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
July 27, 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 onCVTV cable channels 23 / HD 323 and on www.cvtv.org.

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. July 27, 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 July 27, 2026. Instructions will be provided on-site. Register to testify online. Online registration is open until 12:00 p.m. on July 27, 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: 5:30-6:00 p.m.

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

Engagement and Access Update
(Approximately 30 minutes)

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

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. **Water Easement Release - The Vancouver Clinic, TLID- 986071731 (4600 SE Columbia Palisades Dr), AFN- 6066446**

   Staff Report: 144-26

   Request: On Monday, July 27, 2026, authorize the City Manager, or designee, to finalize and execute the attached easement release for water easement 6066446 affecting Clark County parcel no. 986071731.

   Nick Massey, Civil Engineer, Nick.Massey@cityofvancouver.us

2. **Water Easement Release - Center for the Deaf and Hard of Hearing, TLID- 30856000 (611 Grand Blvd), AFN- 3171787, 4607216, & 6061476**

   Staff Report: 145-26

   Request: On Monday, July 27, 2026, authorize the City Manager, or designee, to finalize and execute the attached easement releases for water easements 3171787, 4607216, and 6061476 affecting Clark County parcel no. 30856000.

   Nick Massey, Civil Engineer, Nick.Massey@cityofvancouver.us

3. **Water Easement Release - Southwest Washington Medical Center, TLID- 110840000 (400 NE Mother Joseph Place), AFN- 4480199**

   Staff Report: 146-26

   Request: On Monday, July 27, 2026, authorize the City Manager, or designee, to finalize and execute the attached easement release for water easement 4480199 affecting Clark County parcel no. 110840000.

   Nick Massey, Civil Engineer, Nick.Massey@cityofvancouver.us

4. Contract Amendment - Seventh Amendment to the General Contractor/Construction Manager Contract with Skanska Construction for New Public Works Operations Campus - C-101991

Staff Report: 147-26

Request: On Monday, July 27, 2026, authorize the City Manager, or designee, to execute Amendment No. 7 to contract C-101991 between the City of Vancouver and Skanska USA Construction. Increase the not to exceed amount by $63,522,969 to a total of $83,225,757.

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

5. Contract - Software Services Agreement for Vancouver Fire Department - Fire and Life Safety Inspection and Fire Code Compliance - Records Management System Award

Staff Report: 148-26

Request: On Monday, July 27, 2026, authorize the City Manager, or designee, to execute a software services agreement between the City of Vancouver and Concourse Tech Incorporated, for an estimated amount not to exceed $480,000 over 5 years to implement and manage the Concourse Records Management System, and authorize the City Manager to take any legal action necessary to enforce the terms of the same.

Heidi Scarpelli, Fire Marshal, Anna Vogel, Procurement Manager, heidi.scarpelli@cityofvancouver.us, anna.vogel@cityofvancouver.us

6. Palisades Apartments Multi-Family Tax Exemption 1st Amended Agreement

A RESOLUTION of the City Council of the City of Vancouver approving an amended resolution and agreement contract with PALISADES WEST LLC for limited property tax exemption.

Staff Report: 149-26

Request: On Monday, July 27, 2026, approve an amended resolution and agreement for the Palisades mixed-use multifamily tax exemption.

Bryan Monroe, Associate Housing Project Coordinator, bryan.monroe@cityofvancouver.us

7. Approval of the Claim Vouchers

Request: Approve claim vouchers for July 27, 2026.

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.

8. HP Inc. Development Agreement Amendment

A RESOLUTION relating to the extension of a development agreement approved pursuant to chapter 36.70B RCW; extending the date of vesting of various development regulations under which the HP Inc. Section 30 development may occur; authorizing the City Manager to execute an amendment to the development agreement; and providing for an effective date.

Staff Report: 150-26

Request: On Monday, July 27, 2026, finalize and approve the resolution to amend the HP Development Agreement and authorize the City Manager, or designee, to finalize and execute the same.

Chim Chune Ko, Principal Project Manager, ChimChune.Ko@cityofvancouver.us

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

Engagement and Access Quarterly Update

Joy Fowler
Engagement and Access Director

July 27, 2026

Engagement and Access

- **Boards and Commissions Update**
- **Quarterly Professional Development**
- **Community Forum Update**
- **Director Engagement**
- **Our Roadmap**

Boards and Commissions

Spring 2026 Campaign Analytics

- **55% increase** in diverse applicants
- Increase in Board and Commissions **applications received**
- **75% increase** in applications received from those between the ages of 20 and 30
- **Top applicant referral sources:**
  a) 35% of applicants - word-of-mouth or Boards/Commissions open house
  b) 25% of applicants - the City's newsletter
  c) 24% of applicants - Instagram or Facebook

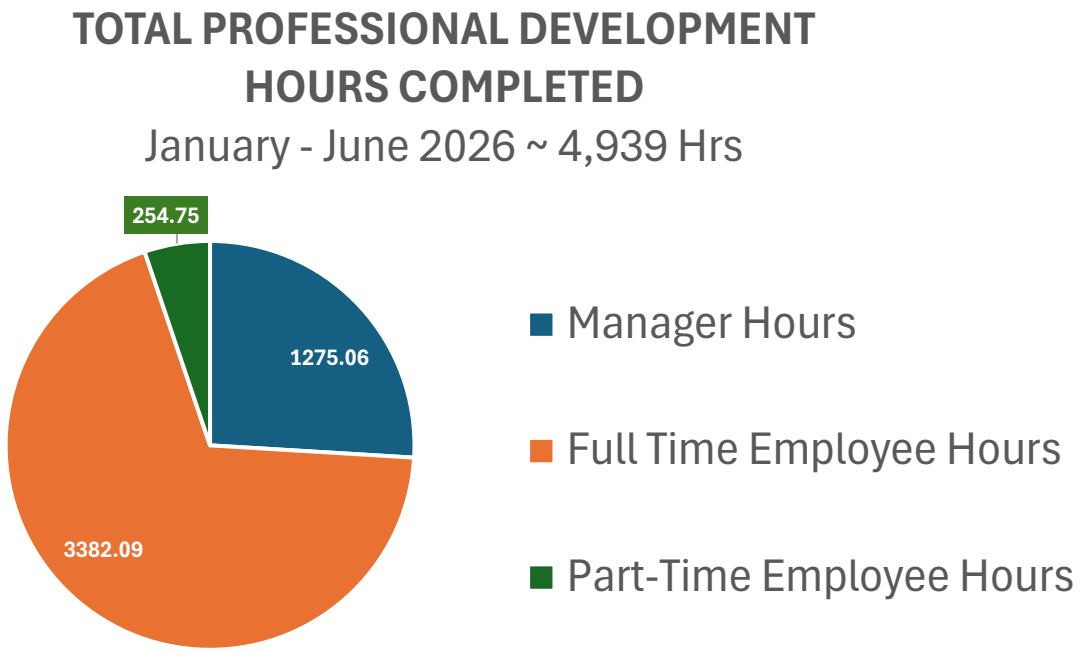
2026 Professional Development Overview

- Vancouver for All Workshops
- Disability and Language Access
- TRUE COLORS
- Experiential Learnings
- Impact Talks

2026 Professional Development: 2nd Quarter Hours

Training Outcomes

- 1,398 Employees
- 33% of departments satisfied over 100% of their goal
- 40% of departments satisfied between 80% - 92% of their goal
- 76% to goal as an organization



2026 Professional Development: 2nd Quarter Hours

June 2026 Community Forum

Focused Topics

Environmental sustainability and climate action where discussion will support the update of the Climate Action Framework

Key Questions

Emphasis on climate change concerns, future generations, community focus and climate needs 15 years from today

Themes

Vancouver's nature and outdoor spaces; impacts on natural systems; changes: environmental, people and policy; specific actions to focus on

Communications

Summary to attendees, including on new Council Community Forum webpage via City website

Q2 2026 Director Engagement

Events

- Educational Opportunities for Children and Families Gala
- Vision to Venture Entrepreneur Pitch
- Partners in Diversity and Women's Foundation of Oregon – Women's Leadership Event
- Clark College Juneteenth Celebration

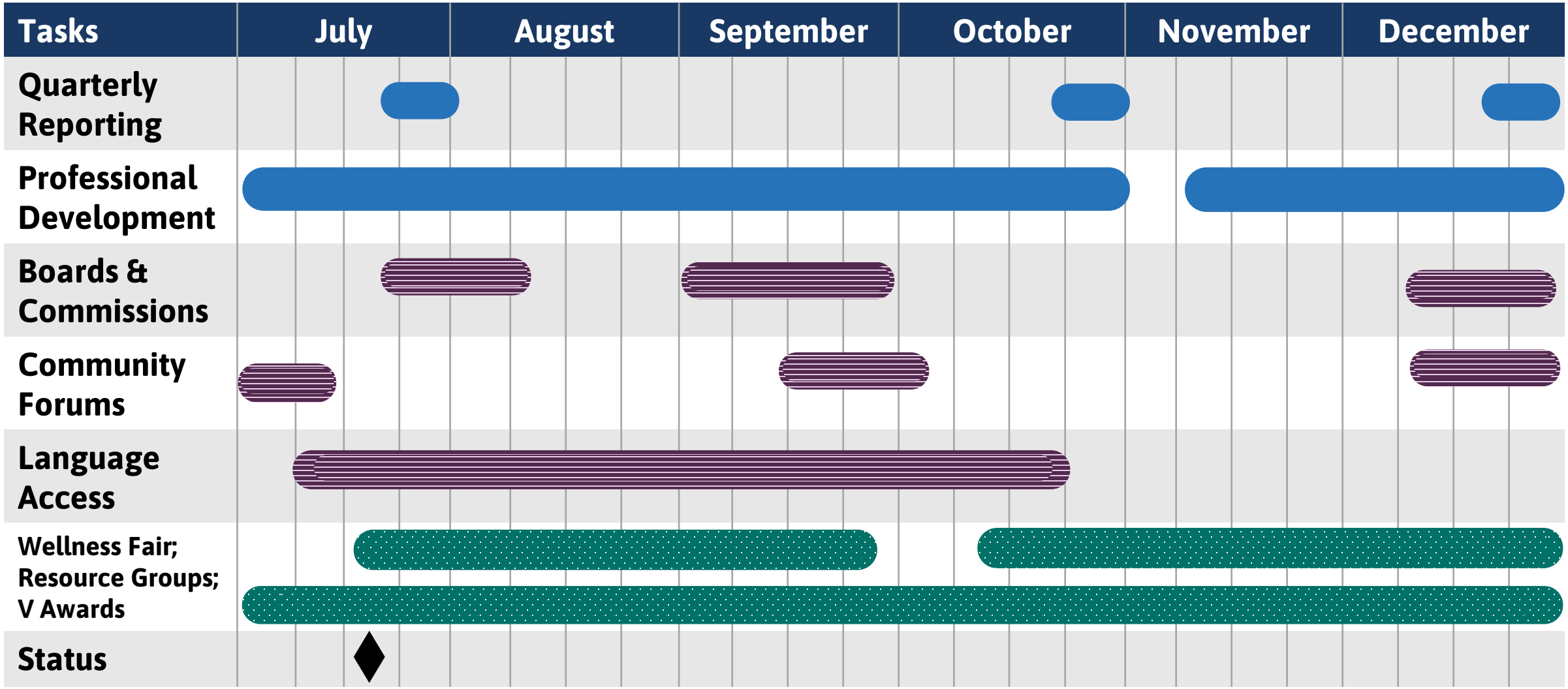
Activities

- SW WA Civics Bee
- Panelist - Partners in Diversity Lunch & Learn Series
- Panelist - Partners in Diversity Breakfast of Champions
- Angelou's Angels Meeting- Odessey World

Practitioner Gatherings/Connections

- SWEC
- Clark College
- Clark County
- NW Public Employer Diversity Conference - Support
- Practitioners Roundtable (SW WA and Oregon)

2026 Engagement and Access Roadmap



Questions & Thank You

June 22 Council Community Forum Summary

On June 22, the City Council held its second community forum of 2026 at the Vancouver Arts Hub. The Council welcomed 46 community members to discuss how our community is addressing environmental sustainability and climate action. Feedback gathered during the meeting will help inform updates to the City's Climate Action Framework later this year.

Each table included a mix of community members, City Councilors, City staff and independent facilitators from Vancouver engagement consultant PointNorth. Mayor Anne McEnerny-Ogle circulated between conversations. Across five tables, facilitators invited community members to discuss four main questions:

- What do you love about Vancouver that you want to pass along to future generations?
- When you think about climate change, what are you concerned about?
- Thinking 15 years into the future, what would it look like if we're successful in addressing Vancouver's climate needs?
- The City has identified many actions to help us address climate change. As we plan for the future, what would you like our community to focus on?

Key Discussion Themes

Question #1: What do you love about Vancouver that you want to pass along to future generations?

Participants shared that they value Vancouver's natural beauty, strong sense of community, and the City's commitment to growing in positive ways. They hope future generations will enjoy the same welcoming community while also benefiting from improvements that make Vancouver more connected, inclusive, and accessible.

Nature and Outdoor Spaces

Many participants said that Vancouver's natural environment is one of its greatest strengths. They want future generations to enjoy the city's many parks and open spaces, which provide places to relax, play, and connect with nature. Several participants spoke about their appreciation for wildlife habitats and their desire to see the city grow alongside natural areas. People especially appreciate:

- Waterways, including the Columbia River, Salmon Creek, and Vancouver Lake
- The Burnt Bridge Creek Trail
- Easy access to the beaches, mountains, and other outdoor destinations
- Opportunities to ski, hike, bike, and enjoy outdoor activities

A Strong Sense of Community

Participants described Vancouver as a friendly, family-oriented city where people value relationships and time spent "in community." Multiple participants spoke about Vancouver's

"small town feel." Many community members enjoy seeing familiar faces at community events, grocery stores, and in their neighborhoods. Participants said that they want future generations to continue enjoying community-building events, such as:

- Concerts and movies in the park
- Cultural celebrations
- School activities
- Park cleanups and tree-planting events

Looking to the Future

Multiple participants expressed pride in how Vancouver continues to grow and improve. They see the city as a place that is learning and working to become better. Some participants pointed to the Climate Action Framework and recently adopted Comprehensive Plan as examples of how the City is preparing for future growth. Looking ahead, they hope to see:

- Continued tree plantings and protection of green spaces
- More support for people experiencing homelessness
- More walkable neighborhoods
- Expanded transportation choices
- More opportunities and activities for teenagers and young people

Overall, participants hope future generations will inherit a Vancouver that keeps its natural beauty and close-knit community while continuing to grow in ways that make the city more welcoming, healthy, and accessible for everyone.

Question #2: When you think about climate change, what are you concerned about?

Participants shared a wide range of concerns about climate change. Their comments focused on impacts on nature, impacts on people, questions about climate policy, and the challenge of staying hopeful. While many participants are concerned about the future, they also identified positive steps already happening in Vancouver.

Impacts on Natural Systems

Many participants are concerned about the effects of climate change on Vancouver's natural environment. They worry that hotter temperatures will harm trees, native plants, and wildlife habitat. Several groups identified wildfires as a particular area of concern. With longer, more volatile fire seasons, some participants worry that Vancouver may experience urban wildfires in areas with denser brush or trees.

Several participants expressed mixed feelings toward growth. They lamented the habitat loss that often accompanies construction and the clear cutting of trees to make way for homes. They also expressed concern about declining bee and insect populations and a loss of biodiversity.

Water was another common topic of concern. Some shared that they are worried about our community's ability to provide drinking water for an increasing number of people. Others discussed harmful algal blooms, including those at Vancouver Lake and Salmon Creek, and the

risks they pose to people, animals, and local ecosystems. One group discussed their desire to see stronger protection of natural areas, including the Columbia River shoreline.

Impacts on People

Across all conversations, participants shared concerns about how climate change affects people's daily lives today and what it will mean for future generations. Many worry about children growing up in a world with more extreme weather, longer wildfire seasons, and increasing heat. Other concerns include:

- Food insecurity caused by impacts on farming
- Protecting people during heat waves and wildfires
- The needs of people experiencing homelessness during extreme weather
- Climate migration and increased competition for limited resources

Policy Concerns

Participants also shared concerns about how climate change is being addressed at the local, state, and national level. Although most participants expressed support for Vancouver's climate efforts, several said they worry about how changing federal policies may impact the community. These residents are concerned about federal land being opened for logging or drilling, land being sold for private development and the removal of requirements for native planting.

Many participants said they are proud to see the City and state leading on climate action, even as more work is needed. Two groups highlighted the City's Green Building Policy and Comprehensive Plan as examples of "steps in the right direction." Participants also expressed support for policies that would:

- Move Vancouver away from fossil fuels and toward renewable energy, such as solar and wind
- Speed up the transition to electric vehicles
- Encourage the installation of solar panels throughout the city, especially on warehouses and large commercial buildings

Many participants emphasized that leadership matters. They said community members want to see leaders carefully consider difficult decisions and clearly explain why climate actions are important. Some also questioned how Vancouver can make progress if other communities do not take similar action. These participants would like to see the City collaborate with the county and neighboring communities in addressing climate change.

Concern about Feelings of Fatalism

Some participants shared that climate change can leave them feeling discouraged or overwhelmed. They described feelings of pessimism, apathy, or worry that it may already be too late to make a difference. One participant shared that their four teenage children believe climate change cannot be solved. Other participants said they find hope in seeing people take action. One resident noted that more than 6000 people attended the 2026 Pollinator Festival. They said that these types of local efforts give them a sense of purpose and hope that progress is still possible.

Question #3: Thinking 15 years into the future, what would it look like if we're successful in addressing Vancouver's climate needs?

Participants imagine a future where Vancouver has successfully addressed its climate needs. In 2040, climate-friendly choices are affordable, convenient, and part of everyday life. Participants describe a community that is greener, healthier, and easier to get around. They imagine Vancouver as a City with policies that support long-term sustainability and a high quality of life for everyone. Participants' hopes for the future fall into three broad categories:

Changes in the Environment

Participants envision a city with many more trees, healthy natural spaces, and cleaner air. More trees along streets, in parks, and on private property help to reduce the number of heat islands and lower temperatures across all Vancouver neighborhoods. Participants also hope to see:

- More green spaces and resilient urban forests that can withstand climate impacts
- More native plants that support birds, pollinators, and other wildlife
- Increased planting on rooftops and upper floors of buildings

Changes in Behavior

Participants imagine a future where people can make climate-friendly choices more easily. They hope Vancouver will continue to grow while reducing pollution and meeting its goal of net-zero carbon emissions by 2040. In this future, residents will be less reliant on fossil fuels for transportation, heating, or cooking. More people will walk, bike, and use public transit. Bike parking will be more readily available across the city. An improved transit system will offer expanded routes, later evening bus service, and better connections across the city. A safe, connected network of bike lanes, trails, and paths will link neighborhoods across Vancouver. A regional trail network will allow people to safely bike from Vancouver to Camas and Washougal.

Participants also envision more resilient food systems and a reduction in food insecurity. They hope Vancouver will expand community gardens, plant more fruit trees in neighborhoods, and replace some lawns with food-producing gardens. They imagine a future where community members will conserve resources, such as energy and water. They also see the City as a key driver of climate education, helping people plant trees, grow food at home and take action in their neighborhoods.

Changes in Policy

Participants believe that achieving this vision will require policies that support climate-friendly choices. Ideas include:

- Expand infrastructure and incentives for electric vehicles, such as more charging stations, dedicated parking spaces, discounts on car registration, or lower tolls
- Make energy-efficient, climate-friendly housing easier to build and more affordable
- Encourage water conservation by requiring drip irrigation and water-efficient landscaping
- Reduce reliance on carbon offsets while focusing on direct emission reductions
- Create stable, long-term funding for climate action

Question #4: The City has identified many actions to help us address climate change. As we plan for the future, what would you like our community to focus on?

Community members were divided when it came to what they would like to see the City focus on. Some said the City should focus first on actions that will have the greatest impact. Others want to see equal support for focus areas identified in the current Climate Action Framework. These include:

- Equity and Green Economy
- Buildings and Energy
- Transportation and Land Use
- Natural Systems and Water Resources
- Solid Waste and Wastewater
- City Governance

Among those who identified a priority focus area, transportation and land use were the most frequently mentioned. Participants said that making it easier to walk, bike, and use public transit would naturally reduce emissions and encourage healthier travel choices. Others highlighted the importance of green building. They would like to see the City encourage construction of affordable, higher-density housing that is energy efficient and located near services and transit. Many emphasized the need for a stronger transit network with more routes and stops.

Participants also highlighted several other areas they would like the City to focus on, including many that were brought up earlier in the discussion. These include:

- Protect and expand the tree canopy
- Protect critical natural areas, wildlife habitat, and biodiversity
- Invest in renewable energy, including solar and wind
- Rethink solid waste and wastewater systems, including replacing the existing incinerator
- Increase community participation in climate planning

Next Steps

As the City works to update its Climate Action Framework, additional engagement is needed to better understand community priorities. Upcoming outreach at community events will offer many opportunities to reach those who live, work, visit or own a business in Vancouver. Future discussions with low- to middle-income homeowners will help the City better understand residential needs. It will also be helpful for the City to engage residents and community-based organizations in weighing potential tradeoffs.

City staff will bring proposed updates to the City Council for adoption later this year. To learn more about the Climate Action Framework or sign up for project updates, visit cityofvancouver.us/climate.

Staff Report: 144-26

To: Mayor and City Council
From: City Manager
Date: July 27, 2026

Subject
Water Easement Release - The Vancouver Clinic, TLID- 986071731 (4600 SE Columbia Palisades Dr), AFN- 6066446

Key Points

- Release of utility easement recorded under Auditor's File Number 6066466 will turn back encumbered private property.
- Staff recommends no collection of compensation for the released easement.

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

Present Situation
Water easement 6066446 was recorded in 2022, when an 8-inch water main was installed within Parcels No. 986071731 & 986050749 to serve The Vancouver Clinic at Parcel No. 986050749. As part of the Phase 2 development of the Vancouver Clinic at Columbia Palisades, the existing internal water main alignment was rerouted to accommodate construction of the new medical office building and associated site improvements within Parcel No. 986071731.

The project established a new water service configuration drawing water from the existing main within SE Columbia Palisades Drive. The internal water main segment within the referenced easement has been abandoned and is no longer required for public utility service. A new waterline easement has been prepared and submitted consistent with the approved as-built drawings. The relocated water main now fully serves the site, and the abandoned easement area no longer contains active public water infrastructure. Vacation of the relinquished portion of the existing easement will remove an unnecessary encumbrance on the property while maintaining full public utility protection through the newly established easement.

Advantage(s)
Releasing excess easement area reduces parcel encumbrance.

Challenge(s)
None

Budget Impact
None

Prior Council Review
None

Action Requested

On Monday, July 27, 2026, authorize the City Manager, or designee, to finalize and execute the attached easement release for water easement 6066446 affecting Clark County parcel no. 986071731.

Staff Contact

Nick Massey, Civil Engineer, Nick.Massey@cityofvancouver.us

Attachments:

1. Attachment A - Easement Release & Original Easement Documents
2. Attachment B - Legal Description of Parcels
3. Attachment C - Water Easement Release Request

Attachment A

RECORD AND RETURN TO:
City of Vancouver
City Clerk's Office
P O Box 1995
Vancouver, WA 98668-1995

RELEASE OF WATER LINE EASEMENT

KNOW ALL MEN BY THESE PRESENT: That City of Vancouver, a municipal corporation of the state of Washington, for and in consideration of $1.00 and other valuable consideration releases the 15-foot water line easement affecting parcel No. 986071731 and recorded under Clark County Auditor's File No. 6066446, which is legally described in the attached Exhibit A.

Executed this _____ day of _____, 2026.

CITY OF VANCOUVER

_____
Lon Pluckhahn, City Manager

Approved as to form:

_____
Nena Cook, City Attorney

Attest:

_____
Lisa Brandl, City Clerk

State of Washington)
:ss.
County of Clark)

I certify that I know or have satisfactory evidence that Lon Pluckhahn is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as City Manager of City of Vancouver, a municipal corporation, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated this _____ day of _____, 2026.

_____
NOTARY PUBLIC in and for the state
of Washington residing at _____
My Commission expires:_____

Exhibit A

6066446 WEAS
Total Pages:8 Rec: $210.50
Recorded in Clark County, WA
7/28/2022 9:25 AM
CITY OF VANCOUVER

Unofficial Copy

RETURN ADDRESS
City of Vancouver – City Clerk's Office
PO Box 1995
Vancouver, Washington 98668-1995

Real Estate Excise Tax
$ Ø Paid
Aff. # Ø
Date 07-27-2022
Initials

DOCUMENT TITLE:
WATER EASEMENT

REFERENCE NUMBER(S) OF RELATED DOCUMENTS:
N/A

GRANTOR(S):
VANCOUVER CLINIC BUILDING LLC

GRANTEE(S):
CITY OF VANCOUVER, A MUNICIPAL CORPORATION OF THE STATE OF WASHINGTON

QUARTER SECTION / FIRST LINE OF LEGAL:
NW1/4 SECTION 08 TOWNSHIP 1 NORTH RANGE 3EAST WM
COLUMBIA PALISADES LOT 8 312032

COV REFERENCE NUMBER:
ENG-74120

ASSESSOR'S PROPERTY TAX PARCEL NUMBER:
986050749

RETURN ADDRESS
City of Vancouver – City Clerk's Office
PO Box 1995
Vancouver, Washington 98668-1995

Do not sign, stamp, or write outside the double line.

Engineering Project No. ENG-74120

WATER EASEMENT

The Grantor(s) Vancouver Clinic Building, LLC for and in consideration of One Dollar ($1.00) and other valuable consideration, hereby bargain, sell and convey to the City of Vancouver, a municipal corporation of the State of Washington, an easement over, under and across the following described real estate in Clark County, to wit:

Parcel Number: 986050749
1st Line of Legal: Columbia Palisades Lot 8, NW 1/4, Section 8, Township 1, North, Range 3 East

Attachments: **Exhibit "A"** – Legal Description of the Parcel
Exhibit "B" – Legal Description of the Easement
Exhibit "C" – 8 ½"x 11" map/drawing of the Easement

This easement is granted for the purpose of constructing, installing, reconstructing, enlarging, extending, repairing, operating and maintaining lines and appurtenances and for providing new service to users of such service as authorized and permitted by the City of Vancouver. The City of Vancouver, grantee herein, and its agents and contractors shall have the right to enter upon the premises for such purposes. The easement areas herein conveyed shall be restored to a condition as good as or better than existed prior to construction, and that the city, its agents or contractors will not cause an unnecessary damage or commit any waste upon the above described premises. The grantor(s), its executers, agents, assigns and successors in interest agree and covenant to obtain written consent from the City of Vancouver prior to allowing the construction of any improvements, or prior to planting trees or other types of vegetation, upon the permanent easement area described herein.

Dated this 17th day of September 20 20

STATE OF WASHINGTON)
)
CLARK COUNTY)

Marcia
Signature
Marcia Sparling
Printed Name

I certify that I know or have satisfactory evidence that Marcia Sparling
Signed this instrument, on oath stated that (he/she) was authorized to execute the instrument as the Chair, LLC Managers Committee And acknowledge it to be the free and Voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated this 17th day of September 20 20

Katherine Lamkin
Signature of Notary
Katherine Lamkin
Printed Name of Notary

Notary Public for the State of WA, residing
My commission expires: 08/25/2020

Water Easement – Corporation

Unofficial Copy

MacKay Sposito

VANCOUVER OFFICE

1325 SE Tech Center Drive, Suite 140 • Vancouver, WA 98683
360.695.3411 • info@mackaysposito.com

16843 Exhibit A
9/11/20
CJM

EXHIBIT A
PARCEL LEGAL DESCRIPTION

LOT 8 OF THE PLAT OF COLUMBIA PALISADES, RECORDED IN BOOK 312, PAGE 32, CLARK COUNTY PLAT RECORDS, CITY OF VANCOUVER, CLARK COUNTY, WASHINGTON.

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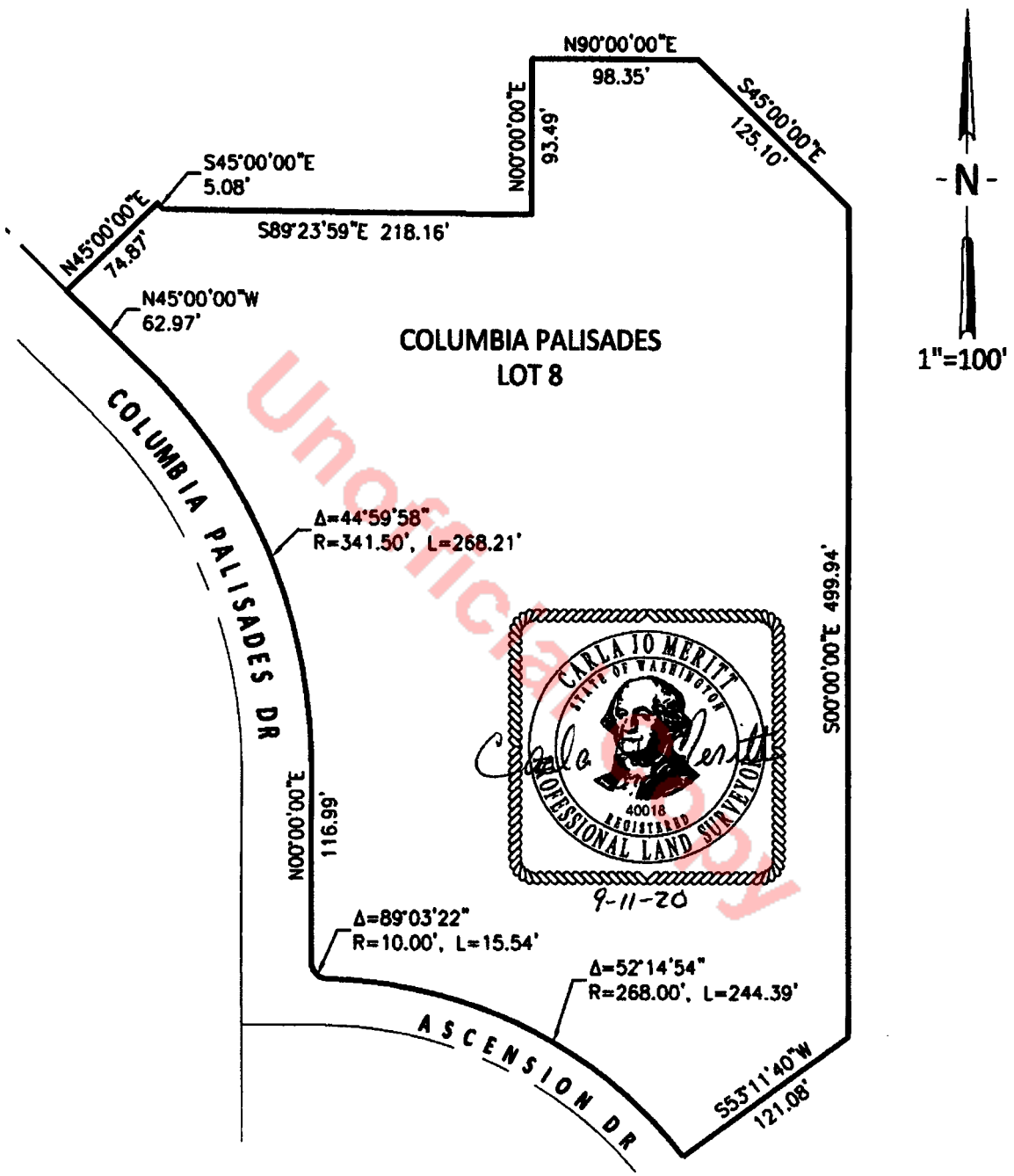
Clark Auditor 7/28/2022 9:25 AM 6066446 Page:3/8

EXHIBIT "A"



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MacKay Sposito

ENERGY PUBLIC WORKS LAND DEVELOPMENT

www.mackaysposito.com

1325 SE TECH CENTER DRIVE, SUITE 140
VANCOUVER, WA 98683
VANCOUVER: (360) 695-3411
PORTLAND: (503) 289-6726
FAX (360) 695-0833

MacKay Sposito

VANCOUVER OFFICE

1325 SE Tech Center Drive, Suite 140 • Vancouver, WA 98683
360.695.3411 • info@mackaysposito.com

EXHIBIT B
LEGAL DESCRIPTION
WATER EASEMENT

A STRIP OF LAND, 15.00 FEET IN WIDTH, SITUATED IN LOT 8 OF THE PLAT OF COLUMBIA PALISADES, RECORDED IN BOOK 312 OF PLATS, PAGE 32, RECORDS OF CLARK COUNTY, IN SECTION 8, TOWNSHIP 1 NORTH, RANGE 3 EAST, WILLAMETTE MERIDIAN, CLARK COUNTY, WASHINGTON, BEING 7.50 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE INTERSECTION OF COLUMBIA PALISADES DRIVE AND ASCENSION DRIVE, AS SHOWN ON SAID PLAT; THENCE NORTH 00°00'00" EAST ALONG THE CENTERLINE OF COLUMBIA PALISADES DRIVE A DISTANCE OF 90.56 FEET; THENCE NORTH 90°00'00" EAST A DISTANCE OF 41.50 FEET TO A POINT ON THE WEST LINE OF SAID LOT 8 AND THE **TRUE POINT OF BEGINNING**;

THENCE CONTINUING NORTH 90°00'00" EAST A DISTANCE OF 29.94 FEET; THENCE NORTH 00°00'00" EAST A DISTANCE OF 214.87 FEET TO A POINT HEREINAFTER REFERRED TO AS POINT "A"; THENCE CONTINUING NORTH 00°00'00" EAST A DISTANCE OF 20.00 FEET TO A POINT HEREINAFTER REFERRED TO AS POINT "B"; THENCE CONTINUING NORTH 00°00'00" EAST A DISTANCE OF 12.50 FEET TO THE TERMINUS OF SAID LINE.

TOGETHER WITH:

A STRIP OF LAND, 15.00 FEET IN WIDTH, BEING 7.50 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED LINE:

Unofficial Copy

BEGINNING AT AFOREMENTIONED POINT "A"; THENCE NORTH 90°00'00" EAST A DISTANCE OF 232.01 FEET; THENCE NORTH 00°00'00" EAST A DISTANCE OF 24.90 FEET TO THE TERMINUS OF SAID LINE.

TOGETHER WITH:

A STRIP OF LAND, 25.00 FEET IN WIDTH, BEING 12.50 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT AFOREMENTIONED POINT "B"; THENCE NORTH 90°00'00" WEST A DISTANCE OF 34.00 FEET TO THE TERMINUS OF SAID LINE.

THE SIDELINES OF SAID STRIPS SHALL BE LENGTHENED OR SHORTENED TO INTERSECT ONE ANOTHER AND THE EASTERLY RIGHT-OF-WAY OF COLUMBIA PALISADES DRIVE.

CONTAINING 8,563 SQUARE FEET, MORE OR LESS.

8-21-20

Unofficial Copy

BEGINNING AT AFOREMENTIONED POINT "A"; THENCE NORTH 90°00'00" EAST A DISTANCE OF 232.01 FEET; THENCE NORTH 00°00'00" EAST A DISTANCE OF 24.90 FEET TO THE TERMINUS OF SAID LINE.

TOGETHER WITH:

A STRIP OF LAND, 25.00 FEET IN WIDTH, BEING 12.50 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT AFOREMENTIONED POINT "B"; THENCE NORTH 90°00'00" WEST A DISTANCE OF 34.00 FEET TO THE TERMINUS OF SAID LINE.

THE SIDELINES OF SAID STRIPS SHALL BE LENGTHENED OR SHORTENED TO INTERSECT ONE ANOTHER AND THE EASTERLY RIGHT-OF-WAY OF COLUMBIA PALISADES DRIVE.

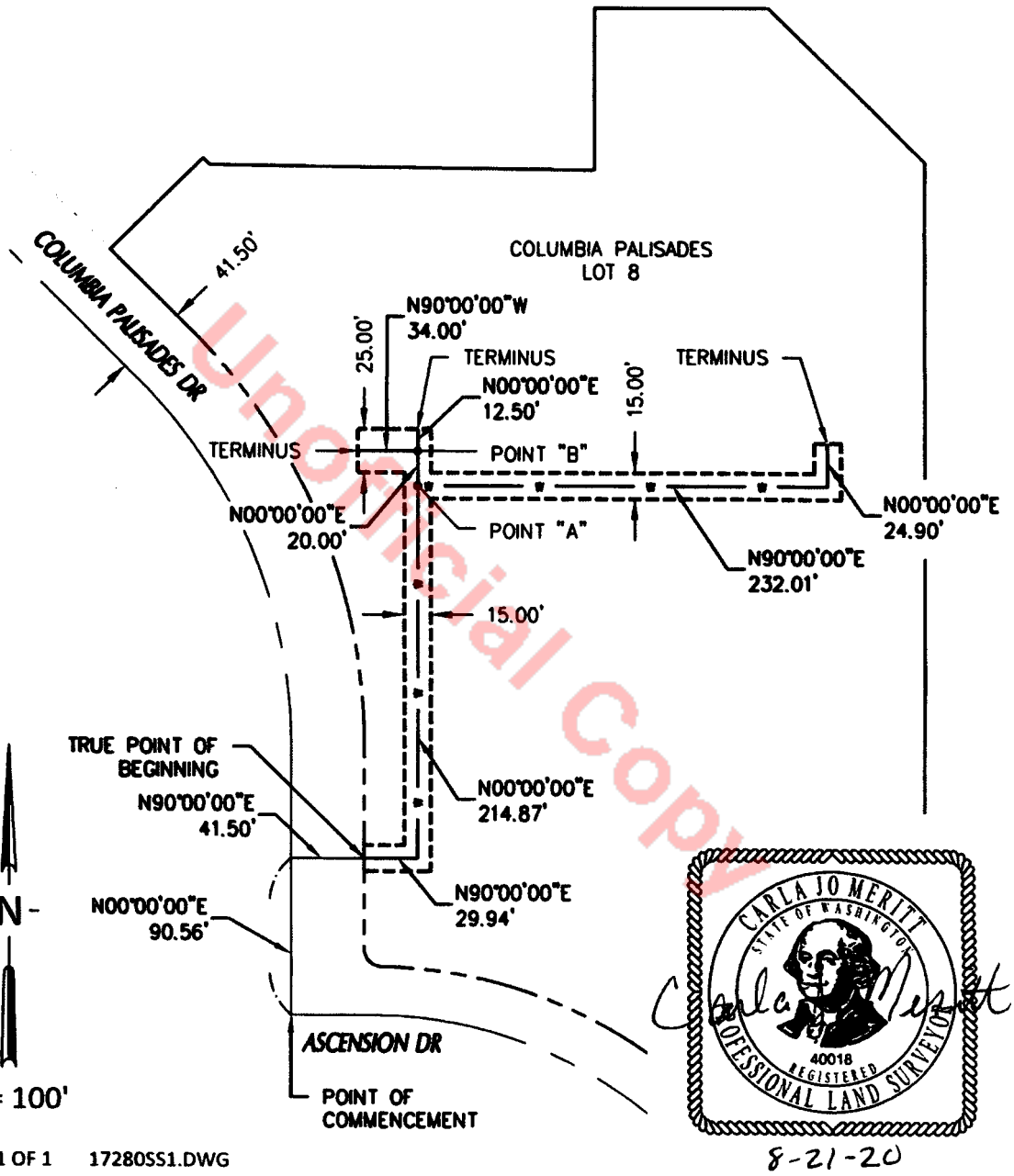
CONTAINING 8,563 SQUARE FEET, MORE OR LESS.

8-21-20

Unofficial Copy

EXHIBIT C
SKETCH TO ACCOMPANY LEGAL DESCRIPTION FOR EASEMENT DEDICATION

CITY OF VANCOUVER, CLARK COUNTY, WASHINGTON



Unofficial Copy

CARLA JO MERITT
STATE OF WASHINGTON
40018
REGISTERED
PROFESSIONAL LAND SURVEYOR

Carla Meritt

8-21-20

PAGE 1 OF 1 17280SS1.DWG

MacKay Sposito

ENERGY PUBLIC WORKS LAND DEVELOPMENT

www.mackaysposito.com

1325 SE TECH CENTER DRIVE, SUITE 140
VANCOUVER, WA 98683
VANCOUVER: (360) 695-3411
PORTLAND: (503) 289-6726
FAX (360) 695-0833

Attachment B

MacKay Sposito

18405 SE Mill Plain Boulevard, Suite 100, Vancouver, WA 98683
360.695.3411 | www.mackaysposito.com

EXHIBIT "A"

LEGAL DESCRIPTION

LOT 1 OF THE VANCOUVER CLINIC SHORT PLAT

LOT 1 OF THE VANCOUVER CLINIC SHORT PLAT, ACCORDING TO THE PLAT THEREOF, RECORDED IN BOOK 4 OF SHORT PLATS, AT PAGE 462, RECORDS OF CLARK COUNTY WASHINGTON.

2-25-2026

MacKay Sposito

018590_Lot 2
2/24/2026

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EXHIBIT "A"

LEGAL DESCRIPTION

LOT 2 OF THE VANCOUVER CLINIC SHORT PLAT

LOT 2 OF THE VANCOUVER CLINIC SHORT PLAT, ACCORDING TO THE PLAT THEREOF, RECORDED IN BOOK 4 OF SHORT PLATS, AT PAGE 462, RECORDS OF CLARK COUNTY, WASHINGTON.

2-25-2026

Attachment C

18405 SE Mill Plain Blvd., Suite 100, Vancouver, WA 98683
360.695.3411 / **GoMacKay.com**

City of Vancouver
Community Development Department – Engineering
Attn: Leo Kuzmin
Vancouver, Washington

Date: May 6, 2026

Re: Request for Vacation of Portion of Public Water Easement
Vancouver Clinic – Columbia Palisades Phase II
Lot 1 and Lot 2, Vancouver Clinic Short Plat

Dear Leo Kuzmin:
On behalf of Vancouver Clinic Building, LLC, MacKay Sposito respectfully requests approval to vacate a portion of the existing public water easement recorded under Auditor's File Number 6066466, located within Lot 1 and Lot 2 of the Vancouver Clinic Short Plat, City of Vancouver, Clark County, Washington.
As part of the Phase II development of the Vancouver Clinic at Columbia Palisades, the existing internal water main alignment was rerouted to accommodate construction of the new medical office building and associated site improvements. The project established a new water service configuration drawing water from the existing main within SE Columbia Palisades Drive.

The prior internal water main segment within the referenced easement has been abandoned and is no longer required for public utility service. A new waterline easement has been prepared and submitted consistent with the approved as-built drawings for ENG-84952. The relocated water main now fully serves the site, and the abandoned easement area no longer contains active public water infrastructure. Vacation of the relinquished portion of the existing easement will remove an unnecessary encumbrance on the property while maintaining full public utility protection through the newly established easement.

Enclosed please find the required legal descriptions, bill of sale, and exhibit maps identifying the portion of easement proposed for relinquishment.

Please let us know if any additional information is required to process this request.

Sincerely,

Steven McAtee
Project Manager
MacKay Sposito, Inc.

MacKay Sposito

18590_LD1
2/5/2026
MCW

18405 SE Mill Plain Boulevard, Suite 100, Vancouver, WA 98683
360.695.3411 | www.mackaysposito.com

EXHIBIT "B"

LEGAL DESCRIPTION FOR
PORTION OF WATERLINE EASEMENT FOR RELINQUISHMENT
LOT 2 VANCOUVER CLINIC SHORT PLAT
CITY OF VANCOUVER, CLARK COUNTY, WASHINGTON

A PORTION OF THAT LAND DESCRIBED IN WATER EASEMENT DOCUMENT, RECORDED JULY 28, 2022, UNDER AUDITOR'S FILE NUMBER 6066446, CLARK COUNTY, WASHINGTON RECORDS SITUATED IN LOT 2 OF THE VANCOUVER CLINIC SHORT PLAT, RECORDED IN BOOK 4 OF SHORT PLATS, PAGE 462, RECORDS OF CLARK COUNTY, WASHINGTON LYING IN THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 1 NORTH, RANGE 3 EAST OF THE WILLAMETTE MERIDIAN, CLARK COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL I:

COMMENCING AT THE INTERSECTION OF SE COLUMBIA PALISADES DRIVE AND SE ASCENSION DRIVE, BEING MARKED BY A 1/2 INCH IRON ROD WITH YELLOW PLASTIC CAP MARKED "SPELTS 48385", AS SHOWN ON SAID SHORT PLAT;

THENCE ALONG THE CENTERLINE OF SE COLUMBIA PALISADES DRIVE NORTH 00°00'00" EAST A DISTANCE OF 90.56 FEET;

THENCE DEPARTING SAID CENTERLINE NORTH 90°00'00" EAST A DISTANCE OF 41.50 FEET TO THE WEST LINE OF SAID LOT 2 AND THE EAST RIGHT-OF-WAY LINE OF SAID SE COLUMBIA PALISADES DRIVE;

THENCE NORTH 90°00'00" EAST A DISTANCE OF 22.04 FEET TO THE **TRUE POINT OF BEGINNING**;

THENCE NORTH 45°00'00" WEST A DISTANCE OF 10.61 FEET TO THE NORTH LINE OF SAID EASEMENT RECORDED UNDER AUDITOR'S FILE NUMBER 6066446;

THENCE ALONG SAID NORTH LINE, NORTH 90°00'00" EAST A DISTANCE OF 15.31 FEET TO A POINT HEREINAFTER REFERRED TO AS **POINT "A"**;

THENCE CONTINUING NORTH 90°00'00" EAST A DISTANCE OF 7.50 FEET TO THE EAST LINE OF SAID RECORDED EASEMENT;

THENCE SOUTH 00°00'00" EAST A DISTANCE OF 8.81 FEET;

THENCE DEPARTING SAID EAST LINE NORTH 90°00'00" WEST A DISTANCE OF 14.00 FEET;

THENCE NORTH 45°00'00" WEST A DISTANCE OF 1.85 FEET TO THE **TRUE POINT OF BEGINNING**;

TOGETHER WITH:

PARCEL II:

A STRIP OF LAND BEING 15.00 FEET IN WIDTH, LYING 7.50 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT AFORESAID **POINT "A"**:

THENCE NORTH 00°00'00" EAST A DISTANCE OF 199.85 FEET TO THE **TERMINUS** OF SAID CENTERLINE.

THE SIDELINES OF WHICH SHALL BE LENGTHENED OR SHORTENED TO INTERSECT WITH THE NORTH LINE OF THE ABOVE-DECRIBED PARCEL I AND THE SOUTH LINE SAID WATER EASEMENT PER AUDITOR'S FILE NO. 6066446, RECORDS OF CLARK COUNTY, WASHINGTON.

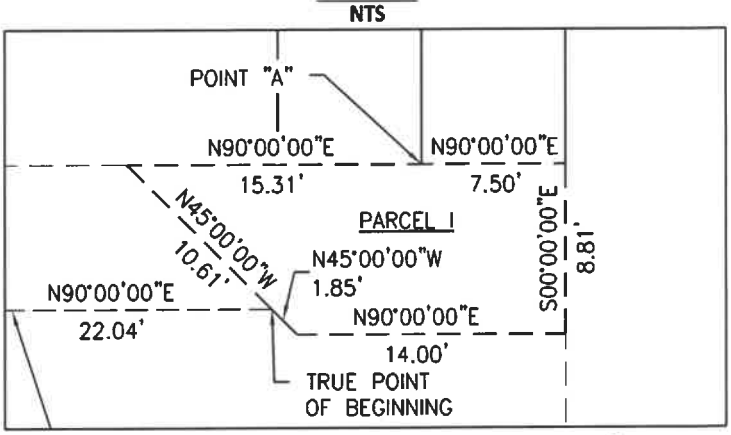
ALL CONTAINING 3,160 SQUARE FEET OR 0.07 ACRES, MORE OR LESS.

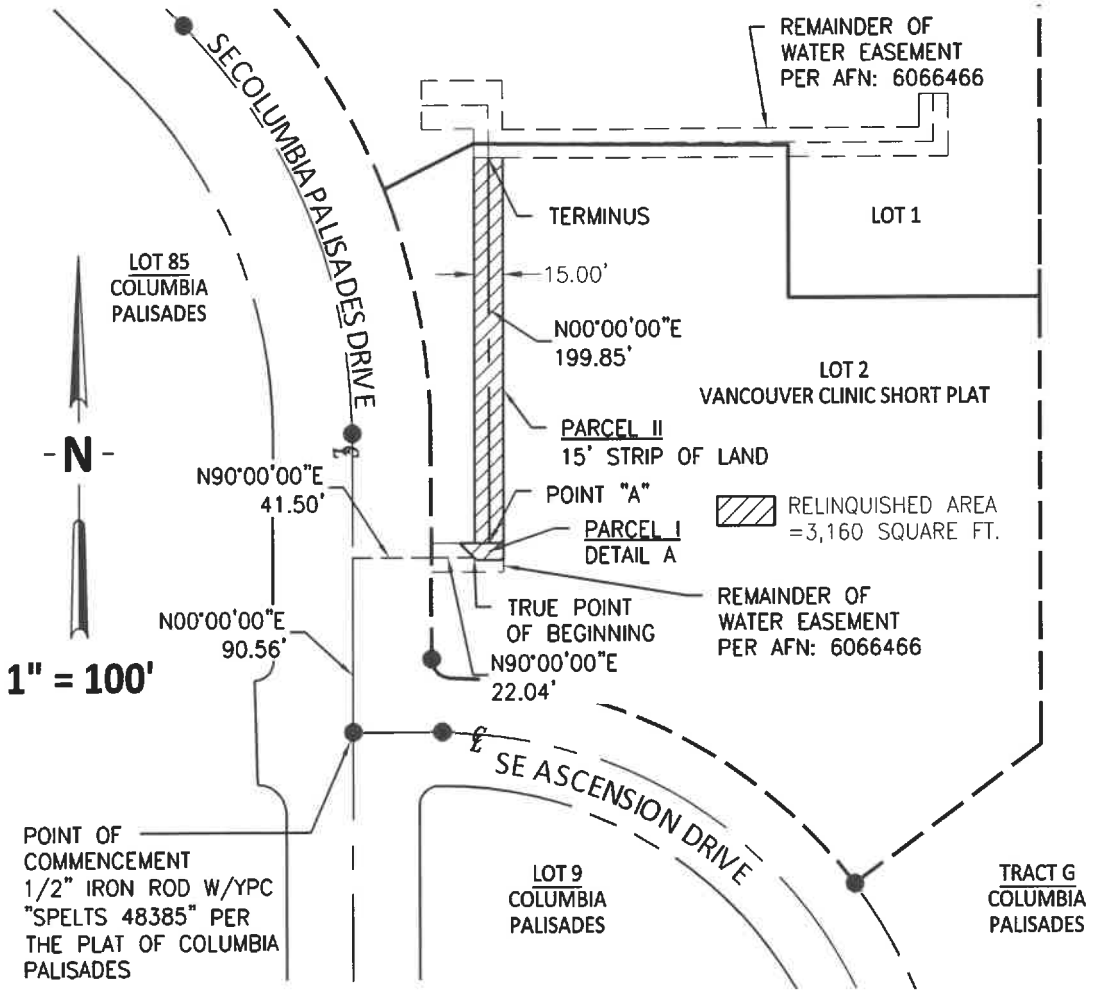
2-25-2026

EXHIBIT "C"
PORTION OF WATERLINE EASEMENT TO BE RELINQUISHED
CITY OF VANCOUVER, CLARK COUNTY, WASHINGTON

PATRICK J. SCOTT
STATE OF WASHINGTON
46624
REGISTERED
PROFESSIONAL LAND SURVEYOR
2-25-2026

DETAIL A
NTS





PAGE 1 OF 1 18590_SS1

MacKay Sposito

18590_LD2
2/5/2026
MCW

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EXHIBIT "B"

LEGAL DESCRIPTION FOR
WATERLINE EASEMENT
LOT 2 VANCOUVER CLINIC SHORT PLAT
CITY OF VANCOUVER, CLARK COUNTY, WASHINGTON

A 15.00 FOOT WIDE STRIP OF LAND, BEING A PORTION OF LOT 2 OF THE VANCOUVER CLINIC SHORT PLAT, RECORDED IN BOOK 4 OF SHORT PLATS, PAGE 462,RECORDS OF CLARK COUNTY, WASHINGTON SITUATED IN THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 1 NORTH, RANGE 3 EAST OF THE WILLAMETTE MERIDIAN, CLARK COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF SE COLUMBIA PALISADES DRIVE AND SE ASCENSION DRIVE, BEING MARKED BY A 1/2 INCH IRON ROD WITH YELLOW PLASTIC CAP MARKED "SPELTS 48385" AS SHOWN ON SAID SHORT PLAT;

THENCE ALONG THE CENTERLINE OF SE COLUMBIA PALISADES DRIVE NORTH 00°00'00" EAST A DISTANCE OF 83.05 FEET;

THENCE DEPARTING SAID CENTERLINE NORTH 90°00'00" EAST A DISTANCE OF 41.50 FEET TO THE WEST LINE OF SAID LOT 2 AND THE EAST RIGHT-OF-WAY LINE OF SAID SE COLUMBIA PALISADES DRIVE AND THE **TRUE POINT OF BEGINNING;**

THENCE NORTH 90°00'00" EAST A DISTANCE OF 8.33 FEET;

THENCE SOUTH 45°00'00" EAST A DISTANCE OF 12.45 FEET;

THENCE NORTH 90°00'00" EAST A DISTANCE OF 98.46 FEET;

THENCE NORTH 0°00'00" EAST A DISTANCE OF 15.00 FEET;

THENCE NORTH 90°00'00" WEST A DISTANCE OF 18.99 FEET;

THENCE NORTH 0°05'02" WEST A DISTANCE OF 9.36 FEET;

THENCE SOUTH 89°54'46" WEST A DISTANCE OF 15.00 FEET;

THENCE SOUTH 0°05'02" EAST A DISTANCE OF 9.34 FEET;

THENCE NORTH 90°00'00" WEST A DISTANCE OF 58.25 FEET;

THENCE NORTH 45°00'00" WEST A DISTANCE OF 12.45 FEET;

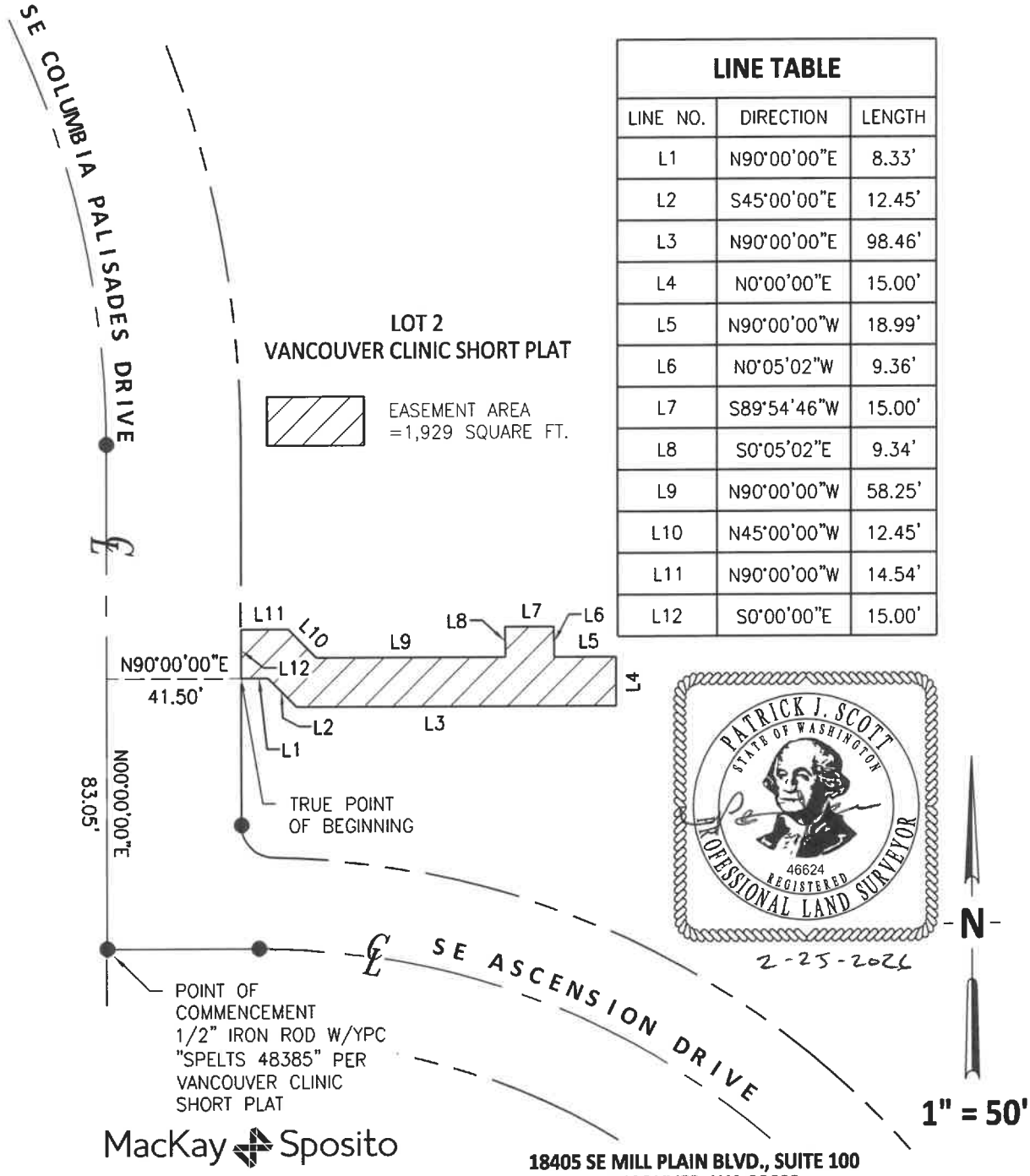
THENCE NORTH 90°00'00" WEST A DISTANCE OF 14.54 FEET TO SAID WEST LINE OF LOT 2 AND SAID EAST RIGHT-OF-WAY LINE;

THENCE ALONG SAID WEST LINE OF LOT 2 AND SAID EAST RIGHT-OF-WAY LINE SOUTH 0°00'00" EAST A DISTANCE OF 15.00 FEET TO THE **TRUE POINT OF BEGINNING.**

CONTAINING 1,929 SQUARE FEET OR 0.04 ACRE.

2-25-2026

EXHIBIT "C"
EXHIBIT MAP FOR WATERLINE EASEMENT
CITY OF VANCOUVER, CLARK COUNTY, WASHINGTON



LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L1	N90°00'00"E	8.33'
L2	S45°00'00"E	12.45'
L3	N90°00'00"E	98.46'
L4	N0°00'00"E	15.00'
L5	N90°00'00"W	18.99'
L6	N0°05'02"W	9.36'
L7	S89°54'46"W	15.00'
L8	S0°05'02"E	9.34'
L9	N90°00'00"W	58.25'
L10	N45°00'00"W	12.45'
L11	N90°00'00"W	14.54'
L12	S0°00'00"E	15.00'

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PAGE 1 OF 1 18590_SS2

MacKay Sposito

18590_LD4
2/5/2026
MCW

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EXHIBIT "B"

LEGAL DESCRIPTION FOR WATERLINE EASEMENT
LOT 2 VANCOUVER CLINIC SHORT PLAT
CITY OF VANCOUVER, CLARK COUNTY, WASHINGTON

A PORTION OF LOT 2 OF THE VANCOUVER CLINIC SHORT PLAT, RECORDED IN BOOK 4 OF SHORT PLATS, PAGE 462, RECORDS OF CLARK COUNTY, WASHINGTON SITUATED IN THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 1 NORTH, RANGE 3 EAST OF THE WILLAMETTE MERIDIAN, CLARK COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF SE COLUMBIA PALISADES DRIVE AND SE ASCENSION DRIVE, BEING MARKED BY A 1/2 INCH IRON ROD WITH YELLOW PLASTIC CAP MARKED "SPELTS 48385" AS SHOWN ON SAID SHORT PLAT;

THENCE ALONG THE CENTERLINE OF SE COLUMBIA PALISADES DRIVE NORTH 00°00'00" EAST A DISTANCE OF 154.95 FEET TO THE BEGINNING OF A 300.00 FOOT RADIUS CURVE TO THE LEFT;

THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 21°06'37", AN ARC DISTANCE OF 110.53 FEET;

THENCE DEPARTING SAID CENTERLINE NORTH 63°22'00" EAST A DISTANCE OF 41.67 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF SE COLUMBIA PALISADES DRIVE AND THE NORTHWEST CORNER OF SAID LOT 2;

THENCE ALONG THE NORTH LINE OF SAID LOT 2 NORTH 63°22'00" EAST A DISTANCE OF 36.44 FEET TO THE **TRUE POINT OF BEGINNING**;

THENCE CONTINUING ALONG SAID NORTH LINE, NORTH 63°22'00" EAST A DISTANCE OF 15.87 FEET TO THE WEST LINE OF THAT WATER EASEMENT RECORDED UNDER AUDITOR'S FILE NUMBER 6066446, RECORDS OF SAID COUNTY;

THENCE DEPARTING SAID NORTH LINE AND ALONG SAID WEST LINE SOUTH 00°08'55" WEST A DISTANCE OF 7.17 FEET;

THENCE DEPARTING SAID WEST LINE NORTH 89°45'44" WEST A DISTANCE OF 14.16 FEET TO THE **TRUE POINT OF BEGINNING.**

CONTAINING 51 SQUARE FEET, MORE OR LESS.

2-25-2026

EXHIBIT "C"
EXHIBIT MAP FOR WATERLINE EASEMENT
CITY OF VANCOUVER, CLARK COUNTY, WASHINGTON

2-25-2026

EASEMENT AREA
= 51 SQUARE FT.

