of Attorney, executed by said Companies, which is still in full force and effect; furthermore, the resolutions of the Boards of Directors, set out in the Power of Attorney are in full force and effect.

In Witness Whereof, I have hereunto set my hand and affixed the seals of said Companies at Los Angeles, California this 30th day of April, 2026.

Bond No. Bid
Agency No. PDB POA - 8301

Kio Lo, Assistant Secretary

HCCSMANPOA02/2024

visit tmhcc.com/surety for more information

April 27, 2026

Skanska USA Building Inc.
221 Yale Ave. N. Suite 400
Seattle, WA 98109

SUBJECT: Advanced Geosolutions, Inc.

To Whom It May Concern:

It has been the privilege of Propel Insurance to be the surety agent for Advanced Geosolutions, Inc. for over thirteen years. Advanced Geosolutions, Inc. is bonded by U.S. Specialty Insurance Company.

Advanced Geosolution, Inc. is very well managed and experienced, with all previously bonded projects having been completed without the involvement of the bonding company and to the satisfaction of the owners. As a result, U.S. Specialty Insurance Company has provided surety credit to Advanced Geosolutions, Inc. for single projects of $30,000,000 and an aggregate uncompleted backlog of $40,000,000.

If Advanced Geosolutions, Inc. is awarded a contract and requests that we provide the necessary performance and/or payment Bonds, we will be prepared to execute the Payment and Performance Bonds in accordance with Skanska Subcontract Exhibit “O,” subject to our acceptable review of the contract terms and conditions, bond forms, appropriate contract funding and any other underwriting considerations at the time of the request. Our consideration and issuance of bonds is a matter solely between Advanced Geosolutions, Inc. and ourselves, and we assume no liability to Skanska USA Building Inc. by the issuance of this letter.

U.S. Specialty Insurance Company is a licensed and admitted surety company in the State of California, rated "A++" (Superior) with a financial size category of XV ($2 Billion or greater) by A.M. Best.

We think very highly of Advanced Geosolutions, Inc. and recommend them for involvement in your project. If we can be of any further assistance, please give me a call at (253) 310-4041.

Regards,

Christopher Kinyon
Senior Account Manager

Find your momentum

AIA® Document A133™ – 2019
Exhibit A

Guaranteed Maximum Price Amendment #5

This fifth 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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§ A.1.1.1 The Contract Sum is guaranteed by the Construction Manager not to exceed $**17,790,237**, 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, 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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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
Lisa Brandl, City Clerk	
Approved as to form:	
Nena Cook, City Attorney	

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MACC No. 5
Contract Amendment #5

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 **Three Million, Seven Hundred Sixty-Five Thousand, Eight Hundred Ninety-One ($3,765,891)** to a total of **Seventeen Million, Seven Hundred Ninety Thousand, Two Hundred Thirty-Seven ($17,790,237)**. 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 #5 GMP Pricing	05/18/2026
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	
Exhibit G	Early Works Negotiated Support Services	05/13/2026
Exhibit H	Project Schedule	Print Date 04/08/2026
Exhibit I	General Conditions (None)	
Exhibit J	Bid Package 31C – Aggregate Piers	

EXHIBIT A - CONSTRUCTION COST SUMMARY

May 18, 2026

Bid Pkg #	Description of Bid Package (or CSI modified Uniformat)	Original Value	Value of Previous Amendments	Value of Amendment #05		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**
Bid Group 6						
31C	Aggregate Piers	$ -	$ -	$ 3,399,900		**$ 3,399,900**
1	**Subtotal for Direct Subcontract Work**	**$ -**	**$ 8,599,982**	**$ 3,399,900**		**$ 11,999,882**
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)	**$ -**	**$ 8,807,482**	**$ 3,399,900**		**$ 12,207,382**
7	Negotiated Support Services	$ -	$ 420,887	$ 115,301		**$ 536,188**
8	Builder's Risk Allowance	$ -	$ 500,000	$ -		**$ 500,000**
9	GC/CM Contingency (Subcontract Total x % Shown Below)	$ -	$ 291,851	$ 101,997		**$ 393,848**
10	**Maximum Allowable Construction Cost (MACC)** (Add Lines 6, 7, 8, & 9)	**$ -**	**$ 10,020,220**	**$ 3,617,198**		**$ 13,637,418**
11	Fixed Amount for Specified General Conditions	$ 2,331,834	$ -	$ -		**$ 2,331,834**
12	GC/CM Fee x % Shown Below)	$ -	$ 510,147	$ 148,693		**$ 658,840**
13	MCCM/ECCM P&P Bond Deduct 0.4%	$ -	$ (840)	$ -		**$ (840)**
14	Change Order No. 1		$ 500,000			**$ 500,000**
15	Change Order No. 2		$ 662,985			**$ 662,985**
16	**Total GMP** (Add Lines 10, 11, 12 and 13)	**$ 2,331,834**	**$ 11,692,512**	**$ 3,765,891**		**$ 17,790,237**
17	Preconstruction Services	$ 897,758.00	$ -	$ -		**$ 897,758**
18	**Total GMP plus Preconstruction Services** (Add Lines 16 and 17)	**$ 3,229,592**	**$ 11,692,512**	**$ 3,765,891**		**$ 18,687,995**

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-5 (Contract AMENDMENT #5)
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 #5:

City of Vancouver (MACC-5 Bid Packages – Early Work Requirements):

1. BP 31C – Aggregate Piers
   a. Scope of work includes Buildings A though E Aggregate Piers in accordance with Bid Package 31C and the Contract Documents

General Conditions and Negotiated Support Services (NSS):

1. Negotiated Support Services: $115,301.00
2. General Conditions: No change
3. Overhead and Profit 4.23%: $148,693.00

ASSUMPTIONS AND CLARIFICATIONS -

1. Assumes a Notice to Proceed, NTP, from the Owner for the bid package values in Amendment Exhibit A, by June 12, 2026, and an executed associated GMP Amendment by June 19, 2026.
2. Spoils management, handling and removal for aggregate pier boring or drilling will be included with the Superstructure bid package along with preparation of the building pads for this scope of Work.
3. Spec Section 31 6613 Section 4.8 Responsibilities of the General Contractor will be captured in the Superstructure Bid Package. This scope is not included in this MACC.
4. The Exhibit A Cost Summary includes Change Orders 1 and 2

EXCLUSIONS -

The following exclusions apply for Amendment #5:

1. Any scope not specifically outlined above
2. Over-excavation and backfill
3. Cement soil amendments
4. Excavation, handling, and disposal of contaminated or unsuitable material
5. Removal of below grade obstructions

EXHIBIT "B"
MACC-5 (Contract AMENDMENT #5)
Scope of Work and Assumptions and Clarifications
City of Vancouver - Public Works Operations Campus

COST BASIS OF AMENDMENT #5

Amendment #5 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 April 8, 2026, Data Date: April 2, 2026
4. Bids received on April 30, 2026, for Bid Packages: 31C

EXHIBIT "C"

MACC-5 (Contract AMENDMENT #5)
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		
G101	VOL 1 COVER SHEET	9	7-Apr-26
G102	SHEET INDEX	9	7-Apr-26
	CIVIL		
C200	OVERALL SITE PLAN	1	7-Apr-26
C400	STORMWATER PLAN	1	7-Apr-26
C401	STORMWATER PLAN	1	7-Apr-26
C402	STORMWATER PLAN	1	7-Apr-26
C403	STORMWATER PLAN	1	7-Apr-26
C404	STORMWATER PLAN	1	7-Apr-26
C405	STORMWATER PLAN	1	7-Apr-26
C406	STORMWATER PLAN	1	7-Apr-26
C407	STORMWATER PLAN	1	7-Apr-26
C408	STORMWATER PLAN	1	7-Apr-26
C409	STORMWATER PLAN	1	7-Apr-26
C410	STORMWATER PLAN	1	7-Apr-26
C411	STORMWATER PLAN	1	7-Apr-26
C412	STORMWATER PLAN	1	7-Apr-26
C413	STORMWATER PLAN	1	7-Apr-26
C420	SEWER PLAN	1	7-Apr-26
C421	SEWER PLAN	1	7-Apr-26
C422	SEWER PLAN	1	7-Apr-26
C423	SEWER PLAN	1	7-Apr-26
C424	SEWER PLAN	1	7-Apr-26
C425	SEWER PLAN	1	7-Apr-26
C426	SEWER PLAN	1	7-Apr-26
C427	SEWER PLAN	1	7-Apr-26
C428	SEWER PLAN	1	7-Apr-26
C429	SEWER PLAN	1	7-Apr-26
C430	SEWER PLAN	1	7-Apr-26
C431	SEWER PLAN	1	7-Apr-26
C432	SEWER PLAN	1	7-Apr-26
C433	SEWER PLAN	1	7-Apr-26

C440	WATER PLAN	1	7-Apr-26
C441	WATER PLAN	1	7-Apr-26
C442	WATER PLAN	1	7-Apr-26
C443	WATER PLAN	1	7-Apr-26
C444	WATER PLAN	1	7-Apr-26
C445	WATER PLAN	1	7-Apr-26
C446	COMPOSITE UTILITY PLAN	1	7-Apr-26
C447	WATER PLAN	1	7-Apr-26
C448	WATER PLAN	1	7-Apr-26
C449	WATER PLAN	1	7-Apr-26
C450	WATER PLAN	1	7-Apr-26
C451	WATER PLAN	1	7-Apr-26
C452	WATER PLAN	1	7-Apr-26
C453	WATER PLAN	1	7-Apr-26
	ARCHITECTURE		
A101	VOL 1 SITE PLAN REFERENCE	9	7-Apr-26
Aa202	BUILDING A & B FIRST FLOOR REFERENCE PLANS	4	7-Apr-26
Aa203	BUILDING A & B SECOND FLOOR REFERENCE PLANS	4	7-Apr-26
Aa502	BUILDING A EXTERIOR ELEVATIONS	4	7-Apr-26
Aa503	BUILDING A EXTERIOR ELEVATIONS	4	7-Apr-26
Aa504	BUILDING A EXTERIOR ELEVATIONS	4	7-Apr-26
Aa505	BUILDING A EXTERIOR ELEVATIONS	4	7-Apr-26
Aa510	BUILDING A EXTERIOR ELEVATIONS SKYBRIDGE	4	7-Apr-26
Ab502	BUILDING B EXTERIOR ELEVATIONS	4	7-Apr-26
Ab503	BUILDING B EXTERIOR ELEVATIONS	4	7-Apr-26
Ab504	BUILDING B EXTERIOR ELEVATIONS	4	7-Apr-26
Ab505	BUILDING B EXTERIOR ELEVATIONS	4	7-Apr-26
Ac202	BUILDING C FIRST FLOOR REFERENCE PLAN	9	7-Apr-26
Ac502	BUILDING C EXTERIOR ELEVATIONS	9	7-Apr-26
Ac503	BUILDING C EXTERIOR ELEVATIONS	9	7-Apr-26
Ac504	BUILDING C EXTERIOR ELEVATIONS	9	7-Apr-26
Ac505	BUILDING C EXTERIOR ELEVATIONS	9	7-Apr-26
Ad202	BUILDING D FIRST FLOOR REFERENCE PLAN	7	7-Apr-26
Ad502	BUILDING D EXTERIOR ELEVATIONS	7	7-Apr-26
Ad503	BUILDING D EXTERIOR ELEVATIONS	7	7-Apr-26
Ad504	BUILDING D EXTERIOR ELEVATIONS	7	7-Apr-26
Ad505	BUILDING D EXTERIOR ELEVATIONS	7	7-Apr-26
Ae202	BUILDING E FIRST FLOOR REFERENCE PLAN	4	7-Apr-26
Ae502	BUILDING E EXTERIOR ELEVATIONS NORTH	4	7-Apr-26
Ae503	BUILDING E EXTERIOR ELEVATIONS EAST	4	7-Apr-26
Ae504	BUILDING E EXTERIOR ELEVATIONS SOUTH	4	7-Apr-26
Ae505	BUILDING E EXTERIOR ELEVATIONS WEST	4	7-Apr-26

	STRUCTURAL		
Sa100R	BUILDING A & B FLOOR LOAD DIAGRAMS	0	7-Apr-26
Sa210fR	BUILDING A FOUNDATIONPLAN AREA 'A'	0	7-Apr-26
Sa211fR	BUILDING A FOUNDATIONPLAN AREA 'B'	0	7-Apr-26
Sb210fR	BUILDING B FOUNDATIONPLAN AREA 'A'	0	7-Apr-26
Sb211fR	BUILDING B FOUNDATIONPLAN AREA 'B'	0	7-Apr-26
Sc100R	BUILDING C FLOOR LOAD DIAGRAMS	0	7-Apr-26
Sc210fR	BUILDING C FOUNDATIONPLAN AREA 'A'	0	7-Apr-26
Sc211fR	BUILDING C FOUNDATIONPLAN AREA 'B'	0	7-Apr-26
Sc212fR	BUILDING C FOUNDATIONPLAN AREA 'C'	0	7-Apr-26
Sd100R	BUILDING D FLOOR LOAD DIAGRAMS	0	7-Apr-26
Sd210fR	BUILDING D FOUNDATIONPLAN AREA 'A'	0	7-Apr-26
Sd211fR	BUILDING D FOUNDATIONPLAN AREA 'B'	0	7-Apr-26
Se100R	BUILDING E FLOOR LOAD DIAGRAMS	0	7-Apr-26
Se210fR	BUILDING E FOUNDATIONPLAN AREA 'A'	0	7-Apr-26
Se211fR	BUILDING E FOUNDATIONPLAN AREA 'B'	0	7-Apr-26
Se212fR	BUILDING E FOUNDATIONPLAN AREA 'C'	0	7-Apr-26
	MECHANICAL		
Ma200	BUILDING A UNDERGROUND PLAN MECHANICAL	4	7-Apr-26
Mb200	BUILDING B UNDERGROUND PLAN MECHANICAL	4	7-Apr-26
Mc200	BUILDING C UNDERGROUND PLAN MECHANICAL	4	7-Apr-26
Md200	BUILDING D UNDERGROUND PLAN MECHANICAL	4	7-Apr-26
Me200	BUILDING E UNDERGROUND PLAN MECHANICAL	4	7-Apr-26
	PLUMBING		
Pa208	BUILDING A UNDERGROUND FLOOR AREA 'A' PLUMBING	4	7-Apr-26
Pa209	BUILDING A UNDERGROUND FLOOR AREA 'B' PLUMBING	4	7-Apr-26
Pb208	BUILDING B UNDERGROUND FLOOR AREA 'A' PLUMBING	4	7-Apr-26
Pb209	BUILDING B UNDERGROUND FLOOR AREA 'B' PLUMBING	4	7-Apr-26
Pc201	BUILDING C UNDERGROUND FLOOR AREA 'A' PLUMBING	4	7-Apr-26
Pc202	BUILDING C UNDERGROUND FLOOR AREA 'B' PLUMBING	4	7-Apr-26
Pc203	BUILDING C UNDERGROUND FLOOR AREA 'C' PLUMBING	4	7-Apr-26
Pd201	BUILDING D UNDERGROUND FLOOR AREA 'A' PLUMBING	4	7-Apr-26
Pd202	BUILDING D UNDERGROUND FLOOR AREA 'B' PLUMBING	4	7-Apr-26
Pe201	BUILDING E UNDERGROUND FLOOR AREA 'A' PLUMBING	4	7-Apr-26
Pe202	BUILDING E UNDERGROUND FLOOR AREA 'B' PLUMBING	4	7-Apr-26
Pe203	BUILDING E UNDERGROUND FLOOR AREA 'C' PLUMBING	4	7-Apr-26
	ELECTRICAL		
Ea200	BUILDING A UNDERGROUND PLAN POWER	4	7-Apr-26
Eb200	BUILDING B UNDERGROUND PLAN POWER	4	7-Apr-26

Ec200	BUILDING C UNDERGROUND PLAN POWER	4	7-Apr-26
Ed200	BUILDING D UNDERGROUND PLAN POWER	4	7-Apr-26
Ee200	BUILDING E UNDERGROUND PLAN POWER	4	7-Apr-26

Specifications

Specification Section	Description	Rev No.	Date
00	**PROCUREMENT**		6/20/2025
01	**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 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
31	**EARTHWORK**		

EXHIBIT "C"

MACC-5 (Contract AMENDMENT #5)
Drawings, Specifications, addenda and Reference Documents
Vancouver Public Works Operations Center

31 20 00	EARTH MOVING		7/18/2025
31 66 13	Aggregate Piers		4/7/2026

Addenda

Addendum No.	Description	Rev No.	Date
1	Bidder Clarifications		4/13/2026
2	Bidder Clarifications		4/28/2026

Other

Document No.	Document Name	Rev No.	Date
	Geotechnical Report	2	10/2/2025

EXHIBIT “D”
Contract AMENDMENT #5
Allowance Items
City of Vancouver – Public Works Operations Center

ALLOWANCE ITEMS -

None

EXHIBIT “E”
Contract AMENDMENT #5
Alternate Prices
City of Vancouver – Public Works Operations Center

ALTERNATE PRICES

None.

EXHIBIT "F"
Contract AMENDMENT #5
Unit Prices
City of Vancouver – Public Works Operation Center

Unit Prices -

1. Add/Deduct pre-design, 1 each aggregate piers, excluding remobilization $1,600 EA
    a. Deduct post design, 1 each aggregate piers $1,080 EA
2. Add modulus or uplift testing $8,500 EA

EXHIBIT "G"
Contract AMENDMENT #5
Early Work Negotiated Support Services
City of Vancouver – Public Works Operations Center

NEGOTIATED SUPPORT SERVICES

SKANSKA

VPOC 8713 NE 94th Ave. Vancouver, WA 98662

Negotiated Site Services

Code	Description	MACC #5
150.01842500	Forklift	4,828.00
150.01800500	Fuel & Oil	1,500.00
150.01221100	Drinking Water/Ice	500.00
150.01400500	Field Toilets	6,210.00
150.01592000	Temporary Water	3,500.00
150.01590500	Temporary Power	79,580.00
150.01200500	Field Offices	10,183.00
150.01210500	Project Signage	3,500.00
150.01582500	Perimeter/Opening Protection	5,500.00
Total		**$115,301.00**

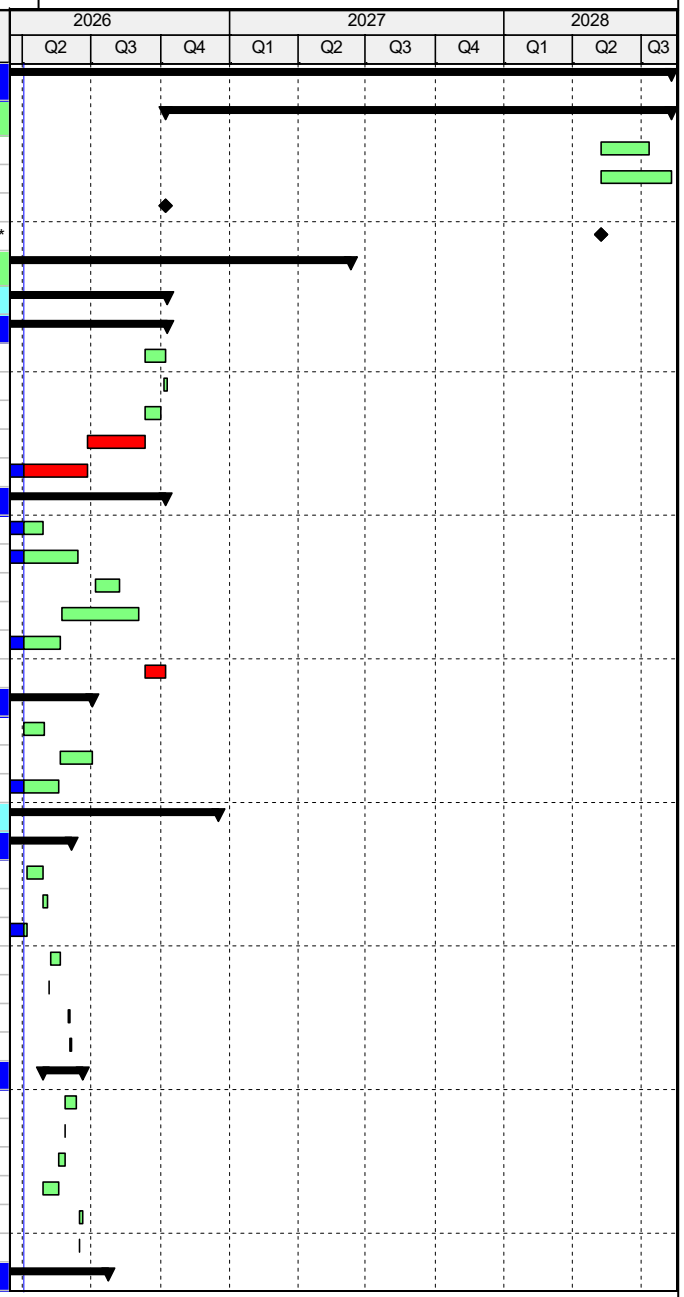
EXHIBIT “H”
Contract AMENDMENT #5
Project Schedule
City of Vancouver – Public Works Operations Center

Project Schedule - Data Date April 02, 2026, Run Date: April 08, 2026

VANCOUVER PUBLIC WORKS OPS CAMPUS - TILT -

Print Date: 08-Apr-26, Data Date: 02-Apr-26

Activity ID	Activity Name	Original Duration	Start	Finish
VANCOUVER PUBLIC WORKS OPS CAMPUS - TILT - CURRENT - A Martin		728	29-Sep-25 A	09-Aug-28
EXECUTIVE SUMMARY		466	08-Oct-26	09-Aug-28
EXE143	City Move-in	44	09-May-28	11-Jul-28
EXE153	Building Correction of Work Period / Final Completion / Closeout	65	09-May-28	09-Aug-28
DES187	100% Construction Documents - IFC	0		08-Oct-26
EXE101	Substantial Construction Completion	0		08-May-28*
PRE-CONSTRUCTION		367	22-Dec-25 A	11-Jun-27
DESIGN		197	02-Jan-26 A	09-Oct-26
CONSTRUCTION DOCUMENTS (CD)		156	03-Mar-26 A	09-Oct-26
DES310	CD - 100% Development	20	11-Sep-26	08-Oct-26
DES320	CD - Estimate Reconciliation	5	05-Oct-26	09-Oct-26
DES315	CD - Milestone Estimate	16	11-Sep-26	02-Oct-26
DES305	CD - 85% Development	53	26-Jun-26	10-Sep-26
DES300	CD - 50% Development	80	03-Mar-26 A	25-Jun-26
AHJ ITEMS		196	02-Jan-26 A	08-Oct-26
DES262	AHJ - CPUD Design Submittal	40	03-Mar-26 A	27-Apr-26
DES405	AHJ - Traffic Signal Plan Review	110	05-Jan-26 A	12-Jun-26
DES252	AHJ - Agg Pier Permit	25	06-Jul-26	07-Aug-26
DES455	Civil - Engineering Review	71	22-May-26	01-Sep-26
DES404	Civil - Final Engineering Prep	80	02-Jan-26 A	21-May-26
DES414	AHJ - Submit for Building Permit	20	11-Sep-26	08-Oct-26
EARLY BID / PERMIT DOCUMENTS		90	25-Feb-26 A	01-Jul-26
DES250	Foundation Permit - Plumbing and Elect Review (Consultant)	20	02-Apr-26	29-Apr-26
DES270	AHJ - Foundation and Superstructure Permit Review	30	20-May-26	01-Jul-26
DES330	Early Superstructure Bid Set	60	25-Feb-26 A	19-May-26
CONTRACT AMENDMENTS		204	02-Mar-26 A	17-Dec-26
AGG PIERS BID GROUP (MACC 05 NEGOTIATIONS)		67	03-Mar-26 A	04-Jun-26
EW15340	Agg Pier - Receive Bids	15	07-Apr-26	27-Apr-26
EW15330	Agg Pier - PP - Skanska Prepare MACC 05	5	28-Apr-26	04-May-26
EW15310	Agg Pier - Bid Documents Complete	25	03-Mar-26 A	06-Apr-26
EWS457	Agg Pier - PP - COV Prepare Staff Report for Council	10	07-May-26	20-May-26
EWS447	Agg Pier - PP - Staff Report Due 6/6/2026	1	06-May-26*	06-May-26
EWS467	Agg Pier - PP - COV Council Review / Approval	1	01-Jun-26*	01-Jun-26
EWS477	Agg Pier - PP - Skanska Execute MACC 05	3	02-Jun-26	04-Jun-26
PEMB H1,H2 BID GROUP (MACC 06 NEGOTIATIONS)		37	28-Apr-26	18-Jun-26
EW16360	PEMB H1, H2 - COV Prepare Staff Report for Council	10	28-May-26	10-Jun-26
EW16350	PEMB H1, H2 - Staff Report Due 6/27/2026	1	27-May-26*	27-May-26
EW16340	PEMB H1, H2 - Skanska Prepare MACC 06	5	19-May-26	26-May-26
EW16330	PEMB H1, H2 - Receive Bids	15	28-Apr-26*	18-May-26
EW16380	PEMB H1, H2 - Skanska Execute MACC 06	3	16-Jun-26	18-Jun-26
EW16370	PEMB H1, H2 - COV Council Review / Approval	1	15-Jun-26*	15-Jun-26
FOUNDATION/SUPERSTRUCTURE/EARTHWORK - (MACC 06 NEGOTIATIONS)		102	02-Mar-26 A	23-Jul-26

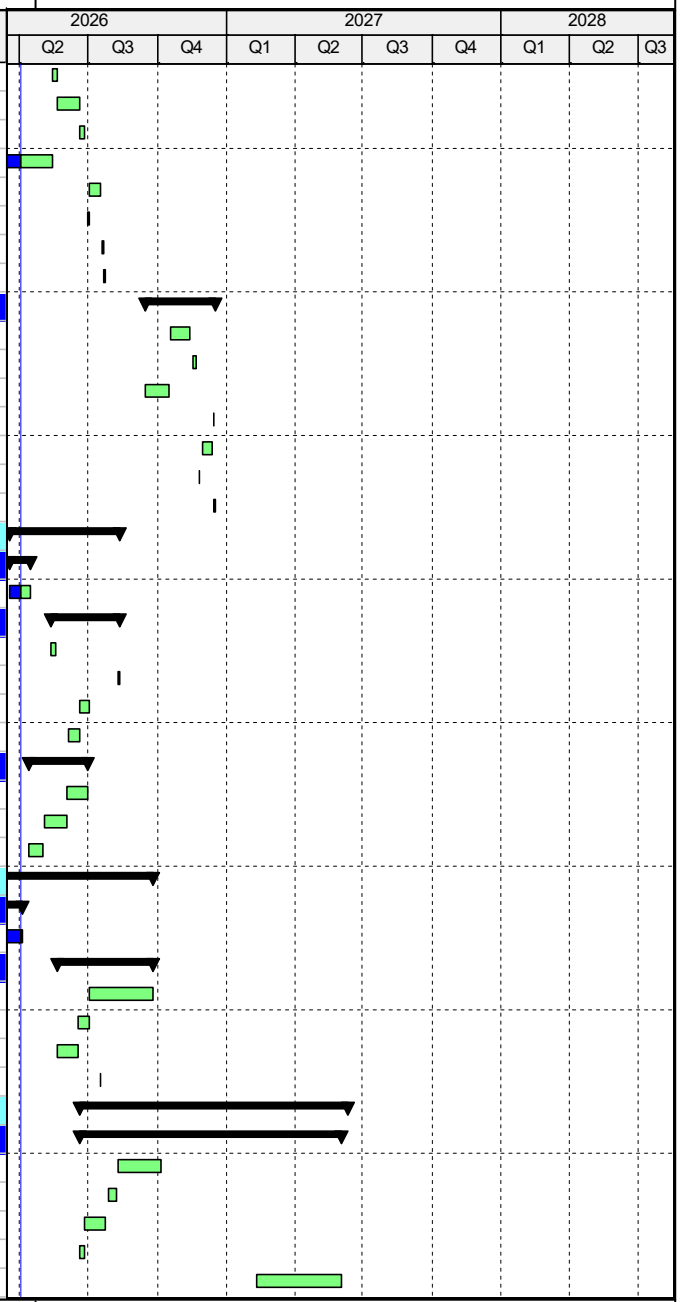


Remaining Level of Effort
Actual Work
Actual Level of Effort
Remaining ...

VANCOUVER PUBLIC WORKS OPS CAMPUS - TILT -

Print Date: 08-Apr-26, Data Date: 02-Apr-26

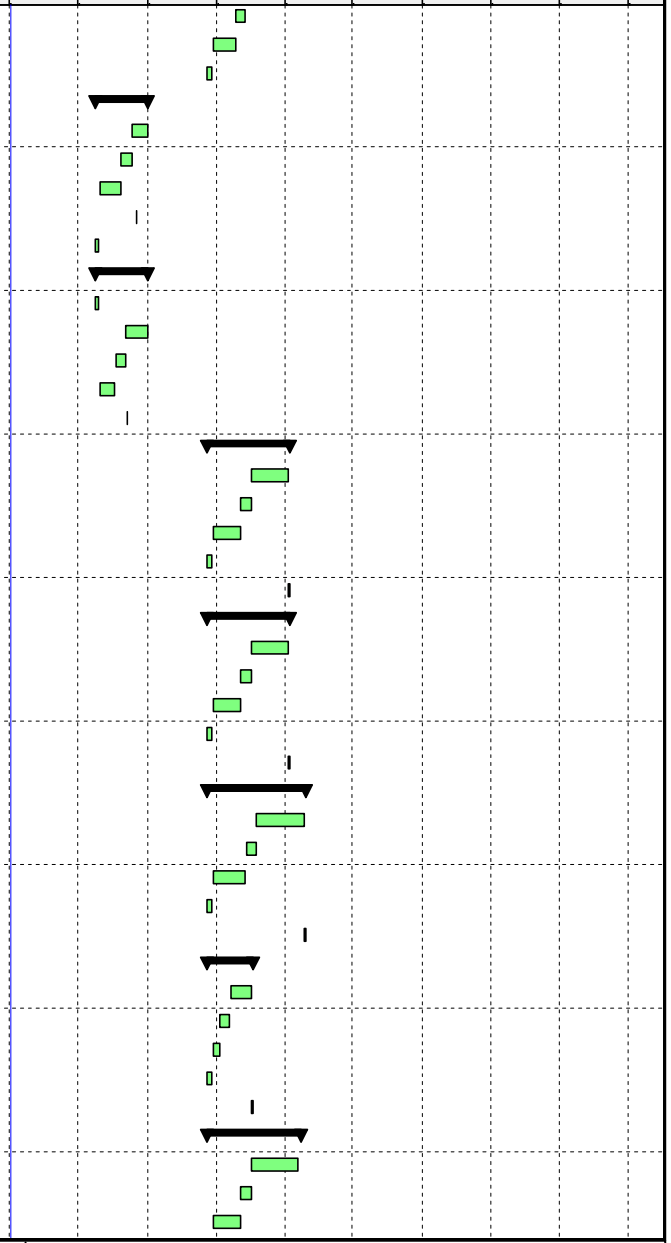
Activity ID	Activity Name	Original Duration	Start	Finish
EW16290	F&S - PP QAQC Docs (SKA & TCF)	5	14-May-26	20-May-26
EW16190	F&S - Receive Bids	20	21-May-26	18-Jun-26
EW16200	F&S - Skanska Prepare MACC 06	5	19-Jun-26	25-Jun-26
EW16180	F&S - Bid Documents Complete	53	02-Mar-26 A	13-May-26
EWS797	F&S - COV Prepare Staff Report for Council	10	02-Jul-26	16-Jul-26
EWS787	F&S - COV Staff Report	1	01-Jul-26*	01-Jul-26
EWS807	F&S - COV Council Review / Approval	1	20-Jul-26*	20-Jul-26
EWS817	F&S - Skanska Execute MACC 06	3	21-Jul-26	23-Jul-26
FINAL BID GROUP (GMP NEGOTIATIONS)		67	14-Sep-26	17-Dec-26
EW15370	GMP - Receive Bids	20	19-Oct-26	13-Nov-26
EW15380	GMP - Skanska Prepare GMP	5	16-Nov-26	20-Nov-26
EW15360	GMP - Bid Documents Complete	25	14-Sep-26	16-Oct-26
EWS507	GMP - COV Council Review / Approval	1	14-Dec-26*	14-Dec-26
EWS497	GMP - COV Prepare Staff Report for Council	10	30-Nov-26	11-Dec-26
EWS487	GMP - COV Staff Report	1	25-Nov-26*	25-Nov-26
EWS517	GMP - Skanska Execute GMP	3	15-Dec-26	17-Dec-26
EARLY WORK PROCUREMENT		102	18-Mar-26 A	10-Aug-26
BP 23A Geo Exchange		20	18-Mar-26 A	14-Apr-26
EW14580	Early Work - PP - Geo Exchange - Fab / Deliver	20	18-Mar-26 A	14-Apr-26
BP 31C Aggregate Piers		63	12-May-26	10-Aug-26
EWS297	Early Work - PP - Agg Piers - Prepare / Execute Subcontract Agreement	5	12-May-26	18-May-26
EW14600	Early Work - PP - Agg Piers - Mobilization	1	10-Aug-26	10-Aug-26
EW14590	Early Work - PP - Agg Piers - Design Team Review / Approve	10	19-Jun-26	02-Jul-26
EW14510	Early Work - PP - Agg Piers - Prepare / Submit Engineering	10	05-Jun-26	18-Jun-26
BP 03A H&J Foundations		55	13-Apr-26	29-Jun-26
EW16371	H&J Foundations - Fab / Deliver	20	02-Jun-26	29-Jun-26
EW16361	H&J Foundations - Review / Approve	20	04-May-26	01-Jun-26
EW16351	H&J Foundations - Prepare / Submit	15	13-Apr-26*	01-May-26
MCCM ECCM PROCUREMENT		182	22-Dec-25 A	25-Sep-26
BP 23A MC/CM		5	22-Dec-25 A	03-Apr-26
EWS557	Prepare / Execute Subcontract Agreement	5	22-Dec-25 A	03-Apr-26
BP 26A EC/CM		90	20-May-26	25-Sep-26
EW16270	Fab/Deliver	60	02-Jul-26	25-Sep-26
EW16260	Review / Approve	10	18-Jun-26	01-Jul-26
EW16250	Prepare / Submit Submittals	20	20-May-26	17-Jun-26
EW16280	Mobilization	1	17-Jul-26	17-Jul-26
PROCUREMENT		249	19-Jun-26	11-Jun-27
BP 05A PEMB		241	19-Jun-26	01-Jun-27
EW15600	Fab/Deliver	40	10-Aug-26	05-Oct-26
EW15590	Review / Approve	10	27-Jul-26	07-Aug-26
EW15580	Prepare / Submit Submittals	20	26-Jun-26	24-Jul-26
EWS567	Prepare / Execute Subcontract Agreement	5	19-Jun-26	25-Jun-26
EW16410	05B Fab/Deliver	80	09-Feb-27	01-Jun-27



Remaining Level of Effort
Actual Work
Actual Level of Effort
Remaining ...

VANCOUVER PUBLIC WORKS OPS CAMPUS - TILT - Print Date: 08-Apr-26, Data Date: 02-Apr-26

Activity ID	Activity Name	Original Duration	Start	Finish
EW16400	05B Review / Approve	10	26-Jan-27	08-Feb-27
EW16390	05B Prepare / Submit Submittals	20	28-Dec-26	25-Jan-27
EW16140	05B Prepare / Execute Subcontract Agreement	5	18-Dec-26	24-Dec-26
BP 23B Underslab Plumbing		48	24-Jul-26	30-Sep-26
EW16431	Fab/Deliver	15	10-Sep-26	30-Sep-26
EW16421	Review / Approve	10	26-Aug-26	09-Sep-26
EW16411	Prepare / Submit Submittals	20	29-Jul-26	25-Aug-26
EW16441	Mobilization	1	17-Sep-26	17-Sep-26
EWS937	Prepare / Execute Subcontract Agreement	3	24-Jul-26	28-Jul-26
BP 03A Foundations and Superstructure		48	24-Jul-26	30-Sep-26
EWS827	Prepare / Execute Subcontract Agreement	3	24-Jul-26	28-Jul-26
EW15560	Fab/Deliver	20	02-Sep-26	30-Sep-26
EW15550	Review / Approve	10	19-Aug-26	01-Sep-26
EW15540	Prepare / Submit Submittals	15	29-Jul-26	18-Aug-26
EW15530	Mobilization	1	04-Sep-26	04-Sep-26
BP 04A Masonry		78	18-Dec-26	08-Apr-27
EW15840	Fab/Deliver	35	16-Feb-27	05-Apr-27
EW15830	Review / Approve	10	02-Feb-27	15-Feb-27
EW15820	Prepare / Submit Submittals	25	28-Dec-26	01-Feb-27
EWS627	Prepare / Execute Subcontract Agreement	5	18-Dec-26	24-Dec-26
EW15810	Mobilization	3	06-Apr-27	08-Apr-27
BP 05B Misc Metals		78	18-Dec-26	08-Apr-27
EW15880	Fab/Deliver	35	16-Feb-27	05-Apr-27
EW15870	Review / Approve	10	02-Feb-27	15-Feb-27
EW15860	Prepare / Submit Submittals	25	28-Dec-26	01-Feb-27
EWS637	Prepare / Execute Subcontract Agreement	5	18-Dec-26	24-Dec-26
EW15850	Mobilization	3	06-Apr-27	08-Apr-27
BP 06A Casework and Finished Carpentry		93	18-Dec-26	29-Apr-27
EW15920	Fab/Deliver	45	23-Feb-27	26-Apr-27
EW15910	Review / Approve	10	09-Feb-27	22-Feb-27
EW15900	Prepare / Submit Submittals	30	28-Dec-26	08-Feb-27
EWS647	Prepare / Execute Subcontract Agreement	5	18-Dec-26	24-Dec-26
EW15890	Mobilization	3	27-Apr-27	29-Apr-27
BP 07A Waterproofing		43	18-Dec-26	18-Feb-27
EW15640	Fab/Deliver	20	19-Jan-27	15-Feb-27
EW15630	Review / Approve	10	05-Jan-27	18-Jan-27
EW15620	Prepare / Submit Submittals	5	28-Dec-26	04-Jan-27
EWS577	Prepare / Execute Subcontract Agreement	5	18-Dec-26	24-Dec-26
EW15610	Mobilization	3	16-Feb-27	18-Feb-27
BP 07B Roofing and Accessories		88	18-Dec-26	22-Apr-27
EW15960	Fab/Deliver	45	16-Feb-27	19-Apr-27
EW15950	Review / Approve	10	02-Feb-27	15-Feb-27
EW15940	Prepare / Submit Submittals	25	28-Dec-26	01-Feb-27

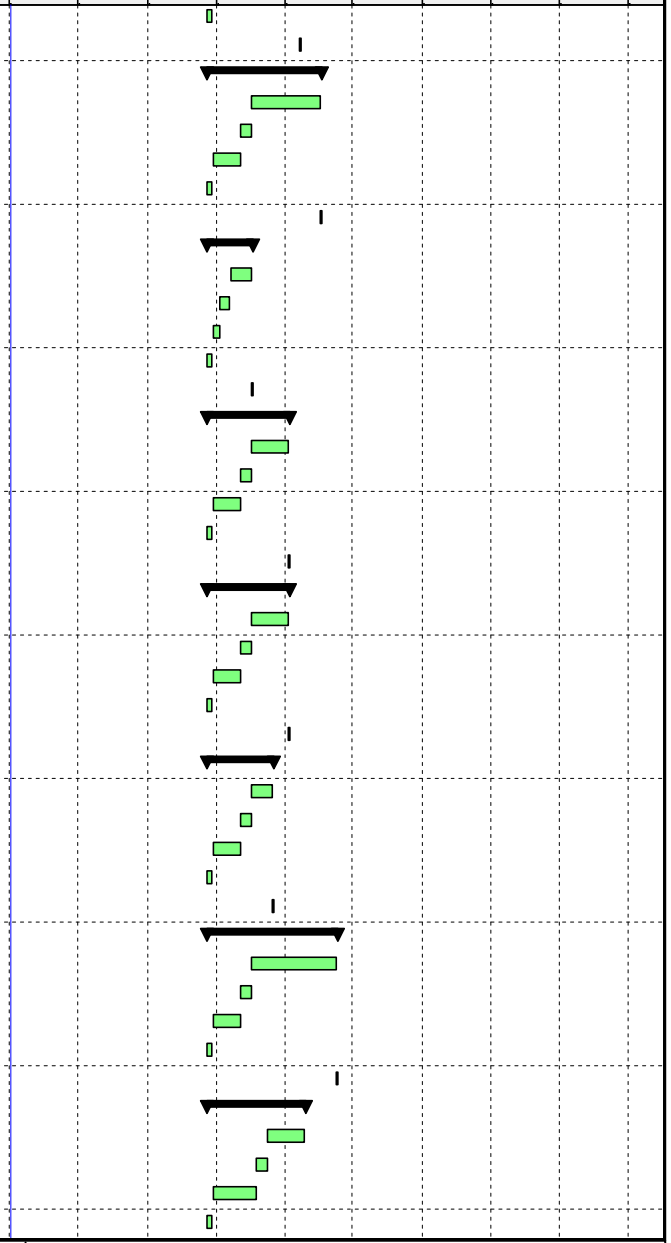


Remaining Level of Effort
Actual Work
Actual Level of Effort
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VANCOUVER PUBLIC WORKS OPS CAMPUS - TILT -

Print Date: 08-Apr-26, Data Date: 02-Apr-26

Activity ID	Activity Name	Original Duration	Start	Finish
EWS657	Prepare / Execute Subcontract Agreement	5	18-Dec-26	24-Dec-26
EW15930	Mobilization	3	20-Apr-27	22-Apr-27
BP 08B Windows, Glazing and Openings		108	18-Dec-26	20-May-27
EW16000	Fab/Deliver	65	16-Feb-27	17-May-27
EW15990	Review / Approve	10	02-Feb-27	15-Feb-27
EW15980	Prepare / Submit Submittals	25	28-Dec-26	01-Feb-27
EWS667	Prepare / Execute Subcontract Agreement	5	18-Dec-26	24-Dec-26
EW15970	Mobilization	3	18-May-27	20-May-27
BP 09A Framing and Drywall		43	18-Dec-26	18-Feb-27
EW16040	Fab/Deliver	20	19-Jan-27	15-Feb-27
EW16030	Review / Approve	10	05-Jan-27	18-Jan-27
EW16020	Prepare / Submit Submittals	5	28-Dec-26	04-Jan-27
EWS677	Prepare / Execute Subcontract Agreement	5	18-Dec-26	24-Dec-26
EW16010	Mobilization	3	16-Feb-27	18-Feb-27
BP 09B Resilient Flooring		78	18-Dec-26	08-Apr-27
EW15720	Fab/Deliver	35	16-Feb-27	05-Apr-27
EW15710	Review / Approve	10	02-Feb-27	15-Feb-27
EW15700	Prepare / Submit Submittals	25	28-Dec-26	01-Feb-27
EWS597	Prepare / Execute Subcontract Agreement	5	18-Dec-26	24-Dec-26
EW15690	Mobilization	3	06-Apr-27	08-Apr-27
BP 09C Tile		78	18-Dec-26	08-Apr-27
EW15760	Fab/Deliver	35	16-Feb-27	05-Apr-27
EW15750	Review / Approve	10	02-Feb-27	15-Feb-27
EW15740	Prepare / Submit Submittals	25	28-Dec-26	01-Feb-27
EWS607	Prepare / Execute Subcontract Agreement	5	18-Dec-26	24-Dec-26
EW15730	Mobilization	3	06-Apr-27	08-Apr-27
BP 09G Paing and Wall Coverings		63	18-Dec-26	18-Mar-27
EW16080	Fab/Deliver	20	16-Feb-27	15-Mar-27
EW16070	Review / Approve	10	02-Feb-27	15-Feb-27
EW16060	Prepare / Submit Submittals	25	28-Dec-26	01-Feb-27
EWS687	Prepare / Execute Subcontract Agreement	5	18-Dec-26	24-Dec-26
EW16050	Mobilization	3	16-Mar-27	18-Mar-27
BP 10A Misc Specialties and Elevators		123	18-Dec-26	11-Jun-27
EW15680	Fab/Deliver	80	16-Feb-27	08-Jun-27
EW15670	Review / Approve	10	02-Feb-27	15-Feb-27
EW15660	Prepare / Submit Submittals	25	28-Dec-26	01-Feb-27
EWS587	Prepare / Execute Subcontract Agreement	5	18-Dec-26	24-Dec-26
EW15650	Mobilization	3	09-Jun-27	11-Jun-27
BP 21A Fire Protection		93	18-Dec-26	29-Apr-27
EW15800	Fab/Deliver	35	09-Mar-27	26-Apr-27
EW15790	Review / Approve	10	23-Feb-27	08-Mar-27
EW15780	Prepare / Submit Submittals	40	28-Dec-26	22-Feb-27
EWS617	Prepare / Execute Subcontract Agreement	5	18-Dec-26	24-Dec-26

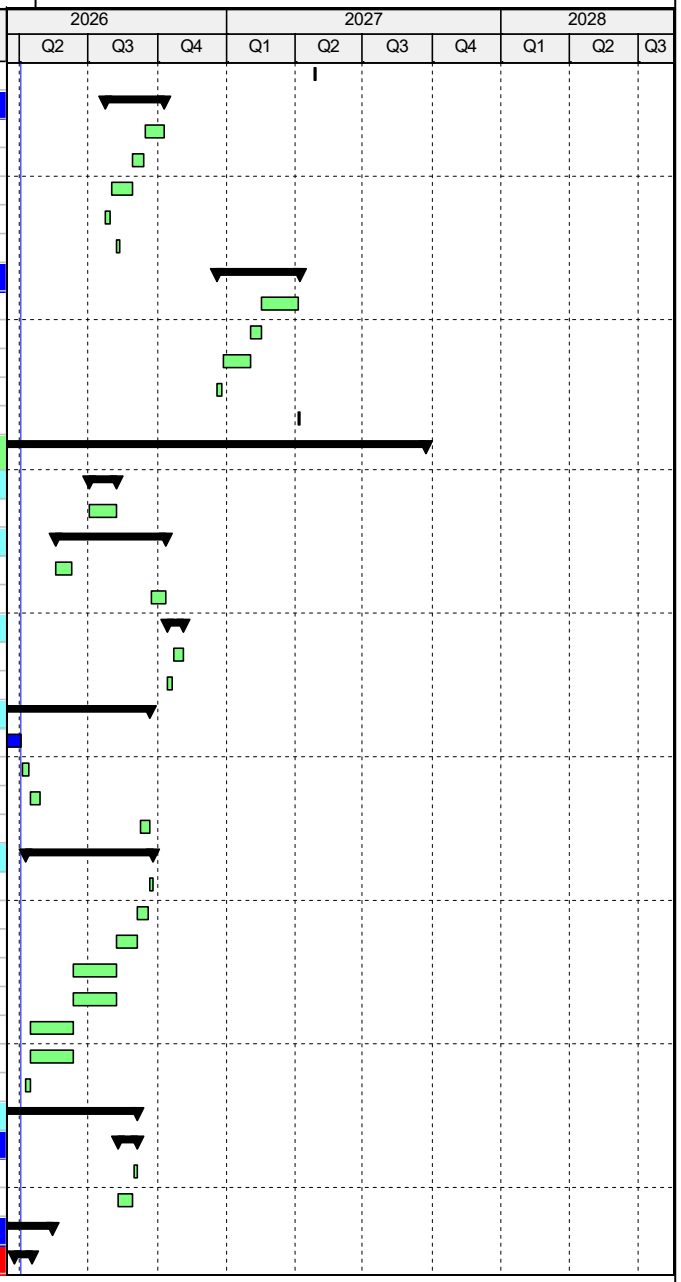


Remaining Level of Effort
Actual Work
Actual Level of Effort
Remaining ...

VANCOUVER PUBLIC WORKS OPS CAMPUS - TILT -

Print Date: 08-Apr-26, Data Date: 02-Apr-26

Activity ID	Activity Name	Original Duration	Start	Finish
EW15770	Mobilization	3	27-Apr-27	29-Apr-27
BP 31D Final Earthwork and Utilities		55	24-Jul-26	09-Oct-26
EW15440	Fab/Deliver	20	14-Sep-26	09-Oct-26
EW15410	Review / Approve	10	28-Aug-26	11-Sep-26
EW15400	Prepare / Submit Submittals	20	31-Jul-26	27-Aug-26
EWS527	Prepare / Execute Subcontract Agreement	5	24-Jul-26	30-Jul-26
EW15390	Mobilization	3	07-Aug-26	11-Aug-26
BP 32B Landscaping		78	18-Dec-26	08-Apr-27
EW16120	Fab/Deliver	35	16-Feb-27	05-Apr-27
EW16110	Review / Approve	10	02-Feb-27	15-Feb-27
EW16100	Prepare / Submit Submittals	25	28-Dec-26	01-Feb-27
EWS697	Prepare / Execute Subcontract Agreement	5	18-Dec-26	24-Dec-26
EW16090	Mobilization	3	06-Apr-27	08-Apr-27
EARLY WORK CONSTRUCTION		505	29-Sep-25 A	23-Sep-27
EARLY SITE WORK		25	02-Jul-26	06-Aug-26
EW16451	Install Early Sanitary Main S-01 to S-06	25	02-Jul-26*	06-Aug-26
EARLY WORK FENCING		103	18-May-26	12-Oct-26
EW15090	Install Chainlink & Barbed Wire Fence (North Boundary)	15	18-May-26	08-Jun-26
EW15040	Install Chainlink Fence (North Boundary)	15	22-Sep-26	12-Oct-26
EARLY IRRIGATION & PLANTING		17	13-Oct-26	04-Nov-26
EW15130	Retaining Wall Tree Planting	10	22-Oct-26	04-Nov-26
EW15120	Retaining Wall Irrigation	7	13-Oct-26	21-Oct-26
EARLY WORK SITE EXCAVATION & UNDERGROUND UTILITIES		149	20-Feb-26 A	21-Sep-26
EW16401	Laboratory Review	10	20-Feb-26 A	02-Apr-26
EW16381	Removal of Clearance Sampling Contaminated Soils	7	03-Apr-26	13-Apr-26
EW1200	Removal of Existing Septic Tank	10	14-Apr-26	27-Apr-26
EW15180	Reconstruct North Gravel Access Road	10	08-Sep-26	21-Sep-26
EARLY WORK GEO EXCHANGE		120	08-Apr-26	25-Sep-26
EW14960	Early Work - PP - Geo Exchange - Backfill & Grade Geo Exchange Pad	5	21-Sep-26	25-Sep-26
EW14950	Early Work - PP - Geo Exchange - Install Vaults	10	04-Sep-26	18-Sep-26
EW14930	Early Work - PP - Geo Exchange - Install Geo Exchange (Zone 3)	20	07-Aug-26	03-Sep-26
EW14920	Early Work - PP - Geo Exchange - Install Geo Exchange (Zone 4)	40	11-Jun-26	06-Aug-26
EW14910	Early Work - PP - Geo Exchange - Install Geo Exchange (Zone 2)	40	11-Jun-26	06-Aug-26
EW14900	Early Work - PP - Geo Exchange - Install Geo Exchange (Zone 5)	40	15-Apr-26	10-Jun-26
EW14890	Early Work - PP - Geo Exchange - Install Geo Exchange (Zone 1)	40	15-Apr-26	10-Jun-26
EW14750	Early Work - PP - Geo Exchange - Mobilization	5	08-Apr-26	14-Apr-26
SITE RETAINING WALLS		127	10-Mar-26 A	04-Sep-26
MSE RETAINING WALL (WALL #01)		20	10-Aug-26	04-Sep-26
A14020	Backfill Wall 1	5	31-Aug-26	04-Sep-26
A14010	Install MSE Wall 1	15	10-Aug-26	28-Aug-26
SOLDIER PILE RETAINING WALL (WALL #2)		49	10-Mar-26 A	15-May-26
RETAINING WALL UPPER		17	25-Mar-26 A	16-Apr-26

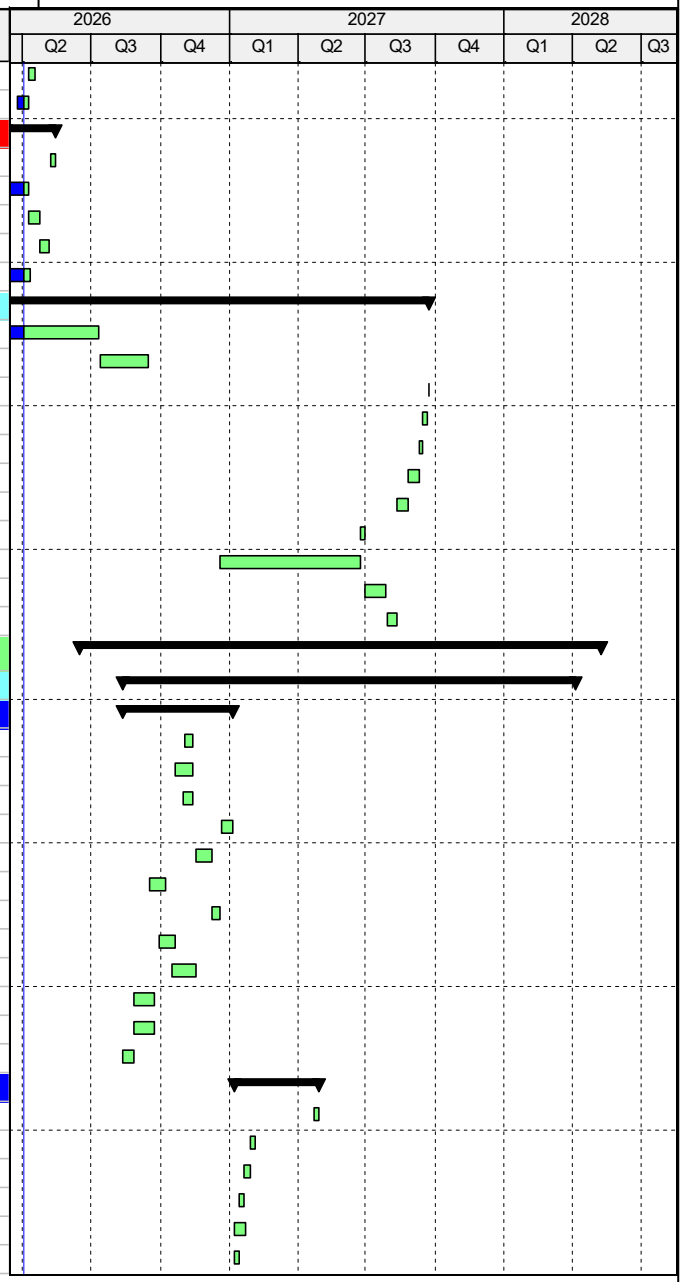


Remaining Level of Effort
Actual Work
Actual Level of Effort
Remaining ...

VANCOUVER PUBLIC WORKS OPS CAMPUS - TILT -

Print Date: 08-Apr-26, Data Date: 02-Apr-26

Activity ID	Activity Name	Original Duration	Start	Finish
A2930	Shot-crete Wall	7	08-Apr-26	16-Apr-26
A2920	Install Retaining Wall Rebar	10	25-Mar-26 A	07-Apr-26
RETAINING WALL LOWER		49	10-Mar-26 A	15-May-26
A14090	Shot-crete Wall	7	07-May-26	15-May-26
A14080	Install Timber Lagging	10	10-Mar-26 A	08-Apr-26
A14060	Install Drain Mat	10	09-Apr-26	22-Apr-26
A14050	Install Retaining Wall Rebar	10	23-Apr-26	06-May-26
A14040	Excavate for Retaining Walls	15	10-Mar-26 A	09-Apr-26
NEW INTERSECTION / TRAFFIC SIGNAL		505	29-Sep-25 A	23-Sep-27
A14570	Complete Intersection / Signal Design	42	29-Sep-25 A	10-Jul-26
A14590	Submit for Permit	45	13-Jul-26	14-Sep-26
A14670	Final Inspection	2	22-Sep-27	23-Sep-27
A14660	Final Striping of Roadway / Intersection	5	15-Sep-27	21-Sep-27
A14650	Asphalt as Needed	3	10-Sep-27	14-Sep-27
A14640	F/R/P Curb & Sidewalk	10	26-Aug-27	09-Sep-27
A14630	Install Signal Arm & Equipment	10	12-Aug-27	25-Aug-27
A14600	Demo Existing Sidewalk	5	23-Jun-27	29-Jun-27
A14580	Procure Signal Arm / Equipment	130	18-Dec-26	22-Jun-27
A14610	Install Signal Arm / Equipment Raceway	20	30-Jun-27	28-Jul-27
A14620	Install Signal Arm / Equipment Foundations	10	29-Jul-27	11-Aug-27
CONSTRUCTION		482	16-Jun-26	08-May-28
BUILDING A		418	12-Aug-26	04-Apr-28
BUILDING A - FOUNDATIONS		100	12-Aug-26	05-Jan-27
A1720	Building A - Set / Install Anchor Bolts and Embeds	10	02-Nov-26	13-Nov-26
A1710	Building A - Install Foundation Rebar	18	21-Oct-26	13-Nov-26
A1810	Building A - Pour Foundations / Elevator Pits	11	30-Oct-26	13-Nov-26
A1461	Building A - Install Radon Under-Slab Exhaust Pipes and Pits	10	21-Dec-26	05-Jan-27
A1700	Building A - Waterproof Elevator Pits AE1 / AE2	14	17-Nov-26	08-Dec-26
A13990	Building A - Excavate Foundations	15	17-Sep-26	07-Oct-26
A1680	Building A - Backfill / Fine Grade Building Pad	8	09-Dec-26	18-Dec-26
A1670	Building A - Install Underslab Utilities	15	29-Sep-26	19-Oct-26
A1010	Building A - Form Footings / Elevator Pits	22	16-Oct-26	16-Nov-26
A1690	Building A - Underslab MEP Coordination	20	26-Aug-26	23-Sep-26
A1660	Building A - Install Agg-Piers	20	26-Aug-26	23-Sep-26
A1650	Building A - Grade Building Pad	10	12-Aug-26	25-Aug-26
BUILDING A - SLAB-ON-GRADE (SOG)		81	06-Jan-27	28-Apr-27
A1030	Building A - Perimeter Slab Pourbacks	5	22-Apr-27	28-Apr-27
A1080	Building A - Pour SOG	5	29-Jan-27	04-Feb-27
A1070	Building A - Install SOG Rebar	7	20-Jan-27	28-Jan-27
A1060	Building A - Install Vapor Barrier	4	14-Jan-27	19-Jan-27
A1050	Building A - Set MEP to Grade / Set Blockouts	13	06-Jan-27	22-Jan-27
A1040	Building A - Install Underslab Insulation	5	06-Jan-27	12-Jan-27

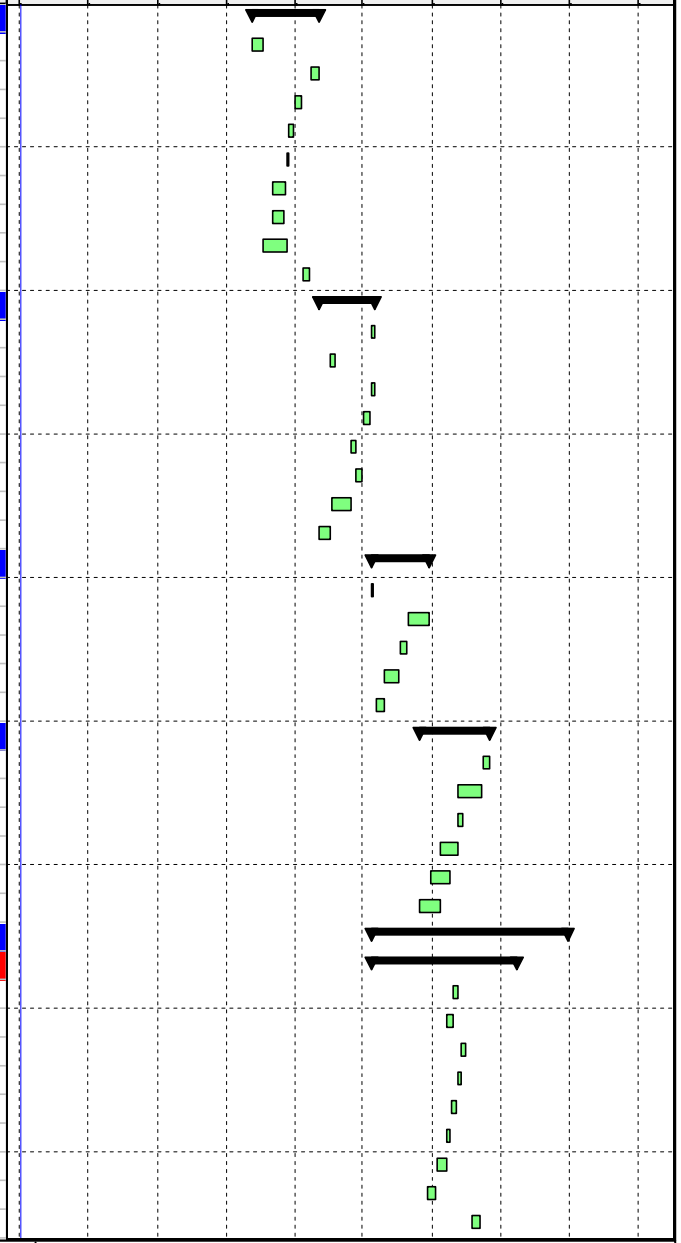


Remaining Level of Effort
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VANCOUVER PUBLIC WORKS OPS CAMPUS - TILT -

Print Date: 08-Apr-26, Data Date: 02-Apr-26

Activity ID	Activity Name	Original Duration	Start	Finish
BUILDING A - TILT PANELS		62	04-Feb-27	03-May-27
A15112	Building A - Tilt Panels - Grade and Pour Casting Beds	10	04-Feb-27	18-Feb-27
A14110	Building A - Tilt Panels - Weld Panel Clips	8	22-Apr-27	03-May-27
A13970	Building A - Tilt Panels - Cure & Prep	7	01-Apr-27	09-Apr-27
A13960	Building A - Tilt Panels - Pour / Finish Upside Panel	6	24-Mar-27	31-Mar-27
A13950	Building A - Tilt Panels - Inspection	2	22-Mar-27	23-Mar-27
A13940	Building A - Tilt Panels - Conduit & Up Embeds	12	04-Mar-27	19-Mar-27
A13930	Building A - Tilt Panels - Rebar	12	03-Mar-27	18-Mar-27
A13920	Building A - Tilt Panels - Form Panel & Install Down Embeds	22	19-Feb-27	22-Mar-27
A13980	Building A - Tilt Panels - Erect / Align / Lift in Place Tilt Panels	8	12-Apr-27	21-Apr-27
BUILDING A - ELEVATED DECKS		52	04-May-27	16-Jul-27
A1790	Building A - Install Stairs	5	12-Jul-27	16-Jul-27
A1800	Building A - Remove Tilt Braces	5	18-May-27	25-May-27
A1780	Building A - Cure of SOMD	5	12-Jul-27	16-Jul-27
A1770	Building A - Pour Concrete Deck	6	01-Jul-27	09-Jul-27
A1760	Building A - Install Reinforcement and Shear Studs	5	15-Jun-27	21-Jun-27
A1750	Building A - Install Edgeforms and Block-outs	7	22-Jun-27	30-Jun-27
A1740	Building A - Install Metal Decking	17	20-May-27	14-Jun-27
A1730	Building A - Steel Columns / Beams / Perimeter Steel	10	04-May-27	17-May-27
BUILDING A - ROOF STRUCTURE		55	12-Jul-27	27-Sep-27
A1180	Building A - Layout and Survey	3	12-Jul-27	14-Jul-27
A1220	Building A - Install Roofing System	20	30-Aug-27	27-Sep-27
A1210	Building A - Install Curbing & Cut Deck at Roof Penetrations	7	19-Aug-27	27-Aug-27
A1200	Building A - Install Roof Decking	15	29-Jul-27	18-Aug-27
A1190	Building A - Install Girders / Joist / Perimeter Steel	10	19-Jul-27	30-Jul-27
BUILDING A - EXTERIOR SYSTEM		66	14-Sep-27	16-Dec-27
A1280	Building A - Install Exterior Lighting and Signage	8	07-Dec-27	16-Dec-27
A1270	Building A - Install Roll-up Doors	20	05-Nov-27	06-Dec-27
A1260	Building A - Install Exterior Doors and Hardware	4	05-Nov-27	10-Nov-27
A1250	Building A - Install Window System	18	12-Oct-27	04-Nov-27
A1240	Building A - Apply Exterior Coatings	20	28-Sep-27	25-Oct-27
A1230	Building A - Clean & Prep Panels	20	14-Sep-27	11-Oct-27
BUILDING A - INTERIORS BUILDOUT		182	12-Jul-27	28-Mar-28
BUILDING A - 1ST FLOOR BUILDOUT		135	12-Jul-27	21-Jan-28
A1500	Building A - Grind and Polish Floors	5	29-Oct-27	04-Nov-27
A1450	Building A - Install Doors and Hardware	7	20-Oct-27	28-Oct-27
A1470	Building A - Install Cabinets & Casework	5	09-Nov-27	15-Nov-27
A1430	Building A - Install Ceiling Tile	4	03-Nov-27	08-Nov-27
A1410	Building A - Install MEP Devices	6	26-Oct-27	02-Nov-27
A1400	Building A - Install Device Tile	4	20-Oct-27	25-Oct-27
A1390	Building A - Install Ceiling Grid	8	08-Oct-27	19-Oct-27
A1380	Building A - Prime and Paint	8	24-Sep-27	05-Oct-27
A1475	Building A - Install Misc Accessories	7	23-Nov-27	03-Dec-27

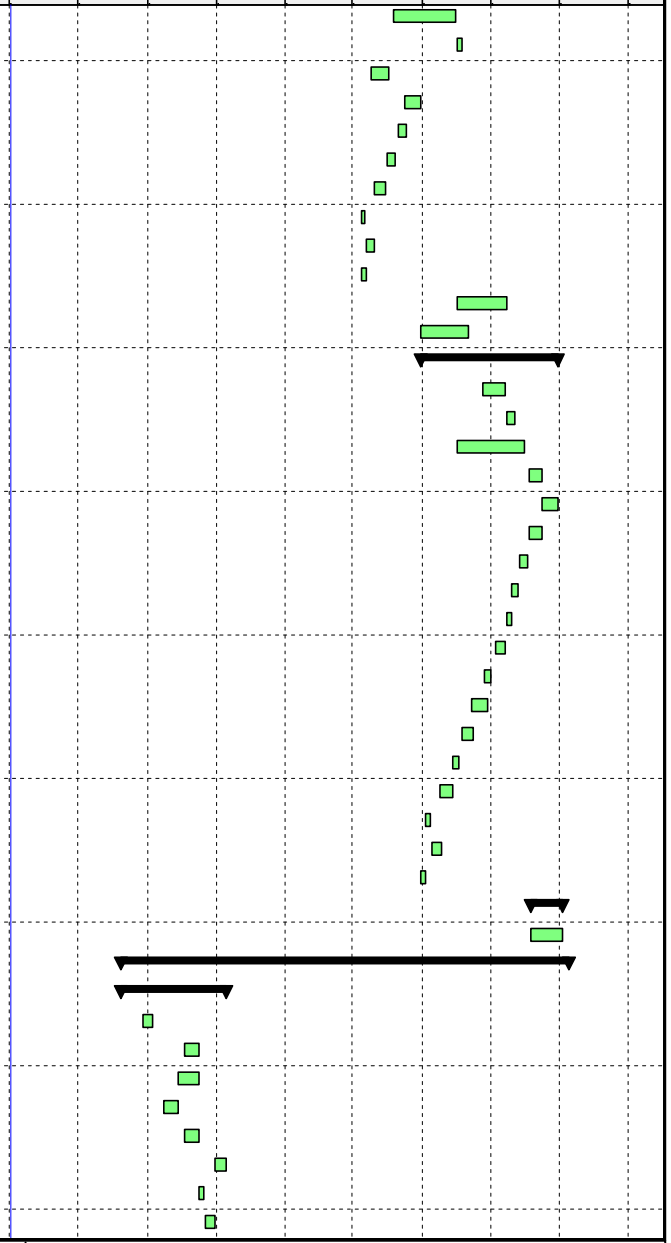


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VANCOUVER PUBLIC WORKS OPS CAMPUS - TILT -

Print Date: 08-Apr-26, Data Date: 02-Apr-26

Activity ID	Activity Name	Original Duration	Start	Finish
A1460	Building A - Buildout Restrooms	60	23-Aug-27	15-Nov-27
A1440	Building A - Install Flooring and Base	5	16-Nov-27	22-Nov-27
A1320	Building A - Install CMU Walls Adjacent to Drive Isles	18	26-Jul-27	18-Aug-27
A1360	Building A - H/T/F Gyp	15	08-Sep-27	28-Sep-27
A1350	Building A - Rough-in MEP at Walls	8	30-Aug-27	09-Sep-27
A1340	Building A - Layout and Frame Walls	8	16-Aug-27	25-Aug-27
A1330	Building A - Rough-in Over head MEP	12	29-Jul-27	13-Aug-27
A1310	Building A - Install Framing Top Track	5	12-Jul-27	16-Jul-27
A1300	Building A - Install Monokote	10	19-Jul-27	30-Jul-27
A1290	Building A - Install MEP Hangers	6	12-Jul-27	19-Jul-27
A1490	Building A - Install Elevator AE2	45	16-Nov-27	21-Jan-28
A1370	Building A - Install Elevator AE1	45	28-Sep-27	01-Dec-27
BUILDING A - 2ND FLOOR BUILDOUT		127	28-Sep-27	28-Mar-28
A14940	Building A - Grind and Polish Floors	20	20-Dec-27	18-Jan-28
A14800	Building A - Install Doors and Hardware	8	21-Jan-28	01-Feb-28
A14730	Building A - Buildout Restrooms	60	17-Nov-27	14-Feb-28
A14840	Building A - Install Cabinets & Casework	12	21-Feb-28	07-Mar-28
A14850	Building A - Install Misc Accessories	15	08-Mar-28	28-Mar-28
A14830	Building A - Install Flooring and Base	12	21-Feb-28	07-Mar-28
A14820	Building A - Install Ceiling Tile	10	07-Feb-28	18-Feb-28
A14810	Building A - Install MEP Devices	6	28-Jan-28	04-Feb-28
A14790	Building A - Install Device Tile	5	21-Jan-28	27-Jan-28
A14780	Building A - Install Ceiling Grid	10	07-Jan-28	20-Jan-28
A14770	Building A - Prime and Paint	7	22-Dec-27	31-Dec-27
A14750	Building A - H/T/F Gyp	15	06-Dec-27	27-Dec-27
A14740	Building A - Rough-in MEP at Walls	8	24-Nov-27	07-Dec-27
A14720	Building A - Layout and Frame Walls	7	10-Nov-27	18-Nov-27
A14710	Building A - Rough-in Over head MEP	12	25-Oct-27	09-Nov-27
A14680	Building A - Install Framing Top Track	5	06-Oct-27	12-Oct-27
A14690	Building A - Install Monokote	10	13-Oct-27	26-Oct-27
A1480	Building A - Install MEP Hangers	6	28-Sep-27	05-Oct-27
BUILDING A - COMMISSIONING / PUNCHLIST		30	23-Feb-28	04-Apr-28
A1170	Building A - Commissioning / Punchlist	30	23-Feb-28	04-Apr-28
BUILDING B		415	26-Aug-26	13-Apr-28
BUILDING B - FOUNDATIONS		95	26-Aug-26	12-Jan-27
B14050	Building B - Underslab MEP Coordination	10	24-Sep-26	07-Oct-26
B15142	Building B - Set / Install Anchor Bolts and Embeds	10	20-Nov-26	07-Dec-26
B15122	Building B - Install Foundation Rebar	18	10-Nov-26	07-Dec-26
B14080	Building B - Excavate Foundations	15	22-Oct-26	11-Nov-26
B15132	Building B - Pour Foundations / Elevator Pits	11	19-Nov-26	07-Dec-26
B15041	Building B - Install Radon Under-Slab Exhaust Pipes and Pits	10	29-Dec-26	12-Jan-27
B14040	Building B - Waterproof Elevator Pit BE1	5	09-Dec-26	15-Dec-26
B14030	Building B - Backfill / Fine Grade Building Pad	8	16-Dec-26	28-Dec-26

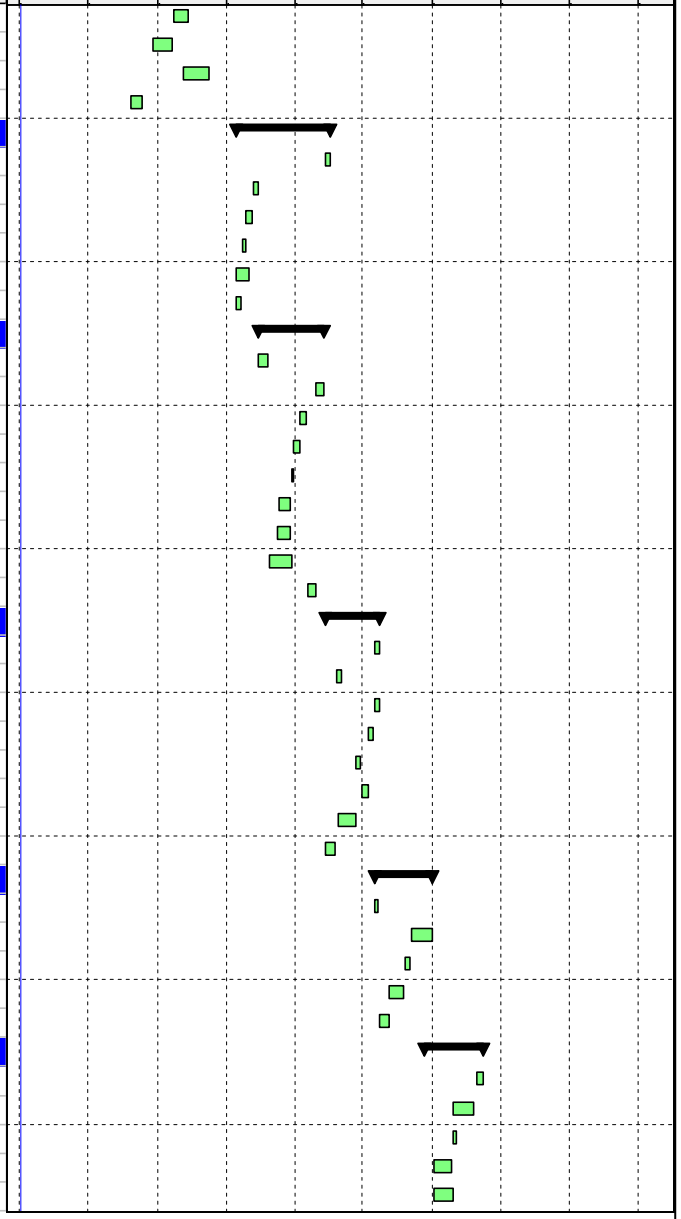


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VANCOUVER PUBLIC WORKS OPS CAMPUS - TILT -

Print Date: 08-Apr-26, Data Date: 02-Apr-26

Activity ID	Activity Name	Original Duration	Start	Finish
B14010	Building B - Install Underslab Utilities	15	22-Oct-26	11-Nov-26
B14000	Building B - Install Agg-Piers	20	24-Sep-26	21-Oct-26
B14020	Building B - Form Footings / Elevator Pit	22	05-Nov-26	08-Dec-26
B13990	Building B - Grade Building Pad	10	26-Aug-26	09-Sep-26
BUILDING B - SLAB-ON-GRADE (SOG)		89	13-Jan-27	17-May-27
B14190	Building B - Perimeter Slab Pourbacks	5	11-May-27	17-May-27
B15196	Building B - Pour SOG	5	05-Feb-27	11-Feb-27
B15195	Building B - Install SOG Rebar	7	27-Jan-27	04-Feb-27
B15194	Building B - Install Vapor Barrier	4	21-Jan-27	26-Jan-27
B15193	Building B - Set MEP to Grade / Set Blockouts	13	13-Jan-27	29-Jan-27
B15192	Building B - Install Underslab Insulation	5	13-Jan-27	19-Jan-27
BUILDING B - TILTS PANELS		62	11-Feb-27	10-May-27
B15102	Building B - Tilt Panels - Grade and Pour Casting Beds	10	11-Feb-27	25-Feb-27
B14170	Building B - Tilt Panels - Weld Panel Clips	8	29-Apr-27	10-May-27
B14150	Building B - Tilt Panels - Cure & Prep	7	08-Apr-27	16-Apr-27
B13991	Building B - Tilt Panels - Pour / Finish Upside Panel	6	31-Mar-27	07-Apr-27
B13980	Building B - Tilt Panels - Inspection	2	29-Mar-27	30-Mar-27
B13970	Building B - Tilt Panels - Conduit & Up Embeds	12	11-Mar-27	26-Mar-27
B14140	Building B - Tilt Panels - Rebar	12	10-Mar-27	25-Mar-27
B14130	Building B - Tilt Panels - Form Panel & Install Down Embeds	22	26-Feb-27	29-Mar-27
B14160	Building B - Tilt Panels - Erect / Align / Lift in Place Tilt Panels	8	19-Apr-27	28-Apr-27
BUILDING B - ELEVATED DECKS		51	11-May-27	22-Jul-27
B14270	Building B - Install Stairs	5	16-Jul-27	22-Jul-27
B14210	Building B - Remove Tilt Braces	5	26-May-27	01-Jun-27
B14260	Building B - Cure of SOMD	5	16-Jul-27	22-Jul-27
B14250	Building B - Pour Concrete Deck	5	09-Jul-27	15-Jul-27
B14230	Building B - Install Reinforcement and Shear Studs	5	22-Jun-27	28-Jun-27
B14240	Building B - Install Edgeforms and Block-outs	7	29-Jun-27	08-Jul-27
B14220	Building B - Install Metal Decking	17	28-May-27	21-Jun-27
B14200	Building B - Steel Columns / Beams / Perimeter Steel	10	11-May-27	25-May-27
BUILDING B - ROOF STRUCTURE		55	16-Jul-27	01-Oct-27
B14280	Building B - Layout and Survey	3	16-Jul-27	20-Jul-27
B14320	Building B - Install Roofing System	20	03-Sep-27	01-Oct-27
B14310	Building B - Install Curbing & Cut Deck at Roof Penetrations	7	25-Aug-27	02-Sep-27
B14300	Building B - Install Roof Decking	15	04-Aug-27	24-Aug-27
B14290	Building B - Install Girders / Joist / Perimeter Steel	10	23-Jul-27	05-Aug-27
BUILDING B - EXTERIOR SYSTEM		56	20-Sep-27	08-Dec-27
B14380	Building B - Install Exterior Lighting and Signage	8	29-Nov-27	08-Dec-27
B14370	Building B - Install Roll-up Doors	20	28-Oct-27	24-Nov-27
B14360	Building B - Install Exterior Doors and Hardware	4	28-Oct-27	02-Nov-27
B14350	Building B - Install Window System	18	04-Oct-27	27-Oct-27
B14340	Building B - Apply Exterior Coatings	20	04-Oct-27	29-Oct-27

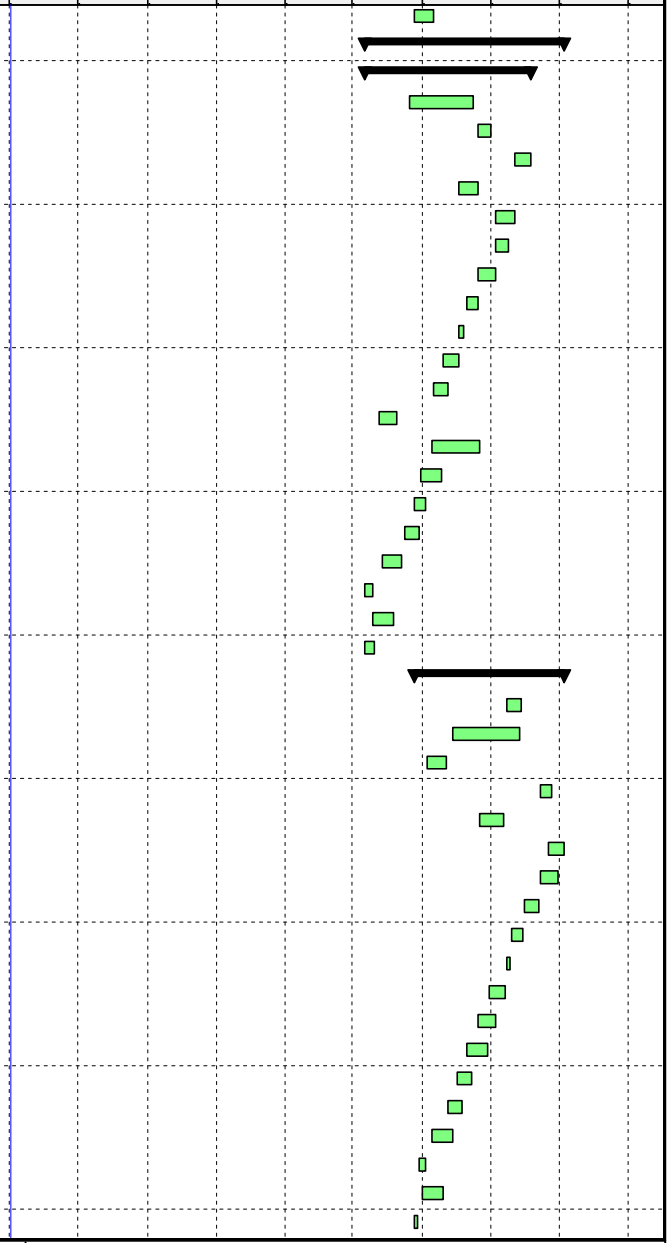


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VANCOUVER PUBLIC WORKS OPS CAMPUS - TILT -

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Activity ID	Activity Name	Original Duration	Start	Finish
B14330	Building B - Clean & Prep Panels	20	20-Sep-27	15-Oct-27
BUILDING B - INTERIORS BUILDOUT		185	16-Jul-27	06-Apr-28
BUILDING B - 1ST FLOOR BUILDOUT		153	16-Jul-27	22-Feb-28
B14460	Building B - Buildout Restrooms	60	14-Sep-27	08-Dec-27
B14700	Building B - Grind and Polish Floors	12	14-Dec-27	30-Dec-27
B14565	Building B - Install Misc Accessories	15	02-Feb-28	22-Feb-28
B14520	Building B - Install Doors and Hardware	15	19-Nov-27	13-Dec-27
B14550	Building B - Install Flooring and Base	18	07-Jan-28	01-Feb-28
B14560	Building B - Install Cabinets & Casework	12	07-Jan-28	24-Jan-28
B14540	Building B - Install Ceiling Tile	15	15-Dec-27	06-Jan-28
B14530	Building B - Install MEP Devices	12	29-Nov-27	14-Dec-27
B14510	Building B - Install Device Tile	4	19-Nov-27	24-Nov-27
B14500	Building B - Install Ceiling Grid	15	29-Oct-27	18-Nov-27
B14490	Building B - Prime and Paint	15	15-Oct-27	04-Nov-27
B14420	Building B - Install CMU Walls Adjacent to Drive Isles	18	04-Aug-27	27-Aug-27
B14480	Building B - Install Elevator	45	13-Oct-27	16-Dec-27
B14470	Building B - H/T/F Gyp	20	29-Sep-27	26-Oct-27
B14450	Building B - Rough-in MEP at Walls	12	21-Sep-27	06-Oct-27
B14440	Building B - Layout and Frame Walls	15	07-Sep-27	27-Sep-27
B14430	Building B - Rough-in Over head MEP	20	09-Aug-27	03-Sep-27
B14400	Building B - Install Framing Top Track	8	16-Jul-27	27-Jul-27
B14410	Building B - Install Monokote	20	28-Jul-27	24-Aug-27
B14390	Building B - Install MEP Hangers	10	16-Jul-27	29-Jul-27
BUILDING B - 2ND FLOOR BUILDOUT		140	20-Sep-27	06-Apr-28
B14980	Building B - Install Doors and Hardware	15	21-Jan-28	10-Feb-28
B14910	Building B - Buildout Restrooms	60	10-Nov-27	07-Feb-28
B14880	Building B - Install CMU Walls Adjacent to Drive Isles	18	08-Oct-27	02-Nov-27
B15020	Building B - Install Cabinets & Casework	12	06-Mar-28	21-Mar-28
B15040	Building B - Grind and Polish Floors	20	17-Dec-27	17-Jan-28
B15030	Building B - Install Misc Accessories	15	17-Mar-28	06-Apr-28
B15010	Building B - Install Flooring and Base	18	06-Mar-28	29-Mar-28
B15000	Building B - Install Ceiling Tile	15	14-Feb-28	03-Mar-28
B14990	Building B - Install MEP Devices	12	27-Jan-28	11-Feb-28
B14970	Building B - Install Device Tile	4	21-Jan-28	26-Jan-28
B14960	Building B - Install Ceiling Grid	15	30-Dec-27	20-Jan-28
B14950	Building B - Prime and Paint	15	15-Dec-27	06-Jan-28
B14930	Building B - H/T/F Gyp	20	29-Nov-27	27-Dec-27
B14920	Building B - Rough-in MEP at Walls	12	17-Nov-27	06-Dec-27
B14900	Building B - Layout and Frame Walls	15	03-Nov-27	23-Nov-27
B14890	Building B - Rough-in Over head MEP	20	13-Oct-27	09-Nov-27
B14860	Building B - Install Framing Top Track	8	27-Sep-27	06-Oct-27
B14870	Building B - Install Monokote	20	01-Oct-27	28-Oct-27
B14575	Building B - Install MEP Hangers	5	20-Sep-27	24-Sep-27

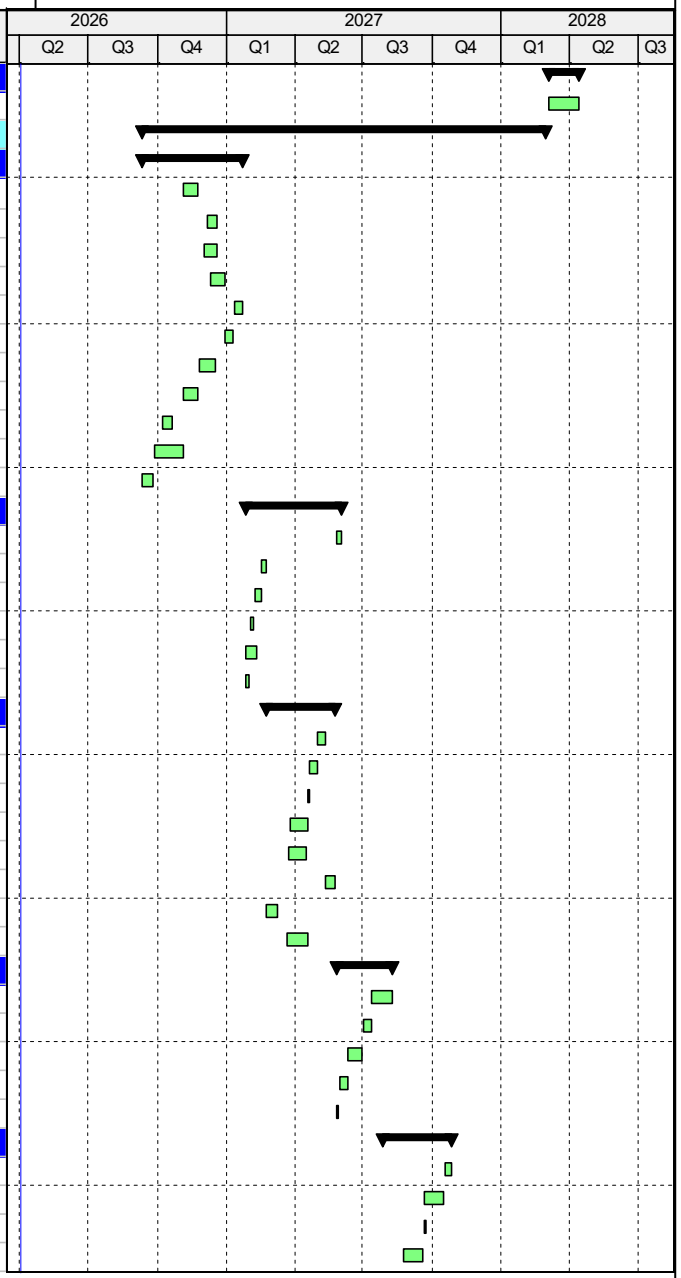


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VANCOUVER PUBLIC WORKS OPS CAMPUS - TILT -

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Activity ID	Activity Name	Original Duration	Start	Finish
BUILDING B - COMMISSIONING & PUNCHLIST		30	03-Mar-28	13-Apr-28
B1240	Building B - Commissioning / Punchlist	30	03-Mar-28	13-Apr-28
BUILDING C		372	10-Sep-26	28-Feb-28
BUILDING C - FOUNDATIONS		93	10-Sep-26	22-Jan-27
C14095	Building C - Excavate Foundations	15	04-Nov-26	24-Nov-26
C15172	Building C - Set / Install Anchor Bolts and Embeds	10	07-Dec-26	18-Dec-26
C15152	Building C - Install Foundation Rebar	13	02-Dec-26	18-Dec-26
C15162	Building C - Pour Foundations	11	11-Dec-26	28-Dec-26
C15042	Building C - Install Radon Under-Slab Exhaust Pipes and Pits	10	11-Jan-27	22-Jan-27
C14120	Building C - Backfill / Fine Grade Building Pad	8	29-Dec-26	08-Jan-27
C14110	Building C - Form Footings	15	25-Nov-26	17-Dec-26
C14100	Building C - Install Underslab Utilities	15	04-Nov-26	24-Nov-26
C14140	Building C - Underslab MEP Coordination	10	08-Oct-26	21-Oct-26
C14090	Building C - Install Agg-Piers	27	28-Sep-26	03-Nov-26
C14080	Building C - Grade Building Pad	12	10-Sep-26	25-Sep-26
BUILDING C - SLAB-ON-GRADE (SOG)		91	25-Jan-27	01-Jun-27
C14922	Building C - Perimeter Slab Pourbacks	5	26-May-27	01-Jun-27
C15246	Building C - Pour SOG	5	17-Feb-27	23-Feb-27
C15236	Building C - Install SOG Rebar	7	08-Feb-27	16-Feb-27
C15226	Building C - Install Vapor Barrier	4	02-Feb-27	05-Feb-27
C15216	Building C - Set MEP to Grade / Set Blockouts	13	25-Jan-27	10-Feb-27
C15206	Building C - Install Underslab Insulation	5	25-Jan-27	29-Jan-27
BUILDING C - TILT PANELS		65	23-Feb-27	25-May-27
C15082	Building C Tilt Panels - Cure & Prep	7	30-Apr-27	11-May-27
C14020	Building C Tilt Panels - Pour / Finish Upside Panel	7	21-Apr-27	30-Apr-27
C14010	Building C Tilt Panels - Inspection	2	19-Apr-27	21-Apr-27
C14000	Building C Tilt Panels - Conduit & Up Embeds	17	25-Mar-27	19-Apr-27
C15072	Building C Tilt Panels - Rebar	17	24-Mar-27	16-Apr-27
C15052	Building C Tilt Panels - Erect / Align / Lift in Place Tilt Panels	10	11-May-27	25-May-27
C15092	Building C Tilt Panels - Grade and Pour Casting Beds	10	23-Feb-27	09-Mar-27
C15062	Building C Tilt Panels - Form Panel & Install Down Embeds	20	22-Mar-27	19-Apr-27
BUILDING C - ROOF STRUCTURE		53	26-May-27	09-Aug-27
C14990	Building C - Install Roofing System	20	13-Jul-27	09-Aug-27
C14980	Building C - Install Curbing & Cut Deck at Roof Penetrations	7	01-Jul-27	12-Jul-27
C14970	Building C - Install Roof Decking	15	10-Jun-27	30-Jun-27
C14960	Building C - Install Girders / Joist / Perimeter Steel	10	31-May-27	11-Jun-27
C14950	Building C - Layout and Survey	3	26-May-27	28-May-27
BUILDING C - EXTERIOR SYSTEM		66	27-Jul-27	27-Oct-27
C15050	Building C - Install Exterior Lighting and Signage	8	18-Oct-27	27-Oct-27
C15040	Building C - Install Roll-up Doors	20	20-Sep-27	15-Oct-27
C15030	Building C - Install Exterior Doors and Hardware	4	20-Sep-27	23-Sep-27
C15020	Building C - Install Window System	18	24-Aug-27	17-Sep-27

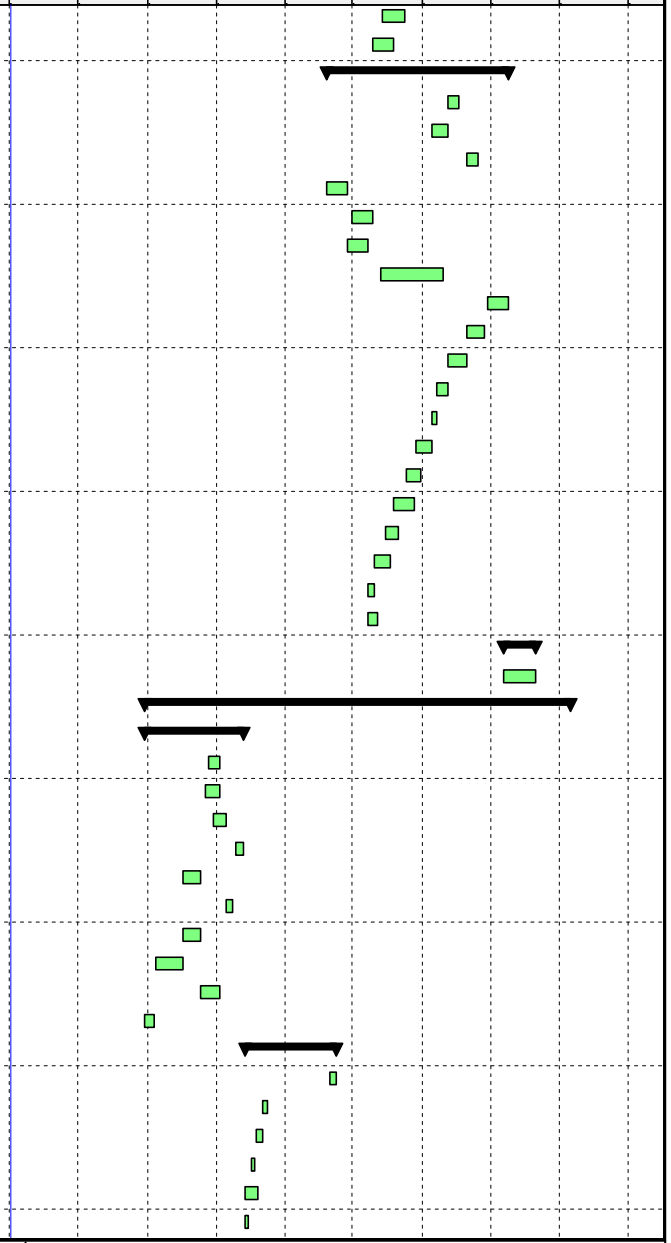


Remaining Level of Effort
Actual Work
Actual Level of Effort
Remaining ...

VANCOUVER PUBLIC WORKS OPS CAMPUS - TILT -

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Activity ID	Activity Name	Original Duration	Start	Finish
C15010	Building C - Apply Exterior Coatings	20	10-Aug-27	07-Sep-27
C15000	Building C - Clean & Prep Panels	20	27-Jul-27	23-Aug-27
BUILDING C - INTERIORS BUILDOUT		168	26-May-27	24-Jan-28
C14300	Building C - Grind and Polish Floors	12	04-Nov-27	19-Nov-27
C14280	Building C - Install Doors and Hardware	15	14-Oct-27	03-Nov-27
C14330	Building C - Install Cabinets & Casework	12	30-Nov-27	15-Dec-27
C14190	Building C - Rough-in Over head MEP	20	26-May-27	22-Jun-27
C14180	Building C - Install CMU Walls	18	30-Jun-27	26-Jul-27
C14170	Building C - Prime and Paint Overhead Structure	20	23-Jun-27	21-Jul-27
C14210	Building C - Buildout Restrooms	60	06-Aug-27	29-Oct-27
C14340	Building C - Install Misc Accessories and CFCI / OFCI Equipment	20	27-Dec-27	24-Jan-28
C14320	Building C - Install Flooring and Base	18	30-Nov-27	23-Dec-27
C14310	Building C - Install Ceiling Tile	15	05-Nov-27	29-Nov-27
C14290	Building C - Install MEP Devices	12	20-Oct-27	04-Nov-27
C14270	Building C - Install Device Tile	4	14-Oct-27	19-Oct-27
C14260	Building C - Install Ceiling Grid	15	23-Sep-27	13-Oct-27
C14250	Building C - Prime and Paint	15	09-Sep-27	29-Sep-27
C14230	Building C - H/T/F Gyp	20	23-Aug-27	20-Sep-27
C14220	Building C - Rough-in MEP at Walls	12	13-Aug-27	30-Aug-27
C14200	Building C - Layout and Frame Walls	15	30-Jul-27	19-Aug-27
C14160	Building C - Install Framing Top Track	8	20-Jul-27	29-Jul-27
C14150	Building C - Install MEP Hangers	10	20-Jul-27	02-Aug-27
BUILDING C - COMMISSIONING & PUNCHLIST		30	18-Jan-28	28-Feb-28
C1310	Building C - Commissioning / Punchlist	30	18-Jan-28	28-Feb-28
BUILDING D		394	28-Sep-26	14-Apr-28
BUILDING D - FOUNDATIONS		91	28-Sep-26	05-Feb-27
D15202	Building D - Set / Install Anchor Bolts and Embeds	10	21-Dec-26	05-Jan-27
D15182	Building D - Install Foundation Rebar	13	16-Dec-26	05-Jan-27
D15192	Building D - Pour Foundations	11	28-Dec-26	12-Jan-27
D15043	Building D - Install Radon Under-Slab Exhaust Pipes and Pits	10	25-Jan-27	05-Feb-27
D14260	Building D - Excavate Foundations	15	18-Nov-26	10-Dec-26
D14210	Building D - Backfill / Fine Grade Building Pad	8	13-Jan-27	22-Jan-27
D14190	Building D - Install Underslab Utilities	15	18-Nov-26	10-Dec-26
D14180	Building D - Install Agg-Piers	27	12-Oct-26	17-Nov-26
D14200	Building D - Form Footings	15	11-Dec-26	04-Jan-27
D14170	Building D - Grade Building Pad	10	28-Sep-26	09-Oct-26
BUILDING D - SLAB-ON-GRADE (SOG)		87	08-Feb-27	09-Jun-27
D15102	Building D - Perimeter Slab Pourbacks	7	01-Jun-27	09-Jun-27
D15296	Building D - Pour SOG	5	03-Mar-27	09-Mar-27
D15286	Building D - Install SOG Rebar	7	22-Feb-27	02-Mar-27
D15276	Building D - Install Vapor Barrier	4	16-Feb-27	19-Feb-27
D15266	Building D - Set MEP to Grade / Set Blockouts	13	08-Feb-27	24-Feb-27
D15256	Building D - Install Underslab Insulation	5	08-Feb-27	12-Feb-27

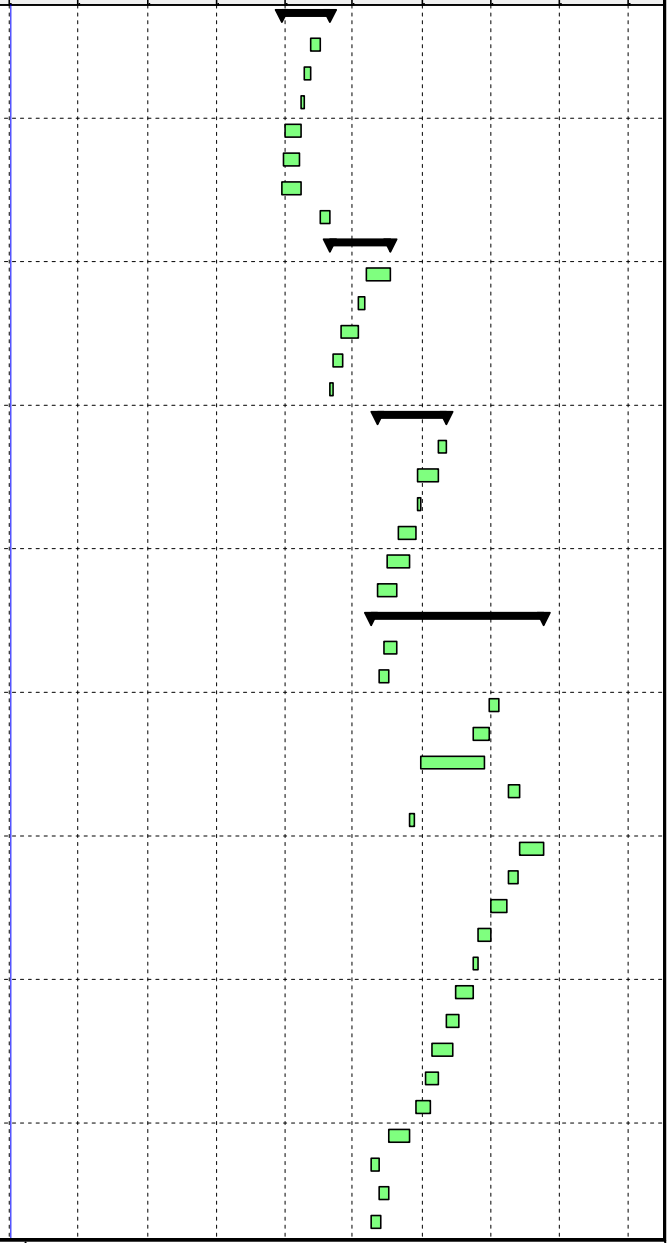


Remaining Level of Effort
Actual Work
Actual Level of Effort
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VANCOUVER PUBLIC WORKS OPS CAMPUS - TILT -

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Activity ID	Activity Name	Original Duration	Start	Finish
BUILDING D - TILT PANELS		45	29-Mar-27	31-May-27
D14240	Building D Tilt Panels - Cure & Prep	7	06-May-27	17-May-27
D14050	Building D Tilt Panels - Pour / Finish Upside Panel	8	26-Apr-27	06-May-27
D14040	Building D Tilt Panels - Inspection	2	22-Apr-27	26-Apr-27
D14030	Building D Tilt Panels - Conduit & Up Embeds	15	01-Apr-27	22-Apr-27
D14230	Building D Tilt Panels - Rebar	15	31-Mar-27	21-Apr-27
D14480	Building D Tilt Panels - Form Panel & Install Down Embeds	18	29-Mar-27	22-Apr-27
D14250	Building D Tilt Panels - Erect / Align / Lift in Place Tilt Panels	10	17-May-27	31-May-27
BUILDING D - ROOF STRUCTURE		58	01-Jun-27	20-Aug-27
D15100	Building D - Install Roofing System	25	19-Jul-27	20-Aug-27
D15090	Building D - Install Curbing & Cut Deck at Roof Penetrations	7	08-Jul-27	16-Jul-27
D15080	Building D - Install Roof Decking	15	16-Jun-27	07-Jul-27
D15070	Building D - Install Girders / Joist / Perimeter Steel	10	04-Jun-27	17-Jun-27
D15060	Building D - Layout and Survey	3	01-Jun-27	03-Jun-27
BUILDING D - EXTERIOR SYSTEM		66	02-Aug-27	02-Nov-27
D15210	Building D - Install Exterior Lighting and Signage	8	22-Oct-27	02-Nov-27
D15200	Building D - Install Roll-up Doors	20	24-Sep-27	21-Oct-27
D15190	Building D - Install Exterior Doors and Hardware	4	24-Sep-27	29-Sep-27
D15180	Building D - Install Window System	18	30-Aug-27	23-Sep-27
D15170	Building D - Apply Exterior Coatings	20	16-Aug-27	13-Sep-27
D15160	Building D - Clean & Prep Panels	20	02-Aug-27	27-Aug-27
BUILDING D - INTERIORS BUILDOUT		160	26-Jul-27	10-Mar-28
D14300	Building D - Install CMU Walls at Salt Storage	12	12-Aug-27	27-Aug-27
D14360	Building D - Build Mezzanine Structure	10	05-Aug-27	18-Aug-27
D14420	Building D - Grind and Polish Floors (Just the Restrooms)	7	30-Dec-27	10-Jan-28
D14400	Building D - Install Doors and Hardware	15	08-Dec-27	29-Dec-27
D14330	Building D - Buildout Restrooms	60	29-Sep-27	23-Dec-27
D14450	Building D - Install Cabinets & Casework	12	24-Jan-28	08-Feb-28
D14470	Building D - Prime and Paint Warehouse Ceiling	5	15-Sep-27	21-Sep-27
D14460	Building D - Install Misc Accessories and CFCI / OFCI Equipment	25	07-Feb-28	10-Mar-28
D14440	Building D - Install Flooring and Base	10	24-Jan-28	04-Feb-28
D14430	Building D - Install Ceiling Tile	15	31-Dec-27	21-Jan-28
D14410	Building D - Install MEP Devices	12	14-Dec-27	30-Dec-27
D14390	Building D - Install Device Tile	4	08-Dec-27	13-Dec-27
D14380	Building D - Install Ceiling Grid	15	15-Nov-27	07-Dec-27
D14370	Building D - Prime and Paint	15	01-Nov-27	19-Nov-27
D14350	Building D - H/T/F Gyp	20	14-Oct-27	10-Nov-27
D14340	Building D - Rough-in MEP at Walls	12	06-Oct-27	21-Oct-27
D14320	Building D - Layout and Frame Walls	15	22-Sep-27	12-Oct-27
D14310	Building D - Rough-in Over head MEP	20	17-Aug-27	14-Sep-27
D14280	Building D - Install Framing Top Track	8	26-Jul-27	04-Aug-27
D14290	Building D - Install Monokote	10	05-Aug-27	18-Aug-27
D14270	Building D - Install MEP Hangers	10	26-Jul-27	06-Aug-27

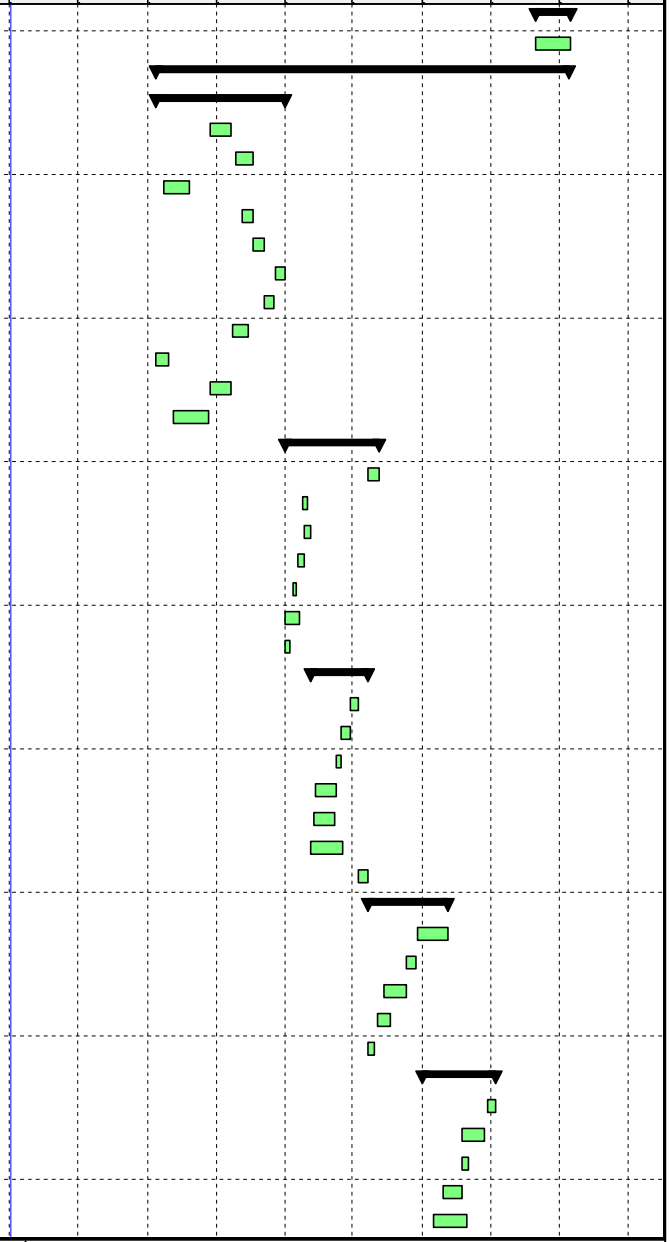


Remaining Level of Effort
Actual Work
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VANCOUVER PUBLIC WORKS OPS CAMPUS - TILT -

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Activity ID	Activity Name	Original Duration	Start	Finish
BUILDING D - COMMISSIONING & PUNCHLIST		35	28-Feb-28	14-Apr-28
D1380	Building D - Commissioning / Punchlist	35	28-Feb-28	14-Apr-28
BUILDING E		383	12-Oct-26	13-Apr-28
BUILDING E - FOUNDATIONS		120	12-Oct-26	01-Apr-27
E14350	Building E - Excavate Foundations	20	22-Dec-26	20-Jan-27
E15212	Building E - Install Foundation Rebar	18	26-Jan-27	18-Feb-27
E14360	Building E - Building E - Underslab MEP Coordination	25	22-Oct-26	25-Nov-26
E15222	Building E - Pour Foundations	11	04-Feb-27	18-Feb-27
E15232	Building E - Set / Install Anchor Bolts and Embeds	10	19-Feb-27	04-Mar-27
E14320	Building E - Install Radon Under-Slab Exhaust Pipes and Pits	10	19-Mar-27	01-Apr-27
E14300	Building E - Backfill / Fine Grade Building Pad	10	05-Mar-27	18-Mar-27
E14290	Building E - Form Footings	17	21-Jan-27	12-Feb-27
E14260	Building E - Grade Building Pad	13	12-Oct-26	28-Oct-26
E14280	Building E - Install Underslab Utilities	20	22-Dec-26	20-Jan-27
E14270	Building E - Install Agg-Piers (Approx 1122 @ 7'-0" OC)	32	04-Nov-26	21-Dec-26
BUILDING E - SLAB-ON-GRADE (SOG)		87	02-Apr-27	04-Aug-27
D15220	Building E - Perimeter Slab Pourbacks	10	22-Jul-27	04-Aug-27
E15280	Building E - Radiant Piping	5	26-Apr-27	30-Apr-27
D15346	Building E - Pour SOG	7	28-Apr-27	06-May-27
D15336	Building E - Install SOG Rebar	7	19-Apr-27	27-Apr-27
D15326	Building E - Install Vapor Barrier	5	12-Apr-27	16-Apr-27
D15316	Building E - Set MEP to Grade / Set Blockouts	13	02-Apr-27	20-Apr-27
D15306	Building E - Install Underslab Insulation	5	02-Apr-27	08-Apr-27
BUILDING E - TILT PANELS		54	06-May-27	21-Jul-27
E14330	Building E Tilt Panels - Cure & Prep	7	28-Jun-27	07-Jul-27
E14080	Building E Tilt Panels - Pour / Finish Upside Panel	10	14-Jun-27	28-Jun-27
E14070	Building E Tilt Panels - Inspection	4	08-Jun-27	14-Jun-27
E14060	Building E Tilt Panels - Conduit & Up Embeds	20	11-May-27	08-Jun-27
E14630	Building E Tilt Panels - Rebar	20	10-May-27	07-Jun-27
E14620	Building E Tilt Panels - Form Panel & Install Down Embeds	30	06-May-27	17-Jun-27
E14340	Building E Tilt Panels - Erect / Align / Lift in Place Tilt Panels	10	07-Jul-27	21-Jul-27
BUILDING E - ROOF STRUCTURE		75	22-Jul-27	04-Nov-27
E15150	Building E - Install Roofing System	30	24-Sep-27	04-Nov-27
E15140	Building E - Install Curbing & Cut Deck at Roof Penetrations	10	10-Sep-27	23-Sep-27
E15130	Building E - Install Roof Decking	20	12-Aug-27	09-Sep-27
E15120	Building E - Install Girders / Joist / Perimeter Steel	15	02-Aug-27	20-Aug-27
E15110	Building E - Layout and Survey	7	22-Jul-27	30-Jul-27
BUILDING E - EXTERIOR SYSTEM		66	01-Oct-27	06-Jan-28
E15270	Building E - Install Exterior Lighting and Signage	8	27-Dec-27	06-Jan-28
E15260	Building E - Install Roll-up Doors	20	24-Nov-27	23-Dec-27
E15250	Building E - Install Exterior Doors and Hardware	4	24-Nov-27	01-Dec-27
E15240	Building E - Install Window System	18	29-Oct-27	23-Nov-27
E15230	Building E - Apply Exterior Coatings	30	15-Oct-27	29-Nov-27

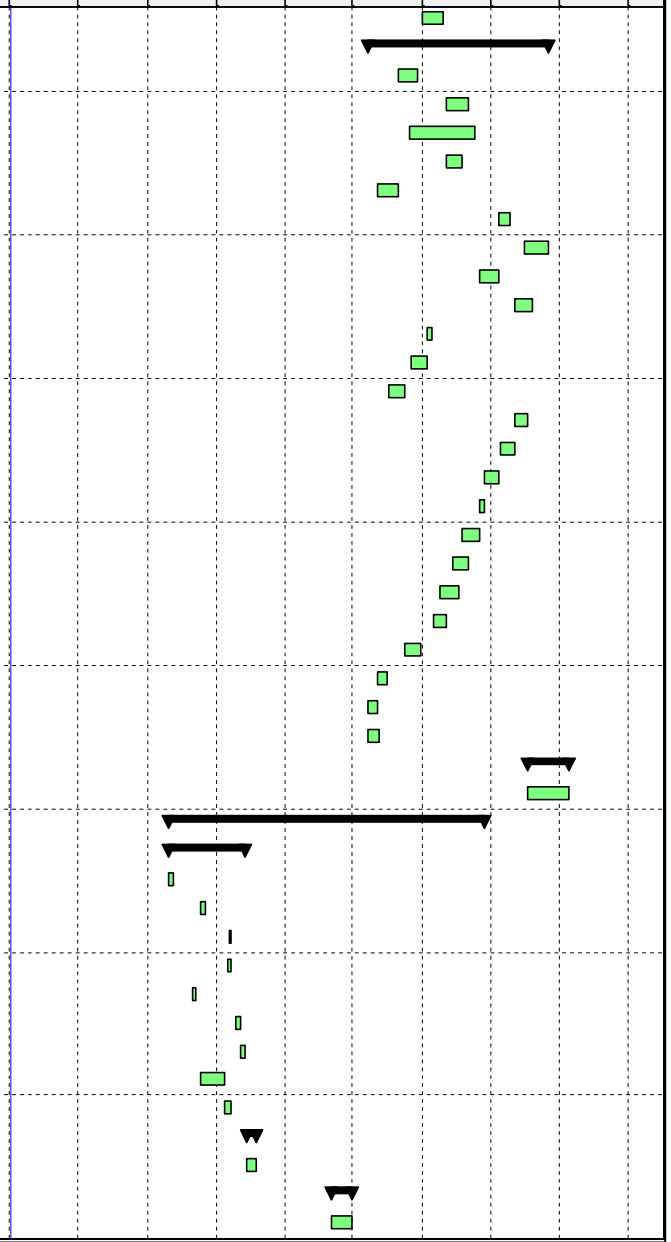


Remaining Level of Effort
Actual Work
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VANCOUVER PUBLIC WORKS OPS CAMPUS - TILT -

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Activity ID	Activity Name	Original Duration	Start	Finish
E15220	Building E - Clean & Prep Panels	20	01-Oct-27	28-Oct-27
BUILDING E - INTERIORS BUILDOUT		167	22-Jul-27	17-Mar-28
E14610	Building E - Install CMU at Chassis Wash	18	31-Aug-27	24-Sep-27
E14590	Building E - Install Bridge Crane Equipment	20	02-Nov-27	01-Dec-27
E14430	Building E - Buildout Restrooms	60	15-Sep-27	09-Dec-27
E14600	Building E - Install Chassis Wash Equipment	15	02-Nov-27	22-Nov-27
E14410	Building E - Rough-in Over head MEP	20	03-Aug-27	30-Aug-27
E14520	Building E - Grind and Polish Floors	12	11-Jan-28	26-Jan-28
E14560	Building E - Install Misc Accessories and CFCI /OFCI Equipment	25	14-Feb-28	17-Mar-28
E14500	Building E - Install Doors and Hardware	15	17-Dec-27	10-Jan-28
E14540	Building E - Install Flooring and Base	18	02-Feb-28	25-Feb-28
E14580	Building E - Prime and Paint Shop Ceiling	5	08-Oct-27	14-Oct-27
E14570	Building E - Rough- in OH MEP	15	17-Sep-27	07-Oct-27
E14460	Building E - Install Steel for Bridge Cranes	15	17-Aug-27	07-Sep-27
E14550	Building E - Install Cabinets & Casework	12	02-Feb-28	17-Feb-28
E14530	Building E - Install Ceiling Tile	15	12-Jan-28	01-Feb-28
E14510	Building E - Install MEP Devices	12	23-Dec-27	11-Jan-28
E14490	Building E - Install Device Tile	4	17-Dec-27	22-Dec-27
E14480	Building E - Install Ceiling Grid	15	24-Nov-27	16-Dec-27
E14470	Building E - Prime and Paint	15	10-Nov-27	02-Dec-27
E14450	Building E - H/T/F Gyp	20	25-Oct-27	19-Nov-27
E14440	Building E - Rough-in MEP at Walls	12	15-Oct-27	01-Nov-27
E14420	Building E - Layout and Frame Walls	15	08-Sep-27	28-Sep-27
E14400	Building E - Build Mezzanine Structure	10	03-Aug-27	16-Aug-27
E14380	Building E - Install Framing Top Track	8	22-Jul-27	02-Aug-27
E14370	Building E - Install MEP Hangers	10	22-Jul-27	04-Aug-27
BUILDING E - COMMISSIONING & PUNCHLIST		40	18-Feb-28	13-Apr-28
E1450	Building E - Commissioning / Punchlist	40	18-Feb-28	13-Apr-28
BUILDING F		291	29-Oct-26	22-Dec-27
BUILDING F - FOUNDATIONS		69	29-Oct-26	08-Feb-27
F14350	Building F - Grade Building Pad	5	29-Oct-26	04-Nov-26
F14440	Building F - Excavate Foundations	5	11-Dec-26	17-Dec-26
F15262	Building F - Set / Install Anchor Bolts and Embeds	3	18-Jan-27	20-Jan-27
F15242	Building F - Install Foundation Rebar	4	15-Jan-27	20-Jan-27
F14410	Building F - Underslab MEP Coordination	5	30-Nov-26	04-Dec-26
F15252	Building F - Pour Foundations	5	26-Jan-27	01-Feb-27
F14390	Building F - Backfill / Fine Grade Building Pad	5	02-Feb-27	08-Feb-27
F14370	Building F - Install Underslab Utilities /. Fuel Tanks	20	11-Dec-26	11-Jan-27
F14380	Building F - Form Footings	7	12-Jan-27	20-Jan-27
BUILDING F - SLAB-ON-GRADE (SOG)		10	09-Feb-27	22-Feb-27
F1470	Building F - F/R/P Slab on Grade	10	09-Feb-27	22-Feb-27
BUILDING F - PRE-ENGINEERED STRUCTURE		20	02-Jun-27	29-Jun-27
F14400	Building F - Building F PEMB - Install Pre-Engineered Metal Building	20	02-Jun-27	29-Jun-27

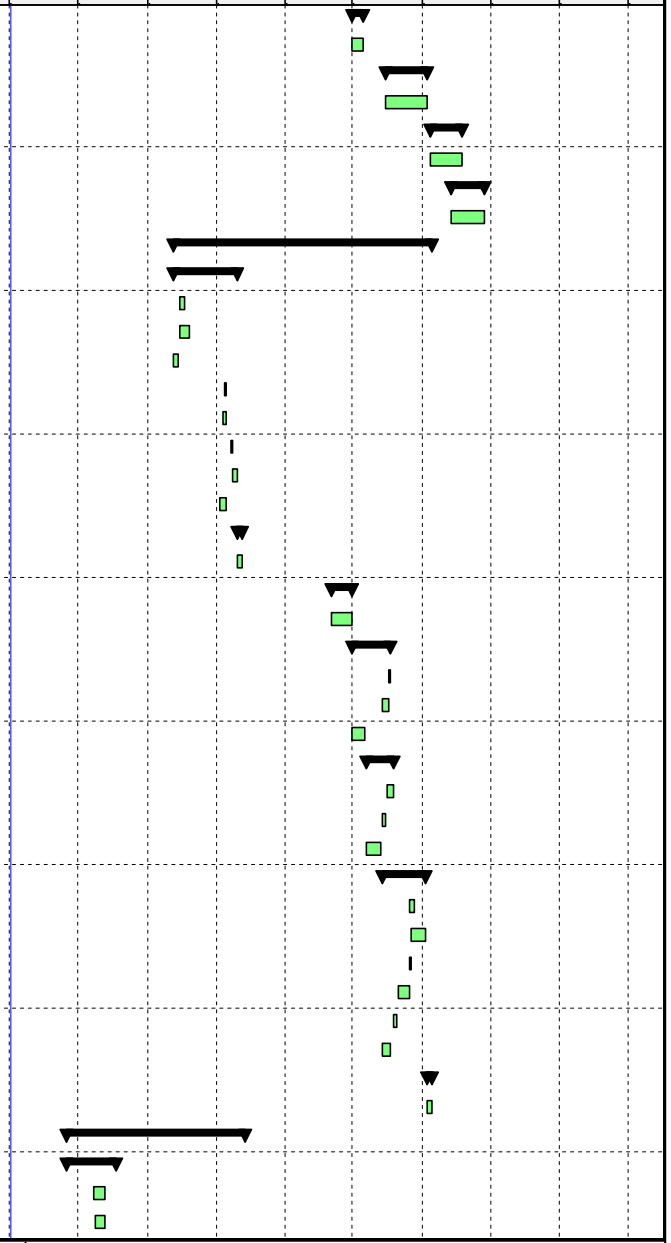


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VANCOUVER PUBLIC WORKS OPS CAMPUS - TILT -

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Activity ID	Activity Name	Original Duration	Start	Finish
BUILDING F - ROOF STRUCTURE		10	30-Jun-27	14-Jul-27
F1490	Building F - Install Roof Structure	10	30-Jun-27	14-Jul-27
BUILDING F - EXTERIOR SYSTEM		40	13-Aug-27	08-Oct-27
F1500	Building F - Exterior System	40	13-Aug-27	08-Oct-27
BUILDING F - INTERIORS BUILDOUT		30	12-Oct-27	22-Nov-27
F1510	Building F - Interior Buildout	30	12-Oct-27	22-Nov-27
BUILDING F - COMMISSIONING & PUNCHLIST		30	09-Nov-27	22-Dec-27
F1520	Building F - Commissioning / Punchlist	30	09-Nov-27	22-Dec-27
BUILDING G		238	05-Nov-26	13-Oct-27
BUILDING G - FOUNDATIONS		57	05-Nov-26	28-Jan-27
G1580	Building G - Excavate Foundations	5	12-Nov-26	18-Nov-26
G1570	Building G - Install Underslab Utilities	10	12-Nov-26	25-Nov-26
G1540	Building G - Grade Building Pad	5	05-Nov-26	11-Nov-26
G15292	Building G - Set / Install Anchor Bolts and Embeds	3	11-Jan-27	13-Jan-27
G15272	Building G - Install Foundation Rebar	4	08-Jan-27	13-Jan-27
G15282	Building G - Pour Foundations	3	19-Jan-27	21-Jan-27
G1600	Building G - Backfill / Fine Grade Building Pad	5	22-Jan-27	28-Jan-27
G1590	Building G - Form Footings	7	05-Jan-27	13-Jan-27
BUILDING G - SLAB-ON-GRADE (SOG)		5	29-Jan-27	04-Feb-27
G1610	Building G - F/R/P Slab-on-Grade	5	29-Jan-27	04-Feb-27
BUILDING G - PRE-ENGINEERED STRUCTURE		20	02-Jun-27	29-Jun-27
G1620	Building G - Install PEMB- Pre-Engineered Metal Building	20	02-Jun-27	29-Jun-27
BUILDING G - ROOF STRUCTURE		37	30-Jun-27	20-Aug-27
G1680	Building G - Install Signage	3	18-Aug-27	20-Aug-27
G1670	Building G - Install Facia / Gutters / Downspouts	7	09-Aug-27	17-Aug-27
G1630	Building G - Install Roof Structure	12	30-Jun-27	16-Jul-27
BUILDING G - EXTERIOR SYSTEM		27	19-Jul-27	24-Aug-27
G1700	Building G - Install Piping to Hose Reels	7	16-Aug-27	24-Aug-27
G1690	Building G - Install Elevated Walking Platforms at Wash Bays	5	09-Aug-27	13-Aug-27
G1640	Building G - Metal Panels and Fiber Cement Panels	15	19-Jul-27	06-Aug-27
BUILDING G - INTERIOR BUILDOUT		42	09-Aug-27	06-Oct-27
G1730	Building G - Prime and Paint Walls and Ceilings	5	14-Sep-27	20-Sep-27
G1750	Building G - Set MEP Equipment	15	16-Sep-27	06-Oct-27
G1740	Building G - Install Doors and Hardware	2	14-Sep-27	15-Sep-27
G1720	Building G - H/T/F Gyp Board Walls and Ceilings	10	30-Aug-27	13-Sep-27
G1710	Building G - Install Insulation Walls and Ceilings	5	23-Aug-27	27-Aug-27
G1650	Building G - MEP Rough-in Walls and Ceilings	10	09-Aug-27	20-Aug-27
BUILDING G - COMMISSIONING & PUNCHLIST		5	07-Oct-27	13-Oct-27
G1660	Building G - Commissioning / Punchlist	5	07-Oct-27	13-Oct-27
BUILDING H		164	16-Jun-26	08-Feb-27
BUILDING H - FOUNDATIONS		46	16-Jun-26	19-Aug-26
H1782	H - Pour Foundations	11	22-Jul-26	05-Aug-26
H1783	H - Set / Install Anchor Bolts and Embeds	10	23-Jul-26	05-Aug-26

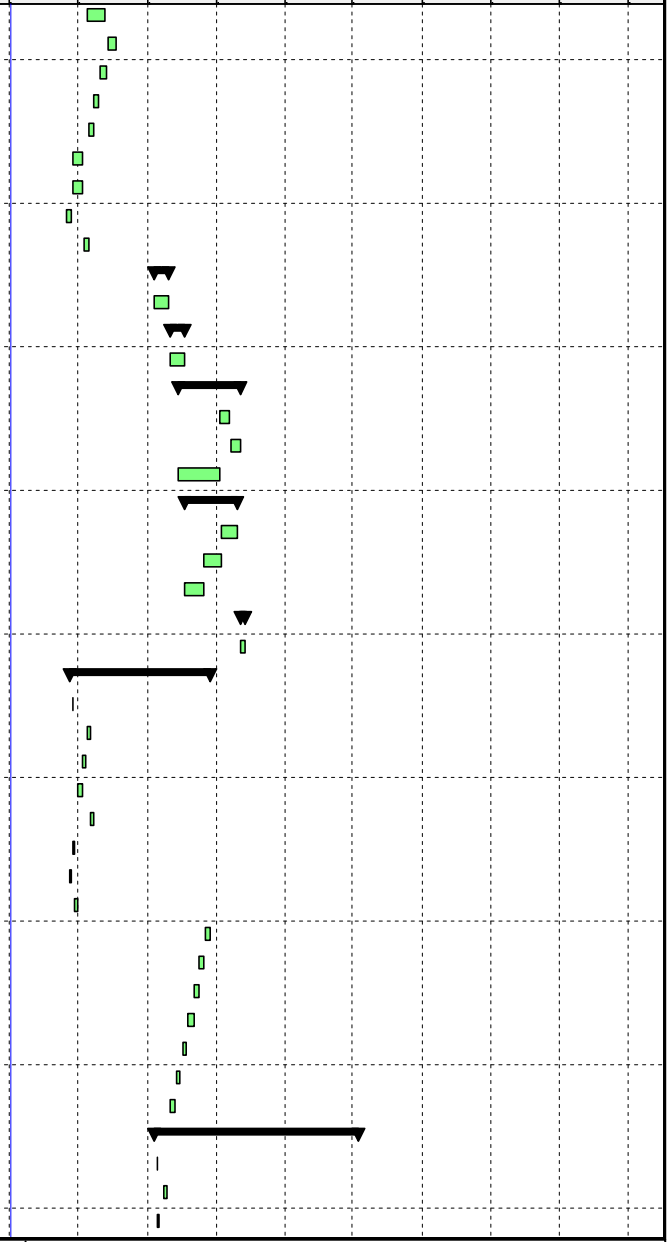


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VANCOUVER PUBLIC WORKS OPS CAMPUS - TILT -

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Activity ID	Activity Name	Original Duration	Start	Finish
H1781	H - Install Foundation Rebar	18	13-Jul-26	05-Aug-26
H1740	Building H - Backfill / Fine Grade Building Pad	8	10-Aug-26	19-Aug-26
H1860	Building H - Pier Install	8	29-Jul-26	07-Aug-26
H1850	Building H - Pour & Strip Footings	5	22-Jul-26	28-Jul-26
H1840	Building H - Reinforce Footings	5	15-Jul-26	21-Jul-26
H1720	Building H - Excavate Foundations	10	23-Jun-26	07-Jul-26
H1710	Building H - Install Drain Pipe	10	23-Jun-26	07-Jul-26
H1680	Building H - Grade Building Pad	5	16-Jun-26	22-Jun-26
H1730	Building H - Form Footings	5	08-Jul-26	14-Jul-26
BUILDING H - SLAB-ON-GRADE (SOG)		15	09-Oct-26	29-Oct-26
H1750	Building H - F/R/P Slab-on-Grade (SOG)	15	09-Oct-26	29-Oct-26
BUILDING H - SEPARATION WALLS		15	30-Oct-26	19-Nov-26
H1760	Building H - F/R/P Install Separation Walls	15	30-Oct-26	19-Nov-26
BUILDING H - BRINE MIXING BLDG / BRINE TANKS		55	11-Nov-26	01-Feb-27
H1820	Building H - Frame and Install Standing Seam Roof at Brine Mixing Bldg	10	05-Jan-27	18-Jan-27
H1780	Building H - Install Brine Tanks	10	19-Jan-27	01-Feb-27
H1770	Building H - Install CMU at Brine Mixing Bldg	35	11-Nov-26	04-Jan-27
BUILDING H - CANOPY STRUCTURE		45	20-Nov-26	27-Jan-27
H1830	Building H - Install Stick Pin Insulation and Bird Netting	15	07-Jan-27	27-Jan-27
H1800	Building H - Paint Canopy Structures	15	15-Dec-26	06-Jan-27
H1790	Building H - Install Canopy Structures	15	20-Nov-26	14-Dec-26
BUILDING H - COMMISSIONING & PUNCHLIST		5	02-Feb-27	08-Feb-27
H1810	Building H - Commissioning & Punchlist	5	02-Feb-27	08-Feb-27
BUILDING J- TRASH / RECYCLE		129	19-Jun-26	22-Dec-26
J1880	Building J - Excavate Foundations	2	23-Jun-26	24-Jun-26
J1973	Building J - Pier Install	4	13-Jul-26	16-Jul-26
J1972	Building J - Pour & Strip Footings	4	07-Jul-26	10-Jul-26
J1971	Building J - Reinforce Footings	3	01-Jul-26	06-Jul-26
J1900	Building J - Backfill / Fine Grade Building Pad	2	17-Jul-26	20-Jul-26
J1870	Building J - Install Drain Pipe	3	23-Jun-26	25-Jun-26
J1860	Building J - Grade Building Pad	2	19-Jun-26	22-Jun-26
J1890	Building J - Form Footings	3	26-Jun-26	30-Jun-26
J1970	Building J - Commissioning & Punchlist	5	16-Dec-26	22-Dec-26
J1960	Building J - Install Bollards	5	09-Dec-26	15-Dec-26
J1950	Building J - Install Lighting	5	02-Dec-26	08-Dec-26
J1940	Building J - Paint Structure	5	23-Nov-26	01-Dec-26
J1930	Building J - Install Standing Seam Roof	5	16-Nov-26	20-Nov-26
J1920	Building J - Install Structural Steel	5	09-Nov-26	13-Nov-26
J1910	Building J - F/R/P SOG	6	30-Oct-26	06-Nov-26
BUILDING K - BRINE SHED		188	09-Oct-26	07-Jul-27
K2010	Building K - Excavate Foundations	2	13-Oct-26	14-Oct-26
K2030	Building K - Backfill / Fine Grade Building Pad	2	23-Oct-26	26-Oct-26
K2000	Building K - Install Underslab Utilities	3	13-Oct-26	15-Oct-26

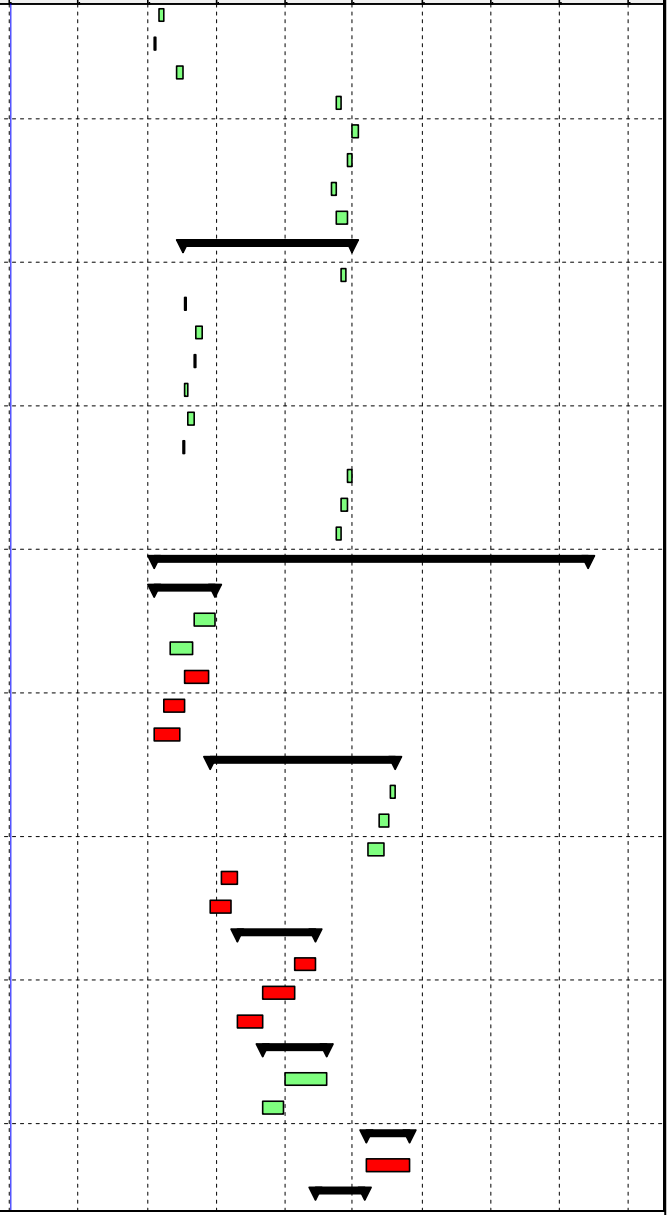


Remaining Level of Effort
Actual Work
Actual Level of Effort
Remaining ...