LOT 1

SEE DETAIL "A"

EXISTING WATER EASEMENT
PER AFN: 6066446

N63°22'00"E
41.67'

Δ=21°06'37"
R=300.00', L=110.53'

LOT 2
VANCOUVER CLINIC SHORT PLAT

N

1" = 50'

SE COLUMBIA PALISADES DRIVE

N00°00'00"E 154.95'

POINT OF
COMMENCEMENT
1/2" IRON ROD W/YPC
"SPELTS 48385" PER
VANCOUVER CLINIC
SHORT PLAT

L1
L2
L3
L4

TRUE
POINT OF
BEGINNING

DETAIL "A"
1" = 20'

MacKay Sposito

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PHONE: (360) 695-3411

PAGE 1 OF 2 18590_SS4

EXHIBIT "C"
EXHIBIT MAP FOR WATERLINE EASEMENT
CITY OF VANCOUVER, CLARK COUNTY, WASHINGTON

LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L1	N63°22'00"E	36.44'
L2	N63°22'00"E	15.87'
L3	S0°08'55"W	7.17'
L4	N89°45'44"W	14.16'

2-25-2026

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MacKay Sposito

18590_LD5
2/5/2026
MCW

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EXHIBIT "B"

LEGAL DESCRIPTION FOR WATERLINE EASEMENT
LOT 1 VANCOUVER CLINIC SHORT PLAT
CITY OF VANCOUVER, CLARK COUNTY, WASHINGTON

A PORTION OF LOT 1 OF THE VANCOUVER CLINIC SHORT PLAT, RECORDED IN BOOK 4 OF SHORT PLATS, PAGE 462, RECORDS OF CLARK COUNTY WASHINGTON SITUATED IN THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 1 NORTH, RANGE 3 EAST OF THE WILLAMETTE MERIDIAN, CLARK COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF SE COLUMBIA PALISADES DRIVE AND SE ASCENSION DRIVE, BEING MARKED BY A 1/2 INCH IRON ROD WITH YELLOW PLASTIC CAP MARKED "SPELTS 48385" AS SHOWN ON SAID SHORT PLAT;

THENCE ALONG THE CENTERLINE OF SE COLUMBIA PALISADES DRIVE NORTH 00°00'00" EAST A DISTANCE OF 154.95 FEET TO THE BEGINNING OF A 300.00 FOOT RADIUS CURVE TO THE LEFT;

THENCE ALONG SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 22°17'03, AN ARC DISTANCE OF 116.68 FEET;

THENCE DEPARTING SAID CENTERLINE NORTH 66°41'14" EAST A DISTANCE OF 41.51 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF SE COLUMBIA PALISADES DRIVE AND THE **TRUE POINT OF BEGINNING**;

THENCE CONTINUING NORTH 66°41'14" EAST A DISTANCE OF 32.58 FEET;

THENCE SOUTH 89°45'44" EAST A DISTANCE OF 4.05 FEET TO THE SOUTH LINE OF SAID LOT 1;

THENCE ALONG SAID SOUTH LINE NORTH 63°22'00" EAST A DISTANCE OF 15.87 FEET TO THE WEST LINE OF THAT WATER EASEMENT RECORDED UNDER AUDITOR'S FILE NUMBER 6066446, RECORDS OF SAID COUNTY;

THENCE ALONG SAID WEST LINE NORTH 00°08'14" WEST A DISTANCE OF 7.80 FEET TO THE SOUTH LINE OF SAID EASEMENT RECORDED UNDER AUDITOR'S FILE NUMBER 6066446;

THENCE ALONG SAID SOUTH LINE NORTH 90°00'00" WEST A DISTANCE OF 26.50 FEET;

THENCE DEPARTING SAID SOUTH LINE SOUTH 00°00'00" EAST A DISTANCE OF 2.13 FEET;

THENCE SOUTH 66°41'14" WEST A DISTANCE OF 30.12 FEET TO SAID EASTERLY RIGHT-OF-WAY LINE AND A 341.50 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT;

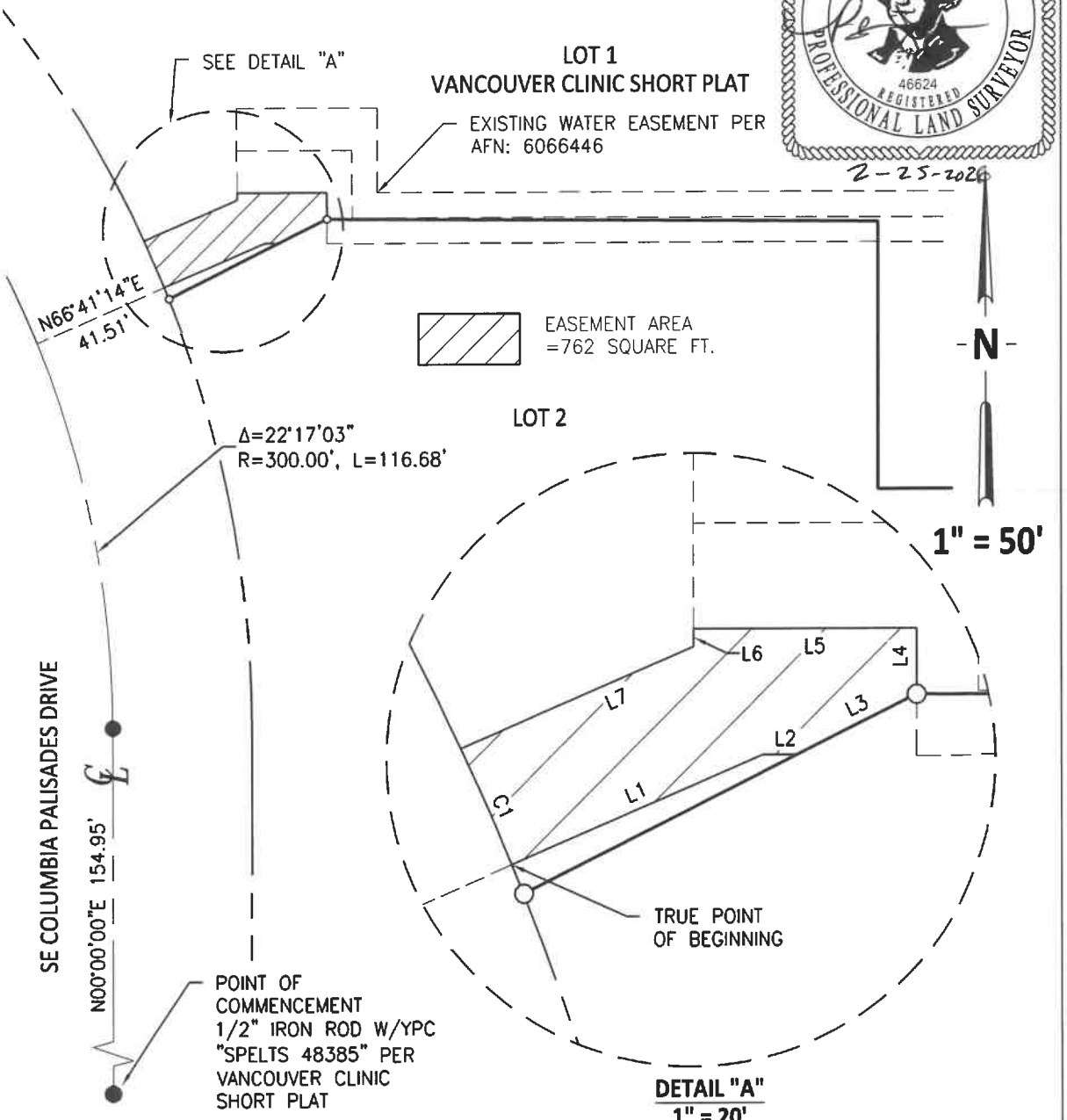
THENCE ALONG SAID CURVE AND RIGHT-OF-WAY THROUGH A CENTRAL ANGLE OF 02°31'01", AN ARC DISTANCE OF 15.00 FEET (THE LONG CHORD OF WHICH BEARS SOUTH 23°40'03" EAST, 15.00 FEET) TO THE **TRUE POINT OF BEGINNING.**

CONTAINING 762 SQUARE FEET OR 0.02 ACRES, MORE OR LESS.

2-25-2026

EXHIBIT "C"
EXHIBIT MAP FOR WATERLINE EASEMENT
CITY OF VANCOUVER, CLARK COUNTY, WASHINGTON

2-25-2026



DETAIL "A"
1" = 20'

MacKay Sposito

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VANCOUVER, WA 98683
PHONE: (360) 695-3411

PAGE 1 OF 2 18590_SS5

EXHIBIT "C"
EXHIBIT MAP FOR WATERLINE EASEMENT
CITY OF VANCOUVER, CLARK COUNTY, WASHINGTON

LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L1	N66°41'14"E	32.58'
L2	S89°45'44"E	4.05'
L3	N63°22'00"E	15.87'
L4	N0°08'14"W	7.80'
L5	N90°00'00"W	26.50'
L6	S0°00'00"E	2.13'
L7	N66°41'14"E	30.12'

CURVE TABLE					
CURVE NO.	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	15.00'	341.50'	2°31'01"	S23°40'03"E	15.00'

2-25-2026

MacKay Sposito

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PHONE: (360) 695-3411

MacKay Sposito

18590_LD6
2/5/2026
MCW

18405 SE Mill Plain Boulevard, Suite 100, Vancouver, WA 98683
360.695.3411 | www.mackaysposito.com

EXHIBIT "B"

LEGAL DESCRIPTION FOR WATERLINE EASEMENT
LOT 1 VANCOUVER CLINIC SHORT PLAT
CITY OF VANCOUVER, CLARK COUNTY, WASHINGTON

A PORTION OF LOT 1 OF THE VANCOUVER CLINIC SHORT PLAT, RECORDED IN BOOK 4 OF SHORT PLATS, PAGE 462, RECORDS OF CLARK COUNTY, WASHINGTON SITUATED IN THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 1 NORTH, RANGE 3 EAST OF THE WILLAMETTE MERIDIAN, CLARK COUNTY, WASHINGTON, LYING 7.50 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 1, BEING MARKED BY A 1/2 INCH REBAR WITH YELLOW PLASTIC CAP MARKED "SCOTT 46624" AS SHOWN ON SAID SHORT PLAT;

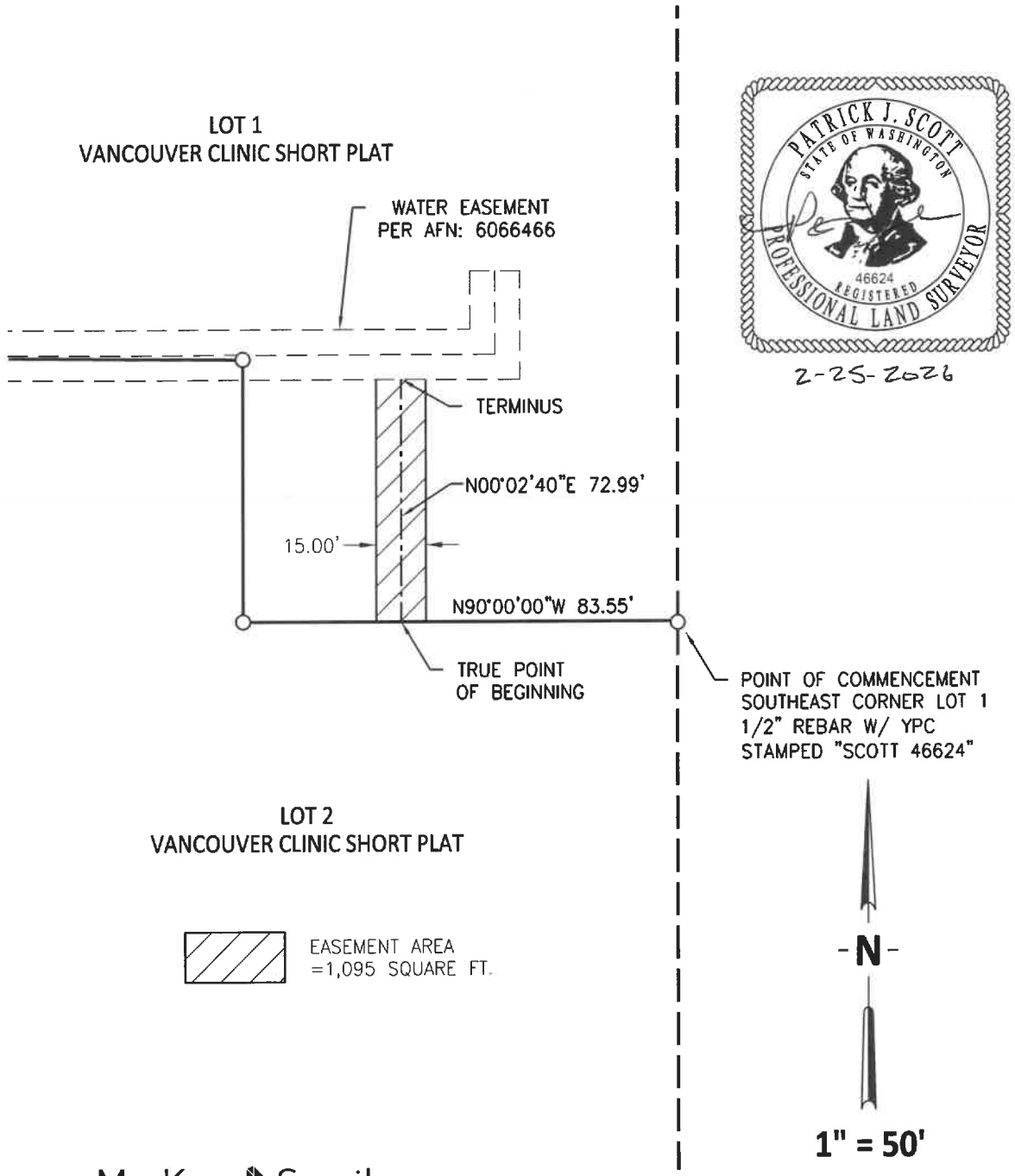
THENCE ALONG THE SOUTH LINE OF SAID LOT 1, NORTH 90°00'00" WEST A DISTANCE OF 83.55 TO THE **TRUE POINT OF BEGINNING** OF SAID CENTERLINE;

THENCE DEPARTING SAID SOUTH LINE, NORTH 00°02'40" EAST A DISTANCE OF 72.99 FEET TO THE SOUTH LINE OF THE WATER EASEMENT CONVEYED TO THE CITY OF VANCOUVER WASHINGTON BY THAT DOCUMENT RECORDED UNDER AUDITOR'S FILE NUMBER 6066446, RECORDS OF SAID COUNTY AND THE **TERMINUS** OF SAID CENTERLINE.

THE SIDELINES OF SAID STRIP SHALL BE LENGTHENED OR SHORTENED TO INTERSECT WITH SAID SOUTH LINE OF LOT 1 AND THE SOUTH LINE OF SAID WATER EASEMENT RECORDED UNDER AUDITOR'S FILE NUMBER 6066446.

CONTAINING 1095 SQUARE FEET OR 0.03 ACRES, MORE OR LESS.

EXHIBIT "C"
EXHIBIT MAP FOR WATERLINE EASEMENT
CITY OF VANCOUVER, CLARK COUNTY, WASHINGTON



PATRICK J. SCOTT
STATE OF WASHINGTON
46624
REGISTERED
PROFESSIONAL LAND SURVEYOR

2-25-2026

MacKay Sposito

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VANCOUVER, WA 98683
PHONE: (360) 695-3411

PAGE 1 OF 1 18590_SS6

Staff Report: 145-26

To: Mayor and City Council
From: City Manager
Date: July 27, 2026

Subject
Water Easement Release - Center for the Deaf and Hard of Hearing, TLID- 30856000 (611 Grand Blvd), AFN- 3171787, 4607216, & 6061476

Key Points

- Release of utility easements recorded under Auditor's File Numbers 3171787, 4607216, & 6061476 will turn back encumbered private property.
- Staff recommends no collection of compensation for the released easements.

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

Present Situation
Water easement 3171787 was recorded in 1999 when the Center for the Deaf and Hard of Hearing installed an 8-inch water main across Parcel No. 30856000, a 19.3 acre property. Water easement 4607216 was recorded in 2009 when the property owner connected to the existing water main and installed an additional section of 8-inch water main across Parcel No. 30856000. Water easement 6061476 was recorded in 2022 when the property owner connected to the existing water main and installed an additional section of 8-inch water main across Parcel No. 30856000. The latest project on the campus added two additional buildings, both of which were located over existing public water mains.

With the latest project, the water mains were relocated to maintain reliable service throughout campus. The project will establish public easements where there are new waterlines. The owner (State of Washington School for the Deaf) has requested that the easements be released as soon as possible as the easements are no longer necessary. Given the removal and replacement of waterlines as required by the City, staff have determined that easements 3171787, 4607216, and 6061476 are not needed for maintenance of the onsite public water facilities.

Advantage(s)
Releasing excess easement areas reduces parcel encumbrance.

Challenge(s)
None

Budget Impact
None

Prior Council Review

None

Action Requested

On Monday, July 27, 2026, authorize the City Manager, or designee, to finalize and execute the attached easement releases for water easements 3171787, 4607216, and 6061476 affecting Clark County parcel no. 30856000.

Staff Contact

Nick Massey, Civil Engineer, Nick.Massey@cityofvancouver.us

Attachments:

1. Attachment A - Easement Release & Original Easement Documents
2. Attachment B - Legal Description of Parcel
3. Attachment C - Water Easement Release Request

Attachment A

RECORD AND RETURN TO:
City of Vancouver
City Clerk's Office
P O Box 1995
Vancouver, WA 98668-1995

RELEASE OF WATER LINE EASEMENT

KNOW ALL MEN BY THESE PRESENT: That City of Vancouver, a municipal corporation of the state of Washington, for and in consideration of $1.00 and other valuable consideration releases the three 15-foot water line easements affecting parcel No.30856000 and recorded under Clark County Auditor's File Numbers 3171787, 4607216, and 6061476, which are legally described in the attached Exhibit A

Executed this _____ day of _____, 2026.

CITY OF VANCOUVER

_____
Lon Pluckhahn, City Manager

Approved as to form:

_____
Nena Cook, City Attorney

Attest:

_____
Lisa Brandl, City Clerk

State of Washington)
:ss.
County of Clark)

I certify that I know or have satisfactory evidence that Lon Pluckhahn is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as City Manager of City of Vancouver, a municipal corporation, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated this _____ day of _____, 2026.

_____
NOTARY PUBLIC in and for the state
of Washington residing at _____
My Commission expires:_____

Exhibit A

3171787
Page: 1 of 8
11/22/1999 01:33P
CITY OF VANCOUVER EAS 15.00 Clark County, WA

RETURN ADDRESS

City of Vancouver-City Clerk's Office
P O Box 1995
Vancouver, WA 98668-1995

Real Estate Excise Tax
Ch. 11 Rev. Laws 1951
EXEMPT
Affd.# Date 11/22/99
For Details of tax paid see
Affd.#
Doug Leahy
Clark County Treasurer
Dep.

Please Print neatly or Type information
DOCUMENT TITLE(S)

Easement (Water)

REFERENCE NUMBER(S) OF RELATED DOCUMENT(S)

Additional Reference #'s on page

GRANTOR(S)

State of Washington
School for the Deaf

Additional Grantors on page #

GRANTEE(S)

City of Vancouver

Additional Grantees on page #

LEGAL DESCRIPTION (abbreviated form: i.e. lot,block,plat or section, township, range, quarter/quarter)

NW¼ SW¼ Sec25 T2N R1E WM

Additional Legal is on page #

ASSESSOR'S PROPERTY TAX PARCEL/ACCOUNT NUMBER

030856-0000

Additional Parcel #'s on page

The Auditor/Recorder will rely on the information provided on this form. The staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.

3171787
Page: 2 of 8
11/22/1999 01:33P
CITY OF VANCOUVER EAS 15.00 Clark County, WA

EASEMENT

The Grantor, State of Washington School for the Deaf, acting through the Department of General Administration, for and in consideration of One Dollar ($1.00) and other mutual and offsetting benefits, does hereby grant unto the City of Vancouver, a municipal corporation of the State of Washington, Grantee, the perpetual right, license and easement to access, replace, repair, and maintain the waterline under, over, and across the following described real estate:

Tax Parcel Number: 30856

A 15.00 foot wide parcel of property being 7.50 feet on each side of the following described centerline located in the Southeast quarter of the Northeast quarter of Section 24, Township 2 North, Range 1 East of the Willamette Meridian in Clark County, Washington, described as follows:

COMMENCING at the Northwest corner of lot 3 of that Short Plat recorded in Book 3 of Plats at Page 018;

THENCE South 24° 03' 06" East along the East line of General Anderson Avenue 362.93 feet to the TRUE POINT OF BEGINNING;

THENCE North 71° 02' 27" East 123.51 feet;

THENCE South 16° 37' 55" East 29.21 feet to the end of said centerline.

The sidelines of said parcel shall be lengthened or shortened to intersect each other and the East line of General Anderson Avenue.

Grantee, its successors or assigns, will protect, save and hold harmless the Grantor, its authorized agents and employees, from all claims, actions, costs, damages or expenses of any nature whatsoever by reason of the acts or omissions of the Grantee, its assigns, agents, contractors, licensees, invitees, employees, or any person whomsoever, arising out of or in connection with any acts or activities authorized by this easement. The Grantee further agrees to defend the Grantor, its agents or employees in any litigation, including payment of any costs or attorneys' fees, for any claims or action commenced thereon arising out of or in connection with acts or activities of Grantee occurring within the easement area. This obligation shall not include such claims, costs, damages, or expenses which may be caused by the sole negligence of the Grantor or its authorized agents or employees; Provided that if the claim or damages are caused by or result from the concurrent negligence of (a) the Grantor, its agents or employees, and (b) the Grantee, its agents or employees, and involves those actions covered by RCW 4.24.115. This indemnity provision shall be valid and enforceable only to the extent of the negligence of the Grantee or Grantee's agents or employees.

Dated this 10 day of March, 1999.

DESCRIPTION IS OFF SITE, NO REFERENCE TO EXHIBIT "A" (EASEMENT SHOWN PER EXHIBIT "A")

3171787
Page: 3 of 8
11/22/1999 01:33P
CITY OF VANCOUVER EAS 15.00 Clark County, WA

STATE OF WASHINGTON
General Administration

By: Real Estate Services Group Manager

Title: March 18, 1999

APPROVED AS TO FORM:

By: Maryone Smith

Date: 3-10-99

By:

Title: Assistant Director

Date: 3/22/99

STATE OF WASHINGTON)
) ss.
County of Thurston)

I, the undersigned, a Notary Public, do hereby certify that on this 18th day of March, 19 99, personally appeared before me MARK L. LAHAIE, Real Estate Services Group Manager, Division of Property Development, Department of General Administration, State of Washington, to me known to be the individual described in and who executed the within instrument, and acknowledged that he signed and sealed the same as the free and voluntary act and deed of the Department, for the purposes and uses therein mentioned, and on oath stated that he was duly authorized to execute said instrument.

In Witness Whereof I have hereunto set my hand and affixed my official seal the day and year first above written.

JUANITA D. COULTER NOTARY PUBLIC STATE OF WASHINGTON JUNE 9, 1999

Notary Public in and for the State of Washington,
Residing at Olympia
My commission expires 6-9-99

STATE OF WASHINGTON)
) ss.
County of Thurston)

I, the undersigned, a Notary Public, do hereby certify that on this 22 day of March, 19 99, personally appeared before me ROBERT A. BIPPERT, Assistant Director, Division of Property Development, Department of General Administration, State of Washington, to me known to be the individual described in and who executed the within instrument, and acknowledged that he signed and sealed the same as the free and voluntary act and deed of the Department, for the purposes and uses therein mentioned, and on oath stated that he was duly authorized to execute said document.

In Witness Whereof I have hereunto set my hand and affixed my official seal the day and year first above written.

JUANITA D. COULTER NOTARY PUBLIC JUNE 9, 1999 STATE OF WASHINGTON

Juanita D. Coulter
Notary Public in and for the State of Washington,
Residing at Olympia
My commission expires 6-9-99

3171787
Page: 5 of 8
11/22/1999 01:33P
CITY OF VANCOUVER EAS 15.00 Clark County, WA

MINISTER-GLAESER SURVEYING INC.
(360) 694-3313
FAX (360) 694-8410
2200 E. EVERGREEN
VANCOUVER, WA 98661

December 21, 1998

LEGAL DESCRIPTION

EXHIBIT "A"

An easement for the purpose of construction, operation, and maintenance of a water system over, under, and across a strip of land15.00 feet wide, in that portion of the Southwest quarter of the Southwest quarter and the Northwest quarter of the Southwest quarter of Section 25, Township 2 North, Range 1 East, Willamette Meridian, Clark County, Washington, described as follows:

Beginning at Northwest corner of Lot 1, Block 4, "Replat of Martins Subdivision, Harney Homesites", according to the plat thereof recorded in Volume "E" of plats at page 18, records of Clark County, Washington;

Thence South 89°57'22" West, along the south right-of-way line of East Evergreen Boulevard, for a distance of 188.23 feet, to the TRUE POINT OF BEGINNING;

Thence South 01°39'10" West, for a distance of 297.35 feet;

Thence South 41°14'26" West, for a distance of 98.80 feet;

Thence South 00°43'24" West, for a distance of 101.99 feet;

Thence South 47°27'54" East, for a distance of 21.90 feet;

Thence South 87°00'23" East, for a distance of 84.85 feet;

Thence North 00°14'17" West, for a distance of 20.62 feet;

Thence North 89°45'43" East, for a distance of 15.00 feet;

Thence South 00°14'17" East, for a distance of 21.47 feet;

Thence South 87°00'23" East, for a distance of 9.57 feet;

Thence South 00°15'59" West, for a distance of 200.24 feet;

Thence North 89°54'19" West for a distance of 8.96 feet;

Thence South 00°05'41" West, for a distance of 9.56 feet;

Thence North 89°54'19" West, for a distance of 15.00 feet;

Thence North 00°05'41" East, for a distance of 9.56 feet;

Thence North 89°54'19" West, for a distance of 226.61 feet;

Thence South 88°22'41" West, for a distance of 144.20 feet;

Thence South 69°55'39" West, for a distance of 27.69 feet;

Thence South 20°04'21" East, for a distance of 13.83 feet;

Thence South 69°55'39" West, for a distance of 15.00 feet;

Thence North 20°04'21" West, for a distance of 13.83 feet;

Thence South 69°55'39" West for a distance of 42.47 feet;

Thence North 85°19'33" West, for distance of 51.59 feet;

Thence South 06°34'00" West, for a distance of 40.18 feet;

Thence North 83°26'00" West, for a distance of 15.00 feet;

Thence North 06°34'00" East, for a distance of 43.78 feet;

Thence North 45°26'00" West, for a distance of 30.66 feet;

Thence North 44°09'39" West, for a distance of 37.17 feet;

Thence North 00°14'56" East, for a distance of 206.50 feet;

Thence North 66°30'12" East, for a distance of 22.71 feet;

Thence South 23°29'48" East, for a distance of 15.00 feet;

Thence South 66°30'12" West, for a distance of 12.92 feet;

Thence South 00°14'56" West, for a distance of 190.58 feet

Thence South 44°09'37" East, for a distance of 23.99 feet;

Thence North 50°00'39" East, for a distance of 12.08 feet;

Thence South 39°59'21" East, for a distance of 15.00 feet;

Thence South 50°00'39" West, for a distance of 10.80 feet;

Thence South 45°26'00" East, for a distance of 23.27 feet;

Thence South 85°19'33" East, for a distance of 52.83 feet;

Thence North 69°55'39" East, for a distance of 84.31 feet;

Thence North 88°22'41" East, for a distance of 146.86 feet;

Thence South 89°54'19" East, for a distance of 235.84 feet;

Thence North 00°15'59" East, for a distance of 170.98 feet;

Thence North 87°00'23" West, for a distance of 100.54 feet;

Thence North 47°27'54" West, for a distance of 34.00 feet;

Thence North 00°43'24" East, for a distance of 114.23 feet;

Thence North 41°14'26" East, for a distance of 98.93 feet;

Thence North 01°39'10" East, for a distance of 309.26 feet;

Thence South 88°20'50" East, for a distance of 15.00 feet;

Thence South 01°39'10" West, for a distance of 17.31 feet to the TRUE POINT OF BEGINNING.

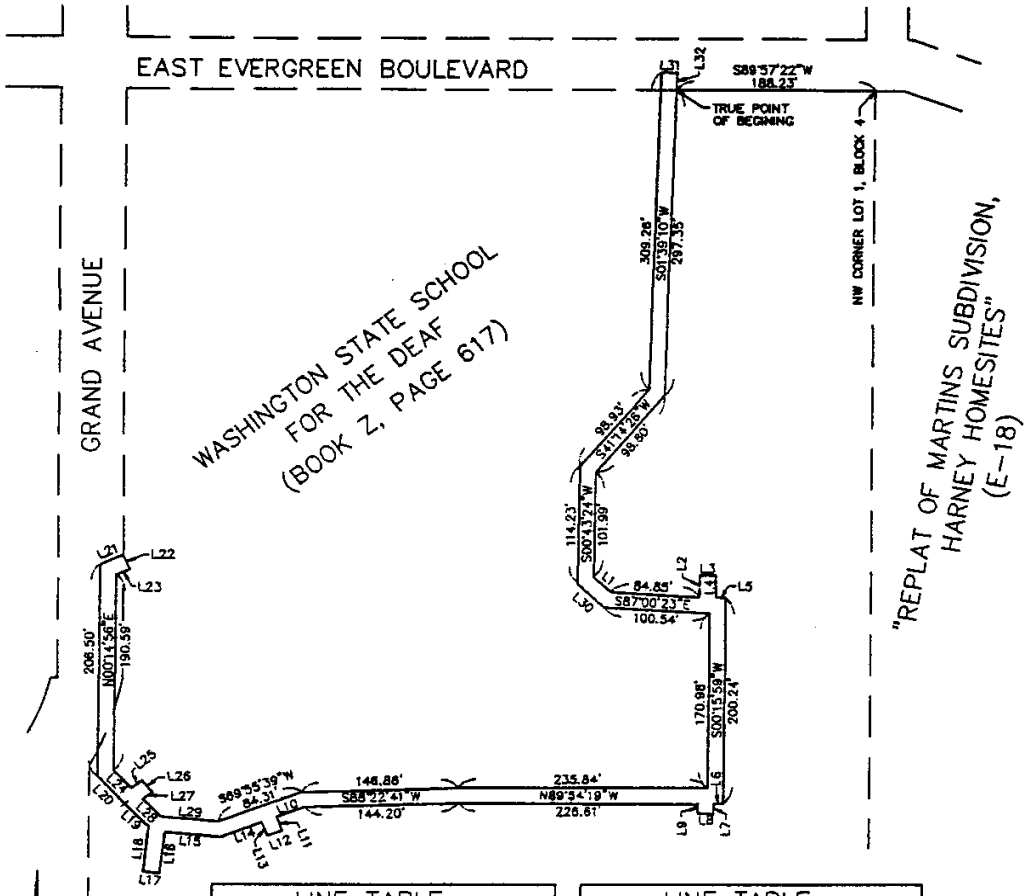
12/21/98

3171787
Page: 8 of 8
11/22/1999 01:33P
CITY OF VANCOUVER EAS 15.00 Clark County, WA

EXHIBIT "B"

SKETCH OF WATER EASEMENT

JOB NO: 98-275 DECEMBER 21, 1998



NOT TO SCALE

LINE TABLE		
LINE	LENGTH	BEARING
L1	27.38'	S 47°27'54" E
L2	25.78'	N 00°14'17" W
L3	18.75'	N 89°45'43" E
L4	26.84'	N 00°14'17" W
L5	11.96'	S 87°00'23" E
L6	11.19'	N 89°54'19" W
L7	11.95'	N 00°05'41" E
L8	18.75'	S 89°54'19" E
L9	11.95'	N 00°05'41" E
L10	34.62'	S 69°55'39" W
L11	17.29'	N 20°04'21" W
L12	18.75'	N 69°55'39" E
L13	17.29'	N 20°04'21" W
L14	53.09'	S 69°55'39" W
L15	64.49'	N 85°19'33" W
L16	50.22'	S 06°34'00" W

LINE TABLE		
LINE	LENGTH	BEARING
L17	18.75'	S 83°26'00" E
L18	54.72'	S 06°34'00" W
L19	38.33'	N 45°26'00" W
L20	46.46'	N 44°09'39" W
L21	28.39'	N 66°30'12" E
L22	18.75'	S 23°29'48" E
L23	16.15'	N 66°30'12" E
L24	29.98'	N 44°09'39" W
L25	15.10'	S 50°00'39" W
L26	18.75'	S 39°59'21" E
L27	13.50'	S 50°00'39" W
L28	29.08'	N 45°26'00" W
L29	66.04'	N 85°19'33" W
L30	42.50'	S 47°27'54" E
L31	18.75'	N 88°20'50" W
L32	21.63'	S 01°39'10" W

7

4607216 WEAS
RecFee - $68.00 Pages: 7 - CITY OF VANCOUVER
Clark County, WA 10/01/2009 02:07

RETURN ADDRESS:
City of Vancouver – City's Clerk's Office
PO Box 1995
Vancouver, Washington 98668-1995

DOCUMENT TITLE:
WATER EASEMENT

REFERENCE NUMBER(S) OF RELATED DOCUMENTS:
N/A

GRANTOR(S):
STATE OF WA, SCHOOL FOR THE DEAF, ACTING THROUGH THE DEPARTMENT OF GENERAL ADMINISTRATION

GRANTEE(S):
CITY OF VANCOUVER

QUARTER SECTION / FIRST LINE OF LEGAL:
SW 1/4 SECTION 25 TOWNSHIP 2 NORTH RANGE 1 EAST WM #31 WM RYAN DLC 19.70A

COV REFERENCE NUMBER:
ENG2008-00025

ASSESSOR'S PROPERTY TAX PARCEL NUMBER:
030856-000

RETURN ADDRESS
City of Vancouver – City Clerk's Office
PO Box 1995
Vancouver, Washington 98668-1995

Do not sign, stamp, or write outside the double line.

Engineering Project No. ENG 2008-00025

WATER EASEMENT

The Grantor(s) State of Washington, School of the Deaf, acting through the Dea for and in consideration of One Dollar ($1.00) and other valuable consideration, hereby bargain, sell and convey to the City of Vancouver, a municipal corporation of the State of Washington, an easement over, under and across the following described real estate in Clark County, to wit:

Parcel Number: 030856-000
1st Line of Legal: A portion of the Southwest quarter of Section 25, Township 2 North, Range 1 East, W.M.

Attachments: **Exhibit "A"** – Legal Description of the Parcel
Exhibit "B" – Legal Description of the Easement
Exhibit "C" – 8 ½"x 11" map/drawing of the Easement

This easement is granted for the purpose of constructing, installing, reconstructing, enlarging, extending, repairing, operating and maintaining lines and appurtenances and for providing new service to users of such service as authorized and permitted by the City of Vancouver. The City of Vancouver, grantee herein, and its agents and contractors shall have the right to enter upon the premises for such purposes. The easement areas herein conveyed shall be restored to a condition as good as or better than existed prior to construction, and that the city, its agents or contractors will not cause an unnecessary damage or commit any waste upon the above described premises. The grantor(s), its executers, agents, assigns and successors in interest agree and covenant to obtain written consent from the City of Vancouver prior to allowing the construction of any improvements, or prior to planting trees or other types of vegetation, upon the permanent easement area described herein.

Dated this 18th day of September 20 09

STATE OF WASHINGTON)
)
CLARK COUNTY)

Signature
Howard S. Cox
Printed Name

I certify that I know or have satisfactory evidence that Howard S. Cox
Signed this instrument, on oath stated that (he/she) was authorized to execute the instrument as the Interim Assistant Director, Facilities Division And acknowledge it to be the free and Voluntary act of such party for the uses and purposes mentioned in the instrument.

R. ATWOOD NOTARY PUBLIC STATE OF WASHINGTON COMMISSION EXPIRES 11-24-10

Dated this 18th day of September 20 09

Signature of Notary
Robin Atwood
Printed Name of Notary

Notary Public for the State of WA, residing
My commission expires: 11-24-10

EXHIBIT "A"

Portion of #31 William Ryan DLC, Serial Number 030856-000 Sec 25-2-1 EWM:

BEGINNING at a point 2.25 Chains East and 10.88 Chains South of the Quarter Post between Sections 25 and 26, Township 2 North, Range 1 East of the Willamette Meridian, Clark County, Washington; thence East 10.62 Chains; Thence South 16.38 Chains; Thence North 73° West 9.92 Chains; Thence North 14.64 Chains to the Point of Beginning.

ALSO, Beginning 8.99 Chains West and 15.10 Chains South of said Quarter Post between Sections 25 and 26, Township 2 North, Range 1 East of the Willamette Meridian, Clark County, Washington; Thence South 0.80 Chains; Thence East 4.65 Chains; Thence North 8° 15' West, 4.72 Chains to the Point of Beginning.

ALSO, Beginning 3.20 Chains West and 16.10 Chains South of said Quarter Post; Thence South 80° 15' East 5.22 Chains; Thence South 0.92 Chains; Thence North 80° 5' West, 5.22 Chains; Thence North 0.9 Chains to the Point of Beginning.

ALSO, Beginning 8.99 Chains West and 15.10 Chains South of said Quarter Post; Thence East 4.65 Chains; Thence South 80° 15' East, 1.16 Chains; Thence South 0.92 Chains; Thence North 80° 15' West, 5.88 Chains; Thence North 0.92 Chains to the Point of Beginning.

MINISTER-GLAESER
SURVEYING INC.

(360) 694-3313
FAX (360) 694-8410
2200 E. EVERGREEN
VANCOUVER, WA 98661

August 31, 2009

EXHIBIT "B"

WATER EASEMENT:

An easement for the purpose of construction, operation and maintenance of a water system and its appurtenances over, under, and across a portion of the Southwest quarter of Section 25, Township 2 North, Range 1 East, Willamette Meridian, City of Vancouver, Clark County, Washington, more particularly described as follows:

Beginning at the Northwest corner of Lot 1, Block 4, "Replat of Martins Subdivision, Harney Homesites", according to the plat thereof recorded in Volume "E" of plats at Page 18, records of Clark County, Washington;

Thence South 89°57'22" West, along the South right-of-way line of East Evergreen Boulevard, for a distance of 188.23 feet to the East line of a 15-foot water easement granted to the City of Vancouver and recorded in Auditor's File No. 3171787, records of Clark County;

Thence South 01°39'10" West, along said East line, for a distance of 236.76 feet to a point hereinafter referred to as point "A" and the **TRUE POINT OF BEGINNING;**

Thence North 89°59'32" East, for a distance of 99.76 feet;

Thence North 00°10'19" West, for a distance of 13.43 feet;

Thence North 89°58'15" East, for a distance of 11.86 feet;

Thence South 00°01'45" East, for a distance of 17.93 feet;

Thence North 89°58'15" East, for a distance of 9.75 feet;

Clark Auditor Thu Oct 01 14:07:40 PDT 2009 4607216 Page 4

Thence North 00°01'45" West, for a distance of 4.50 feet;

Thence North 89°59'32" East, for a distance of 19.56 feet;

Thence South 45°00'28" East, for a distance of 19.82 feet;

Thence North 44°59'32" East, for a distance of 15.75 feet;

Thence South 45°00'28" East, for a distance of 15.00 feet;

Thence South 44°59'32" West, for a distance of 15.75 feet;

Thence South 45°00'28" East, for a distance of 10.62 feet;

Thence South 44°59'32" West, for a distance of 15.00 feet;

Thence North 45°00'28" West, for a distance of 39.23 feet;

Thence South 89°59'32" West, for a distance of 135.11 feet to said East line;

Thence North 01°39'10" East, along said East line, for a distance of 15.01 feet to the **TRUE POINT OF BEGINNING.**

Containing 3,055 Square Feet.

TOGETHER WITH, an easement for the purpose of construction, operation and maintenance of a water system and its appurtenances over, under, and across a portion of the Southwest quarter of Section 25, Township 2 North, Range 1 East, Willamette Meridian, City of Vancouver, Clark County, Washington, more particularly described as follows:

Beginning at the aforementioned point "A";

Thence South 01°39'10" West, along said East line, for a distance of 15.01 feet;

Thence continuing South 01°39'10" West, along said East line, for a distance of 45.59 feet;

Thence South 41°14'26" West, along said East line, for a distance of 98.80 feet;

Thence South 00°43'24" West, along said East line, for a distance of 101.99 feet;

Thence South 47°27'54" East, along said East line, for a distance of 21.90 feet;

Thence South 87°00'23" East, along said East line, for a distance of 84.85 feet;

Thence North 00°14'17" West, along said East line, for a distance of 20.62 feet;

Thence North 89°45'43" East, along said East line, for a distance of 15.00 feet;

Thence South 00°14'17" East, along said East line, for a distance of 21.47 feet;

Thence South 87°00'23" East, along said East line, for a distance of 9.57 feet;

Thence South 00°15'59" West, along said East line, for a distance of 75.27 feet to the **TRUE POINT OF BEGINNING:**

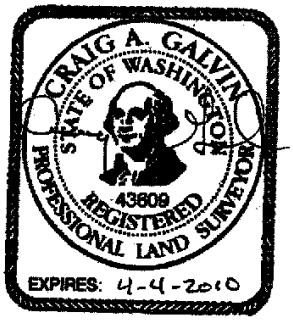
Thence South 88°22'32" East, for a distance of 60.35 feet;

Thence South 01°37'28" West, for a distance of 15.00 feet;

Thence North 88°22'32" West, for a distance of 59.99 feet to said East line;

Thence North 00°15'59" East, along said East line, for a distance of 15.00 feet to the **TRUE POINT OF BEGINNING.**

Containing 903 Square Feet.



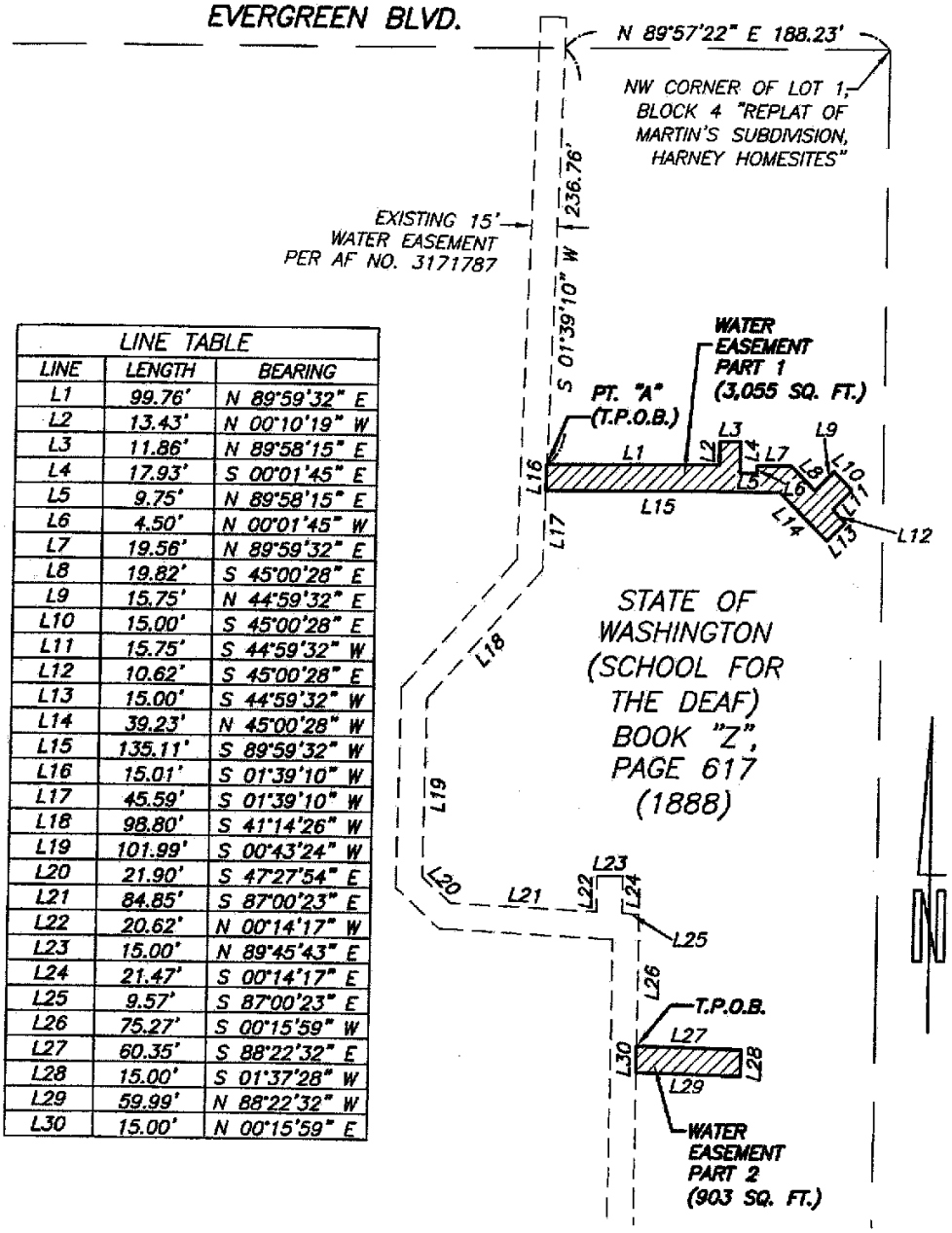
9-01-09

EXHIBIT "C"

WATER EASEMENT

JOB NO: 08-206 AUGUST 31, 2009

NOT TO SCALE



LINE TABLE		
LINE	LENGTH	BEARING
L1	99.76'	N 89°59'32" E
L2	13.43'	N 00°10'19" W
L3	11.86'	N 89°58'15" E
L4	17.93'	S 00°01'45" E
L5	9.75'	N 89°58'15" E
L6	4.50'	N 00°01'45" W
L7	19.56'	N 89°59'32" E
L8	19.82'	S 45°00'28" E
L9	15.75'	N 44°59'32" E
L10	15.00'	S 45°00'28" E
L11	15.75'	S 44°59'32" W
L12	10.62'	S 45°00'28" E
L13	15.00'	S 44°59'32" W
L14	39.23'	N 45°00'28" W
L15	135.11'	S 89°59'32" W
L16	15.01'	S 01°39'10" W
L17	45.59'	S 01°39'10" W
L18	98.80'	S 41°14'26" W
L19	101.99'	S 00°43'24" W
L20	21.90'	S 47°27'54" E
L21	84.85'	S 87°00'23" E
L22	20.62'	N 00°14'17" W
L23	15.00'	N 89°45'43" E
L24	21.47'	S 00°14'17" E
L25	9.57'	S 87°00'23" E
L26	75.27'	S 00°15'59" W
L27	60.35'	S 88°22'32" E
L28	15.00'	S 01°37'28" W
L29	59.99'	N 88°22'32" W
L30	15.00'	N 00°15'59" E

Clark Auditor Thu Oct 01 14:07:40 PDT 2009 4607216 Page 7

6061476 WEAS
Total Pages:7 Rec: $209.50
Recorded in Clark County, WA
7/8/2022 1:04 PM
CITY OF VANCOUVER

Real Estate Excise Tax
$ Ø Paid
Aff. # XXXXXXX
Date 7/8/2022
Initials KLB

RETURN ADDRESS
City of Vancouver – City Clerk's Office
PO Box 1995
Vancouver, Washington 98668-1995

DOCUMENT TITLE:
WATER EASEMENT

REFERENCE NUMBER(S) OF RELATED DOCUMENTS:
N/A

GRANTOR(S):
WASHINGTON SCHOOL FOR THE DEAF

GRANTEE(S):
CITY OF VANCOUVER, A MUNICIPAL CORPORATION OF THE STATE OF WASHINGTON

QUARTER SECTION / FIRST LINE OF LEGAL:
SW1/4 SECTION 25 TOWNSHIP 2 NORTH RANGE 1EAST WM
#31 WM RYAN DLC 19.29A

COV REFERENCE NUMBER:
ENG-80624

ASSESSOR'S PROPERTY TAX PARCEL NUMBER:
30856000

RETURN ADDRESS
City of Vancouver – City Clerk's Office
PO Box 1995
Vancouver, Washington 98668-1995

Do not sign, stamp, or write outside the double line.

Engineering Project No. ENG-80624

WATER EASEMENT

The Grantor(s) Washington School for the Deaf for and in consideration of One Dollar ($1.00) and other valuable consideration, hereby bargain, sell and convey to the City of Vancouver, a municipal corporation of the State of Washington, an easement over, under and across the following described real estate in Clark County, to wit:

Parcel Number: 30856-000
1st Line of Legal: Being a 15.00 foot wide tract of land located in the Southwest quarter…

Attachments: **Exhibit "A"** – Legal Description of the Parcel
Exhibit "B" – Legal Description of the Easement
Exhibit "C" – 8 ½"x 11" map/drawing of the Easement

This easement is granted for the purpose of constructing, installing, reconstructing, enlarging, extending, repairing, operating and maintaining lines and appurtenances and for providing new service to users of such service as authorized and permitted by the City of Vancouver. The City of Vancouver, grantee herein, and its agents and contractors shall have the right to enter upon the premises for such purposes. The easement areas herein conveyed shall be restored to a condition as good as or better than existed prior to construction, and that the city, its agents or contractors will not cause an unnecessary damage or commit any waste upon the above described premises. The grantor(s), its executers, agents, assigns and successors in interest agree and covenant to obtain written consent from the City of Vancouver prior to allowing the construction of any improvements, or prior to planting trees or other types of vegetation, upon the permanent easement area described herein.

Dated this 9th day of May 20 22

STATE OF WASHINGTON)
)
CLARK COUNTY)

Shauna L Bilyeu
Signature
Shauna L Bilyeu
Printed Name

I certify that I know or have satisfactory evidence that Shauna Bilyeu
Signed this instrument, on oath stated that (he/she) was authorized to execute the instrument as the Superintendent And acknowledge it to be the free and Voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated this 9th day of May 20 22

APRIL M JACOBUS NOTARY PUBLIC STATE OF WASHINGTON My Comm. Expires February 24, 2024 No. 20106021

Signature of Notary
April Jacobus
Printed Name of Notary

Notary Public for the State of WA, residing
My commission expires: Feb. 24, 2024

Water Easement – Corporation

EXHIBIT "A"

Portion of #31 William Ryan DLC, Serial Number 030856-000 Sec 25-2-1 EWM:

BEGINNING at a point 2.25 Chains East and 10.88 Chains South of the Quarter Post between Sections 25 and 26, Township 2 North, Range 1 East of the Willamette Meridian, Clark County, Washington; thence East 10.62 Chains; Thence South 16.38 Chains; Thence North 73° West 9.92 Chains; Thence North 14.64 Chains to the Point of Beginning.

ALSO, Beginning 8.99 Chains West and 15.10 Chains South of said Quarter Post between Sections 25 and 26, Township 2 North, Range 1 East of the Willamette Meridian, Clark County, Washington; Thence South 0.80 Chains; Thence East 4.65 Chains; Thence North 8° 15' West, 4.72 Chains to the Point of Beginning.

ALSO, Beginning 3.20 Chains West and 16.10 Chains South of said Quarter Post; Thence South 80° 15' East 5.22 Chains; Thence South 0.92 Chains; Thence North 80° 5' West, 5.22 Chains; Thence North 0.9 Chains to the Point of Beginning.

ALSO, Beginning 8.99 Chains West and 15.10 Chains South of said Quarter Post; Thence East 4.65 Chains; Thence South 80° 15' East, 1.16 Chains; Thence South 0.92 Chains; Thence North 80° 15' West, 5.88 Chains; Thence North 0.92 Chains to the Point of Beginning.

EXHIBIT "B"

Waterline Easement Legal Description

Being a 15.00 foot wide tract of land located in the Southwest quarter of Section 25, Township 2 North, Range 1 East, of the Willamette Meridian, City of Vancouver, Clark County, Washington, and being a portion of that property conveyed in book "Z", page 617, records of Clark County, and being more particularly described as follows:

COMMENCING FROM the Northwest corner of Lot 1, Block 4, "Replat of Martins Subdivision, Harney Homesites", according to the plat thereof recorded in Volume "E" of plats at Page 18, records of Clark County, Washington;

Thence South 89°57'22" West, along a line that is parallel with and 25.00 feet Southerly of the centerline of East Evergreen Boulevard, 188.23 feet to the East line of a 15-foot water easement granted to the City of Vancouver and recorded in Auditor's File No. 3171787, records of Clark County;

Thence South 01°39'10" West, along said East line, 251.76 feet to the South line of a water easement granted to the City of Vancouver and recorded in Auditor's File No.4607216, records of Clark County;

Thence South 89°59'32" West, 15.01 feet to a point on the West line of the 15-foot water easement granted to the City of Vancouver and recorded in Auditor's File No. 3171787, records of Clark County and the **TRUE POINT OF BEGINNING "A"**;

Thence South 89°53'00" West, 238.61 feet to an angle point;

Thence South 44°33'14" West, 4.45 feet to an angle point;

Thence South 00°48'16" East, 90.26 feet to an angle point;

Thence South 44°49'45" West, 41.60 feet to an angle point;

Thence South 00°30'02" East, 132.70 feet to an angle point;

Thence South 52°55'42" East, 84.25 feet to an angle point;

Thence North 88°13'41" East, 258.99 feet to a point on the West line of the 15-foot water easement granted to the City of Vancouver and recorded in Auditor's File No. 3171787, records of Clark County;

Thence South 00°15'59" West, along said West line, 15.01 feet to an angle point;

Thence South 88°13'41" West, leaving said West line, 263.74 feet to an angle point;

Thence North 52°55'42" West, 96.92 feet to an angle point;

Thence North 00°30'02" West, 146.35 feet to an angle point;

Thence North 44°49'45" East, 41.55 feet to an angle point;

Thence North 00°48'16" West, 25.70 feet to an angle point;

Thence South 89°53'03" West, 50.09 feet to an angle point;

Thence North 00°06'57" West, 15.00 feet to an angle point;

Thence North 89°53'03" East, 49.91 feet to an angle point;

Thence North 00°48'16" West, 49.51 feet to an angle point;

Thence North 44°33'14" East, 16.98 feet to an angle point;

Thence North 89°53'00" East, 245.33 feet to a point on the West line of the 15-foot water easement granted to the City of Vancouver and recorded in Auditor's File No. 3171787, records of Clark County;

Thence South 01°39'10" West, along said West line, 15.01 feet to the **TRUE POINT OF BEGINNING "A".**

Contains in all 13,890 square feet, more or less.

See Exhibit "C" attached hereto.

ALSO INCLUDING, a 15.00 foot wide tract of land located in the Southwest quarter of Section 25, Township 2 North, Range 1 East, of the Willamette Meridian, City of Vancouver, Clark County, Washington, and being a portion of that property conveyed in book "Z", page 617, records of Clark County, and being more particularly described as follows:

COMMENCING FROM the Northwest corner of Lot 1, Block 4, "Replat of Martins Subdivision, Harney Homesites", according to the plat thereof recorded in Volume "E" of plats at Page 18, records of Clark County, Washington;

Thence South 89°57'22" West, along a line that is parallel with and 25.00 feet Southerly of the centerline of East Evergreen Boulevard, 188.23 feet to the East line of a 15-foot water easement granted to the City of Vancouver and recorded in Auditor's File No. 3171787, records of Clark County;

Thence South 01°39'10" West, along said East line, 251.76 feet to the South line of a water easement granted to the City of Vancouver and recorded in Auditor's File No.4607216, records of Clark County;

Thence North 89°59'32" East, along said South line, 135.13 feet to an angle point on said South line;

Thence South 45°00'28" East, continuing along said South line, 31.25 feet to the **TRUE POINT OF BEGINNING "B"**;

Thence South 45°00'28" East, continuing along said South line, 7.98 feet to an angle point;

Thence North 44°59'32" East, continuing along said South line, 13.22 feet to an angle point;

Thence South 00°10'19" East, leaving said South line, 210.70 feet to an angle point;

Thence South 44°05'00" West, 28.11 feet to an angle point;

Thence South 88°20'18" West, 95.68 feet to a point on the East line of a 15-foot water easement granted to the City of Vancouver and recorded in Auditor's File No. 3171787, records of Clark County;

Thence North 00°15'59" East, along said East line, 9.67 feet to an angle point;

Thence North 87°00'23" West, continuing along said East line, 9.57 feet to an angle point;

Thence North 00°14'17" West, continuing along said East line, 21.47 feet to an angle point;

Thence North 89°45'43" East, leaving said East line, 3.94 feet to an angle point;

Thence South 00°14'17" East, 16.81 feet to an angle point;

Thence North 88°20'18" East, 94.74 feet to an angle point;

Thence North 44°05'00" East, 15.91 feet to an angle point;

Thence North 00°10'19" West, 200.94 feet to the **TRUE POINT OF BEGINNING "B".**

Contains in all 4,864 square feet.

See Exhibit "C" attached hereto.

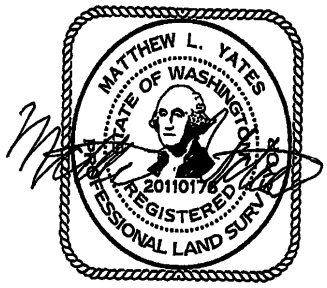
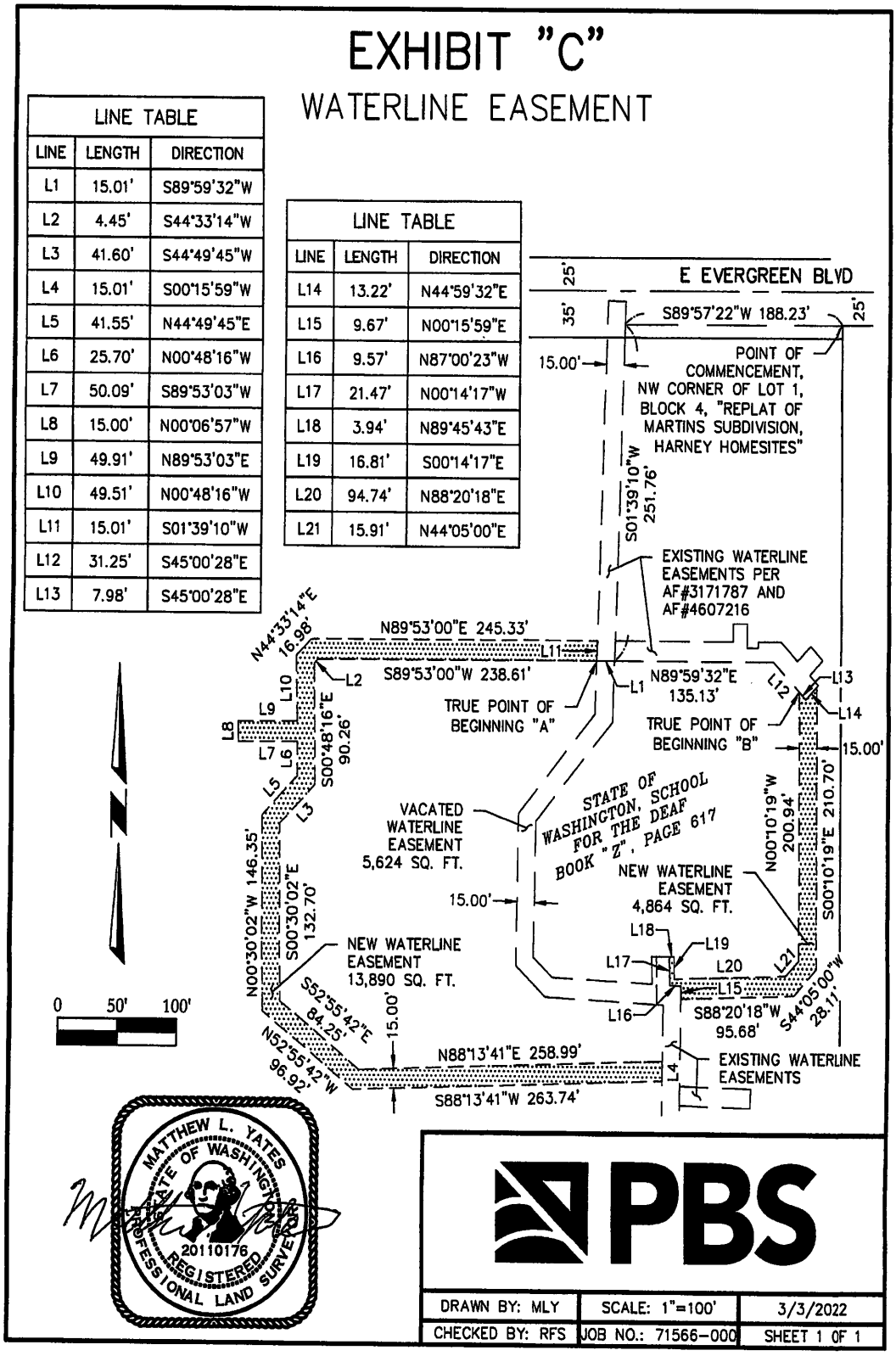


EXHIBIT "C"

WATERLINE EASEMENT

LINE TABLE		
LINE	LENGTH	DIRECTION
L1	15.01'	S89°59'32"W
L2	4.45'	S44°33'14"W
L3	41.60'	S44°49'45"W
L4	15.01'	S00°15'59"W
L5	41.55'	N44°49'45"E
L6	25.70'	N00°48'16"W
L7	50.09'	S89°53'03"W
L8	15.00'	N00°06'57"W
L9	49.91'	N89°53'03"E
L10	49.51'	N00°48'16"W
L11	15.01'	S01°39'10"W
L12	31.25'	S45°00'28"E
L13	7.98'	S45°00'28"E

LINE TABLE		
LINE	LENGTH	DIRECTION
L14	13.22'	N44°59'32"E
L15	9.67'	N00°15'59"E
L16	9.57'	N87°00'23"W
L17	21.47'	N00°14'17"W
L18	3.94'	N89°45'43"E
L19	16.81'	S00°14'17"E
L20	94.74'	N88°20'18"E
L21	15.91'	N44°05'00"E



PBS

DRAWN BY: MLY	SCALE: 1"=100'	3/3/2022
CHECKED BY: RFS	JOB NO.: 71566-000	SHEET 1 OF 1

Attachment B

Legal Description of Parcel

State of Washington School for the Deaf

PIN 30856000 (#31 OF SW QTR SEC 25 T2N R1E W.M.)

BEGINNING AT A POINT 2.25 CHAINS EAST AND 10.88 CHAINS SOUTH OF THE QUARTER POST BETWEEN SECTIONS 25 AND 26, TOWNSHIP 2 NORTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN, CLARK COUNTY, WASHINGTON; THENCE EAST 10.62 CHAINS; THENCE SOUTH 16.38 CHAINS; THENCE NORTH 73° WEST 9.92 CHAINS; THENCE NORTH 14.64 CHAINS TO THE POINT OF BEGINNING.

ALSO, BEGINNING 8.99 CHAINS WEST AND 15.10 CHAINS SOUTH OF SAID QUARTER POST BETWEEN SECTIONS 25 AND 26, TOWNSHIP 2 NORTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN, CLARK COUNTY, WASHINGTON; THENCE SOUTH 0.80 CHAINS; THENCE EAST 4.65 CHAINS; THENCE NORTH 8°15' WEST, 4.72 CHAINS TO THE POINT OF BEGINNING.

ALSO, BEGINNING 3.20 CHAINS WEST AND 16.10 CHAINS SOUTH OF SAID QUARTER POST; THENCE SOUTH 80°15' EAST 5.22 CHAINS; THENCE SOUTH 0.92 CHAINS; THENCE NORTH 80°5' WEST, 5.22 CHAINS; THENCE NORTH 0.9 CHAINS TO THE POINT OF BEGINNING.

ALSO, BEGINNING 8.99 CHAINS WEST AND 15.10 CHAINS SOUTH OF SAID QUARTER POST; THENCE EAST 4.65 CHAINS; THENCE SOUTH 80°15' EAST, 1.16 CHAINS; THENCE SOUTH 0.92 CHAINS; THENCE NORTH 80°15' WEST, 5.88 CHAINS; THENCE NORTH 0.92 CHAINS TO THE POINT OF BEGINNING.

EXCEPT THAT PORTION CONVEYED TO THE CITY OF VANCOUVER UNDER AUDITOR'S FILE NO. 4609852, RECORDS OF CLARK COUNTY, WASHINGTON.