VANCOUVER PUBLIC WORKS OPS CAMPUS - TILT -

Print Date: 08-Apr-26, Data Date: 02-Apr-26

Activity ID	Activity Name	Original Duration	Start	Finish
K2020	Building K - Form Footings	5	16-Oct-26	22-Oct-26
K1980	Building K - Grade Building Pad	2	09-Oct-26	12-Oct-26
K2040	Building K- F/R/P SOG	6	09-Nov-26	16-Nov-26
K2060	Building K - Install Electrical / Lighting	5	09-Jun-27	15-Jun-27
K2080	Building K - Commissioning & Punchlist	5	30-Jun-27	07-Jul-27
K2070	Building K - Install Heater and Equipment	5	23-Jun-27	29-Jun-27
K2050	Building K - Install PEMB	5	02-Jun-27	08-Jun-27
K1990	Building K - Install Doors and Windows	10	09-Jun-27	22-Jun-27
BUILDING T- FIRE TESTING		156	17-Nov-26	29-Jun-27
K2150	Building T - Install Door	4	16-Jun-27	21-Jun-27
K2100	Building T - Excavate Foundations	2	19-Nov-26	20-Nov-26
K2130	Building T- F/R/P SOG	6	04-Dec-26	11-Dec-26
K2120	Building T - Backfill / Fine Grade Building Pad	2	02-Dec-26	03-Dec-26
K2090	Building T - Install Underslab Utilities	3	19-Nov-26	23-Nov-26
K2110	Building T - Form Footings	4	24-Nov-26	01-Dec-26
T2090	Building T - Grade Building Pad	2	17-Nov-26	18-Nov-26
K2170	Building T - Commissioning / Punchlist	5	23-Jun-27	29-Jun-27
K2160	Building T- Install Electrical / Lighting	5	16-Jun-27	22-Jun-27
K2140	Building T - Install PEMB	5	09-Jun-27	15-Jun-27
SITEWORK		401	09-Oct-26	08-May-28
SITE GRADING		55	09-Oct-26	29-Dec-26
S1630	Site Grading - Install Manholes & Catch Basins	20	01-Dec-26	29-Dec-26
S1628	Site Grading - Grade Storm Swales	20	30-Oct-26	30-Nov-26
S1629	Site Grading - Install Underground Piping	20	20-Nov-26	21-Dec-26
S1627	Site Grading - Install Access Roads	20	23-Oct-26	19-Nov-26
S1626	Site Grading - Cut & Rough Grade Site	25	09-Oct-26	12-Nov-26
SITE LIGHTING		173	22-Dec-26	25-Aug-27
S1625	Site Lighting - Energize & Test	5	19-Aug-27	25-Aug-27
S1624	Site Lighting - Pull Wire & Terminate	10	05-Aug-27	18-Aug-27
S1623	Site Lighting - Install Light Poles	15	22-Jul-27	11-Aug-27
S1622	Site Lighting - Install Pole Bases	15	07-Jan-27	27-Jan-27
S1621	Site Lighting - Install Underground Raceway	20	22-Dec-26	20-Jan-27
CURBS		75	28-Jan-27	12-May-27
S1612	Curb - Backfill	20	15-Apr-27	12-May-27
S1611	Curb - FPS	30	04-Mar-27	14-Apr-27
S1530	Curb - Grade	25	28-Jan-27	03-Mar-27
PARKING LOT		60	04-Mar-27	27-May-27
S1615	Parking Lot - Grade & Compact Lot	40	01-Apr-27	27-May-27
S1540	Parking Lot - Set Manholes and Catch Basins to Grade	20	04-Mar-27	31-Mar-27
Base Sect AC		40	19-Jul-27	13-Sep-27
S1550	Base Sect AC	40	19-Jul-27	13-Sep-27
SIDEWALKS		45	13-May-27	16-Jul-27

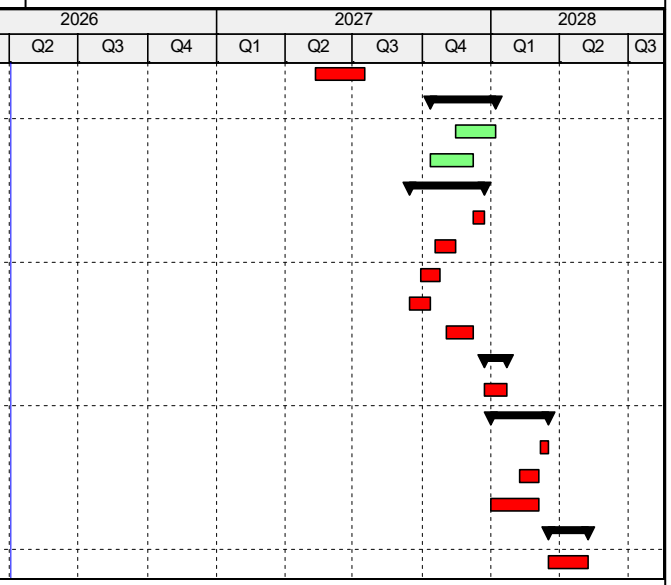


Remaining Level of Effort
Actual Work
Actual Level of Effort
Remaining ...

VANCOUVER PUBLIC WORKS OPS CAMPUS - TILT -

Print Date: 08-Apr-26, Data Date: 02-Apr-26

Activity ID	Activity Name	Original Duration	Start	Finish
S1560	Sidewalks	45	13-May-27	16-Jul-27
GENERATORS		60	11-Oct-27	06-Jan-28
S1640	Set 300 kW Generator #2 (2) / Set / Make-up Transformer	35	15-Nov-27	06-Jan-28
S1570	Set 300 kW Generator #1 (2) / Set / Make-up Transformer	40	11-Oct-27	07-Dec-27
IRRIGATION & LANDSCAPING		70	14-Sep-27	22-Dec-27
S1619	Mulch Landscape Areas	10	09-Dec-27	22-Dec-27
S1618	Soil Amendments	20	19-Oct-27	15-Nov-27
S1617	Install Landscape Irrigation	20	28-Sep-27	25-Oct-27
S1616	Rough Grade Landscape Areas	20	14-Sep-27	11-Oct-27
S1610	Planting Trees & Shrubs	25	02-Nov-27	08-Dec-27
2nd Lift AC		20	23-Dec-27	21-Jan-28
S1580	2nd Lift AC	20	23-Dec-27	21-Jan-28
STRIPING & SITE FURNISHINGS		54	31-Dec-27	16-Mar-28
S1650	Site Work Punchlist	9	06-Mar-28	16-Mar-28
S1620	Install Striping & Wheelstops	20	07-Feb-28	03-Mar-28
S1590	Place Bollards & Signage	45	31-Dec-27	03-Mar-28
COMMISSIONING & PUNCHLIST		37	17-Mar-28	08-May-28
S1600	Final Commissioning / Punchlist	37	17-Mar-28	08-May-28



Remaining Level of Effort
Actual Work
Actual Level of Effort
Remaining ...

EXHIBIT "I"
Contract AMENDMENT #5
Early Work General Conditions
City of Vancouver – Public Works Operations Center

GENERAL CONDITIONS

No change

EXHIBIT "J"
MACC-5 (Contract AMENDMENT #5)
Bid Package# 31C
City of Vancouver – Public Works Operations Center

Bid Package 31C Bid Tab and Bids

4125009: Vancouver Public Works Operations Campus - MACC 05

Prepared by Skanska - 400 Fairview Avenue North, Seattle, WA 98109, United States of America

Bid Package Lead: Shams Khalid (shams.khalid@skanska.com)

Project Location: 8713 Northeast 94th Avenue, Vancouver, WA 98662, United States of America

BP 31C: Aggregate Piers

Generated April 30, 2026

Base Bid

Estimated Cost

$3,900,000

LINE ITEMS				
Aggregate Piers				$3,399,900
Trench Safety RCW 39.04.180				$0
Agg Pier Add/Deduct Unit Rate (w/o Remobilization)	each	1.00	$1,600.00	$1,600
Additional Modulus or Uplift Testing	each	1.00	$8,500.00	$8,500
ADDITIONAL ITEMS				
Deduct Agg Pier (above is add only)				$1,080
Base Bid Total				**$3,411,080**

SCOPE-SPECIFIC CLARIFICATIONS

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

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.

Keller North America, Inc.

Submitted by Ryan Thamm

$3,411,080

Original Proposal, April 29, 2026

Unit	Qty	Unit Cost	Total Cost
			$3,411,080
			$3,399,900
			$0
each	1.00	$1,600.00	$1,600
each	1.00	$8,500.00	$8,500
			$1,080
			$3,411,080

Geopier Northwest

Submitted by Scott McDevitt

$3,481,171

Original Proposal, April 30, 2026

Unit	Qty	Unit Cost	Total Cost
			$3,481,171
			$3,471,771
			$0
each	1.00	$900.00	$900
each	1.00	$8,500.00	$8,500
			$3,481,171

Advanced Geosolutions, Inc

Submitted by Drew Flack

$5,383,360

Original Proposal, April 30, 2026

Unit	Qty	Unit Cost	Total Cost
			$5,383,360
			$5,377,000
			$0
each	1.00	$1,360.35	$1,360
each	1.00	$5,000.00	$5,000
			$5,383,360

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.			
GENERAL ACKNOWLEDGMENTS			
Legal Name of Bidder	Keller North America, Inc	Geopier Northwest, Inc.	Advanced Geosolutions Inc.
Contact	Ryan Thamm	Scott McDevitt	Drew Flack
Phone #	2066127196	503-407-1794	503-991-3134
Email	rjthamm@keller-na.com	smcdevitt@geopiernorthwest.com	dflack@advgeosolutions.com
State of Washington Contractor's License No.	KELLENA809CM	GEOPINI955QC	ADVANGI938L2
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	YES	YES
Summary	Note: unit rates are different for add / deduct and applicable post design only.Add Aggregate Pier = $	Geopier Northwest Inc. acknowledges all addenda (Addendum 1 and 2).	Documents attached are:Bid Form: 3 pagesSurety Letter: 1 pageCopy of Bid Bond: 2 pages

Vancouver Public Works Operations Campus - MACC 05

8713 Northeast 94th Avenue, Vancouver, WA 98662, United States of America

Sent proposal: $3,411,080

Submitted Apr 29, 2026 at 12:21 PM PDT

Keller North America, Inc.
1200 Northwest Naito Parkway, Suite 400, Portland, OR 97209, United States of America

Ryan Thamm | Pre-Construction Manager | +1 971-347-0160 ext. 15150 | +1 206-612-7196 | rjthamm@keller-na.com

Line Items

Description	Quantity	Unit Cost	Total Cost
Aggregate Piers			$3,399,900
Trench Safety RCW 39.04.180			$0
Agg Pier Add/Deduct Unit Rate (w/o Remobilization)	1	× $1,600 /each	$1,600
Additional Modulus or Uplift Testing	1	× $8,500 /each	$8,500
Additional Items:			
Deduct Agg Pier (above is add only)			$1,080
Base Bid			**$3,411,080**

Scope-Specific Clarifications

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

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.

General Acknowledgments

Legal Name of Bidder	Keller North America, Inc
Contact	Ryan Thamm
Phone #	2066127196
Email	rjthamm@keller-na.com
State of Washington Contractor's License No.	KELLENA809CM
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

Vancouver Public Works Operations Campus - MACC 05
8713 Northeast 94th Avenue, Vancouver, WA 98662, United States of America

Additional Information

Notes

Note: unit rates are different for add / deduct and applicable post design only.

Add Aggregate Pier = $1,600/EA
Deduct Aggregate Pier = $1,080/EA

Attachments

Keller-Bond and Surety Infor... (319 KB)

Document A310™ – 2010

Conforms with The American Institute of Architects AIA Document 310

Bid Bond

CONTRACTOR:
(Name, legal status and address)

Keller North America, Inc.
4025 Delridge Way SW, Ste. 310
Seattle, WA 98106

SURETY:
(Name, legal status and principal place of business)

Fidelity and Deposit Company of Maryland
1299 Zurich Way
Schaumburg, IL 60196-1056

OWNER:
(Name, legal status and address)

Skanska USA Building, Inc.
PO Box 1995
Vancouver, WA 98668-199

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- Bid Package 31C Aggregate Piers

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 30th day of April, 2026

(Witness)

Keller North America, Inc.
(Principal) *(Seal)*

By:
(Title) MIKE BLANDING, ASST SECRETARY

(Witness)

Fidelity and Deposit Company of Maryland
(Surety) *(Seal)*

By:
(Title) DeAnna M. Maurer Attorney-in-Fact

Fidelity and Deposit Company of Maryland CORPORATE SEAL 1890 Illinois

S-0054/AS 8/10

Bond No. **Bid Bond**

Obligee: **Skanska USA Building, Inc.**

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"), by Christopher Nolan, 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 **DeAnna M. Maurer**, 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 ZURICH AMERICAN 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 7th 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: Christopher Nolan
Vice President

By: Dawn E. Brown
Secretary

State of Maryland
County of Baltimore

On this 7th day of February, A.D. 2025, before the subscriber, a Notary Public of the State of Maryland, duly commissioned and qualified, **Christopher Nolan, 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.

Geneviève 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

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 30th day of April, 2026.



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

LOCKTON

UNCOMMONLY INDEPENDENT

April 28, 2026

Skanska USA Building, Inc.
PO Box 1995
Vancouver, WA 98668-199

RE: Keller North America, Inc.
Project: City of Vancouver Public Works Operations Center – BP 31C – Aggregate Piers

To Whom It May Concern:

At the request of our client, we are writing this letter in support of their bonding relationship and capacity.

Keller North America, Inc. enjoys a solid co-surety relationship with Fidelity & Deposit Company of Maryland (Zurich) and Federal Insurance Company (Chubb). Zurich and Chubb are licensed to do business in all states. In additional they carry an A.M. Best Rating of A+ and A++, respectively, and both have a Financial Rating of XV.

As you are aware, extension of surety credit is a result of the ongoing review of the contractor's operations including financial analysis and management skills. While it is difficult to put an exact number on available credit, we are prepared to provide bonds up to $150 million on a single project value and in excess of $800 million on an aggregate work program. We recognize that opportunities may arise that will require support beyond these parameters which we will be pleased to review upon request due to their solid credit profile, strength of the management team and strong and consistent operating results.

We consider Keller North America, Inc. as one of our finest clients and are happy to provide this recommendation. Please note that the decision to issue performance and payment bonds is strictly a matter between Keller and Zurich and/or Chubb 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 should have any questions or need additional information, please feel free to contact me.

Sincerely,

Fidelity and Deposit Company of Maryland
Federal Insurance Company

By: DeAnna M. Maurer

DeAnna M. Maurer, Attorney-in-Fact

Vancouver Public Works Operations Campus - MACC 05

8713 Northeast 94th Avenue, Vancouver, WA 98662, United States of America

Sent proposal: $3,481,171

Submitted Apr 30, 2026 at 10:21 AM PDT

Geopier Northwest
Portland, OR 97217, United States of America

Scott McDevitt | Region Engineer | +1 503-407-1794 | smcdevitt@geopiernorthwest.com

Line Items

Description	Quantity	Unit Cost	Total Cost
Aggregate Piers			$3,471,771
Trench Safety RCW 39.04.180			$0
Agg Pier Add/Deduct Unit Rate (w/o Remobilization)	1	× $900 /each	$900
Additional Modulus or Uplift Testing	1	× $8,500 /each	$8,500
Base Bid			**$3,481,171**

Scope-Specific Clarifications

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

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.

General Acknowledgments

Legal Name of Bidder	Geopier Northwest, Inc.
Contact	Scott McDevitt
Phone #	503-407-1794
Email	smcdevitt@geopiernorthwest.com
State of Washington Contractor's License No.	GEOPINI955QC
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

Additional Information

Notes

Geopier Northwest Inc. acknowledges all addenda (Addendum 1 and 2).

Vancouver Public Works Operations Campus - MACC 05

8713 Northeast 94th Avenue, Vancouver, WA 98662, United States of America

Attachments

- Bid Bond.pdf (718 KB)
- VPOC Geopier NW Surety Let... (2.2 MB)

Telephone: +1 425-570-6626
Website: wtwco.com
E-mail: Victoria.Nabua@wtwco.com

April 24, 2026

Skanska USA Building Inc.
c/o City of Vancouver
PO Box 1995
Vancouver, WA 98668

RE: Geopier Northwest, Inc. – City of Vancouver Public Works Operations Center – Bid Package 31C – Aggregate Piers

To Whom It May Concern:

Geopier Northwest, Inc. is currently bonded by Philadelphia Indemnity Insurance Company, and is an account in good standing. Philadelphia Indemnity Insurance Company is rated by A.M. Best as "A++" (Superior) and "XV" financial size. Philadelphia Indemnity Insurance Company is admitted to conduct Surety business throughout the United States with an underwriting limitation of $394,881,000 assigned by the US Department of the Treasury.

We would favorably consider bonding individual projects of $4,200,000 and an aggregate work program of $7,000,000 for Geopier Northwest, Inc.

We will consider specific requests for surety bonds based on our underwriting evaluation at the time of the request. Our underwriting evaluation includes our satisfactory review of contract terms and conditions and bond forms, verification of project financing, appropriate financial information as well as other underwriting conditions which may exist at the time of the request. Any request for bonds is a matter between Geopier Northwest, Inc. and Philadelphia Indemnity Insurance Company, and Philadelphia Indemnity Insurance Company assumes no liability to any party by providing this letter.

If we can provide further assurance or assistance, please do not hesitate to contact our office.

Sincerely,

Philadelphia Indemnity Insurance Company

Victoria Nabua,
Attorney-In-fact

Willis Towers Watson West, Inc.
600 University Street, Suite 2528
Seattle, Washington 98101

PHILADELPHIA INDEMNITY INSURANCE COMPANY
One Bala Plaza, Suite 100
Bala Cynwyd, PA 19004-0950
Power of Attorney

KNOW ALL PERSONS BY THESE PRESENTS: That **PHILADELPHIA INDEMNITY INSURANCE COMPANY** (the Company), a corporation organized and existing under the laws of the Commonwealth of Pennsylvania, does hereby constitute and appoint **Jeffrey L. Broyles and Victoria Nabua of Willis of Seattle., Inc.** its true and lawful Attorney-in-fact with full authority to execute on its behalf bonds, undertakings, recognizances, consents of surety and other contracts of indemnity and writings obligatory in the nature thereof, issued in the course of its business and to bind the Company thereby, in an amount not to exceed **$50,000,000.**

This Power of Attorney is granted and is signed and sealed by facsimile under and by the authority of the following Resolution adopted by the Board of Directors of PHILADELPHIA INDEMNITY INSURANCE COMPANY on the 14th of November 2016.

RESOLVED: That the Board of Directors hereby authorizes the President or any Vice President of the Company: (1) Appoint Attorney(s) in Fact and authorize the Attorney(s) in Fact to execute on behalf of the Company bonds and undertakings, contracts of indemnity and other writings obligatory in t

he nature thereof and to attach the seal of the Company thereto; and (2) to remove, at any time, any such Attorney-in-Fact and revoke the authority given. And, be it

FURTHER RESOLVED: That the signatures of such officers and the seal of the Company may be affixed to any such Power of Attorney or certificate relating thereto by facsimile, and any such Power of Attorney so executed and certified by facsimile signatures and facsimile seal shall be valid and binding upon the Company in the future with respect to any bond or undertaking to which it is attached.

IN TESTIMONY WHEREOF, PHILADELPHIA INDEMNITY INSURANCE COMPANY HAS CAUSED THIS INSTRUMENT TO BE SIGNED AND ITS CORPORATE SEAL TO BE AFFIXED BY ITS AUTHORIZED OFFICE THIS 21ST DAY OF AUGUST 2025.

(Seal)

John Glomb, President & CEO

Philadelphia Indemnity Insurance Company

On this 21st day of August, 2025, before me came the individual who executed the preceding instrument, to me personally known, and being by me duly sworn said that he is the therein described and authorized officer of the **PHILADELPHIA INDEMNITY INSURANCE COMPANY**; that the seal affixed to said instrument is the Corporate seal of said Company; that the said Corporate Seal and his signature were duly affixed.

Notary Public:

Commonwealth of Pennsylvania - Notary Seal
PAULA LARE - Notary Public
Montgomery County
My Commission Expires October 15, 2026
Commission Number 1193866

residing at: Bala Cynwyd

My commission expires: October 15, 2026

I, Angelique Cooper, Corporate Secretary of PHILADELPHIA INDEMNITY INSURANCE COMPANY, do hereby certify that the foregoing resolution of the Board of Directors and the Power of Attorney issued pursuant thereto on the 21st day of August, 2025 are true and correct and are still in full force and effect. I do further certify that John Glomb, who executed the Power of Attorney as President, was on the date of execution of the attached Power of Attorney the duly elected President of PHILADELPHIA INDEMNITY INSURANCE COMPANY.

In Testimony Whereof I have subscribed my name and affixed the facsimile seal of each Company this April 24, 2026.

Angelique Cooper, Corporate Secretary
PHILADELPHIA INDEMNITY INSURANCE COMPANY

Document A310™ – 2010

Conforms with The American Institute of Architects AIA Document 310

Bid Bond

CONTRACTOR:
(Name, legal status and address)

Geopier Northwest, Inc.
40 Lake Bellevue, Suite 100
Bellevue, WA 98005

SURETY:
(Name, legal status and principal place of business)

Philadelphia Indemnity Insurance Company
One Bala Plaza, Suite 100
Bala Cynwyd, PA 19004-0950

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.
c/o City of Vancouver
PO Box 1995
Vancouver, WA 98668

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 – Bid Package 31C – Aggregate Piers

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 24th day of April, 2026

Debbie Mussivand
(Witness)

Geopier Northwest, Inc.
(Principal) *(Seal)*

By:
(Title) General Manager David Van Thiel

Matthew Leis
(Witness) Matthew Leis

Philadelphia Indemnity Insurance Company
(Surety) *(Seal)*

By:
(Title) Victoria Nabua Attorney-in-Fact

S-0054/AS 8/10

Vancouver Public Works Operations Campus - MACC 05

8713 Northeast 94th Avenue, Vancouver, WA 98662, United States of America

Sent proposal: $5,383,360.35

Submitted Apr 30, 2026 at 9:52 AM PDT

Advanced Geosolutions, Inc
13 Orchard Road, Suite 105, Lake Forest, CA 92630, United States of America

Drew Flack | Sr Project Manager | +1 503-991-3134 | dflack@advgeosolutions.com

Line Items

Description	Quantity	Unit Cost	Total Cost
Aggregate Piers			$5,377,000
Trench Safety RCW 39.04.180			$0
Agg Pier Add/Deduct Unit Rate (w/o Remobilization)	1	× $1,360.35 /each	$1,360.35
Additional Modulus or Uplift Testing	1	× $5,000 /each	$5,000
Base Bid			**$5,383,360.35**

Scope-Specific Clarifications

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

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.

General Acknowledgments

Legal Name of Bidder	Advanced Geosolutions Inc.
Contact	Drew Flack
Phone #	503-991-3134
Email	dflack@advgeosolutions.com
State of Washington Contractor's License No.	ADVANGI938L2
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

Additional Information

Vancouver Public Works Operations Campus - MACC 05

8713 Northeast 94th Avenue, Vancouver, WA 98662, United States of America

Notes

Documents attached are:
Bid Form: 3 pages
Surety Letter: 1 page
Copy of Bid Bond: 2 pages

Attachments

- Bid Form (Signed).pdf (267 KB)
- 04.27.2026 AGI Skanska Sure... (446 KB)
- 04.30.2026 AGI Skanska Bid ... (199 KB)

Skanska USA Building, Inc.
Vancouver Public Works Operations Center
Bid Form

BID FORM

(To be submitted no later than 11:00 AM on Friday, April 30th, 2026)

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

Or Electronically Submitted:
Building Connected
Sealed Bidding

The undersigned submits the following proposal.

ADDENDA:

Receipt of Addenda numbered 1, 4/13/26 through 2 Rev1, 4/28/26 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 #31C Aggregate Piers:

Description of Bid Item:	Unit of Measure	Bid Amount
Aggregate Piers	LS	$ 5,377,000.00
Trench Safety RCW 39.04.180	LS	$ 0.00
	Total Bid:	**$** 5,377,000.00

II. TOTAL BID:

Totals of Part I Above (do NOT include State Sales Tax):

Five Million Three Hundred and Seventy Seven Thousand Dollars and 00/100 cents Dollars

Print Dollar Amount

$ 5,377,000.00

Numerical Dollar Amount

 Initials of Bidder's Representative

Skanska USA Building, Inc.
Vancouver Public Works Operations Center
Bid Form

Description of Bid Item:	Unit of Measure	Bid Amount:
Agg Pier Add/Deduct Unit Rate (w/o Remobilization)	EA	$ 1,360.35
Additional Modulus or Uplift Testing	EA	$ 5,000

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.

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:

Advanced Geosolutions Inc.
Legal Name of Bidder

By (Authorized Signature)

Sean Callan
Printed Name

President
Title

The firm represented by the above signature is:
Sole Proprietorship _____
Partnership _____
(Corporation)
State of Incorporation CA
Other _____

 Initials of Bidder's Representative _____

Skanska USA Building, Inc.
Vancouver Public Works Operations Center
Bid Form

13 Orchard Rd, Suite 105
Street Address

Lake Forest CA
City State

310-796-9000 310-796-9001
Telephone Fax No.

dflack@advgeosolutions.com
Email

ADVANGI938L2
State of Washington Contractor's License No.

BID BOND

Conforms with The American Institute of Architects, A.I.A. Document No. A-310

KNOW ALL BY THESE PRESENTS, That we, Advanced Geosolutions, Inc.

as Principal, hereinafter called the Principal,

and the U.S. Specialty Insurance Company,

of Houston, Texas, a corporation duly organized under

the laws of the State of Texas, 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 City of Vancouver Public Works Operations Center, MACC 05 Bid Package # 31C Aggregate Piers

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 30th day of April, 2026.

Hanna Kursinen
Witness

Advanced Geosolutions, Inc. (Seal)
Principal
Sean Callan President
Title

Allison N. Kinyon
Witness

U.S. Specialty Insurance Company
By Christopher Kinyon
Attorney-in-Fact
Christopher Kinyon

S-0054/GE 12/00

XDP

TOKIO MARINE HCC

POWER OF ATTORNEY

AMERICAN CONTRACTORS INDEMNITY COMPANY TEXAS BONDING COMPANY
UNITED STATES SURETY COMPANY U.S. SPECIALTY INSURANCE COMPANY

KNOW ALL MEN BY THESE PRESENTS: That American Contractors Indemnity Company, a California corporation, Texas Bonding Company, an assumed name of American Contractors Indemnity Company, United States Surety Company, a Maryland corporation and U.S. Specialty Insurance Company, a Texas corporation (collectively, the "Companies"), do by these presents make, constitute and appoint: Aliceon A. Keltner, Amelia G. Burrill, Annelies M. Richie, Brandon K. Bush, Carley Espiritu, Christopher Kinyon, Eric A. Zimmerman, Jacob T. Haddock, Jamie L. Marques, James B. Binder, Justin Dean Price, Lindsey Elaine Jorgensen, Charla M. Boadle, Katharine J. Snider, Holli Lagerquist, Julie A.Craker, Sarah Whitaker, Sherri W. Hill, Celeste M. Van Vliet, Sharree Sutherland or Alyssa J. Lopez of Tacoma, Washington

its true and lawful Attorney(s)-in-fact, each in their separate capacity if more than one is named above, with full power and authority hereby conferred in its name, place and stead, to execute, acknowledge and deliver **any and all bonds, recognizances, undertakings or other instruments or contracts of suretyship to include riders, amendments, and consents of surety, providing the bond penalty does not exceed** *****Unlimited***** Dollars (****$Unlimited****).

This Power of Attorney shall expire without further action on January 31st 2028. This Power of Attorney is granted under and by authority of the following resolutions adopted by the Boards of Directors of the Companies:

Be it Resolved, that the President, any Vice-President, any Assistant Vice-President, any Secretary or any Assistant Secretary shall be and is hereby vested with full power and authority to appoint any one or more suitable persons as Attorney(s)-in-Fact to represent and act for and on behalf of the Company subject to the following provisions:

Attorney-in-Fact may be given full power and authority for and in the name of and on behalf of the Company, to execute, acknowledge and deliver, any and all bonds, recognizances, contracts, agreements or indemnity and other conditional or obligatory undertakings, including any and all consents for the release of retained percentages and/or final estimates on engineering and construction contracts, and any and all notices and documents canceling or terminating the Company's liability thereunder, and any such instruments so executed by any such Attorney-in-Fact shall be binding upon the Company as if signed by the President and sealed and effected by the Corporate Secretary.

Be it Resolved, that the signature of any authorized officer and seal of the Company heretofore or hereafter affixed to any power of attorney or any certificate relating thereto by facsimile, and any power of attorney or certificate bearing facsimile signature or facsimile seal shall be valid and binding upon the Company with respect to any bond or undertaking to which it is attached.

IN WITNESS WHEREOF, The Companies have caused this instrument to be signed and their corporate seals to be hereto affixed, this 1st day of February 2024.

AMERICAN CONTRACTORS INDEMNITY COMPANY, TEXAS BONDING COMPANY, UNITED STATES SURETY COMPANY, U.S. SPECIALTY INSURANCE COMPANY

By: _____
Daniel P. Aguilar, Vice President

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 Los Angeles

On this 1st day of February 2024, before me, D. Littlefield, a notary public, personally appeared Daniel P. Aguilar, Vice President of American Contractors Indemnity Company, Texas Bonding Company, United States Surety Company and U.S. Specialty Insurance Company who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person 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.

Signature _____ (seal)

D. LITTLEFIELD
Notary Public - California
Los Angeles County
Commission # 2478570
My Comm. Expires Jan 31, 2028

I, Kio Lo, Assistant Secretary of American Contractors Indemnity Company, Texas Bonding Company, United States Surety Company and U.S. Specialty Insurance Company, do hereby certify that the above and foregoing is a true and correct copy of a Power of Attorney, executed by said Companies, which is still in full force and effect; furthermore, the resolutions of the Boards of Directors, set out in the Power of Attorney are in full force and effect.

In Witness Whereof, I have hereunto set my hand and affixed the seals of said Companies at Los Angeles, California this 30th day of April, 2026.

Bond No. Bid
Agency No. PDB POA - 8301

Kio Lo, Assistant Secretary

HCCSMANPOA02/2024

visit tmhcc.com/surety for more information

April 27, 2026

Skanska USA Building Inc.
221 Yale Ave. N. Suite 400
Seattle, WA 98109

SUBJECT: Advanced Geosolutions, Inc.

To Whom It May Concern:

It has been the privilege of Propel Insurance to be the surety agent for Advanced Geosolutions, Inc. for over thirteen years. Advanced Geosolutions, Inc. is bonded by U.S. Specialty Insurance Company.

Advanced Geosolution, Inc. is very well managed and experienced, with all previously bonded projects having been completed without the involvement of the bonding company and to the satisfaction of the owners. As a result, U.S. Specialty Insurance Company has provided surety credit to Advanced Geosolutions, Inc. for single projects of $30,000,000 and an aggregate uncompleted backlog of $40,000,000.

If Advanced Geosolutions, Inc. is awarded a contract and requests that we provide the necessary performance and/or payment Bonds, we will be prepared to execute the Payment and Performance Bonds in accordance with Skanska Subcontract Exhibit “O,” subject to our acceptable review of the contract terms and conditions, bond forms, appropriate contract funding and any other underwriting considerations at the time of the request. Our consideration and issuance of bonds is a matter solely between Advanced Geosolutions, Inc. and ourselves, and we assume no liability to Skanska USA Building Inc. by the issuance of this letter.

U.S. Specialty Insurance Company is a licensed and admitted surety company in the State of California, rated "A++" (Superior) with a financial size category of XV ($2 Billion or greater) by A.M. Best.

We think very highly of Advanced Geosolutions, Inc. and recommend them for involvement in your project. If we can be of any further assistance, please give me a call at (253) 310-4041.

Regards,

Christopher Kinyon
Senior Account Manager

Find your momentum

Docusign Envelope ID: EEDC4ADA-11D6-4A29-9A49-F85F18C15F3D

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 $	
1.0	**Kickoff**	**4/22/2025 to 5/1/2025**	0	ea																												$0
		Kick-off Mtg	0	ea	$ -	$ -	6	0	6	0	6	0	6	0		0	6	0		0		0		0		0		0		0	0	$0	
		Preliminary Estimate and Day 1 Cost Estimate	0	ea	$ -	$ -	4	0	16	0		0	4	0		0	60	0	170	0	73	0		0		0		0		0	0	$0	
		Pull Planning Session	0	ea	$ -	$ -		0	8	0	8	0	8	0	8	0		0		0		0		0		0		0		0	0	$0	
								0		0		0		0		0		0		0		0		0		0		0		0	0	$0	
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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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.								
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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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.								
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				

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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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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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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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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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Cost Responsibility Matrix

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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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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.								
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			

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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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Cost Responsibility Matrix

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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

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Auditing Consultant.								X

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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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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**	

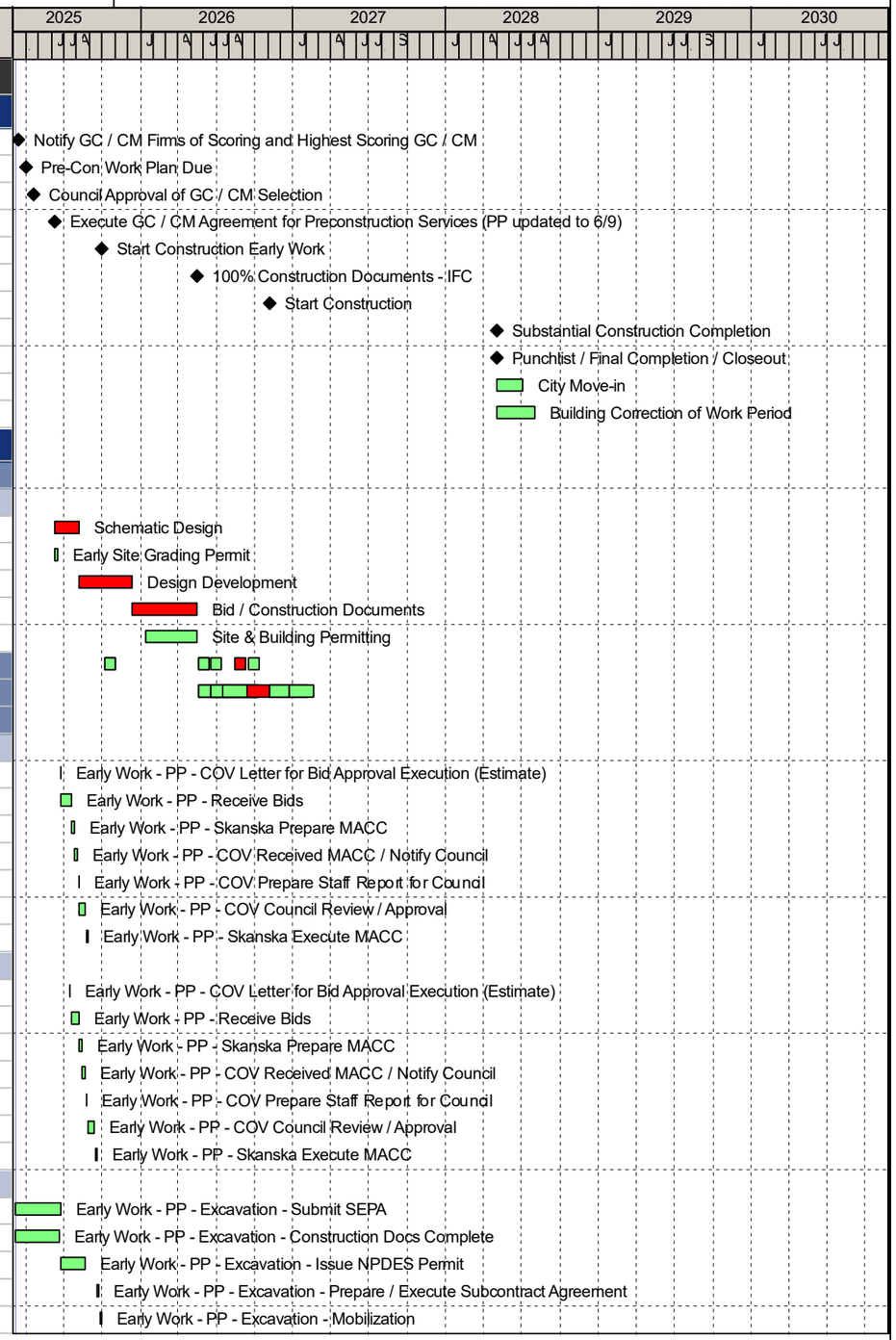
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SKANSKA

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**

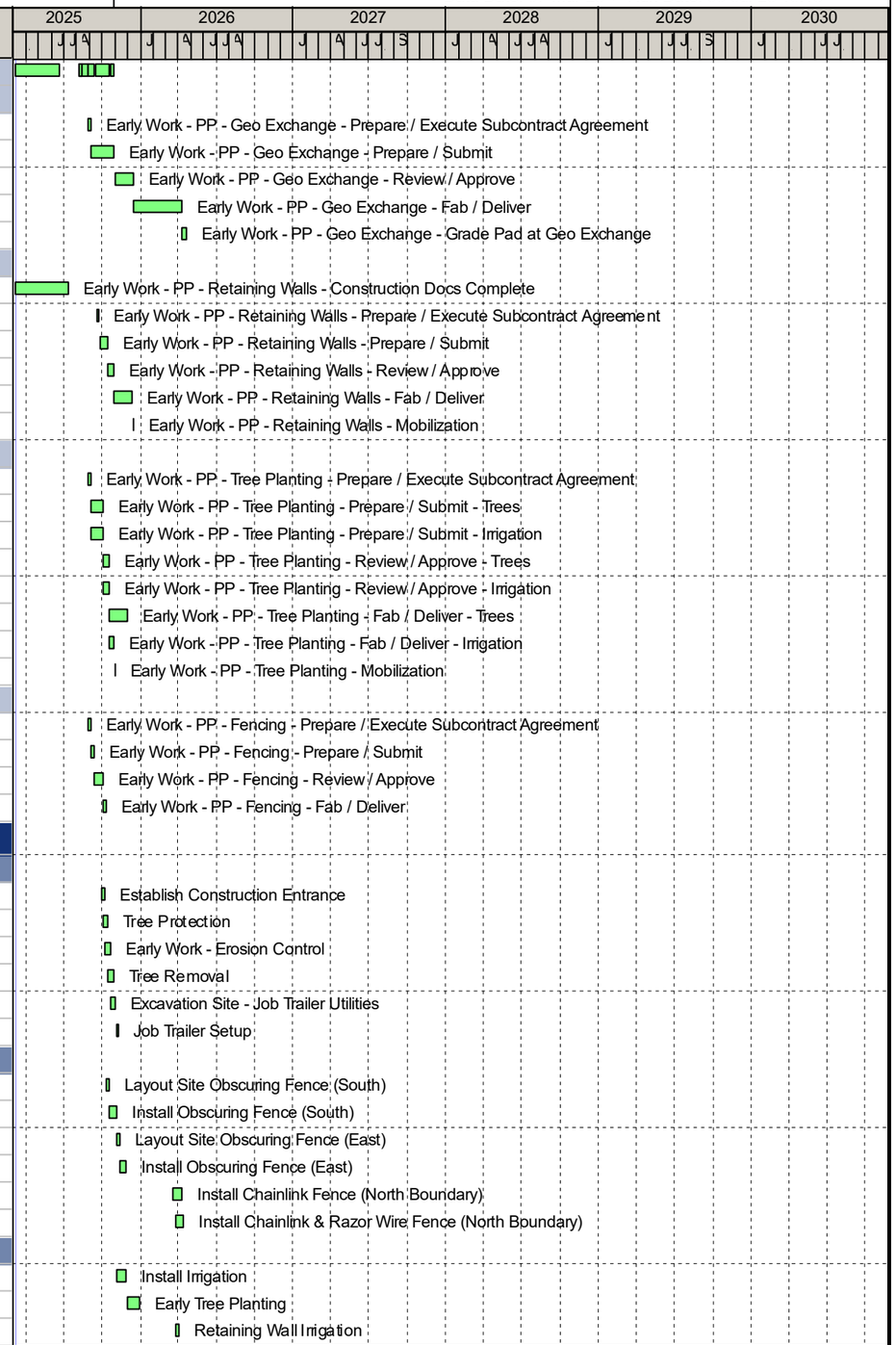
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Activity ID	Activity Name	Orig Dur	Rem Dur	Start	Finish
VANCOUVER PUBLIC WORKS OPS CAMPUS - TILT - CURRENT		1240	1246	14-Mar-25 A	23-Jan-30
EXECUTIVE SUMMARY		860	860	14-Mar-25	02-Aug-28
EXE163	Notify GC / CM Firms of Scoring and Highest Scoring GC / 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

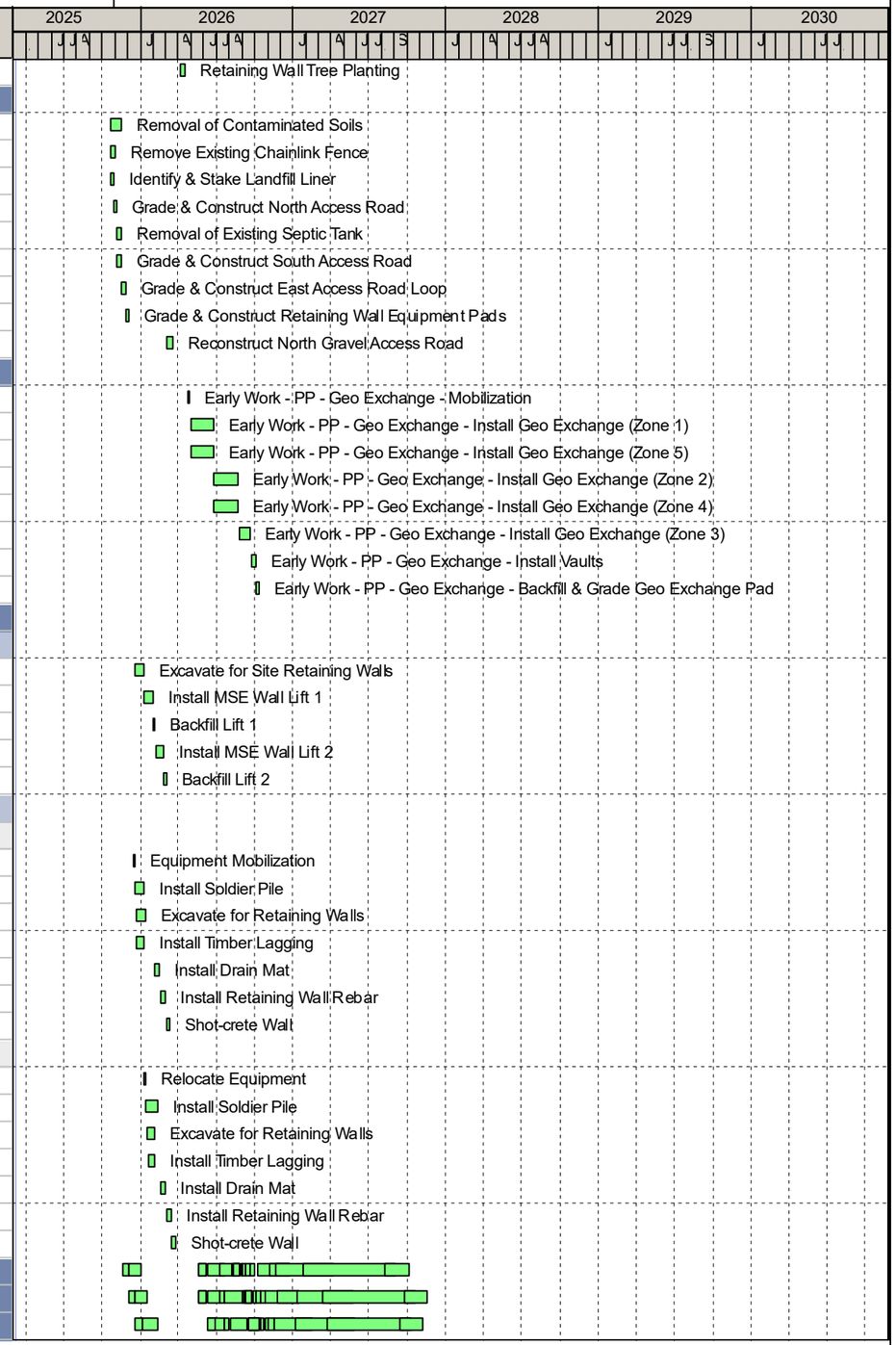


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Activity ID	Activity Name	Orig Dur	Rem Dur	Start	Finish
EARLY WORK Aggregate Piers		228	164	05-May-25 A	27-Oct-25
EARLY WORK Geo Exchange		165	165	28-Aug-25	22-Apr-26
EWS367	Early Work - PP - Geo Exchange - Prepare / Execute Subcontract Agreement	5	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

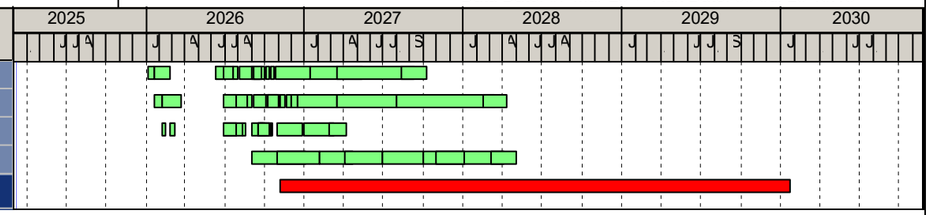


Activity ID	Activity Name	Orig Dur	Rem Dur	Start	Finish
EW15130	Retaining Wall Tree Planting	10	10	06-Apr-26	17-Apr-26
EARLY WORK SITE EXCAVATION & UNDERGROUND UTILITIES		104	104	21-Oct-25	19-Mar-26
EW1180	Removal of Contaminated Soils	20	20	21-Oct-25	17-Nov-25
EW15170	Remove Existing Chainlink Fence	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



Remaining Level of Effort
Actual Level of Effort
Actual Work
Remaining Work
Critical Remaining Work
Milestone

VANCOUVER PUBLIC WORKS OPS CAMPUS - TILT - CURRENT

SKANSKA

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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

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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

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 ~~UBC~~ 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.

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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

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 ~~SP~~

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

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Vancouver Public Works Operations Center
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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.

connor@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 Scope

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	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)

The firm represented by the above signature is:
Sole Proprietorship ____
Partnership ____
Corporation ✓
State of Incorporation DE
Other ____

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.

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 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 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

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

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.

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

	Colf Construction, LLC
	(Contractor as Principal) *(Seal)*
	By:
(Witness)	*(Title)*
	Travelers Casualty and Surety Company of America
	(Surety) *(Seal)*
	By:
(Witness)	*(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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TRAVELERS

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

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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.

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VPOC MACC #2

8713 Northeast 94th Avenue, Vancouver, WA 98662, United States of America

Attachments

Add5 Bid Form - Bid Bond - S... (2.8 MB)

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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)

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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	

Initials of Bidder's Representative JC

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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

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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

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 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

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

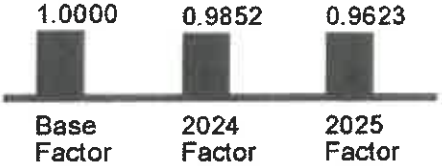
Class Code	Class Code Description	Accident Fund (AF)[1]	Medical Aid Fund (MA)[2]	Stay at Work Program[3]	Supp. Pension Fund (SP)[3]	Hourly* Employer Contribution	+ Hourly* Employee Withholding	= Your Total Hourly* Rate [(1+2+3)x4]+5
0101-02	Excavation NOC	1.3751	0.5262	0.0206	0.1758	$1.67420	$0.35100	$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

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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 _____ **(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

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
SEAL SEAL

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

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: $ 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

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)

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 authority 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

MARKEL INSURANCE CORPORATE SEAL COMPANY 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 CORPORATE SEAL COMPANY 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

Docusign Envelope ID: D45D09D4-C3C2-4DB2-B9B3-4015288E9AF3

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.

Docusign Envelope ID: D45D09D4-C3C2-4DB2-B9B3-4015288E9AF3

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.



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

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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
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)

§ 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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[« »] 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)

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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

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 — VP / Account Manager
Printed Name /Title

12/17/2025
Date

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User Notes: (2020107107)

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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**

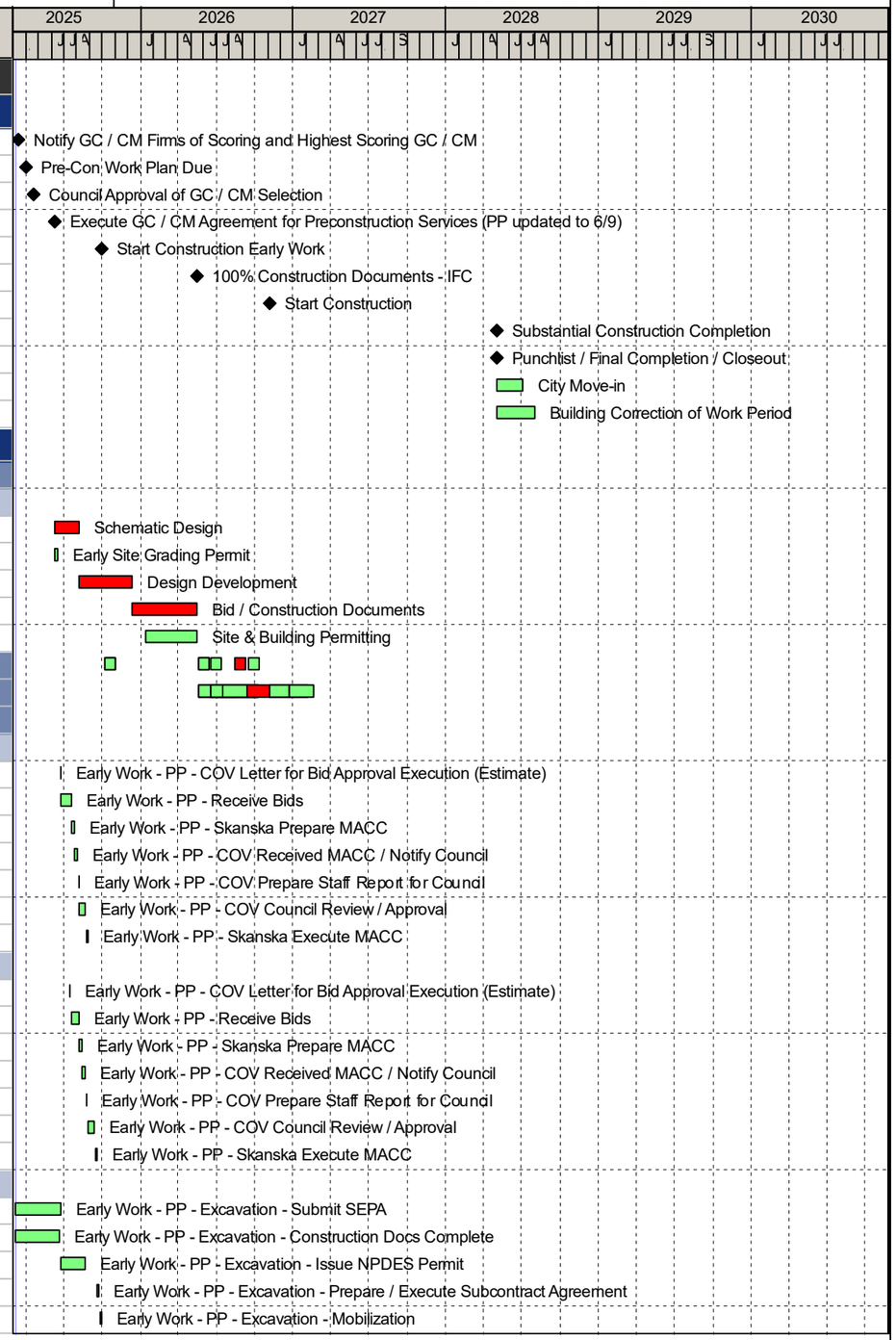
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EXHIBIT “H”
Contract AMENDMENT #2
Project Schedule
City of Vancouver – Public Works Operations Center

Project Schedule - Data Date March 07, 2025, Run Date: July 03, 2025

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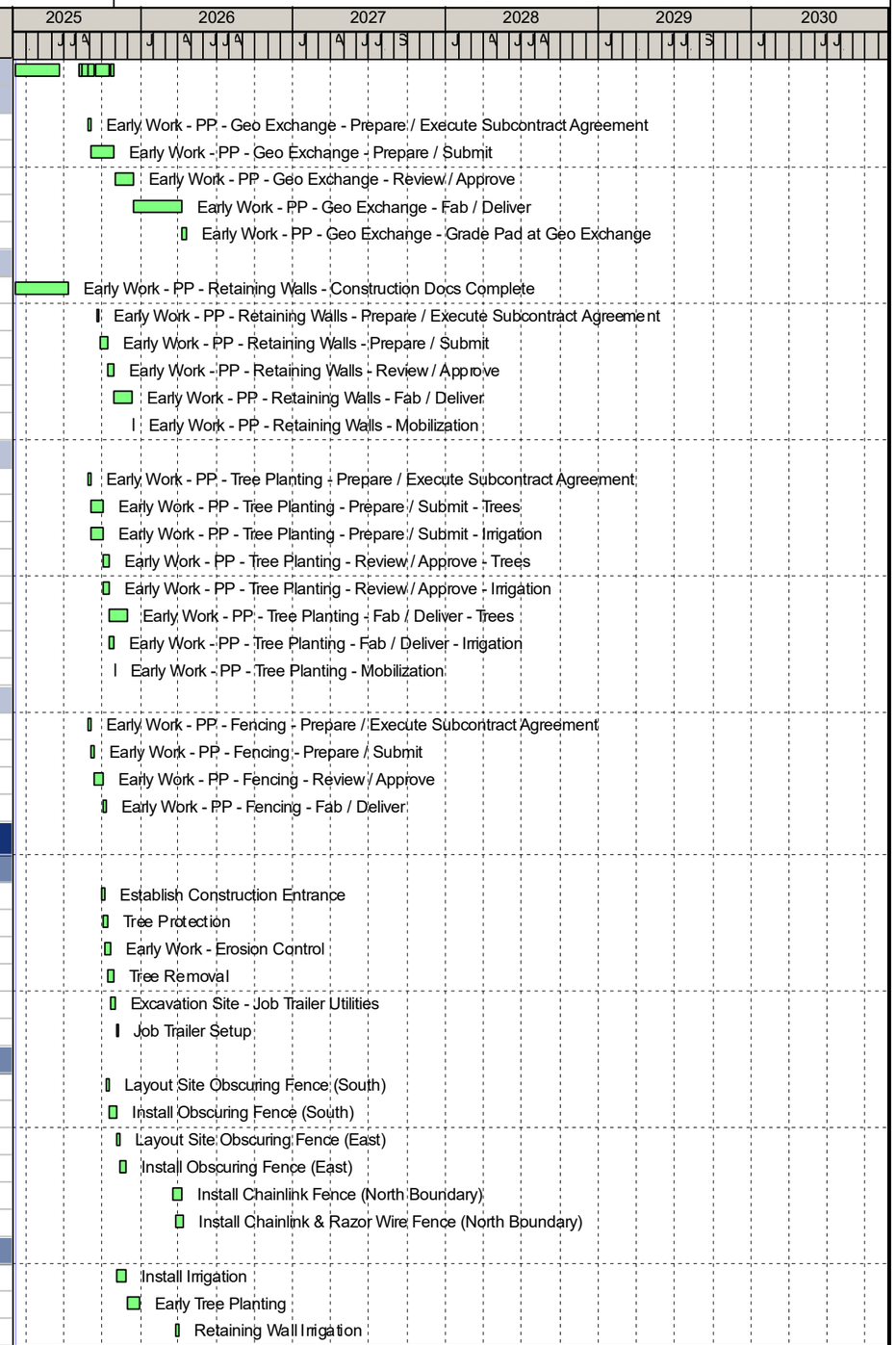
Activity ID	Activity Name	Orig Dur	Rem Dur	Start	Finish
VANCOUVER PUBLIC WORKS OPS CAMPUS - TILT - CURRENT		1240	1246	14-Mar-25 A	23-Jan-30
EXECUTIVE SUMMARY		860	860	14-Mar-25	02-Aug-28
EXE163	Notify GC / CM Firms of Scoring and Highest Scoring GC / CM	0	0		14-Mar-25*
EXE173	Pre-Con Work Plan Due	0	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

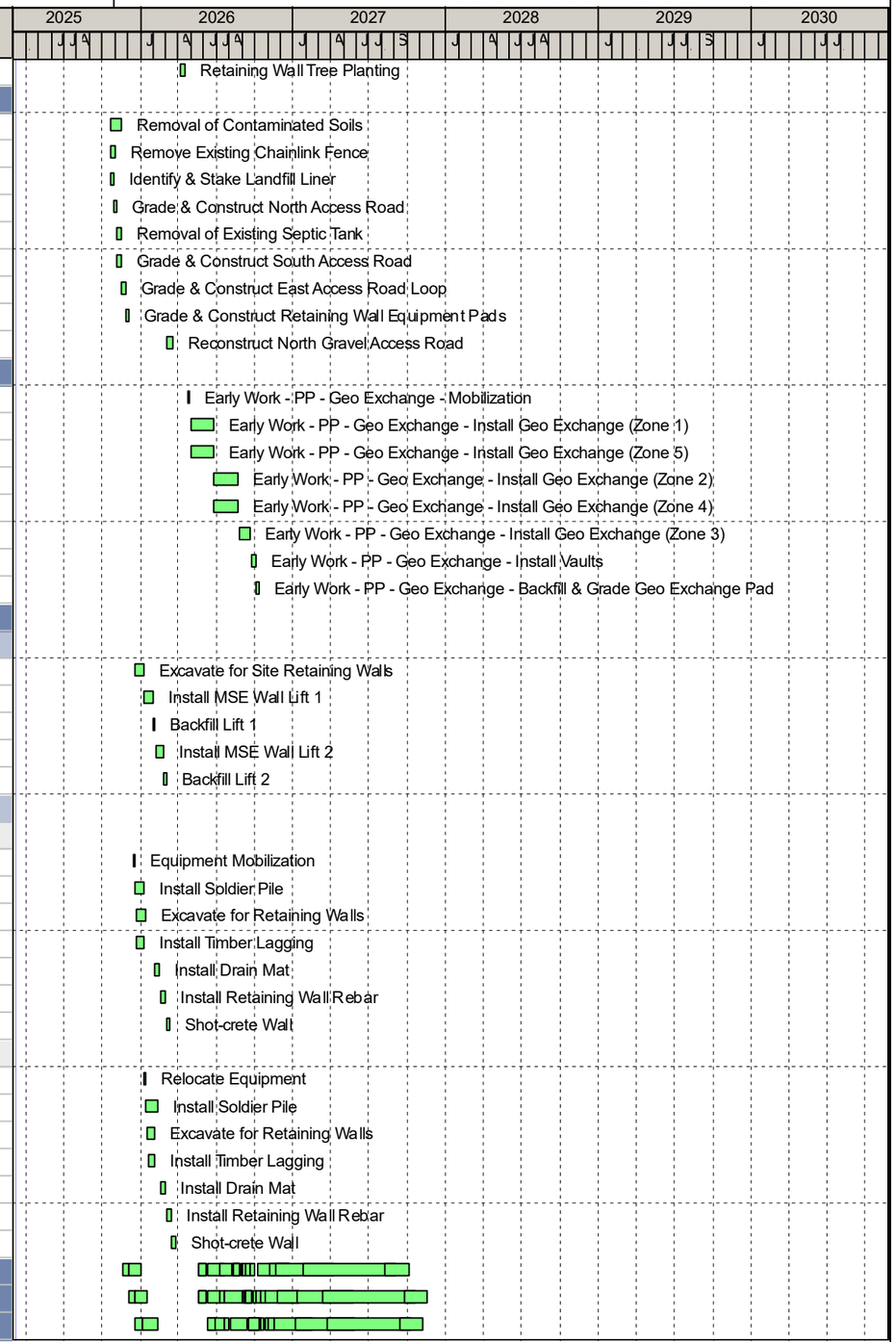
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Activity ID	Activity Name	Orig Dur	Rem Dur	Start	Finish
EARLY WORK Aggregate Piers		228	164	05-May-25 A	27-Oct-25
EARLY WORK Geo Exchange		165	165	28-Aug-25	22-Apr-26
EWS367	Early Work - PP - Geo Exchange - Prepare / Execute Subcontract Agreement	5	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



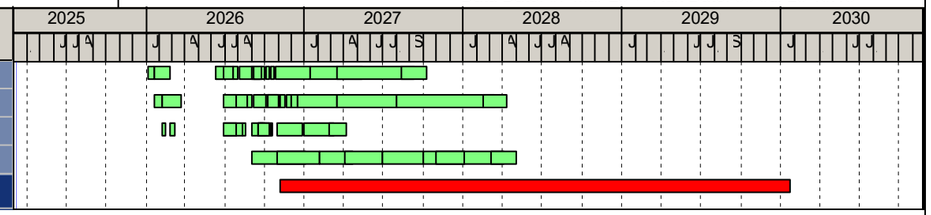
Docusign Envelope ID: 40660BCB-391D-4979-8968-C35FE3539676

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 "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

LINE ITEMS	Unit	Qty	Unit Cost	Total Cost
				$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			

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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 _____

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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)

(Title)

(Witness) Michael Giarrantano

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

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
Investment Income Due and Accrued	6,001,526
Premiums and considerations	235,439,168
Reinsurance recoverable and funds held	18,147,075
Deferred Tax Asset	26,245,058
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

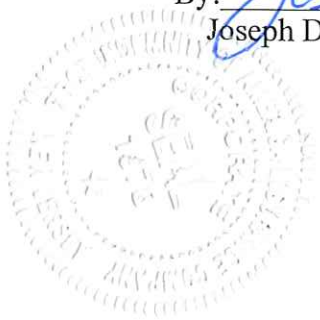
To Whom It May Concern:

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



Docusign Envelope ID: 40660BCB-391D-4979-8968-C35FE3539676

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.

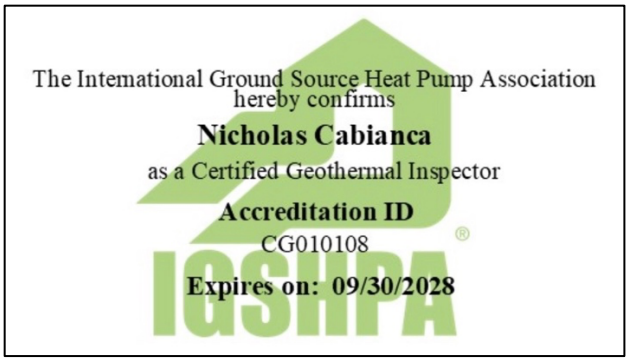
Our federally recognized apprenticeship program via Midwest Geothermal is the first of its kind in the country. It focuses on both installation and safety training. Our field team completes OSHA-10 and our site supervisors complete OSHA-30 safety training courses.

I. IGSHPA Certifications

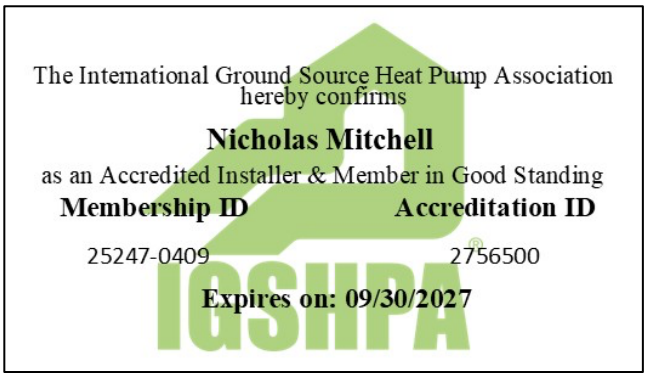
a. Nicholas Cabianca (Geothermal Inspector: 2016-present)

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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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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

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)

(Title)

(Witness) Michael Giarrantano

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.

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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.

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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

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.

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.

AIA Document A133™ – 2019 Exhibit A. Copyright © 1991, 2003, 2009, and 2019 by The American Institute of Architects. All rights reserved. The "American Institute of Architects," "AIA," the AIA Logo, and "AIA Contract Documents" are registered trademarks and may not be used without permission. This draft was produced by AIA software at 11:08:18 ET on 06/11/2021 under Order No.7344460123 which expires on 02/05/2022, is not for resale, is licensed for one-time use only, and may only be used in accordance with the AIA Contract Documents® Terms of Service. To report copyright violations, e-mail copyright@aia.org.
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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[« »] 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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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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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

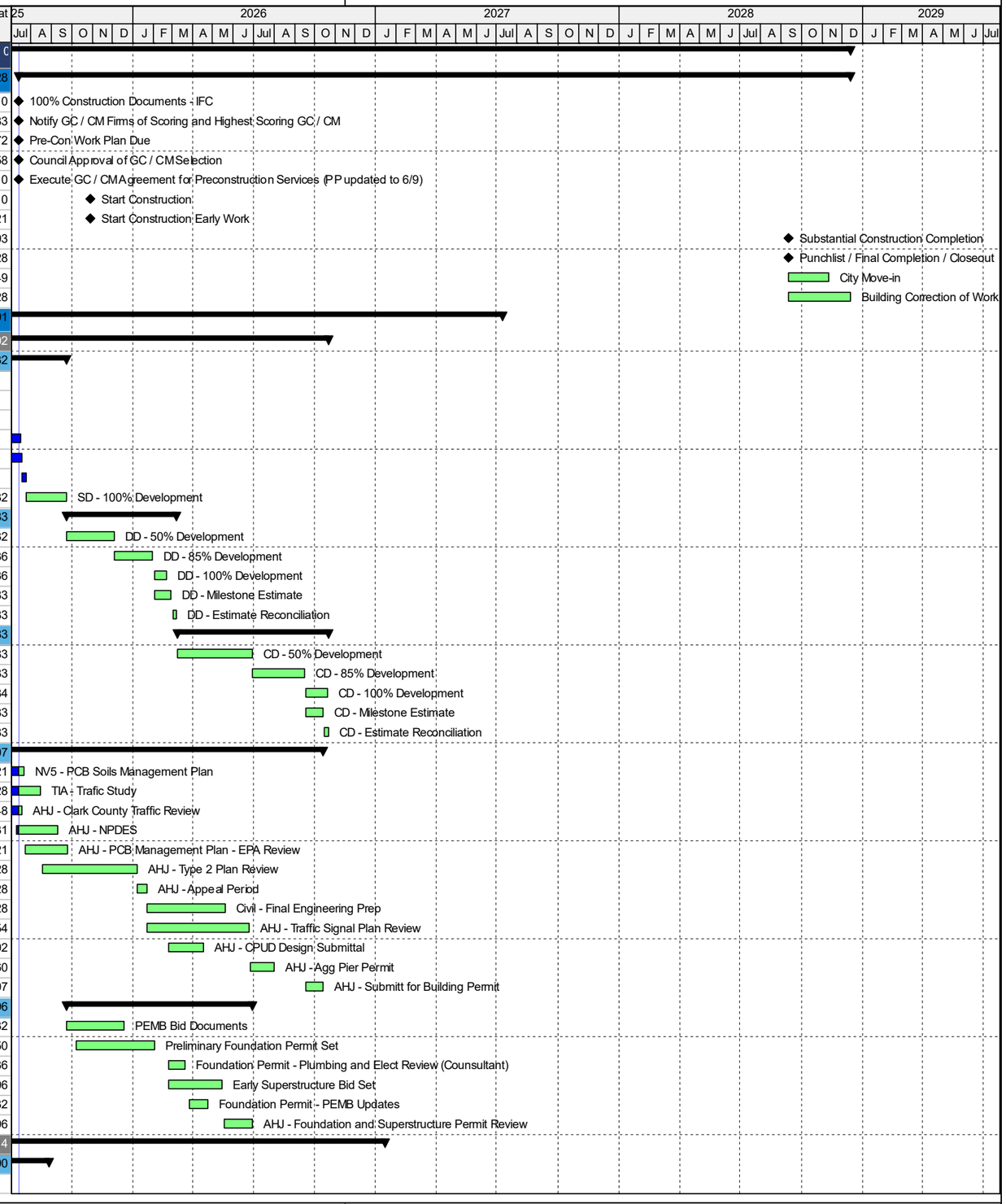
NEGOTIATED SUPPORT SERVICES

None.

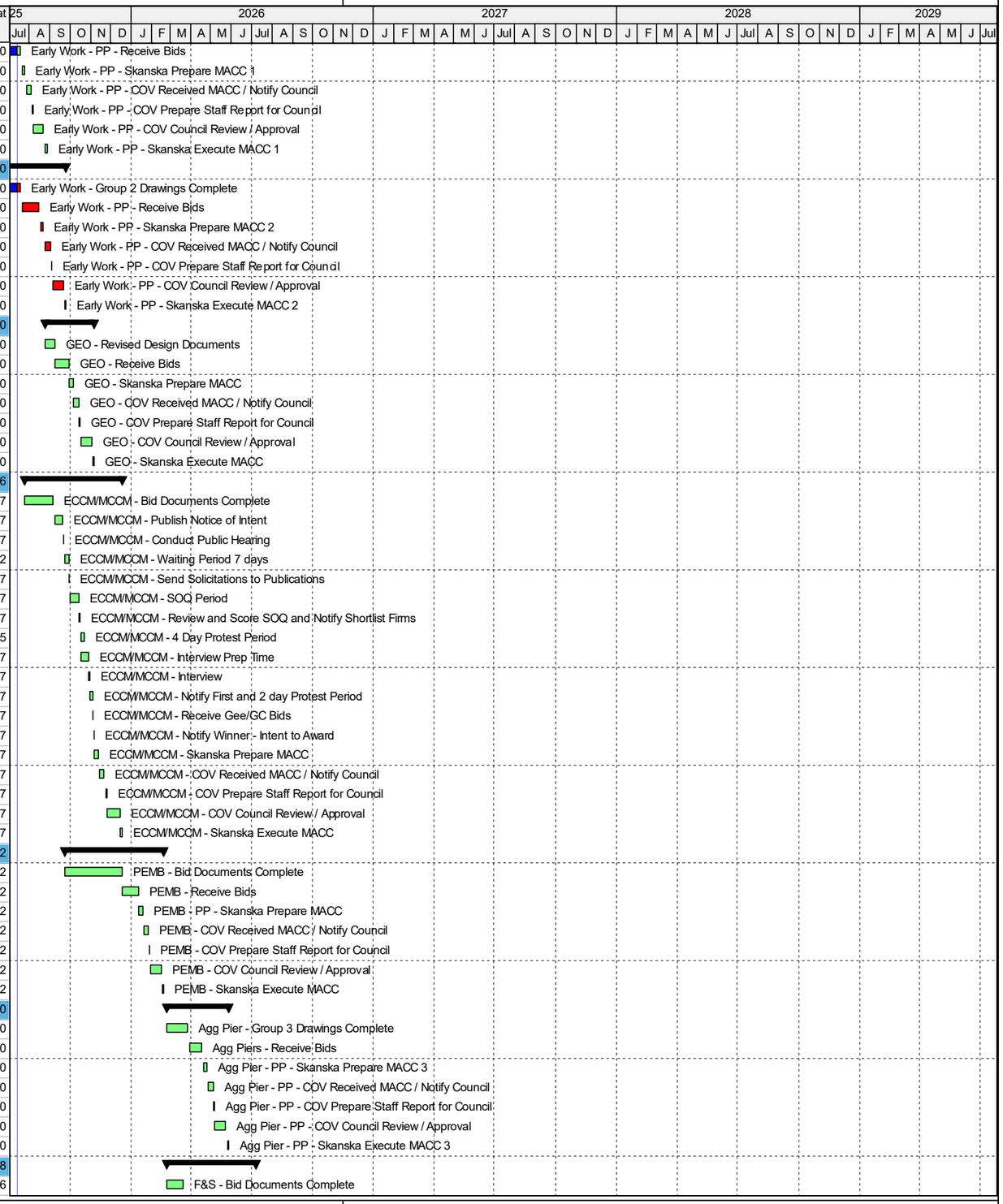
EXHIBIT “H”
Contract AMENDMENT #3
Project Schedule
City of Vancouver – Public Works Operations Center

Project Schedule - Data Date March 07, 2025, Run Date: July 03, 2025

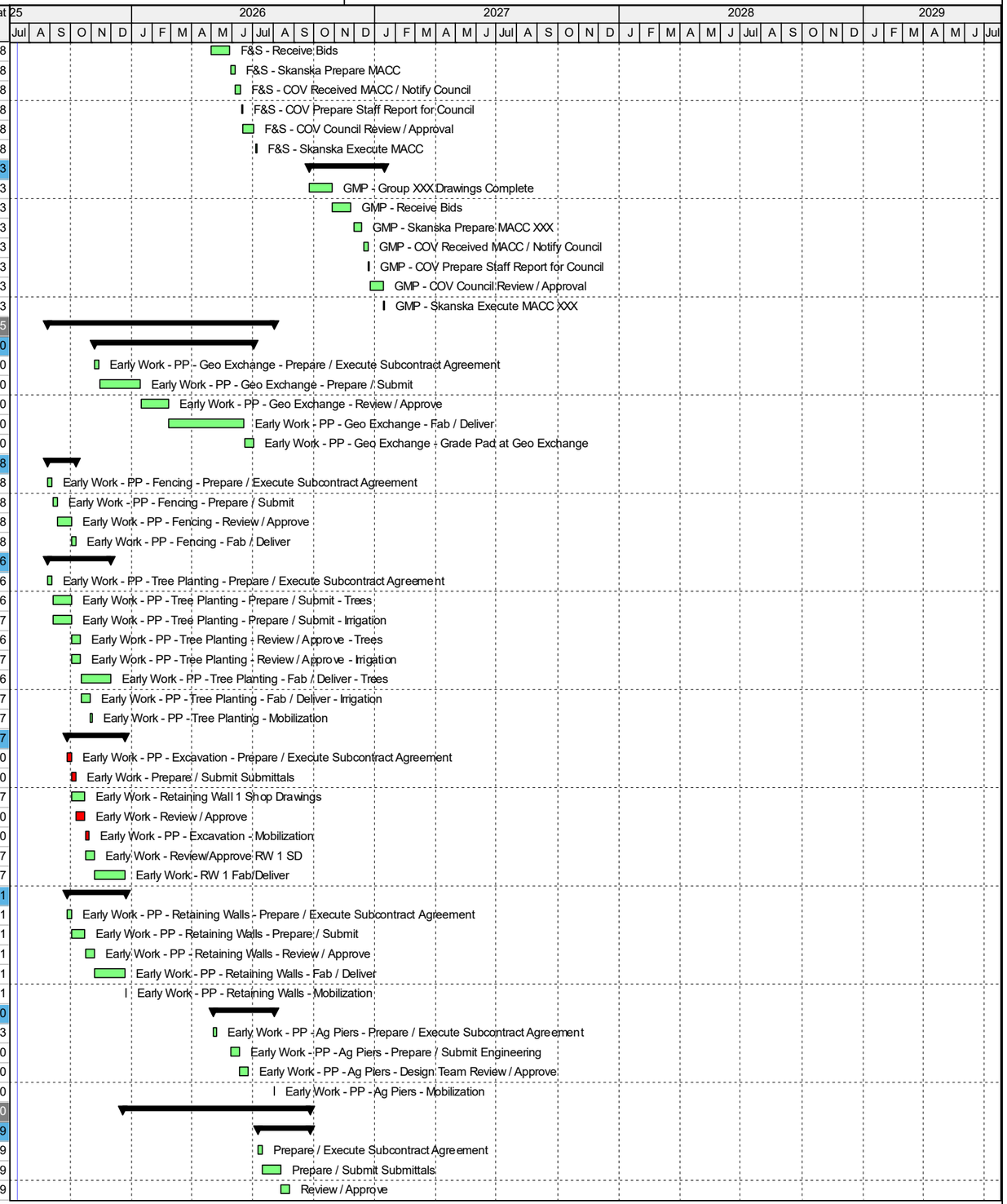
Activity ID	Activity Name	Original Duration	Start	Finish	Total Float
VANCOUVER PUBLIC WORKS OPS CAMPUS - TILT - CURRENT - A Martin		869	01-Jan-25 A	13-Dec-28	0
EXECUTIVE SUMMARY		869	14-Jul-25	13-Dec-28	28
DES187	100% Construction Documents - IFC	0		14-Jul-25*	310
EXE163	Notify GC / CM Firms of Scoring 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	



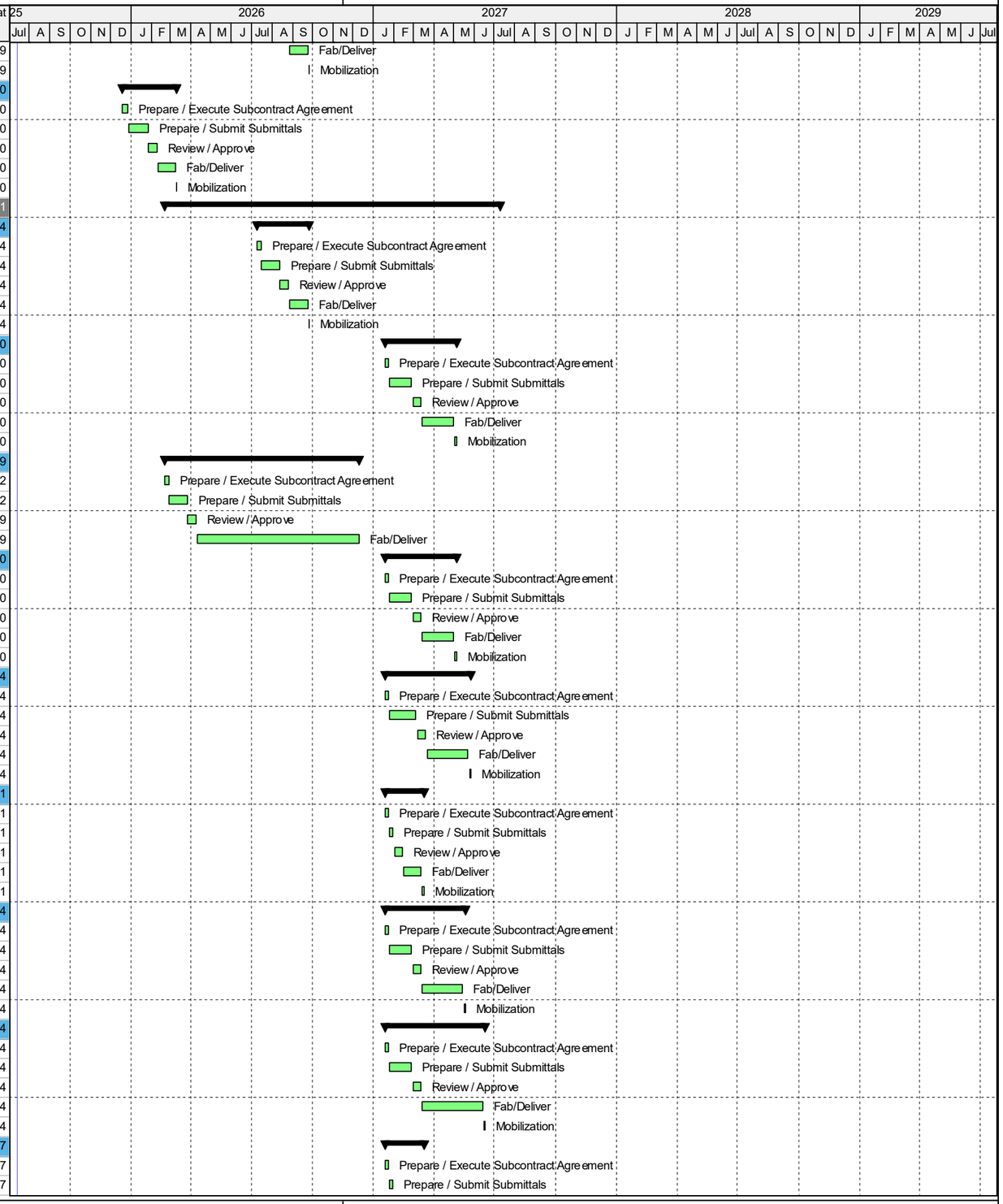
Activity ID	Activity Name	Original Duration	Start	Finish	Total Float
EW227	Early Work - PP - Receive Bids	15	27-Jun-25 A	18-Jul-25	140
EW15070	Early Work - PP - Skanska Prepare MACC 1	5	21-Jul-25	25-Jul-25	140
EWS257	Early Work - PP - COV Received MACC / Notify Council	6	28-Jul-25	04-Aug-25	140
EWS267	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



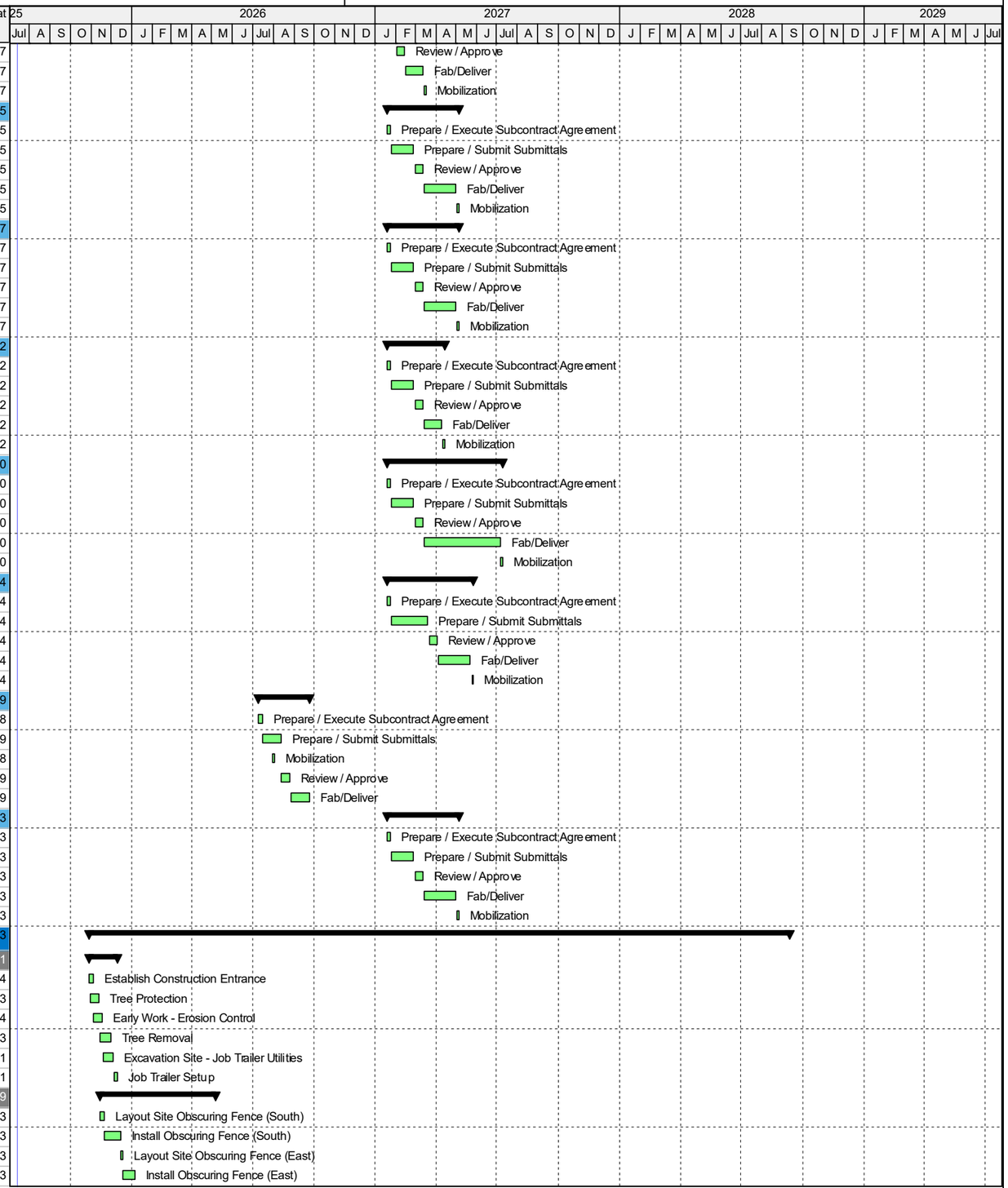
Activity ID	Activity Name	Original Duration	Start	Finish	Total Float
EW16190	F&S - Receive Bids	20	30-Apr-26	28-May-26	28
EW16200	F&S - Skanska Prepare MACC	5	29-May-26	04-Jun-26	28
EWS787	F&S - COV Received MACC / Notify Council	6	05-Jun-26	12-Jun-26	28
EWS797	F&S - COV Prepare Staff Report for Council	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



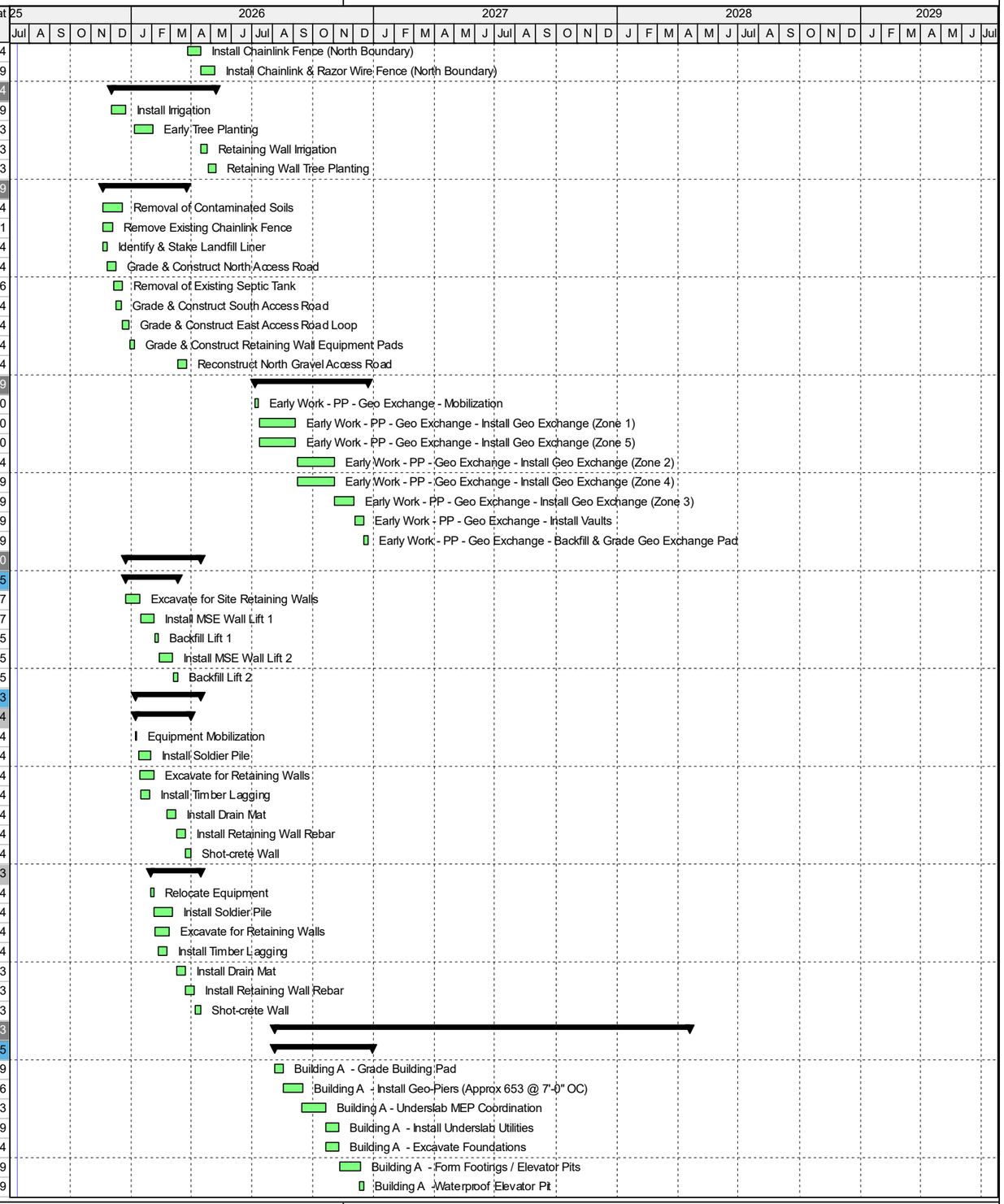
Activity ID	Activity Name	Original Duration	Start	Finish	Total Float
EW16230	Fab/Deliver	20	27-Aug-26	24-Sep-26	219
EW16240	Mobilization	1	25-Sep-26	25-Sep-26	219
BP 26A EC/CM		56	19-Dec-25	10-Mar-26	730
EWS837	Prepare / Execute Subcontract Agreement	5	19-Dec-25	26-Dec-25	730
EW16250	Prepare / Submit 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



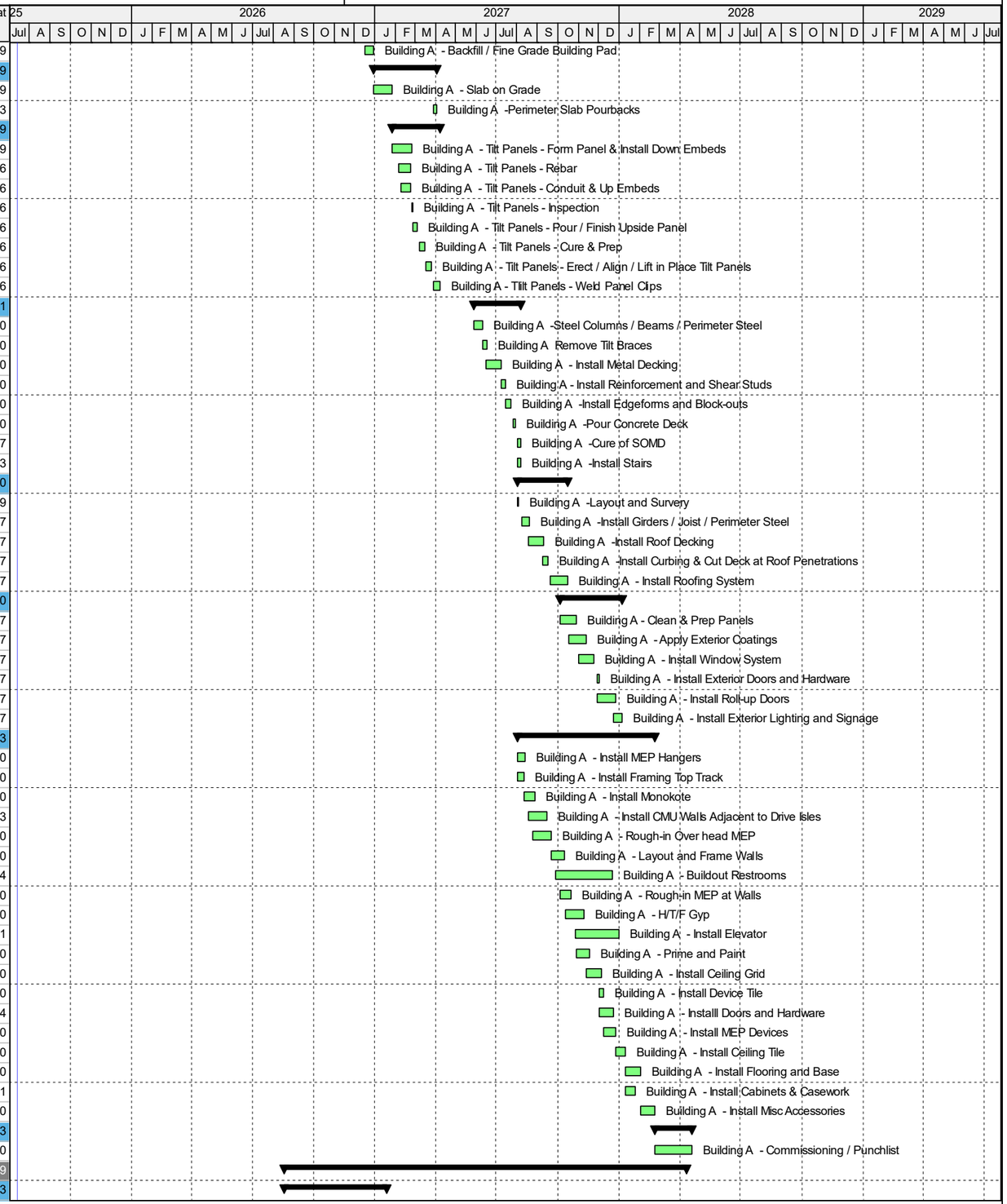
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EW16030	Review / Approve	10	01-Feb-27	12-Feb-27	367
EW16040	Fab/Deliver	20	15-Feb-27	12-Mar-27	367
EW16010	Mobilization	3	15-Mar-27	17-Mar-27	367
BP 09B Resilient Flooring		78	18-Jan-27	05-May-27	305
EWS597	Prepare / Execute Subcontract Agreement	5	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



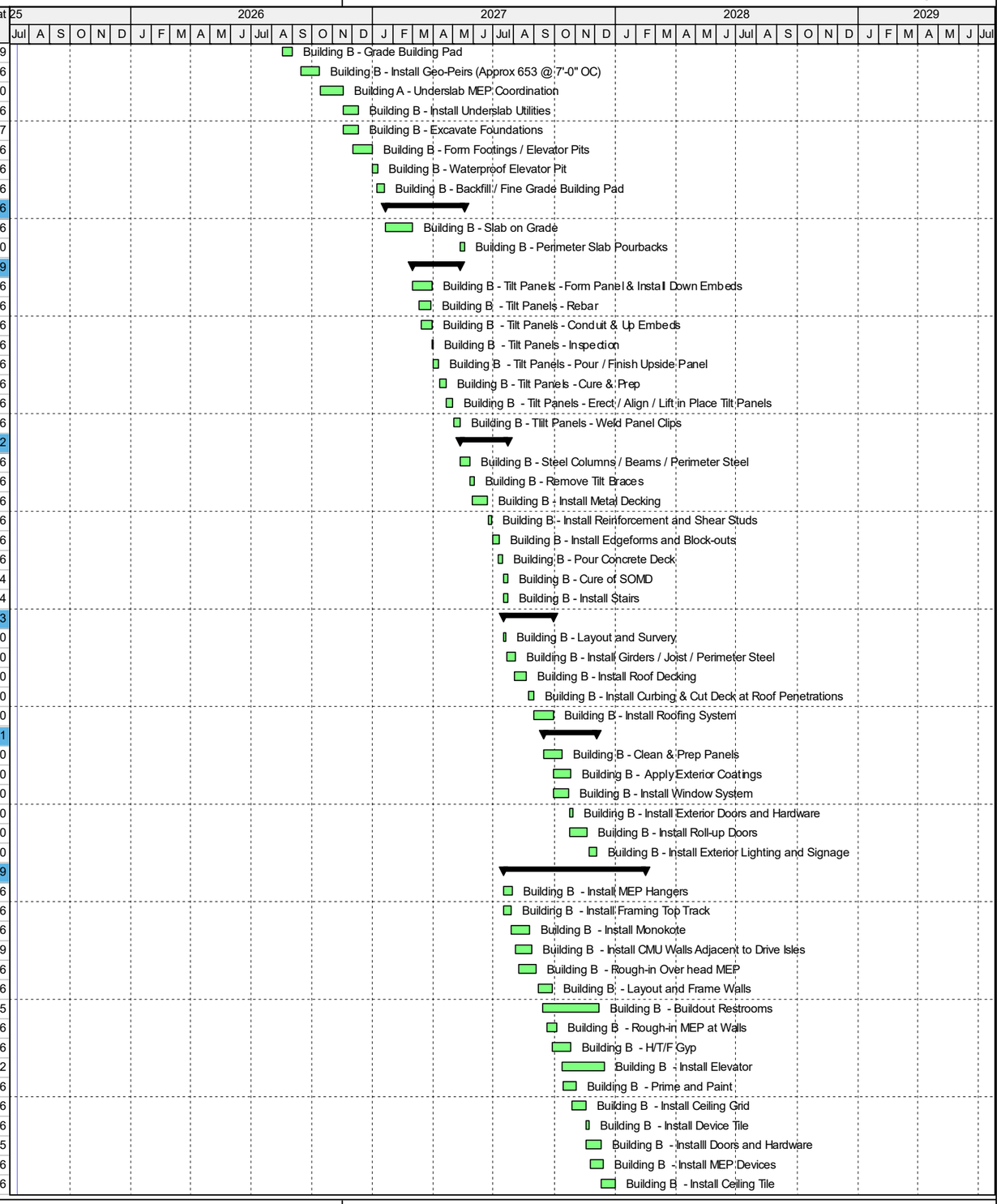
Activity ID	Activity Name	Original Duration	Start	Finish	Total Float
EW15040	Install Chainlink Fence (North Boundary)	15	26-Mar-26	15-Apr-26	704
EW15090	Install Chainlink & Razor Wire Fence (North Boundary)	15	16-Apr-26	06-May-26	689
EARLY IRRIGATION & PLANTING		112	02-Dec-25	08-May-26	434
EW15100	Install 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



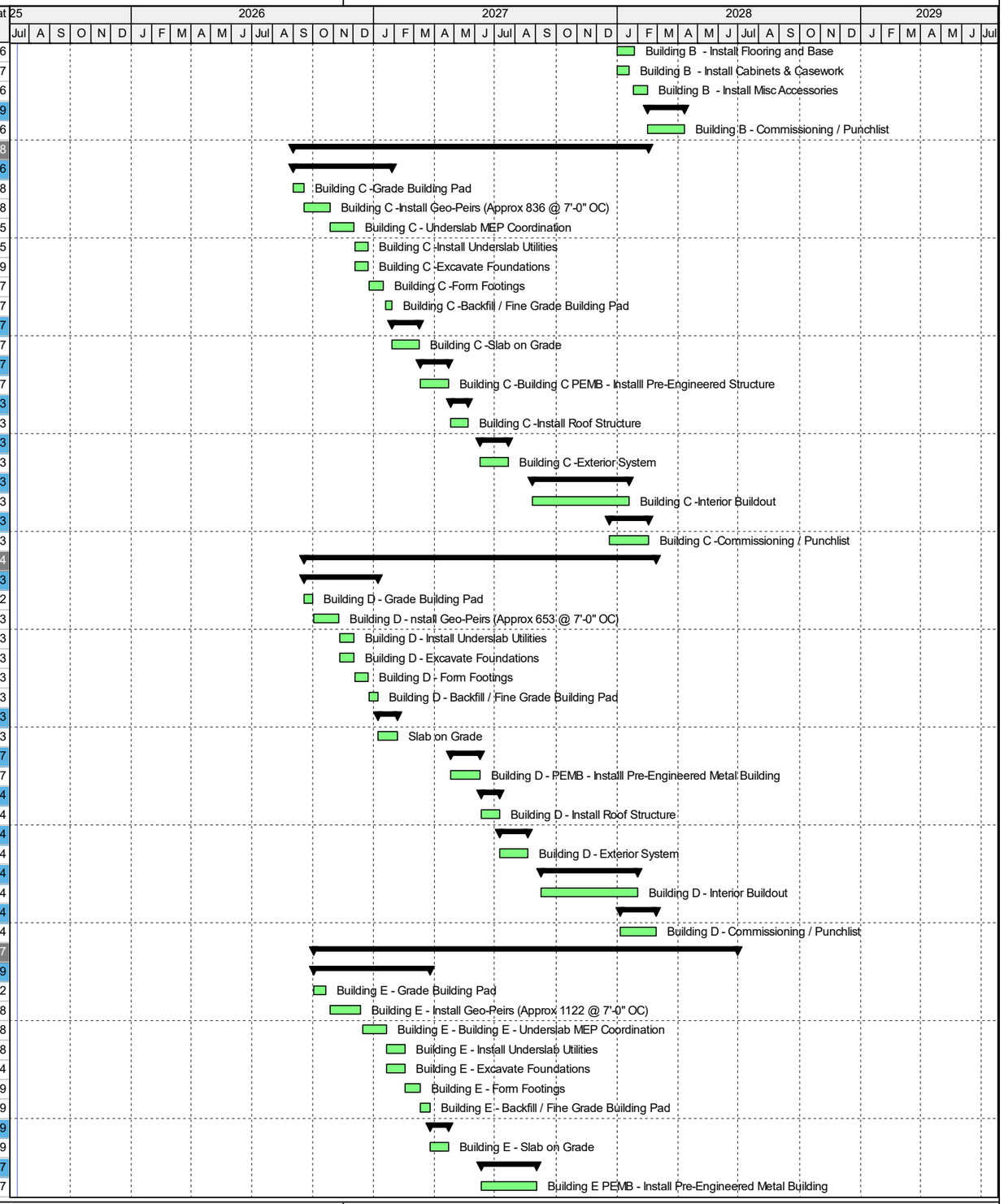
Activity ID	Activity Name	Original Duration	Start	Finish	Total Float
A1680	Building A - Backfill / Fine Grade Building Pad	8	17-Dec-26	29-Dec-26	209
BUILDING A - SLAB-ON-GRADE (SOG)		68	29-Dec-26	02-Apr-27	459
A1020	Building A - Slab on Grade	20	29-Dec-26	26-Jan-27	209
A1030	Building A -Perimeter Slab 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

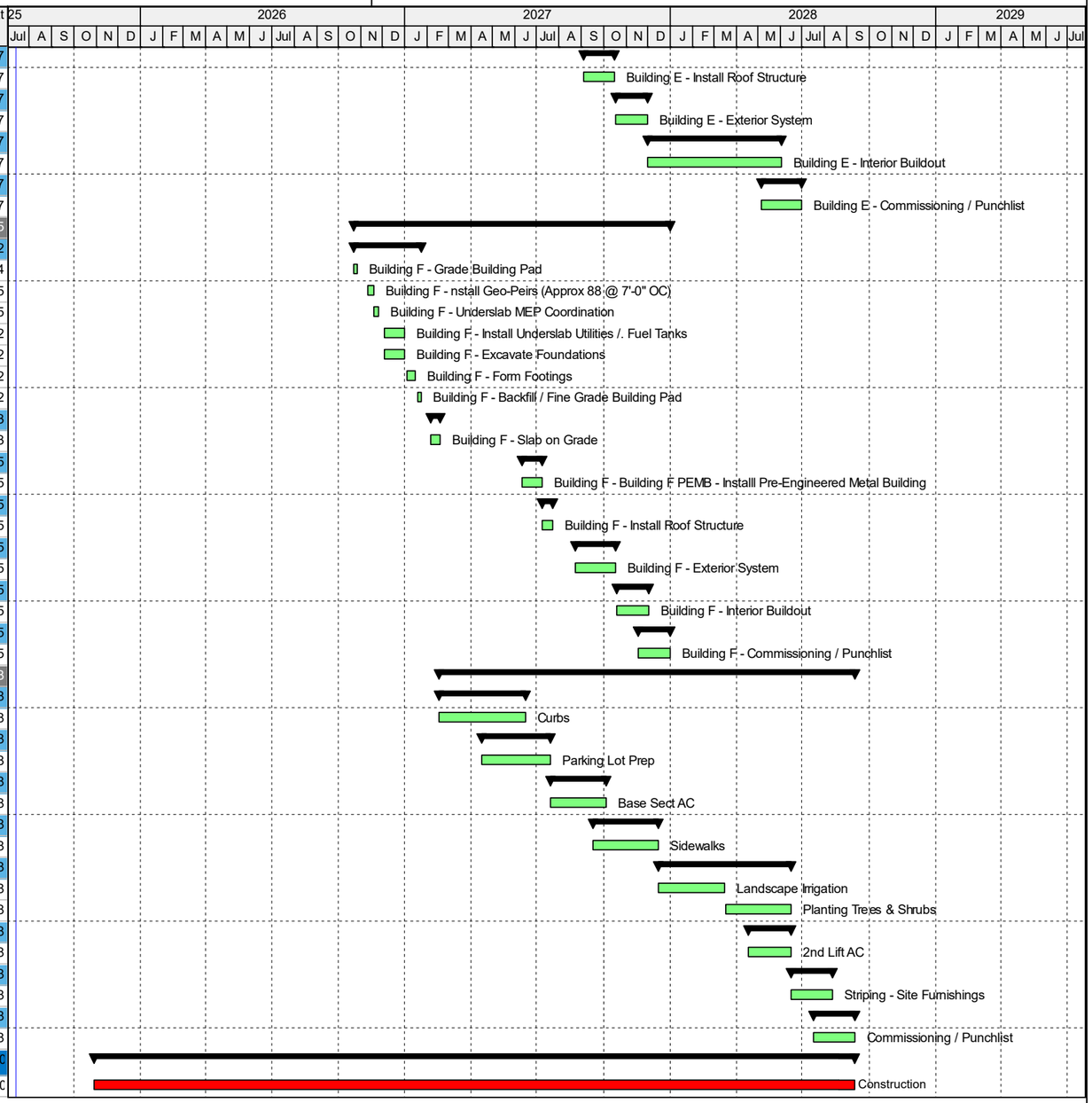


EXHIBIT "I"
Contract AMENDMENT #3
Early Work General Conditions
City of Vancouver – Public Works Operations Center

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)

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.

The firm represented by the above signature is:
Sole Proprietorship _____
Partnership _____
Corporation
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: $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

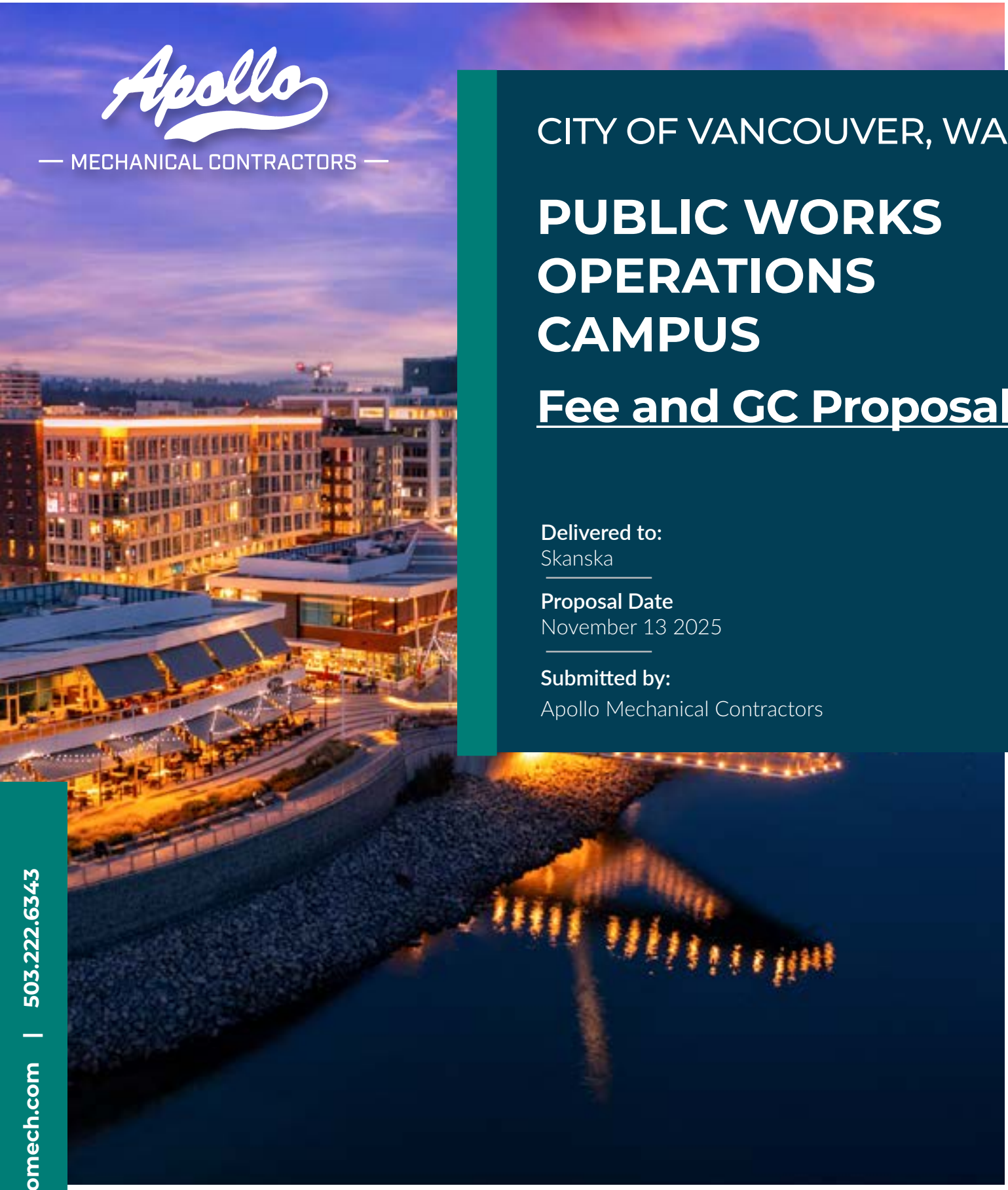
Additional Information

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)

The firm represented by the above signature is:

Sole Proprietorship	
Partnership	
Corporation	X
State of Incorporation	WA
Other	

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.

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

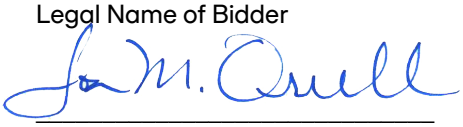
CONTRACT AND BOND:

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

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	$

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

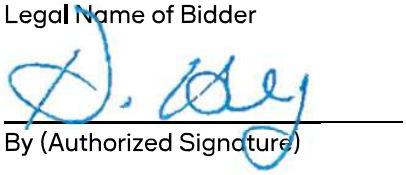
CONTRACT AND BOND:

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	

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.

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)

§ 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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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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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

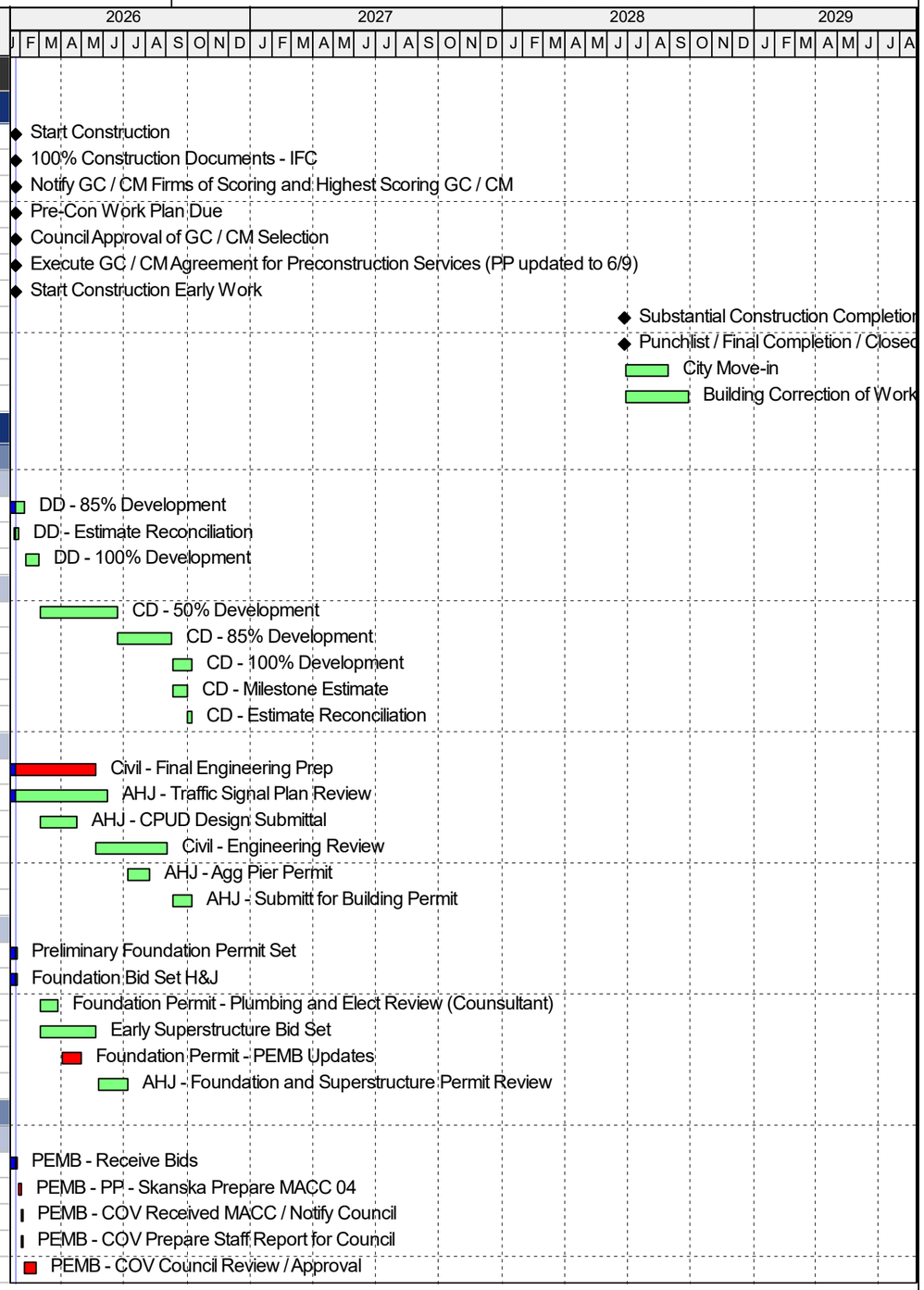
NEGOTIATED SUPPORT SERVICES

No Change

EXHIBIT “H”
Contract AMENDMENT #4
Project Schedule
City of Vancouver – Public Works Operations Center

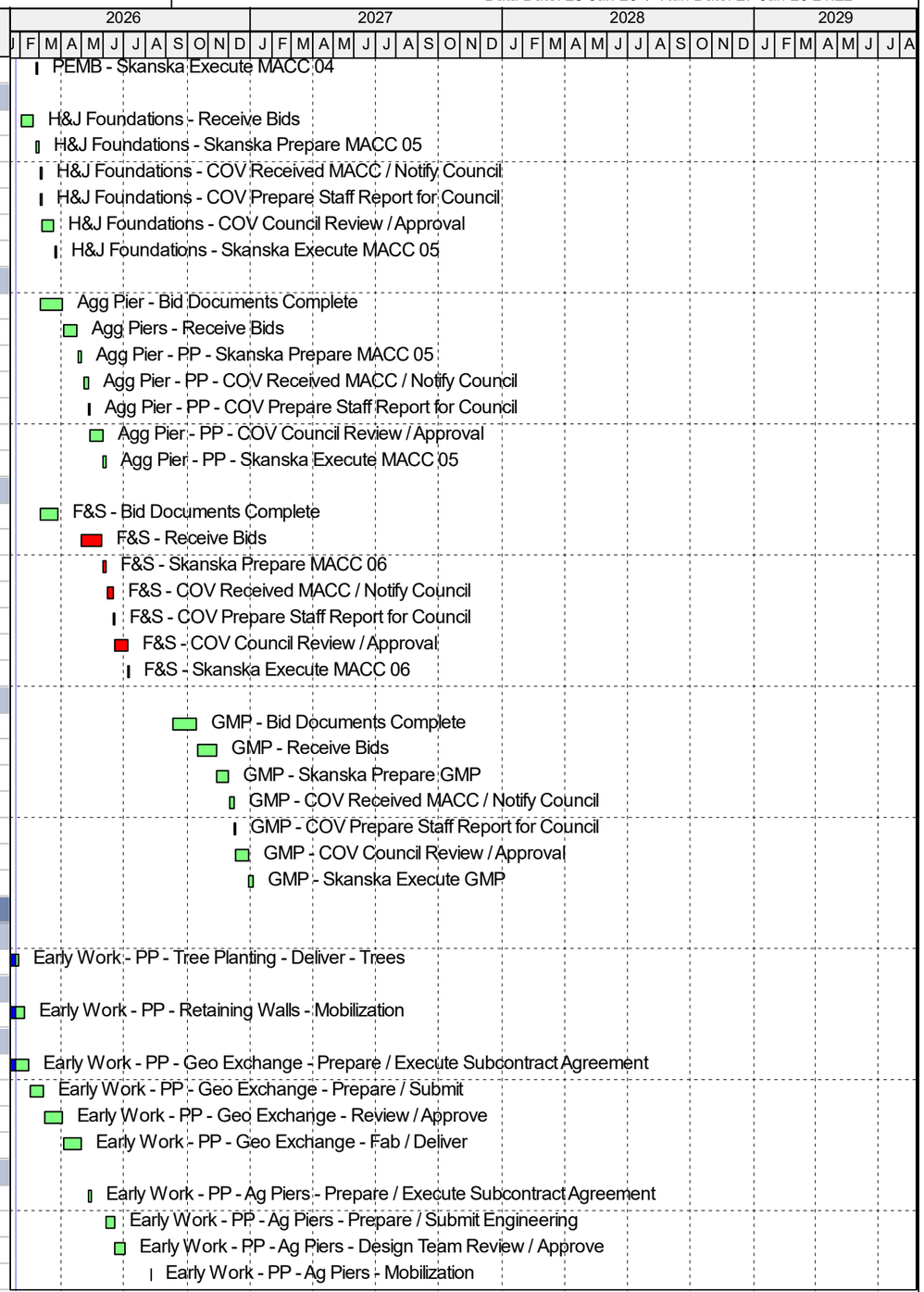
Project Schedule - Data Date January 25, 2026, Run Date: January 27, 2026

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

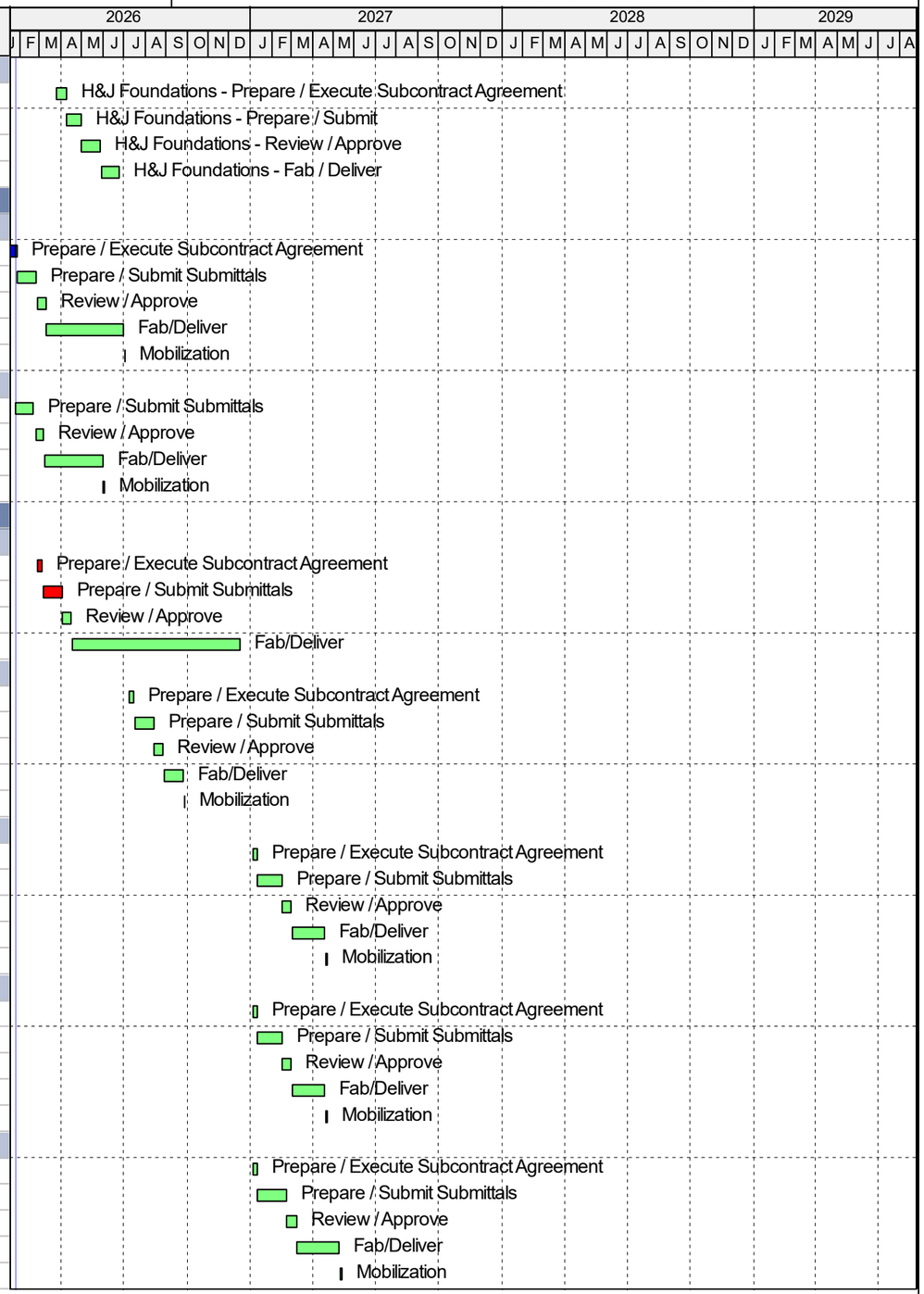


Remaining Level of Effort | Actual Work | Critical Remaining Work
Actual Level of Effort | Remaining Work | Milestone

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



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

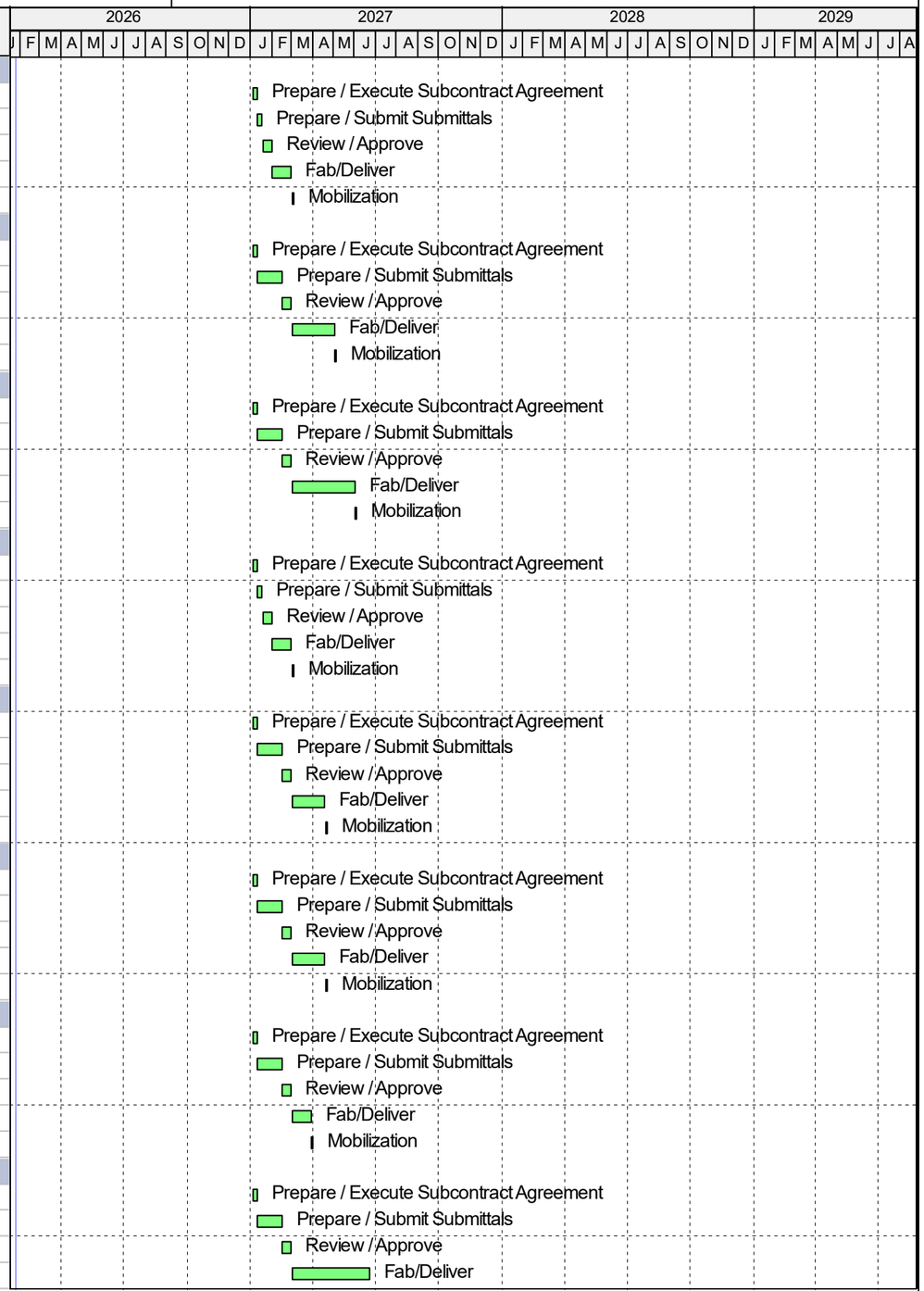


Remaining Level of Effort | Actual Work | Critical Remaining Work
Actual Level of Effort | Remaining Work | Milestone

VANCOUVER PUBLIC WORKS OPS CAMPUS - TILT - CURRENT - A Martin

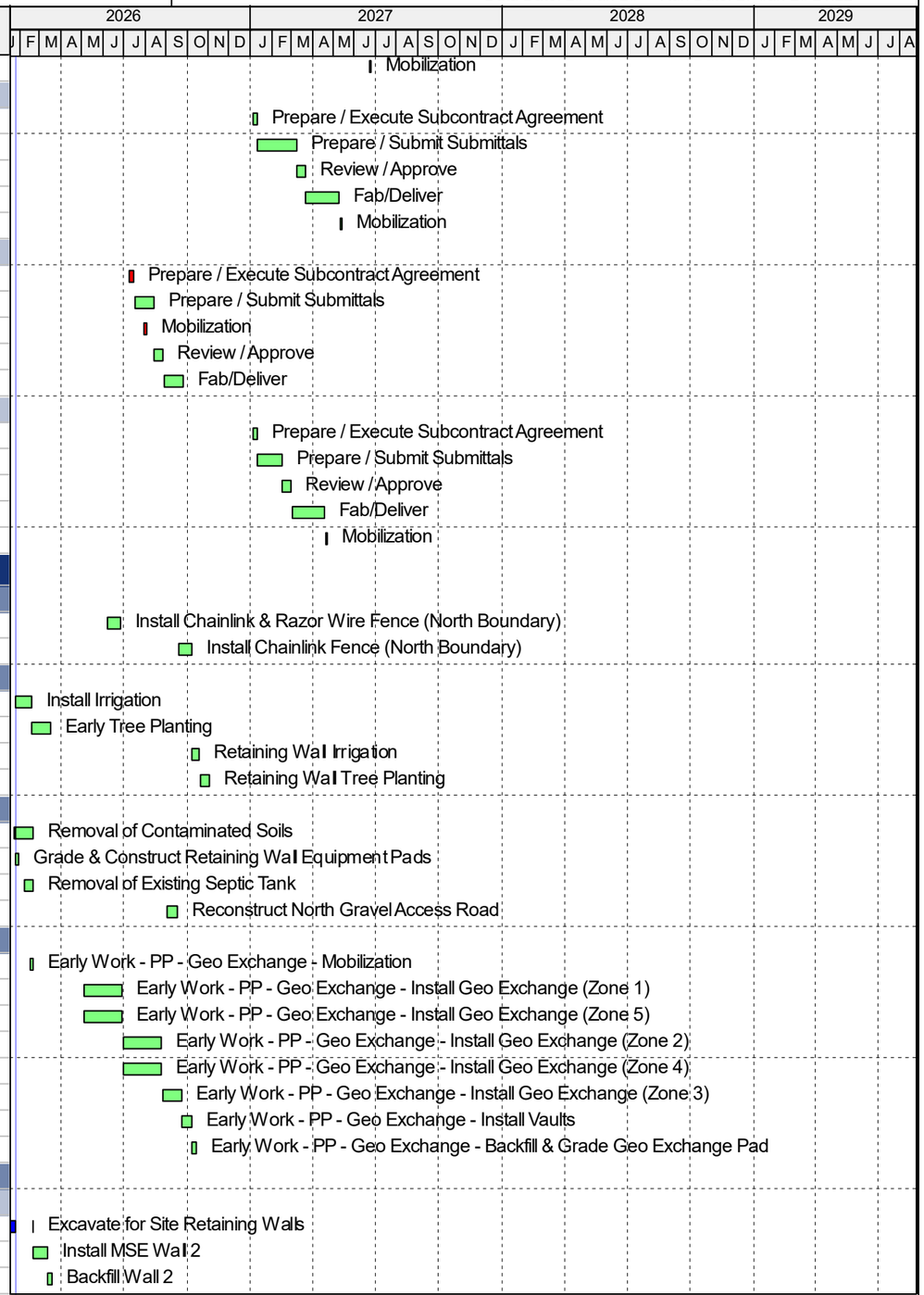
SKANSKA

Activity ID	Activity Name	Orig Dur	Rem Dur	Start	Finish
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

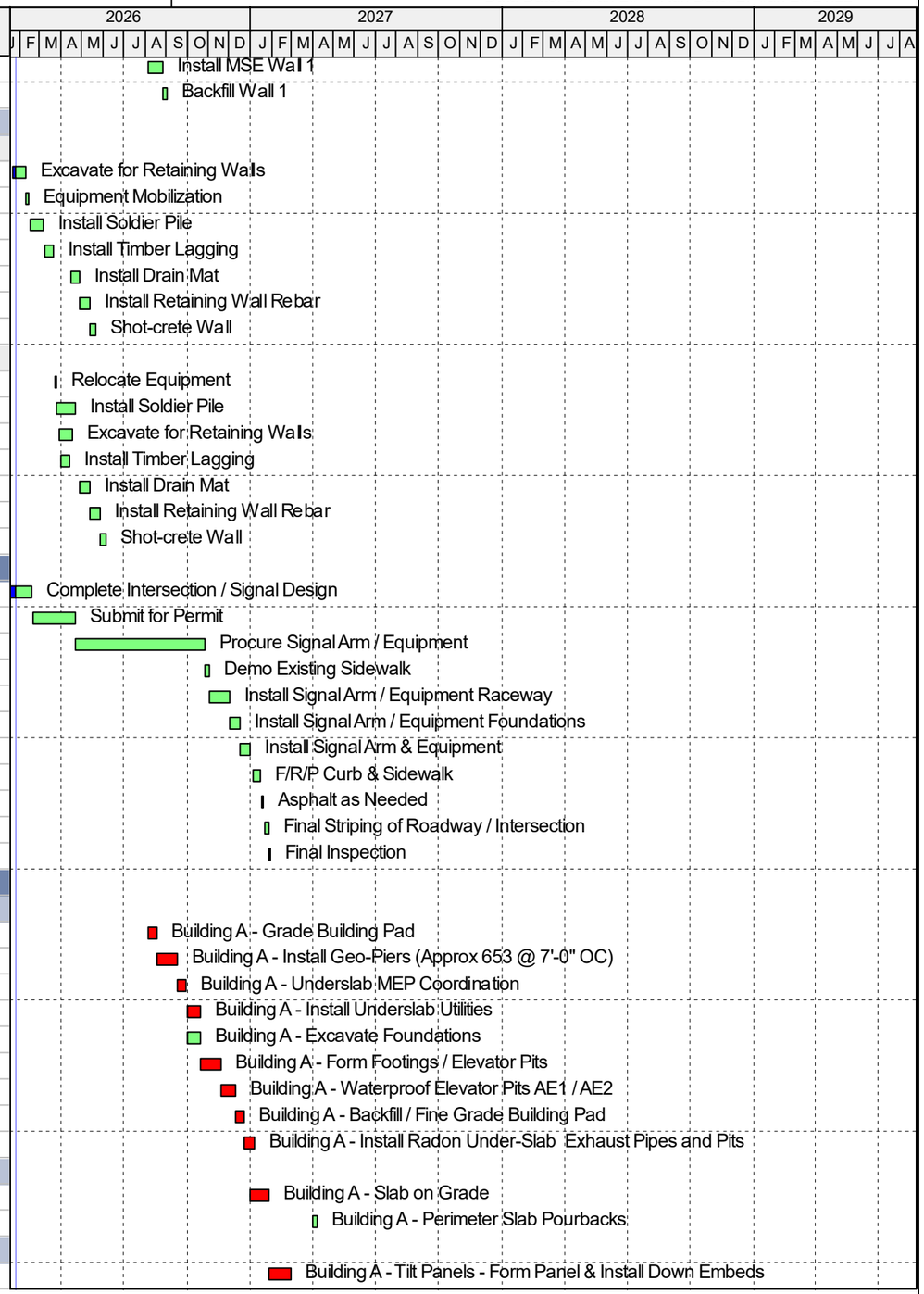


Remaining Level of Effort | Actual Work | Critical Remaining Work
Actual Level of Effort | Remaining Work | Milestone

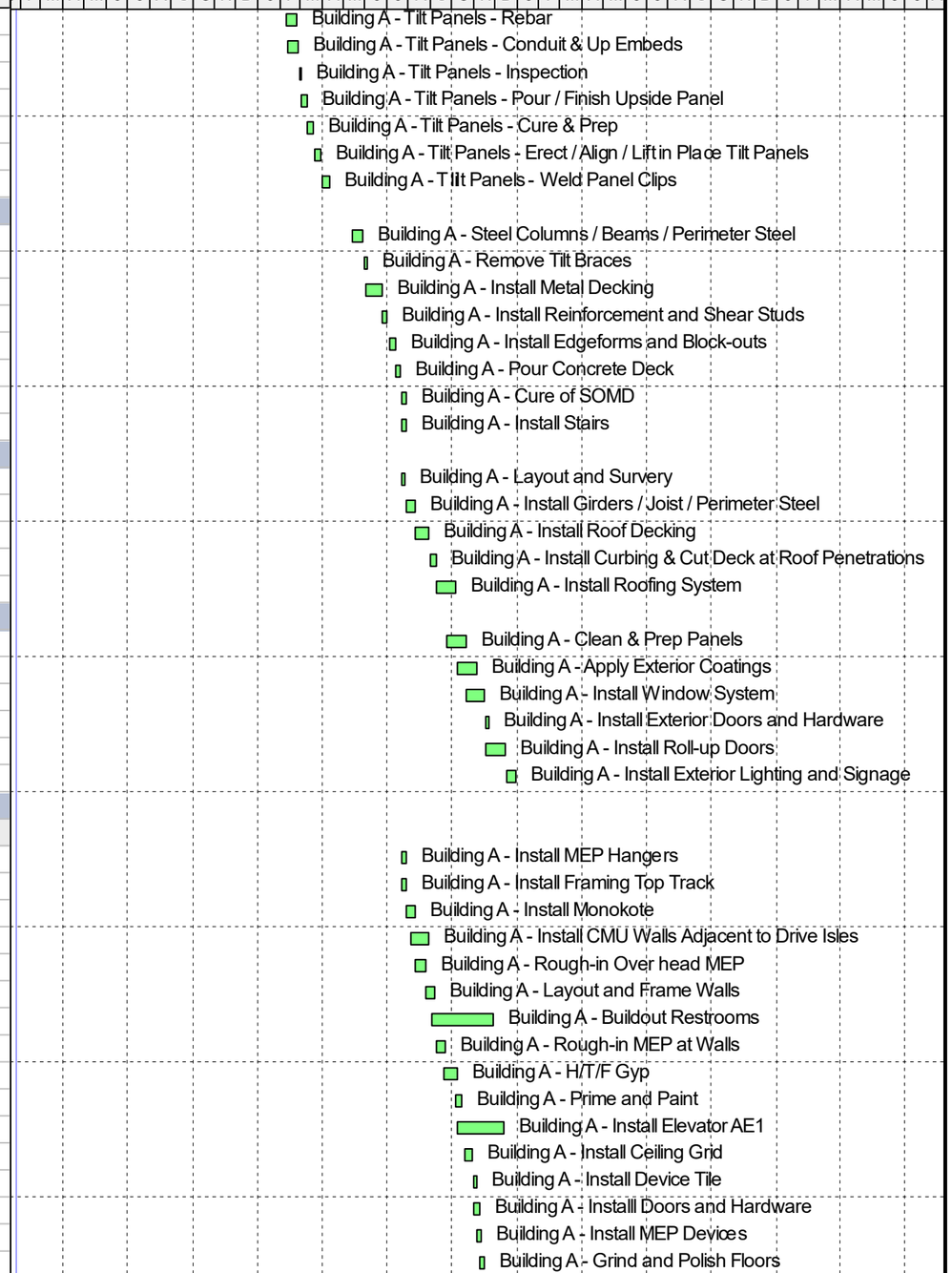
Activity ID	Activity Name	Orig Dur	Rem Dur	Start	Finish
EW15650	Mobilization	3	3	23-Jun-27	25-Jun-27
BP 21A Fire Protection		93	93	05-Jan-27	13-May-27
EWS617	Prepare / Execute Subcontract Agreement	5	5	05-Jan-27	11-Jan-27
EW15780	Prepare / Submit Submittals	40	40	12-Jan-27	08-Mar-27
EW15790	Review / 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



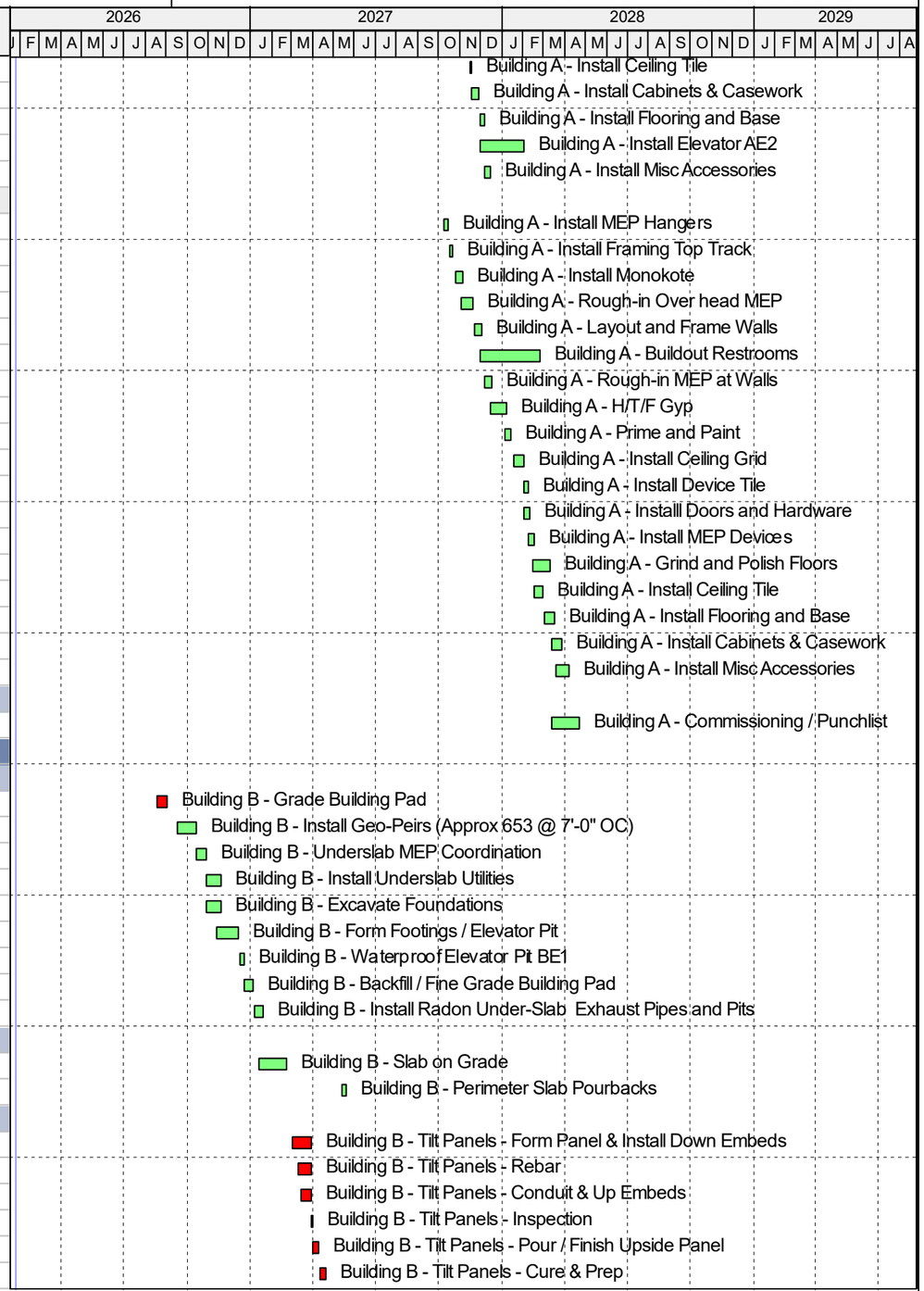
Activity ID	Activity Name	Orig Dur	Rem Dur	Start	Finish
A14010	Install MSE Wall 1	15	15	06-Aug-26	26-Aug-26
A14020	Backfill Wall 1	5	5	27-Aug-26	02-Sep-26
SOLDIER PILE RETAINING WALL (WALL #2)		98	94	20-Jan-26 A	05-Jun-26
RETAINING WALL UPPER		88	84	20-Jan-26 A	21-May-26
A2880	Excavate for Retaining 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