ALSO EXCEPT THAT PORTION CONVEYED TO THE CITY OF VANCOUVER UNDER AUDITOR'S FILE NO. 4610654, RECORDS OF CLARK COUNTY, WASHINGTON.

The above description has been prepared by Clark County Title under Order No. Cl25831, Dated February 01, 2024 for lands vested in State of Washington School for the Deaf, acting through the Department of General Administration.

Attachment C

Harper Houf Peterson Righellis Inc.
ENGINEERS ◆ PLANNERS
LANDSCAPE ARCHITECTS ◆ SURVEYORS

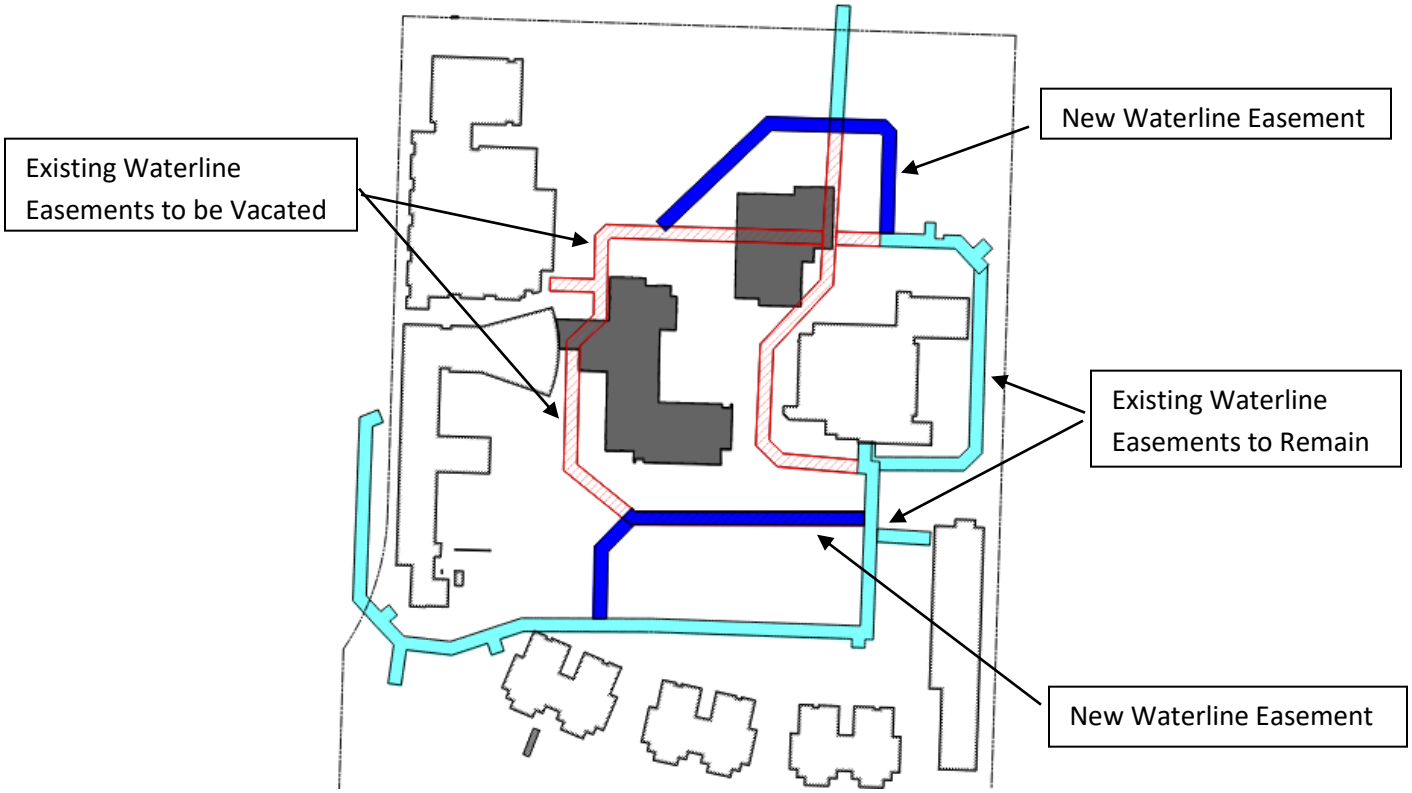
August 7, 2024

City of Vancouver
415 W. 6th Street
Vancouver, WA 98660

RE: Easement Vacation Request at CDHY

To Whom it May Concern:

The Center for Deaf and Hard of Hearing Youth (CDHY) requests permission to vacate (or partially vacate) three public waterline easements on the subject parcel (property identification number 30856000). The latest project on the campus added two additional buildings, both of which were located over existing public waterlines. With the project, the waterlines were relocated to maintain the loop through campus. The project will add public easements where there are new waterlines and vacate the existing easements where the waterline was removed. Please see the image below.



HARPER HOUF PETERSON RIGHELLIS INC.
Kelly Bachelder
Kelly Bachelder, PE
Associate Principal

Legal Description
Partial Vacation of Water Easement (AFN 3171787)

That part of the Water Easement as described and granted to the City of Vancouver, a municipal corporation of the State of Washington, recorded November 22, 1999 in Auditor's File Number 3171787, of the records of Clark County, Washington, located in the William Ryan Donation Land Claim, lying in the Southwest One-Quarter of Section 25, Township 2 North, Range 1 East of the Willamette Meridian, City of Vancouver, Clark County, Washington, described as follows:

COMMENCE at the Northwest corner of Lot 1, Block 4, REPLAT OF MARTIN'S SUBDIVISION & HARNEY HOMESITES, according to the plat thereof, recorded August 18, 1942, in Plat Book E, Page 18, of the records of Clark County, Washington;

Thence S89°57'22"W along the North line of lands described in that Deed of Dedication to the City of Vancouver, a municipal corporation of the State of Washington, recorded October 12, 2009 in Auditor's File Number 4609852, of the records of Clark County, Washington, 188.23 feet to the East line of said Water Easement;

Thence S01°39'10"W along said East line, 110.14 feet to the **POINT OF BEGINNING**;

Thence continue the following five (5) courses along said East line:

S01°39'10"W, 187.21 feet;

S41°14'26"W, 98.80 feet;

S00°43'24"W, 101.99 feet;

S47°27'54"E, 21.90 feet;

S87°00'23"E, 84.85 feet;

Thence departing said East line run S00°14'17"E, 15.02 feet to the West line of said Water Easement;

Thence continue the following five (5) courses along said West line:

N87°00'23"W, 91.09 feet;

N47°27'54"W, 34.00 feet;

N00°43'24"E, 114.23 feet;

N41°14'26"E, 98.93 feet;

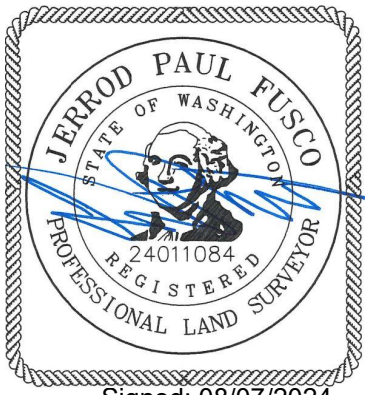
N01°39'10"E 181.31 feet;

Thence departing said West line run N89°44'53"E, 15.01 feet to the **POINT OF BEGINNING.**

Containing 7,607 square feet, more or less.

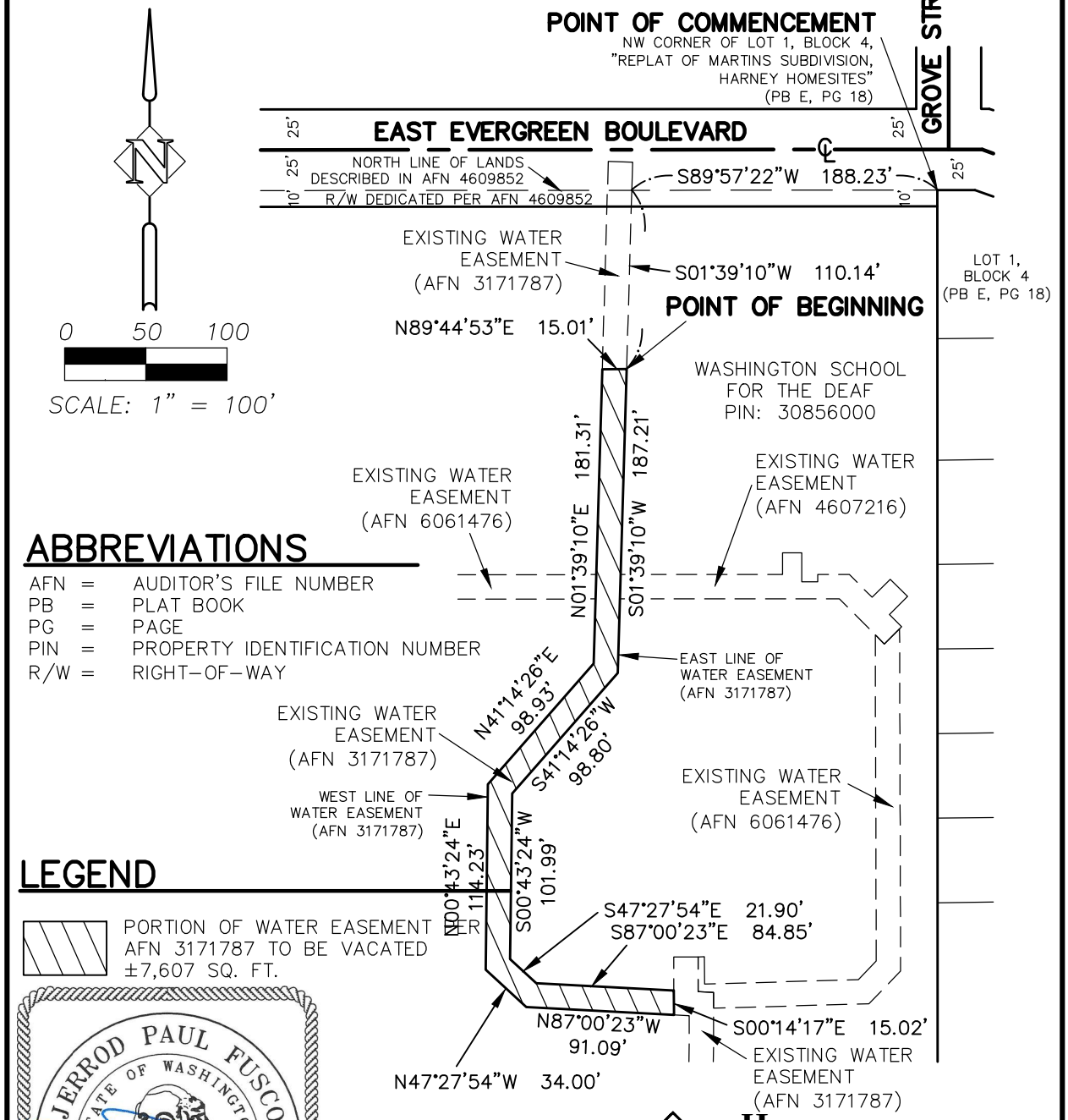
This description is based on the Water Easement described in Auditor's File Number 3171787, of the records of Clark County, Washington.

Prepared by: Jerrod Paul Fusco, PLS
Firm: Harper Houf Peterson Righellis Inc.
Project: SKA-02



Signed: 08/07/2024
Expires: 01/30/2026

PARTIAL VACATION OF WATER EASEMENT (AFN 3171787)



ABBREVIATIONS

AFN	=	AUDITOR'S FILE NUMBER
PB	=	PLAT BOOK
PG	=	PAGE
PIN	=	PROPERTY IDENTIFICATION NUMBER
R/W	=	RIGHT-OF-WAY

LEGEND

PORTION OF WATER EASEMENT AFN 3171787 TO BE VACATED ±7,607 SQ. FT.

JERROD PAUL FUSCO
STATE OF WASHINGTON
24011084
REGISTERED PROFESSIONAL LAND SURVEYOR

SIGNED: 08/07/2024
EXPIRES: 01/30/2026

Harper Houf Peterson Righellis Inc.
ENGINEERS ◆ PLANNERS
LANDSCAPE ARCHITECTS ◆ SURVEYORS
205 SE Spokane Street, Suite 200, Portland, OR 97202
phone: 503.221.1131 www.hhpr.com fax: 503.221.1171

SKA-02 JPF 08/07/2024 PAGE 1 OF 1

Legal Description
Partial Vacation of Water Easement (AFN 4607216)

That part of the Water Easement as described and granted to the City of Vancouver, a municipal corporation of the State of Washington, recorded October 1, 2009, in Auditor's File Number 4607216, of the records of Clark County, Washington, located in the William Ryan Donation Land Claim, lying in the Southwest One-Quarter of Section 25, Township 2 North, Range 1 East of the Willamette Meridian, City of Vancouver, Clark County, Washington, described as follows:

COMMENCE at the Northwest corner of Lot 1, Block 4, REPLAT OF MARTIN'S SUBDIVISION & HARNEY HOMESITES, according to the plat thereof, recorded August 18, 1942, in Plat Book E, Page 18, of the records of Clark County, Washington;

Thence S89°57'22"W along the North line of lands described in that Deed of Dedication to the City of Vancouver, a municipal corporation of the State of Washington, recorded October 12, 2009 in Auditor's File Number 4609852, of the records of Clark County, Washington, 188.23 feet to the East line of the Water Easement as described and granted to the City of Vancouver, a municipal corporation of the State of Washington, recorded November 22, 1999 in Auditor's File Number 3171787, of the records of Clark County, Washington;

Thence S01°39'10"W along said East line, 236.76 feet to the North line of the aforesaid Water Easement described in Auditor's File Number 4607216 and the **POINT OF BEGINNING**;

Thence N89°59'32"E along the said North line, 54.59 feet;

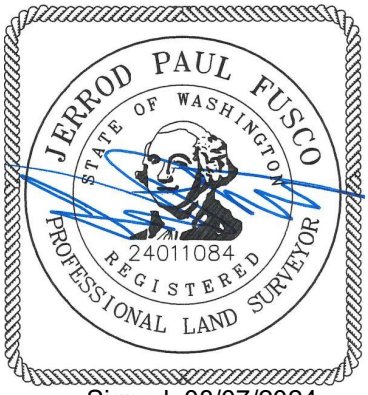
Thence departing said North line run S00°00'28"E, 15.00 feet to the South line of said Water Easement described in Auditor's File Number 4607216;

Thence S89°59'32"W along the said South line, 55.02 feet to the aforesaid East line of the Water Easement described in Auditor's File Number 3171787;

Thence N01°39'10"E along said East line, 15.01 feet to the **POINT OF BEGINNING.**

Containing 822 square feet, more or less.

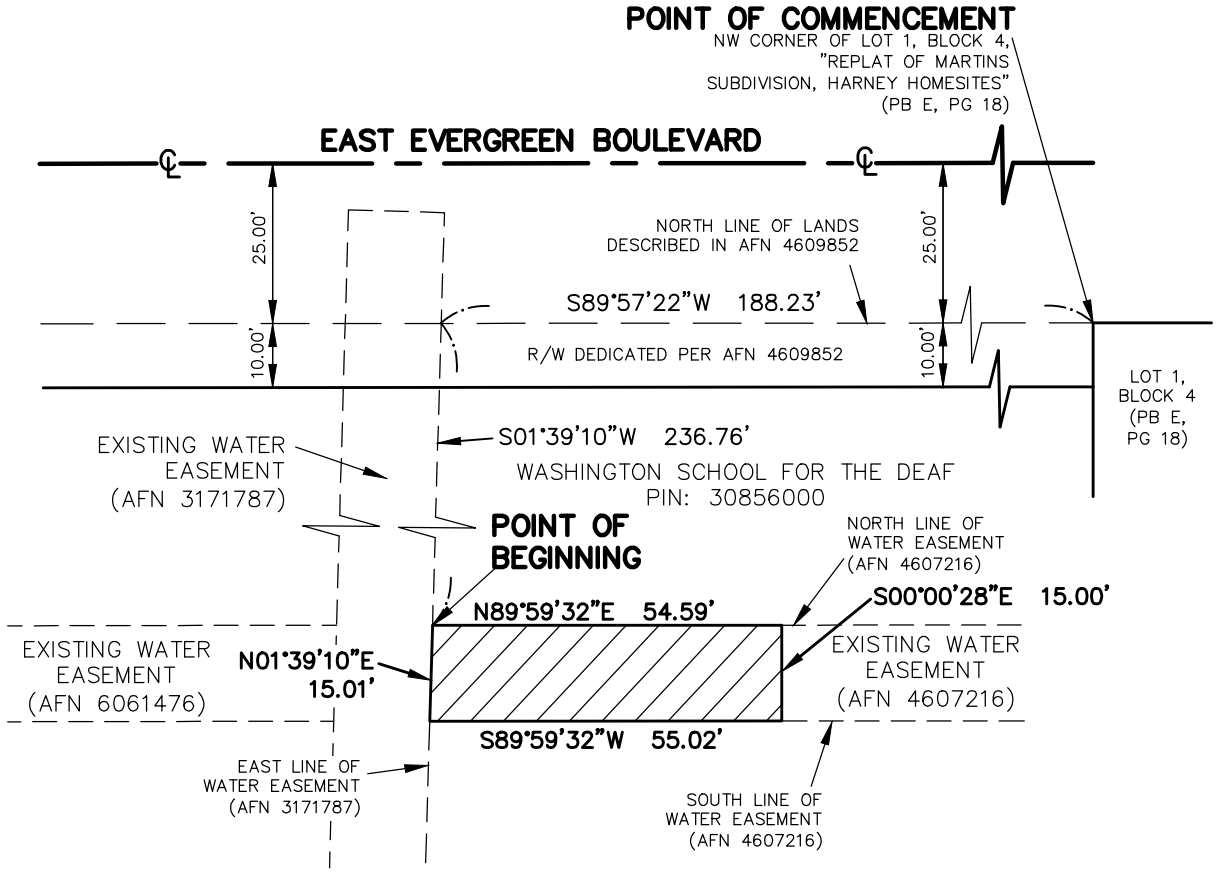
This description is based on the Water Easement described in Auditor's File Number 4607216, of the records of Clark County, Washington.



Signed: 08/07/2024
Expires: 01/30/2026

Prepared by: Jerrod Paul Fusco, PLS
Firm: Harper Houf Peterson Righellis Inc.
Project: SKA-02

PARTIAL VACATION OF WATER EASEMENT
(AFN 4607216)



LEGEND

PORTION OF WATER EASEMENT PER AFN 4607216 TO BE VACATED ±822 SQ. FT.

ABBREVIATIONS

AFN	=	AUDITOR'S FILE NUMBER
PB	=	PLAT BOOK
PG	=	PAGE
PIN	=	PROPERTY IDENTIFICATION NUMBER
R/W	=	RIGHT-OF-WAY

JERROD PAUL FUSCO
STATE OF WASHINGTON
24011084
REGISTERED
PROFESSIONAL LAND SURVEYOR

SIGNED: 08/07/2024
EXPIRES: 01/30/2026

0 15 30

SCALE: 1" = 30'

Harper
Houf **P**eterson
Righellis **I**nc.

ENGINEERS ◆ PLANNERS
LANDSCAPE ARCHITECTS ◆ SURVEYORS

205 SE Spokane Street, Suite 200, Portland, OR 97202
phone: 503.221.1131 www.hhpr.com fax: 503.221.1171

SKA-02 JPF 08/07/2024 PAGE 1 OF 1

Legal Description
Partial Vacation of Water Easement (AFN 6061476)

That part of the Water Easement as described and granted to the City of Vancouver, a municipal corporation of the State of Washington, recorded July 8, 2022, in Auditor's File Number 6061476, of the records of Clark County, Washington, located in the William Ryan Donation Land Claim, lying in the Southwest One-Quarter of Section 25, Township 2 North, Range 1 East of the Willamette Meridian, City of Vancouver, Clark County, Washington, described as follows:

COMMENCE at the Northwest corner of Lot 1, Block 4, REPLAT OF MARTIN'S SUBDIVISION & HARNEY HOMESITES, according to the plat thereof, recorded August 18, 1942, in Plat Book E, Page 18, of the records of Clark County, Washington;

Thence S89°57'22"W along the North line of lands described in that Deed of Dedication to the City of Vancouver, a municipal corporation of the State of Washington, recorded October 12, 2009 in Auditor's File Number 4609852, of the records of Clark County, Washington, 188.23 feet to the East line of the Water Easement as described and granted to the City of Vancouver, a municipal corporation of the State of Washington, recorded November 22, 1999 in Auditor's File Number 3171787, of the records of Clark County, Washington;

Thence S01°39'10"W along said East line, 251.76 feet to the South line of the Water Easement as described and granted to the City of Vancouver, a municipal corporation of the State of Washington, recorded October 1, 2009, in Auditor's File Number 4607216, of the records of Clark County, Washington;

Thence departing said East line run S89°59'32"W, 15.01 feet to the West line of said Water Easement described in Auditor's File Number 3171787 also being the East line of said Water Easement described in Auditor's File Number 6061476 and the **POINT OF BEGINNING**;

Thence run the following seven (7) courses along said East line:

S89°53'00"W, 238.61 feet;

S44°33'14"W, 4.45 feet;

S00°48'16"E, 90.26 feet;

S44°49'45"W, 41.60 feet;

S00°30'02"E, 132.70 feet;

S52°55'42"E, 84.25 feet;

N88°13'41"E, 258.99 feet to the aforesaid West line of the Water Easement described in Auditor's File Number 3171787;

Thence S00°15'59"W along said West line, 15.01 feet to the West line of the aforesaid Water Easement Described in Auditor's File Number 6061476;

Thence run the following eleven (11) courses along said West line:

S88°13'41"W, 263.74 feet;

N52°55'42"W, 96.92 feet;

N00°30'02"W, 146.35 feet;

N44°49'45"E, 41.55 feet;

N00°48'16"W, 25.70 feet;

S89°53'03"W, 50.09 feet;

N00°06'57"W, 15.00 feet;

N89°53'03"E, 49.91 feet;

N00°48'16"W, 49.51 feet;

N44°33'14"E, 16.98 feet;

N89°53'00"E, 245.33 feet to the aforesaid West line of the Water Easement described in Auditor's File Number 3171787;

Thence S01°39'10"W along said West line, 15.01 feet to the **POINT OF BEGINNING.**

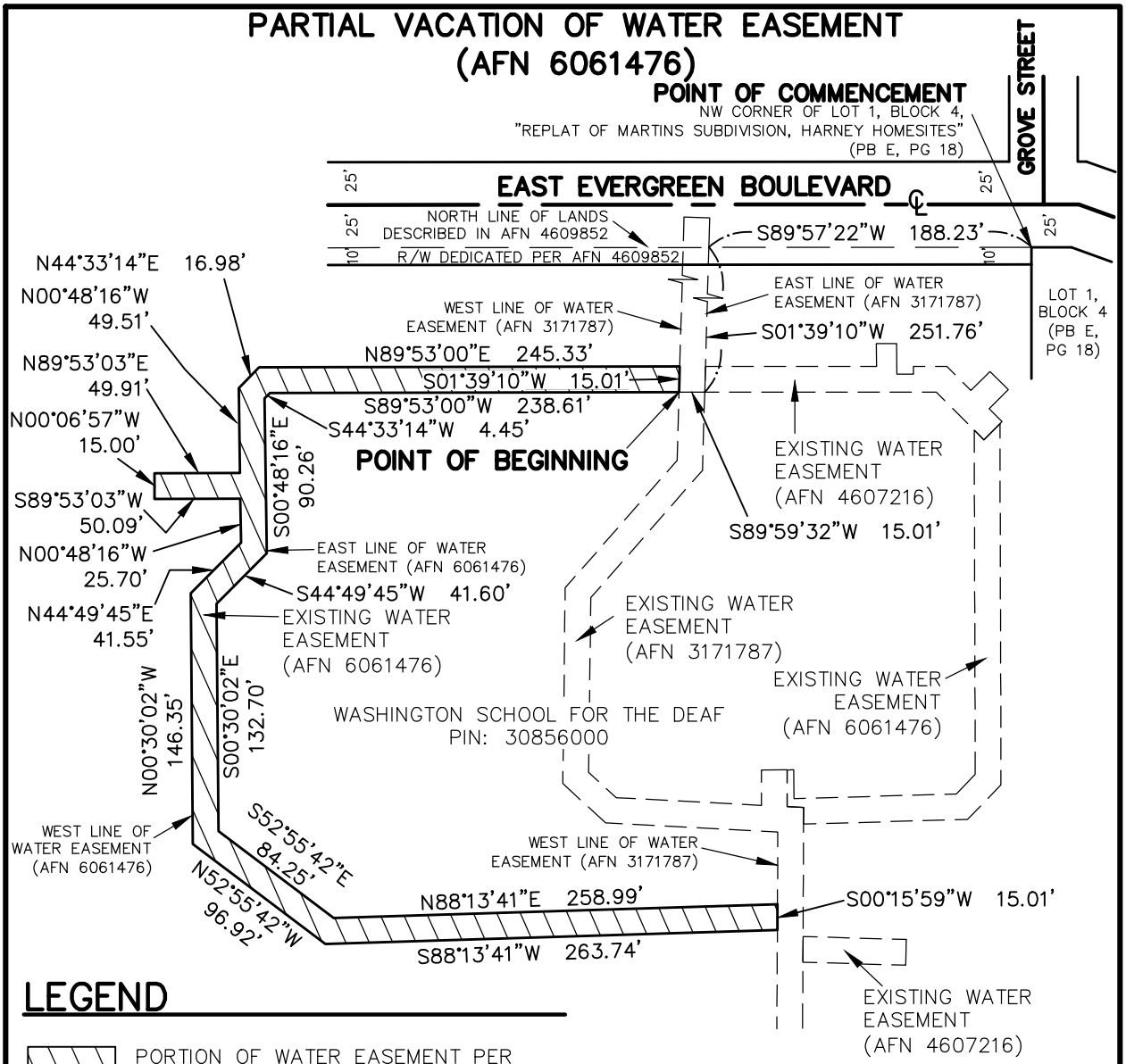
Containing 13,887 square feet, more or less.

This description is based on the Water Easement described in Auditor's File Number 6061476, of the records of Clark County, Washington.

Signed: 08/07/2024
Expires: 01/30/2026

Prepared by: Jerrod Paul Fusco, PLS
Firm: Harper Houf Peterson Righellis Inc.
Project: SKA-02

PARTIAL VACATION OF WATER EASEMENT (AFN 6061476)



LEGEND

PORTION OF WATER EASEMENT PER AFN 6061476 TO BE VACATED
±13,887 SQ. FT.

ABBREVIATIONS

AFN	=	AUDITOR'S FILE NUMBER
PB	=	PLAT BOOK
PG	=	PAGE
PIN	=	PROPERTY IDENTIFICATION NUMBER
R/W	=	RIGHT-OF-WAY

JERROD PAUL FUSCO
STATE OF WASHINGTON
24011084
REGISTERED
PROFESSIONAL LAND SURVEYOR

SIGNED: 08/07/2024
EXPIRES: 01/30/2026

0 50 100

SCALE: 1" = 100'

HHPR Harper Houf Peterson Righellis Inc.

ENGINEERS ◆ PLANNERS
LANDSCAPE ARCHITECTS ◆ SURVEYORS

205 SE Spokane Street, Suite 200, Portland, OR 97202
phone: 503.221.1131 www.hhpr.com fax: 503.221.1171

SKA-02 JPF 08/07/2024 PAGE 1 OF 1

Staff Report: 146-26

To: Mayor and City Council
From: City Manager
Date: July 27, 2026

Subject
Water Easement Release - Southwest Washington Medical Center, TLID- 110840000 (400 NE Mother Joseph Place), AFN- 4480199

Key Points

- Release of the utility easement recorded under Auditor's File Number 4480199 will turn back encumbered private property.
- Staff recommends no collection of compensation for the released easement.

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

Present Situation
Water easement 4480199 was recorded in 2008 when the property owner installed a 10-inch water main across parcel no. 110840000. The site was further developed in 2022 and the 10-inch water main was abandoned and replaced with a new water main in a new location. A new easement was granted to the City covering the newly installed water main. Staff has determined that the existing easement requested for release is no longer needed for water maintenance and should be released.

Advantage(s)
Releasing excess easement area reduces parcel encumbrance.

Challenge(s)
None

Budget Impact
None

Prior Council Review
None

Action Requested
On Monday, July 27, 2026, authorize the City Manager, or designee, to finalize and execute the attached easement release for water easement 4480199 affecting Clark County parcel no. 110840000.

Staff Contact
Nick Massey, Civil Engineer, Nick.Massey@cityofvancouver.us

Attachments:

1. Attachment A - Easement Release & Original Easement Documents
2. Attachment B - Legal Description of Parcel
3. Attachment C - Water Easement Release Request

Attachment A

RECORD AND RETURN TO:
City of Vancouver
City Clerk's Office
P O Box 1995
Vancouver, WA 98668-1995

RELEASE OF WATER LINE EASEMENT

KNOW ALL MEN BY THESE PRESENT: That City of Vancouver, a municipal corporation of the state of Washington, for and in consideration of $1.00 and other valuable consideration releases the 15-foot water line easement affecting parcel No. 110840000 and recorded under Clark County Auditor's File No. 4480199, which is legally described in the attached Exhibit A

Executed this _____ day of _____, 2026.

CITY OF VANCOUVER

_____
Lon Pluckhahn, City Manager

Approved as to form:

_____
Nena Cook, City Attorney

Attest:

_____
Lisa Brandl, City Clerk

State of Washington)
:ss.
County of Clark)

I certify that I know or have satisfactory evidence that Lon Pluckhahn is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as City Manager of City of Vancouver, a municipal corporation, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated this _____ day of _____, 2026.

_____
NOTARY PUBLIC in and for the state
of Washington residing at _____
My Commission expires:_____

Exhibit A

4480199 WEAS
RecFee - $51.00 Pages: 20 - CITY OF VANCOUVER
Clark County, WA 07/31/2008 01:17

RETURN ADDRESS:
City of Vancouver – City's Clerk's Office
PO Box 1995
Vancouver, Washington 98668-1995

DOCUMENT TITLE:
WATER EASEMENT - RE-RECORDING TO CORRECT EXHIBIT B & EXHIBIT C

REFERENCE NUMBER(S) OF RELATED DOCUMENTS:
4371241 - RE-RECORDING

GRANTOR(S):
SOUTHWEST WASHINGTON MEDICAL CENTER

GRANTEE(S):
CITY OF VANCOUVER

QUARTER SECTION / FIRST LINE OF LEGAL:
SE 1/4 SECTION 29 TOWNSHIP 2 NORTH RANGE 2 EAST WM
NORELIUS ORCHARD TTS #1#2/11 #8 12 13 14/4 #3 5 8/10 #2/17
RECORDS OF CLARK COUNTY WASHINGTON

COV REFERENCE NUMBER:
ENG2004-00112

ASSESSOR'S PROPERTY TAX PARCEL NUMBER:
110840-000

4371241 WEAS
RecFee - $52.00 Pages: 13 - CITY OF VANCOUVER
Clark County, WA 09/05/2007 03:27

13

RETURN ADDRESS:
City of Vancouver – City's Clerk's Office
PO Box 1995
Vancouver, Washington 98668-1995

DOCUMENT TITLE:
WATER EASEMENT

REFERENCE NUMBER(S) OF RELATED DOCUMENTS:
ENG2004-00112

GRANTOR(S):
SOUTHWEST WASHINGTON MEDICAL CENTER

GRANTEE(S):
CITY OF VANCOUVER

QUARTER SECTION / FIRST LINE OF LEGAL:
SE 1/4 SECTION 29 TOWNSHIP 2 NORTH RANGE 2 EAST WM
NORELIUS ORCHARD TTS #1#2/11 #8 12 13 14/4 #3 5 8/10 #2/17
RECORDS OF CLARK COUNTY WASHINGTON

ASSESSOR'S PROPERTY TAX PARCEL NUMBER:
110840000

Clark Auditor Thu Jul 31 13:17:08 PDT 2008 4480199 Page 2

RETURN ADDRESS
City of Vancouver – City Clerk's Office
PO Box 1995
Vancouver, Washington 98668-1995

Do not sign, stamp, or write outside the double line.

Engineering Project No. ENG04 - 112

WATER EASEMENT

The Grantor(s) Southwest Washington Medical Center for and in consideration of One Dollar ($1.00) and other valuable consideration, hereby bargain, sell and convey to the City of Vancouver, a municipal corporation of the State of Washington, an easement over, under and across the following described real estate in Clark County, to wit:

Parcel Number: 110840-000
1st Line of Legal: NORELIUS ORCHARD TLS #1 #2/11 #8 12 13 14/4 #3 58/10 #2/17

Attachments: **Exhibit "A"** – Legal Description of the Parcel
Exhibit "B" – Legal Description of the Easement
Exhibit "C" – 8 ½"x 11" map/drawing of the Easement

This easement is granted for the purpose of constructing, installing, reconstructing, enlarging, extending, repairing, operating and maintaining lines and appurtenances and for providing new service to users of such service as authorized and permitted by the City of Vancouver. The City of Vancouver, grantee herein, and its agents and contractors shall have the right to enter upon the premises for such purposes. The easement areas herein conveyed shall be restored to a condition as good as or better than existed prior to construction, and that the city, its agents or contractors will not cause an unnecessary damage or commit any waste upon the above described premises. The grantor(s), its executers, agents, assigns and successors in interest agree and covenant to obtain written consent from the City of Vancouver prior to allowing the construction of any improvements, or prior to planting trees or other types of vegetation, upon the permanent easement area described herein.

Dated this 07 day of May 20 07

STATE OF WASHINGTON)
)
CLARK COUNTY)

L Christine Wamsley
Signature
L. CHRISTINE WAMSLEY
Printed Name

I certify that I know or have satisfactory evidence that L. Christine Wamsley
Signed this instrument, on oath stated that (he/she) was authorized to execute the instrument as the representative of Southwest Washington Medical Center And acknowledge it to be the free and Voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated this 07 day of May 20 07

KATHERINE J. MARCAIDA
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION EXPIRES
AUGUST 3, 2009

Signature of Notary
Katherine J. Marcaida
Printed Name of Notary

Notary Public for the State of WA residing
My commission expires: 8/3/09

Clark Auditor Thu Jul 31 13:17:08 PDT 2008 4480199 Page 3

EXHIBIT A

PARCEL I

BEGINNING at the point on the North line of the Southeast quarter of Section 29, Township 2 North, Range 2 east of the Willamette Meridian, Clark County, Washington, 665.97 feet West from the quarter section corner of the East line of said Section, and running South 0° 01'1" West 165.0 feet to the True Point of Beginning of the real property herein described, and running thence South 0°01' West 165.0 feet: thence West 310.0 feet; thence North 0°02' West 149.0 feet; thence North 0°02' West 16.0 feet; thence east 665.82 feet to the Point of Beginning.

EXCEPT the West 15 feet;

ALSO EXCEPT that portion conveyed by Southwest Washington Medical Center, as its separate estate, to Clark County, Washington, by deed recorded under Auditor's File No. 3170422.

PARCEL II

A parcel of property situated in the Southeast quarter of Section 29, Township 2 North, Range 2 East of the Willamette Meridian, Clark County, Washington, further described as follows:

BEGINNING at the Northeast corner of Lot 4 of the NORELIUS ORCHARD TRACT, recorded in Volume "C" of Plats, page 79, Clark County Records;

THENCE North 88° 46'26" West along North line of said Lot 4 to the Northeast corner of the iand deeded to Crary Investments, LLC, recorded in Auditor's File No. 9805150269, a distance of 332.86 feet;

THENCE South 01° 17'37" West along the East line and extension of said East line of said Crary land 147.00 feet to the Northeast corner off the land deeded to Leonard H. Knopp and Loretta J. Knopp, as recorded in Auditor's File No. G 254615;

THENCE South 01° 17'37" West along the East line and extension of said East line of Knopp land 165.69 feet to the Northwest corner of the land deeded to Southwest Washington Hospitals, recorded in Auditor's File No. 7910190161.

THENCE South 88°52'46 East along North line of said Southwest Washington Hospitals land 332.27 feet to the East line of said Lot 4.

THENCE North 01° 24'04" East along the East line of said Lot 4 a distance of 312.08 feet to the True Point of Beginning.

PARCEL III

A portion of Lot 4, NORELIUS ORCHARD TRACTS, according to the plat thereof, recorded in Book "C" of plats, page 79, records of Clark County, Washington, described as follows:

BEGINNING at the Southeast corner of said Lot 4 as established by I.M. Greenwood on survey for Saint Joseph Hospital in October, 1968; thence South 89° 45'01" West 331.93 feet to a point that is 333 feet East of the center line of NE 87th Avenue; thence parallel to and 333 feet distance from said center line North 0° 04'55" West 341.36 feet; thence North 89°45'01" East 332.21 feet to the West line of GLENNHAVEN-2, as recorded in Book "F" of Plats, page 167 of Clark county plat records; thence along said West line South 0° 02'07" East 341.36 feet to the Point of Beginning.

PARCEL IV

The East 330 feet of the North half of Lot 10, NORELIUS ORCHARD TRACTS, according to the plat thereof, recorded in Book "C" of plats, page 79, records of Clark County, Washington.

PARCEL V

The East 330 feet of the South half of Lot 10, NORELIUS ORCHARD TRACTS, according to the plat thereof, recorded in Book "C" of plats, page 79, records of Clark County, Washington.

PARCEL VI

Parcel A
The North 27 feet of the South half of Lot 10, NORELIUS ORCHARD TRACTS, according to the plat thereof, recorded in Book "C" of plats, page 79, records of Clark County, Washington.
EXCEPT the East 330 feet thereof.

Parcel B
The South 27 feet of the North half of Lot 10, NORELIUS ORCHARD TRACTS, according to the plat thereof, recorded in Book "C" of plats, page 79, records of Clark County, Washington.
EXCEPT the East 330 feet thereof.

PARCEL VII

The portion of the South half of Lot 10, NORELIUS ORCHARD TRACTS, according to the plat thereof, recorded in Book "C" of plats, page 79, records of Clark County, Washington, described as follows;

BEGINNING at a point that is 27 feet South and 330 feet of west from Northeast corner of South half of said Lot 10, said point being the Northeast corner of the C.A. Hahn tract, as described in deed recorded under Auditor's File No. G 576820; thence West along the North line of said Hahn tract, 145 feet; thence South parallel with the East line of the West half of said Lot 10, a distance of 125 feet; thence East parallel with the North line of said Hahn tract, 145 feet to the East line of west half of said Lot 10; thence North along East line, 125 feet to the Point of Beginning.

PARCEL VIII

The South half of the Lot 10, NORELIUS ORCHARDS TRACTS, according to the plat thereof, recorded in Book "C" plats, page 79, records of Clark County, Washington.

EXCEPT the East 330 feet thereof.

EXCEPT the North 152 feet thereof.

EXCEPT #9 and #10 of Lot 10.

PARCEL IX

The West 175.5 feet of the South half of Lot 10, NORELIUS ORCHARDS TRACTS, according to the plat thereof, recorded in Book "C" plats, page 79, records of Clark County, Washington.

EXCEPT the North 152 feet thereof.

EXCEPT the South 100 feet thereof.

EXCEPT any portion lying within NE 87th Avenue.

PARCEL X

The portion of Lot 10, NORELIUS ORCHARDS TRACTS, according to the plat thereof, recorded in Book "C" plats, page 79, records of Clark County, Washington, described as follows:

BEGINNING at the intersection of the South line of said Lot 10, with the east line of 87th Avenue; thence east along South line of said Lot 10, as distance of 175.5 feet; thence North parallel with the east line of 87th Avenue 100 feet; thence West 175.5 feet to appoint on the East line of 87th Avenue that is 100 feet North from the Point of Beginning; thence South 100 feet to the Point of Beginning.

EXCEPT any portion lying within NE 87th Avenue.

PARCEL XI

Lot 11, NORELIUS ORCHARDS TRACTS, according to the plat thereof, recorded in Book "C" plats, page 79, records of Clark County, Washington.

EXCEPT that portion lying within the right of way of NE 92nd Avenue.

PARCEL XII

The portion of Lot 17, NORELIUS ORCHARDS TRACTS, according to the plat thereof, recorded in Book "C" plats, page 79, records of Clark County, Washington, described as follows:

BEGINNING at the Northeast corner of lot 17; thence South 0° 05'59" East 336.19 feet to an iron pipe on the Northerly right of way of NE Mill Plain Boulevard; thence North 73° 00'07" West 136.44 feet to a spike which lies North 16° 59'53" East 45.00 feet from concrete monument on the center line of NE Mill Plain Boulevard; thence along the arc of a curve to the left having a radius of 1966.79 feet through a central angle of 7° 16'45", an arc distance of 249.87 feet of spike which lies North 9° 43'28" East 45.00 feet from a concrete monument on the center line of NE Mill Plain Boulevard; thence North 80° 16'32" West 30.41 feet to an iron pipe at the intersection of the Northerly right of way of NE Mill Plain Boulevard and Northerly extension of the center line of NE 88th Avenue; thence along said extension of center line of NE 88th Avenue North 0° 38'17" East 231.55 feet to the North line Lot 17; thence along said North line North 89° 43'19" east 400.24 feet to the Point of Beginning.

PARCEL XIII

All lots known as FIRCREST-2, according to the plat thereof, recorded in Book "F" of plats, page 84, records of Clark County, Washington.

TOGETHER WITH all Fircrest Drive and NE 90th Avenue as shown on the plat map of FIRCREST -2. EXCEPT a tract of land lying in the Southeast quarter of Section 29, Township 2 North, Range 2 East of Willamette Meridian, Clark County, Washington, said tract being more particularly described as follows:

All that portion of Mother Joseph Place as dedicated by Deed of Dedication, recorded under Auditor's File No. 9207300367, records of Clark County, Washington, and dated July 30, 1992 that lies South of a line that is 55.00 feet Northerly of and parallel with the center line of right of way for Mill Plain Boulevard as shown on Sheet 5 of 15, Mill Plain Boulevard Improvement.

MINISTER-GLAESER
SURVEYING INC.

(360) 694-3313
FAX (360) 694-8410
2200 E. EVERGREEN
VANCOUVER, WA 98661

May 1, 2007

EXHIBIT "B'

WATER LINE EASEMENT:

An easement for the purpose of construction, operation, and maintenance of a water line and appurtenances over, under, and across a strip of land 15.00 feet wide, in a portion of the Southeast quarter of Section 29, Township 2 North, Range 2 East, Willamette Meridian, Clark County, Washington, being 7.50 feet on each side of the following described centerline:

Beginning at the Southeast corner of said Section 29;

Thence North 01°22'12" East, along the East line of said Section 29, for a distance of 414.16 feet to the centerline of Mill Plain Blvd.;

Thence North 71°33'36" West, along said centerline, for a distance of 571.76 feet to a point hereinafter referred to as Point "A";

Thence continuing North 71°33'36" West, along said centerline, for a distance of 303.87 feet;

Thence continuing along said centerline along the arc of a 1432.39 foot radius curve to the left, the long chord of which bears North 74°32'57" West, for a chord distance of 149.38 feet, through a central angle of 05°58'41", for an arc distance of 149.45 feet;

Thence North 00°49'59" East, for a distance of 45.91 feet to the North Right-of-Way of said Mill Plain Blvd., said point being the TRUE POINT OF BEGINNING;

Thence continuing North 00°49'59" East, for a distance of 44.62 feet to a point hereinafter referred to as Point "B";

Clark Auditor Thu Jul 31 13:17:08 PDT 2008 4480199 Page 9

Thence continuing North 00°49'59" East, for a distance of 129.87 feet to a point hereinafter referred to as Point "C";

Thence continuing North 00°49'59" East, for a distance of 101.89 feet;

Thence along the arc of a 300.00 foot curve to the right, the long chord of which bears North 06°41'01" East, for a chord distance of 61.16 feet, through a central angle of 11°42'03", for an arc distance of 61.27 feet;

Thence North 12°32'02" East, for a distance of 14.40 feet;

Thence along the arc of a 300.00 foot curve to the left, the long chord of which bears North 06°54'32" East, for a chord distance of 58.81 feet, through a central angle of 11°15'00", for an arc distance of 58.90 feet;

Thence North 01°17'02" East, for a distance of 5.48 feet to a point thereinafter referred to as Point "D";

Thence continuing North 01°17'02" East, for a distance of 18.10 feet to a point hereinafter referred to as Point "E";

Thence continuing North 01°17'02" East, for a distance of 127.02 feet;

Thence North 43°42'58" West, for a distance of 30.47 feet;

Thence North 01°02'29" East, for a distance of 13.99 feet;

Thence North 46°17'02" East, for a distance of 119.99 feet;

Thence South 88°42'58" East, for a distance of 73.59 feet to a point thereinafter referred to as Point "F";

Thence continuing South 88°42'58" East, for a distance of 20.75 feet;

Thence North 01°17'02" East, for a distance of 135.11 feet to a point hereinafter referred to as Point "G";

Thence continuing North 01°17'02" East, for a distance of 59.23 feet to a point hereinafter referred to as Point "H";

Thence continuing North 01°17'02" East, for a distance of 6.64 feet to a point hereinafter referred to as Point "I";

Thence continuing North 01°17'02" East, for a distance of 7.50 feet to the terminus of said centerline.

Clark Auditor Thu Jul 31 13:17:08 PDT 2008 4480199 Page 10

The East and West line of said easement shall be lengthened or shortened to intersect said North Right-of-Way Line of Mill Plain Blvd.;

Also beginning at the aforesaid Point "A";

Thence North 18°26'24" East, for a distance of 251.86 feet to the TRUE POINT OF BEGINNING;

Thence North 84°26'34" East, for a distance of 50.00 feet to a point hereinafter referred to as Point "K";

Thence South 88°48'02" East, for a distance of 57.97 feet to a point hereinafter referred to as Point "L";

Thence continuing South 88°48'02" East, for a distance of 16.43 feet to the terminus of said centerline.

Also beginning at the aforesaid Point "B", said point being the POINT OF BEGINNING;

Thence South 89°10'01" East, for a distance of 119.93 feet;

Thence South 66°12'59" East, for a distance of 63.68 feet;

Thence South 88°42'59" East, for a distance of 44.55 feet;

Thence North 68°47'01" East, for a distance of 49.70 feet;

Thence North 35°02'02" East, for a distance of 56.96 feet;

Thence North 46°17'02" East, for a distance of 7.29 feet to a point hereinafter referred to as Point "J";

Thence continuing North 46°17'02" East, for a distance of 58.59 feet;

Thence South 89°10'01" East, for a distance of 141.17 feet;

Thence North 70°01'20" East, for a distance of 30.80 feet to the terminus of said centerline.

Also beginning at the aforesaid Point "C", said point being the POINT OF BEGINNING;

Thence South 88°42'58" East, for a distance of 29.35 feet to the terminus of said centerline.

Also beginning at the aforesaid Point "D", said point being the POINT OF BEGINNING;

Thence South 88°42'58" East, for a distance of 39.10 feet to the terminus of said centerline.

Also beginning at the aforesaid point "E", said point being the POINT OF BEGINNING;

Thence South 88°42'58" East, for a distance of 27.31 feet to the terminus of said centerline.

Also beginning at the aforesaid Point "F", said point being the POINT OF BEGINNING;

Thence South 01°17'02" West, for a distance of 25.30 feet to the terminus of said centerline.

Also beginning at the aforesaid Point "G", said point being the POINT OF BEGINNING;

Thence North 88°42'58" West, for a distance of 15.00 feet;

Thence North 01°17'02" East, for a distance of 28.88 feet to the terminus of said centerline.

Also beginning at the aforesaid Point "H", said point being the POINT OF BEGINNING;

Thence South 89°28'47" East, for a distance of 118.44 feet to the terminus of said centerline.

Also beginning at the aforesaid Point "I", said point being the POINT OF BEGINNING;

Thence South 90°00'00" West, for a distance of 57.02 feet;

Thence North 00°00'00" East, for a distance of 27.95 feet to the terminus of said centerline.

Also beginning at the aforesaid Point "J", said point being the POINT OF BEGINNING;

Thence North 47°27'17" West, for a distance of 52.39 feet to the terminus of said centerline.

Also beginning at the aforesaid Point "K", said point being the POINT OF BEGINNING;

Thence North 01°05'11" East, for a distance of 19.36 feet to the terminus of said centerline.

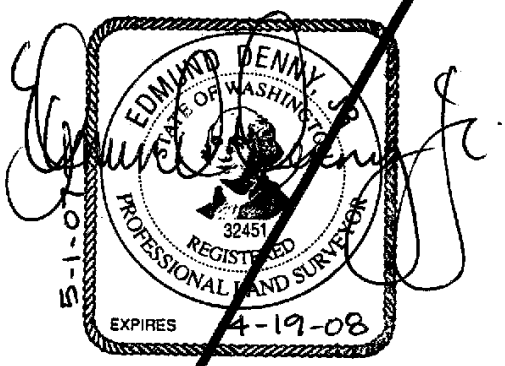
Also beginning at the aforesaid Point "L", said point being the POINT OF BEGINNING;

Thence North 00°00'00" East, for a distance of 23.55 feet;

Thence North 46°22'21" East, for a distance of 44.24 feet;

Thence North 43°37'39" West, for a distance of 35.43 feet;

Thence North 01°47'33" East, for a distance of 104.49 feet to the terminus of said centerline.



MINISTER-GLAESER
SURVEYING INC.

Vancouver Office – 2200 E. Evergreen Blvd., Vancouver, Washington 98661
(360) 694-3313 (360) 694-8410 FAX
Pasco Office – 6303 Burden Blvd. Suite E, Pasco, Washington 99301
(509) 544-7802 (509) 544-7862 FAX

February 6, 2008

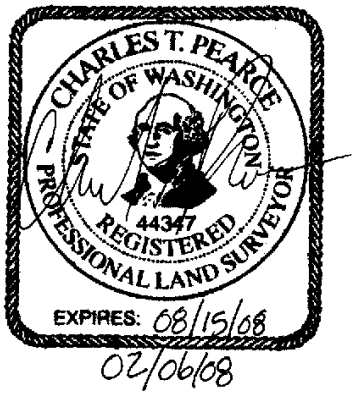


EXHIBIT "B"

WATER LINE EASEMENT:

An easement for the purpose of construction, operation, and maintenance of a water line and appurtenances over, under, and across a strip of land 15.00 feet wide, in a portion of the Southeast quarter of Section 29, Township 2 North, Range 2 East, Willamette Meridian, Clark County, Washington, being 7.50 feet on each side of the following described centerline:

Beginning at the Southeast corner of said Section 29;

Thence North 01°22'12" East, along the East line of said Section 29, for a distance of 414.16 feet to the centerline of Mill Plain Blvd.;

Thence North 71°33'36" West, along said centerline, for a distance of 875.63 feet;

Thence continuing along said centerline along the arc of a 1432.39 foot radius curve to the left, the long chord of which bears North 74°32'57" West, for a chord distance of 149.38 feet, through a central angle of 05°58'41", for an arc distance of 149.45 feet;

Thence North 00°49'59" East, for a distance of 45.91 feet to a point on the North Right-of-Way Line of said Mill Plain Blvd., said point being the TRUE POINT OF BEGINNING;

Thence continuing North 00°49'59" East, for a distance of 44.62 feet to a point hereinafter referred to as Point "A";

Clark Auditor Thu Jul 31 13:17:08 PDT 2008 4480199 Page 14

Thence continuing North 00°49'59" East, for a distance of 129.87 feet to a point hereinafter referred to as Point "B";

Thence continuing North 00°49'59" East, for a distance of 101.89 feet;

Thence along the arc of a 300.00 foot curve to the right, the long chord of which bears North 06°41'01" East, for a chord distance of 61.16 feet, through a central angle of 11°42'03", for an arc distance of 61.27 feet;

Thence North 12°32'02" East, for a distance of 14.40 feet;

Thence along the arc of a 300.00 foot curve to the left, the long chord of which bears North 06°54'32" East, for a chord distance of 58.81 feet, through a central angle of 11°15'00", for an arc distance of 58.90 feet;

Thence North 01°17'02" East, for a distance of 5.48 feet to a point hereinafter referred to as Point "C";

Thence continuing North 01°17'02" East, for a distance of 18.10 feet to a point hereinafter referred to as Point "D";

Thence continuing North 01°17'02" East, for a distance of 127.02 feet;

Thence North 43°42'58" West, for a distance of 30.47 feet;

Thence North 01°02'29" East, for a distance of 13.99 feet;

Thence North 46°17'02" East, for a distance of 92.01 feet to a point hereinafter referred to as Point "E";

Thence continuing North 46°17'02 East, for a distance of 27.98 feet;

Thence South 88°42'58" East, for a distance of 94.34 feet;

Thence North 01°17'02" East, for a distance of 145.11 feet to a point hereinafter referred to as Point "F";

Thence continuing North 01°17'02" East, for a distance of 12.54 feet;

Thence North 46°17'02" East, for a distance of 27.97 feet;

Thence North 00°00'00" East, for a distance of 48.23 feet to a point hereinafter referred to as Point "G";

Thence North 90°00'00" West, for a distance of 121.54 feet to the terminus of said centerline;

The East and West line of said easement shall be lengthened or shortened to intersect said North Right-of-Way Line of Mill Plain Blvd.;

Also beginning at the aforesaid Point "A", said point being the POINT OF BEGINNING;

Thence South 89°10'01" East, for a distance of 119.93 feet;

Thence South 66°12'59" East, for a distance of 63.68 feet;

Thence South 88°42'59" East, for a distance of 44.55 feet;

Thence North 68°47'01" East, for a distance of 49.70 feet;

Thence North 35°02'02" East, for a distance of 56.96 feet;

Thence North 46°17'02" East, for a distance of 7.29 feet to a point hereinafter referred to as Point "H";

Thence continuing North 46°17'02" East, for a distance of 58.59 feet;

Thence South 89°10'01" East, for a distance of 141.17 feet;

Thence North 70°01'20" East, for a distance of 23.30 feet to a point hereinafter referred to as Point "I";

Thence South 19°58'40" East, for a distance of 22.79 feet;

Thence South 02°18'36" West, for a distance of 53.05 feet;

Thence North 84°26'34" East, for a distance of 42.50 feet to a point hereinafter referred to as Point "J";

Thence South 88°42'45" East, for a distance of 57.97 feet;

Thence North 00°00'00" East, for a distance of 23.64 feet to the terminus of said centerline.

Also beginning at the aforesaid Point "B", said point being the POINT OF BEGINNING;

Thence South 88°42'58" East, for a distance of 29.35 feet to the terminus of said centerline.

Also beginning at the aforesaid Point "C", said point being the POINT OF BEGINNING;

Thence South 88°42'58" East, for a distance of 39.10 feet to the terminus of said centerline.

Also beginning at the aforesaid point "D", said point being the POINT OF BEGINNING;

Thence South 88°42'58" East, for a distance of 27.31 feet to the terminus of said centerline.

Also beginning at the aforesaid Point "E", said point being the POINT OF BEGINNING;

Thence North 43°42'58" West, for a distance of 30.75 feet to the terminus of said centerline.

Also beginning at the aforesaid Point "F", said point being the POINT OF BEGINNING;

Thence North 88°42'58" West, for a distance of 17.00 feet to the terminus of said centerline.

Also beginning at the aforesaid Point "G", said point being the POINT OF BEGINNING;

Thence North 90°00'00" East, for a distance of 101.49 feet to the terminus of said centerline.

Also beginning at the aforesaid Point "H", said point being the POINT OF BEGINNING;

Thence North 47°27'17" West, for a distance of 52.39 feet to the terminus of said centerline.

Also beginning at the aforesaid Point "I", said point being the POINT OF BEGINNING;

Thence North 33°03'29" West, for a distance of 78.67 feet;

Thence North 53°37'59" East, for a distance of 21.80 feet to the terminus of said centerline.

Also beginning at the aforesaid Point "J", said point being the POINT OF BEGINNING;

Thence North 01°05'11" East, for a distance of 19.36 feet to the terminus of said centerline.

Also and together with an easement for the purpose of construction, operation, and maintenance of a water line and appurtenances over, under, and across a strip of land 10.00 feet wide, in a portion of the Southeast quarter of Section 29, Township 2 North, Range 2 East, Willamette Meridian, Clark County, Washington, being 5.00 feet on each side of the following described centerline:

Beginning at the Southeast corner of said Section 29;

Thence North 01°22'12" East, along the East line of said Section 29, for a distance of 724.70 feet;

Thence North 88°42'58" West, for a distance of 30.00 feet to a point on the West Right-of-Way Line of NE 92nd Avenue, said point being the TRUE POINT OF BEGINNING;

Thence continuing North 88°42'58" West, for a distance of 10.00 feet to the terminus of said centerline.

The North and South line of said easement shall be lengthened or shortened to intersect said West Right-of-Way Line of NE 92nd Avenue.