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

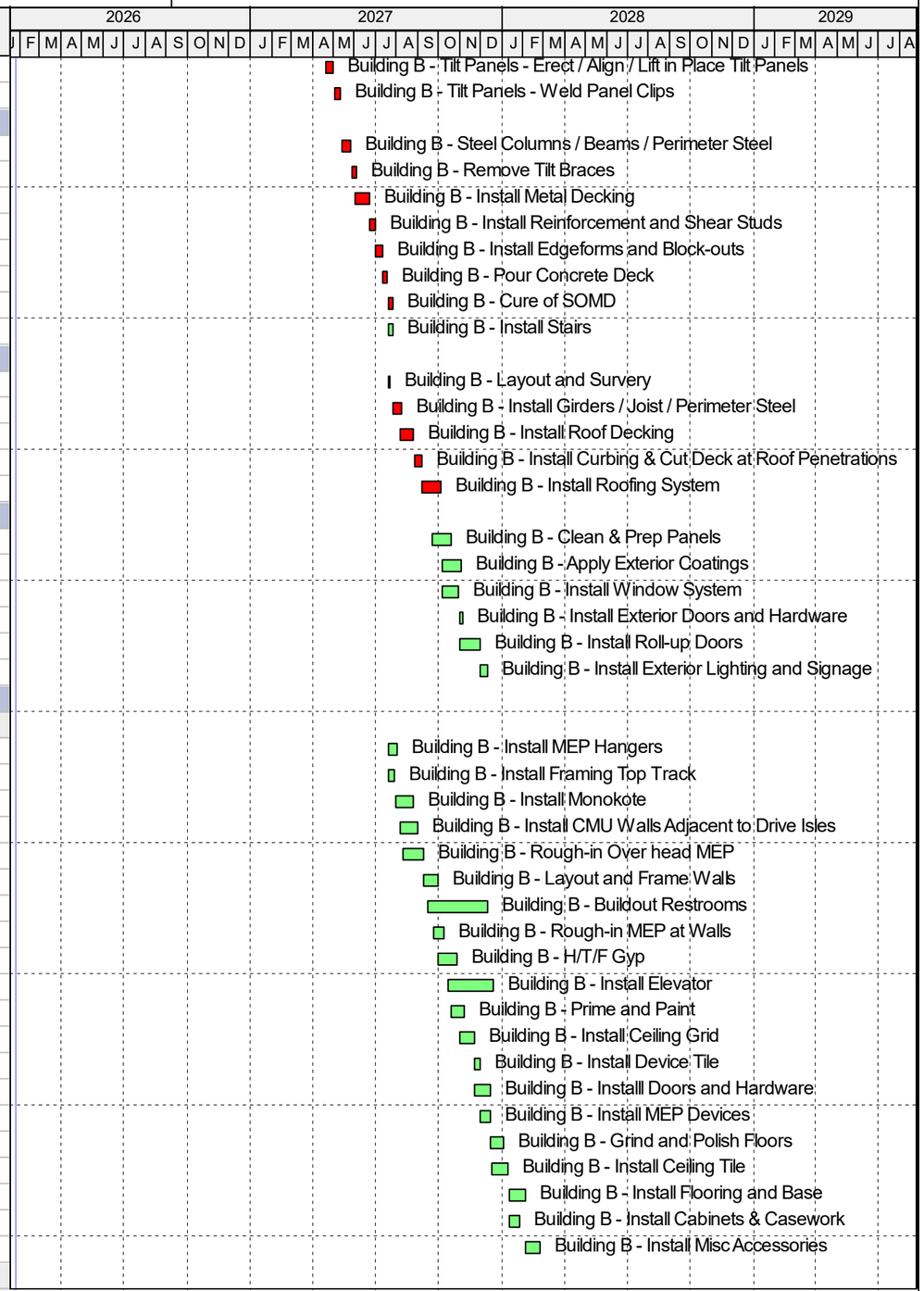


Remaining Level of Effort | Actual Work | Critical Remaining Work
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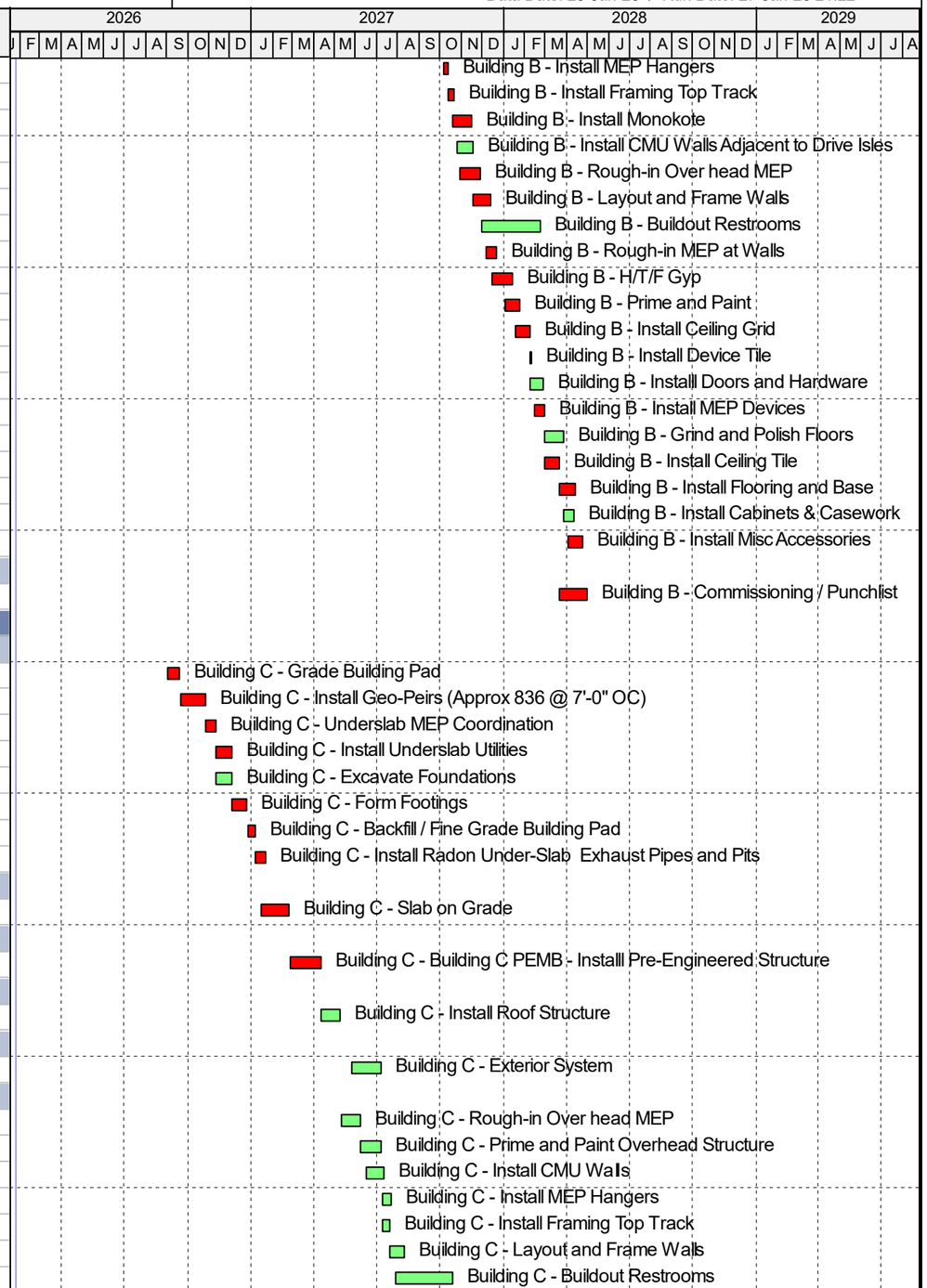
VANCOUVER PUBLIC WORKS OPS CAMPUS - TILT - CURRENT - A Martin

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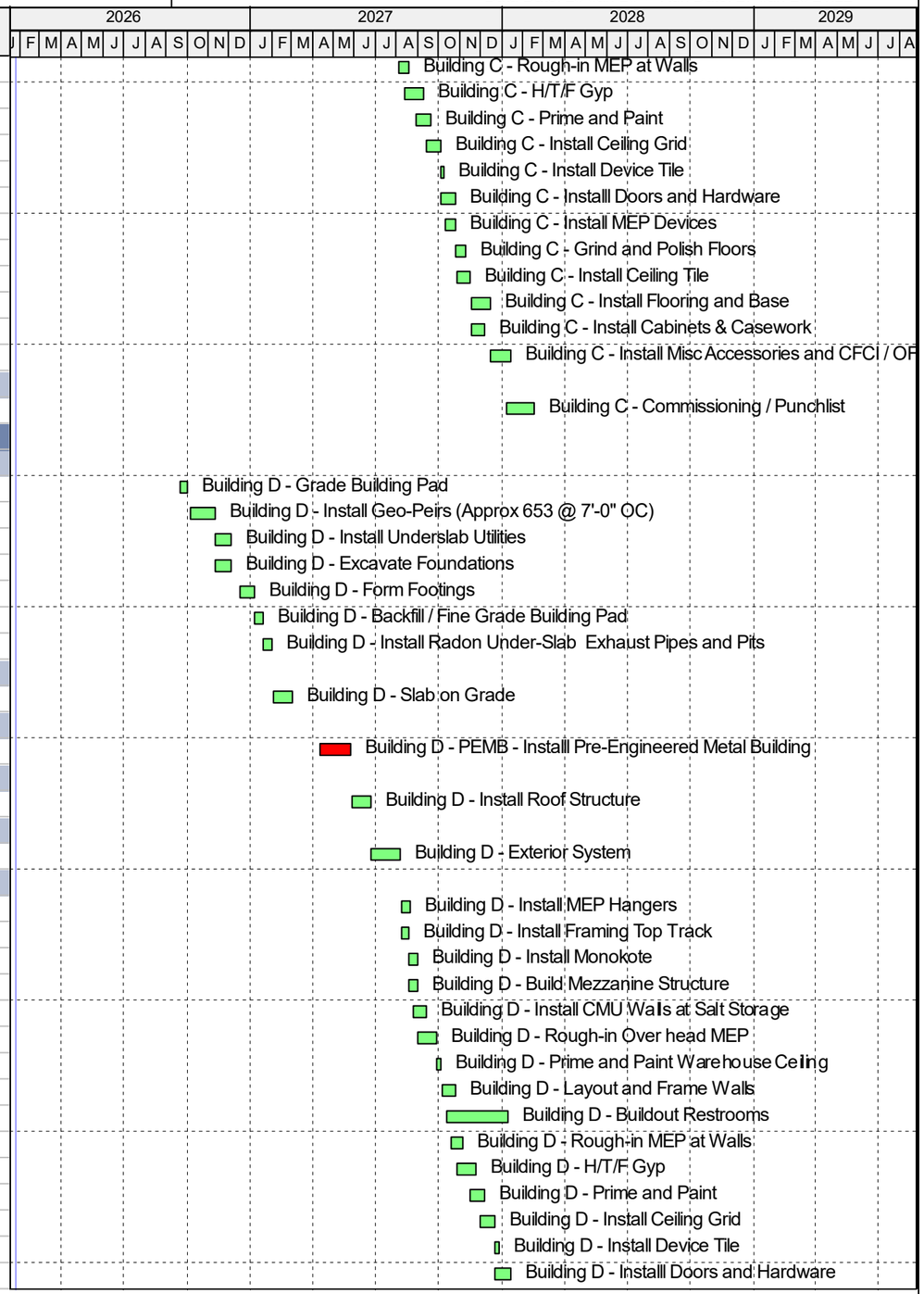
Activity ID	Activity Name	Orig Dur	Rem Dur	Start	Finish
B14160	Building B - Tilt Panels - Erect / Align / Lift in Place Tilt Panels	8	8	21-Apr-27	30-Apr-27
B14170	Building B - Tilt Panels - Weld Panel Clips	8	8	03-May-27	12-May-27
BUILDING B - ELEVATED DECKS		51	51	13-May-27	26-Jul-27
B14200	Building 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

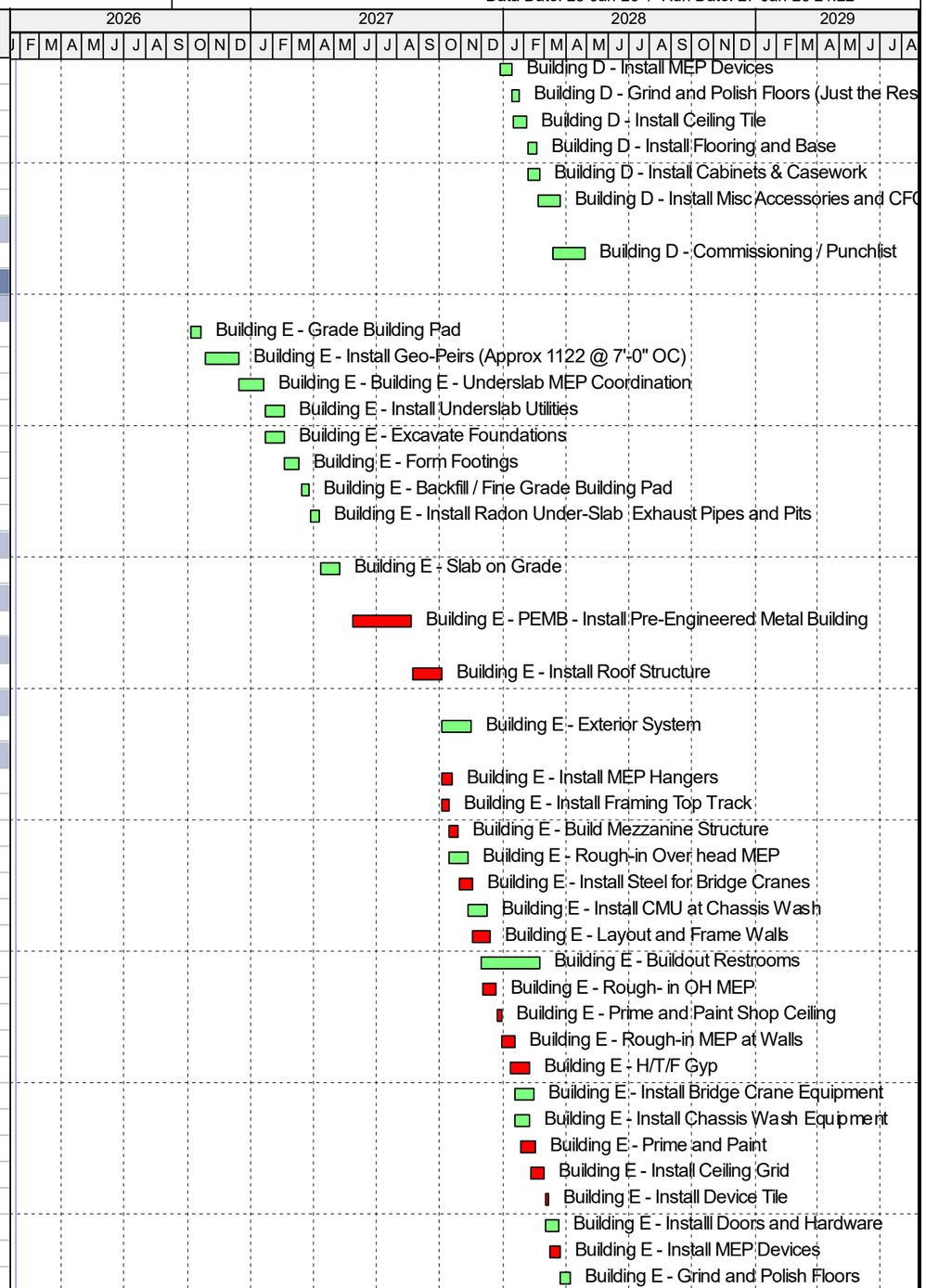


Remaining Level of Effort | Actual Work | Critical Remaining Work
Actual Level of Effort | Remaining Work | Milestone

VANCOUVER PUBLIC WORKS OPS CAMPUS - TILT - CURRENT - A Martin

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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

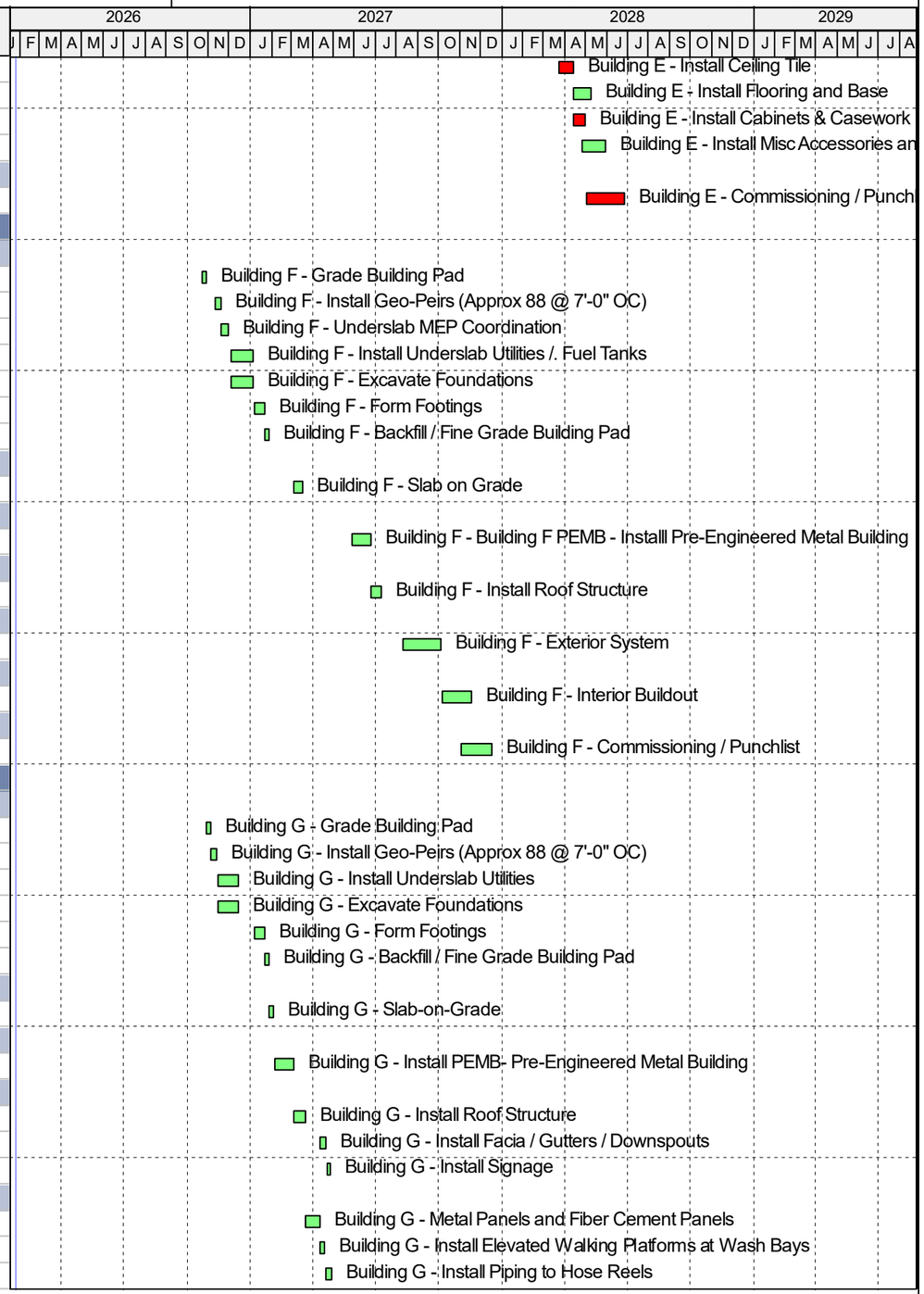


Remaining Level of Effort | Actual Work | Critical Remaining Work
Actual Level of Effort | Remaining Work | Milestone

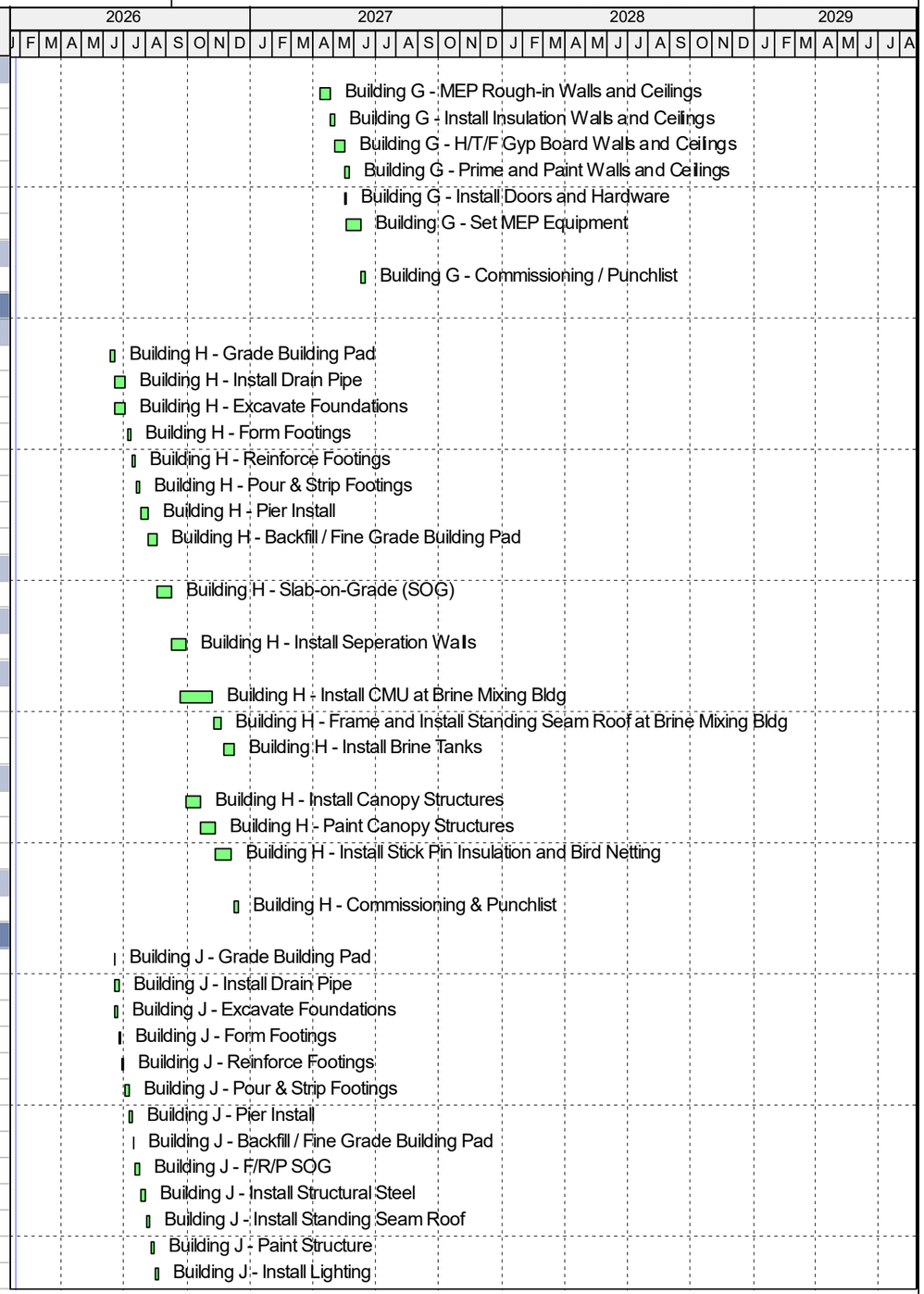
VANCOUVER PUBLIC WORKS OPS CAMPUS - TILT - CURRENT - A Martin

SKANSKA

Activity ID	Activity Name	Orig Dur	Rem Dur	Start	Finish
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

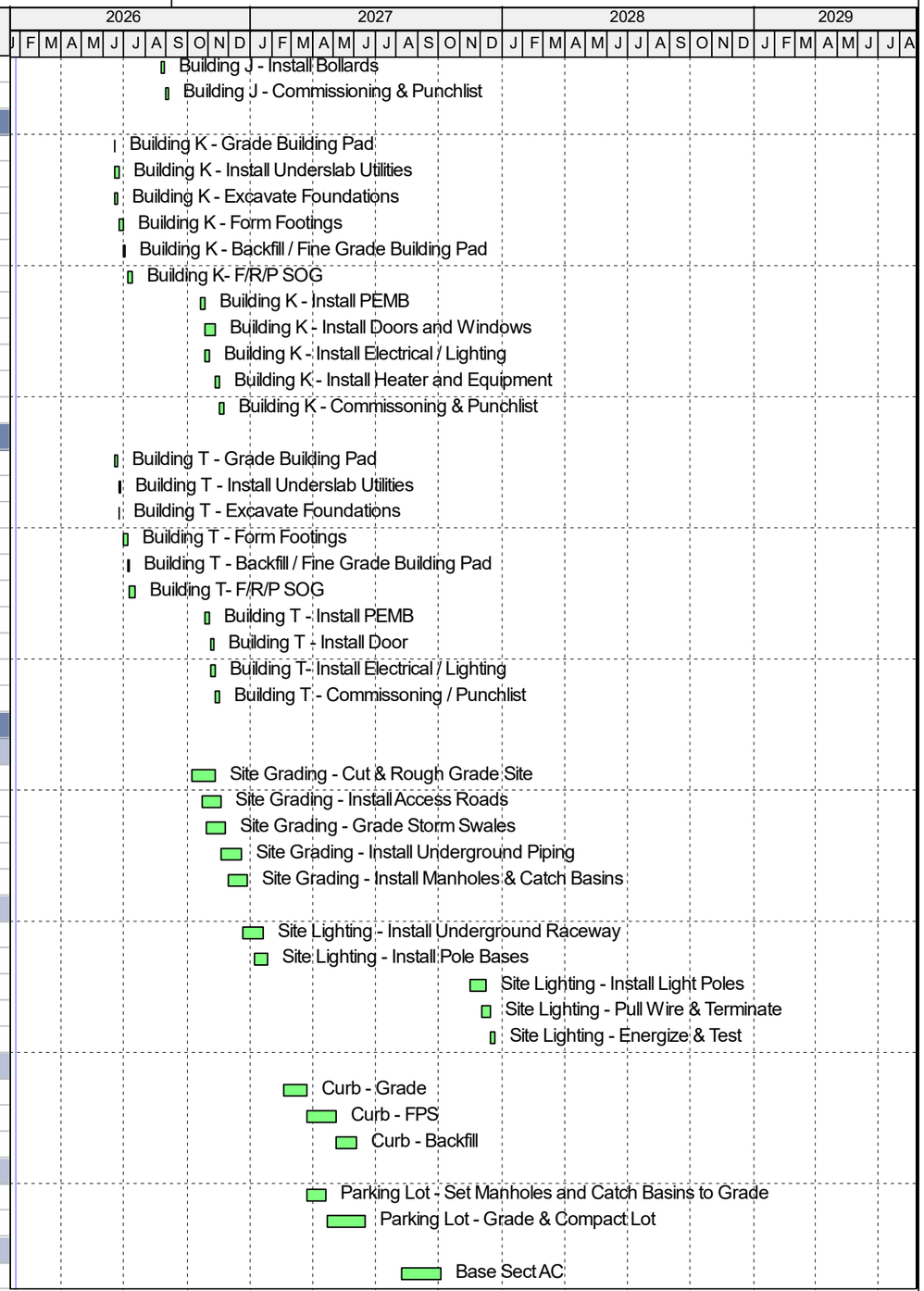


Remaining Level of Effort | Actual Work | Critical Remaining Work
Actual Level of Effort | Remaining Work | Milestone

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



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
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

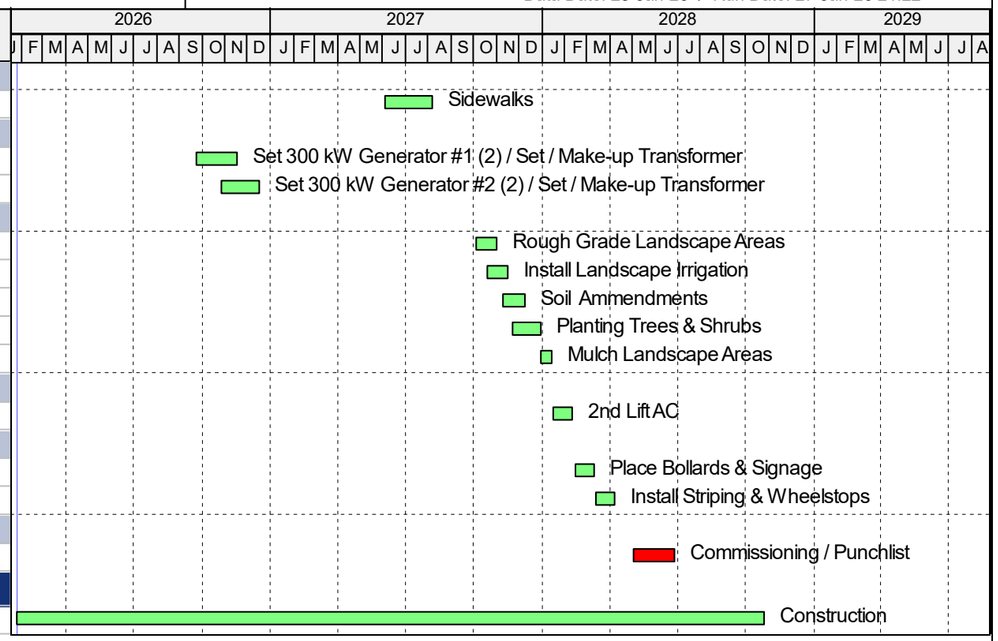


EXHIBIT "I"
Contract AMENDMENT #4
Early Work General Conditions
City of Vancouver – Public Works Operations Center

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**

CITY OF Vancouver WASHINGTON

Staff Report: 116-26

To: Mayor and City Council
From: City Manager
Date: June 8, 2026

Subject
Lease Amendment - Sixth Amendment to Office Lease with Apple, Inc.

Key Points

- Apple's current lease expires November 30, 2026.
- Apple, Inc. has requested to add an additional 7-month term to their office lease while their new location is having tenant improvements completed.
- The lease rate for those additional 7 months will be $34.87 per square foot plus Leasehold Excise Tax.

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

Present Situation
Apple, Inc. currently leases office space on the 5th floor of City Hall. The existing lease term is scheduled to expire on November 30, 2026, and there are no remaining extension options under the current agreement.

As a result of evolving workplace requirements and the continued implementation of remote and hybrid work arrangements, Apple has elected to relocate its offices to a new facility. To allow sufficient time to complete the required tenant improvements at the new location, Apple has requested a seven-month extension of its current lease term.

Accordingly, it is proposed that the parties enter into a Sixth Amendment to the Office Lease Agreement for approximately 15,168 square feet, extending the lease term through June 30, 2027.

Advantage(s)

1. Provides uninterrupted rental income through June 30, 2027.
2. Supports a positive working relationship with an established tenant during their transition to a new location.
3. Provides the City with additional flexibility and time to evaluate future leasing strategies, space planning and potential redevelopment opportunities for the premises.

Challenge(s)

1. Postponement of ability to market the space to prospective long-term tenants.
2. Decreased long-term revenue in Class A office space due to vacancy.

3. Potential delay of strategic initiatives for the property.

Budget Impact
The City will realize a decreased cash flow beginning July 1, 2027 and until vacancy can be filled.

Prior Council Review
None

Action Requested
On Monday, June 8, 2026, approve and ratify the attached Sixth Amendment to the office lease between the City of Vancouver and Apple, Inc. and authorize the City Manager, or designee, to execute the agreement.

Staff Contact
Linda Carlson, Property Management Specialist, linda.carlson@cityofvancouver.us

Attachments:
1. Sixth Amendment to Office Lease

SIXTH AMENDMENT TO OFFICE LEASE

THIS SIXTH AMENDMENT TO OFFICE LEASE (this **"Sixth Amendment")** is made and entered into as of _____, 2026 (the **"Effective Date"**), by and between **The City of Vancouver,** a Washington municipal corporation (**"Landlord"**), and **APPLE INC.,** a California corporation (**"Tenant"**). Landlord and Tenant are sometimes collectively referred to herein as the **"Parties,"** or each individually as a **"Party."**

RECITALS

A. Landlord and Tenant are parties to that certain Office Lease dated July 31, 2008 (the **"Original Lease"),** as amended by that certain First Amendment to Office Lease dated August 29, 2008 (the **"First Amendment"**), that certain Second Amendment to Office Lease dated June 18, 2012 (the **"Second Amendment"**), that certain Third Amendment to Office Lease dated July 3, 2017 (the **"Third Amendment"**), that certain Fourth Amendment to Office Lease dated September 14, 2020 (the **"Fourth Amendment"**), and that certain Fifth Amendment to Office Lease dated October 10, 2023 (the **"Fifth Amendment"**, and together with the Original Lease, the First Amendment, the Second Amendment, the Third Amendment, and the Fourth Amendment, collectively, the **"Office Lease"**). Pursuant to the Office Lease, Landlord has leased to Tenant that space commonly known as Suite 505 in the Building (as defined in the Office Lease) at 415 West 6th Street in Vancouver, Washington, containing approximately 15,168 rentable square feet (the **"Premises"**). Capitalized terms that are used but not defined in this Sixth Amendment shall have the meaning provided for in the Office Lease.

B. The Extended Lease Term of the Office Lease is currently scheduled to expire on November 30, 2026.

C. The Parties desire to extend the term of the Office Lease and to make certain other amendments to the Office Lease, all on the terms and conditions set forth in this Sixth Amendment.

NOW, THEREFORE, in consideration of the mutual covenants and agreements herein contained and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Landlord and Tenant agree as follows:

1. **Lease Term**. The term of the Office Lease, currently scheduled to expire on November 30, 2026, is hereby extended to June 30, 2027, subject to earlier termination or extension in accordance with the terms and conditions of the Office Lease as amended by this Sixth Amendment (the **"Further Extended Lease Term"**).

2. **Base Monthly Rent**. Monthly installments of Base Rent due for the Premises up to and including November 30, 2026 shall continue to be paid in accordance with the rent schedule set forth in the Fifth Amendment. Monthly installments of Base Rent due for the Premises for the period commencing on December 1, 2026 and ending on June 30, 2027 shall be as follows:

Period of Lease Term	Base Rent Annual RSF	Base Rent -Monthly	Leasehold Excise Tax	Base Rent-Monthly plus Excise Tax
December 1, 2026- June 30, 2027	$34.87*	$44,075.68	$5,659.32	$49,735.00

In addition to Base Rent, Tenant shall pay the applicable Washington State leasehold excise tax in the amount of 12.84% of the gross amount of Base Rent (the **"Excise Tax"**). Tenant shall pay the Excise Tax to Landlord on a monthly basis during the Further Extended Lease Term, as shown above.

*The Further Extended Lease Term is only seven (7) months, and Tenant shall only be obligated to pay Base Rent (and the Excise Tax) for the Further Extended Lease Term, notwithstanding the "Base Rent Annual RSF" column above (which column is included in the rent schedule solely for information purposes, and which annual per square foot Base Rent was utilized to determine the monthly Base Rent).

3. **Parking**. The terms of Paragraph 3 of the Fifth Amendment shall continue to govern during the Further Extended Lease Term with respect to the respective rights and obligations of Landlord and Tenant relating to Tenant's parking rights under the Office Lease, as amended by this Sixth Amendment.

4. **Tenant Improvement Allowance**. None.

5. **Options**.

(a) **Remaining Option**. Tenant's one (1) remaining option for a period of three (3) years referenced in Paragraph 5 of the Fifth Amendment is hereby terminated and shall be of no further force or effect.

(b) **Sixth Amendment Options**. Notwithstanding anything to the contrary set forth in the Office Lease, as amended by this Sixth Amendment, Landlord hereby grants to Tenant two (2) options to extend the term of the Office Lease for two (2) periods of one (1) month each beyond the Further Extended Lease Term (each, a "**Sixth Amendment Option**", and collectively, the "**Sixth Amendment Options**"). Each Sixth Amendment Option shall be exercised, if at all, by written notice delivered to Landlord thirty (30) days prior to the date the term of the Office Lease would expire but for such exercise, time being of the essence for the giving of such notice. If Tenant exercises a Sixth Amendment Option, all of the terms and conditions of the Lease shall apply, including the Base Rent which shall be the same Base Rent as set forth in Paragraph 2 above.

6. **Hazardous Materials.** Notwithstanding anything to the contrary set forth in the Office Lease, Landlord hereby represents and warrants, to the best of its knowledge, that there are no Hazardous Materials in or about the Premises. Landlord shall be responsible for remediating any pre-existing Hazardous Materials and all other Hazardous Materials not brought onto the Premises by Tenant. Landlord shall indemnify Tenant for any breach of the foregoing representations, warranties and covenants. Tenant shall only be responsible for remediating Hazardous Materials brought onto the Premises by Tenant. Landlord shall provide to Tenant

copies of any environmental reports or other information in its possession regarding the status of Hazardous Materials within the Premises or in the ground below the Building. Tenant shall have the right, at Tenant's expense, to obtain its own advisors and make any inspections of the Premises that Tenant may deem necessary.

7. **Notice Address**. Tenant's notice address in Paragraph 6 of the Fourth Amendment and in Paragraph 11 of the Fifth Amendment shall be deleted in their entirety and replaced with the following:

"Apple Inc.
One Apple Park Way, MS 319-6RED
Cupertino, CA 95014
Attn: Places

With a copy by email to (in addition to the hard copy sent to the address above):

CorpRENotices@apple.com

With a copy of notices for monetary amounts due also sent to the following e-mail address (in addition to the copy sent to the address above):

CorpREInvoices@apple.com

With a copy of default notices only also sent to:

Apple Inc.
One Apple Park Way, MS 4-DLAW
Cupertino, CA 95014
Attn: Real Estate Counsel"

8. **Miscellaneous.**

(a) **Entire Agreement.** This Sixth Amendment sets forth the entire agreement between the Parties with respect to the matters set forth herein.

(b) **Brokers.** Landlord and Tenant each warrant to the other that it has had dealings with only the following real estate broker(s) or agent(s) in connection with the negotiation of this Sixth Amendment and that it knows of no other real estate broker or agent who is entitled to a commission in connection with this Sixth Amendment except: CBRE, Inc. (**"Tenant's Broker"**); provided, however, no leasing commissions shall be payable by either Party to Tenant's Broker in connection with this Amendment. Each Party shall indemnify, defend, protect and hold harmless the other Party and its agents, employees and independent contractors from and against any and all liabilities, losses, costs, expenses and damages (including reasonable attorneys' fees and costs) arising out of any allegations or claim by any third party for any undisclosed broker services involved in this transaction.

(c) **Ratification.** Except as amended by the provisions of this Sixth Amendment, the terms and provisions of the Office Lease are unchanged and shall remain in full force and effect. Landlord and Tenant hereby ratify and affirm the Office Lease as amended by this Sixth Amendment.

(d) **Governing Law.** This Sixth Amendment shall be governed by the laws of the State of Washington without regard to any conflict of laws provisions.

(e) **No Drafting Presumption.** The Parties acknowledge that the Parties have agreed to this Sixth Amendment and that the Parties have consulted with their respective attorneys with respect to the provisions of this Sixth Amendment. The Parties agree that no presumption shall be created against Tenant because Tenant caused this Sixth Amendment to be prepared.

(f) **Successors and Assigns.** All the terms and conditions of this Sixth Amendment shall be binding upon any successors or assigns of the parties hereto.

(g) **Partial Invalidity.** If any term, covenant or condition in this Sixth Amendment is, to any extent, finally held by a court of competent jurisdiction to be invalid or unenforceable, the remainder of this Sixth Amendment, or the application of that term, covenant or condition to persons or circumstances other than those as to which it is held to be invalid or unenforceable, will not be affected by that invalidity or unenforceability, and all other terms, covenants and conditions of this Sixth Amendment will be valid and enforceable to the fullest extent of the law.

(h) **Captions.** The captions to the Sections and Paragraphs of this Sixth Amendment are included for convenience of reference only and do not modify or define any of the terms of this Sixth Amendment.

(i) **Counterparts.** This Sixth Amendment may be executed in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument. Signature pages may be detached from the counterparts and attached to a single copy of this Sixth Amendment to physically form one document. Any facsimile or other electronic signature shall constitute a valid and binding method for executing this Sixth Amendment. Executed counterparts of this Sixth Amendment exchanged by facsimile transmission or other electronic means shall be fully enforceable.

(j) **Confidentiality.** Neither Party will disclose the existence or the terms of this Sixth Amendment or the Office Lease to any third party except their representatives or agents who have a need to know and who commit to maintain the confidentiality hereby required. No press or public announcements may be made regarding this Sixth Amendment or the Office Lease without prior written consent of the Tenant, which may be given or withheld in Tenant's sole discretion. Notwithstanding the foregoing, Landlord is a Washington municipal corporation and subject to the Washington Public Records Act, Chapter 42.56 Revised Code of Washington (the "**PRA**") and will disclose the Office Lease and this Sixth Amendment, along with any associated records, as required by the PRA. Landlord shall not use Tenant's logo, trademarks, service marks or other similar intellectual property of Tenant, nor any images or

descriptions of Tenant's products, in any marketing or offering materials for the Building without first obtaining Tenant's prior consent, which consent may be given or withheld in Tenant's sole discretion.

(k) **Anti-Corruption.** Landlord and Tenant each shall remain compliant with all applicable anti-bribery and anti-corruption laws or regulations, including without limitation the United States Foreign Corrupt Practices Act of 1977.

[Remainder of Page Left Intentionally Blank. Signature Pages to Follow]

IN WITNESS WHEREOF, Landlord and Tenant have duly executed this Sixth Amendment as of the day and year written below.

LANDLORD:

THE CITY OF VANCOUVER, a Washington municipal corporation

By: _____

Name: _____

Title: _____

Dated: _____

TENANT:

APPLE INC.,
a California corporation

By: _____

Name: _____

Title: _____

Dated: _____

Staff Report: 117-26

To: Mayor and City Council
From: City Manager
Date: June 8, 2026

Subject
Lease Agreement - Slocum House

Key Points

- Vancouver Farmers Market (VFM) assumed the lease of the Slocum House from East Fork Cellars in 2019 and have been on a month-to-month agreement.
- VFM requested to formalize a long-term lease to align with their strategic goals.
- Lease Term from January 1, 2026 – December 31, 2028

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

Present Situation
The Vancouver Farmers Market has assumed the lease of the Slocum House from East Fork Cellars in 2019. To support the organization's long-term operational goals and continued use of the facility, the parties have requested a formal long-term lease agreement.

The Slocum House location complements Vancouver's local farmer's market activities by providing opportunities for small farmers, artisans, and local businesses to showcase and sell their products within the community.

Accordingly, staff recommends approval of a Lease Agreement for the Slocum House with the Vancouver Farmers Market for an initial three-year term, with one optional three-year extension. The proposed initial rent is $2,196.15 per month, with annual rent escalations of 2 percent.

Advantage(s)

1. Provides continued rental income through December 31, 2028.
2. Continues a positive working relationship with the association that provides the community with the local farmer's market.
3. Provides continued occupancy of one of our historical facilities.

Challenge(s)
None

Budget Impact
Lease revenue in the amount of $80,653.08 over the three-year term.

Prior Council Review
None

Action Requested
On Monday, June 8, 2026, approve and ratify the attached Slocum House Lease Agreement between the City of Vancouver and Vancouver Farmer's Market and authorize the City Manager, or designee, to execute the agreement.

Staff Contact
Linda Carlson, Property Management Specialist, linda.carlson@cityofvancouver.us

Attachments:
1. Lease Agreement - Slocum House

SLOCUM HOUSE

LEASE AGREEMENT

THIS LEASE AGREEMENT ("Lease") is made and entered into as of this 1st day of January 2026 ("Effective Date"), by and between City of Vancouver, a Washington Municipal Corporation ("Landlord" or "City"), and Vancouver Farmers Market, a Washington nonprofit corporation ("Tenant") for the use of the historical building known as "Slocum House" and located in the City's Esther Short Park.

WHEREAS, in 1966, the City granted permission to the Vancouver Historical

Society to relocate the City-owned historical building known as the "Slocum House" to Esther Short Park at 605 Esther Street ; and

WHEREAS, on January 18, 1973 the Slocum House was listed on the National Register of Historic Places; and

WHEREAS, in 2002, the City completed a major renovation and substantial upgrade to Esther Short Park with the addition of Propstra Square together with improvements to and enhancement of adjacent streets, sidewalks and land around Slocum House; and

WHEREAS, the City, in 2006 upgraded the Slocum House with the addition of a heating, ventilation and air conditioning system; and

WHEREAS, the City, in 2010 upgraded the Slocum House to conform to applicable requirements of the Americans with Disabilities Act of 1990, as amended ("ADA"), for ADA compliant accessibility requirements; and

WHEREAS, public activity within Esther Short Park and the surrounding area has dramatically increased with additional housing and lodging, community concerts, park rentals, the Vancouver Farmers Market and other area businesses; and

NOW, THEREFORE, it is hereby mutually agreed as follows:

1.PREMISES.

Landlord hereby leases the Premises located at 605 Esther Street as shown on Exhibit "A" consisting of approximately 6,056 square feet to Tenant and Tenant hereby leases the Premises from Landlord for the Term (as defined herein), at the rental and upon all the conditions set forth herein.

2.TERM.

This lease shall commence on January 1, 2026, and shall continue thereafter to December 31, 2028, subject to earlier termination in accordance with this Lease.

Upon expiration of this Lease, and by mutual agreement of the Parties, the Term of this Lease may be extended for one additional period of 36 months (an "Extension Period") under substantially the same terms and conditions contained in this Lease.

In the event that changes are made to the market such as relocation or ceasing to operate, the tenant reserves the right to terminate lease without penalty given 90 days notice.

3. RENT.

Tenant shall pay to Landlord as Rent for the Premises equal monthly payments in accordance with the rent schedule below, in advance, on the first day of each month of the Term. Rent for any period during the Term which is for less than one month shall be a pro rata portion of the monthly installment applied to that pro rata share.

Rent Schedule

January 1, 2026 – December 31, 2026	$2,196.15
January 1, 2027 – December 31, 2027	$2,240.07
January 1, 2028 – December 31, 2028	$2,284.87

Vancouver Farmers Market is exempt from Leasehold Excise Tax per Washington State Department of Revenue registration #13805-001.

Should the Parties agree on the terms and conditions for an extension of this lease, the rent at the beginning of the first year of an Extension Period shall be adjusted to the then current fair market rate for similar quality historical space in the Vancouver Central Business District/Historic Reserve, provided that such adjustment shall not exceed six percent (6%) over the prior year rent amount, and shall thereafter be adjusted on an annual basis as reflected in the terms and conditions for the Extension Period, with no annual adjustment exceeding six percent (6%) over the immediately preceding year's rent amount.

4. USE.

Tenant shall use the Premises for food/beverage, entertainment, retail business, office or a mix of uses. Tenant shall, at Tenant's expense, comply promptly with all applicable statutes, ordinances, rules, regulations, orders, restrictions of record, and requirements in effect during the Term or any part of the Term hereof regulating the use by Tenant of the Premises. Tenant shall not use or permit the use of the Premises in any manner that will tend to create waste, cause environmental contamination or constitute a nuisance.

Tenant herein accepts the Premises in the condition existing as of the date of the execution hereof, subject to all applicable zoning, municipal, county and state laws, ordinances, and regulations governing and regulating the use of the Premises, and accepts this Lease subject thereto and to all matters disclosed thereby and by any exhibits attached hereto. Landlord represents that as of the Effective Date of this Lease, all mechanical systems and equipment in the Premises, including, without limitation, the HVAC and Fire suppression/sprinkler systems, all utility lines and related equipment and all plumbing and electrical wiring are fully functional and in good working order and the Premises is in good condition. Tenant acknowledges that Landlord has not made any representation or warranty as to the suitability of the Premises for the conduct of Tenant's business.

5. IMPROVEMENTS TO THE PREMISES.

Tenant improvements (Tl's) for the space will be the sole responsibility of the tenant.

Tenant understands that the Slocum House is listed on the Clark County Heritage Register and on the National Register of Historic Places. Any TI's, either interior or exterior, that impact the historic fabric of the building must comply with the Secretary of the Interior's Standards for Historic Preservation and

must be reviewed and approved by the Clark County Historic Preservation Commission. These regulations do not apply to cosmetic changes like paint, light fixtures, carpeting, etc. Landlord shall not be required to make any improvements to the Premises beyond those already agreed to.

6. UTILITIES.

Tenant shall pay for all charges for utilities and services supplied to the Premises, including but not limited to electricity, gas, water, sewer, telephone, cable television, and maintenance charges, if any.

7. TENANT'S RESPONSIBILITIES.

Tenant shall, at Tenant's own expense, keep the Premises in good condition and repair, including without limitation, the maintenance, replacement and repair of any storefront, doors, window casement, glazing, using contractors first reasonably approved in writing by Landlord. Tenant shall keep the sidewalk in front of the Premises free and clear of ice, snow and debris. All such maintenance shall conform to the requirements under any applicable warranties. Tenant, at Tenant's own expense, shall be responsible for providing janitorial services and regular pest extermination services to the Premises using properly licensed and bonded contractors first approved in writing by Landlord.

8. LANDLORD'S RESPONSIBILITIES.

Landlord shall, at Landlord's own expense, keep the roof, roof membrane, roof gutters and drains, flashings, subflooring, plumbing and wiring and conduits, HVAC, fire suppression/sprinkler system, foundation, floor slab, structural supports (both interior and exterior), curbs, sidewalks, sewers and drains, the exterior of Building and all other aspects of the Premises not assigned to Tenant in paragraph 7 above in good condition and repair. Landlord and Tenant will complete general inspection of the Premises 2X per year to address any concerns. Landlord will provide basic landscaping of the Premises, including mowing of lawn, and maintenance of trees and shrubbery on property. Should a higher level of landscaping be desired, it shall be at the expense of Tenant.

9. INSURANCE.

Tenant shall maintain commercial general liability insurance covering claims for bodily injury, personal injury, or property damage arising on the Property and/or arising out of Tenant's use, occupation, or control of the Property and, if necessary, commercial umbrella insurance with a limit of not less than One Million Dollars ($1,000,000) each occurrence. If such insurance contains aggregate limits, the general aggregate limit must be at least twice the "each occurrence" limit.

Tenant shall procure employers' liability insurance, and, if necessary, commercial liability insurance with limits not less than One Million Dollars ($1,000,000) each accident for bodily injury by accident or One Million Dollars ($1,000,000) each employee for bodily injury by disease.

Tenant shall provide City with a certificate(s) of insurance in ACORD form executed by a duly authorized representative of each insurer showing compliance with insurance requirements specified in this Lease and, if requested, copies of policies to City. All insurance policies must name the City of Vancouver, its elected and appointed officials, agents, and employees as an additional insured. City must receive 15 day advance written notice before cancellation or non-renewal of any insurance required by this lease.

10. SIGNAGE.

Review and/or approval as to design, size, location and color by the Landlord and the Clark County Historic Preservation Commission will be required. No signs, awnings, or other apparatus shall be painted on or attached to the Building or anything placed on any glass or woodwork of the Premises or positioned so as to be visible from outside the Premises without Landlord's prior written consent.

11. INDEMNITY.

Tenant shall not allow any liens to attach to the Building or Tenant's interest in the Premises as a result of its activities. Tenant shall indemnify and defend Landlord and its managing agents from any claim, liability, damage, or loss occurring on the Premises, arising out of any activity by Tenant, its agents, or invitees or resulting from Tenant's failure to comply with any term of this Lease. Neither Landlord nor its managing agent shall have any liability to Tenant because of loss or damage to Tenant's property or for death or bodily injury caused by the acts or omissions of other Tenants of the Building, or by third parties (including criminal acts).

12. WAIVER OF SUBROGATION.

Tenant shall be responsible for insuring its personal property and trade fixtures located on the Premises and any alterations or Tenant improvements it has made to the Premises. Neither Landlord nor Tenant shall be liable to the other for any loss or damage caused by water damage, sprinkler leakage, or any of the risks that are or could be covered by a special all risk property insurance policy, or for any business interruption, and there shall be no subrogated claim by one party's insurance carrier against the other party arising out of any such loss. This waiver is binding only if it does not invalidate the insurance coverage of either party hereto.

13. ASSIGNMENT AND SUBLETTING.

This Lease shall bind and inure to the benefit of the parties, their respective heirs, successors, and assigns, provided that Tenant shall not assign its interest under this Lease or sublet all or any portion of the Premises without first obtaining Landlord's consent in writing. This provision shall apply to all transfers by operation of law including but not limited to mergers and changes in control of Tenant. No assignment shall relieve Tenant of its obligation to pay rent or perform other obligations required by this Lease, and no consent to one assignment or subletting shall be a consent to any further assignment or subletting. Landlord shall not unreasonably withhold its consent to any assignment or subletting. If Tenant proposes a subletting of the entire Premises or assignment of this Lease to which Landlord consents under this paragraph, Landlord shall have the option of terminating this Lease and dealing directly with the proposed subtenant or assignee, or any third party. If an assignment or subletting is permitted, any cash profit, or the net value of any other consideration received by Tenant as a result of such transaction shall be paid to Landlord promptly following its receipt by Tenant.

Tenant shall pay any costs incurred by Landlord in connection with a request for assignment or subletting, including reasonable attorneys' fees.

14. DEFAULT.

Any of the following shall constitute a default by Tenant under this Lease:

(a) Tenant's failure to pay rent or any other charge under this Lease within IO days after it is due, or failure to comply with any other term or condition within 20 days following written notice from Landlord specifying the noncompliance. If such noncompliance cannot be cured within the 20-day period, this

provision shall be satisfied if Tenant commences correction within such period and thereafter proceeds in good faith and with reasonable diligence to effect compliance as soon as possible. Time is of the essence of this Lease.

(b) Tenant's insolvency, business failure or assignment for the benefit of its creditors. Tenant's commencement of proceedings under any provision of any bankruptcy or insolvency law or failure to obtain dismissal of any petition filed against it under such laws within the time required to answer; or the appointment of a receiver for all or any portion of Tenant's properties or financial records.

(c) Assignment or subletting by Tenant in violation of paragraph 13.

(d) Vacation or abandonment of the Premises without the written consent of Landlord or failure to occupy the Premises within 20 days after notice from Landlord tendering possession.

15. REMEDIES FOR DEFAULT.

In case of default as described in paragraph 14 Landlord shall have the right to the following remedies which are intended to be cumulative and in addition to any other remedies provided under applicable law:

(a) Landlord may at its option terminate the Lease by notice to Tenant. With or without termination, Landlord may retake possession of the Premises and may use or relet the Premises without accepting a surrender or waiving the right to damages. Following such retaking of possession, efforts by Landlord to relet the Premises shall be sufficient if Landlord follows its usual procedures for finding Tenants for the space at rates not less than the current rates for other comparable space in the Building. If Landlord has other vacant space in the Building, prospective Tenants may be placed in such other space without prejudice to Landlord's claim to damages or loss of rentals from Tenant.

(b) Landlord may recover all damages caused by Tenant's default which shall include an amount equal to rentals lost because of the default, lease commissions paid for this Lease, and the unamortized cost of any Tenant improvements installed by Landlord to meet Tenant's special requirements. Landlord may sue periodically to recover damages as they occur throughout the lease term, and no action for accrued damages shall bar a later action for damages subsequently accruing. Landlord may elect in any one action to recover accrued damages plus damages attributable to the remaining term of the Lease. Such damages shall be measured by the difference between the rent under this Lease and the reasonable rental value of the Premises for the remainder of the term, discounted to the time of judgment at the prevailing interest rate on judgments.

(c) Landlord may make any payment or perform any obligation which Tenant has failed to perform, in which case Landlord shall be entitled to recover from Tenant upon demand all amounts so expended, plus interest from the date of the expenditure at the rate of one-and-one half percent per month. Any such payment or performance by Landlord shall not waive Tenant's default.

16. SURRENDER.

On expiration or early termination of this Lease Tenant shall deliver all keys to Landlord and surrender the Premises vacuumed, swept, and free of debris and in the same condition as at the commencement of the term subject only to reasonable wear from ordinary use. Tenant shall remove all of its furnishings and trade fixtures that remain its property and repair all damage resulting from such removal. Failure to remove shall be an abandonment of the property, and Landlord may dispose of it in any manner without

liability. If Tenant fails to vacate the Premises when required, including failure to remove all its personal property, Landlord may elect either: (i) to treat Tenant as a Tenant from month to month, subject to the provisions of this Lease except that rent shall be one-and one-half times the total rent being charged when the Lease term expired, and any option or other rights regarding extension of the term or expansion of the Premises shall no longer apply; or (ii) to eject Tenant from the premises and recover damages caused by wrongful holdover.

17. REGULATIONS.

Landlord shall have the right but shall not be obligated to make, revise and enforce regulations or policies consistent with this Lease for the purpose of promoting safety, health (including moving, use of common areas and prohibition of smoking), order, economy and cleanliness. All such regulations and policies shall be complied with as if part of this Lease.

18. ACCESS.

Landlord shall have the right to enter upon the Premises at any time by passkey or otherwise to determine Tenant's compliance with this Lease, to perform necessary services, maintenance and repairs or alterations to the Building or the Premises, or to show the Premises to any prospective Tenant or purchasers. Except in case of emergency such entry shall be at such times and in such manner as to minimize interference with the reasonable business use of the Premises by Tenant.

19. NOTICES.

All notices, demands, requests, consents, approvals or other communications shall be in writing and shall be given personally, by express mail or other similar form of airborne/overnight delivery service or mailing in the Unites States mail by registered or certified, return receipt requested, postage prepaid, addressed to the appropriate party as follows:

To Landlord: CITY OF VANCOUVER
Attn: Property Services
415 W. 6th Street (98660)
PO Box 1995
Vancouver, WA 98668-1995

To Tenant: Vancouver Farmers Market
Attn: Executive Director
PO Box 61638
Vancouver, WA 98666-1638

Or such other address as the party(ies) have specified most recently by like notice.

20. DAMAGE TO OR DESTRUCTION OF IMPROVEMENTS.

If the Premises or any portion thereof is damaged by fire or other casualty and Landlord determines such damage can be repaired or restored in full within 60 days after the date of such damage, Landlord shall rebuild and restore such damage or destruction at Landlord's expense; provided, however, Landlord shall have no obligation to repair or restore any improvements made by Tenant. Rent shall abate to the extent Tenant is deprived of use and enjoyment of the Premises as a result of such damage

or destruction. However, if the damage or destruction involves 15% or more of the Premises, Tenant may, at Tenant's option, to be evidenced by notice in writing given to Landlord within 60 days of the occurrence of such damage or destruction, elect to terminate this Lease as of the date of the damage or destruction and the parties shall be released from further liability.

21. LAWS AND JURISDICTION.

This Lease shall be governed by, interpreted under, and construed and enforced in accordance with the laws of the State of Washington applicable to agreements made and to be performed wholly within the State of Washington.

22. ATTORNEYS FEES AND COSTS

In the event that suit or action is instituted to enforce compliance with any of the terms of this Lease or to collect the rental which may become due or any portion thereof, the losing party agrees to pay the prevailing party's reasonable attorney fees incurred throughout such proceeding including at trial, on appeal, and for post-judgment collection.

23. ENTIRE AGREEMENT.

This Lease contains the entire agreement between the parties with respect to the subject matter hereof and supersedes all prior understandings, if any, with respect thereto. This Lease may not be modified, changed or supplemented, nor may any obligations hereunder be waived, except by written instrument signed by the parties.

IN WITNESS WHEREOF, the parties have executed this Lease as of the day and year first above written.

CITY OF VANCOUVER

_____

Lon Pluckhahn, City Manager

VANCOUVER FARMERS MARKET

_____

Kelsey Allan, Interim Co-Executive Director

Attest:

_____

Anthony Glenn, Deputy City Clerk

Approved as to form:

_____

Nena Cook, City Attorney

Staff Report: 118-26

To: Mayor and City Council
From: City Manager
Date: June 8, 2026

Subject
Lease Agreement - City of Vancouver and Clark County Historical Society

Key Points

- The City of Vancouver owns the public museum and historical library known as the Clark County Historical Museum.
- This facility is operated by the Clark County Historical Society and the current lease term expired December 31, 2025, and has been on a month-to-month agreement while a long-term agreement could be negotiated.
- New 10-year lease term from January 1, 2026 – December 31, 2036.

Strategic Plan Alignment
Vibrant and Distinct Neighborhoods – a variety of accessible places and spaces

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

Present Situation
The Clark County Historical Society operates the Clark County Historical Museum on behalf of the City of Vancouver. The society was established in 1917 to assist in preservation of Vancouver's historic sites. The museum features exhibits, talks and events focusing on local stories related to City of Vancouver history.

As operators of the Museum, the society has added exhibits, talks and events to the museum's content, focusing on local stories related to our history. Continuing to allow the society to operate the museum provides opportunities to share this information with the community and build upon the significance of local history.

Accordingly, staff recommends approval of the agreement with Clark County Historical Society for operation of the museum for a term of ten-years. The proposed rent shall be $10.00 for the term of the agreement.

Advantage(s)

1. Provides a facility that showcases Vancouver's history.
2. Continues a positive working relationship with the Historical Society.
3. Continues to elevate and promote the community's local history and provide availability for the public to visit one of our historical facilities.

Challenge(s)
None

Budget Impact
No budget impact.

Prior Council Review
None

Action Requested
On Monday, June 8, 2026, approve and ratify the attached agreement between the City of Vancouver and Clark County Historical Society for the operation of the Clark County Historical Museum, and authorize the City Manager, or designee, to execute the agreement.

Staff Contact
Linda Carlson, Property Management Specialist, linda.carlson@cityofvancouver.us

Attachments:
1. Lease Agreement 2026 - Clark County Historical Museum

AGREEMENT
Clark County Historical Society and
City of Vancouver

This is an agreement entered into between the City of Vancouver, a municipal corporation of the State of Washington, hereinafter referred to as "Lessor", and Clark County Historical Society, hereinafter referred to as "Lessee".

WHEREAS, in 1908 Lessor by deed acquired certain real property located at 1511 Main Street, Vancouver, Washington, hereinafter referred to as "Property"; and

WHEREAS, said Property was thus deeded to the City as the site for construction and operational of a municipal library, and the deed provides that should such use discontinue, that Property would revert to the donor's heirs; and

WHEREAS, through a grant from the Carnegie Foundation to the Lessor, a municipal library building was constructed in 1909; and

WHEREAS, in 1963 a new regional library was constructed in Vancouver and thereafter City entered into an agreement with the Ft. Vancouver Historical Society of Clark County by which such property was established as the Clark County Historical Museum, while continuing to also provide a library element in accordance with the deed covenants as understood by all parties; and

WHEREAS, by agreement dated January 13, 1989 the City and Society agreed that the Society would continue to operate the Clark County Historical Museum, and

WHEREAS, on December 14, 2015 the City and Society signed an agreement for the continued operation of the Clark County Historical Museum by the Society that will expire on December 31, 2025; and

WHEREAS, the City and Society wish to continue this agreement for an additional ten years, and

WHEREAS, this agreement is intended to provide and set forth terms and conditions of such future use and occupancy of said Property; and

NOW, THEREFORE, the parties agree as follows:

Section 1. Premises

The Lessee shall manage the City-owned real property and building originally known as the Carnegie Library at 1511 Main Street, Vancouver, Washington, as a public museum and historical library. Per the deed covenants, a substantial portion of the property must continue to be used as a library. The legal description of the property is attached hereto and incorporated herein as described in Exhibit "A".

Section 2. Rent
The Lessee shall pay $10.00 rent to the Lessor for the ten-year term of this lease.

Section 3. Public Benefit
Lessee agrees to provide a public service in promoting, protecting, and preserving the cultural heritage and historical resources of the City of Vancouver and Clark County.

Section 4. Condition of Premises
The Lessee, through this agreement, accepts the property/Carnegie Library building in its present condition, and assumes full financial responsibility for costs associated with museum operations including staffing, operating supplies and equipment.

Section 5. Janitorial Services and Utilities
The Lessor will pay the cost of janitorial services and utilities at the museum, including electric, water, sewer, and garbage. The Lessee will be responsible for payment of all phone and internet services.

Section 6. Alterations and Capital Improvements
The Lessor will keep the building in safety code compliance and will provide routine maintenance to protect the building and grounds. The Lessor , through this agreement, is responsible for major maintenance/replacement of roof, structure, floors, mechanical, electrical and plumbing.
The Lessee shall obtain prior written approval from Lessor for any future alteration, addition or improvement made to the Property. Approval shall not be unreasonably withheld. Any such improvements will be made solely and with full responsibility by the Lessee.

The Lessor declares and the Lessee agrees that any capital improvements Lessor provides or funds to improve or maintain the property are intended to be an annexation to the real property. Provided, that structures constructed at the cost of the Lessee such as cabinetry and similar type structures used for the purpose of displaying exhibits shall not be fixtures and shall remain the property of the Lessee.

Section 7. Admission Fees and Building Operations
The Lessee may charge reasonable admission fees and establish policies, rules and regulations pertaining to the use of the building to ensure proper use, care and protection.

Section 8. Hold Harmless
Lessee will indemnify, defend and hold harmless Lessor and any agents or employees of the above, from any claim, liability, damage or loss occurring on or about the Premises and arising out of any activity by any volunteer, guest or employee of Lessee while on the

Premises or in the building or resulting from Lessee's failure to comply with any terms of this Lease. Lessor will have no liability to Lessee because of loss or damage caused by acts or omissions by third parties. Lessee's indemnity shall extend to all costs of defense, including without limitation the attorneys' fees of Lessor, or its respective agents or employees.

In the event the obligation to indemnify is caused by or results from the concurrent negligence of the Lessor or its agents or employees, and the Lessee or its employees or agents, the Lessee shall be required to indemnify the Lessor only to the extent of negligence of the Lessee or its employee or agents.

Section 9. Insurance

a). Lessee will obtain and keep in force a policy of comprehensive general liability insurance covering the agents, employees, volunteers and guests of Lessee and Lessor against damage or liability arising out of the use or occupancy of the Premises and areas appurtenant to the Premises. The policy will be in the amount of not less than $2,000,000, combined single coverage, including property damage. Coverage limits of the insurance policy will not limit the liability of Lessee under this Lease. Lessee will be responsible for any deductibles under the policy.

b). Lessee will obtain and keep in force a policy of insurance covering loss or damage to Lessee's furniture, furnishings, equipment and other personal property located on the Premises against all perils described in a so-called "all-risk" policy, including without limitation fire, vandalism, malicious mischief, special extended perils and sprinkler leakage. This insurance will be carried on an actual replacement cost basis. Lessee will be responsible for any deductibles under the policy.

c). Lessee will furnish certificates evidencing the insurance described in Sections 9(a) and 9(b). The certificates will state that coverage will not be canceled or materially changed without thirty (30) days' advance written notice to Lessor.

d). Lessor shall be named as an additional insured on the policies provided for under subparagraph (a) and (b). Lessee will provide renewal certificates at least thirty (30) days' prior to expiration of any policy. If Lessee fails to maintain any policy, Lessor may obtain the insurance and charge the cost to Lessee.

Section 10. Assignment

The Lessee shall not assign this agreement or sublease any part thereof without the consent of the Lessor. Consent of assignment will not release the original named Lessee from Liability for the continued performance of the terms and provisions on the part of the Lessee.

Section 11. Term
The term of this agreement is from January 1, 2026 through December 31, 2036. Acts taken pursuant to this lease but prior to its date of signing are hereby ratified and confirmed.

Section 12. Termination
Either party may cancel this agreement by providing 365 days written notice of such intent.

Section 13. Entire Agreement
This agreement contains a complete and integrated understanding of the agreement between parties and supersedes any understanding, agreement or negotiations whether oral or written.

DATED this _____ day of _____, 2026.

CITY OF VANCOUVER, a municipal Corporation

By: _____
Lon Pluckhahn, City Manager

CLARK COUNTY HISTORICAL SOCIETY

By: _____
President

Approved as to form:

_____
Nena Cook, City Attorney

EXHIBIT A

PROPERTY DESCRIPTION

Lots Three and Four in Block Sixty-Seven in that part of the City of Vancouver lying east of Main Street, situated in the County of Clark and the State of Washington.

AN ORDINANCE relating to water resources protection by establishing development regulations and minimum standards to reduce the risks of contaminants entering water resources amending sections 14.26.100, 14.26.110, 14.26.112, 14.26.130 and 14.26.135 and adding section 14.26.137 of the Vancouver Municipal Code (VMC).

Staff Report: 119-26

To: Mayor and City Council
From: City Manager
Date: June 8, 2026

Subject
Ordinance Amending Vancouver Municipal Code 14.26 Water Resources Protection

Key Points

- Staff are proposing changes to Title 14.26 Vancouver Municipal Code (VMC).
- The proposed changes are necessary to comply with Washington's Growth Management Act (GMA) for the protection of critical areas.

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

Present Situation
The purpose of this update is to adhere to the requirements under GMA, which requires that cities adopt and enforce regulations that protect critical aquifer recharge areas (CARAs), frequently flooded areas, fish and wildlife habitat, geologically hazardous areas and wetlands. These proposed code amendments focus on CARAs regulated under chapter 14.26 VMC rather than other types of critical areas regulated by Title 20 VMC. Council previously approved amendments to critical areas under Title 20 in 2025. The CARAs regulated by chapter 14.26 VMC are the last portion of critical area code that need updating.

Pursuant to the GMA, all critical areas must be designated and their functions and values protected using the best available science (BAS). The City hired a consultant who conducted a review of the City's existing critical areas landscape and prepared a review of critical area resource documents. Their guidance drove these BAS-based approaches to protecting the functions and values of the City's critical areas. The intent of this proposed code amendment is to adopt these BAS recommendations to better protect the City's water resources.

The existing ordinance defines the entire City as a CARA and requires operational Best Management Practices (BMPs) for all businesses and residents in the City. The development of certain high-risk industries was previously prohibited in the City; other industries have been classified as high or moderate risk based on the volumes and types of hazardous materials stored onsite. This proposed ordinance would require certain requirements for higher-risk industries to help reduce the City's risk of water resource contamination. These requirements include BMPs, spill prevention and emergency response plans, training and inspection procedures, and other provisions designed to help protect the sole source aquifer and the surface waters of the City. Wellhead protection areas have also been

redefined based on 1-year, 5-year and 10-year time-of-travel zones from recent modeling runs. Additional protections and restrictions apply in these areas.

The proposed changes will require additional submittal requirements for new development depending on proximity to municipal wells and risk of the proposed activity to contaminate groundwater. Development activities will be required to submit a CARA report that documents the proposed land use activities will have no adverse impact to the CARA. For development within the wellhead protection areas, hydrogeologic assessment requirements will be tiered based on risk to groundwater supplies.

Advantage(s)
Complies with state GMA requirements for protecting the City's critical aquifer recharge area.

Challenge(s)
Additional submittal requirements for land developers, additional review and analysis by city staff.

Budget Impact
Funding for additional staff was approved in the supplemental budget on April 6, 2026.

Prior Council Review
October 6, 2025 Council Workshop

Action Requested
On Monday, June 8, 2026, advance the ordinance, setting the date for the second reading and public hearing for Monday, June 15, 2026.

Staff Contact
Kris Olinger, Utility Engineering Program Manager, kris.olinger@cityofvancouver.us

Attachments:
1. Presentation
2. Ordinance

CITY OF Vancouver WASHINGTON

Proposed Amendments to the Water Resources Protection ordinance

Kris Olinger
Utilities Engineering Manager
Public Works Department
June 8, 2026



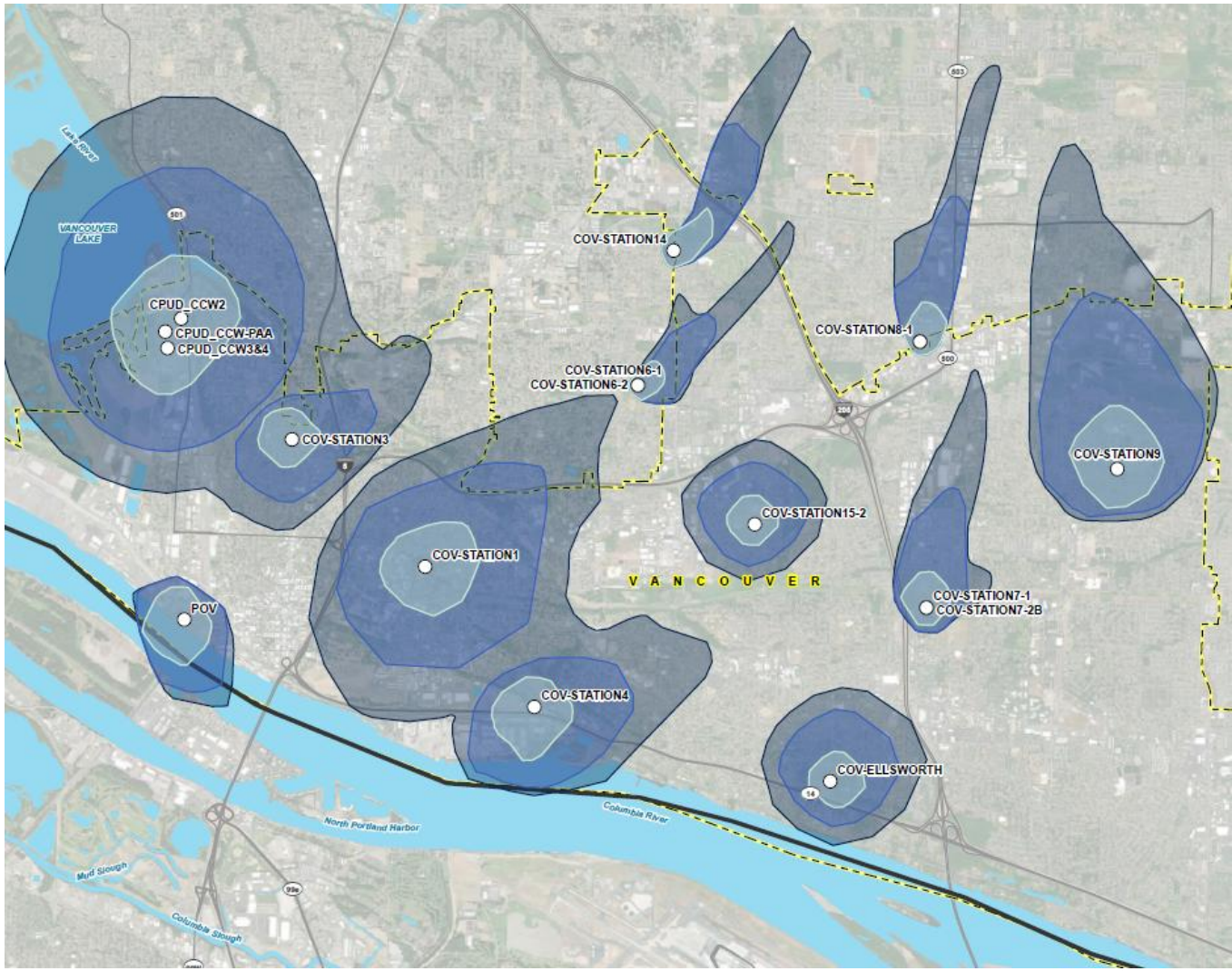


Agenda

- Purpose of Amendments
- Overview of proposed changes
- Timeline and Review Process
- Final Steps

Purpose of code amendments

- The Washington Growth Management Act (GMA) requires local regulations to protect critical areas
- Establish updated protection measures for the Critical Aquifer Recharge Area and Wellhead Protection Zones
- Replace the existing 1,900-foot buffer with time-of-travel delineations that apply more targeted and stringent protective measures than the current Critical Aquifer Recharge Area standards
- Continue protection of the City's drinking water source





Overview of proposed changes

- Updated hydraulic model of capture zones to municipal wells using Best Available Science
- Continue to restrict activities that pose risk to groundwater contamination
- Clarified hydrogeologic assessment submittals

Timeline and Review Process

- SEPA review completed in January 2026
- Department of Commerce review completed in April 2026
- Aligned amendments with Comprehensive Plan and Title 20 code updates





Final steps

- Approve first reading and set the second reading/public hearing for June 15, 2026
- Amendments become effective July 31, 2026

06/08/2026 (Date of First Reading)
06/15/2026 (Date of Public Hearing)

ORDINANCE NO. M- [Ordinance Number]

AN ORDINANCE relating to water resources protection by establishing development regulations and minimum standards to reduce the risks of contaminants entering water resources, amending sections 14.26.100, 14.26.110, 14.26.112, 14.26.130 and 14.26.135 and adding section 14.26.137 of the Vancouver Municipal Code (VMC).

WHEREAS, these amendments are made pursuant to the City's police powers to promote and protect the life, health, and safety of the City's citizens and property; and

WHEREAS, following notice to the public pursuant to chapter 42.30 RCW, the City Council on June 15, 2026 conducted a first reading of the proposed ordinance on June 8, 2026, and held a public hearing and second reading concerning the proposed code changes. and

NOW, THEREFORE,

BE IT ORDAINED BY THE CITY OF VANCOUVER:

Section 1. Chapter 14.26 of the Vancouver Municipal Code is amended as follows:

Chapter 14.26
WATER RESOURCES PROTECTION

Sections:

14.26.100 Purpose.
14.26.105 Interpretation.
14.26.110 Definitions.
14.26.112 Authority.
14.26.113 Adoption of manual.
14.26.114 Cross reference.
14.26.115 Scope and applicability.
14.26.117 Discharges to water resources.

14.26.120 Minimum standards.
14.26.125 Application of greater standards.
14.26.130 Greater standards for hazardous materials operations.
14.26.135 Restrictions in special protection areas.
14.26.137 Submittal Requirements
14.26.140 Administrative programs.
14.26.145 Enforcement.
14.26.150 Trade secrets and confidential records.
14.26.152 Alternative practices.
14.26.154 Adjustments.
14.26.155 Special exceptions.
14.26.160 Appeals.
14.26.165 Halogenated solvent table.

14.26.100 Purpose.

A. The purpose of this chapter is to protect water resources in the city by establishing development regulations and minimum standards to reduce the risks of contaminants entering water resources as defined at VMC 14.26.110.

B. In furtherance of this purpose, the city prohibits the discharge of contaminants to water resources as set forth in VMC 14.26.117 and requires certain operations to utilize best management practices as set forth in VMC 14.26.120, 14.26.125, and 14.26.130.

C. The city also recognizes that achieving successful pollution control must include a water resources pollution prevention education component for businesses, industries, and the general public. In implementing this chapter, the city will offer education and technical assistance to businesses, industries, and the general public to explain how to implement water resource protection and pollution control practices. Enforcement actions will normally be implemented when:

1. Education and technical assistance measures are unsuccessful at protecting the public interest;
2. Best management practices are not followed; or
3. Persons willfully contaminate the water resources of the city.

D. It is not the intent of this chapter to have the city pursue enforcement actions against businesses, industries, or persons whose actions or activities result in the discharge of de minimis amounts, as defined at VMC 14.26.110, of contaminants into the water resources of the city.

E. The city finds this chapter is necessary to protect the health, safety and welfare of the residents of the city and the integrity of the city's water resources for the benefit of all by:

1. Minimizing or eliminating surface and groundwater quality degradation;
2. Preserving and enhancing the suitability of waters for recreation, fishing, wildlife habitat, aquatic life and other beneficial uses; and
3. Preserving and enhancing the aesthetic quality and biotic integrity of the water.

F. The city recognizes the importance of maintaining economic viability while providing necessary environmental protection. This chapter helps achieve both goals.

G. It is the purpose of the 2016 amendments to this chapter to adopt ordinances and other enforceable mechanisms required for compliance with the city of Vancouver's

stormwater permit, and for compliance with the federal underground injection control (UIC) program, through application of best management practices (BMPs) for stormwater management. The regulatory basis requiring the 2016 amendments is as follows:

1. To meet requirements of the Federal Clean Water Act, the State of Washington Department of Ecology has been given the authority to issue municipal stormwater permits to designated communities throughout the state that discharge stormwater into surface water bodies. On January 17, 2007, the Washington State Department of Ecology issued the city of Vancouver a Western Washington Phase II municipal stormwater permit under the National Pollutant Discharge Elimination System (NPDES) program. The permit requires that the city of Vancouver adopt low-impact development principles and best management practices, and stormwater control and pollution prevention measures, with the goal of improving waters of the state.

2. The underground injection control (UIC) program was created by Congress to protect underground sources of drinking water from discharges of fluids to the ground. Chapter 173-218 WAC was adopted by the Washington State Department of Ecology to regulate stormwater discharges to groundwater through drywells and other types of underground infiltration systems that are not regulated under the NPDES permit.

H. It is the purpose of the 2022 amendments to this chapter to adopt ordinances and other enforceable mechanisms required for continued compliance with the city of Vancouver's stormwater permit, and for compliance with the federal underground injection control (UIC) program, through application of best management practices (BMPs) for stormwater management. On July 1, 2019, the Washington State Department of Ecology reissued the city of Vancouver a Western Washington Phase II municipal stormwater permit under the National Pollutant Discharge Elimination System (NPDES) program. The permit requires the city of Vancouver to carry out a program to prevent and reduce pollutants in runoff from areas that discharge to the stormwater drainage system by implementing a source control program that applies BMPs to pollution-generating sources associated with existing land uses and activities. The goal of the program is to reduce degradation of water resources. (Ord. M-4372 § 1, 2022; Ord. M-4179 § 50, 2016; Ord. M-3920 § 4, 2009; Ord. M-3600, 2002)

I. The purpose of the 2026 amendments to this chapter is to adopt enforceable mechanisms required for continued compliance with the Growth Management Act (Chapter 36.70A RCW). This chapter regulates development within the following designated wellhead protection areas: one-year, five-year, and ten-year which are established based on proximity to and travel time of groundwater to municipal wells within City limits.

14.26.105 Interpretation.

The provisions of this chapter shall be liberally construed by the City to serve the purposes of this chapter. (Ord. M-3920 § 4, 2009; Ord. M-3600, 2002)

14.26.110 Definitions.

For the purposes of this chapter, the following definitions shall apply. Any terms not defined herein are used as defined in the city's stormwater permit and its mandatory

incorporated provisions of the 2019 Stormwater Management Manual for Western Washington.
"Best management practices" or "BMPs" means the schedules of activities, prohibitions of practices, maintenance procedures, and structural and/or managerial practices approved by the Washington State Department of Ecology and/or the city of Vancouver that, when used singly or in combination, control, prevent or reduce the release of pollutants and other adverse impacts to waters of Washington State.
"Bulk petroleum fuel operation" means an operation that manages a cumulative total of 12,000 gallons or more of petroleum fuel on site in tanks capable of holding volumes of at least 4,000 gallons.
"Chemical lagoons and pits" means any earthen basin or uncovered concrete basin or depression containing hazardous materials.
"City" means the city of Vancouver.
"Closure of operation" means the cessation of activity such that hazardous materials are no longer managed at the operation. For the purposes of this chapter, an operation is considered closed if it has been nonoperational for a continuous period of two years.
"Connection" means a link or channel between two otherwise separate conveyance systems whereby there may be flow from one system to the other.
"Container" means any portable device in which a material is stored, transported, treated, disposed of or otherwise handled.
"Dangerous waste" means waste designated in the Washington State Dangerous Waste Regulations (Chapter 173-303 WAC) as dangerous or extremely hazardous due to its physical, chemical or biological properties.
"De minimis amounts" means a small or miniscule amount of contaminant in a discharge that is demonstrated to be nonharmful to the environment.
"Direct infiltration facility" means, for the purposes of this chapter, any mechanism that is intended to direct stormwater or process wastewater directly into the ground without providing treatment in accordance with Chapters 14.10 and 14.25 VMC. Examples include, but are not limited to, drywells, ponds, trenches and perforated pipe systems.
"Director" means the director of the city of Vancouver public works department or designee.
"Discharge" means, for purposes of this chapter only, the release of materials such that the materials may enter or be emitted to the air, land or water resources.
"Disposal" means discharging, discarding or abandoning materials into or on any land, air or water resources.
"Disposal site" means an area of land or an excavation in which wastes are placed for permanent disposal, and which is not a land application site as defined in this section, surface impoundment, injection well or waste pile.
"Drywell" means a precast concrete manhole with perforations and installed with drain rock or other material for exfiltration of surface water runoff or other drainage to the subsurface.
"Groundwater" means water in a saturated zone or stratum beneath the surface of the land or below a surface water body.
"Hard chrome plating" means chrome plating applied in a sufficient thickness to provide a hardened protective surface rather than merely a decorative surface. A hard chrome

shop is more likely to be a large single-purpose plating shop with higher quantities of hazardous plating materials on site, whereas facilities which do decorative plating may do so as just one of the steps in their manufacturing process.

"Hazardous material" means any product, substance, commodity or waste in liquid, solid or gaseous form that exhibits a characteristic that presents a risk to water resources. Risk may be due to ignitability, toxicity, reactivity, instability, corrosivity or persistence. This definition extends to all "dangerous wastes" and "hazardous substances" that are defined in Chapter 173-303 WAC, Dangerous Waste Regulations. It also includes the chemicals and/or substances that are defined in the Federal Emergency Planning and Community Right to Know Act (EPCRA) and/or the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA).

"Illicit connection" means any man-made conveyance that is connected to a municipal separate storm sewer without a permit, excluding roof drains and other similar type connections. Examples include, but are not limited to, sanitary sewer connections, floor drains, channels, pipelines, conduits, inlets or outlets that are connected directly to the stormwater drainage system.

"Illicit discharge" means any discharge to a municipal separate storm sewer that is not composed entirely of stormwater except discharges pursuant to a NPDES permit (other than the stormwater permit for discharges from the municipal separate storm sewer) and discharges resulting from firefighting activities.

"Land application site" means a place where wastes such as sludge or gray water are applied to the land.

Leachable Constituents. These constituents are determined using the toxicity characteristic leaching procedure (TCLP), Test Method 1311 in Test Methods for Evaluating Solid Waste, Physical/Chemical Methods, EPA Publication No. SW-846.

"Low-impact development" or "LID" means a stormwater and land use management strategy that strives to mimic predisturbance hydrologic processes of infiltration, filtration, storage, evaporation and transpiration by emphasizing conservation, use of on-site natural features, site planning, and distributed stormwater management practices that are integrated into a project design.

"LID best management practices (BMPs)" means distributed stormwater management practices, integrated into a project design, that emphasize predisturbance hydrologic processes of infiltration, filtration, storage, evaporation and transpiration. LID BMPs include, but are not limited to, bioretention, rain gardens, permeable pavements, roof downspout controls, dispersion, soil quality and depth, vegetated roofs, minimum excavation foundations, and water reuse.

"LID principles" means land management strategies that emphasize conservation, use of on-site natural features, and site planning to minimize impervious surfaces, native vegetation loss, and stormwater runoff.

"Manage" is a general term that includes, but is not limited to, the use, transfer, storage, processing and repackaging of materials. This does not include the active or immediate transportation of materials.

"Municipal waste" means general residential and commercial wastes including the waste collected by garbage haulers and the waste delivered to transfer or disposal sites by the waste generators themselves (self-haul).

"Municipal water supply well" means a city or Clark Public Utility (CPU) publicly owned drinking water well meeting the definition of a Group A community water system as defined by WAC 246-290-020. Locations of such wells are depicted on the Water Resources Protection Ordinance Critical Area and Special Protection Area Map as maintained by the city.
"National Pollutant Discharge Elimination System" or "NPDES" means the national program for issuing, modifying, revoking, and reissuing, terminating, monitoring and enforcing permits, and imposing and enforcing pretreatment requirements, under Sections 307, 402, 318, and 405 of the Federal Clean Water Act, for the discharge of pollutants to surface waters of the state from point sources. These permits are referred to as NPDES permits and, in Washington State, are administered by the Washington State Department of Ecology.
"New development" means land-disturbing activities, including Class IV general forest practices that are conversions from timberland to other uses; structural development, including construction or installation of a building or other structure; creation of impervious surfaces; and subdivision, short subdivision and binding site plans, as defined and applied in Chapter 58.17 RCW. Projects meeting the definition of redevelopment shall not be considered new development.
"Operation(s)" means industrial, commercial, institutional or residential activity that may be publicly or privately owned and operated, and may involve the use of stationary or mobile facilities, equipment, transport vehicles or transfer equipment. To the extent allowed by state or federal law, this definition includes all federal, state or local government entities.
"Outdoor wood preservation" means the act of pressure-treating wood products for weather resistance and outdoor use, using organic-based preservatives such as creosote or pentachlorophenol, typically used to treat poles or heavy timbers, and inorganic-based preservatives such as chromium, copper and arsenic, typically used to treat dimension lumber.
"Person" means any human being, firm, labor organization, partnership, corporation, unincorporated association, trustee, trustee in bankruptcy, receiver or any other legally recognized entity.
"Pervious surface" means a surface material that allows stormwater to infiltrate into the ground. Examples include lawn, landscape, pasture, native vegetation areas, and permeable pavements.
"Petroleum fuel" means petroleum-based liquid products that are refined from crude oil specifically for fuel purposes. Fuel includes, but is not limited to, all grades of automotive gasoline, aviation gasoline, diesel, heating oils and kerosene.
"Potentially harmful materials" means hazardous materials as defined in this section as well as other materials including, but not limited to, the following which, if discharged or improperly disposed, may present a risk to water resources:
Petroleum products including but not limited to petroleum fuel and petroleum-based coating and preserving materials; oils containing PCBs; antifreeze and other liquid automotive products; metals, either in particulate or dissolved form, in concentrations above established regulatory standards; flammable or explosive materials; radioactive material; used batteries; corrosives, acids, alkalis or bases; paints, stains, resins, lacquers

or varnishes; degreasers; solvents; construction materials; drain cleaners and other toxic liquid household products; pesticides, herbicides, fungicides or fertilizers unless applied in accordance with local, state and federal standards; steam cleaning and carpet cleaning wastes; pressure cleaning wastes; car wash water; laundry wastewater; soaps, detergents, ammonia; swimming pool backwash; chlorine, bromine, and other disinfectants; heated water; domestic animal wastes; sewage; recreational vehicle waste; animal carcasses, excluding salmonids; food wastes; collected lawn clippings, leaves or branches; trash or debris; silt, sediment or gravel; dyes; and untreated or unapproved wastewater from industrial processes.

"Process wastewater" means wastewater discharged from one or more industrial processes or industrial cleanup procedures.

" Qualified professional" means a person with experience and training in the pertinent scientific discipline, and who is a qualified scientific expert with expertise appropriate for the relevant critical area subject in accordance with WAC 365-195-905(4). Qualified professionals in critical areas must have obtained a BS or BA or equivalent degree in biology, engineering, environmental studies, fisheries, geomorphology or a related field, and two years of related work experience. A qualified professional for Critical Aquifer Recharge Areas (CARA) must be a licensed Washington State geologist holding a current specialty license in hydrogeology or a professional engineer with experience in hydrogeologic assessments.

"Redevelopment" means, on a site that is already substantially developed (i.e., has 35 percent or more of existing impervious surface coverage), the creation or addition of impervious surfaces; the expansion of a building footprint or addition or replacement of a structure; structural development including construction, installation or expansion of a building or other structure; replacement of impervious surface that is not part of a routine maintenance activity; and land-disturbing activities.

"Releasing" or "release" means any spilling, leaking, pumping, pouring, emitting, emptying, discharging, injecting, escaping, leaching, dumping or disposing into the environment, including but not limited to the abandonment or discarding of barrels, containers, and other closed receptacles.

"Responsible government official" means a person employed by the federal, state or a local government with authority to protect the public health and safety or water resources. Examples include, but are not limited to, persons employed by the police and fire departments, and employees of the Washington State Department of Ecology, the United States Environmental Protection Agency, Clark County, and Clark County Public Health.

"Sewage disposal cesspool" means a lined excavation in the ground which receives the discharge of a drainage system, designed to retain solids and organic matter while permitting liquids to seep through the sides and bottom.

"Source control BMP" means a structure or operation that is intended to prevent pollutants from coming into contact with stormwater through physical separation of areas or careful management of activities that are sources of pollutants. The Stormwater Management Manual for Western Washington separates source control BMPs into two types. Structural source control BMPs are physical, structural, or mechanical devices or facilities that are intended to prevent pollutants from entering stormwater. Operational

BMPs are nonstructural practices that prevent or reduce pollutants from entering stormwater.
"Stormwater" means that portion of precipitation that does not naturally percolate into the ground or evaporate, but flows via overland flow, interflow, pipes, and other features of a stormwater drainage system into a defined surface water body, or a constructed infiltration facility.
"Stormwater drainage system" means constructed and natural features that function together as a system to collect, convey, channel, hold, inhibit, retain, detain, infiltrate, divert, treat or filter stormwater.
"Stormwater facility" means a constructed component of a stormwater drainage system, designed and constructed to perform a particular function or multiple functions. Stormwater facilities include, but are not limited to: pipes, swales, ditches, open channels, culverts, street gutters, detention ponds, retention ponds, constructed wetlands, storage basins, infiltration devices, catch basins, manholes, drywells, oil/water separators, biofiltration swales, sediment basins, bioretention, permeable pavements, and vegetated roofs.
"Stormwater Manual" means the Stormwater Management Manual for Western Washington, prepared by the Washington State Department of Ecology Water Quality Program, July 2019, Publication No. 19-10-021, five volumes, and as hereafter amended.
"Stormwater permit" means the city of Vancouver National Pollutant Discharge Elimination System (NPDES) Western Washington Phase II municipal stormwater permit issued July 1, 2019, effective August 1, 2019, by the Washington State Department of Ecology, and as hereafter modified or reissued.
"Surface water" means water that flows across the land surface, in channels or is contained in depressions in the land surface, including but not limited to ponds, lakes, rivers, and streams.
"Tank" means a stationary device designed to contain liquids used or stored at an operation which may include hazardous materials, chemicals or dangerous wastes, and which is constructed primarily of nonearthen materials to provide structural support.
"Toxicity" means having properties that cause or significantly contribute to death, injury or illness in humans or wildlife. A material exhibits the characteristic of toxicity if it contains certain leachable constituents at sufficient concentrations to be considered dangerous to human health and the environment. Leachable constituents and toxicity concentrations are referenced in the Toxicity Characteristics List of WAC 173-303-090(8) as amended.
"Transfer warehouse" means any enclosed and covered transportation-related warehouse where shipments of products, which may be hazardous materials but not dangerous wastes, are held in portable containers for transfer.
"Treatment BMP" means a stormwater facility that is intended to remove pollutants from stormwater. Stormwater treatment BMPs include, but are not limited to, wet ponds, oil/water separators, biofiltration swales, and constructed wetlands.
"Underground injection control" or "UIC well" means a manmade subsurface fluid distribution system designed to discharge fluids into the ground, consisting of an assemblage of perforated pipes, drain tiles or other similar mechanisms or a dug hole that

is deeper than the largest surface dimension. Subsurface infiltration systems include drywells, pipe or French drains, drain fields, and other similar devices.
"Water resources" means surface water, stormwater and groundwater.
"Wellhead Protection Area" means the protective areas associated with public drinking water sources established by water systems and approved or assigned by the state Department of Health (WAC 365-190-020).
(Ord. M-4372 § 2, 2022; Ord. M-4179 § 51, 2016; Ord. M-3920 § 4, 2009; Ord. M-3600, 2002)

14.26.112 Authority.
The city shall retain the authority to require implementation of any portion of this chapter, as defined herein to comply with the city's stormwater permit. The city also retains the authority to impose additional water protection measures when the city becomes aware of and documents that specific circumstances applicable to an operation threaten water resources, public health or safety. The city may inspect all operations subject to this chapter at all reasonable hours for the purposes of ensuring compliance with any provision of this chapter and with the consent of the owner or occupant or pursuant to a lawfully issued warrant. (Ord. M-4372 § 3, 2022; Ord. M-4179 § 52, 2016; Ord. M-3920 § 4, 2009; Ord. M-3600, 2002)

14.26.113 Adoption of manual.
A. For purposes of regulation of activities subject to this chapter, the City hereby adopts as its Stormwater Manual the Stormwater Manual, as defined in this chapter.
B. At least one copy of the manual adopted in this section shall be filed in the Office of the City Clerk for use and examination by the public. The manual may also be made available for use and examination by the public at the Office of the Director, or on the City website.
C. Where provisions of this chapter or manual adopted under this section conflict with other provisions of the Vancouver Municipal Code, the more stringent requirements, which have the most protective effect on water quality, shall apply. (Ord. M-4179 § 53, 2016; Ord. M-3920 § 4, 2009)

14.26.114 Cross reference.
Any reference to "Stormwater Management Manual" or "Puget Sound Erosion Control Manual" or "Washington Department of Ecology's Stormwater Management Manual for the Puget Sound" or "Puget Sound Water Quality Manual" or "BMP's approved by the Western Washington Stormwater Manual" or "Department of Ecology alternative paving Best Management Practices," wherever found within the Vancouver Municipal Code, shall refer to this chapter and to the equivalent manuals as adopted in this chapter. (Ord. M-3920 § 3, 2009)

14.26.115 Scope and applicability.
A. *Operations.* All operations are subject to the provisions of this chapter. Each operation shall meet the Minimum Standards defined in VMC section 14.26.120. Operations that manage hazardous materials may also be required to meet the Greater Standards for

Hazardous Materials Management, as defined in VMC sections 14.26.125 and VMC 14.26.130.

B. *Designated Areas.*

1. *Critical Aquifer Recharge Area.* The entire area within the boundary of the City of Vancouver (as it exists on the effective date of this chapter and as it may exist in the future) is designated as a Critical Aquifer Recharge Area. The provisions of this chapter shall apply to all areas within the City.

2. *Special Wellhead Protection Areas.*

a. Special Wellhead Protection Areas are defined inside the Critical Aquifer Recharge Area (inside the city boundary), and designated as three capture zones based on proximity to and travel time of groundwater to a municipal water supply well. to include property within one thousand nine hundred feet (1900') of any municipal water supply well. The locations of these wells are depicted on the Water Resources Protection Ordinance Critical Area and Special Wellhead Protection Areas map (or the equivalent update) that is maintained by and available from the City.

i. One-year capture zone represents the land area overlaying the one-year time-of-travel zone of any public water source well owned by the City

ii. Five-year capture zone represents the land area overlaying the five-year time-of-travel zone of any public water source well owned by the City, including the land area contained in the one-year capture zone.

iii. Ten-year capture zone represents the land area overlaying the ten-year time-of-travel zone of any public water source well owned by the City, including the land area contained in the one-year and five-year capture zones.

b. The City shall apply development restrictions as defined in VMC 14.26.135 to activities inside the Special Wellhead Protection Areas.

C. *Prohibitions.* Regardless of operating status or location, the following uses and activities shall be prohibited within the City:

1. Hard Chrome Plating Operations
2. Outdoor Wood Preservation Operations
3. Chemical Lagoons and Pits
4. Sewage Disposal Cesspools
5. Hazardous Material Disposal Sites
6. Radioactive Waste Disposal Sites
7. Municipal Waste Disposal Sites

D. *Emergency Response Exclusion.* Emergency response activities shall be excluded from the requirements of this chapter, if such an activity is initiated and completed within a timeframe too short to allow for full compliance with this chapter. This exclusion shall only apply to immediate actions that are undertaken in response to an imminent threat to water resources, public health or safety. This exclusion shall not apply unless a responsible government official as defined at VMC Section 14.26.110 is notified and agrees that the event is a qualifying emergency. (Ord. M-3920 § 4, 2009; Ord. M-3600, 2002)

14.26.117 Discharges to water resources.

A. *Prohibited Discharges.* No person or operation shall discharge any potentially harmful materials as set forth in VMC 14.26.110 into the water resources of the city. Persons or operations shall use all known, available, and reasonable means to prevent the discharge of any potentially harmful materials into the water resources of the city.

B. *Illicit Connections.*

1. Any connection that could allow conveyance of any solid, liquid or gas material not composed entirely of surface and stormwater directly to water resources is considered an illicit connection and is prohibited, except:

a. Connections conveying allowable discharges as set forth in subsections C and D of this section;

b. Connections conveying discharges pursuant to a National Pollutant Discharge Elimination System (NPDES) permit or a state waste discharge permit; and

c. Connections conveying effluent from permitted or authorized on-site sewage disposal systems to subsurface soils.

2. Floor drains shall not be installed inside an operation which stores or uses hazardous materials unless approved by the city for connection to sanitary sewer. Existing floor drains connected to storm drains or to surface water drains located in or near indoor hazardous material storage or use areas are considered unauthorized connections and shall be sealed or removed to prevent liquid entry, piped to the sanitary sewer (with approval and appropriate shut-off valves), be routed to blind sumps or be directed to additional containment or treatment systems meeting the standards of this chapter.

C. *Allowable Discharges to Stormwater Drainage System.* The following types of discharges shall be permitted unless the city determines that these discharges (whether singly or in combination with others) are causing significant contamination of water resources:

1. Uncontaminated water from crawl space pumps or footing drains;
2. Materials placed as part of an approved habitat restoration or bank stabilization project;
3. Natural uncontaminated surface water or ground water;
4. Flows from riparian habitats and wetlands;
5. City-approved dye testing following verbal notification to the city at least one day prior to the date of test. The city and the Clark County public works department are exempt from this requirement;
6. Any discharge allowed by an operation's National Pollutant Discharge Elimination System (NPDES) permit or other authorized discharge permit;
7. Any discharge specifically allowed in writing by a local, state or federal agency for remedial action in an agreed order, a consent decree or in a voluntary cleanup effort.

D. *Allowable Discharges to Pervious Surfaces.* The following types of discharges shall be permitted onto a pervious surface unless the city determines that these discharges (whether singly or in combination with others) contain greater than de minimis amounts of contaminants:

1. All allowable discharges specified in subsection C of this section;
2. Potable water;
3. Potable water line flushing;
4. Landscape watering;

5. Residential car and boat washing;
6. Residential swimming pool and spa water;
7. Common discharge practices from water well disinfection.

E. *Nonstormwater Discharges to the Stormwater Drainage System Prohibited Unless Conditions Met.* The following categories of nonstormwater discharges are prohibited discharges to the stormwater drainage system unless the stated conditions are met:

1. Discharges from potable water sources, including water line flushing, hyperchlorinated water line flushing, fire hydrant system flushing, and pipeline hydrostatic test water. Planned discharges shall be dechlorinated to a concentration of one-tenth part per million or less, pH-adjusted, if necessary, and volumetrically and velocity controlled to prevent resuspension of sediments in the stormwater drainage system.
2. Discharges from landscape watering and other irrigation runoff. These shall be minimized through, at a minimum, public education activities and water conservation efforts.
3. Dechlorinated swimming pool discharges. The discharges shall be dechlorinated to a concentration of one-tenth part per million or less, pH-adjusted and reoxygenized if necessary, volumetrically and velocity controlled to prevent resuspension of sediments in the stormwater drainage system. Swimming pool cleaning wastewater and filter backwash shall not be discharged to the stormwater drainage system.
4. Street and sidewalk wash water, water used to control dust, and routine external building wash down that does not use detergents. The city shall reduce these discharges through, at a minimum, public education activities and/or water conservation efforts. To avoid washing pollutants into the stormwater drainage system, the city must minimize the amount of street wash and dust control water used.
5. Other nonstormwater discharges. The discharges shall be in compliance with the requirements of the stormwater pollution prevention plan received by the city, which addresses control of construction site dewatering discharges.

F. A UIC well may be used to manage stormwater when pollutant concentrations that reach groundwater are not expected to exceed Chapter 173-200 WAC, Water Quality Standards for Groundwaters of the State of Washington. This section shall not be construed to authorize any discharge to a UIC that does not conform to the requirements of Chapter 173-218 WAC, Underground Injection Control Program. (Ord. M-4372 § 4, 2022; Ord. M-4179 § 54, 2016; Ord. M-3920 § 4, 2009; Ord. M-3600, 2002)

14.26.120 Minimum standards.

All operations shall adopt the following best management practices to ensure their operations minimize potential risks to water resources:

A. *Pollution Prevention.* The owner/operator shall implement all applicable source control BMPs from the Stormwater Manual to prevent potentially harmful materials from coming into contact with stormwater. Potentially harmful materials shall be separated and prevented from entering stormwater drainage systems, septic systems, and drywells.

B. *Hazardous Materials Management.* Hazardous materials shall be managed so that they do not threaten human health or the environment or enter water resources.

C. *Hazardous Material Releases.* All hazardous materials that have been released shall be contained and abated immediately, and the hazardous materials recycled or disposed of properly. The city shall be notified of any release of hazardous materials that may impact water resources as soon as possible but no later than 24 hours after the release. The Stormwater Manual provides applicable operational BMPs for spills of oils and hazardous substances.

D. *Maintaining Stormwater Facilities.* Stormwater facilities, including, but not limited to, catch basins, wet ponds and vaults, biofilters, settling basins, bioretention, pervious pavements, and infiltration systems, shall be cleaned and maintained by the responsible party designated in VMC 14.25.209 according to the applicable operational BMPs for the maintenance of stormwater, drainage and treatment systems in the Stormwater Manual.

E. *Decommissioning Water Wells.* Any water well which is unusable, abandoned or whose use has been permanently discontinued or which is in such disrepair that its continued use is impractical or is an environmental, safety or public health hazard shall be decommissioned according to the provisions of WAC 173-160-381.

F. *Operation Closure.* At the closure of an operation, all hazardous materials shall be removed from the closing portion of the operation and disposed of in accordance with local, state and federal laws. (Ord. M-4372 § 5, 2022; Ord. M-4179 § 55, 2016; Ord. M-3920 § 4, 2009; Ord. M-3600, 2002)

14.26.125 Application of greater standards.

A. *Classifications.* Certain nonresidential operations present a greater potential risk to water resources because of the volume and type of hazardous materials that are managed. These nonresidential operations are classified in Table 14.26.125A and are subject to the stipulated actions defined in this section.

Table 14.26.125A. Classifications

Classification	Definition
Class I Operations	Operations that at any time within a one-year time period will or do manage over 220 pounds in total of the following: A. Hazardous materials, including any mixtures thereof, that contain constituents referenced in 40 CFR 302.4 (referenced in Section 103(a) of the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA)); or B. Hazardous materials, including any mixtures thereof, that contain constituents from the lists specified in Table 14.26.125A, Class II (below). Concentration Declassification. A Class I operation shall no longer be a classified operation if the Class I constituents (40 CFR 302.4) contained in a product or waste are individually present at less than one percent by weight for noncarcinogenic hazardous materials. Operator shall submit safety

Classification	Definition
	data sheets for all products used or stored on site and a detailed product inventory for review to be eligible for declassification. Consumer Quantity Declassification. A Class I operation shall no longer be a classified operation if both of the following conditions are met: A. The operation is focused on research, education, distribution or consumer-oriented activities, including but not limited to laboratories, hospitals, schools, cargo handlers, distributors, warehouses or retailers; and B. Products containing Class I or Class II hazardous materials are managed in closed containers or sealed bags with individual capacities of no more than 10 gallons for a liquid material and no more than 80 pounds for a dry or solid material. Metal and Metal Alloy Declassification. Solid metals and solid metal alloys, including but not limited to roll stock, bar stock, sheet stock, and manufactured articles such as equipment, parts, building materials, and piping, that contain one or more metals listed in 40 CFR 302.4 or WAC 173-303-090(8) shall be declassified; EXCEPT, that where machining, forming, grinding, cutting, melting or other activities produce residues such as shavings, grindings, swarf, fume or other finely divided particulate forms of a listed metal or metal alloy that may present a threat to water resources, such residues shall not be declassified. Personal and Commercial Vehicle Fuel Tank Declassification. The greater standards of subsection B of this section and VMC 14.26.130 shall not be applied to personal and commercial vehicles that are designed to or do hold quantities of fuel that would otherwise cause them to be classified under this subsection A.
Class II Operations	Operations that at any time within a one-year time period will or do manage over 2,200 pounds in total of the following: A. Hazardous materials, including any mixtures thereof, that exhibit the characteristic of toxicity as defined in VMC 14.26.110 because they contain leachable constituents as defined in VMC 14.26.110 from the Toxicity Characteristics List of WAC 173-303-090(8) as amended; or B. Hazardous materials, including any mixtures thereof, that contain constituents that are referenced on the Halogenated Solvent List set forth in Table 14.26.165A.

Classification	Definition
	Site Cleanup Reclassification. A Class II operation shall be reclassified as a Class I operation if the primary activity is site remediation or cleanup pursuant to an approved settlement agreement or a remedial action under Chapter 70.105B RCW. Concentration Reclassification. A Class II operation shall be reclassified as a Class I operation if the Class II constituents (from WAC 173-303-090(8) or the Halogenated Solvent List set forth in Table 14.26.165A) are present in the hazardous materials being managed at concentrations of less than five percent by weight. Operator shall submit product safety data sheets and a detailed material inventory for review to determine eligibility for this provision. Transfer Warehouse Reclassification. A Class II operation shall be reclassified as a Class I operation if the following conditions are met: A. The operation is a transfer warehouse as defined in VMC 14.26.110; and B. Containers of hazardous materials are not opened at the site under any circumstance; and C. Products containing Class II hazardous materials are managed in containers with individual capacities of no more than 400 gallons. Consumer Quantity Declassification. A Class II operation shall no longer be a classified operation if both of the following conditions are met: A. The operation is focused on research, education, distribution or consumer-oriented activities, including but not limited to laboratories, hospitals, schools, cargo handlers, distributors, warehouses or retailers; and B. Products containing Class I or Class II hazardous materials are managed in closed containers or sealed bags with individual capacities of no more than 10 gallons for a liquid material and no more than 80 pounds for a dry or solid material. Personal and Commercial Vehicle Fuel Tank Declassification. The greater standards of subsection B of this section and VMC 14.26.130 shall not be applied to personal and commercial vehicles that are designed to or do hold quantities of fuel that would otherwise cause them to be classified under this subsection A.

B. *Stipulated Actions and Timelines.* Class I and II operations shall adopt the greater standards for hazardous material operations defined in VMC 14.26.130, according to the following stipulations:

1. *New Operations.* New Class I and Class II operations shall adopt the greater standards beginning the date of issuance of certificate of occupancy or as otherwise specified in accordance with the provisions of this chapter.

2. *Existing Operations.* Existing Class I and Class II operations shall adopt the greater standards (or some portion thereof), within a time period specified by the city, if the city becomes aware of and documents specific circumstances which demonstrate that greater standards (or some portion thereof) are necessary to protect public health and safety or reduce the risk of contamination to water resources.

3. *Change of Class or Tenant.* The city shall be notified as soon as possible and no later than 30 days after:

a. A change in classification of an operation as defined in Table 14.26.125A.

b. Occupation of an existing Class I or II operation by a new tenant. (Ord. M-4372 § 6, 2022; Ord. M-3920 § 4, 2009; Ord. M-3600, 2002)

14.26.130 Greater standards for hazardous materials operations.

A. *Best Management Practices (BMPs).* All new Class I and II operations shall implement the provisions of this section within 90 days after the date of upon issuance of the certificate of occupancy. Operations that change in classification from unclassified to either Class I or Class II shall implement the provisions of this section within 930 days of change in classification from unclassified to either Class I or Class II.

1. *Design and Construction.* Operations shall be designed, constructed, maintained and operated to minimize the possibility of an unplanned release of hazardous materials to soil or water resources.

2. *Container/Tank Management.* A container or tank holding a hazardous material shall always be closed, except to add or remove materials. Hazardous materials shall also be managed so that they do not damage the structural integrity of the operation or devices containing the material.

3. *Container/Tank Condition.* All containers and tanks shall be maintained in such a manner as to assure effective operation and prevent the release of hazardous materials.

4. *Container/Tank Identification.* The owner/operator shall label all containers and tanks containing hazardous materials to identify the major risk(s) associated with the contents. This labeling shall conform to applicable sections of the Uniform Fire Code, occupational safety and health standards, and/or the State of Washington's dangerous waste regulations.

5. *Ancillary Equipment.* Any leaking pipe, pump or other ancillary equipment shall be repaired or replaced promptly. Ancillary equipment associated with hazardous materials shall be supported and protected against physical damage and excessive stress.

6. *Compatibility.* The owner/operator shall use a container or tank made of or lined with materials which are compatible with the hazardous materials to be stored.

7. *Closure.* At closure of an operation, all remaining structures, containers, tanks, liners, and soil containing or contaminated with hazardous materials at concentrations above

state and federal regulatory thresholds shall be decontaminated and properly disposed of or managed.

8. *Containment:* Container and tank storage areas shall have a containment system capable of collecting and holding spills and leaks. This containment shall:

a. Be constructed of an impervious surface with sealed joints.

b. Joints between concrete slabs and slab/foundation interfaces should be eliminated or minimized in the operation;

c. Provide pollution control measures to protect water resources, including run-off collection and discharge from active areas;

d. Be designed to provide secondary containment of 110% of the container's or tank's capacity; or in areas with multiple tanks, 110% of the largest tank or 10% of the aggregate tank volumes, whichever is larger. Secondary containment shall be provided in all areas where hazardous materials are loaded/unloaded, transferred, accumulated or stored;

e. Be compatible with the materials that are being handled; and

f. Be routinely inspected pursuant to VMC 14.26.130C.

B. *Closure Plan.*

1. Each new Class II operation shall prepare and submit to the city a closure plan within six months of the date of issuance of the certificate of occupancy. Each existing Class II operation shall prepare and submit such a plan within six months of a request by the city. Class II operations shall ensure that their facilities are closed in a manner that prevents the release of hazardous materials during closure, protects water resources, and prevents postclosure escape of hazardous materials to water.

2. *Plan Requirements.* The closure plan shall detail the means by which the operation will, upon any closure anticipated to be longer than two years, remove and properly dispose of hazardous materials, and perform an investigation to confirm the presence or absence of hazardous materials in the soil and groundwater, if potential contamination is indicated. Specifically, the closure plan shall include the following:

a. A listing of the types and quantities of hazardous materials reasonably expected to be present on site during the operating life of the operation.

b. A description of the plan for removal and disposal of hazardous materials.

c. A description of the plan to decontaminate containment systems and ancillary equipment.

d. An estimate of the cost to implement the closure plan, using the assumption that a third party will conduct removal and disposal activities.

e. A certification signed by an authorized representative of the business/industry submitting the closure plan stating: "I certify that the information provided in this document is to the best of my knowledge accurate and the closure measures described herein will be implemented as stated." The signed certificate shall include the authorized representative's name (printed), title, and contact information.

3. *Report Update.* The owner/operator of an operation shall update the closure plan every five years or recertify the current information and estimates. The closure plan shall also be updated if operating procedures change in such a way that the volume/mass of hazardous material is increased by 25 percent or more.

C. *Engineering and Operating Report.* When the city recognizes and demonstrates a need for additional information on an operation's practices, the city may require the operation to submit an engineering and operating report to accommodate the city's review of operations and to prevent releases of hazardous materials to water resources. If required, the report shall provide the following:

1. The type of industry or business including the kind and quantity of finished products.
2. A process flow diagram illustrating the process flow of water and materials in a normal operating day. This will include details on the operation's plumbing and piping and where specific chemicals are added to processes.
3. A discussion of any discharges to the stormwater drainage system.
4. A discussion of any discharges through land applications, including seepage lagoons, irrigation, and subsurface disposal. As applicable, this discussion should also include the depth to groundwater and anticipated overall effects of the operations on the quality of water resources.
5. Provisions for any plans for future expansion or intensification.
6. A certification signed and dated by an authorized representative of the operation stating: "I certify that the information provided in this document is to the best of my knowledge true and complete." The signed certificate shall include the authorized representative's name (printed), title, and contact information. (Ord. M-4372 § 7, 2022; Ord. M-3920 § 4, 2009; Ord. M-3600, 2002)

D. *Monitoring Required at Classified Operations pursuant to VMC 14.26.125.* Any land use in the Critical Aquifer Recharge Areas that poses a high risk of contaminating groundwater, in the opinion of the Public Works Director, will be required to be equipped for long term monitoring of groundwater. Water quality monitoring components shall include parameters deemed appropriate by the Department and a qualified professional.

14.26.135 Restrictions in special wellhead protection areas.

A. *Development Limitation.*

1. *New Operations.* The City shall not approve applications for the following in Special Wellhead Protection Areas as defined in VMC section 14.26.115B2:
   a. New bulk petroleum fuel operations as defined by VMC 14.26.110; or
   b. New Class II operations as defined in VMC Table 14.26.125A.
2. *Existing Operations.* Existing bulk petroleum fuel operations are nonconforming uses. However, existing bulk petroleum fuel operations throughout the Special Wellhead Protection areas may become conforming by:
   a. Filing such a request with the City; and
   b. Taking the necessary action(s) to meet all applicable provisions of this chapter to the City's satisfaction.

B. *Septic Systems.*

1. The City shall accept no application for approval of a project in the Critical Aquifer Recharge Area defined at VMC section 14.26.115B1, including the Special Wellhead Protection Areas defined at VMC section 14.26.115B2 relying upon installation of a septic system until the system has been approved by Clark County Public Health or a successor agency responsible for permitting of septic systems.

2. New septic systems and replacement of existing septic systems shall not be permitted in Special Wellhead Protection Areas. An owner/operator may seek relief from this prohibition by filing with the City a request for relief accompanied by an analysis prepared by a qualified professional to the City's satisfaction of the potential for groundwater contamination at the site. This analysis may include a soils and groundwater evaluation if deemed necessary by the City.

3. The City shall not approve a project relying upon installation of a septic system in a Special Wellhead Protection Area unless all of the following findings are made:

a. Connection to an existing sewer line is impossible or impracticable; and

b. The property cannot be reasonably developed without use of a septic system; and

c. The septic system design poses no significant risk of groundwater contamination.

4. The City's decision may be appealed to the Hearings Examiner in accordance with VMC section 14.26.160.

C. *Heating Oil Tanks.*

1. New underground heating oil tanks and replacement of existing heating oil tanks shall not be permitted in Special Wellhead Protection Areas. An owner/operator may seek relief from this prohibition by filing with the City a request for relief accompanied by an analysis prepared by a qualified professional to the City's satisfaction of the potential for groundwater contamination at the site. This analysis may include a soils and groundwater evaluation if deemed necessary by the City.

2. The City shall not approve the installation of an underground heating oil tank in a Special Wellhead Protection Area unless the following findings are made:

a. Connection to another source of fuel or energy is impracticable; and

b. The proposed underground fuel tank poses no significant risk of groundwater contamination.

3. The City's decision may be appealed to the Hearings Examiner in accordance with VMC Section 14.26.160.

D. *Direct Infiltration Facilities.*

1. New direct infiltration facilities, and replacement of existing direct infiltration facilities shall not be allowed for Class I and Class II operations in Special Wellhead Protection Areas. An operation may seek relief from this prohibition by filing with the City a request for relief accompanied by an analysis prepared by a qualified professional to the City's satisfaction of the potential for groundwater contamination at the site. This analysis may include a soils and groundwater evaluation if deemed necessary by the City.

2. The City's decision may be appealed to the Hearings Examiner in accordance with VMC section 14.26.160.

E. *Underground Tanks for Storing Hazardous Materials.*

1. New and replacement underground tanks for storing hazardous materials, as defined in VMC 14.26.110, shall not be installed in Special Wellhead Protection Areas. If an above-ground storage tank is not a feasible alternative, an operation may seek relief from this prohibition by filing with the City a request for relief accompanied by an analysis prepared by a qualified professional to the City's satisfaction of the potential for groundwater contamination at the site. This analysis will include a complete description of the material(s) proposed to be stored in the tank along with any soil and groundwater evaluations deemed necessary by the City.

2. The City's decision may be appealed to the Hearings Examiner in accordance with VMC section 14.26.160. (Ord. M-4179 § 57, 2016; Ord. M-3920 § 4, 2009; Ord. M-3600, 2002)

14.26.137 Submittal Requirements

A. *Preparation by Qualified Professional.* Any required critical aquifer recharge area report or hydrogeologic assessment shall be prepared by a qualified professional.

B. *General Submittal Criteria.* A Critical Aquifer Recharge Area report is required for proposed development within City limits. A level one hydrogeologic assessment is required for proposed development within a Wellhead Protection Area Capture Zone. A level two hydrogeologic assessment is required for proposed new Classified Operations pursuant to VMC 14.26.125.

C. *General Critical Aquifer Recharge Area Report Contents*
   1. The name and contact information of the applicant and a description of the project
   2. A copy of the site plan for the project, including:
      a. A map to scale depicting the project's development proposal, and any areas to be altered or developed;
      b. A proposed stormwater management and sediment control plan for the development, including a description of any impacts to drainage alterations;
      c. Location and extent of drinking water aquifers to proposed development;
      d. Location of wells used for drinking water; including best available info on Group A wells, Group B wells and residential wells;
      e. Proximity of streams that have anadromous fisheries to proposed development;
      f. Proximity of historical and/or existing cleanup sites that have led to prior groundwater contamination;
   3. Hazardous materials management and release pursuant to VMC 14.26.120;
   4. An assessment of the probable impacts to the Critical Aquifer Recharge Area including permanent, temporary, and indirect impacts resulting from development of the site and the operations of the proposed development;

D. *General Hydrogeologic Report Contents*
   1. Level One Hydrogeologic Assessment shall include:
      a. Information listed in VMC 14.26.137.C.
      b. Information regarding geologic and hydrogeologic characteristics of the site
      c. Groundwater depth, flow direction, and gradient based on available information
      d. Available historic water quality data for the area to be affected by the proposed activity
      e. Best management practices proposed to be utilized
   2. Level Two Hydrogeologic Assessment shall include:
      a. Information listed in VMC 14.26.137.C. and D.1.
      b. Historic water quality and elevation data for the area to be affected proposed activity compiled for at least the previous five-year period;
      c. Groundwater monitoring plan provisions;

d. Discussion of the effects of the proposed project on the groundwater quality and quantity including;
    i. Predictive evaluation of groundwater withdrawal effects on nearby wells and surface water features;
    ii. Predictive evaluations of contaminant transport based on potential release to groundwater;
    iii. Predictive evaluation of groundwater (recharge, elevation, dewatering feasibility, constructability, discharge permitting, etc.) on the proposed projects
e. Identification of the type and quantities of any deleterious substance or hazardous materials that will be stored, handled, treated, used produced, recycled or disposed of on the site
f. Discussion of past environmental investigations, sampling, spills or incidents that may have resulted in or contributed to contaminated soil or groundwater at the site

E. *Critical Aquifer Recharge Area Report – Modifications to Requirements.* The applicant may consult with the City prior to or during preparation of the critical aquifer recharge area or hydrogeologic reports when the City determines and a qualified professional recommends that less information is necessary to adequately assess the potential risk to the Critical Aquifer Recharge Area or Wellhead Protection Areas.

14.26.140 Administrative programs.

A. *Compliance Inspections.*

1. City personnel may inspect any operation in the city that is known to manage (or may potentially manage) potentially harmful materials or is reasonably believed to be a potential source of an illicit discharge and/or a risk to water resources.

2. Inspections may be initiated as the result of a complaint or referral, as defined by a routine schedule for compliance, or if an operation is identified by the city as an operation that has the potential to release pollutants to water resources. Inspections will be used to determine if there is any risk to water resources, and to determine if an operation is in compliance with this chapter.

3. Inspections may involve a review of BMPs, process equipment, structures, and operating practices; records or plan review; interviews with operators; photo documentation and sampling. As such, operators shall allow representatives of the city, upon presentation of credentials, to:

a. Enter the premises where potentially harmful materials are being managed, or where records may be kept under the provisions of this chapter. The owner/operator shall make necessary arrangements to allow access without delay. Unreasonable delay may constitute a violation of this chapter;

b. Have access to and copy, at reasonable times, any records that must be kept under the provisions of this chapter;

c. Inspect at reasonable times any facilities, equipment (e.g., safety, monitoring, operating, or other equipment), practices or operations regulated or required under the provisions of this chapter;

d. Sample and monitor, at reasonable times, any substances or parameters at any location for the purposes of assuring compliance or as otherwise authorized by the provisions of this chapter. This requirement may involve the city's installation or erection of equipment to conduct sampling, inspection, compliance monitoring or metering operations. As such, at the written or verbal request of the city, operators shall remove any temporary or permanent obstruction to safe and easy access to an operation to be inspected and/or sampled. The operator shall not replace such an obstruction without the city's consent. (Ord. M-4372 § 8, 2022; Ord. M-3920 § 4, 2009; Ord. M-3600, 2002)

14.26.145 Enforcement.

A. *Enforcement.* It shall be unlawful to violate the provisions of this chapter. Enforcement of this chapter shall be governed by VMC Title 22.

B. *Supplemental Enforcement Provisions for Water Resources Protection.* In addition to civil and criminal enforcement as authorized under VMC Title 22, enforcement of this chapter may utilize the following authority:

1. The city council of the city of Vancouver finds that an operation not in compliance with the requirements of this chapter constitutes a public nuisance under Chapter 7.48 RCW, Nuisances.

2. The city may use field notes, observations, photo documentation, sample logs, analytical results or other information to define risk and to establish that an operation is in violation of this chapter.

3. The city may require the implementation of the operational source control BMPs, structural source control BMPS, or treatment BMPs through the provisions of this chapter. Implementation of remedies to meet compliance standards shall be performed on a timeline approved by the city.

4. The city may also require the operator to sample and analyze any discharge, surface and stormwater, groundwater and/or sediment, in accordance with sampling and analytical procedures or requirements determined by the city. If the operator is required to complete this sampling and analysis, a copy of the analysis shall be provided to the city.

5. The city may impose additional requirements whenever documented specific circumstances (applicable to the operation) threaten water resources.

6. Notwithstanding any other provisions of this chapter, whenever it appears to the city that conditions regulated by this chapter require immediate action to protect the public health and/or safety, the city is authorized to enter such property for the purpose of inspecting and investigating such emergency conditions.

7. When necessary corrective actions are not undertaken as directed by the city, an owner, operator or contractor can be held liable for abatement costs to remedy noncompliance as set forth in VMC 14.20.010(D). (Ord. M-4372 § 9, 2022; Ord. M-4179 § 57, 2016; Ord. M-3920 § 4, 2009; Ord. M-3600, 2002)

14.26.150 Trade secrets and confidential records.

A. *Records Availability.*

1. All surveys, reports, plans, diagrams, permits, and other documents, information, and data submitted to the City pursuant to this chapter or information and data obtained by

the City through sampling, monitoring, and enforcement activities shall generally be available for public inspection and copying.

2. Such information shall also not be available for public inspection and copying if protected from public disclosure by the provisions of RCW chapter 42.56 as amended or other state and federal laws governing the dissemination of public records and information to the public, including but not limited to patent, trademark, and trade secret laws and regulations.

3. In no case shall an employee or agent of the City be liable to a business, industry or person for the public disclosure of any surveys, reports, plans, diagrams, permits, and other documents, information, and data submitted to the City pursuant to this chapter or information and data obtained by the City through sampling, monitoring, and enforcement activities; unless such information or data has been marked confidential by the business, industry or person and/or the business, industry or person has requested confidentiality consistent with this section.

B. *Exemption from Disclosure Request.*

1. Any business, industry or person may request that specific and particular information or data in the possession of the City be exempted from public inspection and copying. The request shall be in writing and addressed to the City, and the business, industry or person shall bear the burden of establishing that the specific and particular information or data sought to be exempted is protected from public disclosure under VMC section 14.26.150A2. The City attorney's office shall determine whether and which portions of such information are protected from public disclosure within 21 days of receipt of a request for confidentiality. The City shall not release for public inspection and copying that information and data for which a business, industry or person has requested confidentiality until such time as the City has made a determination of whether the information is protected from public disclosure, unless the City determines in good faith that the request for confidentiality is frivolous or without merit.

2. The City may withhold records based on VMC section 14.26.150A2 only if it finds:

a. The record contains information that reflects valuable research data that has been obtained by the City within 5 years of the date of the request and that disclosure would produce private gain and public loss. For purposes of this finding, "research data" means a body of facts and information collected for a specific purpose and derived from close, careful study or from scholarly or scientific investigation or inquiring; or

b. The record contains trade secret information because it includes a formula, pattern, compilation, program, device, method, technique or process that:

i. Derives independent economic value, actual or potential, from not being generally known;

ii. The information is the subject of efforts that are reasonable under the circumstances to maintain its secrecy; and

iii. The information is not readily ascertainable from another source.

3. As an alternative to the procedures specified in VMC section 14.26.150B2, the City attorney's office may decline to make a determination of whether the record is exempt from public disclosure because it contains trade secret information. Where the City attorney's office declines to make such a determination, the City shall provide the holder

of the trade secret a reasonable amount of time, but in no case more than 21 days to obtain an order from the superior court preventing disclosure of the record.

4. A business, industry or person submitting information or data to the City for which the business, industry or person intends to claim whole or partial confidentiality shall mark those specific pages and sections of information or data asserted to be confidential with a conspicuous and legible marking indicating "TRADE SECRET" and/or "CONFIDENTIAL". The business, industry or person shall then submit a request for trade secret protection to the City for the marked records within 7 days of submitting such marked information or data.

C. *Availability of Confidential Information.* Surveys, reports, plans, diagrams, permits, and other documents, information, and data submitted to the City pursuant to this chapter or information and data obtained by the City through sampling, monitoring, and enforcement activities, which the City or a court of competent jurisdiction has determined are trade secrets and exempted from public inspection and copying, shall be available upon written request to local, state, and federal governmental agencies for uses related to this chapter, the NPDES program, state water quality monitoring and enforcement, and other enforcement proceedings involving the business, industry or person.

D. *Procedure for Public Records Request.* Any person seeking to inspect or copy any surveys, reports, plans, diagrams, permits, and other documents, information, and data submitted to the City pursuant to this chapter or information and data obtained by the City through sampling, monitoring, and enforcement activities, which are not exempted from public disclosure, shall do so by written request to the City. The request shall be specific enough to permit the City to identify the particular documents, information or data sought. The City shall respond to each document request in accordance with RCW 42.56. (Ord. M-3920 § 4, 2009; Ord. M-3600, 2002)

14.26.152 Alternative practices.

A. Where appropriate, the City shall accept other local, state or federal approvals, permits or other authorization as satisfying certain provisions defined through this chapter. The City retains the authority to review plans, permits and operating conditions to determine compliance.

B. The City will accept an alternative practice, system, plan or structure only if the owner/operator can demonstrate to the City that the alternative will produce the same or a greater level of water resource protection. (Ord. M-3920 § 4, 2009; Ord. M-3600, 2002)

14.26.154 Adjustments.

An Adjustment is a technical variation in the application of a Minimum Requirement to a particular project. The City may grant Adjustments to this chapter only under this section. No other Adjustments are authorized under this section.

A. *Adjustment Approval Process.*

1. *Stormwater Permit procedural requirements.* Adjustments to the Minimum Requirements may be granted by the City, as Permittee, provided that a written finding of fact is prepared showing compliance with the specified criteria.

2. *City process.* A request for an Adjustment shall be administratively processed in accordance with procedures specified in the General Requirements. The Director may

grant an Adjustment upon demonstration by the applicant of compliance with the approval criteria contained in Subsection B. below. The Director shall maintain a record of such decisions and associated findings.

B. *Adjustment Approval Criteria.* The City may grant an Adjustment to this chapter only under the following circumstances:

1. Compliance with the approval criteria must be documented with written findings of fact.
2. The Adjustment provides substantially equivalent environmental protection.
3. Based on sound engineering practices, the objectives of safety, function, environmental protection and facility maintenance are met.
4. The Adjustment will not result in noncompliance with other Minimum Requirements.
5. No Adjustment shall be used in place of an Exception procedure under VMC 14.26.155, where such procedure is applicable. (Ord. M-4179 § 58, 2016; Ord. M-3920 § 4, 2009)

14.26.155 Special exceptions.

The City may grant Special Exceptions to this chapter under this section.

A. *Special Exception Approval Process.*

1. *Stormwater Permit procedural requirements.* Special Exceptions may be granted by the City following legal public notice of an application for an exception, legal public notice of the City's decision on the application for special exception, and written findings of fact that documents the City's determination to grant an exception. The City shall keep records, including the written findings of fact, of all exceptions. Project-specific design exceptions based on site-specific conditions do not require prior approval of the Washington State Department of Ecology.
2. *City process.* Applications for Special Exceptions under this chapter shall be processed according to the procedures for Type III applications under VMC 20.210.060. A fee shall be imposed in the amount of the fee for a Type III variance as established under VMC 20.180.060. The Hearings Examiner may grant a Special Exception upon demonstration by the applicant of compliance with the approval criteria contained in Subsection B below. Hearings under VMC 14.26.155 relating to Special Exceptions shall be consolidated with any required open record hearing related to any underlying application, where such open record hearing is required.

B. *Exception Approval Criteria.* The City may grant Special Exceptions to this chapter, if application of this chapter imposes a severe and unexpected economic hardship on a project applicant.

1. The following must be documented with written findings of fact:
a. The current (pre-project) use of the site; and
b. How the application of this chapter restricts the proposed use of the site compared to the restrictions that existed prior to the adoption of this chapter; and
c. The possible remaining uses of the site if the Special Exception were not granted; and
d. The uses of the site that would have been allowed prior to the adoption of this chapter; and
e. A comparison of the estimated amount and percentage of value loss as a result of the requirements of this chapter versus the estimated amount and percentage of value loss

as a result of requirements that existed prior to adoption of the requirements of this chapter; and
f. The feasibility for the owner to alter the project to apply the requirements of this chapter.
2. In addition any exception must meet the following criteria:
a. The exception will not increase risk to the public health and welfare, nor be injurious to other properties in the vicinity and/or downstream, and to the quality of waters of the state; and
b. The exception is the least possible exception that could be granted to comply with the intent of this chapter. This criteria is met by evidence that the owner/operator has employed measures to avoid and minimize impacts, such as:
1. limiting the degree or magnitude of the regulated use or activity;
2. implementing best management practices;
3. phasing or limiting implementation;
4. changing the timing of activities; or
5. revising site plans. (Ord. M-4179 § 59, 2016; Ord. M-4022 § 59, 2012; Ord. M-3920 § 4, 2009; Ord. M-3600, 2002)

14.26.160 Appeals.

A. Appeals of enforcement of this chapter under VMC 14.26.145 and VMC Title 22 shall be governed by VMC Title 22.
B. Appeals under VMC 14.26.135 relating to special protection areas shall be consolidated with any open record hearing or appeal related to any underlying application, where such open record hearing or appeal is required, and shall be processed according to the procedures for Type II applications in VMC 20.210.020.
C. Appeals under VMC 14.26.155 relating to special exceptions shall be consolidated with any open record hearing or appeal related to the underlying application, where such open record hearing or appeal is required, and shall be processed according to the procedures for Type III applications in VMC 20.210.020. (Ord. M-4372 § 10, 2022; Ord. M-3920 § 4, 2009; Ord. M-3600, 2002)

14.26.165 Halogenated solvent table.

Solvent	Synonym(s)	CAS No.
Benzyl chloride	Chloromethylbenzene	100-44-7
Bis(2-chloroethyl)ether	Bis(-chloroethyl)ether	111-44-4
Bis(2-chloroisopropyl)ether	Bis(-chloroisopropyl)ether	108-60-1
Bromobenzene	Phenyl bromide	108-86-1
Bromochloromethane	Chlorobromomethane	74-97-5

Solvent	Synonym(s)	CAS No.
Bromodichloromethane	Dichlorobromomethane	75-27-4
Bromoethane	Ethyl bromide	74-96-4
Bromoform	Tribromomethane	75-25-2
Carbon tetrachloride	Tetrachloromethane	56-23-5
Chlorobenzene	Benzene chloride	108-90-7
2-Chloroethyl vinyl ether	(2-Chlorethoxy)ethane	110-75-8
Chloroform	Trichloromethane	67-66-3
1-Chloro-1-nitropropane	Chloronitropropane	600-25-9
2-Chlorophenol	o-Chlorophenol	95-57-8
4-Chlorophenyl phenyl ether	p-Chlorodiphenyl ether	7005-72-3
Chloropicrin	Trichloronitromethane	76-06-2
m-Chlorotoluene		108-41-8
o-Chlorotoluene	2-Chloro-1-methylbenzene	95-45-8
p-Chlorotoluene		106-43-4
Dibromochloromethane	Chlorodibromomethane	124-48-1
1,2-Dibromo-3-chloropropane	DPCP	96-12-8
Dibromodifluoromethane	Freon 12-B2	75-61-6
1,2-Dichlorobenzene	o-Dichlorobenzene	95-50-1
1,3-Dichlorobenzene	m-Dichlorobenzene	541-73-1
1,1-Dichloroethane	1,1-DCA	75-34-3
1,2-Dichloroethane	Ethylene dichloride, 1,2-DCA	107-06-2

Solvent	Synonym(s)	CAS No.
1,1-Dichloroethene	Vinylidene chloride 1,1-DCE	75-35-4
trans-1,2-Dichloroethylene	trans-1.2-DCE	156-60-5
1,2-Dichloropropane	Propylene dichloride	78-87-5
cis-1,3-Dichloropropene	cis-1,3-Dichloropropylene	10061-01-5
trans-1.3-Dichloropropene	trans-1,3-Dichlonopropylene	10061-02-0
Ethylene dibromide	1,2-Dibromoethane, EDB	106-93-4
Hexachlorobutadiene	HCBD	87-68-3
Hexachlorocyclopentadiene	HCCPD	77-47-4
Methylene chloride	Dichloromethane	75-09-2
Pentachloroethane	Ethane pentachloride	76-01-7
1,1,2,2-Tetrabromoethane	Acetylene tetrabromide	79-27-6
1.1,2,2-Tetrachloroethane	Acetylene tetrachloride	79-34-5
Tetrachloroethylene	Perchlororethylene, PCE	127-18-4
1,2,4-Tetrachlorobenzene	1,2,4-TCB	120-82-1
1,1,1-Trichloroethane	Methyl chloroform, 1,1,1-TCA	71-55-6
1,1,2-Trichloroethane	1,1,2-TCA	79-00-5
Trichloroethylene	TCE	79-01-6
1,1,2-Trichlorofluoromethane	Freon 11	75-69-4
1,2,3-Trichloropropane	Allyl trichloride	96-18-4
1,1,2-Trichlorotrifluoroethane	Freon 113	76-13-1

(Ord. M-3920 § 4, 2009; Ord. M-3600, 2002)

Section 2. Severability. If any clause, sentence, paragraph, section, or part of this Ordinance or its application to any person or circumstance is determined by any court with jurisdiction to be invalid, that order or judgment shall be confined in its operation to the controversy in which it was rendered and shall not effect or invalidate the remainder of any parts of this Ordinance relating to any person or circumstances. As such, the provisions of each clause, sentence, paragraph, section or part of this Ordinance are severable.