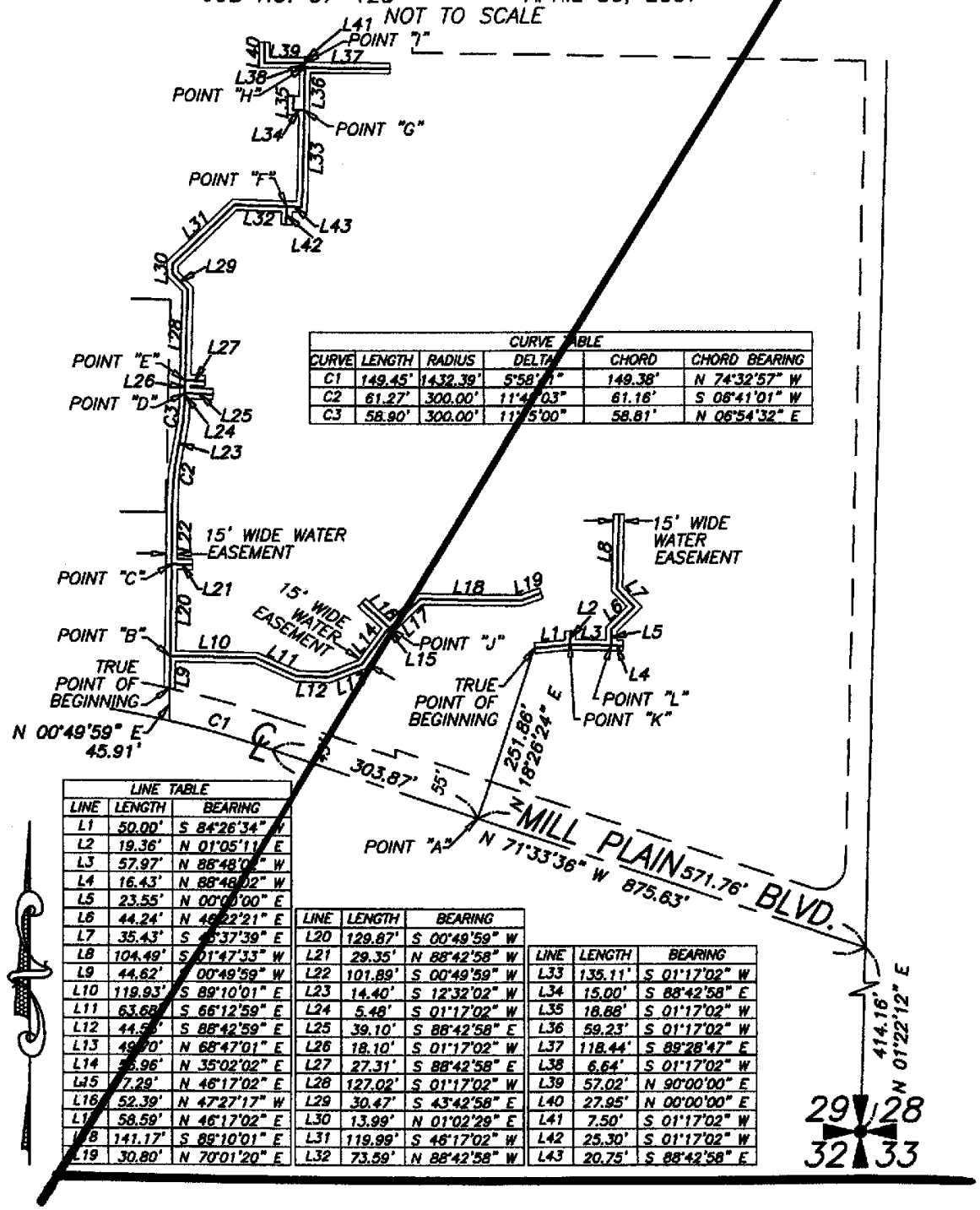
Clark Auditor Thu Jul 31 13:17:08 PDT 2008 4480199 Page 18

EXHIBIT "C"

WATER EASEMENT

JOB NO: 07-123 APRIL 30, 2007

NOT TO SCALE



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	149.45'	1432.39'	5°58'41"	149.38'	N 74°32'57" W
C2	61.27'	300.00'	11°42'03"	61.16'	S 08°41'01" W
C3	58.90'	300.00'	11°15'00"	58.81'	N 06°54'32" E

LINE TABLE		
LINE	LENGTH	BEARING
L1	50.00'	S 84°26'34" W
L2	19.36'	N 01°05'11" E
L3	57.97'	N 88°48'02" W
L4	16.43'	N 88°48'02" W
L5	23.55'	N 00°00'00" E
L6	44.24'	N 48°22'21" E
L7	35.43'	S 48°37'39" E
L8	104.49'	S 01°47'33" W
L9	44.62'	S 00°49'59" W
L10	119.93'	S 89°10'01" E
L11	63.68'	S 66°12'59" E
L12	44.58'	S 88°42'59" E
L13	49.00'	N 68°47'01" E
L14	16.96'	N 35°02'02" E
L15	7.29'	N 46°17'02" E
L16	52.39'	N 47°27'17" W
L17	58.59'	N 46°17'02" E
L18	141.17'	S 89°10'01" E
L19	30.80'	N 70°01'20" E
L20	129.87'	S 00°49'59" W
L21	29.35'	N 88°42'58" W
L22	101.89'	S 00°49'59" W
L23	14.40'	S 12°32'02" W
L24	5.48'	S 01°17'02" W
L25	39.10'	S 88°42'58" E
L26	18.10'	S 01°17'02" W
L27	27.31'	S 88°42'58" E
L28	127.02'	S 01°17'02" W
L29	30.47'	S 43°42'58" E
L30	13.99'	N 01°02'29" E
L31	119.99'	S 46°17'02" W
L32	73.59'	N 88°42'58" W
L33	135.11'	S 01°17'02" W
L34	15.00'	S 88°42'58" E
L35	18.88'	S 01°17'02" W
L36	59.23'	S 01°17'02" W
L37	118.44'	S 89°28'47" E
L38	6.64'	S 01°17'02" W
L39	57.02'	N 90°00'00" E
L40	27.95'	N 00°00'00" E
L41	7.50'	S 01°17'02" W
L42	25.30'	S 01°17'02" W
L43	20.75'	S 88°42'58" E

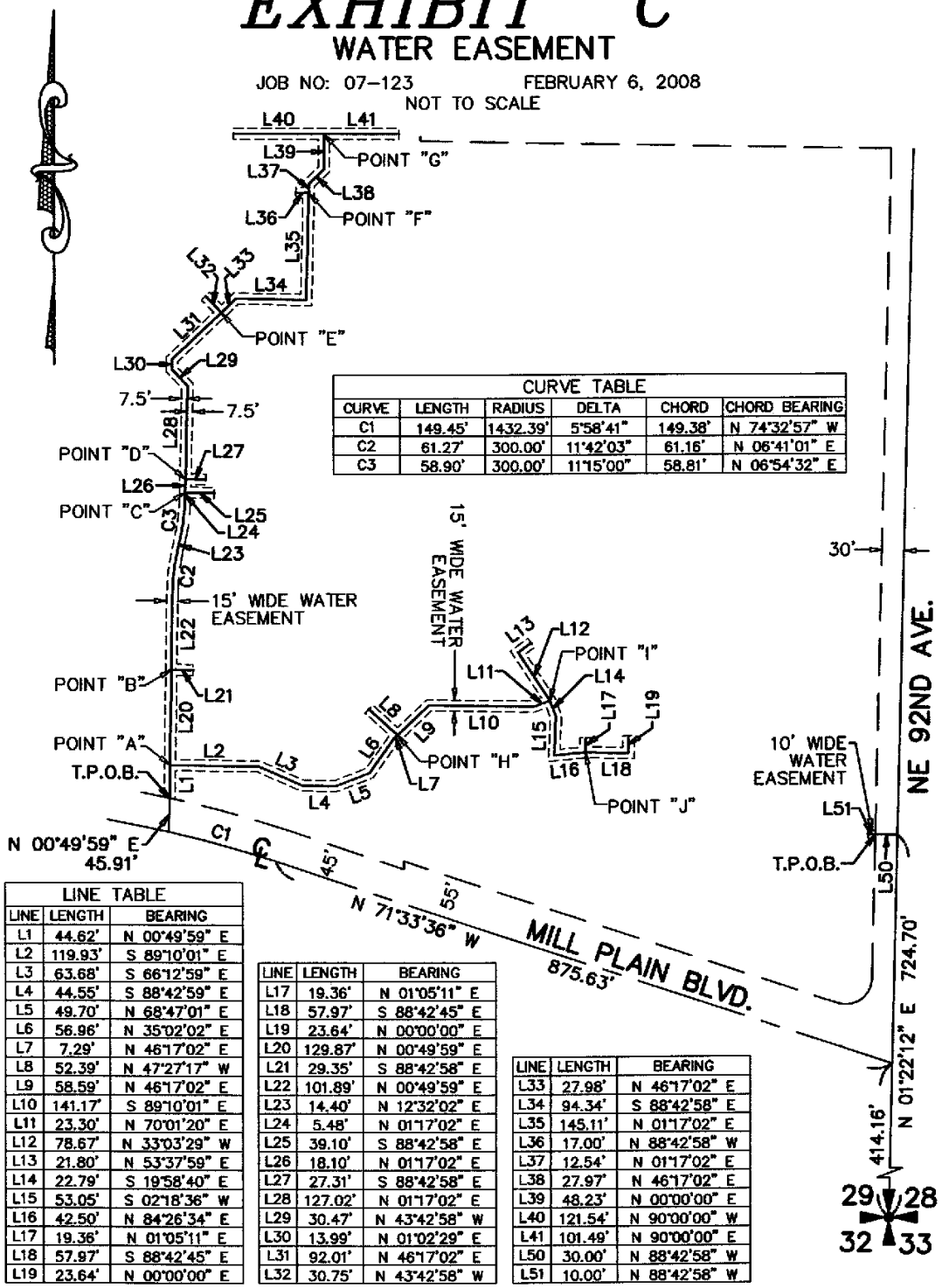
Clark Auditor Thu Jul 31 13:17:08 PDT 2008 4480199 Page 19

EXHIBIT "C"

WATER EASEMENT

JOB NO: 07-123 FEBRUARY 6, 2008

NOT TO SCALE



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	149.45'	1432.39'	5°58'41"	149.38'	N 74°32'57" W
C2	61.27'	300.00'	11°42'03"	61.16'	N 06°41'01" E
C3	58.90'	300.00'	11°15'00"	58.81'	N 06°54'32" E

LINE TABLE		
LINE	LENGTH	BEARING
L1	44.62'	N 00°49'59" E
L2	119.93'	S 89°10'01" E
L3	63.68'	S 66°12'59" E
L4	44.55'	S 88°42'59" E
L5	49.70'	N 68°47'01" E
L6	56.96'	N 35°02'02" E
L7	7.29'	N 46°17'02" E
L8	52.39'	N 47°27'17" W
L9	58.59'	N 46°17'02" E
L10	141.17'	S 89°10'01" E
L11	23.30'	N 70°01'20" E
L12	78.67'	N 33°03'29" W
L13	21.80'	N 53°37'59" E
L14	22.79'	S 19°58'40" E
L15	53.05'	S 02°18'36" W
L16	42.50'	N 84°26'34" E
L17	19.36'	N 01°05'11" E
L18	57.97'	S 88°42'45" E
L19	23.64'	N 00°00'00" E

L17	19.36'	N 01°05'11" E
L18	57.97'	S 88°42'45" E
L19	23.64'	N 00°00'00" E
L20	129.87'	N 00°49'59" E
L21	29.35'	S 88°42'58" E
L22	101.89'	N 00°49'59" E
L23	14.40'	N 12°32'02" E
L24	5.48'	N 01°17'02" E
L25	39.10'	S 88°42'58" E
L26	18.10'	N 01°17'02" E
L27	27.31'	S 88°42'58" E
L28	127.02'	N 01°17'02" E
L29	30.47'	N 43°42'58" W
L30	13.99'	N 01°02'29" E
L31	92.01'	N 46°17'02" E
L32	30.75'	N 43°42'58" W

L33	27.98'	N 46°17'02" E
L34	94.34'	S 88°42'58" E
L35	145.11'	N 01°17'02" E
L36	17.00'	N 88°42'58" W
L37	12.54'	N 01°17'02" E
L38	27.97'	N 46°17'02" E
L39	48.23'	N 00°00'00" E
L40	121.54'	N 90°00'00" W
L41	101.49'	N 90°00'00" E
L50	30.00'	N 88°42'58" W
L51	10.00'	N 88°42'58" W

Clark Auditor Thu Jul 31 13:17:08 PDT 2008 4480199 Page 20

Attachment B

EXHIBIT A
PARCEL 1 AND 15 PER STATUTORY WARRANTY DEED NUMBER 4941070-D
JOB NO. 2000114
APRIL 01, 2025

PARCEL 1

A PARCEL OF LAND IN A PORTION OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 2 NORTH, RANGE 2 EAST, WILLAMETTE MERIDIAN, CLARK COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 29;

THENCE NORTH 01°22'12" EAST, FOR A DISTANCE OF 1656.77 FEET TO THE EAST EXTENSION OF THE SOUTH LINE OF "GLENNHAVEN", ACCORDING TO THE PLAT THEREOF RECORDED IN BOOK F OF PLATS AT PAGE 156, RECORDS OF CLARK COUNTY, WASHINGTON;

THENCE NORTH 88°53'22" WEST, ALONG SAID EAST EXTENSION, FOR A DISTANCE OF 30.00 FEET TO THE SOUTHEAST CORNER OF SAID "GLENNHAVEN", SAID POINT BEING THE **TRUE POINT OF BEGINNING;**

THENCE SOUTH 01°22'12" WEST, ALONG THE WEST RIGHT-OF-WAY LINE OF N.E. 92ND AVENUE, FOR A DISTANCE OF 236.11 FEET;

THENCE NORTH 88°37'48" WEST, FOR A DISTANCE OF 169.30 FEET;

THENCE SOUTH 01°22'12" WEST. FOR A DISTANCE OF 263.28 FEET;

THENCE SOUTH 88°37'48" EAST, FOR A DISTANCE OF 169.30 FEET TO SAID WEST RIGHT-OF-WAY LINE;

THENCE SOUTH 01'22'12" WEST, ALONG SAID WEST RIGHT-OF-WAY LINE FOR A DISTANCE OF 112.57 FEET TO THE EAST EXTENSION OF THE NORTH FACE OF AN EXISTING PARKING STRUCTURE.

THENCE NORTH 88°50'38" WEST, ALONG SAID EAST EXTENSION AND THE NORTH FACE THEREOF, FOR A DISTANCE OF 186.12 FEET;

THENCE NORTH 01°07'24" EAST, FOR A DISTANCE OF 107.51 FEET;

THENCE NORTH 50°56'59" WEST, FOR A DISTANCE OF 78.31 FEET;

THENCE NORTH 01°07'24" EAST, FOR A DISTANCE OF 372.67 FEET;

THENCE NORTH 88°52'32" WEST, FOR A DISTANCE OF 116.01 FEET;

THENCE SOUTH 01°07'24" WEST, ALONG THE COMMON LINE BETWEEN TWO EXISTING BUILDINGS AND THE NORTH EXTENSION THEREOF, FOR A DISTANCE OF 320.93 FEET TO AN ANGLE POINT IN THE NORTH PERIMETER LINE OF AN EXISTING BUILDING KNOWN AS THE PHYSICIANS BUILDING;

THENCE THE FOLLOWING COURSES AND DISTANCES ALONG SAID PERIMETER OF THE PHYSICIANS BUILDING;

THENCE NORTH 88°53'03" WEST, FOR A DISTANCE OF 134.17 FEET;

THENCE SOUTH 01°04'03" WEST, FOR A DISTANCE OF 84.17 FEET;

THENCE NORTH 88°56'08" WEST, FOR A DISTANCE OF 0.96 FEET;

THENCE SOUTH 01°05'10" WEST, FOR A DISTANCE OF 20.71 FEET;

THENCE SOUTH 88°54'50" EAST, FOR A DISTANCE OF 32.21 FEET;

THENCE SOUTH 01°07'27" WEST, FOR A DISTANCE OF 143.62 FEET TO THE NORTH LINE OF LOT 16 OF "NORELIUS ORCHARD TRACTS" ACCORDING TO THE PLAT THEREOF RECORDED IN BOOK "C" OF PLATS AT PAGE 79, RECORDS OF CLARK COUNTY, WASHINGTON;

THENCE LEAVING SAID PERIMETER NORTH 88°50'23" WEST, ALONG SAID NORTH LINE FOR A DISTANCE OF 167.62 FEET TO THE NORTHWEST CORNER OF SAID LOT 16;

THENCE SOUTH 01°24'03" WEST, ALONG THE WEST LINE OF SAID LOT 16, FOR A DISTANCE OF 335.81 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF MILL PLAIN BOULEVARD;

THENCE NORTH 71°33'36" WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, FOR A DISTANCE OF 166.85 FEET;

THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, ALONG THE ARC OF A 1477.39 FOOT RADIUS CURVE TO THE LEFT, THE LONG CHORD OF WHICH BEARS NORTH 75°11'47" WEST, FOR A CHORD DISTANCE OF 187.40 FEET, THROUGH A CENTRAL ANGLE OF 07°16'21", FOR AN ARC DISTANCE OF 187.52 FEET;

THENCE NORTH 78°49'57" WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, FOR A DISTANCE OF 62.47 FEET TO THE WEST LINE OF THAT CERTAIN TRACT OF LAND CONVEYED TO CHRYSLER REALTY CORPORATION BY STATUTORY WARRANTY DEED, RECORDING UNDER AUDITOR'S FILE NO. G612905, RECORDS OF CLARK COUNTY, WASHINGTON;

THENCE NORTH 02°07'51" EAST, ALONG SAID WEST LINE, FOR A DISTANCE OF 231.34 FEET TO THE NORTHWEST CORNER OF SAID CHRYSLER REALTY CORPORATION TRACT;

THENCE NORTH 88°49'40" WEST, ALONG THE NORTH LINE OF LOT 17 OF SAID "NORELIUS ORCHARD TRACTS", FOR A DISTANCE OF 234.36 FEET TO THE EAST RIGHT-OF-WAY LINE OF N.E. 87TH AVENUE;

THENCE NORTH 01°17'15" EAST, ALONG SAID EAST RIGHT-OF-WAY LINE, FOR A DISTANCE OF 353.07 FEET;

THENCE SOUTH 88°51'28" EAST, FOR A DISTANCE OF 24.41 FEET;

THENCE NORTH 00°43'10" EAST, FOR A DISTANCE OF 34.85 FEET;

THENCE ALONG THE ARC OF A 3.00 FOOT RADIUS CURVE TO THE LEFT, THE LONG CHORD OF WHICH BEARS NORTH 44°31'20" WEST, FOR A CHORD DISTANCE OF 4.26 FEET, THROUGH A CENTRAL ANGLE OF 90°29'13", FOR AN ARC DISTANCE OF 4.74 FEET;

THENCE NORTH 89°45'56" WEST, FOR A DISTANCE OF 6.17 FEET;

THENCE NORTH 00°57'48" EAST, FOR A DISTANCE OF 24.73 FEET;

THENCE SOUTH 89°24'10" EAST, FOR A DISTANCE OF 4.67 FEET;

THENCE NORTH 00°58'37" EAST, FOR A DISTANCE OF 15.86 FEET;

THENCE SOUTH 88°51'06" EAST, FOR A DISTANCE OF 128.47 FEET;

THENCE SOUTH 01°55'21" EAST, FOR A DISTANCE OF 11.24 FEET;

THENCE ALONG THE ARC OF A 3.00 FOOT RADIUS CURVE TO THE LEFT, THE LONG CHORD OF WHICH BEARS SOUTH 68°09'25" EAST, FOR A CHORD DISTANCE OF 5.49 FEET, THROUGH A CENTRAL ANGLE OF 132°28'14", FOR AN ARC DISTANCE OF 6.94 FEET;

THENCE NORTH 45°36'28" EAST, FOR A DISTANCE OF 3.46 FEET;

THENCE SOUTH 01°03'45" WEST, FOR A DISTANCE OF 35.73 FEET;

THENCE SOUTH 89°00'54" EAST, FOR A DISTANCE OF 45.69 FEET;

THENCE NORTH 01°20'04" EAST, FOR A DISTANCE OF 38.13 FEET;

THENCE SOUTH 67°40'30" EAST, FOR A DISTANCE OF 16.15 FEET;

THENCE NORTH 89°34'18" EAST, FOR A DISTANCE OF 36.55 FEET;

THENCE ALONG THE ARC OF 6.00 FOOT RADIUS CURVE TO THE LEFT, THE LONG CHORD OF WHICH BEARS NORTH 43°54'56" EAST, FOR A CHORD DISTANCE OF 8.58 FEET, THROUGH A CENTRAL ANGLE OF 9[°18'41" FOR AN ARC DISTANCE OF 9.56 FEET;

THENCE NORTH 01°44'25" WEST, FOR A DISTANCE OF 71.02 FEET;

THENCE NORTH 01°11'34" EAST, FOR A DISTANCE OF 245.47 FEET TO THE EAST EXTENSION OF THE SOUTH FACE OF AN EXISTING PARKING STRUCTURE;

THENCE SOUTH 88°38'05" EAST, ALONG SAID EAST EXTENSION FOR A DISTANCE OF 10.69 FEET TO THE SOUTH EXTENSION OF THE EAST FACE OF SAID PARKING STRUCTURE;

THENCE NORTH 01°12'26" EAST, ALONG SAID SOUTH EXTENSION OF THE EAST FACE AND THE NORTH EXTENSION THEREOF, FOR A DISTANCE OF 232.76 FEET;

THENCE NORTH 88°52'32" WEST, FOR A DISTANCE OF 265.43 FEET TO SAID EAST RIGHT-OF-WAY LINE;

THENCE NORTH 01°17'15" EAST, ALONG SAID EAST RIGHT-OF-WAY LINE, FOR A DISTANCE OF 70.00 FEET;

THENCE SOUTH 88°52'32" EAST, FOR A DISTANCE OF 299.37 FEET;

THENCE NORTH 01°17'30" EAST, FOR A DISTANCE OF 425.79 FEET TO THE SOUTHEAST CORNER OF THAT CERTAIN TRACT OF LAND CONVEYED TO MEDICAL CENTER PHYSICIANS BUILDING, LLC, RECORDED UNDER AUDITOR'S FIE NO. 3321872, RECORDS OF CLARK COUNTY, WASHINGTON;

THENCE SOUTH 88°52'32" EAST, FOR A DISTANCE OF 39.90 FEET;

THENCE SOUTH 01°17'30" WEST, FOR A DISTANCE OF 817.46 FEET TO THE WEST EXTENSION OF THE SOUTH LINE OF "GLENNHAVEN-2", ACCORDING TO THE PLAT THEREOF RECORDED IN BOOK "F" OF PLATS OF PAGE 167, RECORDS OF CLARK COUNTY, WASHINGTON;

THENCE SOUTH 88°53'22" EAST, ALONG SAID WEST EXTENSION, THE SOUTH LINE AND THE EAST EXTENSION THEREOF, FOR A DISTANCE OF 930.68 FEET TO THE **TRUE POINT OF BEGINNING.**

EXCEPT "PARCEL 11 ADMINISTRATION BUILDING", A PARCEL OF LAND IN A PORTION OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 2 NORTH, RANGE 2 EAST, WILLAMETTE MERIDIAN, CLARK COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 29;

THENCE NORTH 01°22' 12" EAST, FOR A DISTANCE OF 1656.77 FEET;

THENCE NORTH 88°53'22" WEST, ALONG THE SOUTH LINE OF "GLENNHAVEN - 2", ACCORDING TO THE PLAT THEREOF RECORDED IN BOOK F OF PLATS AT PAGE 167, RECORDS OF CLARK COUNTY, WASHINGTON, AND THE EAST EXTENSION THEREOF, FOR A DISTANCE OF 256.17 FEET;

THENCE SOUTH 01°06'48" WEST, FOR A DISTANCE OF 77.02 FEET TO THE **TRUE POINT OF BEGINNING;**

THENCE SOUTH 83°48'26" EAST, FOR A DISTANCE OF 34.21 FEET;

THENCE NORTH 01°14'14" EAST, FOR A DISTANCE OF 4.89 FEET;

THENCE SOUTH 88°45'46" EAST, FOR A DISTANCE OF 8.67 FEET;

THENCE NORTH 01°06'48" EAST, FOR A DISTANCE OF 7.46 FEET;

THENCE SOUTH 88°54'55" EAST, FOR A DISTANCE OF 39.32 FEET;

THENCE SOUTH 01°00'42" WEST, FOR A DISTANCE OF 12.33 FEET;

THENCE SOUTH 89°04'39" EAST, FOR A DISTANCE OF 52.79 FEET;

THENCE SOUTH 39°45'04" EAST, FOR A DISTANCE OF 2.74 FEET;

THENCE SOUTH 00°57'47" WEST, FOR A DISTANCE OF 122.10 FEET;

THENCE NORTH 88°44'22" WEST, FOR A DISTANCE OF 56.12 FEET;

THENCE NORTH 44°56'09" WEST, FOR A DISTANCE OF 5.05 FEET;

THENCE NORTH 88°32'26" WEST, FOR A DISTANCE OF 77.39 FEET;

THENCE NORTH 01°06'48" EAST, FOR A DISTANCE OF 119.90 FEET TO THE **TRUE POINT OF BEGINNING.**

CONTAINING 17.664 ACRES.

PARCEL 15

A PARCEL OF LAND IN A PORTION OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 2 NORTH, RANGE 2 EAST, WILLAMETTE MERIDIAN, CLARK COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 29;

THENCE NORTH 01°22'12" EAST, FOR A DISTANCE OF 727.42 FEET;

THENCE NORTH 88°43'26" WEST, FOR A DISTANCE OF 30.00 FEET TO THE WEST RIGHT-OF-WAY LINE OF N.E. 92ND AVENUE, SAID POINT BEING THE **TRUE POINT OF BEGINNING;**

THENCE SOUTH 01°22'12" WEST, ALONG SAID WEST RIGHT-OF-WAY LINE, SAID LINE BEING 30.00 FEET WEST OF THE CENTERLINE OF N.E. 92ND AVENUE AND THE SAID EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 29, WHEN MEASURED PERPENDICULAR THERETO, FOR A DISTANCE OF 199.11 FEET;

THENCE ALONG TOE ARC OF 35.00 FOOT RADIUS CURVE TO THE RIGHT, THE LONG CHORD OF WHICH BEARS SOUTH 54°54'18" WEST, FOR A CHORD DISTANCE OF 56.30 FEET, THROUGH A CENTRAL ANGLE OF 107°04'11", FOR AN ARC DISTANCE OF 65.41 FEET;

THENCE NORTH 71°33'36" WEST, ALONG TOE NORTHERLY RIGHT-OF-WAY LINE OF MILL PLAIN BOULEVARD, FOR A DISTANCE OF 616.22 FEET TO THE WEST LINE OF LOT 16 OF "NORELIUS ORCHARD TRACTS", ACCORDING TO THE PLAT THEREOF RECORDED IN BOOK "C" OF PLATS AT PAGE 79, RECORDS OF CLARK COUNTY, WASHINGTON;

THENCE NORTH 01°24'03" EAST, ALONG SAID EAST LINE, FOR A DISTANCE OF 325.35 FEET TO THE NORTHWEST CORNER OF SAID LOT 16;

THENCE SOUTH 88°50'23" EAST, ALONG THE NORTH LINE OF SAID LOT 16, FOR A DISTANCE OF 167.62 FEET TO THE WEST PERIMETER OF AN EXISTING BUILDING;

THENCE SOUTH 01°07'27" WEST, ALONG SAID WEST PERIMETER AND THE SOUTH EXTENSION THEREOF, FOR A DISTANCE OF 66.13 FEET;

THENCE ALONG THE ARC OF A 117.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, THE LONG CHORD OF WHICH BEARS SOUTH 39°02'57" EAST, FOR A CHORD DISTANCE OF 84.33 FEET, THROUGH A CENTRAL ANGLE OF 42'14'58" FOR AN ARC DISTANCE OF 86.28 FEET, WITH A RADIAL BEARING OF SOUTH 29°49'34" WEST;

THENCE SOUTH 17°55'28" EAST, FOR A DISTANCE OF 34.86 FEET;

THENCE SOUTH 89°07'59" EAST, FOR A DISTANCE OF 63.71 FEET;

THENCE ALONG THE ARC OF A 7.50 FOOT RADIUS CURVE TO THE LEFT, THE LONG CHORD OF WHICH BEARS NORTH 46°05'41" EAST, FOR A CHORD DISTANCE OF 10.56 FEET, THROUGH A CENTRAL ANGLE OF 89°32'41" FOR AN ARC DISTANCE OF 11.72 FEET;

THENCE NORTH 01' 19'20" EAST, FOR A DISTANCE OF 130.26 FEET;

THENCE ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE RIGHT, THE LONG CHORD OF WHICH BEARS NORTH 23°31'56" EAST, FOR A CHORD DISTANCE OF 11.34 FEET, THROUGH A CENTRAL ANGLE OF 44°25'12", FOR AN ARC DISTANCE OF 11.63 FEET;

THENCE NORTH 45°44'32" EAST, FOR A DISTANCE OF 41.45 FEET;

THENCE ALONG THE ARE OF A 20.00 FOOT RADIUS CURVE TO FOE RIGHT, THE LONG CHORD OF WHICH BEARS NORTH 54°25'05" EAST, FOR A CHORD DISTANCE OF 6.03 FEET, THROUGH A CENTRAL ANGLE OF 17°21'07", FOR AN ARC DISTANCE OF 6.06 FEET;

THENCE NORTH 63°05'39" EAST, FOR A DISTANCE OF 4.56 FEET;

THENCE NORTH 01°16'34" EAST, FOR A DISTANCE OF 11.86 FEET TO THE SOUTH FACE OF A COVERED WALKWAY;

THENCE SOUTH 88°50'36" EAST, ALONG SAID SOUTH FACE, FOR A DISTANCE OF 8.98 FEET;

THENCE SOUTH 00°40'41" WEST, FOR A DISTANCE OF 169.70 FEET;

THENCE NORTH 88°43'26" WEST, FOR A DISTANCE OF 16.40 FEET;

THENCE SOUTH 00°40'41" WEST, FOR A DISTANCE OF 137.96 FEET;

THENCE SOUTH 88°43'26" EAST, FOR A DISTANCE OF 290.65 FEET TO THE **TRUE POINT OF BEGINNING.**

CONTAINING 3.952 ACRES, MORE OR LESS.

Attachment C

PeaceHealth
Southwest Medical Center

February 10, 2025

City of Vancouver – City Clerk's Office
PO Box 1995
Vancouver, WA 98668-1995

Hello,

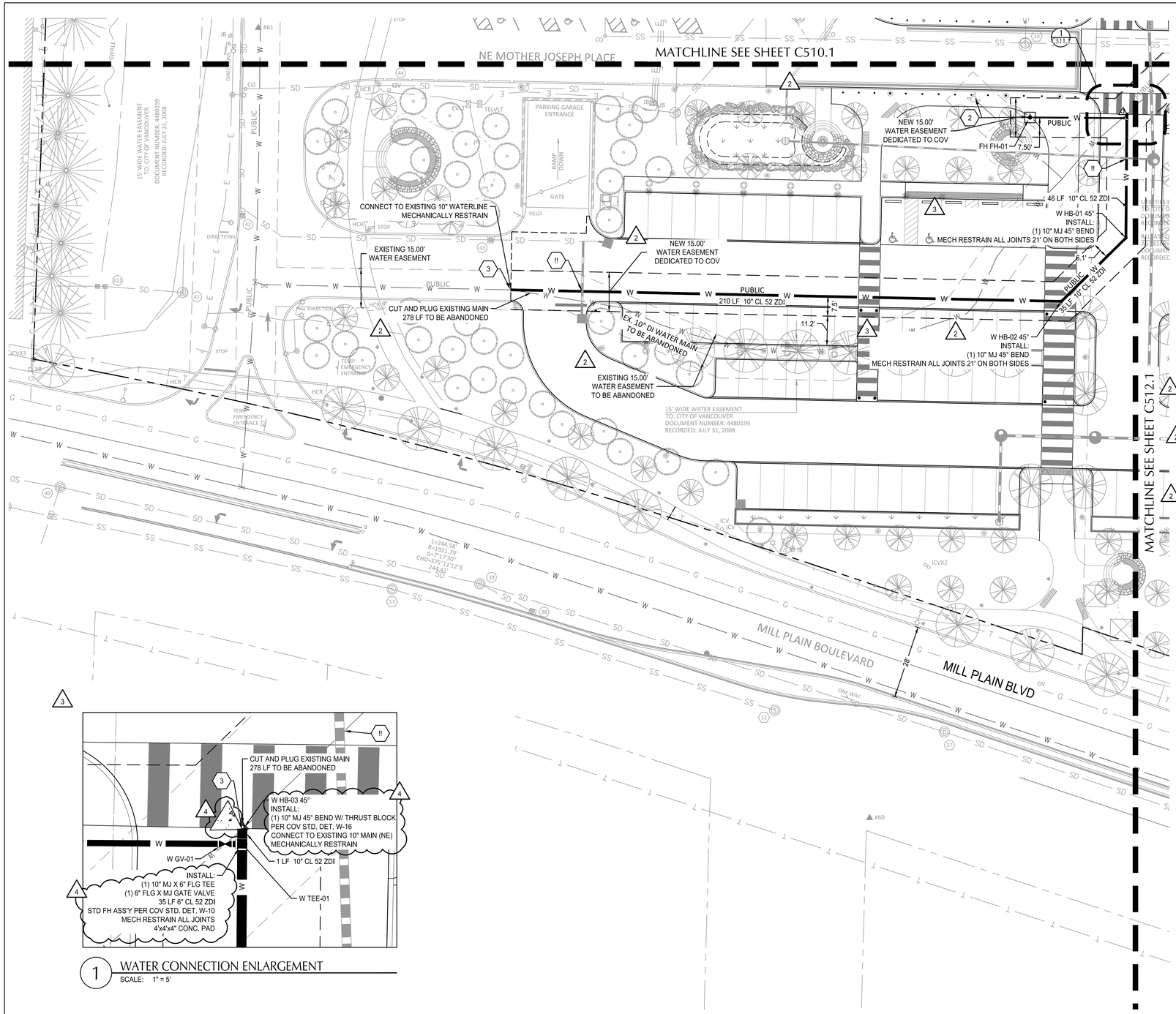
This letter is being submitted to formally request the vacation of the existing water easement per ENG2004-00112.

Per ENG-82243, Drawing Sheet C511.1, the existing water easement (ENG2004-00112) is to be partially vacated.

Please see attached legal description of the parcel the easement is located on, and legal description of the original recorded easement to be partially vacated. Please see attached legal description and drawing of the partial easement area requested to be vacated.

Sincerely,

Cherelle Montanye
Chief Hospital Executive
PeaceHealth Southwest Medical Center



1 WATER CONNECTION ENLARGEMENT
SCALE: 1" = 5'

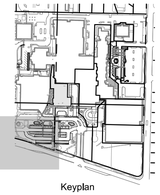
ALL WATER PIPE, JOINTS AND FITTINGS SHALL BE MECHANICALLY RESTRAINED.

FH STRUCTURE TABLE

STRUCTURE ID	NORTHING	EASTING
FH-01	112789.53	1107966.36
FH-02	112879.14	1108148.60

W STRUCTURE TABLE

STRUCTURE ID	NORTHING	EASTING
GV-01	112789.28	1108001.70
GV-02	112875.28	1108142.97
HB-01 45°	112743.50	1108002.99
HB-02 45°	112719.25	1107978.35
HB-03 45°	112790.69	1108003.33
HB-04 90°	112874.53	1108141.87
TEE-01	112789.26	1108003.32


Keyplan

SCALE 1 INCH = 20 FEET
20 0 20 40

SHEET NOTES

1. AT SANITARY AND WATER CROSSINGS, THERE SHALL BE A MINIMUM OF 18" OF CLEARANCE BETWEEN PIPES WITH SANITARY PIPES PASSING BELOW THE WATER PIPES.
2. SANITARY AND WATER PIPES SHALL MAINTAIN A MINIMUM OF 10' HORIZONTAL SEPARATION FROM OUTSIDE EDGE OF PIPE TO OUTSIDE EDGE OF PIPE.
3. WATER LINES SHALL BE INSTALLED WITH A MINIMUM OF 3' OF COVER OVER TOP OF PIPE. FOR TYPICAL UTILITY CROSSING SEE DETAIL 4/C721.1
4. MAINTAIN UTILITIES TO EXISTING BUILDINGS/STRUCTURES AT ALL TIMES AND RECONNECT NEW UTILITY RUNS. MAINTAIN SERVICE TO ALL BUILDINGS AS NECESSARY THROUGH PHASING. COORDINATE ANY UTILITY INTERRUPTION WITH PEACEHEALTH. PROVIDE TEMPORARY UTILITY REROUTING AS NECESSARY TO MAINTAIN SERVICE AND CONSTRUCT NEW SERVICE.
5. ALL PLUMBING WATER MAIN PIPING MATERIAL TO BE ZINC COATED DIP.
6. C900 PIPE SHALL BE USED FOR SEWER PIPE WHERE VERTICAL SEPARATION BETWEEN A WATER LINE IS LESS THAN 18" AND WHERE COVER IS LESS THAN 5'.
7. ALL UTILITY SERVICES TO THE ED EXPANSION, WITH THE EXCEPTION OF STORM DRAIN AND SANITARY SEWER, SHALL BE FED FROM THE EXISTING BUILDING. SEE THE BUILDING PLANS FOR MORE INFORMATION.
8. INSTALL THRUST BLOCK PER CITY OF VANCOUVER STANDARD DETAIL W-16

KEY NOTES

1. INSTALL INSIDE DROP IN MANHOLE PER CITY OF VANCOUVER STANDARD PLAN NO. S-2.5.
2. RELOCATE EXISTING FIRE HYDRANT AND INSTALL NEW 6" ZDI WATER MAIN AFTER TESTING AND APPROVAL BY COV.
3. CONNECT TO EXISTING 10" DUCTILE IRON PUBLIC WATER MAIN.
4. SANITARY SEWER CONNECTION TO REROUTED FIRSTENBURG SEWER LATERAL.
5. ALL UTILITY SERVICES TO THE ED EXPANSION, WITH THE EXCEPTION OF STORM DRAIN AND SANITARY SEWER, SHALL BE FED FROM THE EXISTING BUILDING. SEE THE BUILDING PLANS FOR MORE INFORMATION.
6. 15' WIDE SANITARY SEWER CITY OF VANCOUVER EASEMENT, DOCUMENT NUMBER: 4371240, RECORDED: SEPTEMBER 5, 2007 TO BE MODIFIED OR REMOVED.

SHEET LEGEND

- W — DOMESTIC WATER LINE
- SANITARY LINE
- STORM DRAINAGE LINE
- SS — SANITARY SEWER BUILDING POINT OF CONNECTION, SEE PLUMBING PLANS FOR CONTINUATION
- W — POTABLE WATER BUILDING POINT OF CONNECTION, SEE PLUMBING PLANS FOR CONTINUATION
- !! — UTILITY CROSSING. PROVIDE 12" MIN. CLEARANCE U.N.O.

CALLOUT	SYMBOL	DESCRIPTION	DETAIL REF.
GV		GATE VALVE	5/C721.1
FDC		FIRE DEPARTMENT CONNECTION	
FH		FIRE HYDRANT	
HB		HORIZONTAL BEND	
VB		VERTICAL BEND	
TEE		TEE CONNECTION	
COTG		CLEAN OUT TO GRADE	6/C721.1
MH		MANHOLE	2 5/C720.1
ZDI		ZINC COATED DUCTILE IRON PIPE	
TB		THRUST BLOCK	4

UTILITY LABEL LEGEND

STRUCTURE LABEL

UTILITY TYPE (SD=STORM DRAINAGE, S=SANITARY SEWER, W=WATER, FP=FIRE PROTECTION)
STRUCTURE TYPE CALLOUT
ID NUMBER (WHERE APPLICABLE)
LOCATION (WHERE APPLICABLE)
STRUCTURE INFO (WHERE APPLICABLE)

XX XX-XX
N=XXXX.XX
E=XXXX.XX
RIM=
IE IN = XX.X
IE OUT = XX.X

PIPE LABEL

UTILITY LENGTH
UTILITY SIZE
UTILITY TYPE
SLOPE (WHERE APPLICABLE)

XXLF - XX" XX
S=X.XX%

CITY OF VANCOUVER

THESE PLANS HAVE BEEN REVIEWED FOR COMPLIANCE WITH CITY CODES, ORDINANCES AND POLICIES AND ARE

APPROVED

THE APPROVAL OF THESE PLANS BY THE CITY OF VANCOUVER DOES NOT AUTHORIZE ANY NONCOMPLIANCE WITH LOCAL ORDINANCE, CODE OR STATE LAW.

THESE PLANS SHALL BE AVAILABLE FOR ALL REQUESTED INSPECTIONS

ENG-82243
07/08/22

City of Vancouver Stamp

ATZ

Ankrom Moisan Architects
38 NW Davis St., #300
Portland, OR 97209
T 503.245.7100
F

Turner Construction
1155 SW Morrison St.
Portland, OR 97205
T 503.226.9825
F

ZGF Architects LLP
1223 SW Washington St., #200
Portland, OR 97205
T 503.224.3860
F

Consultants

STRUCTURAL

PCS Structural Solutions
101 SW Main Street, #280
Portland, OR 97204
T 503.232.3746
F

MEPT

AEI Affiliated Engineers
310 SW Fourth Avenue, #800
Portland, OR 97204
T 503.479.2901
F

CIVIL

KPFF
111 SW Fifth Avenue, #2600
Portland, OR 97204
T 503.542.3860
F

Revisions

2	COV REVIEW, VOL 1A	4/29/22
3	COV 2ND REVIEW, VOL 1A	6/15/22
4	COV 3RD REVIEW, VOL 1A	7/01/22

Legend

DANIELLE JEAN PRIEST — STATE OF WASHINGTON — 47006 — REGISTERED PROFESSIONAL ENGINEER — 07/01/2022

400 NE Mother Joseph Pl
Vancouver, WA 98664

Drawing Title

UTILITIES PLAN

Date: 02.18.22
Job No: 2000114
Drawn By: GP
Checked By: DD

Drawing No.

C511.1

VOLUME 1A EARLY SITE

File: N:\cp\2020\2000114-PeaceHealth-Columbia\CAD\PLOT\2000114-C510.1-UTIL.dwg TAB:C511.1
Plotted: 7/1/22 at 8:54am By: AEfroymson

EXHIBIT A
WATER EASEMENT
JOB NO. 2000114
JANUARY 23, 2025

LEGAL DESCRIPTION
A 15.00-FOOT-WIDE STRIP OF LAND, BEING A PORTION OF THAT TRACT OF LAND DESCRIBED IN STATUTORY WARRANTY DEED TO PEACEHEALTH, A WASHINGTON NONPROFIT CORPORATION, RECORDED IN DEED DOCUMENT 4941070-D, CLARK COUNTY DEED RECORDS, ALSO BEING A PORTION OF AN EXISTING WATER EASEMENT, RECORDED IN DOCUMENT NUMBER 4480199, CLARK COUNTY DEED RECORDS, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 2 NORTH, RANGE 2 EAST, WILLAMETTE MERIDIAN, CLARK COUNTY, WASHINGTON, THE SAID STRIP OF LAND BEING PARALLEL WITH AND 7.50 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT A POINT THAT BEARS NORTH 46°34'21" WEST 1192.77 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 29, SAID POINT BEING ON THE CENTERLINE OF SAID EXISTING WATER EASEMENT; THENCE ALONG THE CENTERLINE OF SAID EXISTING WATER EASEMENT SOUTH 89°09'53" EAST 22.76 FEET; THENCE SOUTH 66°12'51" EAST 63.68 FEET; THENCE SOUTH 88°42'51" EAST 44.55 FEET; THENCE NORTH 68°47'09" EAST 49.70 FEET; THENCE NORTH 35°02'10" EAST 56.96 FEET; THENCE NORTH 46°17'10" EAST 7.29 FEET TO A POINT HEREINAFTER REFERRED TO AS **POINT 'A'**; THENCE NORTH 46°17'10" EAST 58.59 FEET; THENCE SOUTH 89°09'53" EAST 3.07 FEET TO THE **POINT OF TERMINUS**.

TOGETHER WITH A 15.00-FOOT-WIDE STRIP OF LAND, BEING PARALLEL WITH AND 7.50 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

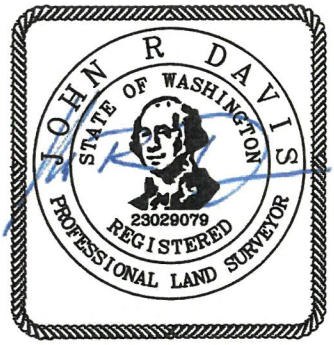
BEGINNING AT THE AFOREMENTIONED **POINT 'A'**; THENCE NORTH 47°27'09" WEST 52.39 FEET TO THE **POINT OF TERMINUS**.

CONTAINING 5,272 SQUARE FEET OR 0.121 ACRES, MORE OR LESS.

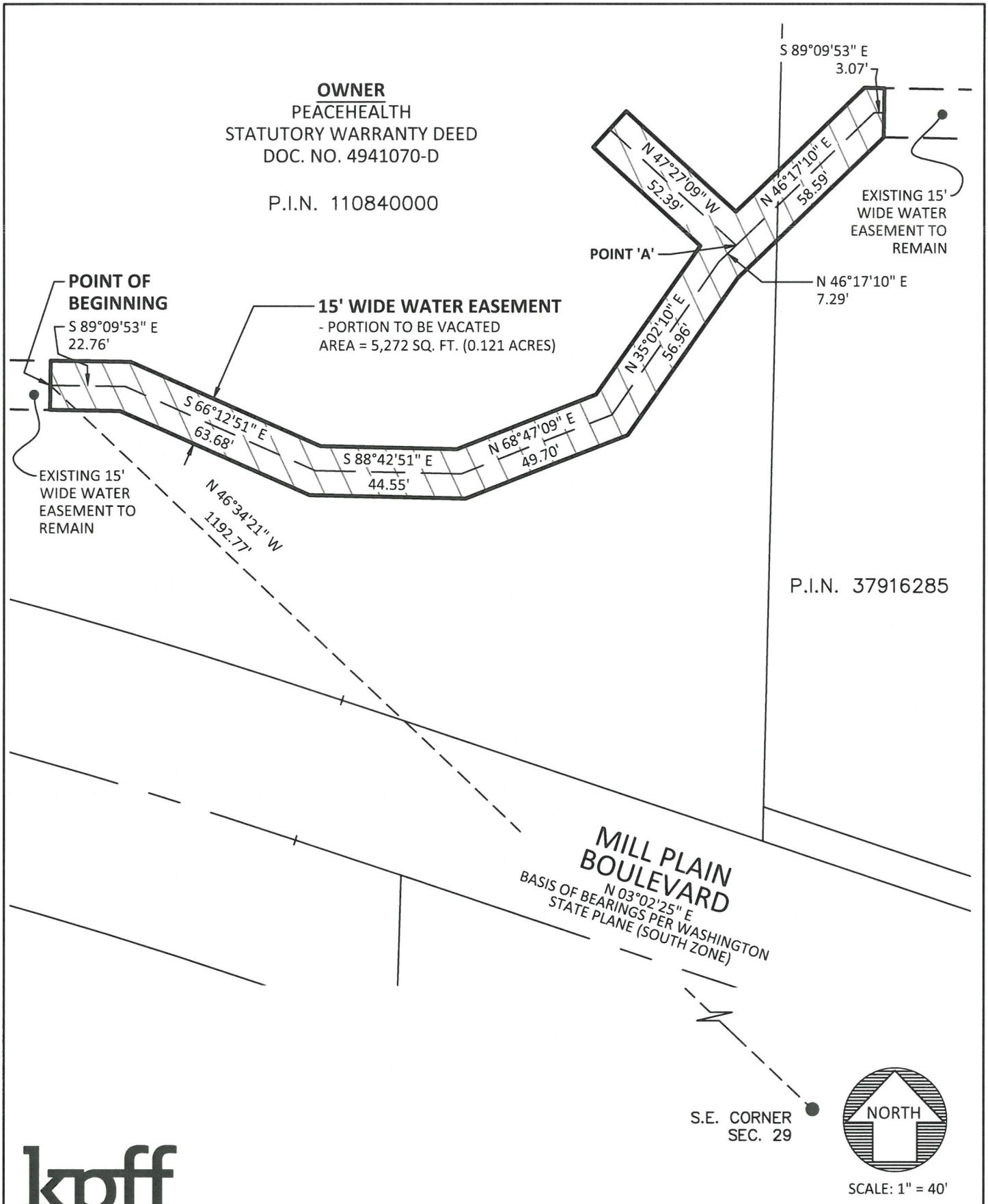
THE SIDELINES OF THE HEREIN DESCRIBED STRIP SHALL BE EXTENDED OR SHORTENED TO MEET AT ANGLE POINTS AND END ON A LINE RUNNING THROUGH THE TERMINUS POINTS, PERPENDICULAR TO SAID CENTERLINES.

THE BASIS OF BEARINGS IS BASED ON WASHINGTON STATE PLANE, SOUTH ZONE, NAD 83/91. THE CENTERLINE OF MILL PLAIN BOULEVARD BEARS NORTH 03°02'25" EAST.

THE STRIP OF LAND DESCRIBED ABOVE IS DEPICTED ON THE ATTACHED EXHIBIT B MAP AND BY THIS REFERENCE MADE A PART THEREOF.



DIGITALLY SIGNED 2025.03.24 12:20:49-07'00'



kpff
111 SW Fifth Ave., Suite 2400
Portland, OR 97204
O: 503.227.3251
F: 503.274.4681
www.kpff.com

EXHIBIT B
WATER EASEMENT

SE 1/4 SECTION 29 / TOWNSHIP 2 NORTH / RANGE 2 EAST / W.M.
CITY OF VANCOUVER, CLARK COUNTY / WASHINGTON

DATE:	23 JANUARY 2025
DRAWN BY:	CMR
CHECKED BY:	JRD
PROJECT NO.	2000114
SHEET:	2 OF 2

Staff Report: 147-26

To: Mayor and City Council
From: City Manager
Date: July 27, 2026

Subject

Contract Amendment - Seventh Amendment to the General Contractor/Construction Manager Contract with Skanska Construction for New Public Works Operations Campus - C-101991

Key Points

- This is the seventh contract amendment to the general contractor/construction manager (GCCM) contract that was approved in June 2025. This seventh amendment adds all remaining site construction and underslab utilities, underslab mechanical and plumbing work, and the superstructure of all buildings including foundations, building slabs, tilt-up concrete panels and all structural steel framing.
- The value of the seventh amendment is $63,522,969, which includes an allowance of $8,000,000 for early procurement of electrical equipment.
- The total committed contract amount is $83,225,757.

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, which includes the balance of the site construction and underground utilities and the superstructure, is the next phase of construction that follows the installation of the aggregate pier ground improvements which are beginning this month. Bidding this work early allows site construction activities to progress ahead of foundations and building slabs beginning later this fall. The balance of design is complete in September leading to the final amendment and guaranteed maximum price (GMP) in December.

This amendment includes an $8,000,000 allowance for early procurement of electrical equipment. Long lead times and supply chain issues require the project to procure this scope of work early, ahead of the final GMP in December. Design and procurement of this scope will be complete following review and approval by Clark Public Utilities District (PUD) by end of July.

The total committed contract amount after Amendment No. 7 is $83,225,757.

Advantage(s)

Advantages to procuring this work include maintaining the efficiency of early site work and

construction sequencing through 2026 and into 2027.

Challenge(s)
None

Budget Impact
This bid package, which includes fees for GCCM contingency and contractor's fee percentage, was competitively bid, and is in alignment with expected costs for these services. The Fiscal Year 2025-2026 Biennium Budget for this project includes allocations for these costs.

Prior Council Review

- City Council Amendment #6 Consent – June 15, 2026
- City Council Amendment #5 Consent – June 8, 2026
- 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, July 27, 2026, authorize the City Manager, or designee, to execute Amendment No. 7 to contract C-101991 between the City of Vancouver and Skanska USA Construction. Increase the not to exceed amount by $63,522,969 to a total of $83,225,757.

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

Attachments:
1. Amendment – No. 5
2. Amendment – No. 4
3. Amendment – No. 3
4. Amendment – No. 2
5. Amendment – No. 1
6. Original Contract
7. Amendment - No. 6
8. Amendment 7

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.

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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

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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):

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- 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.

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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]

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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 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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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

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(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

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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.

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) #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.

Docusign Envelope ID: 505A2E7B-1D9D-4542-9C9C-CB92C1CAFD5F

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

Docusign Envelope ID: 505A2E7B-1D9D-4542-9C9C-CB92C1CAFD5F

(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.

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[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.

Docusign Envelope ID: 505A2E7B-1D9D-4542-9C9C-CB92C1CAFD5F

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.

Docusign Envelope ID: 505A2E7B-1D9D-4542-9C9C-CB92C1CAFD5F

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:

Docusign Envelope ID: 505A2E7B-1D9D-4542-9C9C-CB92C1CAFD5F

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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AIA® Document A133™ – 2019
Exhibit A

Guaranteed Maximum Price Amendment #4

This fourth Amendment dated the is incorporated into the accompanying AIA Document A133™–2019, Standard Form of Agreement Between Owner and Construction Manager as Constructor where the basis of payment is the Cost of the Work Plus a Fee with a Guaranteed Maximum Price dated the 13th day of June in the year 2025 (the "Agreement")
(In words, indicate day, month, and year.)

for the following **PROJECT:**
(Name and address or location)

Vancouver Public Works Operations Campus
8713 NE 94th Avenue
Vancouver, WA 98662

THE OWNER:
(Name, legal status, and address)

City of Vancouver
PO Box 1995
Vancouver WA 98668

THE CONSTRUCTION MANAGER:
(Name, legal status, and address)

Skanska USA Building Inc
1010 NW Flanders, Ste 500
Portland OR 97209

TABLE OF ARTICLES

A.1 GUARANTEED MAXIMUM PRICE

A.2 DATE OF COMMENCEMENT AND SUBSTANTIAL COMPLETION

A.3 INFORMATION UPON WHICH AMENDMENT IS BASED

A.4 CONSTRUCTION MANAGER'S CONSULTANTS, CONTRACTORS, DESIGN PROFESSIONALS, AND SUPPLIERS

ARTICLE A.1 GUARANTEED MAXIMUM PRICE

§ A.1.1 Guaranteed Maximum Price

Pursuant to Section 3.2.6 of the Agreement, the Owner and Construction Manager hereby amend the Agreement to establish a Guaranteed Maximum Price. As agreed by the Owner and Construction Manager, the Guaranteed Maximum Price is an amount that the Contract Sum shall not exceed. The Contract Sum consists of the Construction Manager's Fee plus the Cost of the Work, as that term is defined in Article 6 of the Agreement.

ADDITIONS AND DELETIONS: The author of this document has added information needed for its completion. The author may also have revised the text of the original AIA standard form. An *Additions and Deletions Report* that notes added information as well as revisions to the standard form text is available from the author and should be reviewed.

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

AIA Document A201™–2017, General Conditions of the Contract for Construction, is adopted in this document by reference. Do not use with other general conditions unless this document is modified.

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§ 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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[« »] 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
Anthony Glenn, Deputy City Clerk	
Approved as to form:	
Nena Cook, City Attorney	

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MACC No. 4
Contract Amendment #4

Vancouver Public Works Operations Campus

EARLY WORK RELEASE

Pursuant to Section 6 of the Agreement, dated June 13, 2025, between City of Vancouver *(Owner)* and Skanska USA Building *(GC/CM)*, for the Vancouver Public Works Operations Campus *(the Project)*, the Owner and Construction Manager established an interim (Mini-MACC) Guaranteed Maximum Price (GMP) and Contract Time for the Work as set forth below.

ARTICLE 1: EARLY WORK RELEASE / GUARANTEED MAXIMUM PRICE (GMP)

The GC/CM's Guaranteed Maximum Price for the Work, including the Construction Manager's Fee, is increased by **Two Hundred Thirty-Nine Thousand, Two Hundred Twenty-Six ($239,226)** to a total of **Twelve Million, Eight Hundred Sixty-One Thousand, Three Hundred Sixty-One ($12,861,361)**. This Price is for the performance of the Work in accordance with the Exhibits attached to this Amendment as follows:

Description		Date
Exhibit A	Summary of Mini-MACC #4 GMP Pricing	02/25/2026
Exhibit B	Scope of Work and Assumptions and Clarifications made in preparing the mini-MACC.	
Exhibit C	Drawings, Specifications, Addenda, and General, Supplementary and other Conditions of the Contract on which the Guaranteed Maximum Price is based. TCF Architects Contract Documents, dated as noted on the Attached Exhibit	
Exhibit D	Allowance Items (None)	
Exhibit E	Alternate Prices (None	
Exhibit F	Unit Prices (None)	
Exhibit G	Early Works Negotiated Support Services (None)	
Exhibit H	Project Schedule	Print Date 01/27/2026
Exhibit I	General Conditions (None)	
Exhibit J	Bid Package 03A – Covered Storage H & J Foundations	

EXHIBIT A - CONSTRUCTION COST SUMMARY

February 25, 2026

Bid Pkg #	Description of Bid Package (or CSI modified Uniformat)	Original Value	Value of Previous Amendments	Value of Amendment #04		**Total Contract Value**
32A	Early Planting and Irrigation	$ -	$ 223,000	$ -		**$ 223,000**
32B	Fencing	$ -	$ 169,656	$ -		**$ 169,656**
Bid Group 2						
31A	Early Sitework	$ -	$ 1,682,000	$ -		**$ 1,682,000**
31B	Site Retaining Wall #2	$ -	$ 1,895,106	$ -		**$ 1,895,106**
Bid Group 3						
07A	Sealer and Joint Sealant	$ -	$ 34,036	$ -		**$ 34,036**
23A	Geo Exchange Boring Field	$ -	$ 3,425,400	$ -		**$ 3,425,400**
Bid Group 4						
23B	Mechanical Contractor Preconstruction Value	$ -	$ 125,000	$ -		**$ 125,000**
26A	Electrical Contractor Preconstruction Value	$ -	$ 85,000	$ -		**$ 85,000**
Bid Group 5						
03A	Covered Storage H & J Foundations	$ -	$ -	$ 960,784		**$ 960,784**
1	**Subtotal for Direct Subcontract Work**	**$ -**	**$ 7,639,198**	**$ 960,784**		**$ 8,599,982**
2	Fencing Vegetation Clearing and Trimming Allowance	$ -	$ 7,500	$ -		**$ 7,500**
3	Dewatering Baker Tank and Filtration Allowance	$ -	$ 200,000	$ -		**$ 200,000**
4	Subcontractor Bonds (included in bid packages)	$ -	$ -	$ -		Included
5	**Subtotal for Other Contract Costs** (Add Lines 2, 3, & 4)	**$ -**	**$ 207,500**	**$ -**		**$ 207,500**
6	**Total Subcontract Costs** (Add Lines 1 & 5)	**$ -**	**$ 7,846,698**	**$ 960,784**		**$ 8,807,482**
7	Negotiated Support Services	$ -	$ 420,887	$ -		**$ 420,887**
8	Builder's Risk Allowance	$ -	$ 500,000	$ -		**$ 500,000**
9	GC/CM Contingency (Subcontract Total x % Shown Below)	$ -	$ 281,794	$ 10,057		**$ 291,851**
10	**Maximum Allowable Construction Cost (MACC)** (Add Lines 6, 7, 8, & 9)	**$ -**	**$ 9,049,379**	**$ 970,841**		**$ 10,020,220**
11	Fixed Amount for Specified General Conditions	$ 2,331,834	$ 835,549	$ (835,549)		**$ 2,331,834**
12	GC/CM Fee x % Shown Below)	$ -	$ 406,213	$ 103,934		**$ 510,147**
13	MCCM/ECCM P&P Bond Deduct 0.4%	$ -	$ (840)	$ -		**$ (840)**
14	**Total GMP** (Add Lines 10, 11, 12 and 13)	**$ 2,331,834**	**$ 10,290,301**	**$ 239,226**		**$ 12,861,361**
15	Preconstruction Services	$ 897,758.00	$ -	$ -		**$ 897,758**
16	**Total GMP plus Preconstruction Services** (Add Lines 13 and 14)	**$ 3,229,592**	**$ 10,290,301**	**$ 239,226**		**$ 13,759,119**

Ref.	**Risk Contingency & Fee Percentages Applicable to This Contract**					
Line 9	GC/CM Contingency Percentage					3.00%
Line 12	GC/CM Fee Percentage					4.23%

EXHIBIT A - CONSTRUCTION COST SUMMARY

December 11, 2025

Bid Pkg #	Description of Bid Package (or CSI modified Uniformat)	Original Value	Value of Previous Amendments	Value of Amendment #02		Total Contract Value
32A	Early Planting and Irrigation	$ -	$ 223,000	$ -		**$ 223,000**
32B	Fencing	$ -	$ 169,656	$ -		**$ 169,656**
Bid Group 2						
31A	Early Sitework	$ -	$ 1,682,000	$ -		**$ 1,682,000**
31B	Site Retaining Wall #2	$ -	$ 1,895,106	$ -		**$ 1,895,106**
Bid Group 3						
07A	Sealer and Joint Sealant	$ -	$ 34,036	$ -		**$ 34,036**
23A	Geo Exchange Boring Field	$ -	$ 3,425,400	$ -		**$ 3,425,400**
Bid Group 4						
23B	Mechanical Contractor Preconstruction Value	$ -	$ -	$ 125,000		**$ 125,000**
26A	Electrical Contractor Preconstruction Value	$ -	$ -	$ 85,000		**$ 85,000**
1	**Subtotal for Direct Subcontract Work**	**$ -**	**$ 7,429,198**	**$ 210,000**		**$ 7,639,198**
2	Fencing Vegetation Clearing and Trimming Allowance	$ -	$ 7,500	$ -		**$ 7,500**
3	Dewatering Baker Tank and Filtration Allowance	$ -	$ 200,000	$ -		**$ 200,000**
4	Subcontractor Bonds (included in bid packages)	$ -	$ -	$ -		Included
5	**Subtotal for Other Contract Costs** (Add Lines 2, 3, & 4)	**$ -**	**$ 207,500**	**$ -**		**$ 207,500**
6	**Total Subcontract Costs** (Add Lines 1 & 5)	**$ -**	**$ 7,636,698**	**$ 210,000**		**$ 7,846,698**
7	Negotiated Support Services	$ -	$ 420,887	$ -		**$ 420,887**
8	Builder's Risk Allowance	$ -	$ 500,000	$ -		**$ 500,000**
9	GC/CM Contingency (Subcontract Total x % Shown Below)	$ -	$ 281,794	$ -		**$ 281,794**
10	**Maximum Allowable Construction Cost (MACC)** (Add Lines 6, 7, 8, & 9)	**$ -**	**$ 8,839,379**	**$ 210,000**		**$ 9,049,379**
11	Fixed Amount for Specified General Conditions	$ 2,331,834	$ 835,549	$ -		**$ 3,167,383**
12	GC/CM Fee x % Shown Below)	$ -	$ 397,330	$ 8,883		**$ 406,213**
13	**Total Contract Cost (TCC)** (Add Lines 10, 12, and 12)	**$ 2,331,834**	**$ 10,072,258**	**$ 218,883**		**$ 12,622,975**
14	Preconstruction Services	$ 897,758.00	$ -	$ -		**$ 897,758**
15	MCCM/ECCM P&P Bond Deduct 0.4%		$ -	$ (840)		**$ (840)**
15	**TCC plus Preconstruction Services** (Add Lines 13 and 14)	**$ 3,229,592**	**$ 10,072,258**	**$ 218,043**		**$ 13,519,893**

Ref.	Risk Contingency & Fee Percentages Applicable to This Contract					
Line 9	GC/CM Contingency Percentage					3.00%
Line 12	GC/CM Fee Percentage					4.23%

FOR REFERENCE

EXHIBIT A - CONSTRUCTION COST SUMMARY

November 21, 2025

Bid Pkg #	Description of Bid Package (or CSI modified Uniformat)	Original Value	Value of Previous Amendments	Value of Amendment #02		Total Contract Value
32A	Early Planting and Irrigation	$ -	$ 223,000	$ -		**$ 223,000**
32B	Fencing	$ -	$ 169,656	$ -		**$ 169,656**
Bid Group 2						
31A	Early Sitework	$ -	$ 1,682,000	$ -		**$ 1,682,000**
31B	Site Retaining Wall #2	$ -	$ 1,895,106	$ -		**$ 1,895,106**
Bid Group 3						
07A	Sealer and Joint Sealant	$ -	$ -	$ 34,036		**$ 34,036**
23A	Geo Exchange Boring Field	$ -	$ -	$ 3,425,400		**$ 3,425,400**
1	**Subtotal for Direct Subcontract Work**	**$ -**	**$ 3,969,762**	**$ 3,459,436**		**$ 7,429,198**
2	Fencing Vegetation Clearing and Trimming Allowance	$ -	$ 7,500	$ -		**$ 7,500**
3	Dewatering Baker Tank and Filtration Allowance	$ -	$ 200,000	$ -		**$ 200,000**
4	Subcontractor Bonds (included in bid packages)	$ -	$ -	$ -		Included
5	**Subtotal for Other Contract Costs** (Add Lines 2, 3, & 4)	**$ -**	**$ 207,500**	**$ -**		**$ 207,500**
6	**Total Subcontract Costs** (Add Lines 1 & 5)	**$ -**	**$ 4,177,262**	**$ 3,459,436**		**$ 7,636,698**
7	Negotiated Support Services	$ -	$ 404,728	$ 16,159		**$ 420,887**
8	Builder's Risk Allowance	$ -	$ 500,000	$ -		**$ 500,000**
9	GC/CM Contingency (Subcontract Total x % Shown Below)	$ -	$ 125,318	$ 156,476		**$ 281,794**
10	**Maximum Allowable Construction Cost (MACC)** (Add Lines 6, 7, 8, & 9)	**$ -**	**$ 5,207,308**	**$ 3,632,071**		**$ 8,839,379**
11	Fixed Amount for Specified General Conditions	$ 2,331,834	$ 835,549	$ -		**$ 3,167,383**
12	GC/CM Fee x % Shown Below)	$ -	$ 255,613	$ 141,717		**$ 397,330**
13	**Total Contract Cost (TCC)** (Add Lines 10, 12, and 12)	**$ 2,331,834**	**$ 6,298,470**	**$ 3,773,788**		**$ 12,404,092**
14	Preconstruction Services	$ 897,758.00	$ -	$ -		**$ 897,758**
15	**TCC plus Preconstruction Services** (Add Lines 13 and 14)	**$ 3,229,592**	**$ 6,298,470**	**$ 3,773,788**		**$ 13,301,850**

Ref.	Risk Contingency & Fee Percentages Applicable to This Contract					
Line 9	GC/CM Contingency Percentage					3.00%
Line 12	GC/CM Fee Percentage					4.23%

FOR REFERENCE

EXHIBIT A - CONSTRUCTION COST SUMMARY

August 27, 2025

Bid Pkg #	Description of Bid Package (or CSI modified Uniformat)	Original Value	Value of Previous Amendments	Value of Amendment #01		Total Contract Value
Bid Group 1						
32A	Early Planting and Irrigation	$ -	$ -	$ 223,000		**$ 223,000**
32B	Fencing	$ -	$ -	$ 169,656		**$ 169,656**
Bid Group 2						
31A	Early Sitework	$ -	$ -	$ 1,682,000		**$ 1,682,000**
31B	Site Retaining Wall #2	$ -		$ 1,895,106		**$ 1,895,106**
1	**Subtotal for Direct Subcontract Work**	**$ -**	**$ -**	**$ 3,969,762**		**$ 3,969,762**
2	Fencing Vegetation Clearing and Trimming Allowance	$ -	$ -	$ 7,500		**$ 7,500**
3	De-watering Baker Tank and Filtration Allowance	$ -	$ -	$ 200,000		**$ 200,000**
4	Subcontractor Bonds (included in bid packages)	$ -	$ -	$ -		Included
5	**Subtotal for Other Contract Costs** (Add Lines 2, 3, & 4)	**$ -**		**$ 207,500**		**$ 207,500**
6	**Total Subcontract Costs** (Add Lines 1 & 5)	**$ -**	**$ -**	**$ 4,177,262**		**$ 4,177,262**
7	Negotiated Support Services	$ -	$ -	$ 404,728		**$ 404,728**
8	Builder's Risk Allowance	$ -	$ -	$ 500,000		**$ 500,000**
9	GC/CM Contingency (Subcontract Total x % Shown Below)	$ -	$ -	$ 125,318		**$ 125,318**
10	**Maximum Allowable Construction Cost (MACC)** (Add Lines 6, 7, 8, & 9)	**$ -**	**$ -**	**$ 5,207,308**		**$ 5,207,308**
11	Fixed Amount for Specified General Conditions	$ 2,331,834	$ -	$ 835,549		**$ 3,167,383**
12	GC/CM Fee x % Shown Below	$ -	$ -	$ 255,613		**$ 255,613**
13	**Total Contract Cost (TCC)** (Add Lines 10, 12, and 12)	**$ 2,331,834**	**$ -**	**$ 6,298,470**		**$ 8,630,304**
14	Preconstruction Services	$ 897,758.00	$ -	$ -		**$ 897,758.00**
15	**TCC plus Preconstruction Services** (Add Lines 13 and 14)	**$ 3,229,592**	**$ -**	**$ 6,298,470**		**$ 9,528,062**

Ref.	Risk Contingency & Fee Percentages Applicable to This Contract					
Line 8	GC/CM Contingency Percentage					3.00%
Line 10	GC/CM Fee Percentage					4.23%

FOR REFERENCE

EXHIBIT "B"
MACC-4 (Contract AMENDMENT #4)
Scope of Work and Assumptions and Clarifications
City of Vancouver - Public Works Operations Campus

SCOPE OF WORK -

The following scopes of work are included with Amendment #4:

City of Vancouver (MACC-4 Bid Packages – Early Work Requirements):

1. BP 03A – Covered Storage H & J Foundations
   a. Scope of work includes reinforcing, cast-in-place concrete, excavation and backfill for Building J, H.1 and H.2 foundations in accordance with the Contract Documents

General Conditions and Negotiated Support Services (NSS):

1. Negotiated Support Services: No Change
2. General Conditions: No change
3. Overhead and Profit 4.23%: $103,934.00

ASSUMPTIONS AND CLARIFICATIONS -

1. Assumes a Notice to Proceed, NTP, from the Owner for the bid package values in Amendment Exhibit A, by March 20, 2026, and an executed associated GMP Amendment by March 27, 2026.

EXCLUSIONS -

The following exclusions apply for Amendment #4:

1. Any scope not specifically outlined above
2. Over-excavation
3. Excavation, handling, and disposal of contaminated or unsuitable material
4. Building H.3
5. Site utilities – a CCD is required and anticipated for the remaining storm system behind the MSE wall
6. Slab on Grade

EXHIBIT "B"
MACC-4 (Contract AMENDMENT #4)
Scope of Work and Assumptions and Clarifications
City of Vancouver - Public Works Operations Campus

COST BASIS OF AMENDMENT #4

Amendment #4 Proposal is based upon the following:

1. Owner / Contractor Agreements dated on June 13, 2025 – AIA A133-2019 and AIA A201 - 2017
2. As-Bid Specified General Conditions
3. Project Schedule dated January 25, 2026, Run Date: January 27, 2026
4. Bids received on February 19, 2026, for Bid Packages: 03A

EXHIBIT "C"

MACC-4 (Contract AMENDMENT #4)
Drawings, Specifications, addenda and Reference Documents
Vancouver Public Works Operations Center

DRAWINGS & SKETCHES, SPECIFICATIONS, ADDENDA and OTHER DOCUMENTS

The documents listed in this Exhibit B comprise part of the Contract Documents.

Drawings & Sketches

Drawing or Sketch No.	Description	Rev No.	Date
	GENERAL		
	G000 - GRAPHIC COVER SHEET		1/27/2026
	G101 - COVER SHEET		1/27/2026
	G102 - SHEET INDEX		1/27/2026
	G201 - ABBREVIATIONS, SYMBOLS, GENERAL NOTES & MATERIALS LEGEND		1/27/2026
	CIVIL		
	C100 - EXISTING CONDITIONS PLAN		1/27/2026
	C101 - CLEARING AND EROSION CONTROL PLAN		1/27/2026
	C200 - GRADING PLAN		1/27/2026
	C203 - RETAINING WALL PROFILES		1/27/2026
	C204 - RETAINING WALL PROFILES		1/27/2026
	C304 - GRADING PLAN		1/27/2026
	C307 - GRADING PLAN		1/27/2026
	C308 - GRADING PLAN		1/27/2026
	SITE		
	A101 - SITE REFERENCE PLAN		1/27/2026
	GENERAL - BLDG H		
	Gh302a - GROSS AREA GROUP CODE PLAN -BUILDING H		1/27/2026
	Gh305a - CODE REVIEW		1/27/2026
	Gh305b - CODE REVIEW		1/27/2026
	ARCHITECURAL - BLDG H		
	Ah201 - FLOOR PLAN GENERAL NOTES & LEGEND		1/27/2026
	Ah202a - BUILDING H -FLOOR PLAN		1/27/2026
	Ah210a - BUILDING H (NORTH H.1) , AREA PLAN		1/27/2026
	Ah211a - BUILDING H (EAST H.2) , AREA PLAN	ADD #2	2/12/2026
	Ah212a - BUILDING H (SOUTH H.3) , AREA PLAN		1/27/2026
	Ah301 - ROOF PLAN -BUILDING H	ADD #2	2/12/2026
	Ah402 - FIRST FLOOR -REFLECTEDCEILING PLAN		1/27/2026
	Ah502 - EXTERIOR ELEVATIONS	ADD #2	2/12/2026

	Ah503 - EXTERIOR ELEVATIONS	ADD #2	2/12/2026
	Ah601 - BUILDING SECTIONS	ADD #2	2/12/2026
	STRUCTURAL - BLDG H		
	Sh001 - BUILDING H -GENERALNOTES	ADD #2	2/12/2026
	Sh002 - BUILDING H -GENERALNOTES	ADD #2	2/12/2026
	Sh003 - BUILDING H -GENERALNOTES	ADD #2	2/12/2026
	Sh004 - BUILDING H -GENERALNOTES		1/27/2026
	Sh005 - BUILDING H -GENERALNOTES		1/27/2026
	Sh210 - BUILDING H -FOUNDATIONPLAN -AREA '1'	ADD #2	2/12/2026
	Sh211 - BUILDING H -FOUNDATIONPLAN -AREA '2'	ADD #2	2/12/2026
	Sh212 - BUILDING H -FOUNDATIONPLAN -AREA '3'	ADD #2	2/12/2026
	Sh301 - BUILDING H -FOUNDATIONDETAILS	ADD #2	2/12/2026
	Sh302 - BUILDING H -FOUNDATIONDETAILS	ADD #2	2/12/2026
	Sh310 - BUILDING H -SLAB ON GRADE DETAILS	ADD #2	2/12/2026
	GENERAL - BLDG J		
	Gj302a - GROSS AREA GROUP CODE PLAN -BUILDING J		1/27/2026
	Gj305a - CODE REVIEW		1/27/2026
	Gj305b - CODE REVIEW		1/27/2026
	ARCHITECURAL - BLDG J		
	Aj201 - FLOOR PLAN GENERAL NOTES & LEGEND	ADD #2	2/12/2026
	Aj210 - FLOOR PLAN & DIMENSION PLAN -BUILDING J		1/27/2026
	Aj302 - ROOF PLAN -BUILDING J		1/27/2026
	Aj401 - REFLECTED CEILING PLAN GENERAL NOTES & LEGEND		1/27/2026
	Aj402 - REFLECTED CEILING PLAN - BUILDING J		1/27/2026
	Aj502 - EXTERIOR ELEVATIONS	ADD #2	2/12/2026
	Aj601 - BUILDING SECTIONS	ADD #2	2/12/2026
	STRUCTURAL - BLDG J		
	Sj001 - BUILDING J -GENERALNOTES	ADD #2	2/12/2026
	Sj002 - BUILDING J -GENERALNOTES	ADD #2	2/12/2026
	Sj003 - BUILDING J -GENERALNOTES	ADD #2	2/12/2026
	Sj004 - BUILDING J -GENERALNOTES		1/27/2026
	Sj005 - BUILDING J -GENERALNOTES		1/27/2026
	Sj006 - BUILDING J -GENERALNOTES		1/27/2026
	Sj210 - BUILDING J -FOUNDATIONPLAN	ADD #2	2/12/2026
	Sj211 - BUILDING J -ROOF FRAMING PLAN		1/27/2026
	Sj301 - BUILDING J -FOUNDATIONDETAILS	ADD #2	2/12/2026
	Sj302 - BUILDING J -SLAB ON GRADE DETAILS	ADD #2	2/12/2026
	Sj501 - BUILDING J -STEELFRAMINGDETAILS		1/27/2026

EXHIBIT "C"

MACC-4 (Contract AMENDMENT #4)
Drawings, Specifications, addenda and Reference Documents
Vancouver Public Works Operations Center

	ARCHITECTURAL DETAILS		
	A2017 - FOUNDATION DETAILS (PEMB)	ADD #2	2/12/2026
	A2018 - FOUNDATION DETAILS (PEMB)	ADD #2	2/12/2026
	A2019 - FOUNDATION DETAILS	ADD #2	2/12/2026
	A2020 - FOUNDATION DETAILS	ADD #2	2/12/2026
	A2101 - FLOOR TYPES, ASSEMBLIES, AND GENERAL NOTES	ADD #2	2/12/2026
	A4001 - ROOF TYPES & CANOPY		1/27/2026

Specifications

Specification Section	Description	Rev No.	Date
01	**GENERAL REQUIREMENTS**		
01 11 00	SUMMARY OF WORK		6/20/2025
01 23 00	ALTERNATES		6/20/2025
01 25 00	SUBSTITUTIONS		6/20/2025
01 26 00	CONTRACT MODIFICATIONS		6/20/2025
01 29 76	PROGRESS PAYMENTS		6/20/2025
01 31 00	PROJECT MANAGEMENT COORDINATION		6/20/2025
01 31 19	PROJECT MEETINGS		6/20/2025
01 32 16	CONSTRUCTION SCHEDULE		6/20/2025
01 33 00	SUBMITTAL PROCEDURES		6/20/2025
01 35 23	SAFETY REQUIREMENTS		6/20/2025
01 41 00	AIR BARRIER SYSTEM		6/20/2025
01 42 00	REFERENCES		6/20/2025
01 45 00	CONTRACTOR QUALITY CONTROL		6/20/2025
01 45 23	TESTING AND INSPECTION		6/20/2025
01 45 54	AIR BARRIER TESTING AND LEAK MITIGATION		6/20/2025
01 50 00	TEMPORARY FACILITIES AND CONTROLS		6/20/2025
01 56 39	TEMPORARY TREE PROTECTION PLAN		6/20/2025
01 58 00	PROJECT IDENTIFICATION		6/20/2025
01 71 23	FIELD ENGINEERING		6/20/2025
01 73 00	EXECUTION		6/20/2025
01 73 39	CUTTING AND PATCHING		6/20/2025
01 74 00	CONSTRUCTION WASTE MANAGEMENT		6/20/2025
01 75 00	TEST ENGINEER SERVICES		6/20/2025
01 77 00	CLOSEOUT PROCEDURES		6/20/2025
01 78 23	OPERATION AND MAINTENANCE DATA		6/20/2025
01 78 36	WARRANTIES		6/20/2025
01 79 00	DEMONSTRATION AND TRAINING		6/20/2025
01 91 00	COMMISSIONING		6/20/2025

EXHIBIT "C"

MACC-4 (Contract AMENDMENT #4)
Drawings, Specifications, addenda and Reference Documents
Vancouver Public Works Operations Center

03	**CONCRETE**		
03 2000	CONCRETE REINFORCING		1/27/2026
03 3000	CAST-IN-PLACE CONCRETE		1/27/2026
05	**METALS**		
05 1200	STRUCTURAL STEEL FRAMING	ADD #2	2/12/2026
07	**THERMAL AND MOISTURE PROTECTION**		
07 1900	WATER REPELLENTS		7/18/2025
07 9200	JOINTSEALANTS		7/18/2025
23	**HEATING, VENTILATING, AND AIR-CONDITIONING (HVAC)**		
23 00 00	HEATING, VENTILATING AND AIR CONDITIONING (HVAC) BASIC REQUIREMENTS		6/20/2025
23 05 19	METERS AND GAUGES FOR HVAC PIPING		6/20/2025
23 05 23	GENERAL-DUTY VALVES FOR HVAC PIPING		6/20/2025
23 05 53	IDENTIFICATION FOR HVAC PIPING, DUCTWORK AND EQ		6/20/2025
23 21 13.33	GROUND-LOOP HEAT-PUMP PIPING		6/20/2025
23 21 13	HVAC PIPING		6/20/2025
23 21 16	HYDRONIC PIPING SPECIALTIES		6/20/2025
23 25 00	HVAC WATER TREATMENT		6/20/2025
26	**ELECTRICAL**		
26 00 00	ELECTRICAL BASIC REQUIREMENTS		6/20/2025
26 05 33	RACEWAYS		6/20/2025
26 05 43	ELECTRICAL VAULTS AND UNDERGROUND RACEWAYS		6/20/2025
31	**EARTHWORK**		
31 10 00	SITE CLEARING		7/18/2025
31 20 00	EARTH MOVING	ADD #2	2/12/2026
31 23 19	DEWATERING		7/18/2025
31 25 00	EROSION AND SEDIMENT CONTRO		7/18/2025
32	**EXTERIOR IMPROVEMENTS**		
32 31 13	CHAIN LINK FENCING AND GATES		6/20/2025
32 84 00	TEMPORARY IRRIGATION (DESIGN BUILD)		6/20/2025
32 91 13	SOIL PREPARATION		6/20/2025
32 93 00	PLANTS		6/20/2025
33	**UTILITIES**		
33 41 16	SUBDRAINAGE PIPING		7/18/2025

EXHIBIT "C"

MACC-4 (Contract AMENDMENT #4)
Drawings, Specifications, addenda and Reference Documents
Vancouver Public Works Operations Center

Addenda

Addendum No.	Description	Rev No.	Date
1	Addendum #1		02/09/2026
2	Addendum #2		02/13/2026

Other

Document No.	Document Name	Rev No.	Date
	VPOC INFORMATION AVAILABLE TO BIDDERS 2025-7-18.pdf		7/18/2025
	Report of Geotechnical Engineering Services		10/02/2023
	Stormwater Pollution Prevention Plan (SWPPP)		02/28/2025

EXHIBIT “D”
Contract AMENDMENT #4
Allowance Items
City of Vancouver – Public Works Operations Center

ALLOWANCE ITEMS -

None

EXHIBIT "E"
Contract AMENDMENT #4
Alternate Prices
City of Vancouver – Public Works Operations Center

ALTERNATE PRICES

None.

EXHIBIT “F”
Contract AMENDMENT #4
Unit Prices
City of Vancouver – Public Works Operation Center

Unit Prices -

None

EXHIBIT "G"
Contract AMENDMENT #4
Early Work Negotiated Support Services
City of Vancouver – Public Works Operations Center

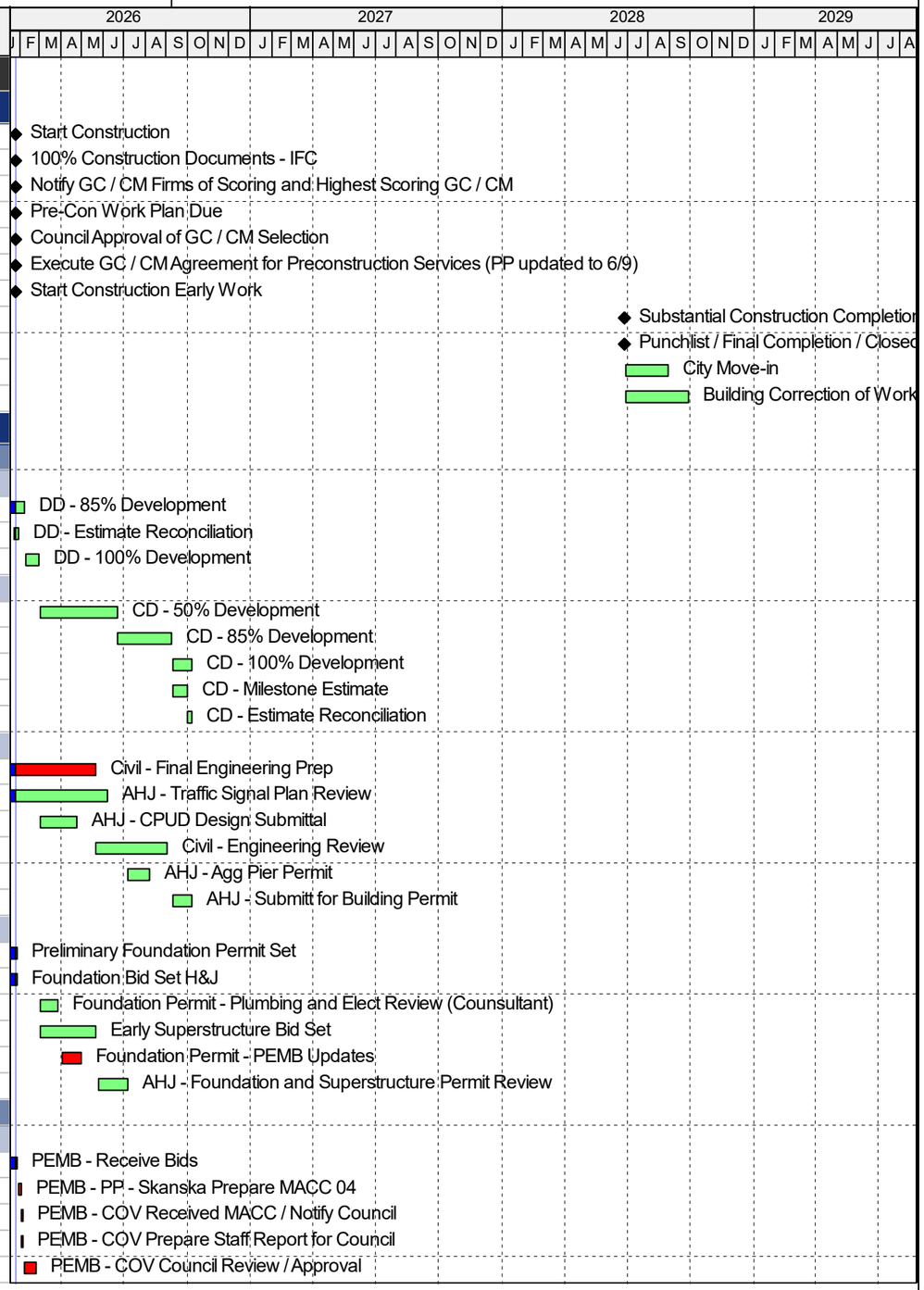
NEGOTIATED SUPPORT SERVICES

No Change

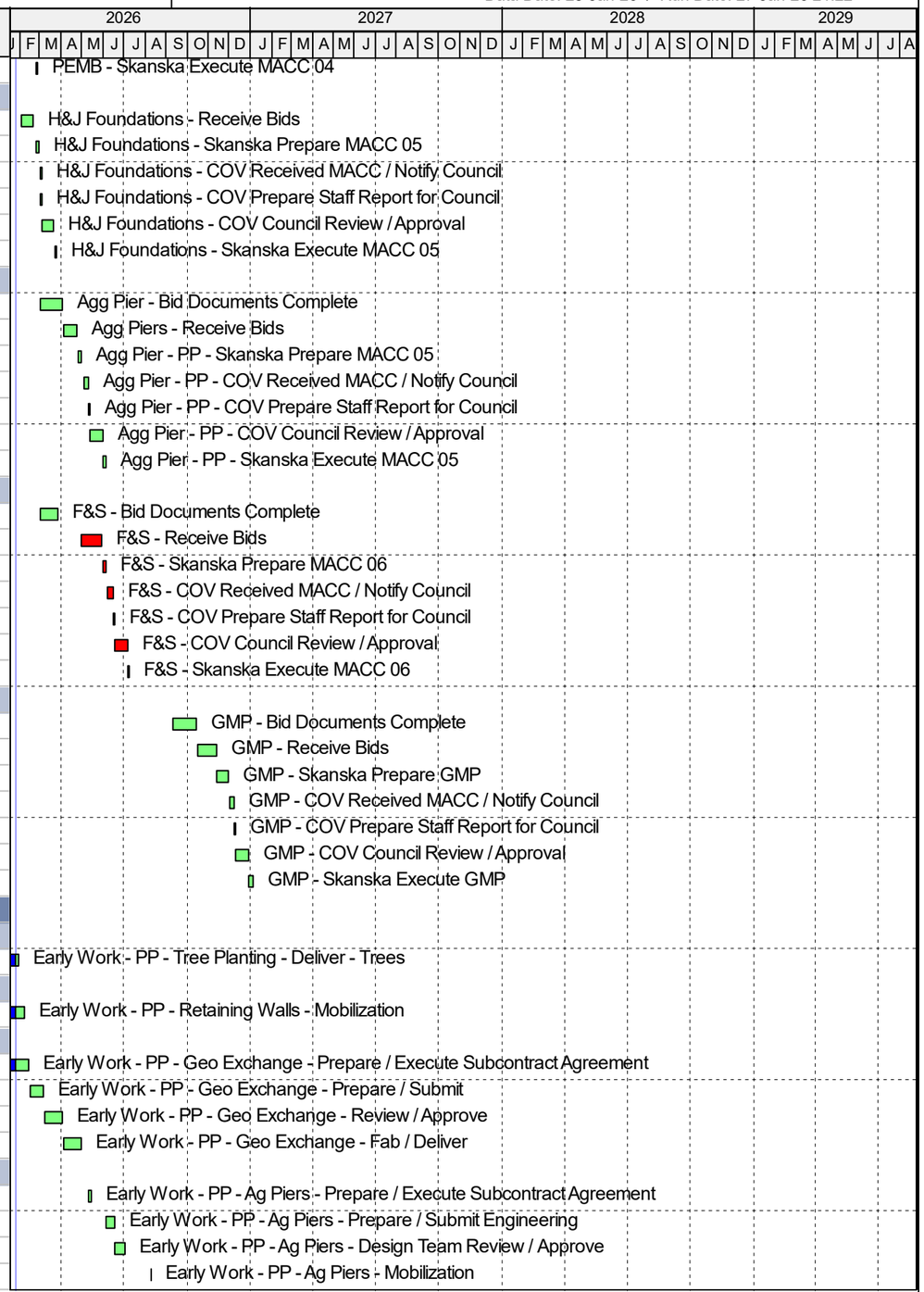
EXHIBIT “H”
Contract AMENDMENT #4
Project Schedule
City of Vancouver – Public Works Operations Center

Project Schedule - Data Date January 25, 2026, Run Date: January 27, 2026

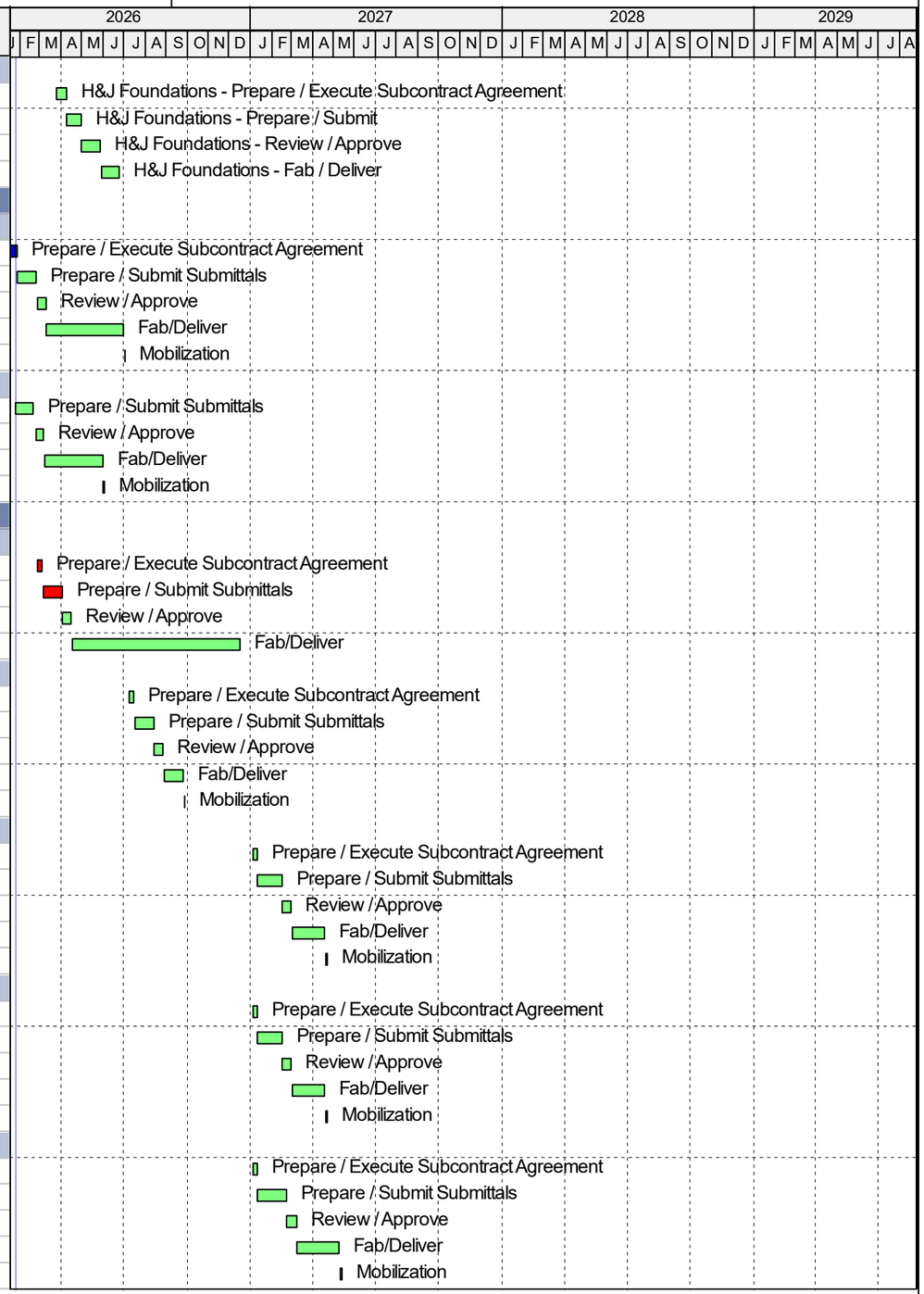
Activity ID	Activity Name	Orig Dur	Rem Dur	Start	Finish
VANCOUVER PUBLIC WORKS OPS CAMPUS - TILT - CURRENT - A Martin		781	700	29-Sep-25 A	24-Oct-28
EXECUTIVE SUMMARY		682	682	26-Jan-26	28-Sep-28
EXE113	Start Construction	0	0	26-Jan-26	
DES187	100% Construction Documents - IFC	0	0		26-Jan-26
EXE163	Notify GC / CM Firms of Scoring and Highest Scoring GC / CM	0	0		26-Jan-26
EXE173	Pre-Con Work Plan Due	0	0		26-Jan-26
EXE183	Council Approval of GC / CM Selection	0	0		26-Jan-26
EXE193	Execute GC / CM Agreement for Preconstruction Services (PP updated to 6/9)	0	0		26-Jan-26
EXE203	Start Construction Early Work	0	0	26-Jan-26	
EXE101	Substantial Construction Completion	0	0		27-Jun-28*
EXE103	Punchlist / Final Completion / Closeout	0	0		27-Jun-28*
EXE143	City Move-in	44	44	28-Jun-28	29-Aug-28
EXE153	Building Correction of Work Period	65	65	28-Jun-28	28-Sep-28
PRE-CONSTRUCTION		439	362	03-Oct-25 A	25-Jun-27
DESIGN		258	181	03-Oct-25 A	08-Oct-26
DESIGN DEVELOPMENT (DD)		55	25	11-Dec-25 A	27-Feb-26
DES205	DD - 85% Development	30	10	11-Dec-25 A	06-Feb-26
DES220	DD - Estimate Reconciliation	5	4	23-Jan-26 A	29-Jan-26
DES210	DD - 100% Development	15	15	09-Feb-26	27-Feb-26
CONSTRUCTION DOCUMENTS (CD)		156	156	02-Mar-26	08-Oct-26
DES300	CD - 50% Development	80	80	02-Mar-26	22-Jun-26
DES305	CD - 85% Development	55	55	23-Jun-26	09-Sep-26
DES310	CD - 100% Development	20	20	10-Sep-26	07-Oct-26
DES315	CD - Milestone Estimate	16	16	10-Sep-26	01-Oct-26
DES320	CD - Estimate Reconciliation	5	5	02-Oct-26	08-Oct-26
AHJ ITEMS		195	180	02-Jan-26 A	07-Oct-26
DES404	Civil - Final Engineering Prep	80	84	02-Jan-26 A	21-May-26
DES405	AHJ - Traffic Signal Plan Review	110	95	05-Jan-26 A	08-Jun-26
DES262	AHJ - CPUD Design Submittal	40	40	02-Mar-26	24-Apr-26
DES455	Civil - Engineering Review	71	71	22-May-26	01-Sep-26
DES252	AHJ - Agg Pier Permit	25	25	06-Jul-26	07-Aug-26
DES414	AHJ - Submitt for Building Permit	20	20	10-Sep-26	07-Oct-26
EARLY BID / PERMIT DOCUMENTS		192	115	03-Oct-25 A	07-Jul-26
DES230	Preliminary Foundation Permit Set	80	3	03-Oct-25 A	28-Jan-26
DES465	Foundation Bid Set H&J	20	3	03-Oct-25 A	28-Jan-26
DES250	Foundation Permit - Plumbing and Elect Review (Counsultant)	20	20	02-Mar-26	27-Mar-26
DES330	Early Superstructure Bid Set	60	60	02-Mar-26	22-May-26
DES260	Foundation Permit - PEMB Updates	20	20	03-Apr-26	30-Apr-26
DES270	AHJ - Foundation and Superstructure Permit Review	30	30	26-May-26	07-Jul-26
CONTRACT AMENDMENTS		263	239	19-Dec-25 A	04-Jan-27
PEMB BID GROUP (MACC 04 NEGOTIATIONS)		48	24	19-Dec-25 A	26-Feb-26
EW16150	PEMB - Receive Bids	15	3	19-Dec-25 A	28-Jan-26
EW16160	PEMB - PP - Skanska Prepare MACC 04	3	3	29-Jan-26	02-Feb-26
EWS707	PEMB - COV Received MACC / Notify Council	3	3	03-Feb-26	05-Feb-26
EWS717	PEMB - COV Prepare Staff Report for Council	3	3	03-Feb-26	05-Feb-26
EWS727	PEMB - COV Council Review / Approval	12	12	06-Feb-26	23-Feb-26



Activity ID	Activity Name	Orig Dur	Rem Dur	Start	Finish
EWS737	PEMB - Skanska Execute MACC 04	3	3	24-Feb-26	26-Feb-26
BUILDING H&J FOUNDATIONS BID GROUP (MACC 05 NEGOTIATIONS)		38	38	02-Feb-26	25-Mar-26
EW16341	H&J Foundations - Receive Bids	15	15	02-Feb-26*	20-Feb-26
EW16331	H&J Foundations - Skanska Prepare MACC 05	5	5	23-Feb-26	27-Feb-26
EWS897	H&J Foundations - COV Received MACC / Notify Council	3	3	02-Mar-26	04-Mar-26
EWS907	H&J Foundations - COV Prepare Staff Report for Council	3	3	02-Mar-26	04-Mar-26
EWS917	H&J Foundations - COV Council Review / Approval	12	12	05-Mar-26	20-Mar-26
EWS887	H&J Foundations - Skanska Execute MACC 05	3	3	23-Mar-26	25-Mar-26
AGG PIERS BID GROUP (MACC 05 NEGOTIATIONS)		68	68	02-Mar-26	04-Jun-26
EW15310	Agg Pier - Bid Documents Complete	25	25	02-Mar-26	03-Apr-26
EW15340	Agg Piers - Receive Bids	15	15	06-Apr-26	24-Apr-26
EW15330	Agg Pier - PP - Skanska Prepare MACC 05	5	5	27-Apr-26	01-May-26
EWS447	Agg Pier - PP - COV Received MACC / Notify Council	6	6	04-May-26	11-May-26
EWS457	Agg Pier - PP - COV Prepare Staff Report for Council	2	2	12-May-26	13-May-26
EWS467	Agg Pier - PP - COV Council Review / Approval	12	12	14-May-26	01-Jun-26
EWS477	Agg Pier - PP - Skanska Execute MACC 05	3	3	02-Jun-26	04-Jun-26
FOUNDATION/SUPERSTRUCTURE/EARTHWORK - (MACC 06 NEGOTIATIONS		92	92	02-Mar-26	09-Jul-26
EW16180	F&S - Bid Documents Complete	20	20	02-Mar-26	27-Mar-26
EW16190	F&S - Receive Bids	20	20	01-May-26	29-May-26
EW16200	F&S - Skanska Prepare MACC 06	5	5	01-Jun-26	05-Jun-26
EWS787	F&S - COV Received MACC / Notify Council	6	6	08-Jun-26	15-Jun-26
EWS797	F&S - COV Prepare Staff Report for Council	2	2	16-Jun-26	17-Jun-26
EWS807	F&S - COV Council Review / Approval	12	12	18-Jun-26	06-Jul-26
EWS817	F&S - Skanska Execute MACC 06	3	3	07-Jul-26	09-Jul-26
FINAL BID GROUP (GMP NEGOTIATIONS)		78	78	11-Sep-26	04-Jan-27
EW15360	GMP - Bid Documents Complete	25	25	11-Sep-26	15-Oct-26
EW15370	GMP - Receive Bids	20	20	16-Oct-26	12-Nov-26
EW15380	GMP - Skanska Prepare GMP	10	10	13-Nov-26	30-Nov-26
EWS487	GMP - COV Received MACC / Notify Council	6	6	01-Dec-26	08-Dec-26
EWS497	GMP - COV Prepare Staff Report for Council	2	2	09-Dec-26	10-Dec-26
EWS507	GMP - COV Council Review / Approval	12	12	11-Dec-26	29-Dec-26
EWS517	GMP - Skanska Execute GMP	3	3	30-Dec-26	04-Jan-27
EARLY WORK PROCUREMENT		177	139	25-Nov-25 A	10-Aug-26
BP 32A Tree Planting		30	5	01-Dec-25 A	30-Jan-26
EW14830	Early Work - PP - Tree Planting - Deliver - Trees	30	5	01-Dec-25 A	30-Jan-26
BP 31B Retaining Walls		2	10	25-Nov-25 A	06-Feb-26
EW14800	Early Work - PP - Retaining Walls - Mobilization	2	10	25-Nov-25 A	06-Feb-26
BP 23A Geo Exchange		93	70	22-Dec-25 A	01-May-26
EWS367	Early Work - PP - Geo Exchange - Prepare / Execute Subcontract Agreement	5	15	22-Dec-25 A	13-Feb-26
EW14500	Early Work - PP - Geo Exchange - Prepare / Submit	15	15	16-Feb-26	06-Mar-26
EW14570	Early Work - PP - Geo Exchange - Review / Approve	20	20	09-Mar-26	03-Apr-26
EW14580	Early Work - PP - Geo Exchange - Fab / Deliver	20	20	06-Apr-26	01-May-26
BP 31C Aggregate Piers		64	64	11-May-26	10-Aug-26
EWS297	Early Work - PP - Ag Piers - Prepare / Execute Subcontract Agreement	5	5	11-May-26	15-May-26
EW14510	Early Work - PP - Ag Piers - Prepare / Submit Engineering	10	10	05-Jun-26	18-Jun-26
EW14590	Early Work - PP - Ag Piers - Design Team Review / Approve	10	10	19-Jun-26	02-Jul-26
EW14600	Early Work - PP - Ag Piers - Mobilization	1	1	10-Aug-26	10-Aug-26



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

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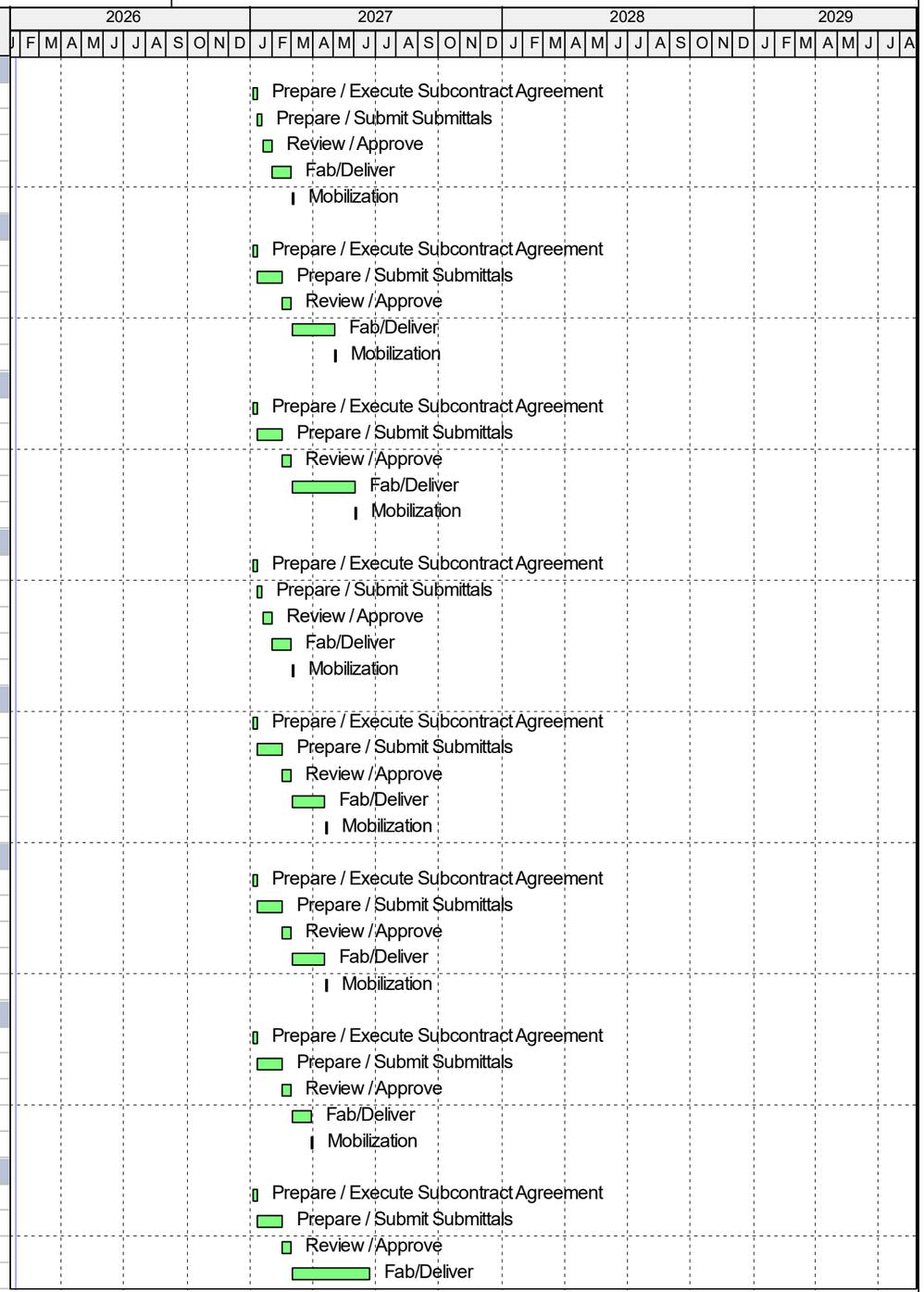
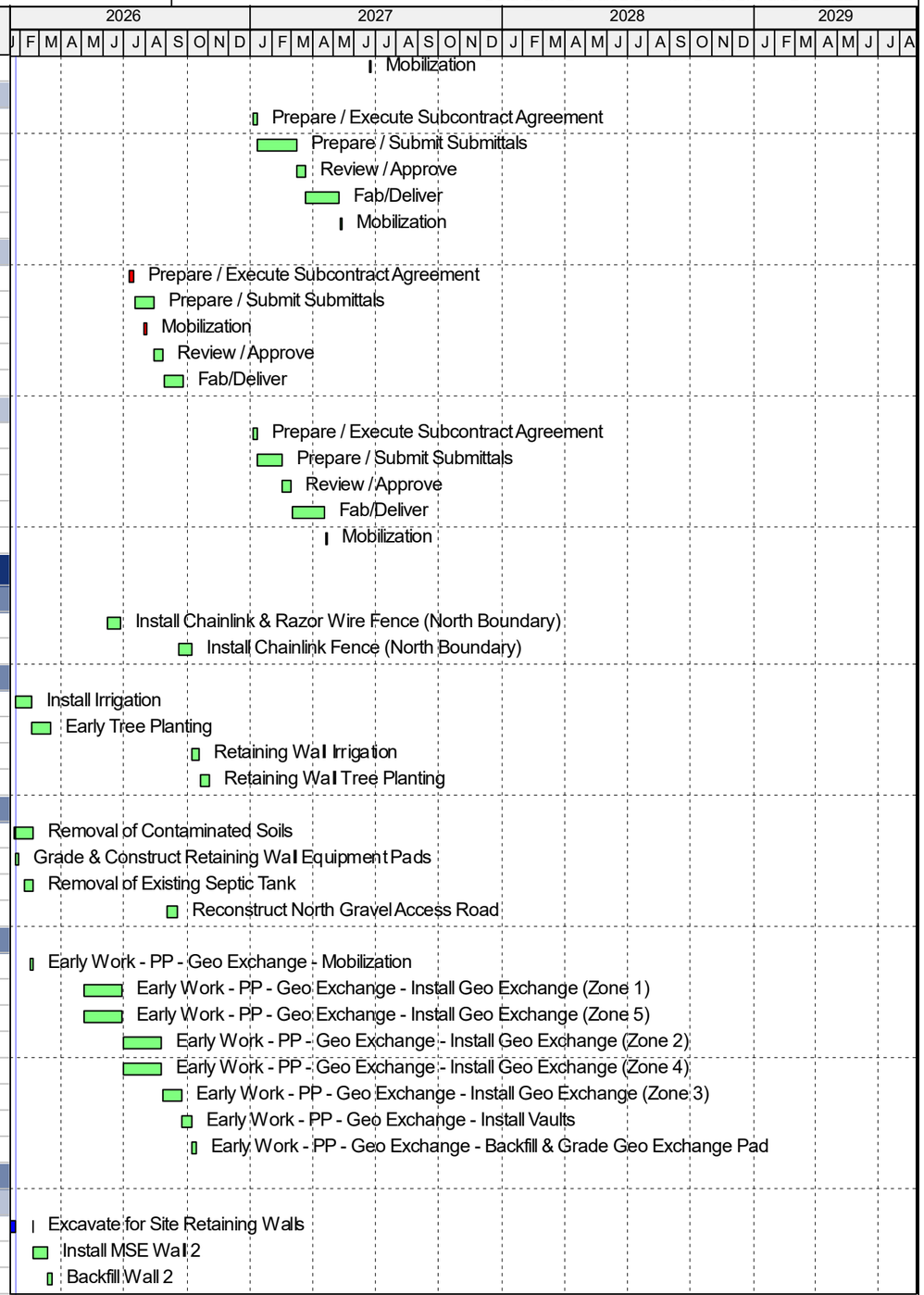
Activity ID	Activity Name	Orig Dur	Rem Dur	Start	Finish
BP 07A Waterproofing		43	43	05-Jan-27	04-Mar-27
EWS577	Prepare / Execute Subcontract Agreement	5	5	05-Jan-27	11-Jan-27
EW15620	Prepare / Submit Submittals	5	5	12-Jan-27	18-Jan-27
EW15630	Review / Approve	10	10	19-Jan-27	01-Feb-27
EW15640	Fab/Deliver	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

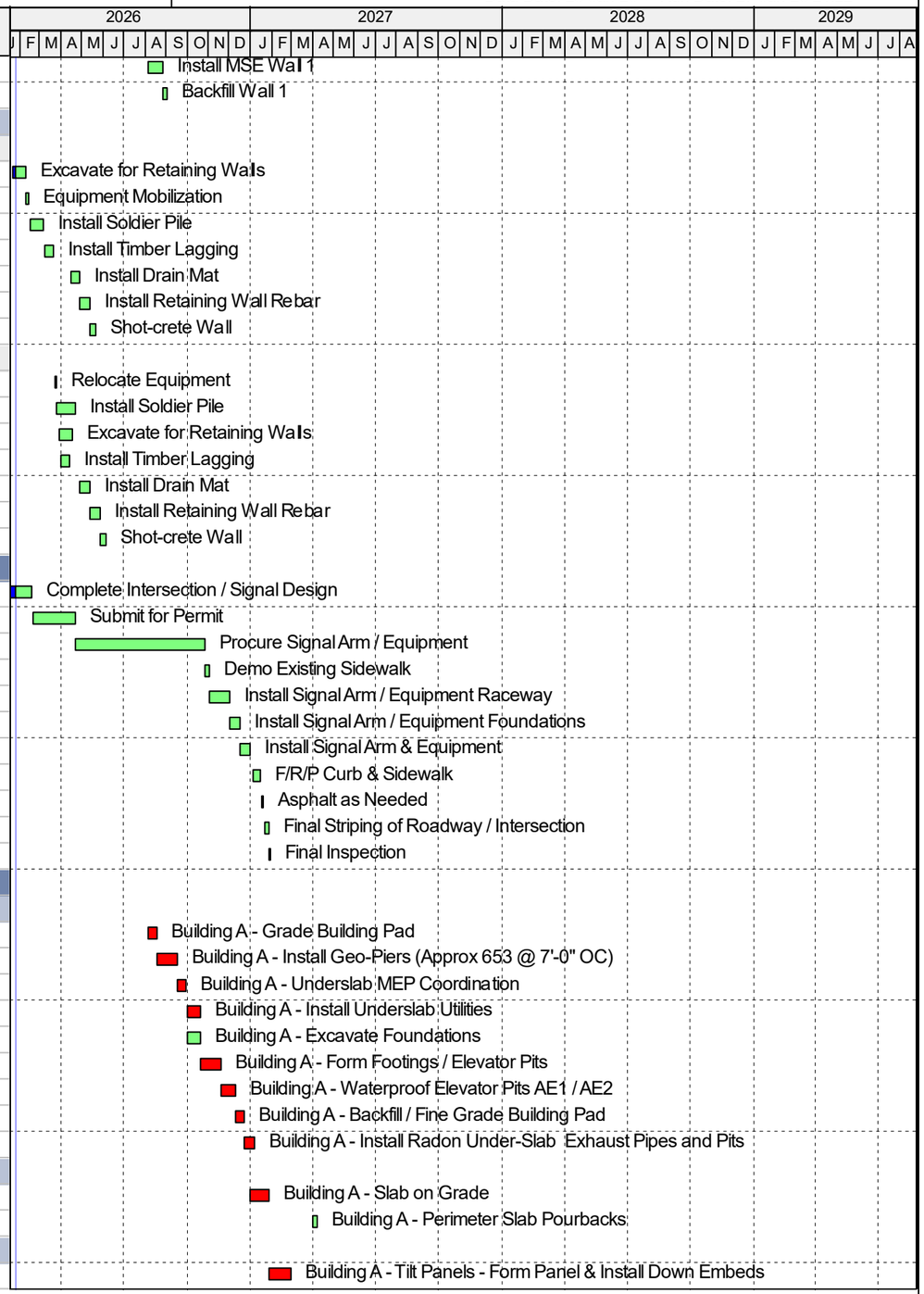


Remaining Level of Effort | Actual Work | Critical Remaining Work
Actual Level of Effort | Remaining Work | Milestone

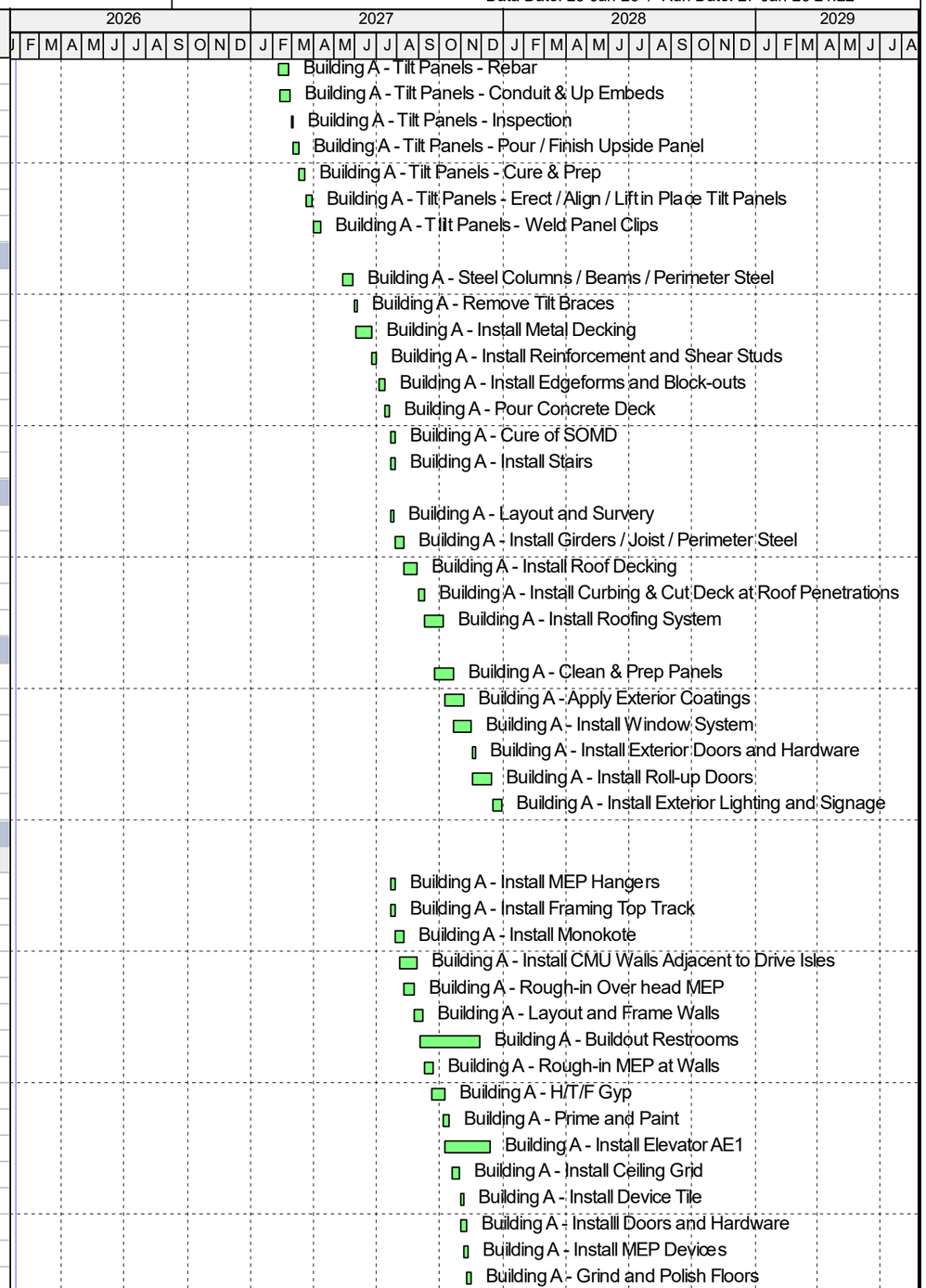
Activity ID	Activity Name	Orig Dur	Rem Dur	Start	Finish
EW15650	Mobilization	3	3	23-Jun-27	25-Jun-27
BP 21A Fire Protection		93	93	05-Jan-27	13-May-27
EWS617	Prepare / Execute Subcontract Agreement	5	5	05-Jan-27	11-Jan-27
EW15780	Prepare / Submit Submittals	40	40	12-Jan-27	08-Mar-27
EW15790	Review / 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



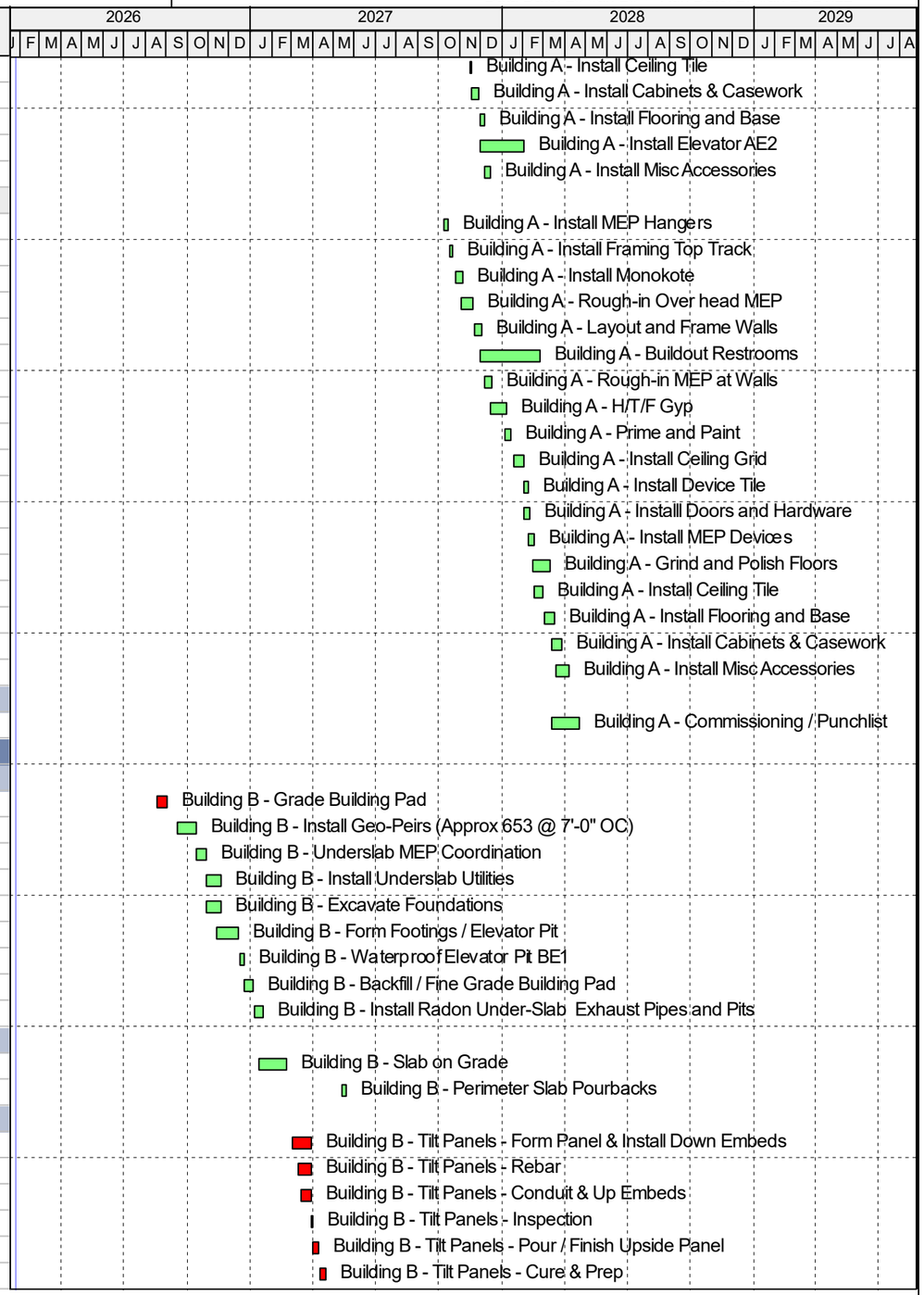
Activity ID	Activity Name	Orig Dur	Rem Dur	Start	Finish
A14010	Install MSE Wall 1	15	15	06-Aug-26	26-Aug-26
A14020	Backfill Wall 1	5	5	27-Aug-26	02-Sep-26
SOLDIER PILE RETAINING WALL (WALL #2)		98	94	20-Jan-26 A	05-Jun-26
RETAINING WALL UPPER		88	84	20-Jan-26 A	21-May-26
A2880	Excavate for Retaining 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
Actual Level of Effort | Remaining Work | Milestone

VANCOUVER PUBLIC WORKS OPS CAMPUS - TILT - CURRENT - A Martin

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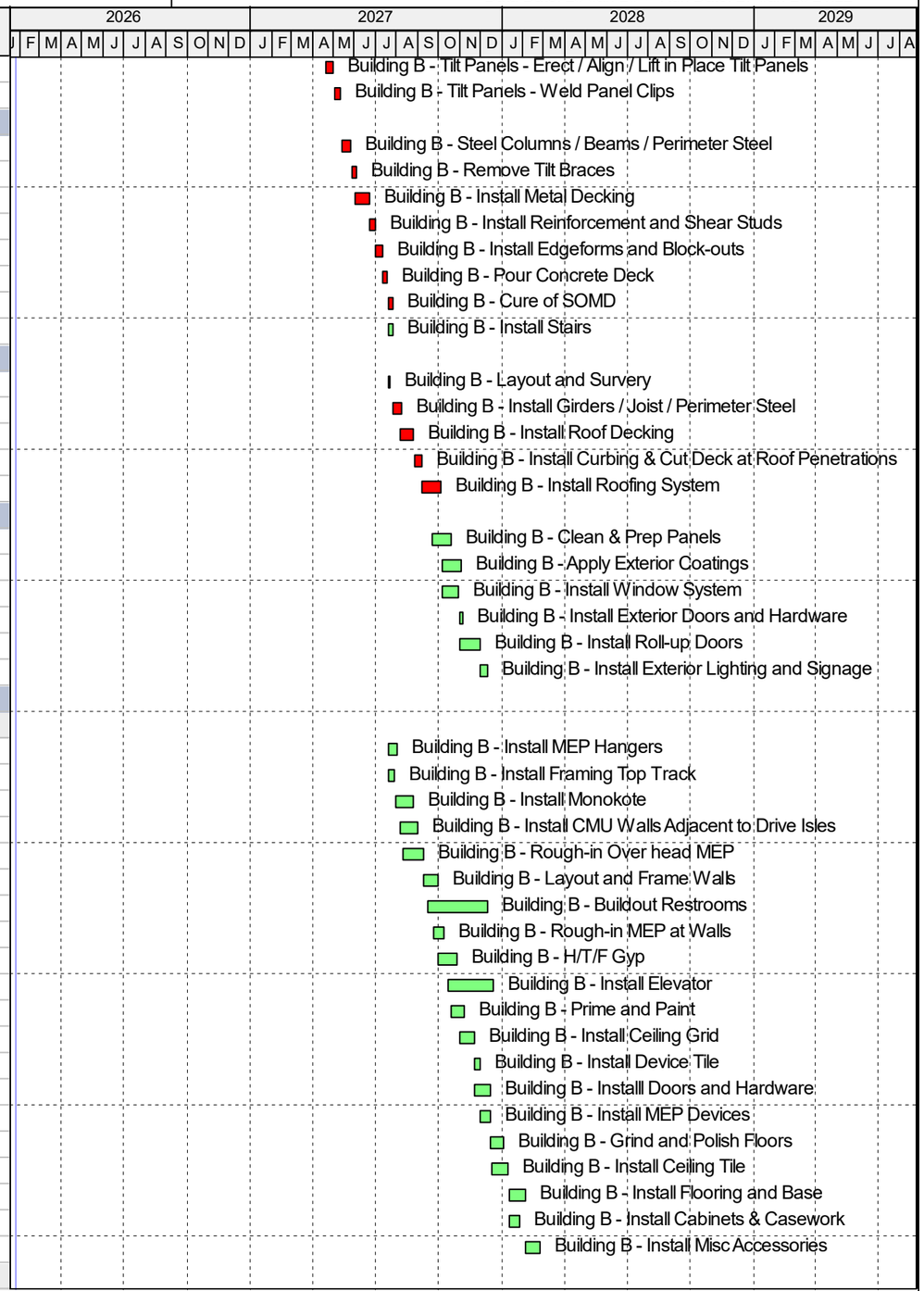
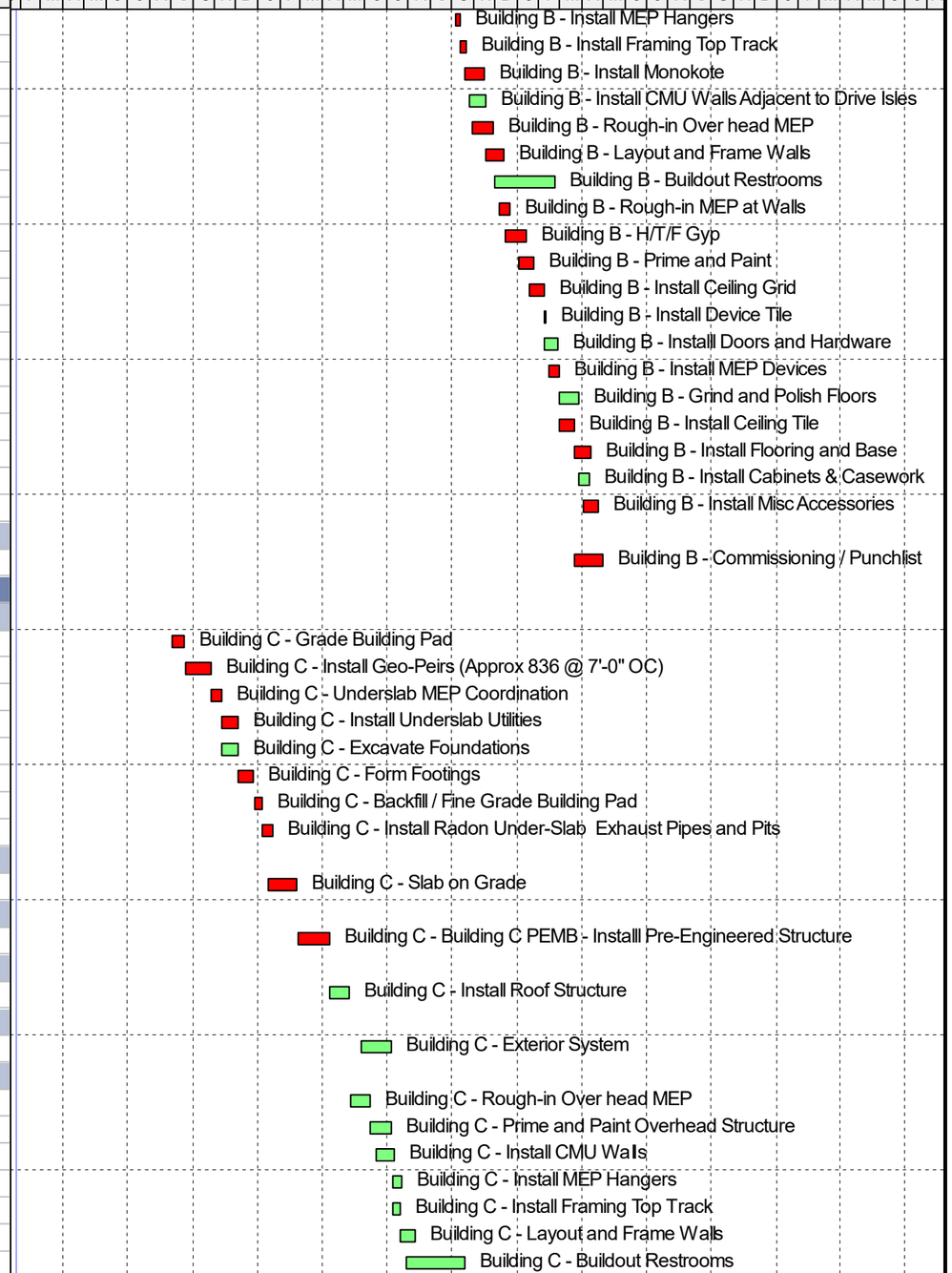
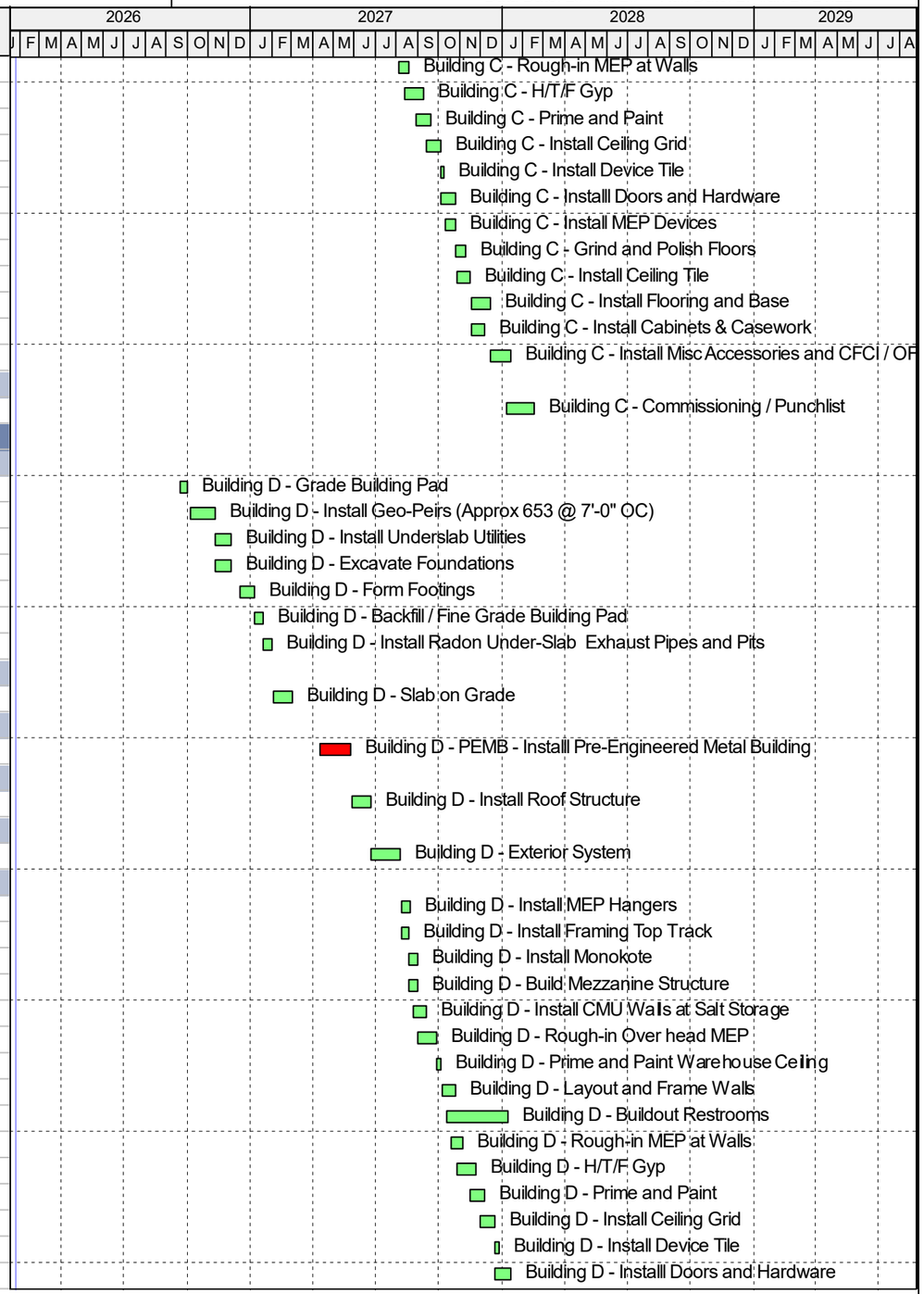
Activity ID	Activity Name	Orig Dur	Rem Dur	Start	Finish
B14160	Building B - Tilt Panels - Erect / Align / Lift in Place Tilt Panels	8	8	21-Apr-27	30-Apr-27
B14170	Building B - Tilt Panels - Weld Panel Clips	8	8	03-May-27	12-May-27
BUILDING B - ELEVATED DECKS		51	51	13-May-27	26-Jul-27
B14200	Building 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