Section 3. Effective date. This ordinance is effective on July 31, 2026.

DATE OF FINAL PASSAGE at a Regular Meeting of the Vancouver City Council:

_____.

SIGNED this _____ day of _____, 2026.

_____

Anne McEnerny-Ogle, Mayor

Attest:

_____

Lisa Brandl, City Clerk

Approved as to form:

_____

Nena Cook, City Attorney

SUMMARY

ORDINANCE NO. _____

AN ORDINANCE relating to water resources protection by establishing development regulations and minimum standards to reduce the risks of contaminants entering water resources, amending sections 14.26.100, 14.26.110, 14.26.112, 14.26.130 and 14.26.135 and adding section 14.26.137 of the Vancouver Municipal Code (VMC).

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.

AN ORDINANCE of the City of Vancouver amending Vancouver Municipal Code Section 7.04.020 “Pedestrian Interference”; providing for severability; and setting an effective date.

Staff Report: 105-26

To: Mayor and City Council
From: City Manager
Date: June 8, 2026

Subject

Ordinance Amending Vancouver Municipal Code (VMC) Section 7.04.020 "Pedestrian Interference"

Key Points

- Addresses a growing public safety concern: 775+ pedestrian-vehicle collisions in Vancouver since 2016, including 127 serious injuries and 48 fatalities—40 of which occurred outside lawful crossing areas.
- Improves safety for all roadway users (pedestrians, drivers, bicyclists, and workers) through prevention rather than reaction.
- Closes a clear gap in state and local law by giving law enforcement authority to intervene before dangerous behavior in traffic medians leads to injury or death.
- Provides a constitutionally sound, content-neutral approach focused solely on unsafe physical location (not speech), while supporting broader multi-modal transportation and safety goals.

Strategic Plan Alignment

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

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

Present Situation

In August 2021, the Vancouver Police Department (VPD) Traffic Unit responded to a fatality collision at the intersection of Vancouver Mall Dr and NE Fourth Plain Blvd. A pedestrian had been standing on the narrow lane divider between opposing lanes of travel when a motorist left the roadway and struck the pedestrian. The VPD Traffic Unit later noted that within an hour of clearing the investigation scene, a new person was standing on the same divider where the fatal collision had just occurred. Notably, for the pedestrians to reach this lane divider, they have to leave a marked crosswalk in violation of longstanding pedestrian crossing laws, laws which are in place for the safety of the pedestrians, cyclists, motorists, and other users of the roadway.

In January 2024, the Public Works Department Streets Division held a meeting. During the meeting, the Streets crew raised concerns about unsafe behaviors they were seeing on an increasingly more frequent basis, namely, pedestrians who were illegally crossing roadways to reach medians, traffic islands, and lane dividers. They reported seeing pedestrians nearly get hit while running across the streets, and seeing motorists take evasive action to avoid the pedestrians in the roadways, nearly striking other roadway users – bicyclists, vehicles, and nearby work crews conducting road maintenance.

In October 2025, during a community meeting which touched on several issues, including public safety, traffic safety, and pedestrian safety, concerned community members raised questions about dangerous pedestrian behavior they were witnessing. They mentioned how they had either witnessed or been involved in traffic incidents where pedestrians were crossing the roadway to reach the median area, or were already in the median area, and were creating a hazard to themselves, passing motorists, and other roadway users. The concerned community members wondered what might be done to increase safety for all.

The VPD Traffic Unit searched State Law and the Vancouver Municipal Code for any laws or ordinances which regulate the spaces where pedestrians are unlawfully crossing to and remaining in or upon. Currently, both the Vancouver Municipal Code and the Revised Code of Washington are silent on pedestrian presence on roadway medians, traffic islands, and lane dividers that are not designed for pedestrian use. This gap in the law limits the ability of law enforcement to intervene when individuals remain in these high-risk areas, even when the danger is apparent.

Because existing statutes focus primarily on pedestrian movement (such as crossing or walking along a roadway), officers lack a clear legal basis to act until a pedestrian steps into traffic or a collision has already occurred. This creates a reactive system rather than a preventative one. Officers need a legal tool to address a pedestrian who is already in a median, on a traffic island or road divider not intended for pedestrian crossing.

The Washington State Patrol collects collision report data from all jurisdictions throughout the state. The Washington Requests for Electronic Collision Records (WRECR) Collision Analysis Tool (WRECR - COLLISION ANALYSIS TOOL) shows the City of Vancouver has had more than 775 reported collisions between motorists and pedestrians since January 2016. This number does not include bicycle or other non-motor vehicle collision reports. During the same period, of those 775 collisions, 127 of them resulted in serious physical injury to the pedestrian, and 48 of them resulted in the death of the pedestrian.

The Washington State Traffic Safety Commission maintains publicly available data dashboards. Their report on Active Transportation User Traffic Fatalities (Active Transportation User Traffic Fatalities — Washington Traffic Safety Commission) includes the following detailed information on pedestrian fatalities in the City of Vancouver.

Active Transportation User Traffic Fatalities by Year (Pedestrians)	
2016	3
2017	4
2018	4
2019	3
2020	7

2021	4
2022	3
2023	4
2024	10
2025	6

Locations of Active Transportation User Traffic Fatalities (Pedestrians)	
On Road, Not in Marked Crosswalk (Non-Intersection)	34
In Marked Crosswalk (At Intersection)	7
Not in Crosswalk (At Intersection)	3
Other	3
Unmarked Crosswalk (At Intersection)	1

Location analysis reveals of the 48 pedestrian fatalities, 40 occurred outside lawful crossing areas of the roadway. This data shows a pattern of serious injury and fatal collisions involving pedestrians in or near these roadway spaces. Pedestrian presence in the narrow or raised medians—particularly those not intended for crossing—create hazardous conditions for everyone using the roadway.

As a result, unsafe conditions persist in areas that impact pedestrians, bicyclists, motorists, and roadway workers alike. Addressing this gap presents an opportunity to improve safety outcomes while maintaining a clear, consistent, and constitutionally sound approach focused solely on location-based risk and public safety.

Advantage(s)

1. Provides law enforcement with a tool for enhancing public safety they don't currently have.
2. Ability to prevent serious injury and fatality collisions through early intervention.
3. Makes Vancouver safer for all.
4. Supports multimodal transportation goals.

Challenge(s)

VMC Title 20 regulates the placement of all signs that can be viewed from the public right of way, but does not regulate or prohibit the placement of political campaign signs in public right of way. The proposed amendment to the Pedestrian Interference ordinance does not regulate political signage or conflict with Title 20. Instead, it reinforces existing pedestrian safety laws by regulating the unsafe act of intentionally occupying and remaining upon a median, traffic island and road divider where it is not permissible for pedestrians to cross the road.

Budget Impact

No budget impact is anticipated.

Prior Council Review

- City Manager Communications - April 13, 2026
- Council Consent Agenda - May 18, 2026

Action Requested

On Monday, June 8, 2026, approve the ordinance on first reading, setting date of second reading and public hearing for June 15, 2026.

Staff Contact

Aaron Lande, Assistant City Manager, aaron.lande@cityofvancouver.us

Attachments:

1. Ordinance

06/08/2026 (Date of First Reading)
06/15/2026 (Date of Public Hearing)

ORDINANCE NO. M- [Ordinance Number]

AN ORDINANCE of the City of Vancouver amending Vancouver Municipal Code Section 7.04.020 “Pedestrian Interference”; providing for severability; and setting an effective date.

WHEREAS, Chapter 7.04.020 of the Vancouver Municipal Code (“VMC”) relating Pedestrian Interference was enacted in 2003 and last amended in 2022;

WHEREAS, Section 7.04.020 makes it unlawful for a person to obstruct pedestrian or vehicular traffic, but does not expressly address scenarios where individuals occupy and remain upon a traffic median, traffic island, or roadway divider that divides lanes of travel in the roadway;

WHEREAS, In recent years, City staff and law enforcement have observed an increase in the number of instances where individuals occupy and remain upon traffic medians and roadway dividers;

WHEREAS, Data collected by the Washington State Patrol collects collision report data from all jurisdictions throughout the state;

WHEREAS, Washington State Patrol data shows that there have been more than 775 reported collisions between motorists and pedestrians in the City of Vancouver since January of 2016;

WHEREAS, Of the 775 collisions between motorists and pedestrians in the City of Vancouver over the past 10 years, 127 of them resulted in serious physical injury to the pedestrian, and 48 of them resulted in the death of the pedestrian;

WHEREAS, Location analysis reveals that 40 of the 48 fatal collisions between motorists and pedestrians since 2016 occurred outside of lawful crossing areas of the roadway.
WHEREAS, Occupying and remaining upon medians, traffic islands, and roadway dividers presents a significant risk to the health, safety, and general welfare of members of the community, especially pedestrians and occupants of motor vehicles navigating the streets of the City of Vancouver;

WHEREAS, The health, safety, and well-being of the community is a high priority of the Vancouver City Council;

WHEREAS, The changes to VMC 7.04.020 provided for by this ordinance will prohibit sitting standing, or otherwise occupying traffic medians and roadway dividers;

WHEREAS, With proper notice to the public, the Vancouver City Council conducted a first reading of the proposed ordinance on June 8, 2026, and a public hearing concerning the Ordinance and proposed code changes on June 15, 2026.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF VANCOUVER:

Section 1. Findings. The recitals set forth above, together with Staff Report _____are hereby incorporated by this reference as findings in support of this Ordinance.

Section 2. Section 7.04.020 of the Vancouver Municipal Code entitled "**Pedestrian interference**" as established by Ordinance M-3624, (2003) and last amended by Ordinance M-4373 § 3 (2022) is hereby amended to read as follows:

7.04.020 Pedestrian interference.

A person is guilty of pedestrian interference if he or she intentionally:

1. Aggressively begs in a public place;

2. Obstructs pedestrian or vehicular traffic;

3. Occupies and remains upon a traffic median, traffic island, or roadway divider that separates lanes of travel of a public street or highway at a location that is not designated or marked for pedestrian crossing, except when directed by a traffic control device or law enforcement officer; or

4. Engages in targeted picketing or protesting before or about the residence or dwelling of another.

Section 3. Severability. If any section, sentence, clause or phrase of this ordinance should be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause or phrase of this ordinance.

Section 4. Effective date. This ordinance is effective immediately.

DATE OF FINAL PASSAGE at a Regular Meeting of the Vancouver City Council: _____.

SIGNED this _____ day of _____, 20__.

_____

Anne McEnerny-Ogle, Mayor

Attest:

_____

Lisa Brandl, City Clerk

Approved as to form:

_____

Nena Cook, City Attorney

SUMMARY

ORDINANCE NO. _____

AN ORDINANCE of the City of Vancouver amending Vancouver Municipal Code Section 7.04.020 “Pedestrian Interference”; providing for severability; and setting an effective date.

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.

AN ORDINANCE adopting an interim official control pursuant to RCW 36.70A.390 relating to the Evergreen School District Capital Facilities Plan adopted as part of the City of Vancouver Comprehensive Plan in accordance with VMC 20.915.060 and imposing a moratorium on the calculation and collection of school impact fees by the City of Vancouver for Evergreen School District under Vancouver Municipal Code 20.915.060 for the duration of six months, based on and adopting certain findings of fact justifying this action, and establishing an immediate effective date.

Staff Report: 120-26

To: Mayor and City Council
From: City Manager
Date: June 8, 2026

Subject

Interim Control Ordinance Suspending Collection of Evergreen School District Impact Fees

Key Points

- In Washington state, impact fees are authorized under the Growth Management Act (GMA) and governed by Chapter 82.02 RCW. New residential construction projects pay school district impact fees to the City at the time of building permit issuance, which are then passed through to the school districts to fund their capital facilities.
- On June 10, 2025 the Evergreen School Board adopted an update to their Capital Facilities Plan (CFP) which stated that because there will be adequate capacity to accommodate the expected student population for the six-year period, the district is "ineligible" under the GMA to collect impact fees, and so the City's code should be amended to show the applicable impact fee per residential unit as $0.
- The proposed interim control ordinance would suspend collection of Evergreen School District (ESD) impact fees on new residential projects until the ESD's CFP and the City's Land Use and Development Code (VMC Title 20) can be amended by City Council.
- Due to procedural limitations in state law and city code, the soonest the Evergreen School District's CFP and corresponding adjusted impact fees can be adopted by City Council will be later this year as part of the biennial budget adoption process. Therefore, a six-month moratorium is proposed, subject to holding a public hearing within 60 days of enactment of the moratorium.

Strategic Plan Alignment

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

Present Situation

The City of Vancouver collects impact fees for transportation, parks and schools to address impacts from new development. Such impact fees are paid at the time of building permit issuance. In the case of school impact fees, the city collects impact fees on behalf of the appropriate school district and then transfers them on to the district to fund their capital facilities.

The Evergreen School District's (ESD) updated 2026-2032 Capital Facilities Plan (CFP), adopted by the Evergreen School Board on June 10, 2025, concluded that there will be adequate capacity at all grade levels for the six-year planning period and that student enrollment is expected to decline. The adopted CFP, which is based on the district's own data and projections, further states that the District is "ineligible" to collect impact fees given the available capacity of existing facilities. Accordingly, the City should take steps to suspend collection of such impact fees.

The amount of school impact fees per new residential unit are established in a two-step process, whereby: 1) the school board adopts a capital facilities plan (CFP) which assesses anticipated capacity needs of existing schools to accommodate projected student population at all grade levels; and 2) such CFP, once adopted, is then sent to the city of Vancouver for adoption by the City Council as part of the city's comprehensive plan and land use and development code (VMC Title 20). Per VMC 20.915.060A, in order for the city to collect school impact fees on behalf of a school district, the district's capital facilities plan shall be adopted as a portion of the city of Vancouver's comprehensive plan. VMC 20.915.060D also states that no new or revised school impact fees shall be effective until adopted by City Council following a public hearing to consider the school district's capital facilities plan or plan update.

State law specifically prohibits a city or county from amending its comprehensive plan more than once in a calendar year with several exceptions, one of which has to do with adopting a capital facilities plan (RCW 36.70A.130(2)(a)(iv) and WAC 365-196-640(3)(b)(iv), which may be adopted concurrently with a city or county's budget process even if the comprehensive plan has already been amended in the same year.

The proposed interim control ordinance will suspend the existing ESD CFP and collection of ESD impact fees until the updated 2026-2032 ESD CFP and corresponding changes to VMC 20.915 can be adopted by City Council as part of the biennial budget adoption process later this year. In the meantime, the City will refund any ESD school impact fees that have been paid but which have not yet been transferred to the Evergreen School District.

A public hearing will be scheduled on the proposed interim control ordinance and moratorium within 60 days.

Advantage(s)

1. The interim control ordinance and moratorium will suspend collection of Evergreen School District impact fees until the district's 2026-2032 Capital Facilities Plan can be adopted by City Council, which will be later in the year due to procedural limitations.
2. During the moratorium, new residential developments located in the Evergreen School District will see significant savings by not having to pay school impact fees, which would otherwise be $6,432 for a single family residence or $3,753 per multi-family residential unit.
3. Increasing housing production is one of the City's high priorities, and suspending the collection of this fee may help to make projects more feasible.
4. Suspension of impact fees that are no longer supported according to updated information which the District has adopted is consistent with City values regarding fiscal responsibility and equitable governance.

Challenge(s)

None

Budget Impact
No budget impact. Any impact fees that have been paid to the City but not yet transferred to the Evergreen School District will be refunded to applicants.

Prior Council Review
None

Action Requested
On Monday, June 8, 2026, adopt an interim control ordinance suspending the Evergreen School District Capital Facilities Plan currently adopted in the City's Comprehensive Plan and imposing a six-month moratorium on the City's collection of Evergreen School District Impact Fees on all residential development within the district boundaries, effective immediately and subject to final Council action following a public hearing to be held no later than 60 days from June 8, 2026.

Staff Contact
Chad Eiken, Community Development Director, Rebecca Rude, Deputy City Attorney, chad.eiken@cityofvancouver.us, becky.rude@cityofvancouver.us

Attachments:
1. Ordinance
2. Evergreen School District Capital Facilities Plan 2025

06/08/2026

ORDINANCE NO. M- [Ordinance Number]

AN ORDINANCE adopting an interim official control pursuant to RCW 36.70A.390 relating to the Evergreen School District Capital Facilities Plan adopted as part of the City of Vancouver Comprehensive Plan in accordance with VMC 20.915.060 and imposing a moratorium on the calculation and collection of school impact fees by the City of Vancouver for Evergreen School District under Vancouver Municipal Code 20.915.060 for the duration of six months, based on and adopting certain findings of fact justifying this action, and establishing an immediate effective date.

WHEREAS, the City has the authority to adopt moratoria and interim official controls pursuant to RCW 36.70A.390, provided that such action is justified by adopted findings of fact and a public hearing is scheduled and held within 60 days of adopting this interim official control; and

WHEREAS, this interim official control may be renewed for one or more six-month periods if a subsequent public hearing is held and findings of fact demonstrating the necessity for such an extension are made prior to each renewal; and

WHEREAS, the City is a jurisdiction that conducts its land use planning, zoning, and development regulation under the Washington State Growth Management Act (GMA), Chapter 36.70A RCW; and

WHEREAS, the City has exerted its statutory authority to impose impact fees on development activity as part of the financing for public facilities under RCW 82.02.050 - .110 by local ordinance through Chapter 20.915 VMC; and

WHEREAS, in order for the City to collect school impact fees on behalf of a school district, said school district's capital facilities plan must be adopted as a portion of the City's GMA Comprehensive Plan in accordance with the provisions of VMC 20.915.060; and

WHEREAS, cities planning under the GMA may consider and adopt updates, proposed amendments, or revisions of their comprehensive plan no more frequently than annually pursuant to RCW 36.70A.120(2)(a), except as otherwise provided; and

WHEREAS, the amendment of the capital facilities element of a comprehensive plan that occurs concurrently with the adoption or amendment of the City's budget is a circumstance that allows comprehensive plan amendments to be considered more frequently than once per year pursuant to RCW 36.70A.120(2)(a)(iv); and

WHEREAS, Evergreen School District (ESD) has finalized its updated 2026-2032 Capital Facilities Plan (ESD CFP) that was adopted by the Evergreen School District Board of Directors in such a manner that ESD's forecast of future needs for school facilities based on the District's enrollment projections pursuant to VMC 20.915.060(B)(3) results in a School Impact Fee (SIF) calculation under VMC 20.915.060(F) equal to zero dollars compared to the currently assessed SIF Fees indicated in VMC Table 20.915.060-1 for ESD ($6,432 for Single-Family and $3,753 for Multifamily); and

WHEREAS, on June 1, 2026 the City adopted its periodic update to the Vancouver Comprehensive Plan and therefore, pursuant to RCW 36.70A.120(2)(a), the City's next statutorily permissible opportunity to further amend its Comprehensive Plan and adopt the updated 2026-2032 ESD CFP will be in November 2026 in conjunction with the City's adoption of its 2027-2028 Biennium Budget; and

WHEREAS, the City Council finds that the adoption of this interim control ordinance and temporary moratorium on the ESC CFP and resulting ESD SIF is in the public interest and best achieves the aims and requirements of the Growth Management Act and the Vancouver Municipal Code, promotes the public health, safety, and general welfare and convenience of the people of Vancouver, and will encourage the most desirable and productive use of land and properties; and

WHEREAS, based on the facts recited above, the City Council finds that it would be appropriate to enact this interim zoning control suspending the Evergreen School District Capital Facilities Plan currently adopted as part of the City's Comprehensive Plan and imposing a moratorium on the City's calculation and collection of School Impact Fees for Evergreen School District under VMC 20.915.060 until appropriate Council action can be taken pursuant to VMC 20.915.060(D) and RCW 36.70A.120(2)(a)(iv) to adopt the 2026-2032 ESD CFP and revise the ESD SIF;

NOW, THEREFORE,

BE IT ORDAINED BY THE CITY OF VANCOUVER:

Section 1. Interim Control Ordinance. As authorized by RCW 36.70A.390 and justified by the findings of fact set forth above, the City Council hereby adopts an interim

control ordinance for the duration of six months suspending the Evergreen School District Capital Facilities Plan currently adopted by the City of Vancouver Comprehensive Plan as referenced in VMC 20.915.060(A).

Section 2. Moratorium. The interim control ordinance established in Section 1 requires that calculation and collection of School Impact Fees for Evergreen School District pursuant to VMC 20.915.060(F) and any related provisions of Chapter 20.915 VMC be suspended as result. Therefore, as of the effective date of this Ordinance, the City shall cease such action until Council adopts the updated 2026-2032 Evergreen School District Capital Facilities Plan in accordance with the applicable Growth Management Act and Vancouver Municipal Code requirements.

Section 3. Duration. This moratorium shall be in effect for six months following the effective date established in Section 5 of this ordinance, or as otherwise renewed in accordance with RCW 36.70A.390.

Section 4. Public Hearing Required. Pursuant to RCW 36.70A.390, a public hearing on the adopted moratorium will be held no more than sixty days following the adoption of this ordinance.

Section 5. Effective Date. To preserve the public welfare, this Ordinance is effective immediately upon passage.

DATE OF FINAL PASSAGE at a Regular Meeting of the Vancouver City Council: _____.

SIGNED this _____ day of _____, 2026.

_____

Anne McEnerny-Ogle, Mayor

Attest:

_____

Lisa Brandl, City Clerk

Approved as to form:

_____

Nena Cook, City Attorney

SUMMARY

ORDINANCE NO. _____

AN ORDINANCE adopting an interim official control pursuant to RCW 36.70A.390 relating to the Evergreen School District Capital Facilities Plan adopted as part of the City of Vancouver Comprehensive Plan in accordance with VMC 20.915.060 and imposing a moratorium on the calculation and collection of school impact fees by the City of Vancouver for Evergreen School District under Vancouver Municipal Code 20.915.060 for the duration of six months, based on and adopting certain findings of fact justifying this action, and establishing an immediate effective date

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.

LeAnne M. Bremer, P.C.
Partner
leanne.bremer@millernash.com
360.619.7002 (direct)

May 13, 2026

VIA EMAIL

Amy Wooten
Clark County Community Planning
PO Box 9810
Vancouver, WA 98666-9810
amy.wooten@clark.wa.gov

Bryan Snodgrass
City of Vancouver Community Development
415 W. 6th Street
Vancouver, WA 98660
bryan.snodgrass@cityofvancouver.us

Subject: Evergreen School District 2026-2032 Capital Facilities Plan

Dear Amy and Bryan:

I am sending to you the final 2026-2032 Capital Facilities Plan for the Evergreen School District for inclusion in the County's and City updated comprehensive plans. Please note that this version has minor, non-substantive corrections to what I sent to each jurisdiction last year, and I ask that the enclosed be adopted. Please further note that upon adoption, the District will not be entitled to collect school impact fees.

Lastly, both the County and City have asked the District to coordinate its planning efforts with the 20-year planning efforts the jurisdictions are undertaking in their comprehensive plan update process. In response, the District recognizes that both the City and County are planning for significant growth through the year 2045 largely focused in existing urban growth areas. According to the City's "Our Vancouver," developed during its comprehensive planning process under the Growth Management Act, the City is planning for at least 38,000 additional housing units (about 44% more than the City has now) and adding more than 40,000 jobs over the next 20 years to improve the community's livability and affordability. In response to recent "middle housing" legislation and the City's own policy directives, the City and Clark County are planning on encouraging the creation of a significant number of additional housing units in the Vancouver Urban Growth Area.

For the Evergreen School District, this projected growth, as it materializes, will likely impact existing schools and cause the need for additional facilities to accommodate this growth during the 20-year planning horizon. Over the next six years, the District expects continued enrollment decline due to low birth rates and other demographic factors. However, based on the City's and County's planning processes that could result in significantly more housing, student enrollment is likely to gradually increase as new families move into new and existing residential areas. Because of the uncertainty about when this growth will occur and where, and because school enrollment is based on factors other than growth in the number of housing units, the District cannot precisely identify which schools will need to be expanded, or where new facilities are needed beyond its 6-year capital facilities planning horizon.

The Evergreen School District is, however, committed to proactively updating facilities and increasing capacity where and when needed. This includes ongoing and continuous evaluation of existing building capacities, modernization of aging infrastructure, and, at some point, identification of opportunities for targeted expansion at existing school sites or new facilities. As the District's capital facilities plan can be updated no more frequently than once a year, the District will continue to monitor housing developments and population shifts as they impact enrollment and will update their plans accordingly.

Very truly yours,



LeAnne M. Bremer, P.C.

Enclosure

cc: Nicole Daltoso
Oliver Orjiako
Jenna Kay



EVERGREEN PUBLIC SCHOOLS
CAPITAL FACILITIES PLAN

2026-2032

BOARD OF DIRECTORS

Jacqueline Weatherspoon, Board President
Ginny Gronwoldt, Board Vice President
Rob Perkins, Director
Julie Bocanegra, Director
Gary Wilson, Director

SUPERINTENDENT

Dr. Christine Moloney

SENIOR DIRECTOR OF CAPITAL FACILITIES

Nicole Daltoso

Adopted by the Evergreen School District Board of Directors
June 10, 2025

4902-4566-6367.1

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Appendix A – Capital Facilities Inventory

Appendix B – Population and Enrollment Data

I. EXECUTIVE SUMMARY

The Evergreen Public Schools Capital Facilities Plan (CFP) is a six-year plan prepared by district staff as the organization's capital facility planning document, in part, to support the use of school impact fees as provided for under the Washington State Growth Management Act (the "GMA"). School districts adopt capital facilities plans to satisfy the requirements of the GMA and to provide Clark County (the "County), the City of Vancouver, and the City of Camas (the "Cities") with a schedule and financing program for the district's capital improvement needs over the next six years (2026-2032) to ensure that adequate school facilities are available to serve new growth and development.

In accordance with the Growth Management Act and the County and City Impact Fee Ordinances, this CFP contains the following required elements:

- A description of space requirements for educational programs (Section II)
- An inventory of existing capital facilities owned by the District (Section III)
- Future enrollment projections for each grade span (Section IV)
- A forecast of proposed capacities of expanded or new capital facilities over the next six years based on the inventory of existing facilities and the standard of service (Section V)
- A six-year plan for financing capital facilities within projected funding capacities, which identifies sources of public funds for such purposes. The financing plan separates projects and portions of projects which add capacity from those which do not, since the latter are generally not appropriate for impact fee funding (Section VI)
- A calculation of impact fees based on the formula in the County and City impact fee ordinances and supporting data substantiating such fees (Section VII)

In developing this CFP, the District used the following guidelines:

- The District will use information from recognized sources, such as professional demographers and planners, county and city adopted land use plans and county GIS data.
- The District will use data it generates from reasonable methodologies.
- The CFP and methodology to calculate the impact fees will comply with the GMA and county and city codes.
- The six-year facility needs are based on an enrollment forecast that takes local development trends into account.
- The District has future plans to replace permanent/bricks and mortar facilities for its students and will develop a CFP to accomplish that objective. While the District does not anticipate a further need for additional students to be housed in portables, the District will do so as necessary. Housing students in portables, temporarily, is necessary to qualify for state funds that are needed to build new schools.

The Evergreen School District is comprised of 54 square miles. It serves a significant portion of the Vancouver Urban Growth Area and smaller areas in the Camas Urban Growth Area and rural Clark County.

The District serves residents from the cities of Vancouver and Camas and from unincorporated Clark County. The District is bordered by Vancouver School District to the west, Camas School District to the east and Battle Ground and Hockinson School Districts to the north. The Columbia River and state line border the District to the south.

The District serves a population of 23,366 students (October 2024 enrollment). For purposes of facility planning, the CFP considers grades K-5 as an elementary school, grades 6-8 as a middle school, and grades 9-12 as a high school.

In addition, Cascadia Technical Academy (formerly known as the Clark County Skills Center) is located in and operated by Evergreen Public Schools serving students half days from all Clark County school districts. The District serves home schooled students in grades K-8 through a supplemental program operated by Home Choice Academy and pre-school special needs students at four elementary schools. The District runs Transition to Kindergarten programs at seven locations with an enrollment of 110 students.

In February 2018, voters approved a bond measure which funded the projects noted below. The bond program is scheduled to close out the 2025-2026 school year.

- Replacement of five elementary schools (Burton, Ellsworth, Marrion, Image, and Sifton)
- Construction of one new elementary school with capacity for 550 students (Mill Plain)
- Replacement of Wy'east Middle School
- Replacement of Mountain View High School
- A permanent addition to Heritage High School
- A new District Office
- Replacement of alternative schools, including Legacy High School, Archway Academy (formerly known as 49th Street Academy), and Hollingsworth Academy (formerly known as the Transitions program).

Due to savings across all bond projects, the District was also able to replace Mill Plain Elementary, the Transportation facility, and add music room additions at Evergreen High School and Union High School. These projects concluded in 2025.

II. DISTRICT EDUCATIONAL PROGRAMS AND STANDARDS OF SERVICE

The District's standard of service is based on program year, class size by grade span, number of classrooms, types of facilities, and the District's adopted educational program. Quality education plays a vital role in growing a strong local economy. To provide quality education, the District must have quality facilities to serve as the supporting space for developing the whole child within a community to prepare them for a competitive world. The educational program standards, which typically drive facility space needs include grade configuration, optimum facility size, class size, educational program offerings, classroom utilization and scheduling requirements.

In addition to student population, other factors such as collective bargaining agreements, government mandates, state and federal funding requirements and community expectations affect classroom space requirements. Programs, such as special education, bilingual education, preschool and daycare programs, and other specialized programs, often supplement traditional educational programs. These programs can have a significant impact on the available student capacity of school facilities.

The District's current program and educational standards are summarized below. The program and educational standards may vary during the six-year CFP planning horizon. Absent significant changes in factors that are beyond the District's control, the District will provide the following programs and standards of service in 2026 through 2032. If significant changes occur that require new facilities or improvements, beyond what is identified in this CFP, the District will prepare and submit an updated CFP.

A. Elementary Educational Standards

Elementary schools provide education in all core subject areas including reading, writing, math, social studies and science. All students receive instruction in P.E., music, art and have access to media programs. Full day kindergarten is provided at each elementary school. Transition to kindergarten is provided at Crestline, Endeavour, Harmony, Image, Mill Plain, Sifton, and Sunset. The District's educational standards of service, which directly affect elementary school capacity, include:

- Class sizes for grades K-3 are targeted at 23 students per class.
- Class sizes for grades 4-5 are targeted at 25 students per class.
- Music instruction and physical education are provided in separate (pull-out) classrooms.
- All elementary schools have a library media resource center which includes additional space for a technology lab.
- Special education services are provided for some students in learning spaces that are separate from the general education classroom. Special education learning spaces can serve 1 to 15 students at any one time.

B. Middle and High School Program Standards

Middle schools provide instruction in the core disciplines of English, math, social studies, science, physical education, music and art. Students have elective offerings available including music, art, technology, and vocational technical courses.

High schools provide course work including English, history, science, math, physical education, music and art. Additionally, elective offerings include vocational technical programs.

The District educational standards of service, which directly affect middle school and high school capacity include:

- Class sizes for grades 6-8 are targeted at 27.33 students per class.
- Class sizes for grades 9-12 are targeted at 30 students per class.
- Special programs, such as music, art, physical education, drama, home and family education learning assistance, are provided in separate instructional space. The class size ranges from 20 to 70 students.
- The District provides science classroom space that supports advanced coursework at the secondary level that require water, sinks, gas, hoods, safety equipment, etc.
- It is not possible to achieve 100% utilization of all regular teaching stations throughout the day due to schedule conflicts, the need for specialized rooms for certain programs and the need for teachers to have work space during their planning period.

C. District-wide Educational Programs

In addition to elementary, middle, and high school program standards, the Evergreen School District's core services and program offerings include the following:

- Physical education space is provided to meet strengthened health standards. This can include covered play areas, field space, gyms and other multi-use spaces.
- Technology access is necessary and expectations are increasing. Technology (either within the classroom or in dedicated labs) takes extra space that is not calculated in current state square footage allowances, but is necessary for student learning. Technology support and infrastructure needs are also increasing, which further erodes the state square footage allowances.
- Art and music spaces are critical to the District's educational programs. As student population grows, additional support space for these essential programs is required.
- In an information driven environment, access to knowledge through appropriately sized library/media spaces is essential.
- Extra-curricular activities need space in order to be supported properly with growing student populations.

D. District-wide Support and Special Services

In addition to the above core educational programs, the following support services are essential to the District's educational program:

- Food service preparation, delivery and use space. Cafeteria, food preparation and delivery space must be maintained. Miscalculating the need for this core service can have significant impacts on the overall learning environment for students.

- Other support centers, including transportation, maintenance, warehouse and print shop facilities are critical to support the educational program and the business operation.

The following special services are also necessary to meet the needs of special populations:

- Special Education services are provided at all schools within the District. Currently, most students receive special education services at their neighborhood schools. Special needs program standards change year to year as a result of various external or internal changes. External changes may include mandates or needs for special services, or use of technology. Internal changes may include modifications to the program year, class sizes, and grade span configurations. Changes in physical aspects of the school facilities also affect special educational service standards.
- Special populations require specific support, which often necessitates dedicated spaces. Federal and state programs, including Title 1 reading and math, highly capable, and bilingual are necessary, but come with limited funding that does not cover the cost of adding facilities to support the programs.
- Early Childhood programs, such as new or expanded preschool programs are a vital service and an essential educational component. They place additional demands on facilities.
- Supplementary services in core academic areas and multiple pathways that prepare students for a broader range of post-secondary learning opportunities require additional space.

III. CAPITAL FACILITIES INVENTORY

The facilities inventory serves to establish a baseline for determining the facilities needed to accommodate future demand at acceptable levels of service. This section provides an inventory of capital facilities owned and operated by the District including schools, portables, undeveloped land and support facilities. Portable classrooms are used on an interim basis to house students until funding can be secured to construct permanent classrooms.

A complete listing of District facilities can be found in Appendix A.

A. School Sites

Facility Type	No. of Schools	No. of Classrooms		Capacity	
		Permanent	Temporary	Permanent	Temporary
Elementary Schools	22	589	109	13,942	2,580
Middle Schools	6	218	102	5,958	2,788
High Schools	6	350	20	10,500	600

(1) Capacity is based on the space requirements for the District's educational programs as outlined in Section II. Portable classrooms are excluded from capacity calculation but shown above for reference.

(2) High schools include four comprehensive high schools and two alternative high schools. Other special programs that provide district wide support are included in Section B Services below.

B. Services

In addition to schools, the District owns and operates additional facilities which provide special programs and operational support functions to the schools.

SUPPORT FACILITIES	LOCATION	DESCRIPTION
Administrative Service Center	13413 NE LeRoy Haagen Memorial Drive Vancouver, WA 98682	Supports all facilities
Maintenance Facility	3004 NE 124th Avenue Vancouver, WA 98682	Supports all facilities
McKenzie Stadium	2205 NE 139th Avenue Vancouver, WA 98682	Supports extracurricular
Transportation	14015 NE 28th Street Vancouver, WA 98682	Supports student transportation
Warehouse – Central Receiving & Distribution	2205 NE 138th Avenue Vancouver, WA 98684	Supports all facilities
49th Street Academy	14619-B 49th Street Vancouver, WA 98682	Leased for early childhood education
Old Legacy	2219 NE 128th Avenue Vancouver, WA 98684	Leased for early childhood education
Cascadia Technical Academy	12200 NE 28th Street Vancouver, WA 98682	Consortium program with pull-out enrollment

C. Land Inventory

The District owns undeveloped sites in addition to the sites with built facilities.

The undeveloped sites listed below are for future growth, including:

- 6.05 acres south of NE 9th Street and east of NE 136th Avenue, Vancouver WA 98682 for a future school or support service.
- 1.54 acres located at the NE corner of Marrion Elementary School
- 3.27 acres located at the NE corner of Mountain View High School
- 20 acres located at SE 29th Street and SE 176th Avenue, known as the Vancouver Innovation Center for a future middle school.

IV. STUDENT ENROLLMENT PROJECTIONS

A. Projected Student Enrollment 2024-2030 (Headcount)

The District's six-year enrollment projection is based on a forecast prepared by Flo Analytics, which considers enrollment projection models to estimate future enrollment, including cohort survival, grade progression, and population ratio. Local population, and housing and development trends are also considered.

Due to compounding factors, K-12 enrollment has decreased. One factor hindering enrollment growth has been the slow growth in the child population within Evergreen School District boundaries. After averaging, 1,835 births each year from 2011-12 to 2015-16, birth totals fell to 1,626 in 2021-22 and rebounded to 1,756 in 2022-23. The annual K-to-birth ratio is a key metric representing a combination of net migration between birth and age five and the share of five-year-old residents enrolled in District K classes, often referred to as a "capture rate." Ratios for Evergreen School District have fluctuated, recovering from the 2020-21 low of 0.75, but have not returned to pre-pandemic levels. The middle scenario assumes that K-to-birth ratios will increase slightly in the next years before stabilizing at 0.89 from 2028 through 2032.The District added more than 40,000 residents since 2000, including growth of over 18,000 between the 2010 and 2020 census. The school-age population, ages five to 17, decreased by 518 between 2010-2020, and annual average growth rate of -0.2 percent. The population under age five decreased by about 900 during the same period, resulting in an annual average growth rate of -0.9 percent.

K-12 enrollment decreased by 843 students between 2017-18 and 2019-20, then decreased by 1,311 students in 2020-21 during the COVID-19 pandemic. Enrollment continued to decline in each subsequent year, losing 739, 207, 414 students in 2021-22, 2022-23, and 2023-24, respectively, resulting in a six-year K-12 decline of 3,514 students (13.5 percent) between 2017-18 and 2023-24. The largest numeric and percentage enrollment loss between 2017-18 and 2023-24 among grade groups K-5, 6-8, 9-12 occurred in the K-5 grade group, in which enrollment fell by 2,151 students (19.1 percent). Grades 6-8 also had enrollment losses over the 2017-18 to 2023-24 period amounting to 855 students (14.6 percent). Enrollment in grades 9-12 decreased by 508 students (5.7 percent) between 2017-18 and 2023-24.

In the middle growth scenario projected by Flo Analytics, K-12 enrollment is expected to decrease from 22,499 in 2023-24 to 20,740 in 2033-34, representing a loss of about 1,800 students in the ten-year period. K-5 enrollment is expected to increase by 457 students (5.0 percent), from 9,123 in 2023-24 to 9,580 in 2033-34, 6-8 enrollment is expected to decrease by 534 students (10.6 percent), from 5,021 to 4,487, and 9-12 enrollment is expected to decrease by 1,682 students (20.1 percent), from 8,355 to 6,673.

As a result of projected future housing development, there is a potential to see growth in the following attendance areas: Fisher's Landing Elementary, Harmony Elementary, Columbia Valley Elementary, Shahala Middle, Pacific Middle, Frontier Middle, Mountain View High, and Union High.

Grade	Fall 2024	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31
Total K-5	9,046	8,883	8,795	8,813	8,871	9,056	9,205
Total 6-8	4,844	4,751	4,684	4,686	4,624	4,491	4,381
Total 9-12	8,240	7,783	7,554	7,308	7,161	7,024	6,982
TOTAL	***22,130***	***21,417***	***21,033***	***20,807***	***20,656***	***20,571***	***20,568***

V. CAPITAL FACILITIES NEEDS

A. Forecast Facility Needs

Facility needs for purposes of the Growth Management Act and impact fees are based on existing capacity and forecast enrollment. The 2025 Facility needs are shown in the table below and the amount of the facility need that is attributed to forecast growth is described under the table.

Facility	2024 Capacity	2032 Projected Enrollment	2032 Facility Need
Elementary Schools	13,942	9,369	-4573
Middle Schools	5,958	4,309	-1649
High Schools	10,500	6,938	-3562
TOTAL	***30,400***	***20,616***	***-9784***

- Elementary Schools: The baseline enrollment forecast shows a decrease of students.
- Middle Schools: The baseline enrollment forecast for grades 6 through 8 shows a strong decline as grades matriculate through 2032. It should be noted that the replacement of Wy'east Middle during the 2018 bond was not treated as a growth-related facility need.
- High Schools: The baseline enrollment forecast shows a decrease of students as grades matriculate through 2032.

B. Land Acquisition

Acquisition of new school sites in advance of enrollment needs is critical to prepare to meet the challenge of potentially increasing enrollment and addressing existing needs. However, the District has experienced a decline in enrollment so it does not anticipate the need to acquire land in the near future. The District currently owns one potential middle school site and one small site to accommodate the expansion of support services. As growth occurs and enrollment follows suit, and both development regulations and educational programming are modified over time, these sites may not be suitable for development at the time when construction is needed.

The District does have school replacement and capital renewal needs. A future bond would not add capacity as it is not projected for the District to see growth, but rather level out enrollment.

VI. CAPITAL FACILITIES FINANCE PLAN

A. Six Year Financing Plan

Anticipated property acquisition and new construction is based on the enrollment forecast, capacity, the District's educational standards and the community's support of finance tools to fund the improvements. At the time of this plan's adoption, there is no present need for new capital facilities.

In the event that current facilities do not fully address space needs for student growth and a reduction in interim student housing (portables), the Board could consider various courses of action, including, but not limited to:

- Update this capital facilities plan;
- Increase class sizes;
- House students in additional portables;
- Alternative scheduling options;
- Change the instructional model, or
- Modify the school calendar

VII. SCHOOL IMPACT FEES

The GMA authorizes jurisdictions to collect impact fees to supplement funding of additional public facilities needed to accommodate new development. Impact fees cannot be used for the operation, maintenance, repair, alteration, or replacement of existing capital facilities used to meet existing service demands.

A. School Impact Fees

The county's and cities' impact fee programs require school districts to prepare and adopt CFPs meeting the specifications of the GMA and the county and city ordinances. Impact fees are calculated in accordance with the local jurisdiction's formula, which is based on projected school facility costs necessitated by new growth contained in the District's CFP. The formula allocates a portion of the cost for new facilities to the single family and multi-family house that create the demand (or need) based on a student factor, or the average number of students that live in new single family and multi-family homes. The formula also provides a credit for state match and Bond Proceeds (or property taxes).

B. Methodology and Variables Used to Calculate School Impact Fees

When assessed the District's impact fees are calculated utilizing the formula in the Clark County and Vancouver impact fee ordinances.

C. Proposed Impact Fee Schedule

Based on the fact that adequate capacity exists at each grade level in existing facilities, and that enrollment is expected to decline, the District is not entitled to seek impact fees upon adoption of this plan. State law allows collected impact fees to be encumbered or spent within 10 years of when paid. RCW 82.02.080.

EVERGREEN PUBLIC SCHOOLS
APPENDIX A
CAPITAL FACILITIES INVENTORY

ELEMENTARY SCHOOLS	SITE (ACRES)	ADDRESS	OCCUPANCY	Building SF per WAC	Attached Covered Play SF	Detached Covered Play SF	Portable SF	Modular SF	Other	*Total SF*
Burnt Bridge Creek	10.41	14619-A NE 49th Street Vancouver, WA 98682	1988	49,414	4,230	0	9,408	0	500	***63,552***
Burton	17.4	13501 NE 28th Street Vancouver, WA 98684	2022	61,425	0	3,200	0	0	0	***64,625***
Columbia Valley	11.58	17500 SE Sequoia Circle Vancouver, WA 98683	2004	60,556	2,200	3,200	0	0	0	***65,956***
Crestline	10.77	13003 SE 7th Street Vancouver, WA 98683	2014	60,143	3,761	3,634	0	0	0	***67,538***
Ellsworth	10.14	512 SE Ellsworth Road Vancouver, WA 98664	2021	61,425	0	3,200	0	0	0	***64,625***
Emerald	9.43	4000 NE 164th Avenue Vancouver, WA 98682	2020	61,425	0	3,200	0	0	0	***64,625***
Endeavour	8.86	2701 NE Four Seasons Lane Vancouver, WA 98684	2008	60,556	2,200	3,200	6,272	0	0	***72,228***
ESD 112 PreK (former 49th St Academy)	2.71	14619-B 49th Street Vancouver, WA 98682	1988	10,799	0	0	1,568	0	0	***12,367***
Home Choice Academy	w/BUR	13419 NE 28th Street Vancouver, WA 98684	2003	0	0	0	0	13,295	0	***13,295***
Fircrest	11.16	12001 NE 9th Street Vancouver, WA 98684	1976	54,400	4,500	0	1,568	0	500	***60,968***
Fisher's Landing	11.69	3800 SE Hiddenbrook Drive Vancouver, WA 98683	1996	49,972	4,010	0	9,408	0	500	***63,890***
Harmony	13.7	17404-A NE 18th Street Vancouver, WA 98684	1991	49,519	4,020	0	12,544	0	500	***66,583***
Hearthwood	10.97	801 NE Hearthwood Boulevard Vancouver, WA 98684	1981	49,100	4,500	0	1,568	4,608	500	***60,276***
Illahee	34.2	19401 SE 1st Street Camas, WA 98607	2001	55,699	4,016	0	4,704	0	500	***64,919***
Image	20.94	5201 NE 131st Avenue Vancouver, WA 98682	2020	61,425	0	3,200	0	0	0	***64,625***
Marrion	16.02	10119 NE 14th Street Vancouver, WA 98664	2021	61,425	0	3,200	0	0	0	***64,625***
Mill Plain	8.64	16200 SE 6th St Vancouver, WA 98684	2023	61,425	0	3,200	0	0	0	***64,625***
Orchards	11.81	11405 NE 69th Street Vancouver, WA 98662	2004	60,556	2,200	3200	3,136	5,040	0	***74,132***
Pioneer	47.24	7212 NE 166th Avenue Vancouver, WA 98682	1993	49,519	4,020	0	9,408	0	0	***62,947***
Riverview	10.76	12601 SE Riveridge Drive Vancouver, WA 98683	1976	54,400	4,500	0	1,568	0	500	***60,968***
Sifton	10.64	7301 NE 137th Avenue Vancouver, WA 98682	2020	61,425	0	3,200	0	0	0	***64,625***
Silver Star	11.92	10500 NE 86th Street Vancouver, WA 98662	1973	41,463	1,728	3,634	11,508	0	0	***58,333***
Sunset	10.11	9001 NE 95th Street Vancouver, WA 98662	1976	54,400	4,500	0	4,704	0	500	***64,104***
York	11	9301 NE 152nd Avenue Vancouver, WA 98682	2003	56,108	2,200	3,200	0	0	0	***61,508***
TOTAL ELEMENTARY	**322.1**			**1,246,579**	**52,585**	**42,468**	**77,364**	**22,943**	**4,000**	**1,445,939**

EVERGREEN PUBLIC SCHOOLS
APPENDIX A
CAPITAL FACILITIES INVENTORY

MIDDLE SCHOOLS	SITE (ACRES)	ADDRESS	OCCUPANCY	Building SF per WAC	Attached Covered Play SF	Detached Covered Play SF	Portable SF	Modular SF	Other	*Total SF*
Cascade	16.4	13900 NE 18th Street Vancouver, WA 98684	2004	110,315	0	6,570	3,136	8,064	1,000	***129,085***
Covington	21.45	11200 NE Rosewood Avenue Vancouver, WA 98662	2006	112,361	0	3,200	7,840	8,064	1,000	***132,465***
Frontier	w/PIO	7600 NE 166th Avenue Vancouver, WA 98682	1995	101,046	0	3,600	17,248	0	2,000	***123,894***
Pacific	17.18	2017 NE 172nd Avenue Vancouver, WA 98684	1983	106,581	0	2,946	29,792	0	500	***139,819***
Shahala	w/ILL	601 SE 192nd Avenue Vancouver, WA 98683	2001	104,298	0	3,224	18,816	0	720	***127,058***
Wy'east	25	1112 SE 136th Avenue Vancouver, WA 98683	2022	134,860	3,637	0	0	0	500	***138,997***
TOTAL MIDDLE SCHOOLS	**80.03**			**669,461**	**3,637**	**19,540**	**76,832**	**16,128**	**5,720**	**791,318**

HIGH SCHOOLS	SITE (ACRES)	ADDRESS	OCCUPANCY	Building SF per WAC	Attached Covered Play SF	Detached Covered Play SF	Portable SF	Modular SF	Other	*Total SF*
Legacy	6.6	13300 NE 9th St, Vancouver WA 98684	2021	27,700	0	1,440	0	0	0	***29,140***
Hollingsworth Academy	w/LHS	13400 NE 9th St, Vancouver WA 98684	2021	28,710	0	0	0	0	0	***28,710***
Archway Academy (fka Transitions)	w/LHS	13500 NE 9th St, Vancouver WA 98684	2021	8,460	0	0	0	0	0	***8,460***
Evergreen (includes Sports Annex in bldg sf only - see below for parcel/acres)	27.77	14300 NE 18th Street Vancouver, WA 98684	1969/2007	264,354	0	0	13,748	0	1,619	***279,721***
HeLa	2.89	9105 NE 9th Street Vancouver, WA 98664	2013	69,008	0	3,600	0	0	0	***72,608***
Heritage	45.44	7825 NE 130th Avenue Vancouver, WA 98682	1999/2022	253,601	0	0	0	0	1,700	***255,301***
Old Legacy - LHX (Leasing to EOCF)	6.81	2219 NE 138th Ave, Vancouver, WA 98684	1987	11,554	0	0	3,136	5,180	M	***19,870***
Mountain View	38.23	1500 SE Blairmont Drive Vancouver, WA 98683	2022	279,411	0	0	0	0	3,250	***282,661***
Union	45.75	6201 NW Friberg/Strunk Street Camas, WA 98607	2007	234,900	0	0	0	11,648	0	***246,548***
TOTAL HIGH SCHOOLS	**173.49**			**1,177,698**	**0**	**5,040**	**16,884**	**16,828**	**6,569**	**1,223,019**
Cascadia Technical Academy	11.91	12200 NE 28th Street Vancouver, WA 98682	1983 to 2014	100,704	0	0	0	0	0	***100,704***
TOTAL CCVSC	**11.91**			**100,704**	**0**	**0**	**0**	**0**	**0**	**100,704**

SUPPORT FACILITIES	SITE (ACRES)	ADDRESS	OCCUPANCY	SF			Portable SF	Modular SF	Other	Total SF
Administrative Services Center	5.97	13413 NE LeRoy Haagen Memorial Dr. Vancouver, WA 98684	2021	71,940	0	0	0	0	0	***71,940***
Evergreen HS Sports Annex	18.03	14405 NE 28th St., Vancouver WA 98684	2022	see Evergreen High School						
Maintenance	2.57	3004 NE 124th Avenue Vancouver, WA 98682	1981	7,000	0	0	0	0	0	***7,000***
McKenzie Stadium	5.75	2211 NE 138th Ave, Vancouver WA 98684	1984	4,916	0	0	0	0	0	***4,916***
Transportation	22.66	14015 NE 28th St., Vancouver WA 98682	2024	26,000	0	0	950	0	0	***26,950***
Warehouse (Central Receiving)	5.71	2205 NE 138th Avenue Vancouver, WA 98684	1976	25,000	0	0	0	0	0	***25,000***
TOTAL SUPPORT FACILITIES	**60.69**			**134,856**	**0**	**0**	**950**	**0**	**0**	**135,806**

VACANT LAND	SITE (ACRES)	ADDRESS								Total SF
Future School Site (across from Winco)	6.05	NE 9th St / NE 136nd Avenue Vancouver, WA 98682	N/A	0	0	0	0	0	0	**0**
NE Corner of Marrion ES	1.54	No situs address	N/A	0	0	0	0	0	0	**0**
NE Corner of MTV (soccer field)	0.95	No situs address	N/A	0	0	0	0	0	0	**0**
NE Corner of MTV	2.32	No situs address	N/A	0	0	0	0	0	0	**0**
Vancouver Innovation Center	20	No situs address (SE 29th St & SE 176th Ave)	N/A	0	0	0	0	0	0	**0**
TOTAL VACANT LAND	**30.86**			**0**	**0**	**0**	**0**	**0**	**0**	**0**

EVERGREEN PUBLIC SCHOOLS
APPENDIX B
POPULATION/ENROLLMENT PROJECTIONS

Enrollment Forecasts by Individual Grade – Middle Scenario

Grade	2023–24	2024–25	2025–26	2026–27	2027–28	2028–29	2029–30	2030–31	2031–32	2032–33	2033–34
K	1,354	1,400	1,394	1,398	1,528	1,521	1,534	1,543	1,551	1,560	1,568
1	1,495	1,385	1,432	1,425	1,430	1,562	1,555	1,569	1,578	1,586	1,595
2	1,552	1,507	1,396	1,444	1,437	1,442	1,575	1,568	1,582	1,591	1,599
3	1,549	1,574	1,528	1,416	1,464	1,457	1,462	1,597	1,590	1,604	1,613
4	1,589	1,547	1,572	1,526	1,414	1,462	1,455	1,460	1,595	1,588	1,602
5	1,584	1,604	1,561	1,586	1,540	1,427	1,475	1,468	1,473	1,610	1,603
6	1,601	1,557	1,576	1,534	1,559	1,514	1,402	1,450	1,443	1,448	1,582
7	1,681	1,606	1,562	1,581	1,539	1,564	1,518	1,406	1,454	1,447	1,452
8	1,739	1,688	1,613	1,569	1,588	1,546	1,571	1,525	1,412	1,460	1,453
9	1,846	1,766	1,714	1,638	1,593	1,612	1,570	1,595	1,548	1,434	1,482
10	1,881	1,853	1,774	1,722	1,646	1,601	1,620	1,577	1,603	1,555	1,441
11	2,346	2,199	2,173	2,097	2,047	1,975	1,932	1,950	1,909	1,934	1,888
12	2,282	2,216	2,122	2,097	2,022	1,973	1,902	1,860	1,878	1,837	1,862
K–5	9,123	9,017	8,883	8,795	8,813	8,871	9,056	9,205	9,369	9,539	9,580
6–8	5,021	4,851	4,751	4,684	4,686	4,624	4,491	4,381	4,309	4,355	4,487
9–12	8,355	8,034	7,783	7,554	7,308	7,161	7,024	6,982	6,938	6,760	6,673
Total	22,499	21,902	21,417	21,033	20,807	20,656	20,571	20,568	20,616	20,654	20,740

Enrollment Forecasts by Individual Grade – High Scenario

Grade	2023–24	2024–25	2025–26	2026–27	2027–28	2028–29	2029–30	2030–31	2031–32	2032–33	2033–34
K	1,354	1,434	1,427	1,447	1,580	1,574	1,589	1,598	1,608	1,617	1,627
1	1,495	1,412	1,484	1,481	1,501	1,639	1,633	1,649	1,658	1,668	1,678
2	1,552	1,530	1,434	1,511	1,508	1,528	1,669	1,663	1,679	1,688	1,698
3	1,549	1,597	1,563	1,469	1,547	1,544	1,565	1,709	1,703	1,719	1,729
4	1,589	1,571	1,607	1,577	1,482	1,561	1,558	1,579	1,724	1,718	1,734
5	1,584	1,619	1,589	1,630	1,599	1,503	1,583	1,580	1,601	1,748	1,742
6	1,601	1,596	1,619	1,593	1,635	1,603	1,507	1,587	1,584	1,605	1,753
7	1,681	1,630	1,613	1,640	1,614	1,656	1,624	1,527	1,608	1,605	1,626
8	1,739	1,714	1,649	1,636	1,664	1,637	1,680	1,647	1,549	1,631	1,628
9	1,846	1,792	1,753	1,691	1,677	1,706	1,678	1,723	1,689	1,588	1,672
10	1,881	1,867	1,800	1,765	1,703	1,689	1,718	1,690	1,735	1,701	1,599
11	2,346	2,271	2,244	2,183	2,149	2,088	2,085	2,113	2,085	2,129	2,096
12	2,282	2,259	2,197	2,175	2,115	2,081	2,025	2,012	2,040	2,012	2,056
K–5	9,123	9,163	9,104	9,115	9,217	9,349	9,597	9,778	9,973	10,158	10,208
6–8	5,021	4,940	4,881	4,869	4,913	4,896	4,811	4,761	4,741	4,841	5,007
9–12	8,355	8,189	7,994	7,814	7,644	7,564	7,506	7,538	7,549	7,430	7,423
Total	22,499	22,292	21,979	21,798	21,774	21,809	21,914	22,077	22,263	22,429	22,638

Data reported as of June 2024

To: Mayor and City Council
From: Council Subcommittee 2
Date: June 8, 2026

Subject
Aviation Advisory Committee Appointment

Present Situation
The purpose of the Aviation Advisory Committee (AAC) is to provide advice and recommendations to the Airport Manager, City Manager, and City Council, as well as other city departments, regarding the management and operations of the Airport and other aviation related issues affecting Pearson Field Airport and the City of Vancouver.

Council Committee 2 recently interviewed candidates for two full-term vacancies on this committee and recommends the reappointment of Brittany Sulitzer to a full-term that would begin May 15, 2026, and expire June 30, 2029. For the additional vacancy, Council Committee 2 recommends the appointment of Joanne Landry that would begin immediately and expire June 30, 2029.

Action Requested
On Monday, June 8, 2026, reappoint Brittany Sulitzer and appoint Joanne Landry to full-term positions with terms beginning immediately and expiring June 30, 2029, on the Aviation Advisory Committee.

Subcommittee 2

CITY OF Vancouver WASHINGTON

MEMORANDUM

DATE: June 8, 2026

TO: Mayor and City Councilmembers

FROM: Council Committee 2 (Harless, Fox, Stober)

CC: Lon Pluckhahn, City Manager
Tawny Maruhn, Boards & Commissions

RE: Recommendation for Appointments to the Aviation Advisory Committee

The purpose of the Aviation Advisory Committee (AAC) is to provide advice and recommendations to the Airport Manager, City Manager, and City Council, as well as other city departments, regarding the management and operations of the Airport and other aviation related issues affecting Pearson Field Airport and the City of Vancouver.

Council Committee 2 recently interviewed candidates for two full-term vacancies on this committee and recommends the reappointment of Brittany Sulitzer to a full-term that would begin May 15, 2026, and expire June 30, 2029. For the additional vacancy, Council Committee 2 recommends the appointment of Joanne Landry that would begin immediately and expire June 30, 2029.

This appointment will be presented for Council action at the **Monday, June 8, 2026,** Council meeting.

Attachments:
- Applications
- Current Roster

Aviation Advisory Committee

Position	Term	Name & Address	Phone
1	05-15-2025	Shon Lindley 18118 SE 36th St, Vancouver, WA 98660 shon.lindley@roconstruction.com	360-771-8900
2	12-08-2025	Matthew Winit 2155 Lewis River Road, Vancouver, WA 98674 mwinit@comcast.net	360-931-9640
3	05-16-2024	Laura Krueger 10606 NW 36th Ave, Vancouver, WA 98685 laura.krueger365@gmail.com	503-730-7528
4	05-15-2025	Brigham Williams 3119 SE 152nd Ave, Vancouver, WA 98660 brigwill@msn.com	503-863-7569
5	05-15-2025	Sara Baker 6315 N. Depauw St., Portland, OR 97203 sarabakermail@gmail.com	9729219969
6	05-15-2023	Kevin Lux 1526 X St. , Vancouver, WA 98661 kevlux86@gmail.com	360-931-9549
7	05-15-2023	Brittany Sulitzer 4100 NE 49th Ave, Vancouver, WA 98661 facciob@gmail.com	971-400-3093
8	05-15-2023	Peggy Keith 1812 SE 174th Ct. , Vancouver, WA 98663 osrtkeith@yahoo.com	360-772-0381
9	12-08-2025	Jordan Thomas 17146 SE 23rd Dr Unit 63, Vancouver, WA 98683 jordant2009@gmail.com	651-587-9776

Aviation Advisory Committee

Term Length: 48 Months **Max Terms:** 3 Term(s)

Number of Members: 9 **Meeting Schedule:** Second Wednesday of each Month

Meeting Time: 6:00 PM

Meeting Location: Pilot Lounge at Pearson Airport

Meeting Address: P.O. Box 1995

Type: Committee

Description: The purpose of the Aviation Advisory Committee is to provide advice and recommendations to the airport manager, city manager, city council and departments regarding the management and operations of the Pearson Field Airport and other aviation-related issues affecting the Vancouver.

Council Liaison:

Staff Liaison:
Meredith Fox

meredith.fox@cityofvancouver.us

Position Number	Name	Appt Date	No. of Terms Served	Term Expiration Date
1	Shon Lindley	05/12/2025	2	05/15/2028
2	Matthew Winit	12/08/2025	1	06/30/2027
3	Laura Krueger	07/01/2024	1	05/15/2027
4	Brigham Williams	05/12/2025	1	05/15/2028
5	Sara Baker	05/12/2025	2	05/15/2028
6	Kevin Lux	05/15/2023	1	05/15/2026
7	Brittany Sulitzer	05/15/2023	1	05/15/2026
8	Peggy Keith	05/15/2023	1	05/15/2026
9	Jordan Thomas	12/08/2025	1	06/30/2027

3/13/2026

City of Vancouver
City Council Committee
PO Box 1995
Vancouver, WA 98668

Re: Letter of Continued Interest – Aviation Advisory Committee

Dear Council Committee,

It has been my honor to serve the Aviation Advisory Committee for the past 3 years. Please accept this letter of continued interest as my formal application for reappointment.

I believe that my participation on the Aviation Advisory Committee has benefitted its work in the following ways:

- First hand knowledge from the flight instructors and pilots of KVUO
- Technical knowledge of the airspace and operations at KVUO

I am proud of what this group has accomplished throughout my term(s) of service, and look forward to future opportunities. The upcoming Pearson Field Celebration will be an exciting event.

Once again, it has been my honor to serve the Aviation Advisory Committee. I hope that you will grant my request for reappointment.

Thank you in advance for your consideration.

Sincerely,

Brittany Sulitzer

Boards and Commissions Application- Spring 2026

Getting Started

- Carefully review the requirements for the posted position before completing your application.
- Review board information including membership eligibility and expectations to confirm qualifications.
- Commission meetings may require in-person day or evening attendance. When you accept a Board/Commission seat, you'll confirm your ability to attend these meetings.
- Upon appointment, proof of identity and residency may be required ("Do I live in Vancouver City limits?" map)
- Applications are considered active for one year. You will be notified by email of future openings for those Boards and Commissions you previously applied for or expressed interest in.
- Under the state's Public Records Act (RCW 42.56), applications submitted for these appointments are public records and may be subject to public disclosure.
- City employees are not eligible to serve on boards and commissions.

Purpose
Use this form to apply to be a member of a board, commission or committee

Eligibility
Must be 18 years old or older

Are you 18 years old or older?	Yes
Do you live in Vancouver City Limits?	Yes
Which board(s) or committee(s) are you applying for? (Select all that apply)	• Aviation Advisory Committee
Are you currently serving on a board or commission for the City of Vancouver?	No
First Name	Joanne
Last Name	Landry
Email Address	joanne@landryconsultants.com
Primary Phone Number	206-714-7663
Phone Type	Mobile
Home Address	3801 Edgewood Dr.
City	Vancouver
State	Washington
ZIP Code	98661

Is your home address the same as your mailing address?	Yes
What is your length of residency in Vancouver?	5 to 10 years
Occupation and Employer (if applicable)	Aviation Consultant - primarily airports, Landry Consulting LLC (www.landrysms.com)
Do you, or does your firm or place of employment do business with the City?	No
Do you, your firm or place of employment, have business that may involve a contract with the City for land, materials, supplies, or services?	No
Have you served on any board/commission or any others in the past?	Yes
Please list and describe your involvement with any community board or committee	Portland Bureau of Transportation, Budget Advisory Committee; Anchorage Alaska Community Committee
What do you think are the most important issues our community is facing today?	The Vancouver community is experiencing many of the same pressures facing rapidly growing regions across the Pacific Northwest. In my view, some of the most important issues include managing responsible growth, maintaining infrastructure and transportation systems, supporting economic vitality, and ensuring community safety and resilience. Having lived in both Seattle and Portland, I have seen firsthand how rapid growth can bring opportunity but also create pressure on housing, transportation, and public services if not managed thoughtfully. Vancouver continues to attract new residents and businesses, which reflects its strong economy and quality of life. As the city grows, it will be important to balance development with thoughtful planning so that infrastructure, public services, and community needs keep pace, while preserving the livability and community character that make Vancouver such a desirable place to live and work.
The City of Vancouver is committed to facilitating and amplifying multiple perspectives and experiences from across the community. What diverse experiences, skills, perspectives and values would you bring to a City board or commission?	As a first-generation American and the owner of a small consulting business, I bring perspectives shaped by independence, responsibility, and community contribution. Running a small business requires practical decision-making, accountability, and balancing limited resources while delivering value to clients and the community. Professionally, my work in aviation safety management has involved facilitating discussions among government agencies, airport operators, and industry stakeholders, which has strengthened my ability to listen to diverse viewpoints and support thoughtful, safety-focused decisions that benefit both the aviation community and the public.
We know there are many ways that people show how much they care for our community. Please describe your current and past community involvement, formal or informal, and ways that you have positively contributed to our community. Informal community involvement could include things	Throughout my career I have contributed to the aviation community through professional service, training, and research focused on improving safety and operational practices. I have shared knowledge through industry workshops, conference presentations, and publications that help airports and transportation organizations strengthen safety programs and decision-making. I have also been involved in community efforts in places where I have lived. In Seattle, I helped support the development and opening of a neighborhood dog park and volunteered with local dog rescue organizations. While living in Alaska, I participated in community school activities and programs that supported local

such as volunteering, supporting neighbors, participating in a faith community, or participating in a youth sports league.	families and students. As a small business owner now based in Vancouver, I value being an engaged community member—supporting local businesses, staying informed about community issues, and contributing where I can. Serving on the Aviation Advisory Committee would be another way for me to contribute my time and experience to support the community.
Please describe your interest in serving as a board member or commissioner. Why do you want to be involved with the City of Vancouver, and why this role?	I am interested in serving on the Aviation Advisory Committee because aviation safety and operational planning have been the focus of my professional career. As an aviation safety management consultant, I have worked with airports across the United States to develop safety programs, conduct risk assessments, and support collaborative decision-making among airport operators, regulators, and industry stakeholders. Now that I live in Vancouver, I would like to contribute my experience locally. Pearson Field is an important historic and community asset, and this role provides an opportunity to support thoughtful discussion around aviation operations, safety, and community interests. Serving on this committee would allow me to apply my professional expertise while giving back to the community where I live.
Please describe your experience with racial equity, as well as your comfort level, previous engagement and work with diverse communities.	Throughout my career I have worked in collaborative environments that bring together people from different professional, cultural, and geographic backgrounds. My work in aviation safety management often involves facilitating discussions among airport operators, government agencies, airlines, contractors, and community stakeholders, where it is important that all perspectives are heard and respected in order to reach thoughtful decisions. I have also worked internationally and with diverse teams across the United States, which has strengthened my appreciation for different experiences and viewpoints. I approach these conversations with respect, openness, and a focus on listening and understanding. My goal in any collaborative setting is to ensure that discussions are constructive, inclusive, and focused on solutions that benefit the broader community.
The City of Vancouver is setting ambitious goals around climate change. As a member of a City board or commission, how will your knowledge, skills and experiences prepare you to address climate change?	My professional background emphasizes systems thinking, risk management, and long-term planning—approaches that are directly applicable to addressing climate and environmental challenges. In complex operational environments, I have worked on initiatives that evaluate risks, identify mitigation strategies, and support informed decision-making that balances operational needs with environmental responsibility. Earlier in my career, I also worked on an ISO 14001 Environmental Management System initiative in Alaska for a large oil and gas operation, which focused on improving environmental management practices, accountability, and continuous improvement. That experience reinforced the importance of structured environmental management and measurable goals. As a board member, I would bring a practical, systems-based perspective—supporting thoughtful planning, risk awareness, and collaboration to help the City address climate goals while maintaining safe, effective community infrastructure.
Is there anything else you would like us to know?	I appreciate the opportunity to apply. My professional background in aviation safety management, combined with my perspective as a small business owner and Vancouver resident, gives me a practical and collaborative approach to problem solving. I value thoughtful planning, respectful dialogue, and data-informed decision-making. I live less than a mile from Pearson Field and consider it part of my neighborhood, which gives me a personal interest in seeing the airport continue to operate safely and successfully while remaining a positive part of the surrounding community. I have also worked with the Port of Portland and developed professional relationships related to regional airspace and airport operations collaboration, which could be helpful in understanding and coordinating broader airspace considerations affecting Pearson Field.