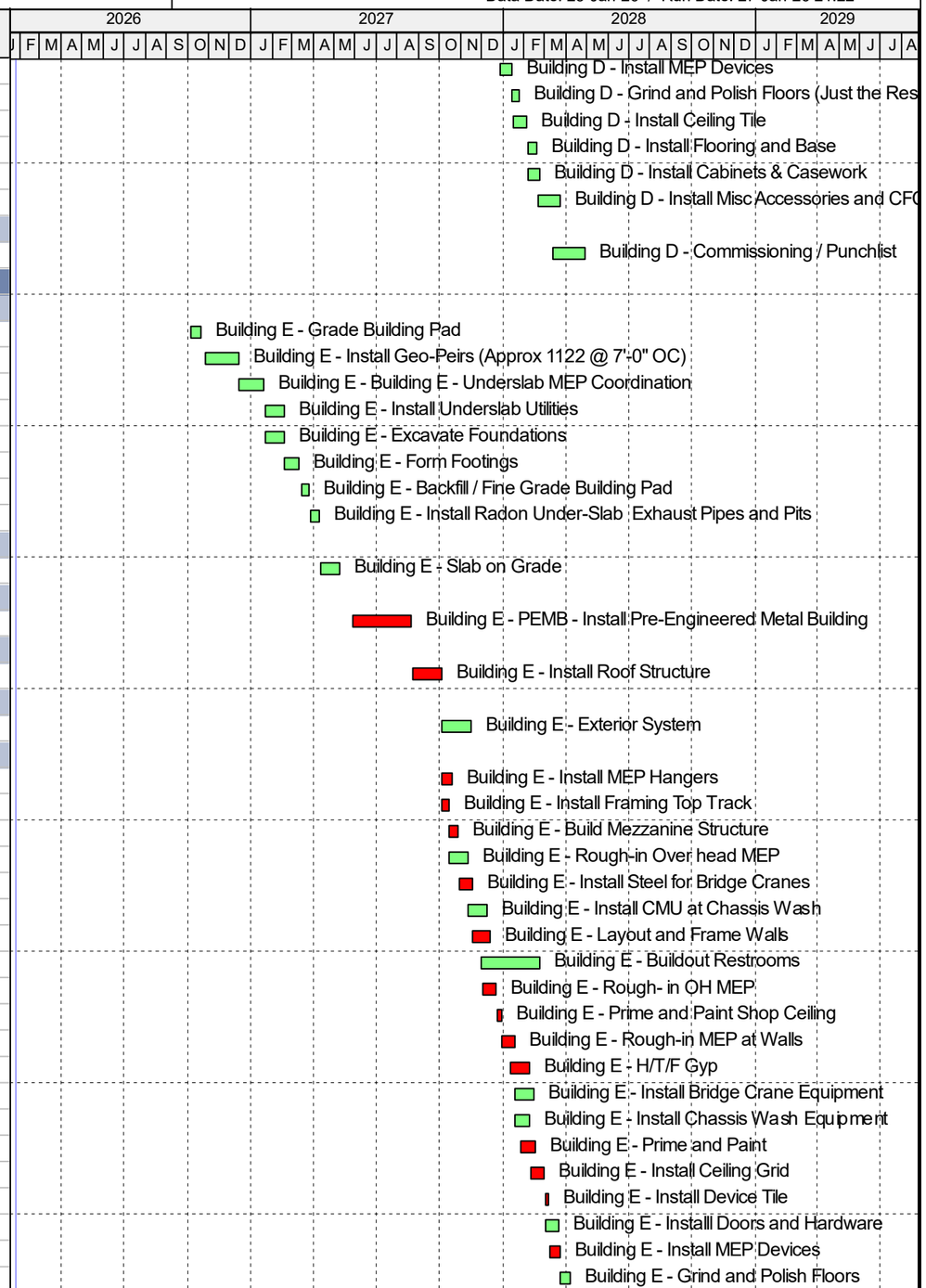
Activity ID	Activity Name	Orig Dur	Rem Dur	Start	Finish
B14575	Building B - Install MEP Hangers	5	5	06-Oct-27	12-Oct-27
B14860	Building B - Install Framing Top Track	8	8	13-Oct-27	22-Oct-27
B14870	Building B - Install Monokote	20	20	19-Oct-27	15-Nov-27
B14880	Building B - Install CMU Walls Adjacent to 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



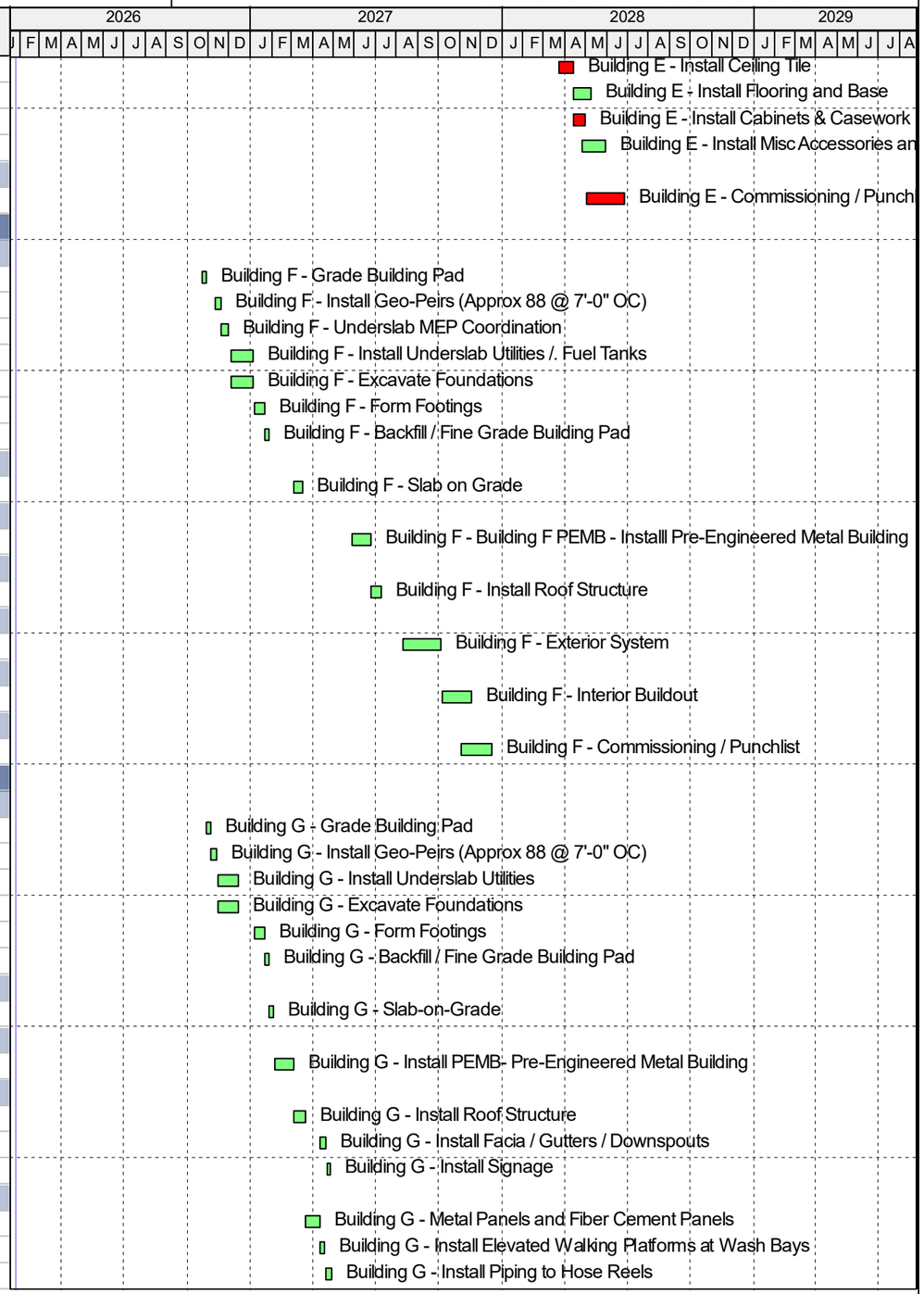
Activity ID	Activity Name	Orig Dur	Rem Dur	Start	Finish
C14220	Building C - Rough-in MEP at Walls	12	12	04-Aug-27	19-Aug-27
C14230	Building C - H/T/F Gyp	20	20	12-Aug-27	09-Sep-27
C14250	Building C - Prime and Paint	15	15	30-Aug-27	20-Sep-27
C14260	Building C - Install Ceiling Grid	15	15	14-Sep-27	04-Oct-27
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



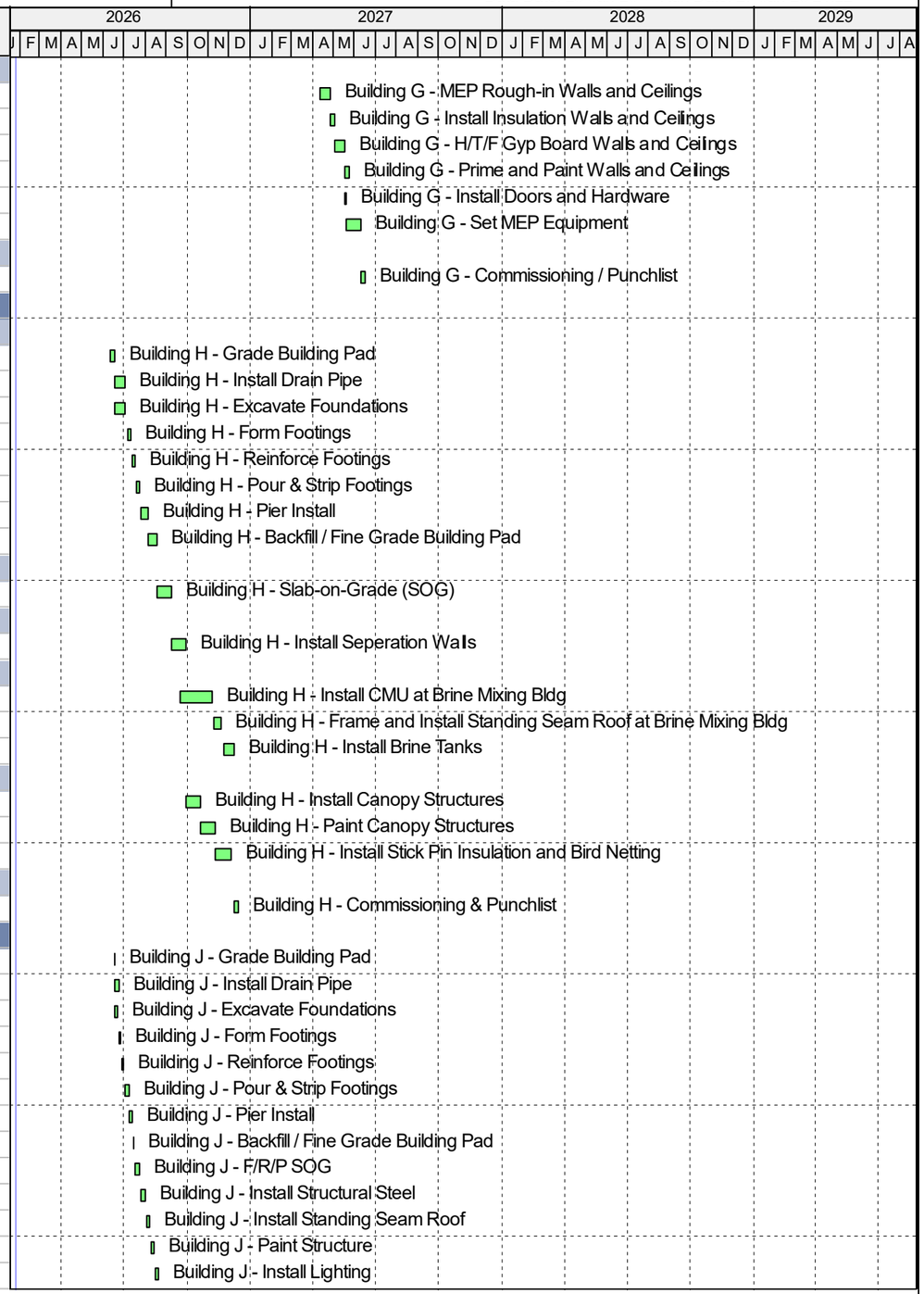
Activity ID	Activity Name	Orig Dur	Rem Dur	Start	Finish
D14410	Building D - Install MEP Devices	12	12	29-Dec-27	14-Jan-28
D14420	Building D - Grind and Polish Floors (Just the Restrooms)	7	7	14-Jan-28	24-Jan-28
D14430	Building D - Install Ceiling Tile	15	15	17-Jan-28	04-Feb-28
D14440	Building D - Install Flooring and Base	10	10	07-Feb-28	18-Feb-28
D14450	Building D - Install Cabinets & Casework	12	12	07-Feb-28	22-Feb-28
D14460	Building D - Install Misc Accessories and CFCI / OFCI Equipment	25	25	21-Feb-28	24-Mar-28
COMMISSIONING & PUNCHLIST		35	35	13-Mar-28	28-Apr-28
D1380	Building D - Commissioning / Punchlist	35	35	13-Mar-28	28-Apr-28
BUILDING E		440	440	05-Oct-26	27-Jun-28
FOOTINGS		131	131	05-Oct-26	09-Apr-27
E14260	Building E - Grade Building Pad	13	13	05-Oct-26	21-Oct-26
E14270	Building E - Install Geo-Peirs (Approx 1122 @ 7'-0" OC)	32	32	28-Oct-26	14-Dec-26
E14360	Building E - Building E - Underslab MEP Coordination	25	25	15-Dec-26	20-Jan-27
E14280	Building E - Install Underslab Utilities	20	20	21-Jan-27	17-Feb-27
E14350	Building E - Excavate Foundations	20	20	21-Jan-27	17-Feb-27
E14290	Building E - Form Footings	17	17	18-Feb-27	12-Mar-27
E14300	Building E - Backfill / Fine Grade Building Pad	10	10	15-Mar-27	26-Mar-27
E14320	Building E - Install Radon Under-Slab Exhaust Pipes and Pits	10	10	29-Mar-27	09-Apr-27
SLAB-ON-GRADE (SOG)		21	21	12-Apr-27	10-May-27
E1400	Building E - Slab on Grade	21	21	12-Apr-27	10-May-27
PRE-ENGINEERED STRUCTURE		60	60	28-May-27	20-Aug-27
E14310	Building E - PEMB - Install Pre-Engineered Metal Building	60	60	28-May-27	20-Aug-27
ROOF STRUCTURE		30	30	23-Aug-27	04-Oct-27
E1420	Building E - Install Roof Structure	30	30	23-Aug-27	04-Oct-27
EXTERIOR SYSTEM		30	30	05-Oct-27	15-Nov-27
E1430	Building E - Exterior System	30	30	05-Oct-27	15-Nov-27
INTERIORS BUILDOUT		167	167	05-Oct-27	31-May-28
E14370	Building E - Install MEP Hangers	10	10	05-Oct-27	18-Oct-27
E14380	Building E - Install Framing Top Track	8	8	05-Oct-27	14-Oct-27
E14400	Building E - Build Mezzanine Structure	10	10	15-Oct-27	28-Oct-27
E14410	Building E - Rough-in Over head MEP	20	20	15-Oct-27	11-Nov-27
E14460	Building E - Install Steel for Bridge Cranes	15	15	29-Oct-27	18-Nov-27
E14610	Building E - Install CMU at Chassis Wash	18	18	12-Nov-27	09-Dec-27
E14420	Building E - Layout and Frame Walls	15	15	19-Nov-27	13-Dec-27
E14430	Building E - Buildout Restrooms	60	60	30-Nov-27	23-Feb-28
E14570	Building E - Rough- in OH MEP	15	15	02-Dec-27	22-Dec-27
E14580	Building E - Prime and Paint Shop Ceiling	5	5	23-Dec-27	30-Dec-27
E14440	Building E - Rough-in MEP at Walls	12	12	31-Dec-27	18-Jan-28
E14450	Building E - H/T/F Gyp	20	20	11-Jan-28	07-Feb-28
E14590	Building E - Install Bridge Crane Equipment	20	20	19-Jan-28	15-Feb-28
E14600	Building E - Install Chassis Wash Equipment	15	15	19-Jan-28	08-Feb-28
E14470	Building E - Prime and Paint	15	15	27-Jan-28	16-Feb-28
E14480	Building E - Install Ceiling Grid	15	15	10-Feb-28	01-Mar-28
E14490	Building E - Install Device Tile	4	4	02-Mar-28	07-Mar-28
E14500	Building E - Installl Doors and Hardware	15	15	02-Mar-28	22-Mar-28
E14510	Building E - Install MEP Devices	12	12	08-Mar-28	23-Mar-28
E14520	Building E - Grind and Polish Floors	12	12	23-Mar-28	07-Apr-28



Activity ID	Activity Name	Orig Dur	Rem Dur	Start	Finish
E14530	Building E - Install Ceiling Tile	15	15	24-Mar-28	13-Apr-28
E14540	Building E - Install Flooring and Base	18	18	14-Apr-28	09-May-28
E14550	Building E - Install Cabinets & Casework	12	12	14-Apr-28	01-May-28
E14560	Building E - Install Misc Accessories and CFCI /OFCI Equipment	25	25	26-Apr-28	31-May-28
COMMISSIONING & PUNCHLIST		40	40	02-May-28	27-Jun-28
E1450	Building E - Commissioning / Punchlist	40	40	02-May-28	27-Jun-28
BUILDING F		293	293	22-Oct-26	17-Dec-27
FOOTINGS		67	67	22-Oct-26	28-Jan-27
F14350	Building F - Grade Building Pad	5	5	22-Oct-26	28-Oct-26
F14360	Building F - Install Geo-Peirs (Approx 88 @ 7'-0" OC)	7	7	11-Nov-26	19-Nov-26
F14410	Building F - Underslab MEP Coordination	5	5	20-Nov-26	30-Nov-26
F14370	Building F - Install Underslab Utilities /. Fuel Tanks	20	20	04-Dec-26	04-Jan-27
F14440	Building F - Excavate Foundations	20	20	04-Dec-26	04-Jan-27
F14380	Building F - Form Footings	10	10	08-Jan-27	21-Jan-27
F14390	Building F - Backfill / Fine Grade Building Pad	5	5	22-Jan-27	28-Jan-27
SLAB-ON-GRADE (SOG)		10	10	04-Mar-27	17-Mar-27
F1470	Building F - Slab on Grade	10	10	04-Mar-27	17-Mar-27
PRE-ENGINEERED STRUCTURE		20	20	28-May-27	24-Jun-27
F14400	Building F - Building F PEMB - Installl Pre-Engineered Metal Building	20	20	28-May-27	24-Jun-27
ROOF STRUCTURE		10	10	25-Jun-27	09-Jul-27
F1490	Building F - Install Roof Structure	10	10	25-Jun-27	09-Jul-27
EXTERIOR SYSTEM		40	40	10-Aug-27	05-Oct-27
F1500	Building F - Exterior System	40	40	10-Aug-27	05-Oct-27
INTERIORS BUILDOUT		30	30	07-Oct-27	17-Nov-27
F1510	Building F - Interior Buildout	30	30	07-Oct-27	17-Nov-27
COMMISSIONING & PUNCHLIST		30	30	04-Nov-27	17-Dec-27
F1520	Building F - Commissioning / Punchlist	30	30	04-Nov-27	17-Dec-27
BUILDING G		161	161	29-Oct-26	17-Jun-27
FOOTINGS		62	62	29-Oct-26	28-Jan-27
G1540	Building G - Grade Building Pad	5	5	29-Oct-26	04-Nov-26
G1550	Building G - Install Geo-Peirs (Approx 88 @ 7'-0" OC)	7	7	05-Nov-26	13-Nov-26
G1570	Building G - Install Underslab Utilities	20	20	16-Nov-26	15-Dec-26
G1580	Building G - Excavate Foundations	20	20	16-Nov-26	15-Dec-26
G1590	Building G - Form Footings	10	10	08-Jan-27	21-Jan-27
G1600	Building G - Backfill / Fine Grade Building Pad	5	5	22-Jan-27	28-Jan-27
SLAB-ON-GRADE (SOG)		5	5	29-Jan-27	04-Feb-27
G1610	Building G - Slab-on-Grade	5	5	29-Jan-27	04-Feb-27
PRE-ENGINEERED STRUCTURE		20	20	05-Feb-27	04-Mar-27
G1620	Building G - Install PEMB- Pre-Engineered Metal Building	20	20	05-Feb-27	04-Mar-27
ROOF STRUCTURE		37	37	05-Mar-27	26-Apr-27
G1630	Building G - Install Roof Structure	12	12	05-Mar-27	22-Mar-27
G1670	Building G - Install Facia / Gutters / Downspouts	7	7	13-Apr-27	21-Apr-27
G1680	Building G - Install Signage	3	3	22-Apr-27	26-Apr-27
EXTERIOR SYSTEM		27	27	23-Mar-27	28-Apr-27
G1640	Building G - Metal Panels and Fiber Cement Panels	15	15	23-Mar-27	12-Apr-27
G1690	Building G - Install Elevated Walking Platforms at Wash Bays	5	5	13-Apr-27	19-Apr-27
G1700	Building G - Install Piping to Hose Reels	7	7	20-Apr-27	28-Apr-27



Activity ID	Activity Name	Orig Dur	Rem Dur	Start	Finish
INTERIOR BUILDOUT		42	42	13-Apr-27	10-Jun-27
G1650	Building G - MEP Rough-in Walls and Ceilings	10	10	13-Apr-27	26-Apr-27
G1710	Building G - Install Insulation Walls and Ceilings	5	5	27-Apr-27	03-May-27
G1720	Building G - H/T/F Gyp Board Walls and Ceilings	10	10	04-May-27	17-May-27
G1730	Building G - Prime and Paint Walls and Ceilings	5	5	18-May-27	25-May-27
G1740	Building G - Install Doors and Hardware	2	2	18-May-27	19-May-27
G1750	Building G - Set MEP Equipment	15	15	20-May-27	10-Jun-27
COMMISSIONING & PUNCHLIST		5	5	11-Jun-27	17-Jun-27
G1660	Building G - Commissioning / Punchlist	5	5	11-Jun-27	17-Jun-27
BUILDING H		129	129	12-Jun-26	15-Dec-26
FOOTINGS		46	46	12-Jun-26	17-Aug-26
H1680	Building H - Grade Building Pad	5	5	12-Jun-26	18-Jun-26
H1710	Building H - Install Drain Pipe	10	10	19-Jun-26	02-Jul-26
H1720	Building H - Excavate Foundations	10	10	19-Jun-26	02-Jul-26
H1730	Building H - Form Footings	5	5	06-Jul-26	10-Jul-26
H1840	Building H - Reinforce Footings	5	5	13-Jul-26	17-Jul-26
H1850	Building H - Pour & Strip Footings	5	5	20-Jul-26	24-Jul-26
H1860	Building H - Pier Install	8	8	27-Jul-26	05-Aug-26
H1740	Building H - Backfill / Fine Grade Building Pad	8	8	06-Aug-26	17-Aug-26
SLAB-ON-GRADE (SOG)		15	15	18-Aug-26	08-Sep-26
H1750	Building H - Slab-on-Grade (SOG)	15	15	18-Aug-26	08-Sep-26
SEPARATION WALLS		15	15	09-Sep-26	29-Sep-26
H1760	Building H - Install Seperation Walls	15	15	09-Sep-26	29-Sep-26
BRINE MIXING BLDG / BRINE TANKS		55	55	21-Sep-26	08-Dec-26
H1770	Building H - Install CMU at Brine Mixing Bldg	35	35	21-Sep-26	06-Nov-26
H1820	Building H - Frame and Install Standing Seam Roof at Brine Mixing Bldg	10	10	09-Nov-26	20-Nov-26
H1780	Building H - Install Brine Tanks	10	10	23-Nov-26	08-Dec-26
CANOPY STRUCTURE		45	45	30-Sep-26	03-Dec-26
H1790	Building H - Install Canopy Structures	15	15	30-Sep-26	20-Oct-26
H1800	Building H - Paint Canopy Structures	15	15	21-Oct-26	10-Nov-26
H1830	Building H - Install Stick Pin Insulation and Bird Netting	15	15	11-Nov-26	03-Dec-26
COMMISSIONING & PUNCHLIST		5	5	09-Dec-26	15-Dec-26
H1810	Building H - Commissioning & Punchlist	5	5	09-Dec-26	15-Dec-26
BUILDING J- TRASH / RECYCLE		57	57	17-Jun-26	04-Sep-26
J1860	Building J - Grade Building Pad	2	2	17-Jun-26	18-Jun-26
J1870	Building J - Install Drain Pipe	3	3	19-Jun-26	23-Jun-26
J1880	Building J - Excavate Foundations	2	2	19-Jun-26	22-Jun-26
J1890	Building J - Form Footings	3	3	24-Jun-26	26-Jun-26
J1971	Building J - Reinforce Footings	3	3	29-Jun-26	01-Jul-26
J1972	Building J - Pour & Strip Footings	4	4	02-Jul-26	08-Jul-26
J1973	Building J - Pier Install	4	4	09-Jul-26	14-Jul-26
J1900	Building J - Backfill / Fine Grade Building Pad	2	2	15-Jul-26	16-Jul-26
J1910	Building J - F/R/P SOG	6	6	17-Jul-26	24-Jul-26
J1920	Building J - Install Structural Steel	5	5	27-Jul-26	31-Jul-26
J1930	Building J - Install Standing Seam Roof	5	5	03-Aug-26	07-Aug-26
J1940	Building J - Paint Structure	5	5	10-Aug-26	14-Aug-26
J1950	Building J - Install Lighting	5	5	17-Aug-26	21-Aug-26

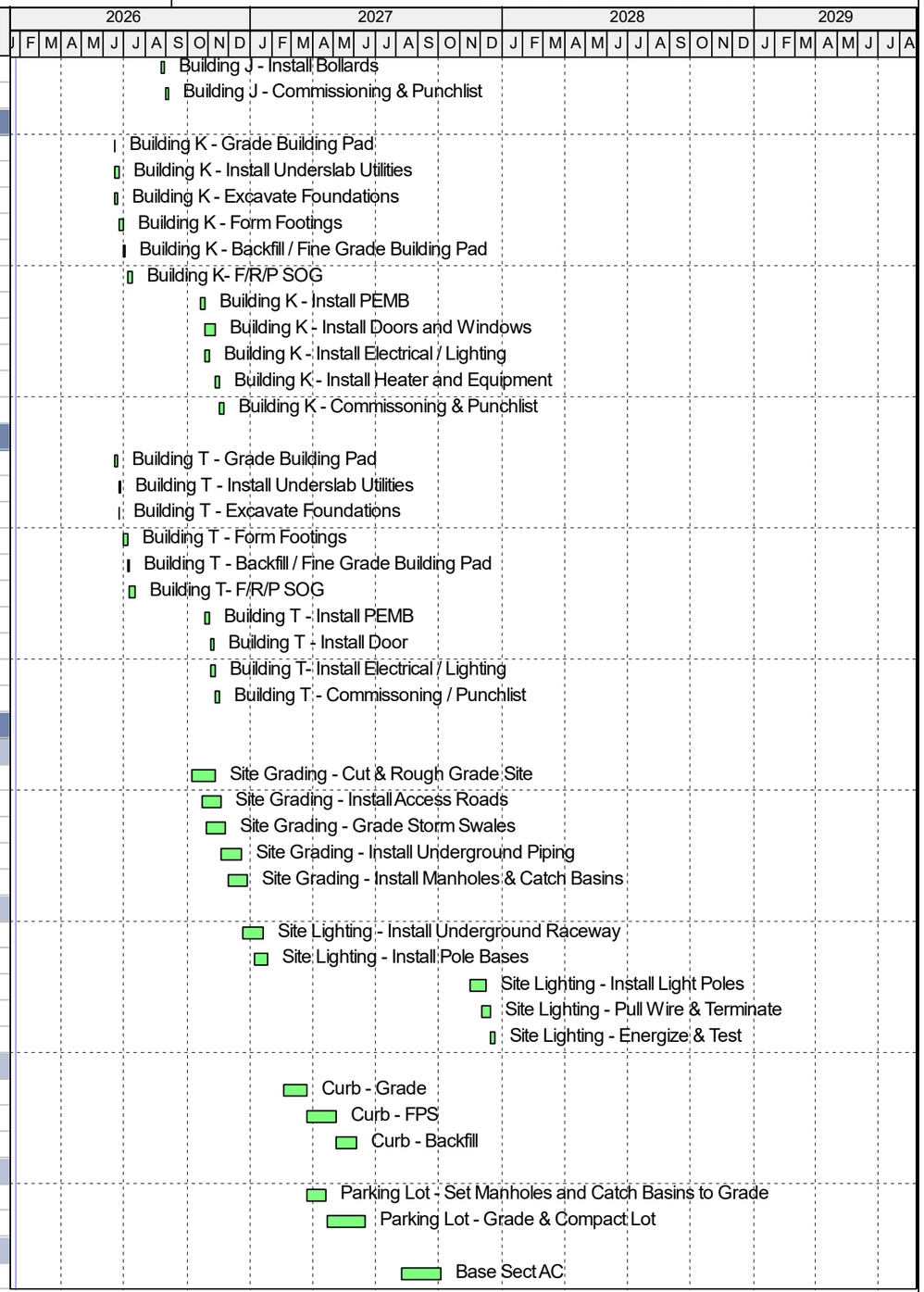


Remaining Level of Effort | Actual Work | Critical Remaining Work
Actual Level of Effort | Remaining Work | Milestone

VANCOUVER PUBLIC WORKS OPS CAMPUS - TILT - CURRENT - A Martin

SKANSKA

Activity ID	Activity Name	Orig Dur	Rem Dur	Start	Finish
J1960	Building J - Install Bollards	5	5	24-Aug-26	28-Aug-26
J1970	Building J - Commissioning & Punchlist	5	5	31-Aug-26	04-Sep-26
BUILDING K - BRINE SHED		113	113	17-Jun-26	24-Nov-26
K1980	Building K - Grade Building Pad	2	2	17-Jun-26	18-Jun-26
K2000	Building K - Install Underslab Utilities	3	3	19-Jun-26	23-Jun-26
K2010	Building K - Excavate Foundations	2	2	19-Jun-26	22-Jun-26
K2020	Building K - Form Footings	5	5	24-Jun-26	30-Jun-26
K2030	Building K - Backfill / Fine Grade Building Pad	2	2	01-Jul-26	02-Jul-26
K2040	Building K- F/R/P SOG	6	6	06-Jul-26	13-Jul-26
K2050	Building K - Install PEMB	5	5	21-Oct-26	27-Oct-26
K1990	Building K - Install Doors and Windows	10	10	28-Oct-26	10-Nov-26
K2060	Building K - Install Electrical / Lighting	5	5	28-Oct-26	03-Nov-26
K2070	Building K - Install Heater and Equipment	5	5	11-Nov-26	17-Nov-26
K2080	Building K - Commissoning & Punchlist	5	5	18-Nov-26	24-Nov-26
BUILDING T- FIRE TESTING		106	106	19-Jun-26	17-Nov-26
T2090	Building T - Grade Building Pad	2	2	19-Jun-26	22-Jun-26
K2090	Building T - Install Underslab Utilities	3	3	24-Jun-26	26-Jun-26
K2100	Building T - Excavate Foundations	2	2	24-Jun-26	25-Jun-26
K2110	Building T - Form Footings	4	4	01-Jul-26	07-Jul-26
K2120	Building T - Backfill / Fine Grade Building Pad	2	2	08-Jul-26	09-Jul-26
K2130	Building T- F/R/P SOG	6	6	10-Jul-26	17-Jul-26
K2140	Building T - Install PEMB	5	5	28-Oct-26	03-Nov-26
K2150	Building T - Install Door	4	4	04-Nov-26	09-Nov-26
K2160	Building T- Install Electrical / Lighting	5	5	04-Nov-26	10-Nov-26
K2170	Building T - Commissoning / Punchlist	5	5	11-Nov-26	17-Nov-26
SITEWORK		448	448	23-Sep-26	27-Jun-28
SITE GRADING		55	55	08-Oct-26	28-Dec-26
S1626	Site Grading - Cut & Rough Grade Site	25	25	08-Oct-26	11-Nov-26
S1627	Site Grading - Install Access Roads	20	20	22-Oct-26	18-Nov-26
S1628	Site Grading - Grade Storm Swales	20	20	29-Oct-26	25-Nov-26
S1629	Site Grading - Install Underground Piping	20	20	19-Nov-26	18-Dec-26
S1630	Site Grading - Install Manholes & Catch Basins	20	20	30-Nov-26	28-Dec-26
SITE LIGHTING		256	256	21-Dec-26	22-Dec-27
S1621	Site Lighting - Install Underground Raceway	20	20	21-Dec-26	19-Jan-27
S1622	Site Lighting - Install Pole Bases	15	15	06-Jan-27	26-Jan-27
S1623	Site Lighting - Install Light Poles	15	15	16-Nov-27	08-Dec-27
S1624	Site Lighting - Pull Wire & Terminate	10	10	02-Dec-27	15-Dec-27
S1625	Site Lighting - Energize & Test	5	5	16-Dec-27	22-Dec-27
CURBS		75	75	18-Feb-27	03-Jun-27
S1530	Curb - Grade	25	25	18-Feb-27	24-Mar-27
S1611	Curb - FPS	30	30	25-Mar-27	05-May-27
S1612	Curb - Backfill	20	20	06-May-27	03-Jun-27
PARKING LOT		60	60	25-Mar-27	17-Jun-27
S1540	Parking Lot - Set Manholes and Catch Basins to Grade	20	20	25-Mar-27	21-Apr-27
S1615	Parking Lot - Grade & Compact Lot	40	40	22-Apr-27	17-Jun-27
Base Sect AC		40	40	09-Aug-27	04-Oct-27
S1550	Base Sect AC	40	40	09-Aug-27	04-Oct-27



Activity ID	Activity Name	Orig Dur	Rem Dur	Start	Finish
SIDEWALKS		45	45	04-Jun-27	06-Aug-27
S1560	Sidewalks	45	45	04-Jun-27	06-Aug-27
GENERATORS		60	60	23-Sep-26	17-Dec-26
S1570	Set 300 kW Generator #1 (2) / Set / Make-up Transformer	40	40	23-Sep-26	17-Nov-26
S1640	Set 300 kW Generator #2 (2) / Set / Make-up Transformer	35	35	28-Oct-26	17-Dec-26
IRRIGATION & LANDSCAPING		70	70	05-Oct-27	14-Jan-28
S1616	Rough Grade Landscape Areas	20	20	05-Oct-27	01-Nov-27
S1617	Install Landscape Irrigation	20	20	19-Oct-27	15-Nov-27
S1618	Soil Ammendments	20	20	09-Nov-27	08-Dec-27
S1610	Planting Trees & Shrubs	25	25	23-Nov-27	30-Dec-27
S1619	Mulch Landscape Areas	10	10	31-Dec-27	14-Jan-28
2nd Lift AC		20	20	17-Jan-28	11-Feb-28
S1580	2nd Lift AC	20	20	17-Jan-28	11-Feb-28
STRIPING & SITE FURNISHINGS		40	40	14-Feb-28	07-Apr-28
S1590	Place Bollards & Signage	20	20	14-Feb-28	10-Mar-28
S1620	Install Striping & Wheelstops	20	20	13-Mar-28	07-Apr-28
COMMISSIONING & PUNCHLIST		40	40	02-May-28	27-Jun-28
S1600	Commissioning / Punchlist	40	40	02-May-28	27-Jun-28
CONSTRUCTION		700	700	26-Jan-26	24-Oct-28
C1000	Construction	700	700	26-Jan-26	24-Oct-28

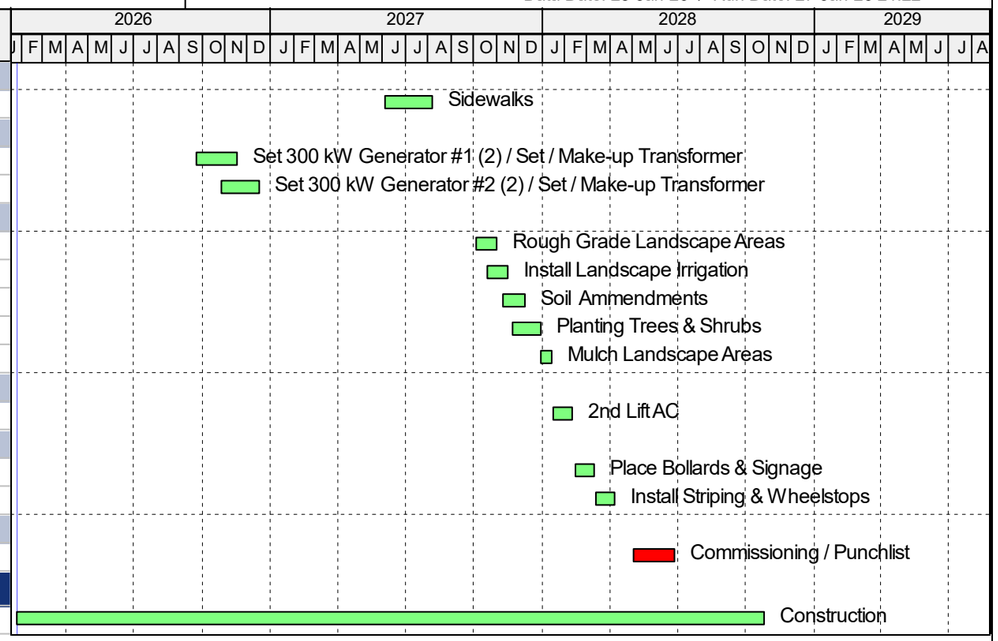


EXHIBIT "I"
Contract AMENDMENT #4
Early Work General Conditions
City of Vancouver – Public Works Operations Center

GENERAL CONDITIONS

No change

EXHIBIT "J"
MACC-4 (Contract AMENDMENT #4)
Bid Package# 03A
City of Vancouver – Public Works Operations Center

Bid Package 03A Bid Tab and Bids

ITB VPOC BP 03A Building H & J Founations

BID OPENING: February 19, 2026

Skanska USA Building
1010 NW Flanders
Portland OR

	ITEM	QUANTITY	UNIT	UNIT PRICE	AMOUNT
1.	CIP Concrete	1	LS	$ 535,904.00	$ 535,904.00
2.	Concrete Reinforcement	1	LS	$ 232,254.00	$ 232,254.00
3.	Foundation Excavationg	1	LS	$ 185,584.00	$ 185,584.00
4.	Survery	1	LS	$ 2,042.00	$ 2,042.00
5.	Trench Safety RCW 39.04.180	1	LS	$ 5,000.00	$ 5,000.00
	GRAND TOTAL				**$ 960,784.00**

AIA® Document A133™ – 2019
Exhibit A

Guaranteed Maximum Price Amendment #3

This third Amendment dated the is incorporated into the accompanying AIA Document A133™–2019, Standard Form of Agreement Between Owner and Construction Manager as Constructor where the basis of payment is the Cost of the Work Plus a Fee with a Guaranteed Maximum Price dated the 13th day of June in the year 2025 (the "Agreement")
(In words, indicate day, month, and year.)

for the following **PROJECT:**
(Name and address or location)

Vancouver Public Works Operations Campus
8713 NE 94th Avenue
Vancouver, WA 98662

THE OWNER:
(Name, legal status, and address)

City of Vancouver
PO Box 1995
Vancouver WA 98668

THE CONSTRUCTION MANAGER:
(Name, legal status, and address)

Skanska USA Building Inc
1010 NW Flanders, Ste 500
Portland OR 97209

TABLE OF ARTICLES

A.1 GUARANTEED MAXIMUM PRICE

A.2 DATE OF COMMENCEMENT AND SUBSTANTIAL COMPLETION

A.3 INFORMATION UPON WHICH AMENDMENT IS BASED

A.4 CONSTRUCTION MANAGER'S CONSULTANTS, CONTRACTORS, DESIGN PROFESSIONALS, AND SUPPLIERS

ARTICLE A.1 GUARANTEED MAXIMUM PRICE

§ A.1.1 Guaranteed Maximum Price

Pursuant to Section 3.2.6 of the Agreement, the Owner and Construction Manager hereby amend the Agreement to establish a Guaranteed Maximum Price. As agreed by the Owner and Construction Manager, the Guaranteed Maximum Price is an amount that the Contract Sum shall not exceed. The Contract Sum consists of the Construction Manager's Fee plus the Cost of the Work, as that term is defined in Article 6 of the Agreement.

ADDITIONS AND DELETIONS: The author of this document has added information needed for its completion. The author may also have revised the text of the original AIA standard form. An *Additions and Deletions Report* that notes added information as well as revisions to the standard form text is available from the author and should be reviewed.

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

AIA Document A201™–2017, General Conditions of the Contract for Construction, is adopted in this document by reference. Do not use with other general conditions unless this document is modified.

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User Notes: (2020107107)

§ A.1.1.1 The Contract Sum is guaranteed by the Construction Manager not to exceed $10,290,301, subject to additions and deductions by Change Order as provided in the Contract Documents.

§ A.1.1.2 Itemized Statement of the Guaranteed Maximum Price. Provided below is an itemized statement of the Guaranteed Maximum Price organized by trade categories, including allowances; the Construction Manager's contingency; alternates; the Construction Manager's Fee; and other items that comprise the Guaranteed Maximum Price as defined in Section 3.2.1 of the Agreement.
(Provide itemized statement below or reference an attachment.)

Per Exhibit A

§ A.1.1.3 The Construction Manager's Fee is set forth in Section 6.1.2 of the Agreement.

§ A.1.1.4 The method of adjustment of the Construction Manager's Fee for changes in the Work is set forth in Section 6.1.3 of the Agreement.

§ A.1.1.5 Alternates
§ A.1.1.5.1 Alternates, if any, included in the Guaranteed Maximum Price:

Item	Price
N/A	

§ A.1.1.5.2 Subject to the conditions noted below, the following alternates may be accepted by the Owner following execution of this Exhibit A. Upon acceptance, the Owner shall issue a Modification to the Agreement.
(Insert below each alternate and the conditions that must be met for the Owner to accept the alternate.)

Item	Price	Conditions for Acceptance
N/A		

§ A.1.1.6 Unit prices, if any:
(Identify the item and state the unit price and quantity limitations, if any, to which the unit price will be applicable.)

Item	Units and Limitations	Price per Unit ($0.00)
N/A		

ARTICLE A.2 DATE OF COMMENCEMENT, SUBSTANTIAL COMPLETION AND FINAL COMPLETION
§ A.2.1 The date of commencement of the Work shall be:
(Check one of the following boxes.)

[«X»] The date of execution of this Amendment.

[« »] Established as follows:
(Insert a date or a means to determine the date of commencement of the Work.)

« »

If a date of commencement of the Work is not selected, then the date of commencement shall be the date of execution of this Amendment.

§ A.2.2 Unless otherwise provided, the Contract Time is the period of time, including authorized adjustments, allotted in the Contract Documents for Substantial Completion of the Work. The Contract Time shall be measured from the date of commencement of the Work.

§ A.2.3 Substantial Completion
§ A.2.3.1 Subject to adjustments of the Contract Time as provided in the Contract Documents, the Construction Manager shall achieve Substantial Completion of the entire Work:
(Check one of the following boxes and complete the necessary information.)

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User Notes: (2020107107)

[« »] Not later than « » (« ») calendar days from the date of commencement of the Work.

[« »] By the following date: « »

§ A.2.3.2 Subject to adjustments of the Contract Time as provided in the Contract Documents, if portions of the Work are to be completed prior to Substantial Completion of the entire Work, the Construction Manager shall achieve Substantial Completion of such portions by the following dates:

Portion of Work	Substantial Completion Date

§ A.2.3.3 If the Construction Manager fails to achieve Substantial Completion as provided in this Section A.2.3, liquidated damages shall be assessed as follows:

Construction Manager understands that if it fails to achieve Substantial Completion by the Substantial Completion Date (as specified in the GMP Amendment), Owner will suffer damages that are difficult to determine and accurately specify. Construction Manager agrees that if it fails to achieve Substantial Completion by the Substantial Completion Date, Construction Manager shall pay Owner $0.00 as liquidated damages for each calendar day that Substantial Completion extends beyond the relevant Substantial Completion Date.

Any liquidated damages assessed pursuant to this Contract shall be in lieu of all monetary liability for any and all extra costs, losses, expenses, claims, penalties and any other damages, whether special or consequential, and of whatsoever nature incurred by Owner which are caused by any delay in achieving Substantial Completion or Final Completion, provided this limitation shall not apply to Construction Manager's duty to indemnify the Owner or to warrant Construction Manager's Work as provided in this Contract and shall not apply to any loss, damage, cost or liability incurred by Owner due to factors unrelated to Construction Manager's delay.

§ A.2.4 Final Completion

§ A.2.4.1 Subject to adjustments of the Contract Time as provided in the Contract Documents, the Construction Manager shall achieve Final Completion of the entire Work:

[« »] Not later than « » (« ») calendar days from the date of Substantial Completion.

[« »] By the following date: « »

§ A.2.4.2 Subject to adjustments of the Contract Time as provided in the Contract Documents, if portions of the Work are to be completed prior to Final Completion of the entire Work, the Construction Manager shall achieve Final Completion of such portions by the following dates:

Portion of Work	Final Completion Date

ARTICLE A.3 INFORMATION UPON WHICH AMENDMENT IS BASED

§ A.3.1 The Guaranteed Maximum Price and Contract Time set forth in this Amendment are based on the Contract Documents and the following:

§ A.3.1.1 The following Supplementary and other Conditions of the Contract:

Document	Title	Date	Pages

§ A.3.1.2 The following Specifications:
(Either list the Specifications here, or refer to an exhibit attached to this Amendment.)

See Exhibit C

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User Notes: (2020107107)

Section	Title	Date	Pages

§ A.3.1.3 The following Drawings:
(Either list the Drawings here, or refer to an exhibit attached to this Amendment.)
See Exhibit C

Number	Title	Date

§ A.3.1.4 The Sustainability Plan, if any:
(If the Owner identified a Sustainable Objective in the Owner's Criteria, identify the document or documents that comprise the Sustainability Plan by title, date and number of pages, and include other identifying information. The Sustainability Plan identifies and describes the Sustainable Objective; the targeted Sustainable Measures; implementation strategies selected to achieve the Sustainable Measures; the Owner's and Construction Manager's roles and responsibilities associated with achieving the Sustainable Measures; the specific details about design reviews, testing or metrics to verify achievement of each Sustainable Measure; and the Sustainability Documentation required for the Project, as those terms are defined in Exhibit C to the Agreement.)

Title	Date	Pages
N/A		

Other identifying information:

§ A.3.1.5 Allowances, if any, included in the Guaranteed Maximum Price:
(Identify each allowance.)

Item	Price
N/A	

§ A.3.1.6 Assumptions and clarifications, if any, upon which the Guaranteed Maximum Price is based:
(Identify each assumption and clarification.)

See Exhibit B

§ A.3.1.7 The Guaranteed Maximum Price is based upon the following other documents and information:
(List any other documents or information here, or refer to an exhibit attached to this Amendment.)

See Exhibit B, F, G, H, I and J

ARTICLE A.4 CONSTRUCTION MANAGER'S CONSULTANTS, CONTRACTORS, DESIGN PROFESSIONALS, AND SUPPLIERS

§ A.4.1 The Construction Manager shall retain the consultants, contractors, design professionals, and suppliers, identified below:
(List name, discipline, address, and other information.)

« »

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User Notes: (2020107107)

This Amendment to the Agreement entered into as of the day and year first written above.

CITY OF VANCOUVER A municipal corporation	CONTRACTOR: Skanska USA Building Inc
Lon Pluckhahn, City Manager	Signature
Date	Printed Name /Title
Attest:	Date
Natasha Ramras, City Clerk	
Approved as to form:	
Nena Cook, City Attorney	

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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		

EG001	SYMBOL LIST AND GENERAL NOTES - ELECTRICAL	1	7/18/2025
EG101	SITE PLAN - ELECTRICAL	1	7/18/2025
EG102	ENLARGED SITE PLAN - ELECTRICAL	1	7/18/2025
	LANDSCAPING		
LS1.0	LEVEL V TREE PLAN	1	7/18/2025
LS1.1	LEVEL V TREE PLAN	1	7/18/2025
LS2.1	PLANTING DETAILS	1	7/18/2025
LS2.0	PLANTING PLAN	1	7/18/2025
LS3.0	IRRIGATION PLAN	1	7/18/2025

Specifications

Specification Section	Description	Rev No.	Date
01	**GENERAL REQUIREMENTS**		
01 11 00	SUMMARY OF WORK		6/20/2025
01 23 00	ALTERNATES		6/20/2025
01 25 00	SUBSTITUTIONS		6/20/2025
01 26 00	CONTRACT MODIFICATIONS		6/20/2025
01 29 76	PROGRESS PAYMENTS		6/20/2025
01 31 00	PROJECT MANAGEMENT COORDINATION		6/20/2025
01 31 19	PROJECT MEETINGS		6/20/2025
01 32 16	CONSTRUCTION SCHEDULE		6/20/2025
01 33 00	SUBMITTAL PROCEDURES		6/20/2025
01 35 23	SAFETY REQUIREMENTS		6/20/2025
01 41 00	AIR BARRIER SYSTEM		6/20/2025
01 42 00	REFERENCES		6/20/2025
01 45 00	CONTRACTOR QUALITY CONTROL		6/20/2025
01 45 23	TESTING AND INSPECTION		6/20/2025
01 45 54	AIR BARRIER TESTING AND LEAK MITIGATION		6/20/2025
01 50 00	TEMPORARY FACILITIES AND CONTROLS		6/20/2025
01 56 39	TEMPORARY TREE PROTECTION PLAN		6/20/2025
01 58 00	PROJECT IDENTIFICATION		6/20/2025
01 71 23	FIELD ENGINEERING		6/20/2025
01 73 00	EXECUTION		6/20/2025
01 73 39	CUTTING AND PATCHING		6/20/2025
01 74 00	CONSTRUCTION WASTE MANAGEMENT		6/20/2025
01 75 00	TEST ENGINEER SERVICES		6/20/2025
01 77 00	CLOSEOUT PROCEDURES		6/20/2025
01 78 23	OPERATION AND MAINTENANCE DATA		6/20/2025
01 78 36	WARRANTIES		6/20/2025
01 79 00	DEMONSTRATION AND TRAINING		6/20/2025

EXHIBIT "C"

MACC-3 (Contract AMENDMENT #3)
Drawings, Specifications, addenda and Reference Documents
Vancouver Public Works Operations Center.

01 91 00	COMMISSIONING		6/20/2025
07	**THERMAL AND MOISTURE PROTECTION**		
07 1900	WATER REPELLENTS		7/18/2025
07 9200	JOINTSEALANTS		7/18/2025
23	**HEATING, VENTILATING, AND AIR-CONDITIONING (HVAC)**		
23 00 00	HEATING, VENTILATING AND AIR CONDITIONING (HVAC) BASIC REQUIREMENTS		09/26/2025
23 05 19	METERS AND GAUGES FOR HVAC PIPING		09/26/2025
23 05 23	GENERAL-DUTY VALVES FOR HVAC PIPING		09/26/2025
23 05 53	IDENTIFICATION FOR HVAC PIPING, DUCTWORK AND EQ		09/26/2025
23 21 13.33	GROUND-LOOP HEAT-PUMP PIPING		09/26/2025
23 21 13	HVAC PIPING		09/26/2025
23 21 16	HYDRONIC PIPING SPECIALTIES		09/26/2025
23 25 00	HVAC WATER TREATMENT		09/26/2025
26	**ELECTRICAL**		
26 00 00	ELECTRICAL BASIC REQUIREMENTS		09/26/2025
26 05 33	RACEWAYS		09/26/2025
26 05 43	ELECTRICAL VAULTS AND UNDERGROUND RACEWAYS		09/26/2025
31	**EARTHWORK**		
31 10 00	SITE CLEARING		7/18/2025
31 20 00	EARTH MOVING		7/18/2025
31 23 19	DEWATERING		7/18/2025
31 25 00	EROSION AND SEDIMENT CONTRO		7/18/2025
33	**UTILITIES**		
33 41 16	SUBDRAINAGE PIPING		7/18/2025

Addenda

Addendum No.	Description	Rev No.	Date
1			

Other

Document No.	Document Name	Rev No.	Date
	VPOC INFORMATION AVAILABLE TO BIDDERS 2025-7-18.pdf		7/18/2025

EXHIBIT "C"

MACC-3 (Contract AMENDMENT #3)
Drawings, Specifications, addenda and Reference Documents
Vancouver Public Works Operations Center.

	Report of Geotechnical Engineering Services		10/02/2023
	Stormwater Pollution Prevention Plan (SWPPP)		02/28/2025

EXHIBIT “D”
Contract AMENDMENT #3
Allowance Items
City of Vancouver – Public Works Operations Center

ALLOWANCE ITEMS -

None

EXHIBIT “E”
Contract AMENDMENT #3
Alternate Prices
City of Vancouver – Public Works Operations Center

ALTERNATE PRICES

None.

EXHIBIT “F”
Contract AMENDMENT #3
Unit Prices
City of Vancouver – Public Works Operation Center

Unit Prices -

None

EXHIBIT “G”
Contract AMENDMENT #3
Early Work Negotiated Support Services
City of Vancouver – Public Works Operations Center

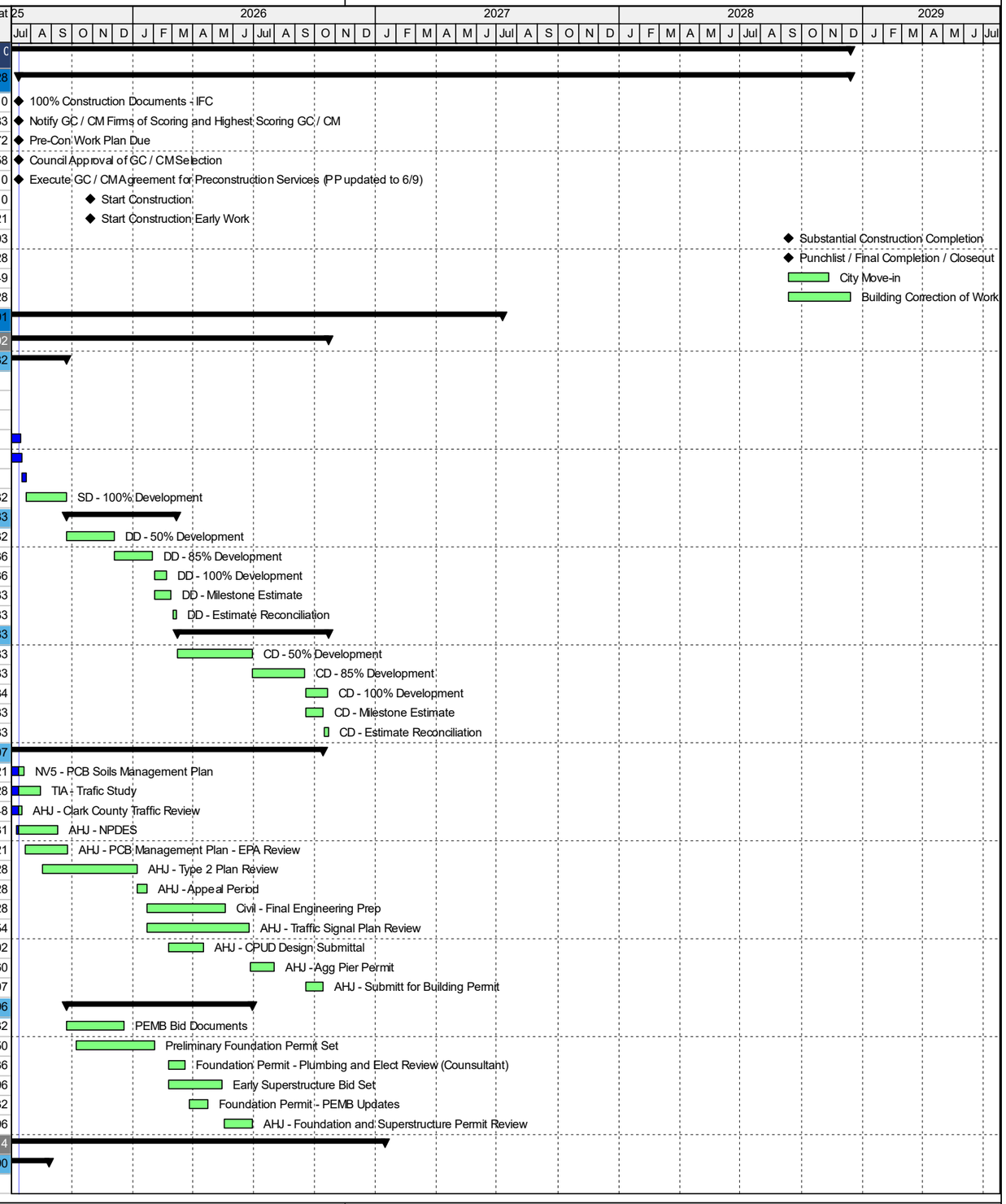
NEGOTIATED SUPPORT SERVICES

None.

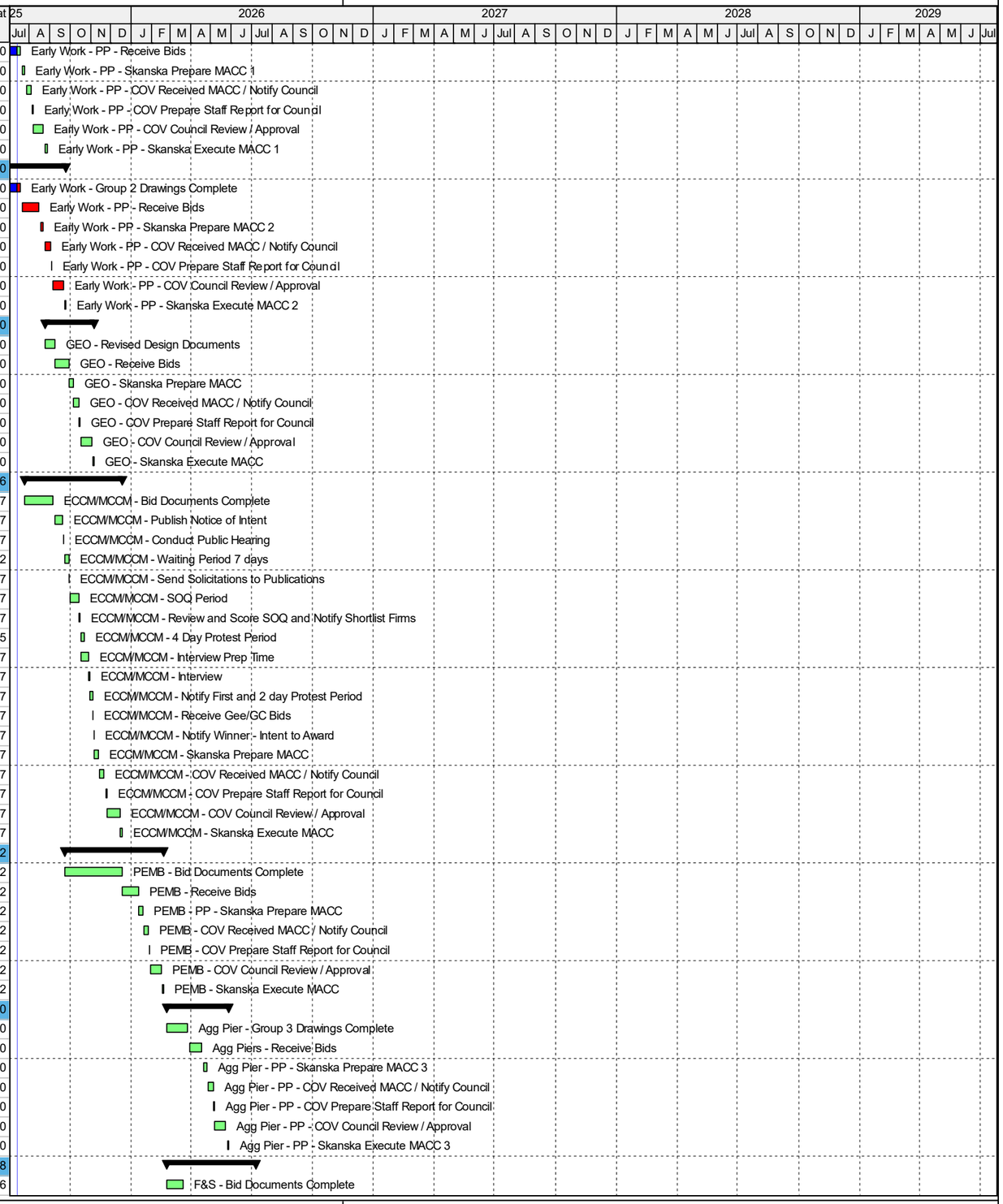
EXHIBIT “H”
Contract AMENDMENT #3
Project Schedule
City of Vancouver – Public Works Operations Center

Project Schedule - Data Date March 07, 2025, Run Date: July 03, 2025

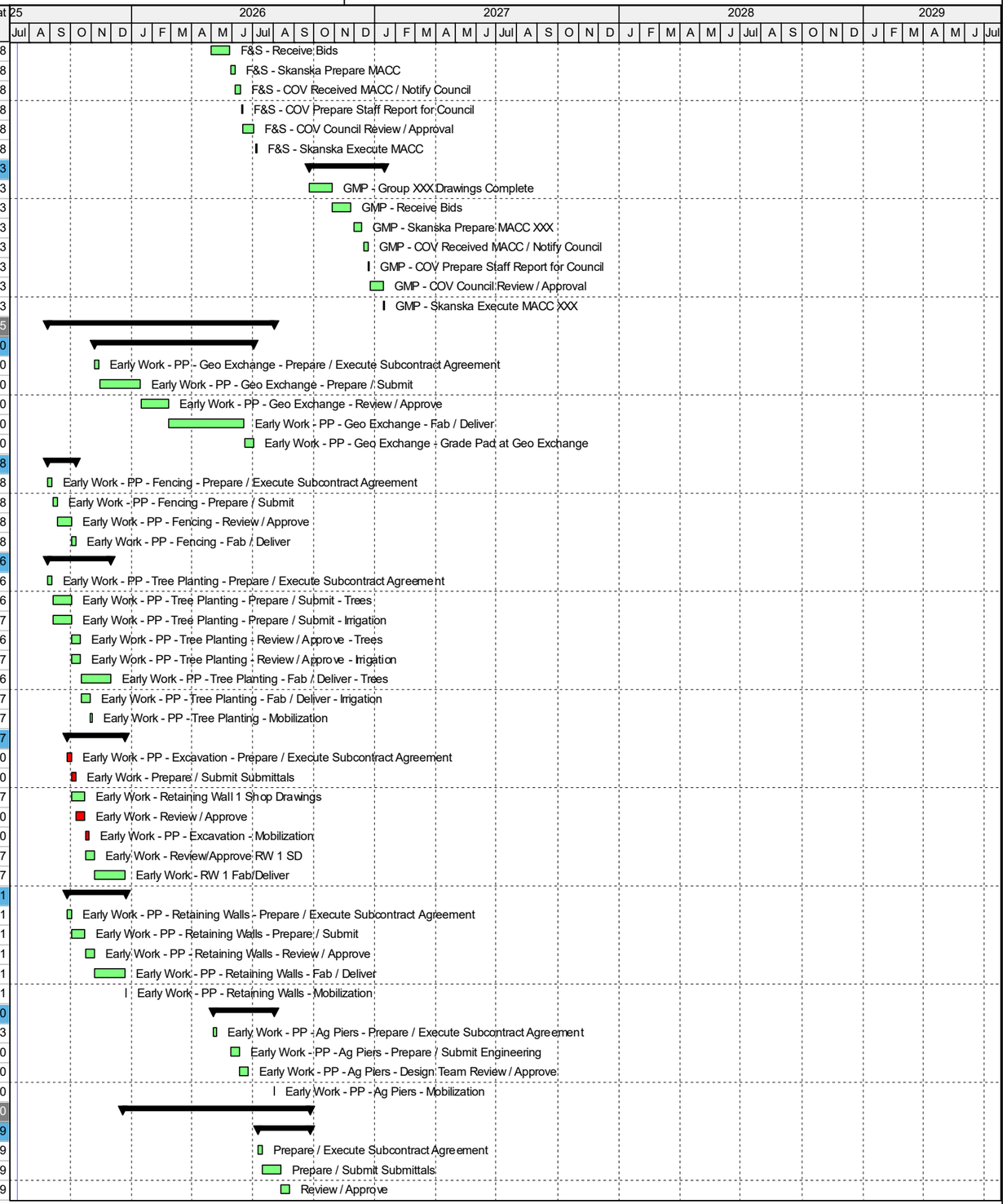
Activity ID	Activity Name	Original Duration	Start	Finish	Total Float
VANCOUVER PUBLIC WORKS OPS CAMPUS - TILT - CURRENT - A Martin		869	01-Jan-25 A	13-Dec-28	0
EXECUTIVE SUMMARY		869	14-Jul-25	13-Dec-28	28
DES187	100% Construction Documents - IFC	0		14-Jul-25*	310
EXE163	Notify GC / CM Firms of Scoring and Highest Scoring GC / CM	0		14-Jul-25*	-83
EXE173	Pre-Con Work Plan Due	0		14-Jul-25*	-72
EXE183	Council Approval of GC / CM Selection	0		14-Jul-25*	-58
EXE193	Execute GC / CM Agreement for Preconstruction Services (PP updated to 6/9)	0		14-Jul-25*	0
EXE113	Start Construction	0	29-Oct-25		0
EXE203	Start Construction Early Work	0	29-Oct-25		821
EXE101	Substantial Construction Completion	0		11-Sep-28*	93
EXE103	Punchlist / Final Completion / Closeout	0		11-Sep-28	28
EXE143	City Move-in	44	12-Sep-28	10-Nov-28	49
EXE153	Building Correction of Work Period	65	12-Sep-28	13-Dec-28	28
PRE-CONSTRUCTION		595	01-Jan-25 A	09-Jul-27	391
DESIGN		414	01-Jan-25 A	21-Oct-26	302
SCHEMATIC DESIGN (SD)		74	01-Jan-25 A	23-Sep-25	32
DES100	SD - Pricing Set	42	01-Jan-25 A	25-Apr-25 A	
DES105	SD - 50% Estimate	20	28-Apr-25 A	11-Jun-25 A	
DES110	SD - 50% Reconciliation	10	12-Jun-25 A	20-Jun-25 A	
DES115	SD - 50% VE Analysis	20	23-Jun-25 A	17-Jul-25 A	
DES135	SD - Retaining Wall Design	25	23-Jun-25 A	18-Jul-25 A	
DES120	SD - 50% VE Decisions	5	18-Jul-25 A	24-Jul-25 A	
DES125	SD - 100% Development	42	25-Jul-25 A	23-Sep-25	32
DESIGN DEVELOPMENT (DD)		114	24-Sep-25	06-Mar-26	183
DES200	DD - 50% Development	49	24-Sep-25	03-Dec-25	32
DES205	DD - 85% Development	40	04-Dec-25	30-Jan-26	36
DES210	DD - 100% Development	15	02-Feb-26	20-Feb-26	36
DES215	DD - Milestone Estimate	20	02-Feb-26	27-Feb-26	183
DES220	DD - Estimate Reconciliation	5	02-Mar-26	06-Mar-26	183
CONSTRUCTION DOCUMENTS (CD)		160	09-Mar-26	21-Oct-26	183
DES300	CD - 50% Development	80	09-Mar-26	29-Jun-26	183
DES305	CD - 85% Development	55	30-Jun-26	16-Sep-26	183
DES310	CD - 100% Development	24	17-Sep-26	20-Oct-26	184
DES315	CD - Milestone Estimate	20	17-Sep-26	14-Oct-26	183
DES320	CD - Estimate Reconciliation	5	15-Oct-26	21-Oct-26	183
AHJ ITEMS		409	19-May-25 A	14-Oct-26	307
DES425	NV5 - PCB Soils Management Plan	45	19-May-25 A	22-Jul-25	21
DES401	TIA - Trafic Study	37	26-Jun-25 A	15-Aug-25	28
DES400	AHJ - Clark County Traffic Review	15	30-Jun-25 A	18-Jul-25	48
DES415	AHJ - NPDES	44	10-Jul-25 A	10-Sep-25	31
DES435	AHJ - PCB Management Plan - EPA Review	45	23-Jul-25	24-Sep-25	21
DES402	AHJ - Type 2 Plan Review	98	18-Aug-25	07-Jan-26	28
DES403	AHJ - Appeal Period	10	08-Jan-26	21-Jan-26	28
DES404	Civil - Final Engineering Prep	85	22-Jan-26	20-May-26	28
DES405	AHJ - Traffic Signal Plan Review	110	22-Jan-26	25-Jun-26	54
DES262	AHJ - CPUD Design Submittal	40	23-Feb-26	17-Apr-26	102
DES252	AHJ - Agg Pier Permit	25	26-Jun-26	31-Jul-26	60
DES414	AHJ - Submitt for Building Permit	20	17-Sep-26	14-Oct-26	307
EARLY BID / PERMIT DOCUMENTS		194	24-Sep-25	29-Jun-26	296
DES240	PEMB Bid Documents	60	24-Sep-25	18-Dec-25	32
DES230	Preliminary Foundation Permit Set	80	08-Oct-25	02-Feb-26	50
DES250	Foundation Permit - Plumbing and Elect Review (Counsultant)	20	23-Feb-26	20-Mar-26	36
DES330	Early Superstructure Bid Set	60	23-Feb-26	15-May-26	296
DES260	Foundation Permit - PEMB Updates	20	27-Mar-26	23-Apr-26	32
DES270	AHJ - Foundation and Superstructure Permit Review	30	18-May-26	29-Jun-26	296
CONTRACT AMENDMENTS		393	05-May-25 A	15-Jan-27	514
EARLY WORK COV MACC 01 Negotiations		43	05-May-25 A	27-Aug-25	190
EW14620	Early Work - Group 1 Drawings Complete	25	05-May-25 A	20-Jun-25 A	



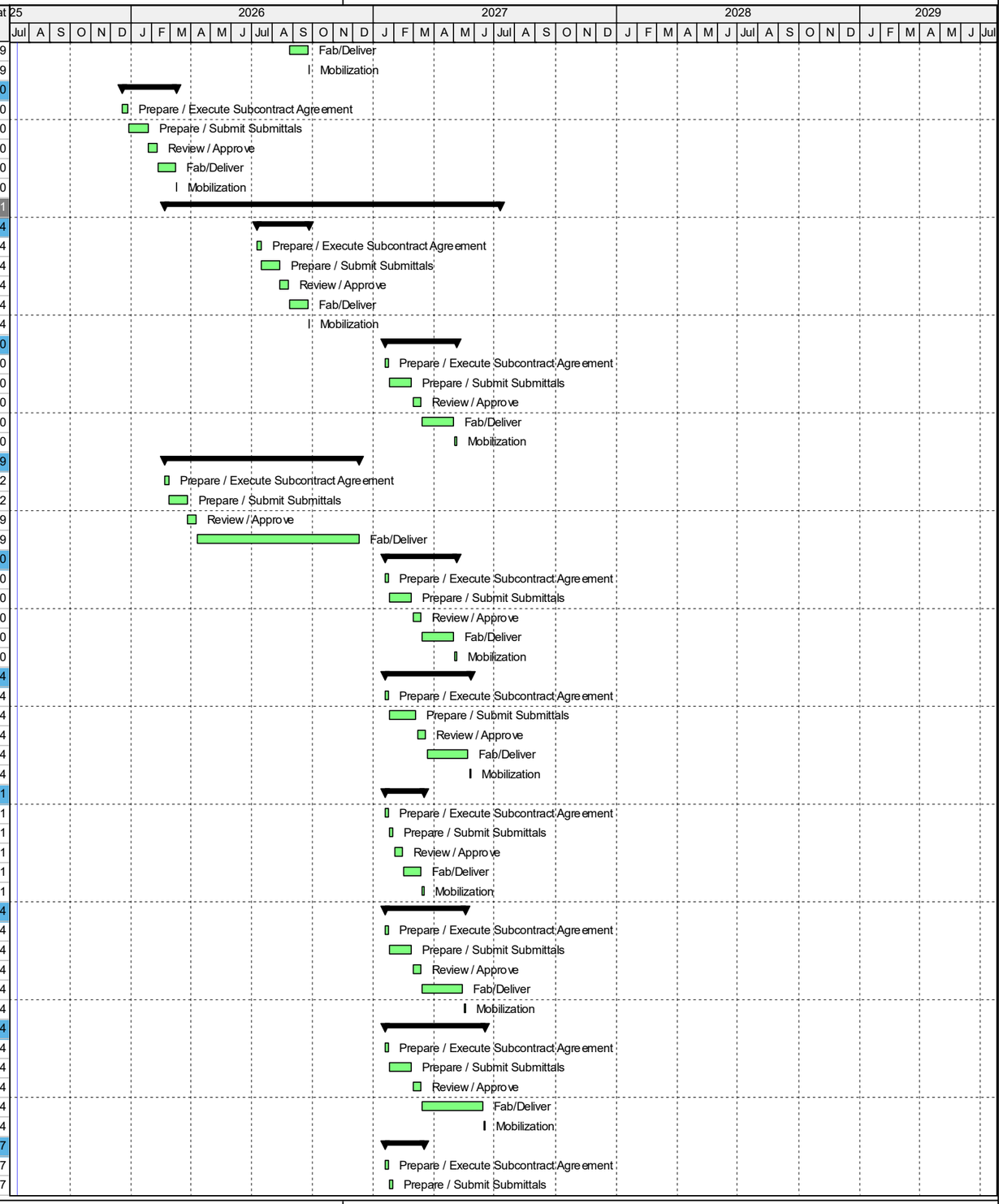
Activity ID	Activity Name	Original Duration	Start	Finish	Total Float
EW227	Early Work - PP - Receive Bids	15	27-Jun-25 A	18-Jul-25	140
EW15070	Early Work - PP - Skanska Prepare MACC 1	5	21-Jul-25	25-Jul-25	140
EWS257	Early Work - PP - COV Received MACC / Notify Council	6	28-Jul-25	04-Aug-25	140
EWS267	Early Work - PP - COV Prepare Staff Report for Council	2	05-Aug-25	06-Aug-25	140
EWS277	Early Work - PP - COV Council Review / Approval	12	07-Aug-25	22-Aug-25	140
EWS237	Early Work - PP - Skanska Execute MACC 1	3	25-Aug-25	27-Aug-25	190
EARLY WORK COV MACC 02 Negotiations		53	05-May-25 A	25-Sep-25	0
EW15060	Early Work - Group 2 Drawings Complete	25	05-May-25 A	18-Jul-25	0
EW15050	Early Work - PP - Receive Bids	20	21-Jul-25	15-Aug-25	0
EW15080	Early Work - PP - Skanska Prepare MACC 2	5	18-Aug-25	22-Aug-25	0
EWS417	Early Work - PP - COV Received MACC / Notify Council	6	25-Aug-25	02-Sep-25	0
EWS427	Early Work - PP - COV Prepare Staff Report for Council	2	03-Sep-25	04-Sep-25	0
EWS437	Early Work - PP - COV Council Review / Approval	12	05-Sep-25	22-Sep-25	0
EWS407	Early Work - PP - Skanska Execute MACC 2	3	23-Sep-25	25-Sep-25	0
GeoExchange - MACC XX Negotiations		53	25-Aug-25	06-Nov-25	140
EW16320	GEO - Revised Design Documents	10	25-Aug-25	08-Sep-25	140
EW16300	GEO - Receive Bids	15	09-Sep-25	29-Sep-25	140
EW16310	GEO - Skanska Prepare MACC	5	30-Sep-25	06-Oct-25	140
EWS847	GEO - COV Received MACC / Notify Council	6	07-Oct-25	14-Oct-25	140
EWS857	GEO - COV Prepare Staff Report for Council	2	15-Oct-25	16-Oct-25	140
EWS867	GEO - COV Council Review / Approval	12	17-Oct-25	03-Nov-25	140
EWS877	GEO - Skanska Execute MACC	3	04-Nov-25	06-Nov-25	140
ECCM - MCCM MACC XX Negotiations		102	25-Jul-25	18-Dec-25	786
EW15320	ECCM/MCCM - Bid Documents Complete	30	25-Jul-25	05-Sep-25	287
EW15350	ECCM/MCCM - Publish Notice of Intent	10	08-Sep-25	19-Sep-25	287
EW15420	ECCM/MCCM - Conduct Public Hearing	1	22-Sep-25	22-Sep-25	287
EW15430	ECCM/MCCM - Waiting Period 7 days	7	23-Sep-25	29-Sep-25	412
EW15450	ECCM/MCCM - Send Solicitations to Publications	1	30-Sep-25	30-Sep-25	287
EW15460	ECCM/MCCM - SOQ Period	10	01-Oct-25	14-Oct-25	287
EW15470	ECCM/MCCM - Review and Score SOQ and Notify Shortlist Firms	2	15-Oct-25	16-Oct-25	287
EW15480	ECCM/MCCM - 4 Day Protest Period	4	17-Oct-25	22-Oct-25	825
EW15490	ECCM/MCCM - Interview Prep Time	8	17-Oct-25	28-Oct-25	287
EW15500	ECCM/MCCM - Interview	2	29-Oct-25	30-Oct-25	287
EW15510	ECCM/MCCM - Notify First and 2 day Protest Period	3	31-Oct-25	04-Nov-25	287
EW15520	ECCM/MCCM - Receive Gee/GC Bids	1	05-Nov-25	05-Nov-25	287
EW16130	ECCM/MCCM - Notify Winner - Intent to Award	1	06-Nov-25	06-Nov-25	287
EW16170	ECCM/MCCM - Skanska Prepare MACC	5	07-Nov-25	13-Nov-25	287
EWS747	ECCM/MCCM - COV Received MACC / Notify Council	6	14-Nov-25	21-Nov-25	287
EWS757	ECCM/MCCM - COV Prepare Staff Report for Council	2	24-Nov-25	25-Nov-25	287
EWS767	ECCM/MCCM - COV Council Review / Approval	12	26-Nov-25	15-Dec-25	287
EWS777	ECCM/MCCM - Skanska Execute MACC	3	16-Dec-25	18-Dec-25	287
PEMB MACC XX Negotiations		103	24-Sep-25	19-Feb-26	32
EW16140	PEMB - Bid Documents Complete	60	24-Sep-25	18-Dec-25	32
EW16150	PEMB - Receive Bids	15	19-Dec-25	12-Jan-26	32
EW16160	PEMB - PP - Skanska Prepare MACC	5	13-Jan-26	19-Jan-26	32
EWS707	PEMB - COV Received MACC / Notify Council	6	20-Jan-26	27-Jan-26	32
EWS717	PEMB - COV Prepare Staff Report for Council	2	28-Jan-26	29-Jan-26	32
EWS727	PEMB - COV Council Review / Approval	12	30-Jan-26	16-Feb-26	32
EWS737	PEMB - Skanska Execute MACC	3	17-Feb-26	19-Feb-26	32
AGG PIERS MACC XX Negotiations		68	23-Feb-26	28-May-26	60
EW15310	Agg Pier - Group 3 Drawings Complete	25	23-Feb-26	27-Mar-26	60
EW15340	Agg Piers - Receive Bids	15	30-Mar-26	17-Apr-26	60
EW15330	Agg Pier - PP - Skanska Prepare MACC 3	5	20-Apr-26	24-Apr-26	60
EWS447	Agg Pier - PP - COV Received MACC / Notify Council	6	27-Apr-26	04-May-26	60
EWS457	Agg Pier - PP - COV Prepare Staff Report for Council	2	05-May-26	06-May-26	60
EWS467	Agg Pier - PP - COV Council Review / Approval	12	07-May-26	22-May-26	60
EWS477	Agg Pier - PP - Skanska Execute MACC 3	3	26-May-26	28-May-26	60
FOUNDATION/SUPERSTRUCTURE/EARTHWORK - MACC XX Negotiations		96	23-Feb-26	08-Jul-26	28
EW16180	F&S - Bid Documents Complete	20	23-Feb-26	20-Mar-26	56



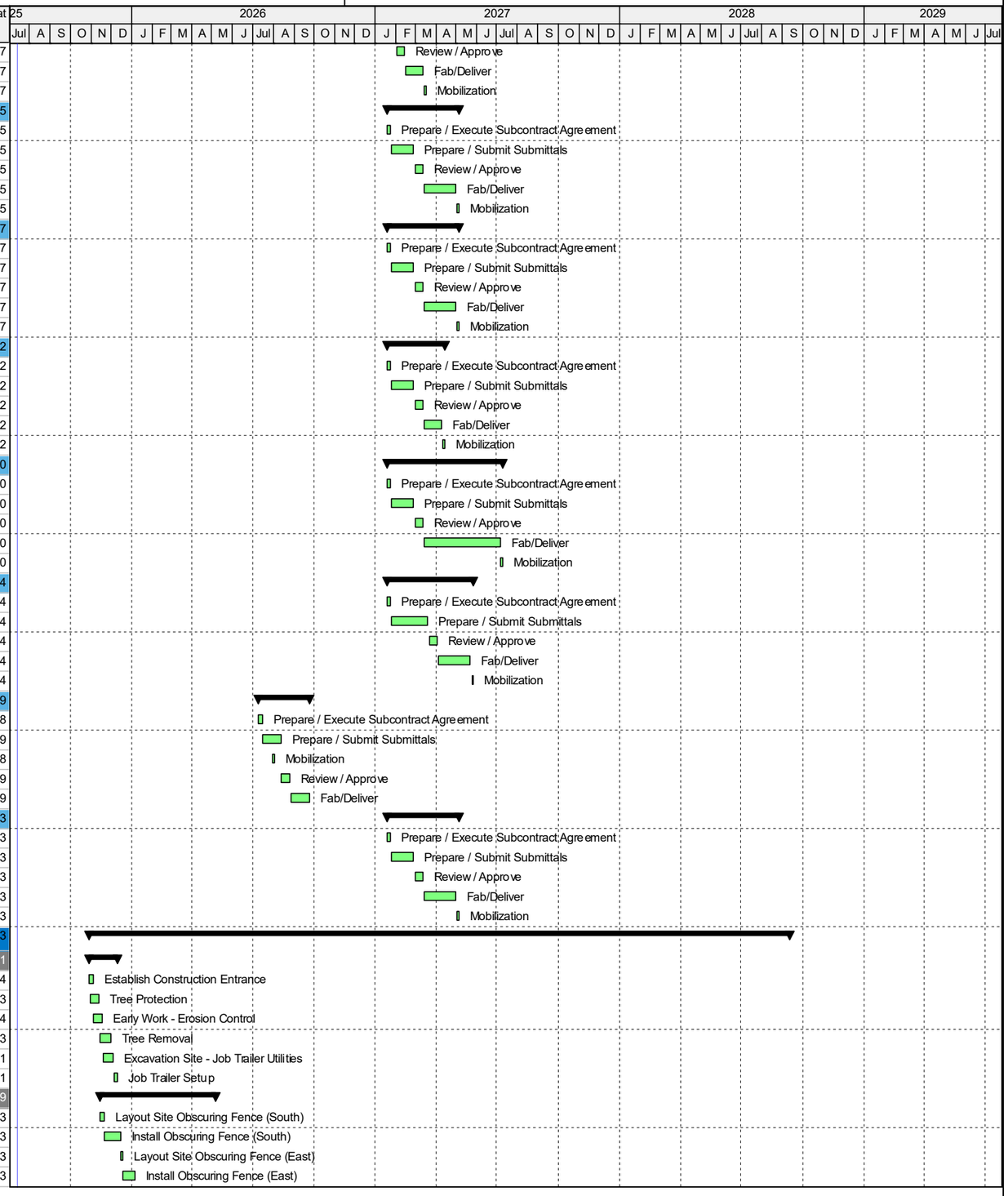
Activity ID	Activity Name	Original Duration	Start	Finish	Total Float
EW16190	F&S - Receive Bids	20	30-Apr-26	28-May-26	28
EW16200	F&S - Skanska Prepare MACC	5	29-May-26	04-Jun-26	28
EWS787	F&S - COV Received MACC / Notify Council	6	05-Jun-26	12-Jun-26	28
EWS797	F&S - COV Prepare Staff Report for Council	2	15-Jun-26	16-Jun-26	28
EWS807	F&S - COV Council Review / Approval	12	17-Jun-26	02-Jul-26	28
EWS817	F&S - Skanska Execute MACC	3	06-Jul-26	08-Jul-26	28
GMP MACC Negotiations		78	24-Sep-26	15-Jan-27	183
EW15360	GMP - Group XXX Drawings Complete	25	24-Sep-26	28-Oct-26	183
EW15370	GMP - Receive Bids	20	29-Oct-26	25-Nov-26	183
EW15380	GMP - Skanska Prepare MACC XXX	10	30-Nov-26	11-Dec-26	183
EWS487	GMP - COV Received MACC / Notify Council	6	14-Dec-26	21-Dec-26	183
EWS497	GMP - COV Prepare Staff Report for Council	2	22-Dec-26	23-Dec-26	183
EWS507	GMP - COV Council Review / Approval	12	24-Dec-26	12-Jan-27	183
EWS517	GMP - Skanska Execute MACC XXX	3	13-Jan-27	15-Jan-27	183
EARLY WORK PROCUREMENT		236	28-Aug-25	03-Aug-26	355
BP 23A Geo Exchange		165	07-Nov-25	02-Jul-26	140
EWS367	Early Work - PP - Geo Exchange - Prepare / Execute Subcontract Agreement	5	07-Nov-25	13-Nov-25	140
EW14500	Early Work - PP - Geo Exchange - Prepare / Submit	40	14-Nov-25	14-Jan-26	140
EW14570	Early Work - PP - Geo Exchange - Review / Approve	30	15-Jan-26	25-Feb-26	140
EW14580	Early Work - PP - Geo Exchange - Fab / Deliver	80	26-Feb-26	18-Jun-26	140
EW14940	Early Work - PP - Geo Exchange - Grade Pad at Geo Exchange	10	19-Jun-26	02-Jul-26	140
BP 32B Fencing		30	28-Aug-25	09-Oct-25	528
EWS397	Early Work - PP - Fencing - Prepare / Execute Subcontract Agreement	5	28-Aug-25	04-Sep-25	528
EW15010	Early Work - PP - Fencing - Prepare / Submit	5	05-Sep-25	11-Sep-25	528
EW15020	Early Work - PP - Fencing - Review / Approve	15	12-Sep-25	02-Oct-25	528
EW15030	Early Work - PP - Fencing - Fab / Deliver	5	03-Oct-25	09-Oct-25	528
BP 32A Tree Planting		65	28-Aug-25	01-Dec-25	526
EWS387	Early Work - PP - Tree Planting - Prepare / Execute Subcontract Agreement	5	28-Aug-25	04-Sep-25	526
EW14810	Early Work - PP - Tree Planting - Prepare / Submit - Trees	20	05-Sep-25	02-Oct-25	526
EW15140	Early Work - PP - Tree Planting - Prepare / Submit - Irrigation	20	05-Sep-25	02-Oct-25	527
EW14820	Early Work - PP - Tree Planting - Review / Approve - Trees	10	03-Oct-25	16-Oct-25	526
EW15150	Early Work - PP - Tree Planting - Review / Approve - Irrigation	10	03-Oct-25	16-Oct-25	527
EW14830	Early Work - PP - Tree Planting - Fab / Deliver - Trees	30	17-Oct-25	01-Dec-25	526
EW15160	Early Work - PP - Tree Planting - Fab / Deliver - Irrigation	10	17-Oct-25	30-Oct-25	527
EW14850	Early Work - PP - Tree Planting - Mobilization	2	31-Oct-25	03-Nov-25	527
BP 31A Early Earthwork		60	26-Sep-25	22-Dec-25	137
EWS357	Early Work - PP - Excavation - Prepare / Execute Subcontract Agreement	5	26-Sep-25	02-Oct-25	0
EW15260	Early Work - Prepare / Submit Submittals	5	03-Oct-25	09-Oct-25	0
EW15280	Early Work - Retaining Wall 1 Shop Drawings	15	03-Oct-25	23-Oct-25	137
EW15270	Early Work - Review / Approve	10	10-Oct-25	23-Oct-25	0
EW14680	Early Work - PP - Excavation - Mobilization	3	24-Oct-25	28-Oct-25	0
EW15290	Early Work - Review/Approve RW 1 SD	10	24-Oct-25	06-Nov-25	137
EW15300	Early Work - RW 1 Fab/Deliver	30	07-Nov-25	22-Dec-25	137
BP 31B Retaining Walls		62	26-Sep-25	24-Dec-25	121
EWS377	Early Work - PP - Retaining Walls - Prepare / Execute Subcontract Agreement	5	26-Sep-25	02-Oct-25	121
EW14760	Early Work - PP - Retaining Walls - Prepare / Submit	15	03-Oct-25	23-Oct-25	121
EW14770	Early Work - PP - Retaining Walls - Review / Approve	10	24-Oct-25	06-Nov-25	121
EW14780	Early Work - PP - Retaining Walls - Fab / Deliver	30	07-Nov-25	22-Dec-25	121
EW14800	Early Work - PP - Retaining Walls - Mobilization	2	23-Dec-25	24-Dec-25	121
BP 31C Aggregate Piers		64	04-May-26	03-Aug-26	60
EWS297	Early Work - PP - Ag Piers - Prepare / Execute Subcontract Agreement	5	04-May-26	08-May-26	73
EW14510	Early Work - PP - Ag Piers - Prepare / Submit Engineering	10	29-May-26	11-Jun-26	60
EW14590	Early Work - PP - Ag Piers - Design Team Review / Approve	10	12-Jun-26	25-Jun-26	60
EW14600	Early Work - PP - Ag Piers - Mobilization	1	03-Aug-26	03-Aug-26	60
MCCM ECCM PROCURMENT		196	19-Dec-25	25-Sep-26	590
BP 23A MC/CM		56	09-Jul-26	25-Sep-26	219
EWS557	Prepare / Execute Subcontract Agreement	5	09-Jul-26	15-Jul-26	219
EW16210	Prepare / Submit Submittals	20	16-Jul-26	12-Aug-26	219
EW16220	Review / Approve	10	13-Aug-26	26-Aug-26	219



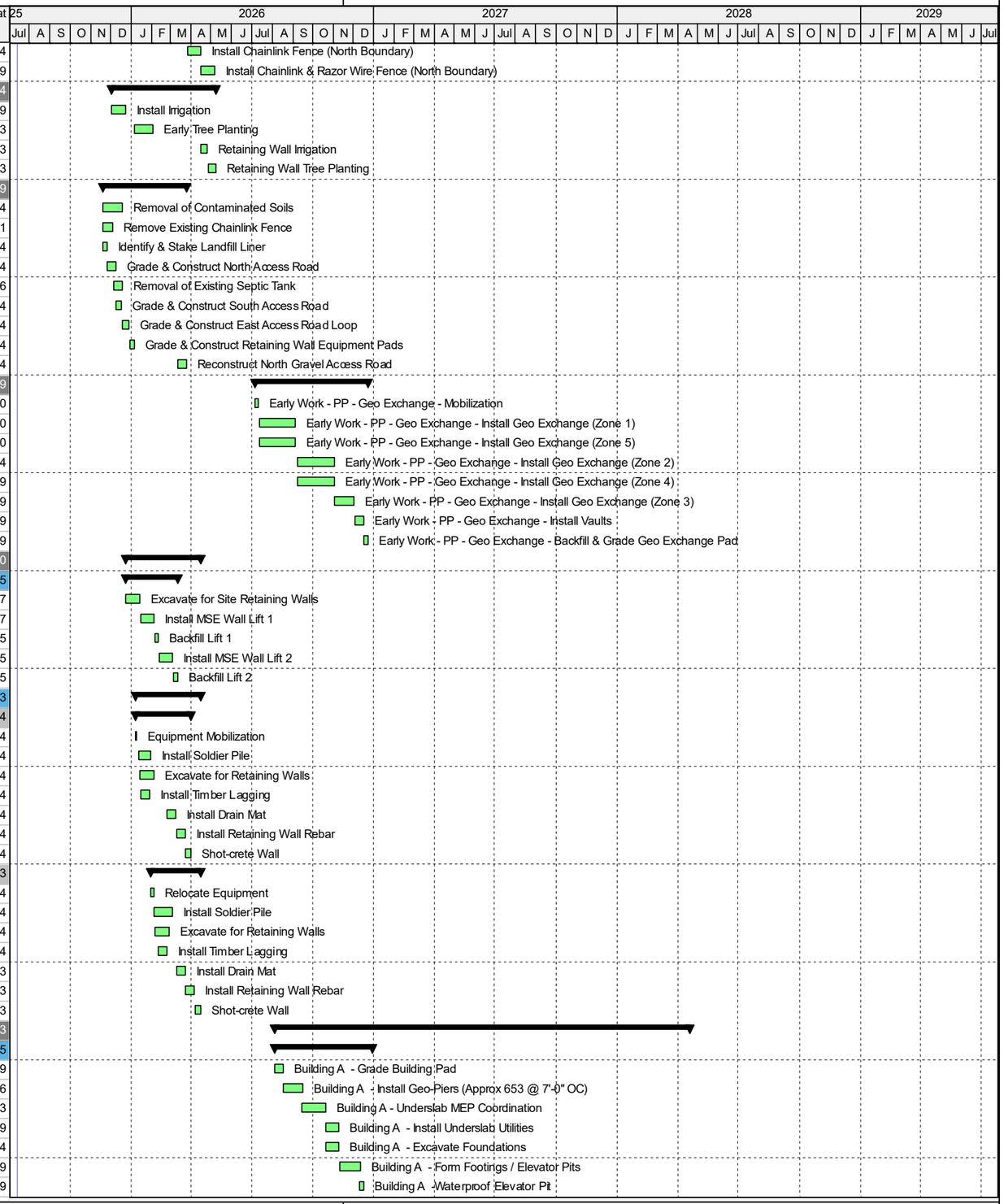
Activity ID	Activity Name	Original Duration	Start	Finish	Total Float
EW16230	Fab/Deliver	20	27-Aug-26	24-Sep-26	219
EW16240	Mobilization	1	25-Sep-26	25-Sep-26	219
BP 26A EC/CM		56	19-Dec-25	10-Mar-26	730
EWS837	Prepare / Execute Subcontract Agreement	5	19-Dec-25	26-Dec-25	730
EW16250	Prepare / Submit Submittals	20	29-Dec-25	26-Jan-26	730
EW16260	Review / Approve	10	27-Jan-26	09-Feb-26	730
EW16270	Fab/Deliver	20	10-Feb-26	09-Mar-26	730
EW16280	Mobilization	1	10-Mar-26	10-Mar-26	730
PROCURMENT		352	20-Feb-26	09-Jul-27	391
BP 03A Foundations and Superstructure		56	09-Jul-26	25-Sep-26	224
EWS827	Prepare / Execute Subcontract Agreement	5	09-Jul-26	15-Jul-26	224
EW15540	Prepare / Submit Submittals	20	16-Jul-26	12-Aug-26	224
EW15550	Review / Approve	10	13-Aug-26	26-Aug-26	224
EW15560	Fab/Deliver	20	27-Aug-26	24-Sep-26	224
EW15530	Mobilization	1	25-Sep-26	25-Sep-26	224
BP 04A Masonry		78	18-Jan-27	05-May-27	290
EWS627	Prepare / Execute Subcontract Agreement	5	18-Jan-27	22-Jan-27	290
EW15820	Prepare / Submit Submittals	25	25-Jan-27	26-Feb-27	290
EW15830	Review / Approve	10	01-Mar-27	12-Mar-27	290
EW15840	Fab/Deliver	35	15-Mar-27	30-Apr-27	290
EW15810	Mobilization	3	03-May-27	05-May-27	290
BP 05A PEMB		205	20-Feb-26	10-Dec-26	139
EWS567	Prepare / Execute Subcontract Agreement	5	20-Feb-26	26-Feb-26	32
EW15580	Prepare / Submit Submittals	20	27-Feb-26	26-Mar-26	32
EW15590	Review / Approve	10	27-Mar-26	09-Apr-26	139
EW15600	Fab/Deliver	170	10-Apr-26	10-Dec-26	139
BP 05B Misc Metals		78	18-Jan-27	05-May-27	270
EWS637	Prepare / Execute Subcontract Agreement	5	18-Jan-27	22-Jan-27	270
EW15860	Prepare / Submit Submittals	25	25-Jan-27	26-Feb-27	270
EW15870	Review / Approve	10	01-Mar-27	12-Mar-27	270
EW15880	Fab/Deliver	35	15-Mar-27	30-Apr-27	270
EW15850	Mobilization	3	03-May-27	05-May-27	270
BP 06A Casework and Finished Carpentry		93	18-Jan-27	27-May-27	284
EWS647	Prepare / Execute Subcontract Agreement	5	18-Jan-27	22-Jan-27	284
EW15900	Prepare / Submit Submittals	30	25-Jan-27	05-Mar-27	284
EW15910	Review / Approve	10	08-Mar-27	19-Mar-27	284
EW15920	Fab/Deliver	45	22-Mar-27	21-May-27	284
EW15890	Mobilization	3	25-May-27	27-May-27	284
BP 07A Waterproofing		43	18-Jan-27	17-Mar-27	471
EWS577	Prepare / Execute Subcontract Agreement	5	18-Jan-27	22-Jan-27	471
EW15620	Prepare / Submit Submittals	5	25-Jan-27	29-Jan-27	471
EW15630	Review / Approve	10	01-Feb-27	12-Feb-27	471
EW15640	Fab/Deliver	20	15-Feb-27	12-Mar-27	471
EW15610	Mobilization	3	15-Mar-27	17-Mar-27	471
BP 07B Roofing and Accessories		88	18-Jan-27	19-May-27	354
EWS657	Prepare / Execute Subcontract Agreement	5	18-Jan-27	22-Jan-27	354
EW15940	Prepare / Submit Submittals	25	25-Jan-27	26-Feb-27	354
EW15950	Review / Approve	10	01-Mar-27	12-Mar-27	354
EW15960	Fab/Deliver	45	15-Mar-27	14-May-27	354
EW15930	Mobilization	3	17-May-27	19-May-27	354
BP 08B Windows, Glazing and Openings		108	18-Jan-27	17-Jun-27	364
EWS667	Prepare / Execute Subcontract Agreement	5	18-Jan-27	22-Jan-27	364
EW15980	Prepare / Submit Submittals	25	25-Jan-27	26-Feb-27	364
EW15990	Review / Approve	10	01-Mar-27	12-Mar-27	364
EW16000	Fab/Deliver	65	15-Mar-27	14-Jun-27	364
EW15970	Mobilization	3	15-Jun-27	17-Jun-27	364
BP 09A Framing and Drywall		43	18-Jan-27	17-Mar-27	367
EWS677	Prepare / Execute Subcontract Agreement	5	18-Jan-27	22-Jan-27	367
EW16020	Prepare / Submit Submittals	5	25-Jan-27	29-Jan-27	367



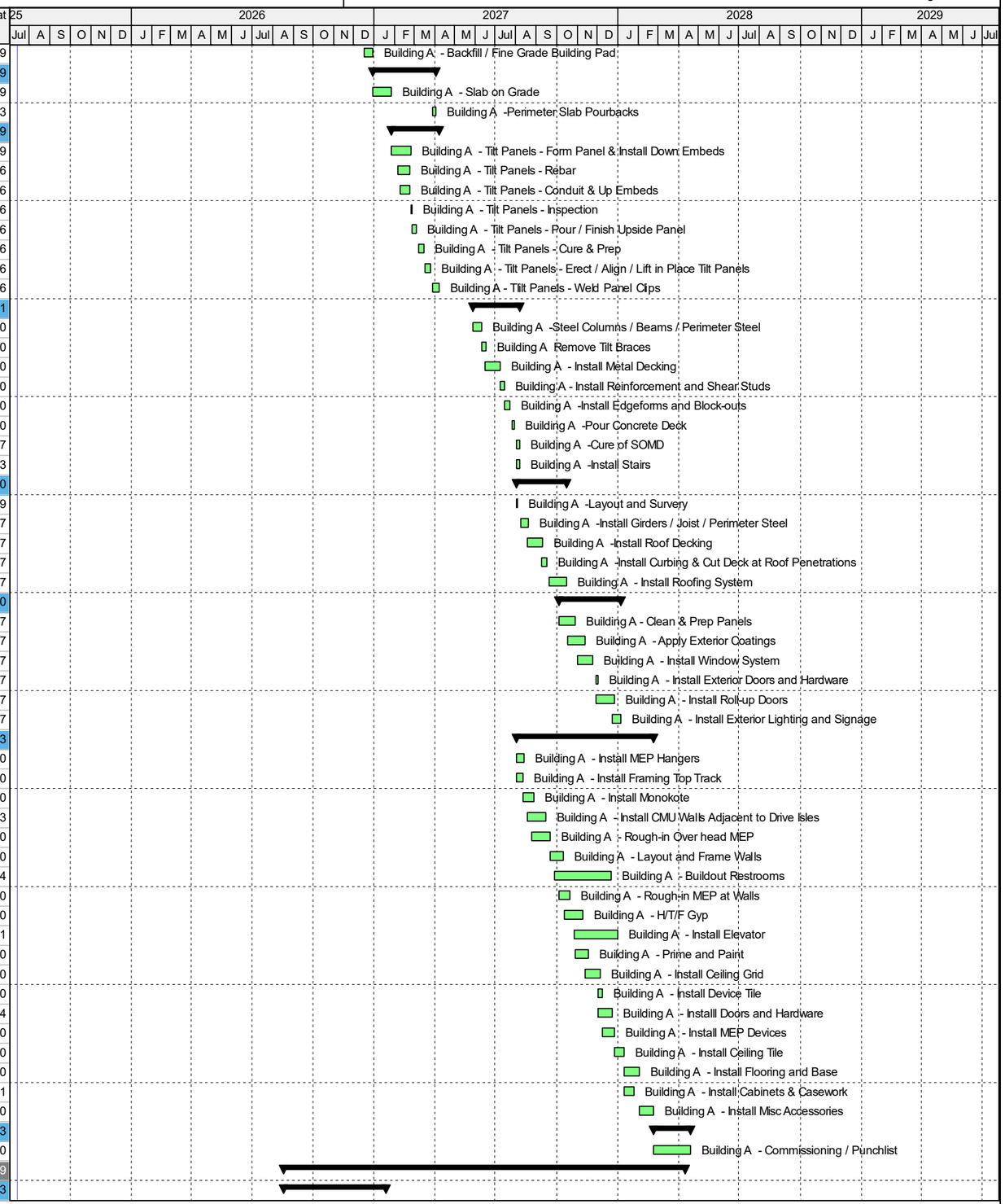
Activity ID	Activity Name	Original Duration	Start	Finish	Total Float
EW16030	Review / Approve	10	01-Feb-27	12-Feb-27	367
EW16040	Fab/Deliver	20	15-Feb-27	12-Mar-27	367
EW16010	Mobilization	3	15-Mar-27	17-Mar-27	367
BP 09B Resilient Flooring		78	18-Jan-27	05-May-27	305
EWS597	Prepare / Execute Subcontract Agreement	5	18-Jan-27	22-Jan-27	305
EW15700	Prepare / Submit Submittals	25	25-Jan-27	26-Feb-27	305
EW15710	Review / Approve	10	01-Mar-27	12-Mar-27	305
EW15720	Fab/Deliver	35	15-Mar-27	30-Apr-27	305
EW15690	Mobilization	3	03-May-27	05-May-27	305
BP 09C Tile		78	18-Jan-27	05-May-27	367
EWS607	Prepare / Execute Subcontract Agreement	5	18-Jan-27	22-Jan-27	367
EW15740	Prepare / Submit Submittals	25	25-Jan-27	26-Feb-27	367
EW15750	Review / Approve	10	01-Mar-27	12-Mar-27	367
EW15760	Fab/Deliver	35	15-Mar-27	30-Apr-27	367
EW15730	Mobilization	3	03-May-27	05-May-27	367
BP 09G Paing and Wall Coverings		63	18-Jan-27	14-Apr-27	332
EWS687	Prepare / Execute Subcontract Agreement	5	18-Jan-27	22-Jan-27	332
EW16060	Prepare / Submit Submittals	25	25-Jan-27	26-Feb-27	332
EW16070	Review / Approve	10	01-Mar-27	12-Mar-27	332
EW16080	Fab/Deliver	20	15-Mar-27	09-Apr-27	332
EW16050	Mobilization	3	12-Apr-27	14-Apr-27	332
BP 10A Misc Specialties and Elevators		123	18-Jan-27	09-Jul-27	350
EWS587	Prepare / Execute Subcontract Agreement	5	18-Jan-27	22-Jan-27	350
EW15660	Prepare / Submit Submittals	25	25-Jan-27	26-Feb-27	350
EW15670	Review / Approve	10	01-Mar-27	12-Mar-27	350
EW15680	Fab/Deliver	80	15-Mar-27	06-Jul-27	350
EW15650	Mobilization	3	07-Jul-27	09-Jul-27	350
BP 21A Fire Protection		93	18-Jan-27	27-May-27	194
EWS617	Prepare / Execute Subcontract Agreement	5	18-Jan-27	22-Jan-27	194
EW15780	Prepare / Submit Submittals	40	25-Jan-27	19-Mar-27	194
EW15790	Review / Approve	10	22-Mar-27	02-Apr-27	194
EW15800	Fab/Deliver	35	05-Apr-27	21-May-27	194
EW15770	Mobilization	3	25-May-27	27-May-27	194
BP 31D Final Earthwork and Utilities		55	09-Jul-26	24-Sep-26	269
EWS527	Prepare / Execute Subcontract Agreement	5	09-Jul-26	15-Jul-26	28
EW15400	Prepare / Submit Submittals	20	16-Jul-26	12-Aug-26	269
EW15390	Mobilization	3	30-Jul-26	03-Aug-26	28
EW15410	Review / Approve	10	13-Aug-26	26-Aug-26	269
EW15440	Fab/Deliver	20	27-Aug-26	24-Sep-26	269
BP 32B Landscaping		78	18-Jan-27	05-May-27	183
EWS697	Prepare / Execute Subcontract Agreement	5	18-Jan-27	22-Jan-27	183
EW16100	Prepare / Submit Submittals	25	25-Jan-27	26-Feb-27	183
EW16110	Review / Approve	10	01-Mar-27	12-Mar-27	183
EW16120	Fab/Deliver	35	15-Mar-27	30-Apr-27	183
EW16090	Mobilization	3	03-May-27	05-May-27	183
EARLY WORK CONSTRUCTION		728	29-Oct-25	11-Sep-28	93
EARLY SITE WORK		30	29-Oct-25	11-Dec-25	791
EW14870	Establish Construction Entrance	5	29-Oct-25	04-Nov-25	114
EW15240	Tree Protection	10	31-Oct-25	13-Nov-25	503
EW1030	Early Work - Erosion Control	10	05-Nov-25	18-Nov-25	114
EW15250	Tree Removal	10	14-Nov-25	01-Dec-25	503
EW1000	Excavation Site - Job Trailer Utilities	10	19-Nov-25	04-Dec-25	791
EW14880	Job Trailer Setup	5	05-Dec-25	11-Dec-25	791
EARLY WORK FENCING		120	14-Nov-25	06-May-26	689
EW14970	Layout Site Obscuring Fence (South)	5	14-Nov-25	20-Nov-25	503
EW14990	Install Obscuring Fence (South)	15	21-Nov-25	15-Dec-25	503
EW14980	Layout Site Obscuring Fence (East)	3	16-Dec-25	18-Dec-25	503
EW15000	Install Obscuring Fence (East)	10	19-Dec-25	05-Jan-26	503



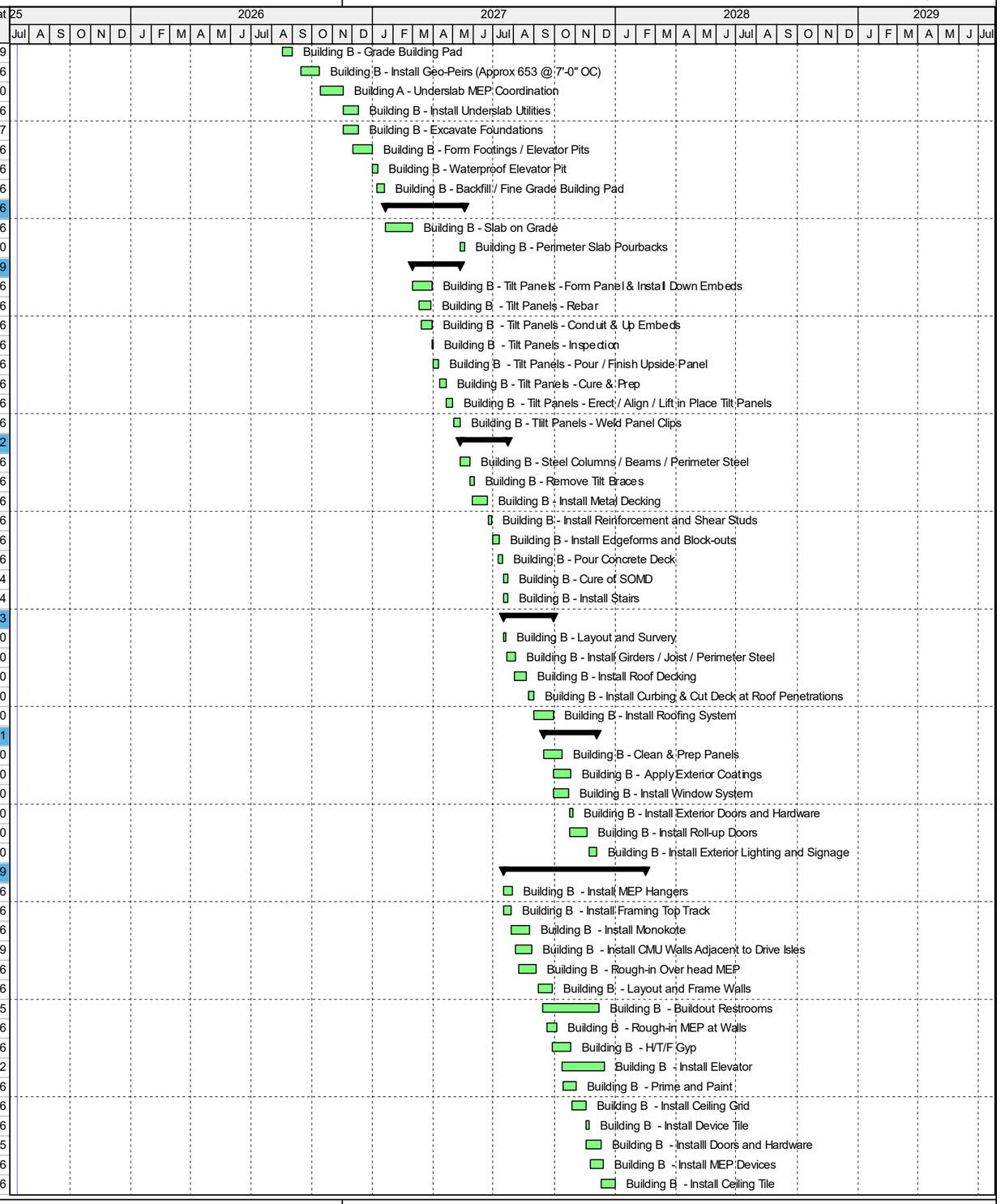
Activity ID	Activity Name	Original Duration	Start	Finish	Total Float
EW15040	Install Chainlink Fence (North Boundary)	15	26-Mar-26	15-Apr-26	704
EW15090	Install Chainlink & Razor Wire Fence (North Boundary)	15	16-Apr-26	06-May-26	689
EARLY IRRIGATION & PLANTING		112	02-Dec-25	08-May-26	434
EW15100	Install Irrigation	17	02-Dec-25	24-Dec-25	509
EW15110	Early Tree Planting	20	06-Jan-26	02-Feb-26	503
EW15120	Retaining Wall Irrigation	7	16-Apr-26	24-Apr-26	223
EW15130	Retaining Wall Tree Planting	10	27-Apr-26	08-May-26	223
EARLY WORK SITE EXCAVATION & UNDERGROUND UTILITIES		87	19-Nov-25	25-Mar-26	719
EW1180	Removal of Contaminated Soils	20	19-Nov-25	18-Dec-25	114
EW15170	Remove Existing Chainlink Fence	10	19-Nov-25	04-Dec-25	781
EW15190	Identify & Stake Landfill Liner	5	19-Nov-25	25-Nov-25	154
EW15200	Grade & Construct North Access Road	7	26-Nov-25	08-Dec-25	114
EW1200	Removal of Existing Septic Tank	10	05-Dec-25	18-Dec-25	786
EW15210	Grade & Construct South Access Road	7	09-Dec-25	17-Dec-25	114
EW15220	Grade & Construct East Access Road Loop	7	18-Dec-25	29-Dec-25	114
EW15230	Grade & Construct Retaining Wall Equipment Pads	5	30-Dec-25	06-Jan-26	114
EW15180	Reconstruct North Gravel Access Road	10	12-Mar-26	25-Mar-26	704
EARLY WORK GEO EXCHANGE		120	06-Jul-26	23-Dec-26	529
EW14750	Early Work - PP - Geo Exchange - Mobilization	5	06-Jul-26	10-Jul-26	140
EW14890	Early Work - PP - Geo Exchange - Install Geo Exchange (Zone 1)	40	13-Jul-26	04-Sep-26	140
EW14900	Early Work - PP - Geo Exchange - Install Geo Exchange (Zone 5)	40	13-Jul-26	04-Sep-26	140
EW14910	Early Work - PP - Geo Exchange - Install Geo Exchange (Zone 2)	40	08-Sep-26	02-Nov-26	564
EW14920	Early Work - PP - Geo Exchange - Install Geo Exchange (Zone 4)	40	08-Sep-26	02-Nov-26	529
EW14930	Early Work - PP - Geo Exchange - Install Geo Exchange (Zone 3)	20	03-Nov-26	02-Dec-26	529
EW14950	Early Work - PP - Geo Exchange - Install Vaults	10	03-Dec-26	16-Dec-26	529
EW14960	Early Work - PP - Geo Exchange - Backfill & Grade Geo Exchange Pad	5	17-Dec-26	23-Dec-26	529
SITE RETAINING WALLS		80	23-Dec-25	15-Apr-26	240
MSE RETAINING WALL (WALL #01)		55	23-Dec-25	11-Mar-26	265
A2430	Excavate for Site Retaining Walls	15	23-Dec-25	14-Jan-26	137
A2850	Install MSE Wall Lift 1	15	15-Jan-26	04-Feb-26	137
A14000	Backfill Lift 1	5	05-Feb-26	11-Feb-26	265
A14010	Install MSE Wall Lift 2	15	12-Feb-26	04-Mar-26	265
A14020	Backfill Lift 2	5	05-Mar-26	11-Mar-26	265
SOLDIER PILE RETAINING WALL (WALL #2)		71	07-Jan-26	15-Apr-26	223
RETAINING WALL UPPER		61	07-Jan-26	01-Apr-26	114
A14030	Equipment Mobilization	3	07-Jan-26	09-Jan-26	114
A2900	Install Soldier Pile	15	12-Jan-26	30-Jan-26	114
A2880	Excavate for Retaining Walls	15	14-Jan-26	03-Feb-26	114
A2910	Install Timber Lagging	10	16-Jan-26	29-Jan-26	114
A2940	Install Drain Mat	10	24-Feb-26	09-Mar-26	114
A2920	Install Retaining Wall Rebar	10	10-Mar-26	23-Mar-26	114
A2930	Shot-crete Wall	7	24-Mar-26	01-Apr-26	114
RETAINING WALL LOWER		54	30-Jan-26	15-Apr-26	223
A14100	Relocate Equipment	3	30-Jan-26	03-Feb-26	114
A14070	Install Soldier Pile	20	04-Feb-26	03-Mar-26	114
A14040	Excavate for Retaining Walls	15	06-Feb-26	26-Feb-26	114
A14080	Install Timber Lagging	10	10-Feb-26	23-Feb-26	114
A14060	Install Drain Mat	10	10-Mar-26	23-Mar-26	223
A14050	Install Retaining Wall Rebar	10	24-Mar-26	06-Apr-26	223
A14090	Shot-crete Wall	7	07-Apr-26	15-Apr-26	223
BUILDING A		435	04-Aug-26	19-Apr-28	193
BUILDING A - FOOTINGS		102	04-Aug-26	29-Dec-26	205
A1650	Building A - Grade Building Pad	10	04-Aug-26	17-Aug-26	29
A1660	Building A - Install Geo-Piers (Approx 653 @ 7'-0" OC)	20	18-Aug-26	15-Sep-26	206
A1690	Building A - Underslab MEP Coordination	25	15-Sep-26	19-Oct-26	203
A1670	Building A - Install Underslab Utilities	15	20-Oct-26	09-Nov-26	209
A13990	Building A - Excavate Foundations	15	20-Oct-26	09-Nov-26	214
A1010	Building A - Form Footings / Elevator Pits	22	10-Nov-26	11-Dec-26	209
A1700	Building A -Waterproof Elevator Pit	5	10-Dec-26	16-Dec-26	209



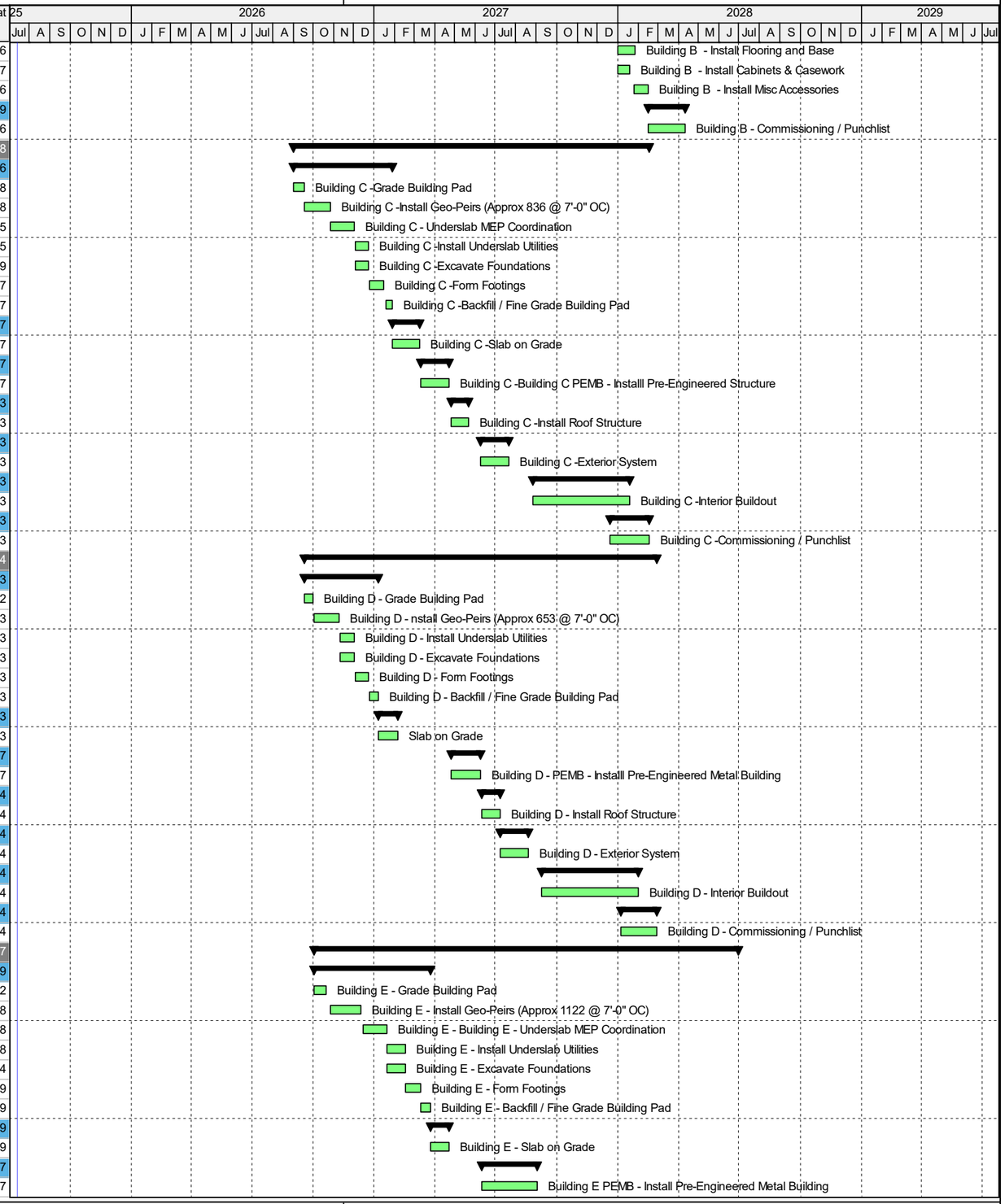
Activity ID	Activity Name	Original Duration	Start	Finish	Total Float
A1680	Building A - Backfill / Fine Grade Building Pad	8	17-Dec-26	29-Dec-26	209
BUILDING A - SLAB-ON-GRADE (SOG)		68	29-Dec-26	02-Apr-27	459
A1020	Building A - Slab on Grade	20	29-Dec-26	26-Jan-27	209
A1030	Building A -Perimeter Slab Pourbacks	5	29-Mar-27	02-Apr-27	473
BUILDING A - TILT PANELS		52	26-Jan-27	07-Apr-27	229
A13920	Building A - Tilt Panels - Form Panel & Install Down Embeds	22	26-Jan-27	24-Feb-27	209
A13930	Building A - Tilt Panels - Rebar	12	05-Feb-27	22-Feb-27	236
A.13940	Building A - Tilt Panels - Conduit & Up Embeds	12	08-Feb-27	23-Feb-27	236
A.13950	Building A - Tilt Panels - Inspection	2	24-Feb-27	25-Feb-27	236
A.13960	Building A - Tilt Panels - Pour / Finish Upside Panel	6	26-Feb-27	05-Mar-27	236
A13970	Building A - Tilt Panels - Cure & Prep	7	08-Mar-27	16-Mar-27	236
A13980	Building A - Tilt Panels - Erect / Align / Lift in Place Tilt Panels	8	17-Mar-27	26-Mar-27	236
A14110	Building A - Tilit Panels - Weld Panel Clps	8	29-Mar-27	07-Apr-27	236
BUILDING A - ELEVATED DECKS		50	28-May-27	06-Aug-27	371
A1730	Building A -Steel Columns / Beams / Perimeter Steel	10	28-May-27	10-Jun-27	200
A1800	Building A Remove Tilt Braces	5	11-Jun-27	17-Jun-27	200
A1740	Building A - Install Metal Decking	17	15-Jun-27	08-Jul-27	200
A1760	Building A - Install Reinforcement and Shear Studs	5	08-Jul-27	14-Jul-27	200
A1750	Building A -Install Edgeforms and Block-outs	7	15-Jul-27	23-Jul-27	200
A1770	Building A -Pour Concrete Deck	5	26-Jul-27	30-Jul-27	200
A1780	Building A -Cure of SOMD	5	02-Aug-27	06-Aug-27	277
A1790	Building A -Install Stairs	5	02-Aug-27	06-Aug-27	383
BUILDING A - ROOF STRUCTURE		54	02-Aug-27	15-Oct-27	270
A1180	Building A -Layout and Survery	3	02-Aug-27	04-Aug-27	279
A1190	Building A -Install Girders / Joist / Perimeter Steel	10	09-Aug-27	20-Aug-27	277
A1200	Building A -Install Roof Decking	15	19-Aug-27	09-Sep-27	277
A1210	Building A -Install Curbing & Cut Deck at Roof Penetrations	7	09-Sep-27	17-Sep-27	277
A1220	Building A - Install Roofing System	20	20-Sep-27	15-Oct-27	277
BUILDING A - EXTERIOR SYSTEM		64	04-Oct-27	05-Jan-28	270
A1230	Building A - Clean & Prep Panels	20	04-Oct-27	29-Oct-27	277
A1240	Building A - Apply Exterior Coatings	20	18-Oct-27	12-Nov-27	277
A1250	Building A - Install Window System	18	01-Nov-27	24-Nov-27	277
A1260	Building A - Install Exterior Doors and Hardware	4	29-Nov-27	02-Dec-27	277
A1270	Building A - Install Roll-up Doors	20	29-Nov-27	27-Dec-27	277
A1280	Building A - Install Exterior Lighting and Signage	8	23-Dec-27	05-Jan-28	277
BUILDING A - INTERIORS BUILDOUT		143	02-Aug-27	23-Feb-28	233
A1290	Building A - Install MEP Hangers	10	02-Aug-27	13-Aug-27	200
A1310	Building A - Install Framing Top Track	8	02-Aug-27	11-Aug-27	200
A1300	Building A - Install Monokote	12	12-Aug-27	27-Aug-27	200
A1320	Building A - Install CMU Walls Adjacent to Drive Isles	18	19-Aug-27	14-Sep-27	223
A1330	Building A - Rough-in Over head MEP	20	24-Aug-27	21-Sep-27	200
A1340	Building A - Layout and Frame Walls	15	21-Sep-27	11-Oct-27	200
A1460	Building A - Buildout Restrooms	60	28-Sep-27	22-Dec-27	214
A1350	Building A - Rough-in MEP at Walls	12	05-Oct-27	20-Oct-27	200
A1360	Building A - H/T/F Gyp	20	13-Oct-27	09-Nov-27	200
A1370	Building A - Install Elevator	45	27-Oct-27	31-Dec-27	281
A1380	Building A - Prime and Paint	15	29-Oct-27	18-Nov-27	200
A1390	Building A - Install Ceiling Grid	15	12-Nov-27	06-Dec-27	200
A1400	Building A - Install Device Tile	4	03-Dec-27	08-Dec-27	200
A1450	Building A - Installl Doors and Hardware	15	03-Dec-27	23-Dec-27	284
A1410	Building A - Install MEP Devices	12	09-Dec-27	27-Dec-27	200
A1430	Building A - Install Ceiling Tile	10	27-Dec-27	10-Jan-28	200
A1440	Building A - Install Flooring and Base	18	10-Jan-28	02-Feb-28	200
A1470	Building A - Install Cabinets & Casework	12	10-Jan-28	25-Jan-28	261
Instal	Building A - Install Misc Accessories	15	03-Feb-28	23-Feb-28	200
BUILDING A - COMMISSIONING / PUNCHLIST		40	24-Feb-28	19-Apr-28	193
A1170	Building A - Commissioning / Punchlist	40	24-Feb-28	19-Apr-28	200
BUILDING B		419	18-Aug-26	11-Apr-28	199
BUILDING B - FOOTINGS		105	18-Aug-26	18-Jan-27	513