	If selected, I would approach this role with a commitment to listening, contributing constructively, and supporting the continued safe and responsible operation of Pearson Field as an important community asset.
How did you hear about this position?	• Instagram
Would you like to be notified about future board and commission openings?	Yes

Aviation Advisory Board Questions

Are you a pilot?	No
Please explain your experience or background in the aviation field.	I have over 20 years of experience in aviation safety management, specializing in the development and implementation of Safety Management Systems (SMS) and Safety Risk Management (SRM) programs for airports. Through my consulting firm, I have worked with numerous airports across the United States and internationally, helping organizations implement safety programs, conduct safety risk assessments, and improve operational decision-making. My work includes facilitating safety risk assessments for airport operations, construction projects, and airfield changes; developing safety policies and procedures; conducting training and workshops; and supporting airports in meeting evolving regulatory and operational safety requirements. I have also contributed to aviation research and industry publications focused on airport safety practices and SMS implementation. This experience has given me a strong understanding of airport operations, aviation safety practices, and the collaborative processes required among airport operators, regulators, and community stakeholders.

Providing this information is voluntary and will not be used in candidate selection for any board.

What is your age range?	56-70
What are your preferred pronouns? (Check all that apply)	• She/Her/Hers
What is your gender identity or expression? (Check all that apply)	• Female
What is your race/ethnicity? (Check all that apply)	• White
Which languages do you speak other than English? Check all that apply.	• Other
If other languages, please indicate.	French
In what zip code to you live or work?	9866
What is the highest degree or level of education you have completed?	Master's degree

Do you rent or own your home?	Own
Have you ever served on active duty in the U.S. Armed Forces, military Reserves, or National Guard?	No
Do you live with a disability or identify as a disabled person?	No

Signature Agreement

By affixing your signature in the box below, you agree that such signature will be the electronic representation of your signature to be valid and binding upon you for all purposes when you (or your agent) affix below, including on legally binding contracts, just the same as a hand-written signature.

Signature



Thank you for providing this information. After clicking ‘Submit’ you will receive a Submission ID number that can be retained for your records.

Staff will be in touch once the recruitment closes on next steps. Please be aware that this could take up to 30 days.

Feel free to reach out to bc_coordinator@cityofvancouver.us with any questions in the meantime.

Have a great day!

To: Mayor and City Council
From: Council Subcommittee 2
Date: June 8, 2026

Subject
Clark County Historic Preservation Commission Appointment

Present Situation
The Clark County Historic Preservation Commission is a joint city/county commission. Five members are appointed by Clark County Board of Councilors, and two members are appointed by Vancouver City Council. The seven-member citizen advisory body is responsible for reviewing nominations for the National Register of Historic Places,
reviewing nominations and designating properties to the Clark County Heritage Register, conducting design reviews for changes to buildings and sites on the local register, deciding on applications for the Special Valuation Tax Incentive for historic properties, and overseeing education and outreach efforts.

Council Committee 2 recently reviewed candidates for two full-term vacancies on this committee and recommends the reappointment of Rob Thomas and John Zingale that would begin June 30, 2026, and expire June 30, 2029.

Action Requested
On Monday, June 8, 2026, reappoint Rob Thomas and John Zingale to full-term positions representing the city seats on the Clark County Historic Preservation Committee, with a term beginning June 30, 2026, and expiring June 30, 2029.

Subcommittee 2

CITY OF Vancouver WASHINGTON

MEMORANDUM

DATE: June 8, 2026

TO: Mayor and City Councilmembers

FROM: Council Committee 2 (Harless, Fox, Stober)

CC: Lon Pluckhahn, City Manager
Tawny Maruhn, Boards & Commissions

RE: **Recommendation for Appointments to the Clark County Historic Preservation Commission**

The Clark County Historic Preservation Commission is a joint city/county commission. Five members are appointed by Clark County Board of Councilors, and two members are appointed by Vancouver City Council. The seven-member citizen advisory body is responsible for reviewing nominations for the National Register of Historic Places, reviewing nominations and designating properties to the Clark County Heritage Register, conducting design reviews for changes to buildings and sites on the local register, deciding on applications for the Special Valuation Tax Incentive for historic properties, and overseeing education and outreach efforts.

Council Committee 2 recently reviewed candidates for two full-term vacancies on this committee and recommends the reappointment of Rob Thomas and John Zingale that would begin June 30, 2026, and expire June 30, 2029.

This appointment will be presented for Council action at the **Monday, June 8, 2026,** Council meeting.

Attachments:
- Applications
- Current Roster

Clark County Historic Preservation Commission

Position	Term	Name & Address	Phone
1	06-26-2023	John Zingale 9518 NW 23rd Ct. , Vancouver, WA 98665 HiPstorywithMrZ@gmail.com	503-686-3269
2	11-17-2025	Rob Thomas 4000 Wauna Vista Dr, Vancouver, WA 98661 rob.thomas@gmail.com	360-601-0844

Clark County Historic Preservation Commission

Term Length: 36 Months **Max Terms:** 2 Term(s)

Number of Members: 2 **Meeting Schedule:** First Wednesday of the month

Meeting Time: 6:00 PM

Meeting Location: Public Service Center - 6th floor hearing room

Meeting Address: 1300 Franklin St. Vancouver, WA 98660

Type: Commission

Description: Coordinates preservation activities for the County, City of Vancouver and other cities. Encourages rehabilitation projects, administers incentive programs, and maintains local Heritage Register. Council makes recommendation to the Commissioners to appoint members.

Council Liaison:

Staff Liaison:
Jason Nortz
(360) 487-7844
jason.nortz@cityofvancouver.us

Position Number	Name	Appt Date	No. of Terms Served	Term Expiration Date
1	John Zingale	06/19/2023	1	06/30/2026
2	Rob Thomas	11/17/2025	1	06/30/2026

03.30.26

City of Vancouver
City Council Committee
PO Box 1995
Vancouver, WA 98668

Re: Letter of Continued Interest – Clark County Historic Preservation Commission

Dear Council Committee,

It has been my honor to serve the Clark County Historic Preservation Commission for the past three (3) years. Please accept this letter of continued interest as my formal application for reappointment.

I believe that my participation on the Clark County Historic Preservation Commission has benefitted its work in the following ways:

- Bringing a different perspective as a classroom history teacher to the commission by being able to think how our young generation uses many of the public historic spaces.
- Helping to re-engage the outreach committee to come up with news ideas and put them into action with our outreach booth that goes out into the community to inform the public about our work on the commission.
- Being able to be a part of the team to begin working on updating our bylaws from 20 years ago.
- Asking questions and bringing issues to light when applications for appropriateness come to our commission for approval.
- Participating on the grant proposal committee and giving critical feedback on applications that are applying to the commission for public funds.
- Positively representing the commission at public facing events that we are invited to, to help foster community relationships.

I am proud of what this group has accomplished throughout my term of service, and look forward to future opportunities.

- Finishing the work on the bylaws for our commission.
- Continuing to learn about building and other code elements that impact our historic locations across Clark County.
- Continuing to grow our community outreach to educate more people about how our community can engage more with historic preservation.
- Continuing to be a part of the HPC work that will be needed with the new I-5 bridge.

Once again, it has been my honor to serve the Clark County Historic Preservation Commission. I hope that you will grant my request for reappointment.

Thank you in advance for your consideration.

Sincerely,



John M. Zingale

March 3, 2026

City of Vancouver
City Council Committee
PO Box 1995
Vancouver, WA 98668

Re: Letter of Continued Interest – Clark County Historical Preservation Commission

Dear Council Committee,

It has been my honor to serve the Clark County Historical Preservation Commission. Please accept this letter of continued interest as my formal application for reappointment.

Thank you in advance for your consideration.

Sincerely,

Rob Thomas

To: Mayor and City Council
From: Council Subcommittee 1
Date: June 8, 2026

Subject
Lodging Tax Advisory Committee Appointment

Present Situation
The purpose of the Vancouver Lodging Tax Advisory Committee is to make recommendations to the Vancouver City Council regarding expenditures of lodging tax revenue for the purpose of tourism promotion and the marketing and operations of special events and festivals.

Council Committee 1 recently reviewed candidates for two generator positions on this committee and recommends the appointment of Luke Geisel and Angie Hildebrant with terms that would begin immediately and expire December 31, 2027.

Action Requested
On Monday, June 8, 2026, appoint Luke Geisel and Angie Hildebrant to mid-term generator positions on the Lodging Tax Advisory Committee with terms beginning immediately, and expiring December 31, 2027.

Subcommittee 1

CITY OF Vancouver WASHINGTON

MEMORANDUM

DATE: June 8, 2026

TO: Mayor and City Councilmembers

FROM: Council Committee 1 (Paulsen, Perez, and Hansen)

CC: Lon Pluckhahn, City Manager
Tawny Maruhn, Boards & Commissions

RE: **Recommendation for Appointments to the Lodging Tax Advisory Commission**

The purpose of the Vancouver Lodging Tax Advisory Committee is to make recommendations to the Vancouver City Council regarding expenditures of lodging tax revenue for the purpose of tourism promotion and the marketing and operations of special events and festivals.

Council Committee 1 recently reviewed candidates for two generator positions on this committee and recommends the appointment of Luke Geisel and Angie Hildebrant with terms that would begin immediately and expire 12/31/2027.

This appointment will be presented for Council action at the **Monday, June 8, 2026,** Council meeting.

Attachments:
- Applications
- Current Roster

Lodging Tax Advisory Committee

Position	Term	Name & Address	Phone
1	12-31-2025	Janet Kenefsky 12300 NE 106th St. , Vancouver, WA 98682 jkenefsky@vancouverusa.com	503-487-8497
2	12-31-2025	Mike Bomar 3103 NW Lower River Road, Vancouver, WA 98660 mbomar@portvanusa.com	360-839-3577
3	12-31-2025	Keri Robinson 1111 W Columbia Way #607, Vancouver, WA 98660 keriallanrobinson@gmail.com	206-491-8294
4	12-31-2025	Kyle Byrd 304 SE 155th Ave, Vancouver, WA 98684 kylebyrd01@gmail.com	541-250-1566
5	11-04-2019	Carla Rise 7904 NE 168th Ave. , Vancouver, WA 98682 carla.rise@hilton.com	360-891-8282 503-515-5040
6	01-22-2024	Terry Goldman Vancouver, WA 98660 tgoldman@vestahospitality.com	
7	12-31-2025	Temple Lentz 1103 Helena Ave , Vancouver, WA 98661 temple.lentz@thehistorictrust.org	360-798-0043
8	12-31-2025	Christie Rust Vancouver, WA 98660 Christie.Rust@hilton.com	
9	09-08-2025	Sarah J. Fox 216 W 35th St, Vancouver, WA 98660 s.fox@cityofvancouver.us	360-624-3929 360-606-5731

Lodging Tax Advisory Committee

Term Length: 24 Months **Max Terms:** 3 Term(s)

Number of Members: 9 **Meeting Schedule:** Second Wednesday of each Month

Meeting Time: 12:00 PM

Meeting Location: City Hall

Meeting Address: 415 W 6th St. Vancouver, WA 98660

Type: Committee

Description:

The City's Lodging Tax Advisory Committee was formed in accordance with state law that requires any city or county to form such a committee when they impose a new hotel-motel tax, raise the rate of an existing tax, repeal an exemption from the tax or change the use of the tax proceeds.

The purpose of the Lodging Tax Advisory Committee is to make recommendations to the Vancouver City Council about how the revenue from the City's four percent lodging tax is spent.

Council Liaison:

Staff Liaison:
Callie Taylor

callie.taylor@cityofvancouver.us

Position Number	Name	Appt Date	No. of Terms Served	Term Expiration Date
1	Janet Kenefsky	12/08/2025	2	12/31/2028
2	Mike Bomar	12/08/2025	1	12/31/2027
3	Keri Robinson	12/08/2025	1	12/31/2026
4	Kyle Byrd	12/08/2025	1	12/31/2026
5	Carla Rise	11/04/2019	2	09/30/2025
6	Terry Goldman	01/22/2024	1	09/30/2025
7	Temple Lentz	12/08/2025	2	12/31/2027
8	Christie Rust	12/08/2025	2	12/31/2028
9	Sarah J. Fox	09/08/2025	1	12/31/2025

Boards and Commissions Application- Spring 2026

Getting Started

- Carefully review the requirements for the posted position before completing your application.
- Review board information including membership eligibility and expectations to confirm qualifications.
- Commission meetings may require in-person day or evening attendance. When you accept a Board/Commission seat, you'll confirm your ability to attend these meetings.
- Upon appointment, proof of identity and residency may be required ("Do I live in Vancouver City limits?" map)
- Applications are considered active for one year. You will be notified by email of future openings for those Boards and Commissions you previously applied for or expressed interest in.
- Under the state's Public Records Act (RCW 42.56), applications submitted for these appointments are public records and may be subject to public disclosure.
- City employees are not eligible to serve on boards and commissions.

Purpose
Use this form to apply to be a member of a board, commission or committee

Eligibility
Must be 18 years old or older

Are you 18 years old or older?	Yes
Do you live in Vancouver City Limits?	No
Which board(s) or committee(s) are you applying for? (Select all that apply)	• Lodging Tax Advisory Committee (Generator position)
Are you currently serving on a board or commission for the City of Vancouver?	No
First Name	Luke
Last Name	Geisel
Email Address	lukegeisel@gmail.com
Primary Phone Number	360-624-0783
Phone Type	Mobile
Home Address	12920 NW 25th CT
City	Vancouver
State	Washington
ZIP Code	98685

Is your home address the same as your mailing address?	Yes
What is your length of residency in Vancouver?	More than 20 years
Occupation and Employer (if applicable)	Front Office Manager Hampton Inn& Suites Vancouver
Do you, or does your firm or place of employment do business with the City?	No
Do you, your firm or place of employment, have business that may involve a contract with the City for land, materials, supplies, or services?	No
Have you served on any board/commission or any others in the past?	No
What do you think are the most important issues our community is facing today?	I believe that the most serious issue facing our community is housing and homelessness. The lack of affordable housing in our area poses significant challenges in many ways. Not only does it limit access to stable living conditions, but it also affects public safety as the number of unhoused individuals increases. These issues can spill over into other areas, such as community engagement and participation in programs sponsored by the city, while also impacting efforts to promote diversity and inclusion.
The City of Vancouver is committed to facilitating and amplifying multiple perspectives and experiences from across the community. What diverse experiences, skills, perspectives and values would you bring to a City board or commission?	I would bring a strong local perspective and a deep connection to the community to a committee. As a lifelong resident who grew up in the city and graduated from both high school and community college here, I have witnessed the challenges and opportunities that impact our residents. I also have family that have been impacted with housing affordability and what programs are available through the city of Vancouver.
We know there are many ways that people show how much they care for our community. Please describe your current and past community involvement, formal or informal, and ways that you have positively contributed to our community. Informal community involvement could include things such as volunteering, supporting neighbors, participating in a faith community, or participating in a youth sports league.	I have contributed to my community through volunteer service at a local food bank. In addition, I have assisted with church-sponsored community events, including family game nights and harvest festivals. These experiences have further strengthened my commitment to community service and civic engagement.
Please describe your interest in serving as a board member or commissioner. Why do you want to be involved with the City of Vancouver, and why this role?	I am interested in serving on the Lodging Tax Advisory Committee because I believe events supported by lodging tax funds should benefit both the businesses that generate lodging revenue and the wider community. I am committed to ensuring these events are inclusive, accessible, and engaging for all residents while also promoting local economic development.
Please describe your experience	As someone with Guatemalan heritage, I have developed a personal

with racial equity, as well as your comfort level, previous engagement and work with diverse communities.	understanding of racial inequity through cultural awareness and some lived experiences. I am confident in my ability to work effectively with individuals from diverse backgrounds and communities. I continue to deepen my understanding of racial equity through ongoing learning, reflection, and openness to feedback, and I aim to apply these principles in all professional interactions.
The City of Vancouver is setting ambitious goals around climate change. As a member of a City board or commission, how will your knowledge, skills and experiences prepare you to address climate change?	As part of my experience in the hospitality industry, I have developed a strong awareness of our environmental impact and a commitment to reducing our operational footprint. I understand that hospitality operations can be resource-intensive, particularly in areas such as energy use, water consumption, and waste generation. I am committed to continuous learning in areas such as climate resilience, emissions reduction strategies, and sustainable urban development. I recognize the importance of ensuring that climate policies are both ambitious and equitable, so that vulnerable communities are supported throughout the transition.
How did you hear about this position?	• Post on the City's website • Word of mouth
Would you like to be notified about future board and commission openings?	No

Providing this information is voluntary and will not be used in candidate selection for any board.

What is your age range?	20-30
What are your preferred pronouns? (Check all that apply)	• He/Him/ His
What is your gender identity or expression? (Check all that apply)	• Male
What is your race/ethnicity? (Check all that apply)	• Hispanic or Latino/a/e
Which languages do you speak other than English? Check all that apply.	• None
In what zip code to you live or work?	98684
What is the highest degree or level of education you have completed?	Associate's degree
Do you rent or own your home?	Rent
Have you ever served on active duty in the U.S. Armed Forces, military Reserves, or National Guard?	No
Do you live with a disability or identify as a disabled person?	No

Signature Agreement

By affixing your signature in the box below, you agree that such signature will be the electronic representation of your signature to be valid and binding upon you for all purposes when you (or your agent) affix below, including on legally binding contracts, just the same as a hand-written signature.

Signature



Thank you for providing this information. After clicking ‘Submit’ you will receive a Submission ID number that can be retained for your records.

Staff will be in touch once the recruitment closes on next steps. Please be aware that this could take up to 30 days.

Feel free to reach out to bc_coordinator@cityofvancouver.us with any questions in the meantime.

Have a great day!

Boards and Commissions Application- Spring 2026

Getting Started

- Carefully review the requirements for the posted position before completing your application.
- Review board information including membership eligibility and expectations to confirm qualifications.
- Commission meetings may require in-person day or evening attendance. When you accept a Board/Commission seat, you'll confirm your ability to attend these meetings.
- Upon appointment, proof of identity and residency may be required ("Do I live in Vancouver City limits?" map)
- Applications are considered active for one year. You will be notified by email of future openings for those Boards and Commissions you previously applied for or expressed interest in.
- Under the state's Public Records Act (RCW 42.56), applications submitted for these appointments are public records and may be subject to public disclosure.
- City employees are not eligible to serve on boards and commissions.

Purpose
Use this form to apply to be a member of a board, commission or committee

Eligibility
Must be 18 years old or older

Are you 18 years old or older?	Yes
Do you live in Vancouver City Limits?	Yes
Which board(s) or committee(s) are you applying for? (Select all that apply)	• Lodging Tax Advisory Committee (Generator position)
Are you currently serving on a board or commission for the City of Vancouver?	No
First Name	Angie
Last Name	Hildebrant
Email Address	angie.hildebrant@hilton.com
Primary Phone Number	360-601-7788
Phone Type	Mobile
Home Address	1112 Northwest 61st Circle, Vancouver, WA, USA
City	Vancouver
State	Washington
ZIP Code	98663

Is your home address the same as your mailing address?	Yes
What is your length of residency in Vancouver?	More than 20 years
Occupation and Employer (if applicable)	Area Director of Sales Hampton Inn and Suites Vancouver
Do you, or does your firm or place of employment do business with the City?	No
Do you, your firm or place of employment, have business that may involve a contract with the City for land, materials, supplies, or services?	Yes
Please Describe	Could be a possibility that someone from the City of Vancouver has rented a room at the hotel at some point, but no direct contacts with the city.
Have you served on any board/commission or any others in the past?	No
What do you think are the most important issues our community is facing today?	I feel we are still working towards bringing our community together as we face tough issues like housing and homelessness. I believe the challenges are far facing with impacts on families, public safety, education and economics. I think increasing tourism can have a positive effect on Vancouver by bringing additional tax dollars to our city and community.
The City of Vancouver is committed to facilitating and amplifying multiple perspectives and experiences from across the community. What diverse experiences, skills, perspectives and values would you bring to a City board or commission?	I have had to deal with many diverse situations over the years. I think the most recent would be that my son was diagnosed with a rare condition where he was wheelchair bound for about a year. This had a large impact on not only me, and my son, but my entire family. We had to learn new ways of doing things as we adapted our everyday lives. This definitely opened my eyes and broadened my perspective of what those in our community with mobility issues deal with on a daily basis.
We know there are many ways that people show how much they care for our community. Please describe your current and past community involvement, formal or informal, and ways that you have positively contributed to our community. Informal community involvement could include things such as volunteering, supporting neighbors, participating in a faith community, or participating in a youth sports league.	My family has been involved with Young Marines for many years. I am active with youth sports, primarily soccer, serving as team mom/momager and other roles over the years with my kids. I also encourage my kids to be involved with organizations, and both of my kids also referee youth soccer. As a family, we deliver Christmas trees and decorations to families that would not otherwise have one. We are also active in our local church.
Please describe your interest in serving as a board member or commissioner. Why do you want to be involved with the City of Vancouver, and why this role?	I have lived in Vancouver my entire life and am proud to call Vancouver home. Having worked in hospitality most of my adult life, I get excited about events in our city. It is wonderful to see people come together and celebrate various events like concerts, sports, cultural events and art shows, etc. I truly believe that nurturing and growing tourism is healthy for our economy. By increasing the number of visitors we bring to Vancouver, we increase revenues to our local businesses and

	tax dollars to our city. It really is a Win, Win! This has a positive impact on our community and can help with financial short falls we may experience as a whole. I have also volunteered at the Ronald McDonald house and the Oregon and Clark County food banks many times over the years.
Please describe your experience with racial equity, as well as your comfort level, previous engagement and work with diverse communities.	Having worked in hospitality for many years, I have been fortunate enough to have worked with many people from a variety of ethnic backgrounds. Working with people from different backgrounds provides a wealth of knowledge and collaboration. I think it is important to be respectful of one's beliefs and culture. I have also worked with diverse communities in our volunteer efforts in the community over the years.
The City of Vancouver is setting ambitious goals around climate change. As a member of a City board or commission, how will your knowledge, skills and experiences prepare you to address climate change?	I think this is an evolving opportunity. I believe that there are areas of opportunity that can be looked at when it comes to events such as recycling, waste reduction, public transportation, etc. I am open to new ideas and would like to collaborate
Is there anything else you would like us to know?	Vancouver is my home. I am passionate about tourism and hospitality and making this an even better place for the community. I would be honored to serve on this committee.
How did you hear about this position?	• Word of mouth
Would you like to be notified about future board and commission openings?	Yes
Providing this information is voluntary and will not be used in candidate selection for any board.	
What is your age range?	31-55
What are your preferred pronouns? (Check all that apply)	• She/Her/Hers
What is your gender identity or expression? (Check all that apply)	• Female
What is your race/ethnicity? (Check all that apply)	• White
Which languages do you speak other than English? Check all that apply.	• None
In what zip code to you live or work?	98684
What is the highest degree or level of education you have completed?	Some college
Do you rent or own your home?	Own
Have you ever served on active duty in the U.S. Armed Forces,	No

military Reserves, or National Guard?	
Do you live with a disability or identify as a disabled person?	No

Signature Agreement

By affixing your signature in the box below, you agree that such signature will be the electronic representation of your signature to be valid and binding upon you for all purposes when you (or your agent) affix below, including on legally binding contracts, just the same as a hand-written signature.

Signature



Thank you for providing this information. After clicking ‘Submit’ you will receive a Submission ID number that can be retained for your records.

Staff will be in touch once the recruitment closes on next steps. Please be aware that this could take up to 30 days.

Feel free to reach out to bc_coordinator@cityofvancouver.us with any questions in the meantime.

Have a great day!

To: Mayor and City Council
From: Council Subcommittee 2
Date: June 8, 2026

Subject
Transportation and Mobility Commission Appointment

Present Situation
The Transportation and Mobility Commission provides advice to Vancouver City Council, the City Manager and city staff on a variety of transportation and mobility-related projects, programs, and policies. It also provides ongoing feedback and guidance on the development of citywide transportation policy through the update of the City's Transportation System Plan.

Council Committee 2 recently interviewed candidates for one mid-term seat on the Transportation and Mobility Commission for a position with freight experience. The committee recommends the mid-term appointment of Rick Perez Keniston on the Transportation and Mobility Commission to the freight position that would begin immediately, and expiring December 31, 2027.

Action Requested
On Monday, June 8, 2026, appoint Rick Perez Keniston to a mid-term position for a person who has experience in the freight industry on the Transportation and Mobility Commission, with a term beginning immediately, and expiring December 31, 2027.

Subcommittee 2

Boards and Commissions Application- Spring 2026

Getting Started

- Carefully review the requirements for the posted position before completing your application.
- Review board information including membership eligibility and expectations to confirm qualifications.
- Commission meetings may require in-person day or evening attendance. When you accept a Board/Commission seat, you'll confirm your ability to attend these meetings.
- Upon appointment, proof of identity and residency may be required ("Do I live in Vancouver City limits?" map)
- Applications are considered active for one year. You will be notified by email of future openings for those Boards and Commissions you previously applied for or expressed interest in.
- Under the state's Public Records Act (RCW 42.56), applications submitted for these appointments are public records and may be subject to public disclosure.
- City employees are not eligible to serve on boards and commissions.

Purpose
Use this form to apply to be a member of a board, commission or committee

Eligibility
Must be 18 years old or older

Are you 18 years old or older?	Yes
Do you live in Vancouver City Limits?	Yes
Which board(s) or committee(s) are you applying for? (Select all that apply)	• Transportation and Mobility Commission (Person with freight experience)
Are you currently serving on a board or commission for the City of Vancouver?	No
First Name	Rick
Last Name	Perez Keniston
Email Address	rickkeniston@gmail.com
Primary Phone Number	360-904-7273
Phone Type	Mobile
Home Address	613 W 33RD ST
City	Vancouver
State	Washington
ZIP Code	98660

Is your home address the same as your mailing address?	Yes
What is your length of residency in Vancouver?	5 to 10 years
Occupation and Employer (if applicable)	Engineering Manager - Washington State Department of Transportation (retired)
Do you, or does your firm or place of employment do business with the City?	No
Do you, your firm or place of employment, have business that may involve a contract with the City for land, materials, supplies, or services?	No
Have you served on any board/commission or any others in the past?	No
What do you think are the most important issues our community is facing today?	Housing availability and affordability; rising roadway injuries and fatalities for all users; inadequate city funds/resources to address priority issues.
The City of Vancouver is committed to facilitating and amplifying multiple perspectives and experiences from across the community. What diverse experiences, skills, perspectives and values would you bring to a City board or commission?	From a professional standpoint, I have 38 years of experience in transportation planning, design engineering, construction, public involvement, with most of it in the greater City and Clark County area. I have institutional knowledge of almost every roadway as a user and professional in transportation. I worked with the freight industry on almost every improvement project, seeking their concerns and impacts, and how to keep freight moving while our projects are in progress. As a citizen of the City of Vancouver, I walk 7 miles daily around the City streets, parks, commercial areas, and industrial areas, and have a unique perspective of the many current transportation issues that all of us encounter every day. I understand how governmental budgeting works, including revenue streams, 5, 10, 20-year planning, cost/benefit analyses, prioritization, and building good working relationships with stakeholders and the public. I consider myself a collaborator, analyzer, problem solver, and unifier in group settings. I am committed to attending each and every board meeting and doing my homework to be an effective board member.
We know there are many ways that people show how much they care for our community. Please describe your current and past community involvement, formal or informal, and ways that you have positively contributed to our community. Informal community involvement could include things such as volunteering, supporting neighbors, participating in a faith community, or participating in a youth sports league.	From my professional (formal) background, as a WSDOT employee, I have worked with the City on many roadway projects throughout the area, building trust and strong working relationships with City staff and managers. I always strived for a win-win outcome on all projects, so that all users of the transportation systems benefitted from a given project. I am proud of the projects that we completed together that make Vancouver a better place for years to come. Personally, I was Carter Park's representative on the Vancouver Neighborhood Traffic Safety Alliance (NTSA) for 3 years, and enjoyed participating on the selection of neighborhood safety projects that improved livability for many residents all around the City. I have participated in planting city provided trees (Friends of Trees) throughout the Carter Park area. I assisted my son in picking up trash along several city streets and part of his high school community service requirements. I attend City Council meetings and workshops when topics of interest are on the agenda. I keep informed of all City current issues through the Columbian newspaper. My wife and I contribute to local stores, restaurants, shops and businesses as much as we can to promote local commerce.
Please describe your interest in	Over the past 38 years of living and working in and near the City of Vancouver, I

serving as a board member or commissioner. Why do you want to be involved with the City of Vancouver, and why this role?	love living in this community, and now as a retired professional with time to volunteer, I want to give back to this community with my professional and personal expertise , observations, and abilities to work with people to make improvements that will benefit everyone. I am applying for the Freight vacancy. Although I haven't worked directly in the freight industry, my experiences with WSDOT provided me with a lot of perspective, relationships with the Port of Vancouver, communicating with the commercial trucking industry, and knowledge of roadway design parameters necessary to accommodate all types and sizes of trucks/trailers. We worked closely with the trucking industry to identify parking and pull-off areas for resting drivers, and locations to install tire chains during ice/snow events. We focused on understanding first/last mile connections between roadways and train/shipping facilities and how to optimize those connections, while still providing for all other modes of transportation on all roadways. I was also involved in applications and implementations of FMSIB projects while I worked as Local Programs Engineer. I believe that I can use my transportation background, that includes freight, to provide the TMC with a well-rounded commission representative in the freight vacancy.
Please describe your experience with racial equity, as well as your comfort level, previous engagement and work with diverse communities.	Professionally, WSDOT prioritized racial equity on every project. We reached out to vulnerable populations and researched environmental justice data to ensure that we were communicating with everyone that could be impacted by a project, and did our best to make contacts with people of all races, ethnicity and socio-economic backgrounds. We provided temporary transportation services on projects that disrupted access to walking, buses, and bike routes; we held public open houses at facilities within the neighborhoods that were actually impacted. We revised project solutions and construction methodologies to lessen impacts that folks shared with us. We worked with Hispanic, Tribal, Russian, African American, Vietnamese, and other groups, to build relationships and work together. My comfort level is not an issue around diverse communities - I am very comfortable. I treat everyone as I myself would like to be treated, as fellow humans, who desire to be heard, respected and included in decisions that affect their lives. To develop trusting relationships, I focus on listening, educating, informing and asking questions to try and draw out the issues of concern.
The City of Vancouver is setting ambitious goals around climate change. As a member of a City board or commission, how will your knowledge, skills and experiences prepare you to address climate change?	I have ample experience and training in climate change and GHG analysis, impacts and solutions. I managed WSDOT's Region Environmental Office for a dozen years, performing climate change analyses on many highway improvement projects. As Region Traffic Engineer, we implemented many projects that improve traffic flow on highways, which lessens vehicle emissions if traffic is flowing more smoothly. We worked on several electric vehicle charging-station plans and projects to advocate for electric vehicles statewide. And, unfortunately, we developed Resiliency plans to keep priority corridors open if the negative impacts of climate change (floods, extreme storms, fires, etc) continue to evolve. Personally, my wife and I have decided to do our part for climate change, and we only own one car. We walk as much as possible to go to work, restaurants, haircuts, shopping at local stores (incl. Saturday Market), and take light rail whenever we go to Portland.

Is there anything else you would like us to know?	I have attended a couple of the Transportation and Mobility Commission meetings in the past few months, and I think that I can add value to the discussions and challenges that come up every month. As an avid walker throughout the City, I have personal experiences of the challenges faced by pedestrians and bicyclists every day and at every corner. I think that I can combine my professional engineering experience and knowledge with and my personal active transportation observations and ideas, and my collaborative teamwork style, to be a great asset to this commission. My plan for Freight is to contact several freight carriers in the area, including the Port of Vancouver, and find out what their major issues are within the City of Vancouver, and how the City and the TMC can help to improve accessibility and efficiency for freight carriers.
How did you hear about this position?	• City newsletter • Post on the City's website • Word of mouth
Would you like to be notified about future board and commission openings?	Yes
Membership for this board requires you to be a resident, property owner, or officer at a business in Downtown Vancouver (Please identify your eligibility to serve on this board)	• I am a property owner in Downtown Vancouver
Please describe eligibility information	I am not applying for the Parking Advisory Committee. My wife and I own a home but do not reside in "downtown" Vancouver. Our home is located at 613 W 33rd Street in Carter Park.

Transportation and Mobility Commission Questions

Please indicate the experience or interest group you would represent. (Select all the apply)	• Person with expertise or experience with the movement of freight
The three primary goals for Vancouver's transportation system are to be safe, equally accessible for all regardless of how you travel, and supporting the reduction of transportation-related greenhouse gas emissions. How do you think you can help to advance these goals through your work on the Transportation and Mobility Commission?	1) Safety: I have 20+ years of experience, training and project management on projects - each and every one of them prioritized safety in the development of all solutions. I am fully aware of the principals of Safe Systems Approach, Complete Streets, traffic calming, and all safety features and solutions for active transportation. I would be a great asset in discussions regarding any safety issue. 2) I am highly knowledgeable of ADA laws and policies for pedestrians; I have ample experience and training in bicycle/mobility lanes, paths, trails, and intersection crossing design for all users.. 3) I have years of training and experiences in climate change and GHG emissions analysis. I understand the current ideas and challenges with electric vehicles, charging stations, and autonomous vehicles. I just think that I can be an effective team member in discussions on all three of these topics for the TMC.

Providing this information is voluntary and will not be used in candidate selection for any board.

What is your age range?	56-70
What are your preferred pronouns? (Check all that apply)	• He/Him/ His
What is your gender identity or	• Male

expression? (Check all that apply)	
What is your race/ethnicity? (Check all that apply)	• White
Which languages do you speak other than English? Check all that apply.	• None
In what zip code to you live or work?	98660
What is the highest degree or level of education you have completed?	Bachelor's degree
Do you rent or own your home?	Own
Have you ever served on active duty in the U.S. Armed Forces, military Reserves, or National Guard?	No
Do you live with a disability or identify as a disabled person?	No

Signature Agreement

By affixing your signature in the box below, you agree that such signature will be the electronic representation of your signature to be valid and binding upon you for all purposes when you (or your agent) affix below, including on legally binding contracts, just the same as a hand-written signature.

Signature



Thank you for providing this information. After clicking 'Submit' you will receive a Submission ID number that can be retained for your records.

Staff will be in touch once the recruitment closes on next steps. Please be aware that this could take up to 30 days.

Feel free to reach out to bc_coordinator@cityofvancouver.us with any questions in the meantime.

Have a great day!

Transportation and Mobility Commission

Position	Term	Name & Address	Phone
1	12-31-2025	Isaac Hamann 700 W 37th street, Vancouver, WA 98660 isaac.hamann64@gmail.com	503-265-9044
2	11-17-2025	Jay Housgard 2004 E 29th St., Vancouver, WA 98663 jay.housgard@gmail.com	971-400-7714
3	01-01-2025	Zachary Gatton 8509 NE 57th St , Vancouver, WA 98662 zagatton@gmail.com	612-559-1123
4	01-01-2025	Ken Williams 2212 C St., Vancouver, WA 98663 ken_williams_98664@msn.com	360-713-2156
5	12-31-2025	Jeananne Edwards 312 SE Stonemill Dr. 115, Vancouver, WA 98684 Jeananne.edwards@gmail.com	918-693-4416
6	11-17-2025	Michelle Holder 14108 SE 38th St, Vancouver, WA 98683 michelle.y.holder@gmail.com	352-283-1409
7	12-31-2025	Russell Malburg 2723 Rossiter Ln, Vancouver, WA 98661 russellmalburg@gmail.com	586-372-5803
8	10-06-2020	Mario Raia 10319 SE 15th St ste 100 , Vancouver, WA 98664 mario@combined-IQ.com	360-608-7659
9	12-31-2025	Devan Williams 1000 W Columbia Way Unit 626, Vancouver, WA 98660 DW16265@gmail.com	
10	05-22-2023	Thinh Phan 8605 NE 34th Way, Vancouver, WA 98660 e.ramos2997@gmail.com	971-570-6879
11	04-07-2025	Melanie Katz 3110 T St, Vancouver, WA 98663 katzm@cityofvancouver.us	7812019910

Transportation and Mobility Commission

Term Length: 48 Months **Max Terms:** 2 Term(s)

Number of Members: 11 **Meeting Schedule:** First Tuesday of each month

Meeting Time: 4:00 PM

Meeting Location: City Hall - Council Chambers

Meeting Address: 415 W 6th St. Vancouver, WA 98660

Type: Commission

Description: The Transportation and Mobility Commission will provide advice to Vancouver City Council, the City Manager and staff on a variety of transportation and mobility-related projects, programs and policies. It will also provide ongoing feedback and guidance on development of citywide transportation policy through the update of the city's Transportation System Plan.

Council Liaison:

Staff Liaison:
Maricsa Acosta

maricsa.acosta@cityofvancouver.us

Position Number	Name	Appt Date	No. of Terms Served	Term Expiration Date
1	Isaac Hamann	11/18/2025	2	12/31/2026
2	Jay Housgard	11/17/2025	1	12/31/2027
3	Zachary Gatton	01/06/2025	1	12/31/2027
4	Ken Williams	01/06/2025	2	12/31/2027
5	Jeananne Edwards	11/18/2025	2	12/31/2029
6	Michelle Holder	11/17/2025	1	12/31/2026
7	Russell Malburg	11/17/2025	1	12/31/2029
8	Mario Raia	09/14/2020	2	12/31/2026
9	Devan Williams	11/17/2025	2	12/31/2029
10	Thinh Phan	05/22/2023	1	12/31/2026
11	Melanie Katz	04/07/2025	1	12/31/2026

CITY OF Vancouver WASHINGTON

MEMORANDUM

DATE: June 8, 2026

TO: Mayor and City Councilmembers

FROM: Council Committee 2 (Fox, Harless, Stober)

CC: Lon Pluckhahn, City Manager
Tawny Maruhn, Boards & Commissions

RE: **Recommendation for Appointments to the Transportation and Mobility Commission**

The Transportation and Mobility Commission provides advice to Vancouver City Council, the City Manager and city staff on a variety of transportation and mobility-related projects, programs, and policies. It also provides ongoing feedback and guidance on the development of citywide transportation policy through the update of the city's Transportation System Plan.

Council Committee 2 recently interviewed candidates for one mid-term seat on the Transportation and Mobility Commission for a position with freight experience. The committee recommends the mid-term appointment of Rick Perez Keniston on the Transportation and Mobility Commission to the freight position that would begin immediately, and expire December 31, 2027.

This appointment will be presented for Council action at the **Monday, June 8, 2026,** Council meeting.

Attachments:
- Applications
- Current Roster

To: Mayor and City Council
From: Council Subcommittee 1
Date: June 8, 2026

Subject
Urban Forestry Commission Appointment

Present Situation
The Vancouver Urban Forestry Commission has been established for the purpose of preserving, managing, and increasing the City's urban forest thereby protecting a vital environmental, social and economic resource that benefits all residents and visitors, and for the purpose of assisting property owners and public agencies in improving and maintaining the urban forest in a manner consistent with adopted City policies.

Council Committee 1 recently interviewed candidates for this commission and recommended the full-term reappointment of Jamie Beyer and Ammaar Akhtar to positions that would begin June 30, 2026, and expire June 30, 2030, and the mid-term appointment of Bianca Gonzalez to a position that would begin immediately and expire June 30, 2029.

Action Requested
On Monday, June 8, 2026, reappoint Jamie Beyer and Ammaar Akhtar to positions that would begin June 30, 2026, and expire June 30, 2030, and appoint Bianca Gonzalez to a mid-term position that would begin immediately and expire June 30, 2029.

Subcommittee 1

CITY OF Vancouver WASHINGTON

MEMORANDUM

DATE: June 8, 2026

TO: Mayor and City Councilmembers

FROM: Council Committee 1 (Hansen, Paulsen, Perez)

CC: Lon Pluckhahn, City Manager
Tawny Maruhn, Boards & Commissions

RE: Recommendation for Appointments to the Urban Forestry Commission

Established for the purpose of managing, conserving and enhancing the existing trees located in the parks and public areas owned by the City of Vancouver and in public rights-of-way, and thereby enhancing the appearance of the city and protecting an important environmental and economic resource for the benefit of the city's residents and visitors, and for the purpose of assisting property owners and public agencies to improve and maintain trees in a manner consistent with adopted city policies.

Council Committee 1 recently interviewed candidates for this commission and recommends the full-term reappointment of Jamie Beyer and Ammaar Akhtar to positions that would begin June 30, 2026, and expire June 30, 2030, and the mid-term appointment of Bianca Gonzalez to a position that would begin immediately and expire June 30, 2029.

This appointment will be presented for Council action at the **Monday, June 8,** Council meeting.

Urban Forestry Commission

Position	Term	Name & Address	Phone
1	07-15-2024	Jess Durfee 3411-B E 11th Street, Vancouver, WA 98661 jessdurfeesd@gmail.com	6197505377
2	07-15-2024	Lucius Shields 409 Tucson Way, Vancouver, WA 98661 luciusalex@gmail.com	5037349199
3	06-30-2025	Lauren Danner 701 Columbia St Apt 207, Vancouver, WA 98660 ldanner360@gmail.com	360-951-6988
4	06-30-2025	Heidi Mandler-Huff 1834 E 38th Loop, Vancouver, WA 98663 heidi@liskalawllc.com	360-459-4632
5	05-30-2021	Jamie Beyer 2910 E 14th Ct. , Vancouver, WA 98661 Jamiebeyer0@gmail.com	518-888-5585
6	06-09-2025	Ammaar Akhtar 8201 NE 181st Ct, Vancouver, WA 98682 ammaarakhtar1234@gmail.com	360-820-1588
7	07-02-2018	Clifton Barnes 5100 Plomondon St., Vancouver, WA 98661 madbushido@gmail.com	360-907-0312 360-694-1327

Urban Forestry Commission

Term Length: 48 Months **Max Terms:** 2 Term(s)

Number of Members: 7 **Meeting Schedule:** Third Wednesday of the month

Meeting Time: 6:00 PM

Meeting Location: City Hall - Aspen Conference Room

Meeting Address: 415 W 6th St. Vancouver, WA 98660

Type: Commission

Description: Established for the purpose of preserving, managing, and increasing the City's urban forest thereby protecting a vital environmental, social and economic resource that benefits all residents and visitors, and for the purpose of assisting property owners and public agencies in improving and maintaining the urban forest in a manner consistent with adopted City policies.

Council Liaison: **Staff Liaison:**

Position Number	Name	Appt Date	No. of Terms Served	Term Expiration Date
1	Jess Durfee	07/15/2024	1	06/30/2028
2	Lucius Shields	07/15/2024	1	06/30/2028
3	Lauren Danner	06/09/2025	1	06/30/2029
4	Heidi Mandler-Huff	06/09/2025	1	06/30/2029
5	Jamie Beyer	05/30/2021	1	05/30/2026
6	Ammaar Akhtar	06/09/2025	1	06/30/2026
7	Clifton Barnes	07/02/2018	2	06/30/2027

City of Vancouver

City Council Committee

PO Box 1995

Vancouver, WA 98668

Re: Letter of Continued Interest – Urban Forestry Commission

Dear Council Committee,

It has been my honor to serve the Urban Forestry Commission for the past year. Please accept this letter of continued interest as my formal application for reappointment.

I believe that my participation on the Urban Forestry Commission has benefitted its work.

I am proud of what this group has accomplished throughout my term of service, and look forward to future opportunities.

Once again, it has been my honor to serve the Urban Forestry Commission. I hope that you will grant my request for reappointment.

Thank you in advance for your consideration.

Sincerely,

Ammaar Akhtar

4/14/2026

City of Vancouver
City Council Committee
PO Box 1995
Vancouver, WA 98668

Re: Letter of Continued Interest – Urban Forestry Commission

Dear Council Committee,

It has been my honor to serve the Urban Forestry Commission for the past 5 years. Please accept this letter of continued interest as my formal application for reappointment.

I believe that my participation on the Urban Forestry Commission has benefited its work in the following ways:

- Formation of the Pollinator sub-committee which helped advocate/facilitate Vancouver's Bee City USA designation.
- Tree of heaven awareness and removal through my letter writing activity.

I am proud of what this group has accomplished throughout my term of service and look forward to future opportunities.

- I plan to continue and chair the Pollinator sub-committee. We have plans to work on designating pollinator parkways across the city and continue to encourage more habitat development.

Once again, it has been my honor to serve the Urban Forestry Commission. I hope that you will grant my request for reappointment.

Thank you in advance for your consideration.

Sincerely,

Jamie Beyer

To: Mayor and City Council
From: City Manager
Date: June 8, 2026

Subject
Approval of the Claim Vouchers

Key Points

Strategic Plan Alignment

Present Situation

Advantage(s)

Challenge(s)

Budget Impact

Prior Council Review

Action Requested
Approve claim vouchers for June 8, 2026.

Staff Contact
,

Attachments:
1. June 8, 2026 Claim Vouchers

Voucher Approval Summary - City of Vancouver

This sheet summarizes the voucher totals submitted for Council approval for the reporting period shown below.

We, the undersigned Council Members of the City of Vancouver, Clark County, Washington, 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:

Total Amount Approved: $ 5,410,100.65

On Council Meeting Date: Monday, June 8, 2026

Mayor _____

Council Member _____

Council Member _____

Auditing Officer Cyndi A. Turner

Reporting Period	Payment Categories	Payment Categories Total
May 25, 2026 - May 31, 2026	Accounts Payable Checks (See Attached)	$ 5,355,568.40
May 25, 2026 - May 31, 2026	Hansen City Payments (See Attached)	3,661.47
May 25, 2026 - May 31, 2026	Visa Refunds (See Attached)	2,883.45
May 25, 2026 - May 31, 2026	Payroll Checks (See Attached)	47,987.33
	TOTAL	**$ 5,410,100.65**

This information is structured for accessibility and screen navigation.

INVOICE PAYMENTS REPORT

Payment Category	Payment Type	Transaction Reference	Payment Date	Payment Amount	Payment Payee	Memo
Cash Advance Payment	Check	31391	5/27/2026	115.25	Matryal Beane	Travel Advance
Customer Refund	Check	31392	5/27/2026	50.09	MARIE E HUTCHINSON	Refund of Diversion overpayment
Customer Refund	Check	31393	5/27/2026	441.00	REALVEST / LOT 11	Refunding Parking ACH payments for March, April and May 2026(Brandy Davidson)
Miscellaneous Payment	Check	31394	5/27/2026	1,300.00	ALS Northwest	Damage Deposit Refund R16710
Miscellaneous Payment	Check	31395	5/27/2026	500.00	Annika Cottrell	Damage deposit refund
Miscellaneous Payment	Check	31396	5/27/2026	7.39	Artur Zhogan	Refund overpayment of loan #6000708
Miscellaneous Payment	Check	31397	5/27/2026	60.00	Bruce Benson	Rental Registration fee refund
Miscellaneous Payment	Check	31398	5/27/2026	278.58	Caliber Plumbing/ Mech Svcs LLC	MPE-385051 (jobsite: 1015 C Street)
Miscellaneous Payment	Check	31399	5/27/2026	794.85	Eric Jason	RES-384860 (jobsite - 6800 SE Middle Way)
Miscellaneous Payment	Check	31400	5/27/2026	133.70	JOHNSON BIXBY	Parking permit COV14461 no longer needed.
Miscellaneous Payment	Check	31401	5/27/2026	7.17	Karadee Dunbar	Refund overpayment of loan #6000584
Miscellaneous Payment	Check	31402	5/27/2026	100.00	Ogden Neighborhood Association	2025 Resource Conservation Challenge
Miscellaneous Payment	Check	31403	5/27/2026	754.26	Oksana Karpenko	CMI-388190 (jobsite: 516 SE Chkalov Dr. Suite 3)
Miscellaneous Payment	Check	31404	5/27/2026	350.00	Semhar Asfeha	Damage deposit refund
Miscellaneous Payment	Check	31405	5/27/2026	512.00	Smarty Growth LLC	Refund overpayment of Business Licnese
Miscellaneous Payment	Check	31406	5/27/2026	52.16	Tawny Williams	Refund parking permit no longer needed
Miscellaneous Payment	Check	31407	5/27/2026	430.00	Tomoko Parsons	Registration refunds
Ad Hoc Payment	Check	31408	5/27/2026	5.15	Anna or Vladimir Kurudimov	14302 NE 9TH ST ,VANCOUVER,WA,98684
Ad Hoc Payment	Check	31409	5/27/2026	136.91	Glenn C or Linda A Taylor	3108 SE 174TH AVE ,VANCOUVER,WA,98683
Ad Hoc Payment	Check	31410	5/27/2026	210.09	Kieffer,Isaac	2912 T ST ,VANCOUVER,WA,98663
Ad Hoc Payment	Check	31411	5/27/2026	536.86	Koopman,Donald	1413 NE 157TH AVE ,VANCOUVER,WA,98684
Ad Hoc Payment	Check	31412	5/27/2026	31.57	Kristi or Edwin Reda	7212 NE 74TH AVE ,VANCOUVER,WA,98662
Ad Hoc Payment	Check	31413	5/27/2026	281.21	Matthew Pike or Blanca Vasquez	3307 NE 166TH AVE ,VANCOUVER,WA,98682
Ad Hoc Payment	Check	31414	5/27/2026	30.88	Mindolovich,Matt	10005 NE 9TH ST ,VANCOUVER,WA,98664
Ad Hoc Payment	Check	31415	5/27/2026	81.94	Olson,Josephine	10314 NE 91ST AVE ,VANCOUVER,WA,98662
Ad Hoc Payment	Check	31416	5/27/2026	168.54	Sealy,Angela	14213 SE 15TH CIR ,VANCOUVER,WA,98683

*Please contact Procurement Services if you would like to review the justification for EMERGENCY procurement.

INVOICE PAYMENTS REPORT

Payment Category	Payment Type	Transaction Reference	Payment Date	Payment Amount	Payment Payee	Memo
Ad Hoc Payment	Check	31417	5/27/2026	160.72	Silver Buckle Homes LLC	6003 NE 70TH ST ,VANCOUVER,WA,98661
Ad Hoc Payment	Check	31418	5/27/2026	179.69	Smith,Stephen	13904 NE 7TH WAY ,VANCOUVER,WA,98684
Ad Hoc Payment	Check	31419	5/27/2026	271.18	The Baste Family Trust	17313 SE 25TH WAY ,VANCOUVER,WA,98683
Ad Hoc Payment	Check	31420	5/27/2026	233.71	The Estate of David Patrick Orr	17001 SE 6TH ST ,VANCOUVER,WA,98684
Ad Hoc Payment	Check	31421	5/27/2026	100.00	Van Nostern,Donald R	2323 GENERAL ANDERSON ,VANCOUVER,WA,98660
Ad Hoc Payment	Check	31422	5/27/2026	125.00	Wex Payments Inc	2211 SE 105TH CT ,VANCOUVER,WA,98664
Ad Hoc Payment	Check	31423	5/27/2026	97.35	Yang,Jingwen	6703 NE 139TH PL ,VANCOUVER,WA,98682
Supplier Payment	Check	31424	5/27/2026	693.69	Albina Holdings Inc	
Supplier Payment	Check	31425	5/27/2026	13,703.98	Allegis Group Holdings Inc - Remit-To: TekSystems Inc - Atlanta	
Supplier Payment	Check	31426	5/27/2026	2,274.74	Applied Control Equipment LLLP	
Supplier Payment	Check	31427	5/27/2026	134,279.56	Bud Clary Chevrolet, Cadillac Inc	
Supplier Payment	Check	31428	5/27/2026	12,249.42	Columbia Resource Company	
Supplier Payment	Check	31429	5/27/2026	2,210.53	Comcast Holdings Corporation - Remit-To: Comcast Business - City of Industry	
Supplier Payment	Check	31430	5/27/2026	131.63	Comcast Holdings Corporation - Remit-To: Comcast Business - City of Industry	
Supplier Payment	Check	31431	5/27/2026	19,027.24	Comcast Holdings Corporation - Remit-To: Comcast Holdings Corporation - Philadelphia	
Supplier Payment	Check	31432	5/27/2026	10,000.00	Concord Adult Care Home, LLC	
Supplier Payment	Check	31433	5/27/2026	12,287.20	Core and Main LP - Remit-To: Core and Main LP	
Supplier Payment	Check	31434	5/27/2026	23,516.86	Everon, LLC	
Supplier Payment	Check	31435	5/27/2026	351.17	Fazio Bros Sand Co Inc	
Supplier Payment	Check	31436	5/27/2026	7,340.83	GreenWorks, P.C.	
Supplier Payment	Check	31437	5/27/2026	11,201.25	Groundwater Solutions, Inc.	
Supplier Payment	Check	31438	5/27/2026	700.00	Harper Houf Peterson Righellis Inc	
Supplier Payment	Check	31439	5/27/2026	18,370.13	HMI Oregon	
Supplier Payment	Check	31440	5/27/2026	2,176.91	Invintus Media LLC	

*Please contact Procurement Services if you would like to review the justification for EMERGENCY procurement.

INVOICE PAYMENTS REPORT

Payment Category	Payment Type	Transaction Reference	Payment Date	Payment Amount	Payment Payee	Memo
Supplier Payment	Check	31441	5/27/2026	585.00	J.S. Held LLC	
Supplier Payment	Check	31442	5/27/2026	108,696.08	King County Directors Association Purchasing Department	
Supplier Payment	Check	31443	5/27/2026	10,732.74	Lakeside Industries Inc - Remit-To: Lakeside - LB Seattle	
Supplier Payment	Check	31444	5/27/2026	7,582.72	Language Line Services, Inc.	
Supplier Payment	Check	31445	5/27/2026	1,023.61	Life Safety Corporation	
Supplier Payment	Check	31446	5/27/2026	12,650.00	Maggie Smith Evansen, P.S.	
Supplier Payment	Check	31447	5/27/2026	385.00	Porter W Yett Company	
Supplier Payment	Check	31448	5/27/2026	733.00	Portland Adventist Medical Center	
Supplier Payment	Check	31449	5/27/2026	1,477.97	Schachtel Corporation	
Supplier Payment	Check	31450	5/27/2026	357.25	Seaton Court Reporting, Inc.	
Supplier Payment	Check	31451	5/27/2026	1,802.62	SEA-WESTERN, INC.	
Supplier Payment	Check	31452	5/27/2026	299.70	Software House International SHI - Remit-To: SHI - Dallas	
Supplier Payment	Check	31453	5/27/2026	24,760.70	Stantec Consulting Services Inc - Remit-To: Stantec - Chicago	
Supplier Payment	Check	31454	5/27/2026	45,346.05	State of Washington Department of Labor & Industries - Remit-To: Self-Insurance Section	
Supplier Payment	Check	31455	5/27/2026	262.50	Todd Prager & Associates LLC	
Supplier Payment	Check	31456	5/27/2026	343.04	W.B. Sprague Co. Inc.	
Supplier Payment	Check	31457	5/27/2026	15,539.84	Waste Connections of Washington - Remit-To: Waste Connections - Vancouver	
Supplier Payment	Check	31458	5/27/2026	5,227.23	WELL Cogir Tenant III LLC	
Expense Payment	Direct Deposit	EFT-00353510	5/28/2026	67.50	Alex Krell	Employee Reimbursement
Expense Payment	Direct Deposit	EFT-00353511	5/28/2026	270.00	David Sturbelle	Employee Reimbursement
Expense Payment	Direct Deposit	EFT-00353512	5/28/2026	217.75	Trevor Hurn	Employee Reimbursement
Cash Advance Payment	Direct Deposit	EFT-00353513	5/28/2026	117.00	Erica Nilsen	Travel Advance
Cash Advance Payment	Direct Deposit	EFT-00353514	5/28/2026	421.00	Brian Ruder	Travel Advance
Cash Advance Payment	Direct Deposit	EFT-00353515	5/28/2026	225.75	Tighe Vroman	Travel Advance

*Please contact Procurement Services if you would like to review the justification for EMERGENCY procurement.

INVOICE PAYMENTS REPORT

Payment Category	Payment Type	Transaction Reference	Payment Date	Payment Amount	Payment Payee	Memo
Cash Advance Payment	Direct Deposit	EFT-00353516	5/28/2026	115.25	Cody Esau	Travel Advance
Cash Advance Payment	Direct Deposit	EFT-00353517	5/28/2026	117.00	Patrick Moore	Travel Advance
Expense Payment	Direct Deposit	EFT-00353518	5/28/2026	67.50	Thomas Miller	
Expense Payment	Direct Deposit	EFT-00353519	5/28/2026	67.50	Paul Coulimore	
Expense Payment	Direct Deposit	EFT-00353520	5/28/2026	270.00	Kyle Brosius	
Expense Payment	Direct Deposit	EFT-00353521	5/28/2026	67.50	Jonathan Lawrence	
Expense Payment	Direct Deposit	EFT-00353522	5/28/2026	67.50	Isaac Eldred	
Expense Payment	Direct Deposit	EFT-00353523	5/28/2026	67.50	Shane Seth	
Expense Payment	Direct Deposit	EFT-00353524	5/28/2026	67.50	Zachary Hall	
Expense Payment	Direct Deposit	EFT-00353525	5/28/2026	67.50	Gregory Smith	
Expense Payment	Direct Deposit	EFT-00353526	5/28/2026	67.50	Trevor Miller	
Expense Payment	Direct Deposit	EFT-00353527	5/28/2026	67.50	Joseph Gilcrest	
Expense Payment	Direct Deposit	EFT-00353528	5/28/2026	67.50	Thomas Schell	
Expense Payment	Direct Deposit	EFT-00353529	5/28/2026	67.50	Ian Poulos	
Expense Payment	Direct Deposit	EFT-00353530	5/28/2026	67.50	Jordan Shepherd	
Expense Payment	Direct Deposit	EFT-00353531	5/28/2026	67.50	Branden Werry	
Expense Payment	Direct Deposit	EFT-00353532	5/28/2026	34.06	Tricia Juettemeyer	
Expense Payment	Direct Deposit	EFT-00353533	5/28/2026	35.87	Lance Leedom	
Expense Payment	Direct Deposit	EFT-00353534	5/28/2026	351.38	Nathan Copewin	
Expense Payment	Direct Deposit	EFT-00353535	5/28/2026	67.50	Andrey Yelizavetskiy	
Expense Payment	Direct Deposit	EFT-00353536	5/28/2026	596.35	Vanessa Jordan	
Expense Payment	Direct Deposit	EFT-00353537	5/28/2026	26.87	Brian E. Wilson	
Expense Payment	Direct Deposit	EFT-00353538	5/28/2026	29.94	Andrew Bordak	
Expense Payment	Direct Deposit	EFT-00353539	5/28/2026	35.87	Tobiah Scott	
Expense Payment	Direct Deposit	EFT-00353540	5/28/2026	10.74	Luke Koistinen	

*Please contact Procurement Services if you would like to review the justification for EMERGENCY procurement.

INVOICE PAYMENTS REPORT

Payment Category	Payment Type	Transaction Reference	Payment Date	Payment Amount	Payment Payee	Memo
Expense Payment	Direct Deposit	EFT-00353541	5/28/2026	1,039.00	Joy Fowler	
Expense Payment	Direct Deposit	EFT-00353542	5/28/2026	753.51	Joey Bradley	
Expense Payment	Direct Deposit	EFT-00353543	5/28/2026	237.75	Melody Burton	
Expense Payment	Direct Deposit	EFT-00353544	5/28/2026	881.76	Kristine Olinger	
Expense Payment	Direct Deposit	EFT-00353545	5/28/2026	487.71	Reed Crosson	
Expense Payment	Direct Deposit	EFT-00353546	5/28/2026	448.25	Patrick Craney	
Expense Payment	Direct Deposit	EFT-00353547	5/28/2026	134.38	Nikki Chen	
Expense Payment	Direct Deposit	EFT-00353548	5/28/2026	67.50	Victor Mammarella	
Expense Payment	Direct Deposit	EFT-00353549	5/28/2026	67.50	Travis Seals	
Expense Payment	Direct Deposit	EFT-00353550	5/28/2026	438.41	Sam Longbotham	
Expense Payment	Direct Deposit	EFT-00353551	5/28/2026	67.50	James Kodaras	
Expense Payment	Direct Deposit	EFT-00353552	5/28/2026	438.41	Dan Allegre	
Expense Payment	Direct Deposit	EFT-00353553	5/28/2026	67.50	Joshua Bambilla	
Expense Payment	Direct Deposit	EFT-00353554	5/28/2026	67.50	Jonas Dahl	
Expense Payment	Direct Deposit	EFT-00353555	5/28/2026	67.50	Donley Stretch	
Expense Payment	Direct Deposit	EFT-00353556	5/28/2026	67.50	Daniel Howell	
Expense Payment	Direct Deposit	EFT-00353557	5/28/2026	67.50	Colin Peter	
Expense Payment	Direct Deposit	EFT-00353558	5/28/2026	67.50	Coleton Tripp	
Expense Payment	Direct Deposit	EFT-00353559	5/28/2026	438.41	Christian Aden	
Expense Payment	Direct Deposit	EFT-00353560	5/28/2026	115.00	Jason Hess	
Expense Payment	Direct Deposit	EFT-00353561	5/28/2026	438.41	Andrew Burkhart	
Expense Payment	Direct Deposit	EFT-00353562	5/28/2026	67.50	Alex Hallquist	
Supplier Payment	EFT	EFT-00353563	5/28/2026	21,063.44	ITS Plus Inc	
Supplier Payment	EFT	EFT-00353564	5/28/2026	14,664.22	Wilson Oil Inc.	
Supplier Payment	EFT	EFT-00353565	5/28/2026	23,892.48	Oregon Rifleworks LLC	
Supplier Payment	EFT	EFT-00353566	5/28/2026	11,969.75	Brown and Caldwell - Remit-To: Brown & Caldwell - San Francisco	

*Please contact Procurement Services if you would like to review the justification for EMERGENCY procurement.

INVOICE PAYMENTS REPORT

Payment Category	Payment Type	Transaction Reference	Payment Date	Payment Amount	Payment Payee	Memo
Supplier Payment	EFT	EFT-00353567	5/28/2026	17,146.84	Wallis Engineering PLLC - Remit-To: Wallis Engineering	
Supplier Payment	EFT	EFT-00353568	5/28/2026	133,906.72	Do Good Multnomah	
Supplier Payment	EFT	EFT-00353569	5/28/2026	131,299.80	Outsiderinn.org	
Supplier Payment	EFT	EFT-00353570	5/28/2026	8,560.33	Bacon Collision & Reconditioning, LLC	
Supplier Payment	EFT	EFT-00353571	5/28/2026	3,707.52	ConvergeOne Inc	
Supplier Payment	EFT	EFT-00353572	5/28/2026	59,352.77	ESO Solutions Inc	
Supplier Payment	EFT	EFT-00353573	5/28/2026	1,068.25	Praxair Distribution Inc	
Supplier Payment	EFT	EFT-00353574	5/28/2026	67,497.47	Live Love Outreach	
Supplier Payment	EFT	EFT-00353575	5/28/2026	52,374.06	Share	
Supplier Payment	EFT	EFT-00353576	5/28/2026	720.00	Rotschy Inc	
Supplier Payment	EFT	EFT-00353577	5/28/2026	26,108.78	Key Code Media, Inc	
Supplier Payment	EFT	EFT-00353578	5/28/2026	49,577.61	YWCA Clark County	
Supplier Payment	EFT	EFT-00353579	5/28/2026	7,716.00	BAE Urban Economics, Inc.	
Supplier Payment	EFT	EFT-00353580	5/28/2026	462.85	Copiers Northwest Inc.	
Supplier Payment	EFT	EFT-00353581	5/28/2026	110,119.23	First Forty Feet LLC	
Supplier Payment	EFT	EFT-00353582	5/28/2026	17,787.84	Wilson Oil Inc. - Remit-To: Wilson Oil Inc	
Supplier Payment	EFT	EFT-00353583	5/28/2026	20,101.11	Fourth Plain Forward	
Supplier Payment	EFT	EFT-00353584	5/28/2026	530.00	Marten Law LLP	
Supplier Payment	EFT	EFT-00353585	5/28/2026	372,716.56	Jacobs Engineering Group Inc	
Supplier Payment	EFT	EFT-00353586	5/28/2026	8,662.84	Northwest Staffing Resources Inc - Remit-To: Northwest Staffing Resources	
Supplier Payment	EFT	EFT-00353587	5/28/2026	8,889.93	Power Systems West LLC	
Supplier Payment	EFT	EFT-00353588	5/28/2026	461.74	Fire Systems West	
Supplier Payment	EFT	EFT-00353589	5/28/2026	3,732.66	Metro Overhead Door Inc	
Supplier Payment	EFT	EFT-00353590	5/28/2026	3,993.98	Waxie's Enterprises Inc	
Supplier Payment	Manual Wire		5/26/2026	330,722.00	Liberty Mutual Group Inc.	
Supplier Payment	Manual Wire		5/26/2026	1,583,241.24	Internal Revenue Service	
Supplier Payment	Manual Wire		5/27/2026	60,752.10	State of Oregon Department of Revenue	
Supplier Payment	Manual Wire		5/27/2026	183,640.93	Blue Cross Blue Shield of Oregon	
Supplier Payment	Manual Wire		5/27/2026	453,649.20	State of Washington Department of Revenue	
Supplier Payment	Manual Wire		5/29/2026	18,712.07	Bank Of America N.A. - Remit-To: Charlotte NC	
Supplier Payment	Manual Wire		5/29/2026	971,593.73	State of Washington Department of Retirement Systems (DRS)	

*Please contact Procurement Services if you would like to review the justification for EMERGENCY procurement.

INVOICE PAYMENTS REPORT

Payment Category	Payment Type	Transaction Reference	Payment Date	Payment Amount	Payment Payee	Memo
Supplier Payment	Manual Wire		5/29/2026	47,901.58	Liberty Mutual Group Inc.	
Hansen Refunds	City Payments		6/1/2026	3,661.47	City Payments	Posted 05/25/26 - 05/31/26
VISA Refunds	Credit Card		6/1/2026	1,672.53	Miscellaneous	Parks Class Refund FCC 05/25/26 - 05/31/26
VISA Refunds	Credit Card		6/1/2026	1,122.92	Miscellaneous	Parks Class Refund MCC 05/25/26 - 05/31/26
VISA Refunds	Credit Card		6/1/2026	88.00	Miscellaneous	Parks Class Refund Special Events 05/25/26 - 05/31/26
		Payment Category	**Description**	**Total Amount**		
		Checks	Total of all check payments	516,857.44		
		Direct Deposit	Total of all direct deposit payments	10,413.33		
		EFT	Total of all EFT payments	1,178,084.78		
		Manual Wire	Total of all manual wire payments	3,650,212.85		
		Hansen Total	Total of all hansen payments	3,661.47		
		VISA Total	Total of all visa payments	2,883.45		
		Payroll Total (Separate Excel Sheet)	Total of all payroll payments	47,987.33		
		Grand Total	**All payments**	**5,410,100.65**		

*Please contact Procurement Services if you would like to review the justification for EMERGENCY procurement.

Payroll Council Report

Payroll council report for the period May 25, 2026 - May 31, 2026
This sheet provides a summary of all payroll-related check and EFT transactions processed during the reporting period. Each entry includes the transaction reference, date, description, and amount. This report is provided to Council to document all payroll transactions for the period.
This information is structured for accessibility and screen navigation.

Transaction Reference	Date	Explanation	Amount	
3410 - 3413	05/29/26	05 2026 Pension Payroll	$	5,225.89
353467 - 353509	05/29/26	05 2026 Pension Direct Deposits	$	42,761.44
		Total	**$**	**47,987.33**