Activity ID	Activity Name	Original Duration	Start	Finish	Total Float
B13990	Building B - Grade Building Pad	10	18-Aug-26	31-Aug-26	29
B14000	Building B - Install Geo-Peirs (Approx 653 @ 7'-0" OC)	20	15-Sep-26	12-Oct-26	206
B14050	Building A - Underslab MEP Coordination	25	13-Oct-26	16-Nov-26	200
B14010	Building B - Install Underslab Utilities	15	17-Nov-26	09-Dec-26	206
B14080	Building B - Excavate Foundations	15	17-Nov-26	09-Dec-26	557
B14020	Building B - Form Footings / Elevator Pits	22	01-Dec-26	31-Dec-26	206
B14040	Building B - Waterproof Elevator Pit	5	31-Dec-26	07-Jan-27	206
B14030	Building B - Backfill / Fine Grade Building Pad	8	07-Jan-27	18-Jan-27	206
BUILDING B - SLAB-ON-GRADE (SOG)		87	19-Jan-27	19-May-27	426
B1190	Building B - Slab on Grade	30	19-Jan-27	01-Mar-27	206
A14190	Building B - Perimeter Slab Pourbacks	5	13-May-27	19-May-27	440
BUILDING B - TILTS PANELS		52	02-Mar-27	12-May-27	199
A14130	Building B - Tilt Panels - Form Panel & Install Down Embeds	22	02-Mar-27	31-Mar-27	206
A14140	Building B - Tilt Panels - Rebar	12	12-Mar-27	29-Mar-27	206
A.13970	Building B - Tilt Panels - Conduit & Up Embeds	12	15-Mar-27	30-Mar-27	206
A.13980	Building B - Tilt Panels - Inspection	2	31-Mar-27	01-Apr-27	206
A.13990	Building B - Tilt Panels - Pour / Finish Upside Panel	6	02-Apr-27	09-Apr-27	206
A14150	Building B - Tilt Panels - Cure & Prep	7	12-Apr-27	20-Apr-27	206
A14160	Building B - Tilt Panels - Erect / Align / Lift in Place Tilt Panels	8	21-Apr-27	30-Apr-27	206
A14170	Building B - Tlilt Panels - Weld Panel Clips	8	03-May-27	12-May-27	206
BUILDING B - ELEVATED DECKS		49	13-May-27	22-Jul-27	382
A14200	Building B - Steel Columns / Beams / Perimeter Steel	10	13-May-27	27-May-27	206
A14210	Building B - Remove Tilt Braces	5	27-May-27	02-Jun-27	206
A14220	Building B - Install Metal Decking	17	31-May-27	22-Jun-27	206
A14230	Building B - Install Reinforcement and Shear Studs	5	23-Jun-27	29-Jun-27	206
A14240	Building B - Install Edgeforms and Block-outs	7	30-Jun-27	09-Jul-27	206
A14250	Building B - Pour Concrete Deck	5	09-Jul-27	15-Jul-27	206
A14260	Building B - Cure of SOMD	5	16-Jul-27	22-Jul-27	394
A14270	Building B - Install Stairs	5	16-Jul-27	22-Jul-27	394
BUILDING B - ROOF STRUCTURE		53	16-Jul-27	29-Sep-27	293
A14280	Building B - Layout and Survery	3	16-Jul-27	20-Jul-27	300
A14290	Building B - Install Girders / Joist / Perimeter Steel	10	21-Jul-27	03-Aug-27	300
A14300	Building B - Install Roof Decking	15	02-Aug-27	20-Aug-27	300
A14310	Building B - Install Curbing & Cut Deck at Roof Penetrations	7	23-Aug-27	31-Aug-27	300
A14320	Building B - Install Roofing System	20	01-Sep-27	29-Sep-27	300
BUILDING B - EXTERIOR SYSTEM		56	15-Sep-27	03-Dec-27	291
A14330	Building B - Clean & Prep Panels	20	15-Sep-27	12-Oct-27	300
A14340	Building B - Apply Exterior Coatings	20	29-Sep-27	26-Oct-27	300
A14350	Building B - Install Window System	18	29-Sep-27	22-Oct-27	300
A14360	Building B - Install Exterior Doors and Hardware	4	25-Oct-27	28-Oct-27	300
A14370	Building B - Install Roll-up Doors	20	25-Oct-27	19-Nov-27	300
A14380	Building B - Install Exterior Lighting and Signage	8	22-Nov-27	03-Dec-27	300
BUILDING B - INTERIORS BUILDOUT		148	16-Jul-27	15-Feb-28	239
A14390	Building B - Install MEP Hangers	10	16-Jul-27	29-Jul-27	206
A14400	Building B - Install Framing Top Track	8	16-Jul-27	27-Jul-27	206
A14410	Building B - Install Monokote	20	28-Jul-27	24-Aug-27	206
A14420	Building B - Install CMU Walls Adjacent to Drive Isles	18	04-Aug-27	27-Aug-27	229
A14430	Building B - Rough-in Over head MEP	20	09-Aug-27	03-Sep-27	206
A14440	Building B - Layout and Frame Walls	15	07-Sep-27	27-Sep-27	206
A14460	Building B - Buildout Restrooms	60	13-Sep-27	07-Dec-27	225
A14450	Building B - Rough-in MEP at Walls	12	20-Sep-27	05-Oct-27	206
A14470	Building B - H/T/F Gyp	20	28-Sep-27	25-Oct-27	206
A14480	Building B - Install Elevator	45	12-Oct-27	15-Dec-27	292
A14490	Building B - Prime and Paint	15	14-Oct-27	03-Nov-27	206
A14500	Building B - Install Ceiling Grid	15	28-Oct-27	17-Nov-27	206
A14510	Building B - Install Device Tile	4	18-Nov-27	23-Nov-27	206
A14520	Building B - Installl Doors and Hardware	15	18-Nov-27	10-Dec-27	295
A14530	Building B - Install MEP Devices	12	24-Nov-27	13-Dec-27	206
A14540	Building B - Install Ceiling Tile	15	10-Dec-27	31-Dec-27	206



Activity ID	Activity Name	Original Duration	Start	Finish	Total Float
A14550	Building B - Install Flooring and Base	18	31-Dec-27	26-Jan-28	206
A14560	Building B - Install Cabinets & Casework	12	31-Dec-27	18-Jan-28	267
Instal10	Building B - Install Misc Accessories	15	26-Jan-28	15-Feb-28	206
BUILDING B - COMMISSIONING & PUNCHLIST		40	16-Feb-28	11-Apr-28	199
B1240	Building B - Commissioning / Punchlist	40	16-Feb-28	11-Apr-28	206
BUILDING C		370	01-Sep-26	16-Feb-28	238
FOOTINGS		102	01-Sep-26	27-Jan-27	506
C14080	Building C -Grade Building Pad	12	01-Sep-26	17-Sep-26	28
C14090	Building C -Install Geo-Peirs (Approx 836 @ 7'-0" OC)	27	18-Sep-26	26-Oct-26	28
C14140	Building C - Underslab MEP Coordination	25	27-Oct-26	02-Dec-26	45
C14100	Building C -Install Underslab Utilities	15	03-Dec-26	23-Dec-26	45
C14095	Building C -Excavate Foundations	15	03-Dec-26	23-Dec-26	529
C14110	Building C -Form Footings	15	24-Dec-26	15-Jan-27	77
C14120	Building C -Backfill / Fine Grade Building Pad	8	18-Jan-27	27-Jan-27	77
SLAB-ON-GRADE (SOG)		30	28-Jan-27	10-Mar-27	77
C1260	Building C -Slab on Grade	30	28-Jan-27	10-Mar-27	77
PRE-ENGINEERED STRUCTURE		32	11-Mar-27	23-Apr-27	77
C14130	Building C -Building C PEMB - Installl Pre-Engineered Structure	32	11-Mar-27	23-Apr-27	77
ROOF STRUCTURE		20	26-Apr-27	21-May-27	173
C1280	Building C -Install Roof Structure	20	26-Apr-27	21-May-27	173
EXTERIOR SYSTEM		30	09-Jun-27	21-Jul-27	173
C1290	Building C -Exterior System	30	09-Jun-27	21-Jul-27	173
INTERIORS BUILDOUT		100	26-Aug-27	19-Jan-28	173
C1300	Building C -Interior Buildout	100	26-Aug-27	19-Jan-28	173
COMMISSIONING & PUNCHLIST		40	21-Dec-27	16-Feb-28	173
C1310	Building C -Commissioning / Punchlist	40	21-Dec-27	16-Feb-28	173
BUILDING D		367	18-Sep-26	29-Feb-28	164
FOOTINGS		75	18-Sep-26	06-Jan-27	133
D14170	Building D - Grade Building Pad	10	18-Sep-26	01-Oct-26	32
D14180	Building D - nstall Geo-Peirs (Approx 653 @ 7'-0" OC)	27	02-Oct-26	09-Nov-26	133
D14190	Building D - Install Underslab Utilities	15	10-Nov-26	02-Dec-26	133
D14260	Building D - Excavate Foundations	15	10-Nov-26	02-Dec-26	133
D14200	Building D - Form Footings	15	03-Dec-26	23-Dec-26	133
D14210	Building D - Backfill / Fine Grade Building Pad	8	24-Dec-26	06-Jan-27	133
SLAB-ON-GRADE (SOG)		21	07-Jan-27	04-Feb-27	133
D1330	Slab on Grade	21	07-Jan-27	04-Feb-27	133
PRE-ENGINEERED STRUCTURE		32	26-Apr-27	09-Jun-27	77
D14220	Building D - PEMB - Installl Pre-Engineered Metal Building	32	26-Apr-27	09-Jun-27	77
ROOF STRUCTURE		20	10-Jun-27	08-Jul-27	164
D1350	Building D - Install Roof Structure	20	10-Jun-27	08-Jul-27	164
EXTERIOR SYSTEM		30	09-Jul-27	19-Aug-27	164
D1360	Building D - Exterior System	30	09-Jul-27	19-Aug-27	164
INTERIORS BUILDOUT		100	09-Sep-27	01-Feb-28	164
D1370	Building D - Interior Buildout	100	09-Sep-27	01-Feb-28	164
COMMISSIONING & PUNCHLIST		40	05-Jan-28	29-Feb-28	164
D1380	Building D - Commissioning / Punchlist	40	05-Jan-28	29-Feb-28	164
BUILDING E		444	02-Oct-26	30-Jun-28	77
FOOTINGS		121	02-Oct-26	25-Mar-27	109
E14260	Building E - Grade Building Pad	13	02-Oct-26	20-Oct-26	32
E14270	Building E - Install Geo-Peirs (Approx 1122 @ 7'-0" OC)	32	27-Oct-26	11-Dec-26	28
E14360	Building E - Building E - Underslab MEP Coordination	25	14-Dec-26	19-Jan-27	28
E14280	Building E - Install Underslab Utilities	20	20-Jan-27	16-Feb-27	28
E14350	Building E - Excavate Foundations	20	20-Jan-27	16-Feb-27	124
E14290	Building E - Form Footings	17	17-Feb-27	11-Mar-27	109
E14300	Building E - Backfill / Fine Grade Building Pad	10	12-Mar-27	25-Mar-27	109
SLAB-ON-GRADE (SOG)		21	26-Mar-27	23-Apr-27	109
E1400	Building E - Slab on Grade	21	26-Mar-27	23-Apr-27	109
PRE-ENGINEERED STRUCTURE		60	10-Jun-27	02-Sep-27	77
E14310	Building E PEMB - Install Pre-Engineered Metal Building	60	10-Jun-27	02-Sep-27	77



Activity ID	Activity Name	Original Duration	Start	Finish	Total Float
ROOF STRUCTURE		30	03-Sep-27	15-Oct-27	77
A1420	Building E - Install Roof Structure	30	03-Sep-27	15-Oct-27	77
EXTERIOR SYSTEM		30	18-Oct-27	30-Nov-27	77
E1430	Building E - Exterior System	30	18-Oct-27	30-Nov-27	77
INTERIORS BUILDOUT		130	01-Dec-27	02-Jun-28	77
E1440	Building E - Interior Buildout	130	01-Dec-27	02-Jun-28	77
COMMISSIONING & PUNCHLIST		40	05-May-28	30-Jun-28	77
E1450	Building E - Commissioning / Punchlist	40	05-May-28	30-Jun-28	77
BUILDING F		303	21-Oct-26	31-Dec-27	205
FOOTINGS		64	21-Oct-26	22-Jan-27	292
F14350	Building F - Grade Building Pad	5	21-Oct-26	27-Oct-26	304
F14360	Building F - nstall Geo-Peirs (Approx 88 @ 7'-0" OC)	7	10-Nov-26	18-Nov-26	295
F14410	Building F - Underslab MEP Coordination	5	19-Nov-26	25-Nov-26	295
F14370	Building F - Install Underslab Utilities /. Fuel Tanks	20	03-Dec-26	31-Dec-26	292
F14440	Building F - Excavate Foundations	20	03-Dec-26	31-Dec-26	292
F14380	Building F - Form Footings	10	04-Jan-27	15-Jan-27	292
F14390	Building F - Backfill / Fine Grade Building Pad	5	18-Jan-27	22-Jan-27	292
SLAB-ON-GRADE (SOG)		10	05-Feb-27	18-Feb-27	283
F1470	Building F - Slab on Grade	10	05-Feb-27	18-Feb-27	283
PRE-ENGINEERED STRUCTURE		20	10-Jun-27	08-Jul-27	205
F14400	Building F - Building F PEMB - Installl Pre-Engineered Metal Building	20	10-Jun-27	08-Jul-27	205
ROOF STRUCTURE		10	09-Jul-27	22-Jul-27	205
F1490	Building F - Install Roof Structure	10	09-Jul-27	22-Jul-27	205
EXTERIOR SYSTEM		40	23-Aug-27	18-Oct-27	205
F1500	Building F - Exterior System	40	23-Aug-27	18-Oct-27	205
INTERIORS BUILDOUT		30	20-Oct-27	02-Dec-27	205
F1510	Building F - Interior Buildout	30	20-Oct-27	02-Dec-27	205
COMMISSIONING & PUNCHLIST		30	17-Nov-27	31-Dec-27	205
F1520	Building F - Commissioning / Punchlist	30	17-Nov-27	31-Dec-27	205
SITEWORK		399	17-Feb-27	11-Sep-28	28
CURBS		85	17-Feb-27	16-Jun-27	28
S1530	Curbs	85	17-Feb-27	16-Jun-27	28
PARKING LOT		65	16-Apr-27	19-Jul-27	28
S1540	Parking Lot Prep	65	16-Apr-27	19-Jul-27	28
Base Sect AC		55	20-Jul-27	05-Oct-27	28
S1550	Base Sect AC	55	20-Jul-27	05-Oct-27	28
SIDEWALKS		62	17-Sep-27	15-Dec-27	28
S1560	Sidewalks	62	17-Sep-27	15-Dec-27	28
IRRIGATION & LANDSCAPING		128	16-Dec-27	15-Jun-28	28
S1570	Landscape Irrigation	64	16-Dec-27	16-Mar-28	28
S1610	Planting Trees & Shrubs	64	17-Mar-28	15-Jun-28	28
2nd Lift AC		43	17-Apr-28	15-Jun-28	28
S1580	2nd Lift AC	43	17-Apr-28	15-Jun-28	28
STRIPING & SITE FURNISHINGS		40	16-Jun-28	11-Aug-28	28
S1590	Striping - Site Furnishings	40	16-Jun-28	11-Aug-28	28
COMMISSIONING & PUNCHLIST		40	17-Jul-28	11-Sep-28	28
S1600	Commissioning / Punchlist	40	17-Jul-28	11-Sep-28	28
CONSTRUCTION		821	29-Oct-25	11-Sep-28	0
C1000	Construction	821	29-Oct-25	11-Sep-28	0

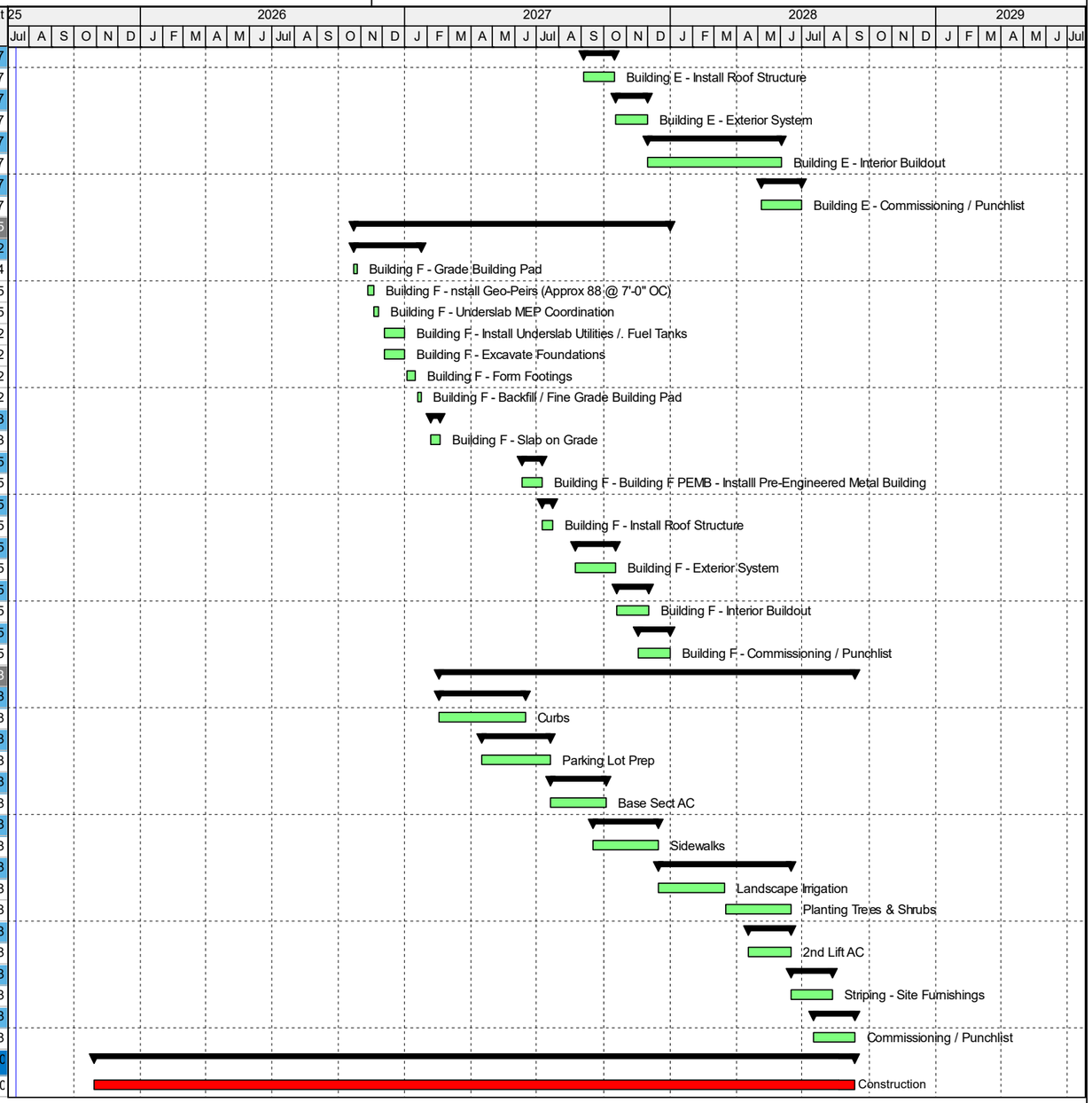


EXHIBIT "I"
Contract AMENDMENT #3
Early Work General Conditions
City of Vancouver – Public Works Operations Center

GENERAL CONDITIONS

No change

EXHIBIT "J"
MACC-3 (Contract AMENDMENT #3)
Group IV Bid Tab & Bids– 23B and 26BA
City of Vancouver – Public Works Operations Center

Group IV Bid Tab and Bids

MCCM PROPOSAL EVALUATION SHEET

Date 11/13/2025

PROJECT: Vancouver Maintenance and Operation Facility

	Weighting (Max. Points)	Piper Mechanical Inc	JRT mechanical Inc	Total Mechanical	Apollo Sheet Metal	Holdiay Parks Inc	MacDonald Miller
Evaluation Criteria	*Available Points*						
Minimum Qualifications (Pass/Fail)							
		PASS	PASS	PASS	PASS	PASS	PASS
Scored Qualifications - 30 Points							
TOTAL SCORE - PROPOSAL	**30**	**20.4**	**21.6**	**25.7**	**26.7**	**22.0**	**25.5**
Interview - 60 Points							
TOTAL SCORE - INTERVIEW	***60***	**NA**	**NA**	**56.0**	**53.0**	**NA**	**48.0**
SUBTOTAL (Proposal + Interview)	***90***			***81.7***	***79.7***		***73.5***
Final Proposal - 20 Points							
Fee				**8.25%**	**7.50%**		
Bid Amount (Fee x Estimated MASC)	***$ 14,900,000***			***$ 1,229,250***	***$ 1,117,500***		
Specified GCs				***$ 1,966,978***	***$ 2,726,503***		
TOTAL BID				***$ 3,196,228***	***$ 3,844,003***		
LOW BID		***$***					***3,196,228***
POINTS ((Low Bid / Sub Bid) x 20pts)	**20**	***NA***	***NA***	***20.0***	***16.6***	***NA***	***NA***
GRAND TOTAL	**110**			***101.7***	***96.5***		

Vancouver Public Works Operations Campus - ECCM & MCCM

8713 Northeast 94th Avenue, Vancouver, WA 98662, United States of America

Sent proposal: $3,196,228

Submitted Nov 13, 2025 at 10:34 AM PST

Total Mechanical, Inc.
4857 NW Lake Rd #300, Suite 300, Camas, WA 98607, USA

Matt Condon | Senior Estimator | +1 971-393-0017 | mattc@totalmechanical.com

Line Items

Description	Quantity	Unit Cost	Total Cost
Fee [Percent Fee % X MASC]			$1,229,250
Specified General Conditions Lump Sum			$1,966,978
Base Bid			**$3,196,228**

Scope-Specific Information and Unit Costs

Percent Fee (%)	8.25%

General Acknowledgments

Licensing: Licensed Mechanical Contractor in the State of Washington and licensed to do business in the City of Vancouver	Yes
Insurance: Ability to provide the minimum insurance coverage shown in the attached Insurance Exhibit (Reference Attachment B – Skanska Sample Subcontract Agreement's Exhibit G). Provide a letter, or letters, from the firm's broker/insurer(s) stating that the firm will meet the required insurance coverage, without exception (include professional liability for hangers, seismic, etc.). Note: Insurance letter(s) will not be considered part of the proposal's page count.	Yes
Bidder Prequalification: Bidder shall complete the Skanska pre-qualification process prior to proposal submission.	Yes
Bidder Responsibility Criteria: Proposer shall provide a sworn statement indicating qualification of public works projects.	Yes
Contract Terms: Proposer accepts the Skanska Subcontract Terms, Conditions and Exhibits included as Attachment B without exception. Provide the Attachment A Subcontractor's Certification Statement form signed by an officer of your company confirming acceptance. Note: Contractor's signed Attachment B will not be considered part of the proposal's page count.	Yes
Experience Modification Rate (EMR): The proposer shall provide their EMR for the past three (3) years (2021-2024) as determined by the Washington State Department of Labor and Industries. The passing criteria is an EMR of 1.0 or less in either the most recent year or the average of the past three (3) years, whichever is more favorable.	Yes

Bond Information

Bonding Capacity: Ability to provide Payment and Performance Bonds for the anticipated value of this contract (Approx. $13.6M). Provide a letter from your Surety or Bonding Agent indicating that the firm has the requisite bonding capacity during the anticipated contract period and will provide bonds in strict accordance with Attachment B's Exhibit O. Note: Contractor's Surety letter will not be considered part of the proposal's page count.	Yes

Attachments

11.13.25 - TMI Fee Proposal - ... (1.4 MB)

Skanska USA Building, Inc.
Vancouver Public Works Operations Campus Project
Bid Form for MC/CM Services

BID FORM

(To be submitted no later than **11:00 AM on November 13, 2025)**

TO: Skanska USA Building, Inc.

AT: BuildingConnected

The undersigned submits the following proposal.

ADDENDA:

Receipt of Addenda numbered 1 through 2 is hereby acknowledged.

BASE BID:

Pursuant to and in compliance with the SOQ, RFFP, and Instructions To Bidders, the undersigned hereby certifies they have carefully examined the Contract Documents, conditions affecting the work, and is familiar with the site; and having made the necessary examinations hereby proposes to furnish all labor, materials, equipment, and services necessary to complete the MC/CM work and provide payment and performance bonds in strict accordance with the above named documents for the lump sum base bid amounts of:

I. GENERAL CONDITIONS AND FEE BID:

Description of Bid Item:	Percentage	Total Estimated MASC	Bid Amount
Percent Fee (Percentage x Total Estimated MASC)	8.25 %	$ 14,900,000	$ 1,229,250
Specified General Conditions Designated Staff Breakdown (lump sum) *Proposers are instructed to base the Final Proposal on the attached Specified General Conditions Designated Staff Breakdown (Section II). Complete attached breakdown of costs for Specified General Conditions Designated Staff and submit with proposal form.*	n/a	n/a	$ 1,966,978
		Total Bid:	$ 3,196,228

Totals of Part I Above (do NOT include State Sales Tax):

Threemillononehundredninetysixthousandtwohundredtwentyeight Dollars

$ 3,196,228

Skanska USA Building, Inc.
Vancouver Public Works Operations Campus Project
Bid Form for MC/CM Services

II. SPECIFIED GENERAL CONDITIONS DESIGNATED STAFF BREAKDOWN

Proposers are instructed to base the Final Proposal on the designated staff positions shown below.

All other Specified General Conditions staff positions, duration, and costs, including those on the Cost Responsibility Matrix, that are not indicated on this form are subject to negotiation after review of the finalized project scope and schedule.

Time of Completion – Final completion must be achieved within sixty (60) days following substantial completion.

Specified General Conditions Designated Staff	Duration	Cost / month	Proposal Amount
Project Manager – on site, day-to-day	26 Months	$ 19,918 /month	$ 517,868
Superintendent (onsite day-to-day field leadership)	26 Months	$ 5,577 /month	$ 145,002
General Foreman (onsite day-to-day field leadership)	26 Months	$ 26,153 /month	$ 679,978
All other Specified General Conditions – As required by the cost matrix and contract.	26 Months	$ 24,005 /month	$ 624,130
Total Specified General Conditions Designated Staff Costs (include on Section I of MC/CM Proposal Form)			$ 1,966,978

III. PRECONSTRUCTION SERVICES:

Provide a list of individuals proposed to perform preconstruction services, including names, project role and their fully weighted (all inclusive) hourly rate.

Staff Member Name and Title / Position	Hourly Rate
Daniel Carlson - Preconstruction Manager	$ 210.00
Dan Binder - Sr. Project Manager	$ 145.00
Creighton Kearns - Principal Engineer	$ 185.00
Matt Condon - Estimator	$ 120.00
Dawnn Rebholz - Project Manager	$ 120.00
Nick Johnson - Field Superintendent	$ 165.00

Peter Brown - BIM Lead	$ 145.00
Allen Whitbey - VDC Lead	$ 145.00
Travis Spreen - General Foreman	$ 155.00
	$
	$

BID EVALUATION:
For purposes of bid evaluation, a subcontract will be awarded to the low responsive and responsible bidder based on Part I. TOTAL BID.
A Subcontract Agreement will be executed based on the negotiated amount utilizing the rates noted below in Part III. PRECONSTRUCTION SERVICES.

Description of Item:	Value:
Preconstruction Service - (Lump Sum Value of Total Preconstruction services)	$125,000

FEE:
Fee noted above is a blended rate and will be applied to the total MASC amount and future change orders. This fee percentage will supersede the change order fee specified in the A201 owner contract. Subcontractor shall review RCW 39.10.385 for the definition of MASC and the application of fee to MC/CM contract when executed.

SALES TAX:
None of the sums stated in the foregoing include Washington State Sales Tax except as required in the Cost Matrix for General Condition items.

INTENT AND AFFIDAVIT OF WAGES PAID
In compliance with 296-127 WAC the Contractor shall pay all fees associated with the Intent and Affidavit of Wages Paid to the Department of Labor and Industries. These costs are included in the bid.

PREVAILING WAGE:
This project is subject to RCW 39.12, Washington State's Prevailing Wage Act. These costs are included in the bid.

TIME OF COMPLETION AND LIQUIDATED DAMAGES:
Bidder has familiarized themselves with the contract requirements and has understood that liquidated damages may be assessed for each consecutive calendar day the completion of the project exceeds the specified completion date for this bid package. Liquidated damages shall be deducted from the subcontract by subcontract modification.

Skanska USA Building, Inc.
Vancouver Public Works Operations Campus Project
Bid Form for MC/CM Services

CONTRACT AND BOND:
Subcontractor shall guarantee and maintain its bid for a period of 60 days after the date bids are opened. The undersigned agrees to execute Skanska U.S.A. Building, Inc.'s Subcontract form without exception for the scope of work defined in the attached and the sum noted above. Bidder shall submit executed Subcontract and insurance certificate within 10 days after receipt of the Letter of Intent and Award.

ENCLOSED WITH THE BID:
1. Completed and signed proposal by appropriate Officer of the bidding firm.

Total Mechanical, Inc
Legal Name of Bidder

By (Authorized Signature)

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

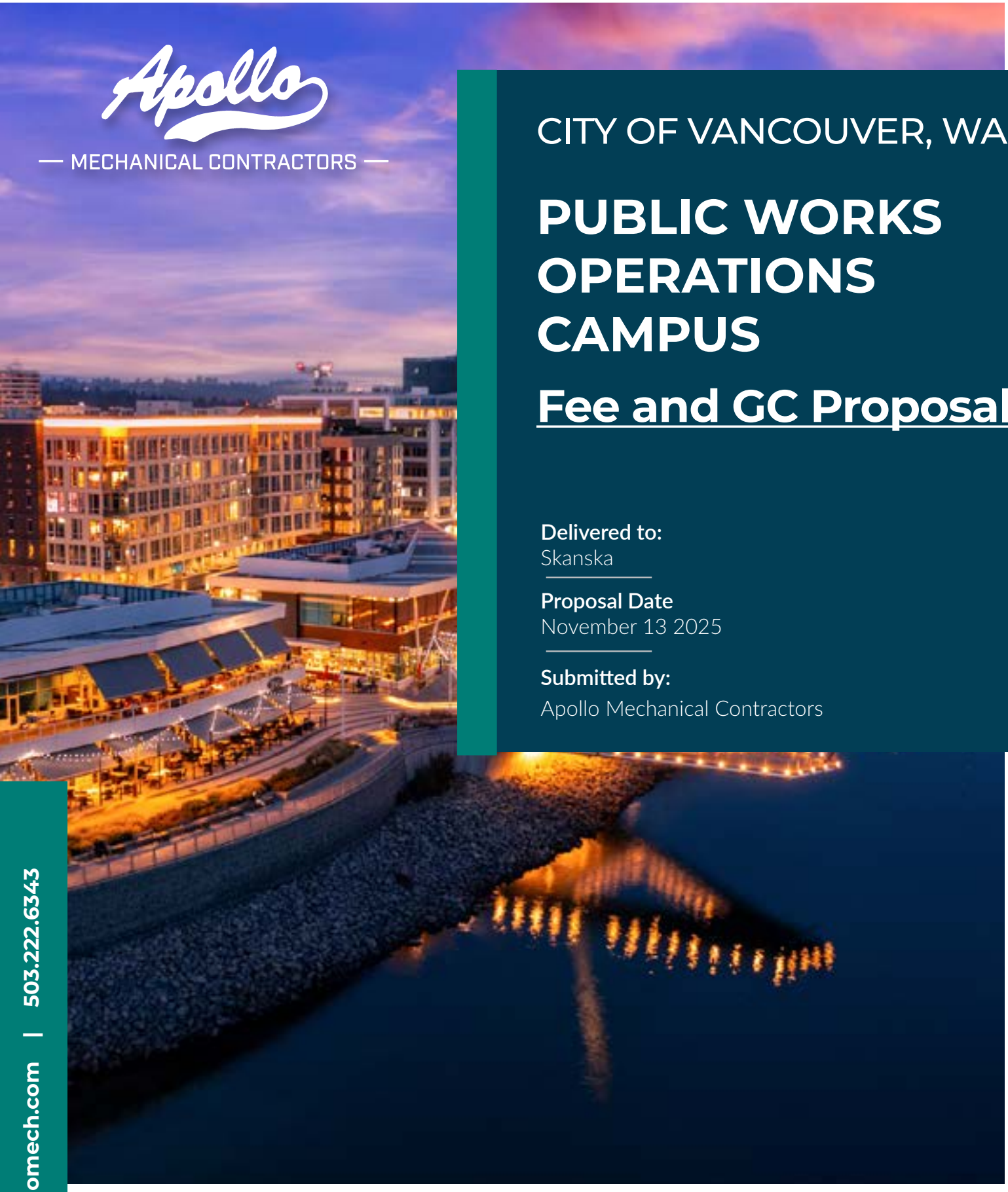
Additional Information

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)



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

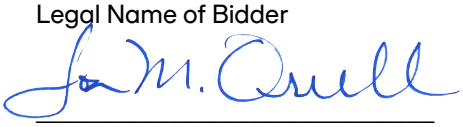
CONTRACT AND BOND:

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

	$
	$
	$
	$
	$

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

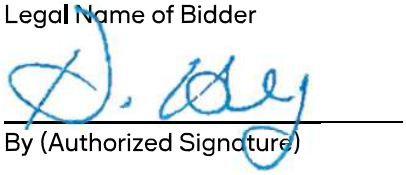
CONTRACT AND BOND:

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.

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Bidder has familiarized themselves with the contract requirements and has understood that liquidated damages may be assessed for each consecutive calendar day the completion of the project exceeds the specified completion date for this bid package. Liquidated damages shall be deducted from the subcontract by subcontract modification.

Skanska USA Building, Inc.
Vancouver Public Works Operations Campus
Bid Form for EC/CM Services

CONTRACT AND BOND:

Subcontractor shall guarantee and maintain its bid for a period of 60 days after the date bids are opened. The undersigned agrees to execute Skanska U.S.A. Building, Inc.'s Subcontract form without exception for the scope of work defined in the attached and the sum noted above. Bidder shall submit executed Subcontract and insurance certificate within 10 days after receipt of the Letter of Intent and Award.

ENCLOSED WITH THE BID:

1. Completed and signed proposal by appropriate Officer of the bidding firm.

JH Kelly, LLC
Legal Name of Bidder

Melissa Bent
By (Authorized Signature)

Melissa Bent
Printed Name

CFO/EVP
Title

821 3rd Ave
Street Address

Longview WA
City State

360-575-3166
Telephone Fax No.

JHKELL*011KC
State of Washington Contractor's License No.

The firm represented by the above signature is:

Sole Proprietorship	
Partnership	X
Corporation	
State of Incorporation	
Other	

Docusign Envelope ID: 40660BCB-391D-4979-8968-C35FE3539676

AIA® Document A133™ – 2019
Exhibit A

Guaranteed Maximum Price Amendment #2

This second Amendment dated the 12/17/2025 is incorporated into the accompanying AIA Document A133™–2019, Standard Form of Agreement Between Owner and Construction Manager as Constructor where the basis of payment is the Cost of the Work Plus a Fee with a Guaranteed Maximum Price dated the 13th day of June in the year 2025 (the "Agreement")
(In words, indicate day, month, and year.)

for the following **PROJECT:**
(Name and address or location)

Vancouver Public Works Operations Campus
8713 NE 94th Avenue
Vancouver, WA 98662

THE OWNER:
(Name, legal status, and address)

City of Vancouver
PO Box 1995
Vancouver WA 98668

THE CONSTRUCTION MANAGER:
(Name, legal status, and address)

Skanska USA Building Inc
1010 NW Flanders, Ste 500
Portland OR 97209

TABLE OF ARTICLES

A.1 GUARANTEED MAXIMUM PRICE

A.2 DATE OF COMMENCEMENT AND SUBSTANTIAL COMPLETION

A.3 INFORMATION UPON WHICH AMENDMENT IS BASED

A.4 CONSTRUCTION MANAGER'S CONSULTANTS, CONTRACTORS, DESIGN PROFESSIONALS, AND SUPPLIERS

ARTICLE A.1 GUARANTEED MAXIMUM PRICE

§ A.1.1 Guaranteed Maximum Price

Pursuant to Section 3.2.6 of the Agreement, the Owner and Construction Manager hereby amend the Agreement to establish a Guaranteed Maximum Price. As agreed by the Owner and Construction Manager, the Guaranteed Maximum Price is an amount that the Contract Sum shall not exceed. The Contract Sum consists of the Construction Manager's Fee plus the Cost of the Work, as that term is defined in Article 6 of the Agreement.

ADDITIONS AND DELETIONS: The author of this document has added information needed for its completion. The author may also have revised the text of the original AIA standard form. An *Additions and Deletions Report* that notes added information as well as revisions to the standard form text is available from the author and should be reviewed.

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

AIA Document A201™–2017, General Conditions of the Contract for Construction, is adopted in this document by reference. Do not use with other general conditions unless this document is modified.

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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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User Notes: (2020107107)

Docusign Envelope ID: 40660BCB-391D-4979-8968-C35FE3539676

[« »] Not later than « » (« ») calendar days from the date of commencement of the Work.

[« »] By the following date: « »

§ A.2.3.2 Subject to adjustments of the Contract Time as provided in the Contract Documents, if portions of the Work are to be completed prior to Substantial Completion of the entire Work, the Construction Manager shall achieve Substantial Completion of such portions by the following dates:

Portion of Work	Substantial Completion Date

§ A.2.3.3 If the Construction Manager fails to achieve Substantial Completion as provided in this Section A.2.3, liquidated damages shall be assessed as follows:

Construction Manager understands that if it fails to achieve Substantial Completion by the Substantial Completion Date (as specified in the GMP Amendment), Owner will suffer damages that are difficult to determine and accurately specify. Construction Manager agrees that if it fails to achieve Substantial Completion by the Substantial Completion Date, Construction Manager shall pay Owner $0.00 as liquidated damages for each calendar day that Substantial Completion extends beyond the relevant Substantial Completion Date.

Any liquidated damages assessed pursuant to this Contract shall be in lieu of all monetary liability for any and all extra costs, losses, expenses, claims, penalties and any other damages, whether special or consequential, and of whatsoever nature incurred by Owner which are caused by any delay in achieving Substantial Completion or Final Completion, provided this limitation shall not apply to Construction Manager's duty to indemnify the Owner or to warrant Construction Manager's Work as provided in this Contract and shall not apply to any loss, damage, cost or liability incurred by Owner due to factors unrelated to Construction Manager's delay.

§ A.2.4 Final Completion

§ A.2.4.1 Subject to adjustments of the Contract Time as provided in the Contract Documents, the Construction Manager shall achieve Final Completion of the entire Work:

[« »] Not later than « » (« ») calendar days from the date of Substantial Completion.

[« »] By the following date: « »

§ A.2.4.2 Subject to adjustments of the Contract Time as provided in the Contract Documents, if portions of the Work are to be completed prior to Final Completion of the entire Work, the Construction Manager shall achieve Final Completion of such portions by the following dates:

Portion of Work	Final Completion Date

ARTICLE A.3 INFORMATION UPON WHICH AMENDMENT IS BASED

§ A.3.1 The Guaranteed Maximum Price and Contract Time set forth in this Amendment are based on the Contract Documents and the following:

§ A.3.1.1 The following Supplementary and other Conditions of the Contract:

Document	Title	Date	Pages

§ A.3.1.2 The following Specifications:
(Either list the Specifications here, or refer to an exhibit attached to this Amendment.)

See Exhibit C

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User Notes: (2020107107)

Docusign Envelope ID: 40660BCB-391D-4979-8968-C35FE3539676

Section	Title	Date	Pages

§ A.3.1.3 The following Drawings:
(Either list the Drawings here, or refer to an exhibit attached to this Amendment.)
See Exhibit C

Number	Title	Date

§ A.3.1.4 The Sustainability Plan, if any:
(If the Owner identified a Sustainable Objective in the Owner's Criteria, identify the document or documents that comprise the Sustainability Plan by title, date and number of pages, and include other identifying information. The Sustainability Plan identifies and describes the Sustainable Objective; the targeted Sustainable Measures; implementation strategies selected to achieve the Sustainable Measures; the Owner's and Construction Manager's roles and responsibilities associated with achieving the Sustainable Measures; the specific details about design reviews, testing or metrics to verify achievement of each Sustainable Measure; and the Sustainability Documentation required for the Project, as those terms are defined in Exhibit C to the Agreement.)

Title	Date	Pages
N/A		

Other identifying information:

§ A.3.1.5 Allowances, if any, included in the Guaranteed Maximum Price:
(Identify each allowance.)

Item	Price
N/A	

§ A.3.1.6 Assumptions and clarifications, if any, upon which the Guaranteed Maximum Price is based:
(Identify each assumption and clarification.)

See Exhibit B

§ A.3.1.7 The Guaranteed Maximum Price is based upon the following other documents and information:
(List any other documents or information here, or refer to an exhibit attached to this Amendment.)

See Exhibit B, F, G, H, I and J

ARTICLE A.4 CONSTRUCTION MANAGER'S CONSULTANTS, CONTRACTORS, DESIGN PROFESSIONALS, AND SUPPLIERS

§ A.4.1 The Construction Manager shall retain the consultants, contractors, design professionals, and suppliers, identified below:
(List name, discipline, address, and other information.)

« »

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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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EXHIBIT A - CONSTRUCTION COST SUMMARY

November 21, 2025

Bid Pkg #	Description of Bid Package (or CSI modified Uniformat)	Value	Value of Previous Amendments	Value of Amendment #02		**Total Contract Value**
32A	Early Planting and Irrigation	$ 223,000	$ 223,000	$ -		**$ 223,000**
32B	Fencing	$ 169,656	$ 169,656	$ -		**$ 169,656**
Bid Group 2						
31A	Early Sitework	$ 1,682,000	$ 1,682,000	$ -		**$ 1,682,000**
31B	Site Retaining Wall #2	$ 1,895,106	$ 1,895,106	$ -		**$ 1,895,106**
Bid Group 3						
07A	Sealer and Joint Sealant	$ 34,036	$ -	$ 34,036		**$ 34,036**
23A	Geo Exchange Boring Field	$ 3,425,400	$ -	$ 3,425,400		**$ 3,425,400**
1	**Subtotal for Direct Subcontract Work**	**$ 7,429,198**	**$ 3,969,762**	**$ 3,459,436**		**$ 7,429,198**
2	Fencing Vegetation Clearing and Trimming Allowance	$ 7,500	$ 7,500	$ -		**$ 7,500**
3	Dewatering Baker Tank and Filtration Allowance	$ 200,000	$ 200,000	$ -		**$ 200,000**
4	Subcontractor Bonds (included in bid packages)	$ -	$ -	$ -		Included
5	**Subtotal for Other Contract Costs** (Add Lines 2, 3, & 4)	**$ 207,500**	**$ 207,500**	**$ -**		**$ 207,500**
6	**Total Subcontract Costs** (Add Lines 1 & 5)	**$ 7,636,698**	**$ 4,177,262**	**$ 3,459,436**		**$ 7,636,698**
7	Negotiated Support Services	$ 420,887	$ 404,728	$ 16,159		**$ 420,887**
8	Builder's Risk Allowance	$ 500,000	$ 500,000	$ -		**$ 500,000**
9	GC/CM Contingency (Subcontract Total x % Shown Below)	$ 281,794	$ 125,318	$ 156,476		**$ 281,794**
10	**Maximum Allowable Construction Cost (MACC)** (Add Lines 6, 7, 8, & 9)	**$ 8,839,379**	**$ 5,207,308**	**$ 3,632,071**		**$ 8,839,379**
11	Fixed Amount for Specified General Conditions	$ 835,549	$ 835,549	$ -		**$ 835,549**
12	GC/CM Fee x % Shown Below)	$ 397,330	$ 255,613	$ 141,717		**$ 397,330**
13	**Total Contract Cost (TCC)** (Add Lines 10, 12, and 12)	**$ 10,072,258**	**$ 6,298,470**	**$ 3,773,788**		**$ 10,072,258**
14	Preconstruction Services			$ -		**$ -**
15	**TCC plus Preconstruction Services** (Add Lines 13 and 14)	**$ 10,072,258**	**$ 6,298,470**	**$ 3,773,788**		**$ 10,072,258**

Ref.	**Risk Contingency & Fee Percentages Applicable to This Contract**					
Line 9	GC/CM Contingency Percentage					3.00%
Line 12	GC/CM Fee Percentage					4.23%

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EXHIBIT "B"
MACC-2 (Contract AMENDMENT #2)
Scope of Work and Assumptions and Clarifications
City of Vancouver - Public Works Operations Campus

SCOPE OF WORK -

The following scopes of work are included with Amendment #2:

City of Vancouver (MACC-2 Bid Packages – Early Work Requirements):

1. BP 07A – Sealer and Joint Sealant
   a. Complete Scope as Identified in the Bid Package and related Addenda
2. BP 23A – Ground Source Geo Exchange
   a. Complete Scope as Identified in the Bid Package and related Addenda.

General Conditions and Negotiated Support Services (NSS):

1. Negotiated Support Services: $16,159
2. General Conditions: $No change
3. Overhead and Profit 4.23%: 150,600.00

ASSUMPTIONS AND CLARIFICATIONS -

1. Assumes a Notice to Proceed, NTP, from the Owner for the bid package values in Amendment Exhibit A, by December 22, 2025, and an executed associated GMP Amendment by December 31, 2025. Delay in issuance of NTP will entitle Skanska to revise the Early Work Schedule.
2. The GMP Amendment assumes continuous unfettered, legal access to the site.
3. Public Agency reviews or approvals and associated fees are excluded, as well as the costs associated for any changes resulting from review by the agency and/or its inspectors, unless they are issues related to installation.

EXCLUSIONS -

The following exclusions apply for Amendment #2:

1. Any scope not specifically outlined above
2. Special inspection and testing services or fees
3. Division 26 scope issued with BP-23A

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EXHIBIT "B"
MACC-2 (Contract AMENDMENT #2)
Scope of Work and Assumptions and Clarifications
City of Vancouver - Public Works Operations Campus

COST BASIS OF AMENDMENT #2

Amendment #2 Proposal is based upon the following:

1. Owner / Contractor Agreements dated on June 13, 2025 – AIA A133-2019 and AIA A201 - 2017
2. As-Bid Specified General Conditions
3. Project Schedule dated March 7, 2025, Run Date: July 3, 2025
4. Bids received on November 13, 2025, for Bid Packages: 23B and 26A
5. Bid received on October 24, 2025, for Bid Package: 07A
6. Bid received on October 31, 2025, for Bid Package: 23A
7. GMP Mini-MACC #1 executed on September 29, 2025

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EXHIBIT "C"
MACC-2 (Contract AMENDMENT #2)
Drawings, Specifications, addenda and Reference Documents
Vancouver Public Works Operations Center

DRAWINGS & SKETCHES, SPECIFICATIONS, ADDENDA and OTHER DOCUMENTS

The documents listed in this Exhibit C comprise part of the Contract Documents.

Drawings & Sketches

Drawing or Sketch No.	Description	Rev No.	Date
	GENERAL		
G101	COVER SHEET	1	7/18/2025
G102	SHEET INDEX	2	10/7/2025
	CIVIL		
C000	COVER SHEET	1	7/18/2025
C001	LEGEND	1	7/18/2025
C100	CLEARING AND EROSION CONTROL PLAN	3	8/8/2025
C101	CLEARING AND EROSION CONTROL PLAN	2	7/29/2025
C102	TESC NOTES AND DETAILS	1	7/18/2025
C200	GRADING PLAN	3	8/8/2025
C201	GRADING PLAN	2	7/29/2025
C202	SITE CROSS SECTIONS	1	7/18/2025
C203	RETAINING WALL PROFILES	4	10/7/2025
C204	RETAINING WALL PROFILES	1	7/18/2025
C205	RETAINING WALL PROFILES	0	10/7/2025
LU100	EXISTING CONDITIONS	1	7/18/2025
LU200	CONCEPT PLAN	2	8/8/2025
	GEOTECHNICAL		
R100	ECOLOGY BLOCK DOUBLE WALL DETAILS	2	10/7/2025
R101	ECOLOGY BLOCK DOUBLE WALL DETAILS	0	10/7/2025
	STRUCTURAL		
S101	GENERAL NOTES	1	7/29/2025
S102	GENERAL NOTES	0	7/18/2025
S103	GENERAL NOTES	2	8/8/2025
S201	SOLDIER PILE WALL PLAN	2	8/8/2025
S211	SOLDIER PILE WALL ELEVATION	1	8/8/2025
S212	SOLDIER PILE WALL ELEVATION	1	8/8/2025
S301	SOLDIER PILE WALL DETAILS	1	7/29/2025
	MECHANICAL		
M001	SYMBOL LIST AND GENERAL NOTES - MECHANICAL	1	7/18/2025
M101	SITE PIPING PLAN - MECHANICAL	1	7/18/2025
M102	ENLARGED SITE PIPING PLAN - MECHANICAL	1	7/18/2025
M601	DETAILS - MECHANICAL	1	7/18/2025
M602	DETAILS - MECHANICAL	1	7/18/2025
	ELECTRICAL		
EG001	SYMBOL LIST AND GENERAL NOTES - ELECTRICAL	1	7/18/2025

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EG101	SITE PLAN - ELECTRICAL	1	7/18/2025
EG102	ENLARGED SITE PLAN - ELECTRICAL	1	7/18/2025
	LANDSCAPING		
LS1.0	LEVEL V TREE PLAN	1	7/18/2025
LS1.1	LEVEL V TREE PLAN	1	7/18/2025
LS2.0	PLANTING PLAN	1	7/18/2025
LS2.1	PLANTING DETAILS	1	7/18/2025
LS3.0	IRRIGATION PLAN	1	7/18/2025

Specifications

Specification Section	Description	Rev No.	Date
01	**GENERAL REQUIREMENTS**		
01 00 00	GENERAL REQUIREMENTS		6/20/2025
01 11 00	SUMMARY OF WORK		6/20/2025
01 23 00	ALTERNATES		6/20/2025
01 25 00	SUBSTITUTIONS		6/20/2025
01 26 00	CONTRACT MODIFICATIONS		6/20/2025
01 29 76	PROGRESS PAYMENTS		6/20/2025
01 31 00	PROJECT MANAGEMENT COORDINATION		6/20/2025
01 31 19	PROJECT MEETINGS		6/20/2025
01 32 16	CONSTRUCTION SCHEDULE		6/20/2025
01 33 00	SUBMITTAL PROCEDURES		6/20/2025
01 35 23	SAFETY REQUIREMENTS		6/20/2025
01 41 00	AIR BARRIER SYSTEM		6/20/2025
01 42 00	REFERENCES		6/20/2025
01 45 00	CONTRACTOR QUALITY CONTROL		6/20/2025
01 45 23	TESTING AND INSPECTION		6/20/2025
01 45 54	AIR BARRIER TESTING AND LEAK MITIGATION		6/20/2025
01 50 00	TEMPORARY FACILITIES AND CONTROLS		6/20/2025
01 56 39	TEMPORARY TREE PROTECTION PLAN		6/20/2025
01 58 00	PROJECT IDENTIFICATION		6/20/2025
01 71 23	FIELD ENGINEERING		6/20/2025
01 73 39	CUTTING AND PATCHING		6/20/2025
01 74 00	CONSTRUCTION WASTE MANAGEMENT		6/20/2025
01 75 00	TEST ENGINEER SERVICES		6/20/2025
01 77 00	CLOSEOUT PROCEDURES		6/20/2025
01 78 23	OPERATION AND MAINTENANCE DATA		6/20/2025
01 78 36	WARRANTIES		6/20/2025
01 79 00	DEMONSTRATION AND TRAINING		6/20/2025
01 91 00	COMMISSIONING		6/20/2025

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EXHIBIT "C"
MACC-2 (Contract AMENDMENT #2)
Drawings, Specifications, addenda and Reference Documents
Vancouver Public Works Operations Center

01 73 00	EXECUTION		6/20/2025
07	**THERMAL AND MOISTURE PROTECTION**		
07 1900	WATER REPELLENTS		7/18/2025
07 9200	JOINTSEALANTS		7/18/2025
23	**HEATING, VENTILATING, AND AIR-CONDITIONING (HVAC)**		
23 00 00	HEATING, VENTILATING AND AIR CONDITIONING (HVAC) BASIC REQUIREMENTS		6/20/2025
23 05 19	METERS AND GAUGES FOR HVAC PIPING		6/20/2025
23 05 23	GENERAL-DUTY VALVES FOR HVAC PIPING		6/20/2025
23 05 53	IDENTIFICATION FOR HVAC PIPING, DUCTWORK AND EQ		6/20/2025
23 21 13.33	GROUND-LOOP HEAT-PUMP PIPING		6/20/2025
23 21 13	HVAC PIPING		6/20/2025
23 21 16	HYDRONIC PIPING SPECIALTIES		6/20/2025
23 25 00	HVAC WATER TREATMENT		6/20/2025
26	**ELECTRICAL**		
26 00 00	ELECTRICAL BASIC REQUIREMENTS		6/20/2025
26 05 33	RACEWAYS		6/20/2025
26 05 43	ELECTRICAL VAULTS AND UNDERGROUND RACEWAYS		6/20/2025
31	**EARTHWORK**		
31 10 00	SITE CLEARING		7/18/2025
31 20 00	EARTH MOVING		7/18/2025
31 23 19	DEWATERING		7/18/2025
31 25 00	EROSION AND SEDIMENT CONTRO		7/18/2025
32	**EXTERIOR IMPROVEMENTS**		
323113	CHAIN LINK FENCING AND GATES		6/20/2025
328400	TEMPORARY IRRIGATION (DESIGN BUILD)		6/20/2025
329113	SOIL PREPARATION		6/20/2025
329300	PLANTS		6/20/2025
33	**UTILITIES**		
33 41 16	SUBDRAINAGE PIPING		7/18/2025

Addenda

Addendum No.	Description	Rev No.	Date
1	VPOC BP23A – Addendum #1		10/15/25
2	VPOC BP23A – Addendum #2		10/21/25
3	VPOC BP23A – Addendum #3		10/28/25

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EXHIBIT "C"
MACC-2 (Contract AMENDMENT #2)
Drawings, Specifications, addenda and Reference Documents
Vancouver Public Works Operations Center

Other

Document No.	Document Name	Rev No.	Date
	VPOC INFORMATION AVAILABLE TO BIDDERS 2025-7-18.pdf		7/18/2025
	Report of Geotechnical Engineering Services		10/02/2023
	Stormwater Pollution Prevention Plan (SWPPP)		02/28/2025

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EXHIBIT "D"
Contract AMENDMENT #2
Allowance Items
City of Vancouver – Public Works Operations Center

ALLOWANCE ITEMS -

None

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EXHIBIT "E"
Contract AMENDMENT #2
Alternate Prices
City of Vancouver – Public Works Operations Center

ALTERNATE PRICES

None.

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EXHIBIT “F”
Contract AMENDMENT #2
Unit Prices
City of Vancouver – Public Works Operation Center

Unit Prices -

Bid Package 23A Geo Exchange: Addendum #1 232113.33 1.4 B-13 Artesian Sealing, Add $3,250 for each artesian sealing condition required within the 400’ drill depth.

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EXHIBIT "G"
Contract AMENDMENT #2
Early Work Negotiated Support Services
City of Vancouver – Public Works Operations Center

NEGOTIATED SUPPORT SERVICES

The stipulated dollar values are not inclusive of GC/CM Contingency, Fee, or WSST.

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VPOC 8713 NE 94th Ave. Vancouver, WA 98662
Early Work MACC #2

Negotiated Site Services

Code	Description	MACC #2 Early Work
150.14680000	Crane/Equipment/Field Office Pads	-
150.01320000	Survey	-
150.01842500	Forklift	-
150.01800500	Fuel & Oil	-
150.01403000	Progress Cleaning	-
150.01401500	Dump Fees and Hauling	-
150.02370000	Erosion Control	-
150.01221100	Drinking Water/Ice	-
150.01400500	Field Toilets	-
150.01521000	Traffic Control	-
	Mock ups	-
150.01593500	Temporary Heating/Cooling	-
150.01592000	Temporary Water	-
150.01590500	Temporary Power	-
150.01591500	Temporary Lighting	-
150.01341601	Post GMP Bid Advertising	-
150.01901000	Builders Risk	-
150.01300000	Permits/Deferred Submittals	-
150.01405500	Final Cleaning	-
150.01504000	Temporary Site Protection	-
150.01200500	Field Offices	16,159.00
150.01210500	Project Signage	-
150.01583500	Temporary Access (Scaffolding & Stairs)	-
150.01819500	Temporary Vert. Transportation	-
150.01330500	Test Engineer Services	-
150.16080000	Electrical Testing	-
150.01584000	Temporary Fire Protection	-
150.01503500	Temporary Protection	-
150.01582500	Perimeter/Opening Protection	-
150.01570500	Temporary Weather Protection	-
150.09830000	Temporary Noise Barriers	-
150.25103600	3rd Party Means and Methods Engineerin	-
150.01190500	Project Specific Travel	-
Total		**$ 16,159.00**

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SKANSKA

VPOC MACC #2 NSS DETAIL

Early Work	Aug-25	Sep-25	Oct-25	Nov-25	Dec-25	Jan-26	Feb-26	Mar-26	Apr-26	May-26	Jun-26	Jul-26	Aug-26	Sep-26	Total
Mobile Cranes															-
Survey															-
Forklift															-
Fuel & Oil															-
Progress Cleaning															-
Dump Fees and Hauling															-
Erosion Control															-
Drinking Water/Ice															-
Field Toilets w/HW Station															-
Traffic Control															-
Mock ups															-
Temporary Heating/Cooling															-
Temporary Water															-
Temporary Power															-
Temporary Lighting															-
Post GMP Bid Advertising															-
Builders Risk															-
Permits/Deferred Submittals															-
Final Cleaning															-
Field Offices				175	175	175	175	175	2,684	857	4,948	2,265	2,265	2,265	16,159
Project Signage															-
Site Security															-
Temporary Access															-
Temporary Vert. Transportation															-
Test Engineer Services															-
Electrical Testing															-
Temporary Fire Protection															-
Temporary Protection															-
Perimeter/Opening Protection															-
Temporary Weather Protection															-
Temporary Noise Barriers															-
Means and Methods Engineering															-
Project Specific Travel															-
Total															**$ 16,159**

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EXHIBIT “H”
Contract AMENDMENT #2
Project Schedule
City of Vancouver – Public Works Operations Center

Project Schedule - Data Date March 07, 2025, Run Date: July 03, 2025

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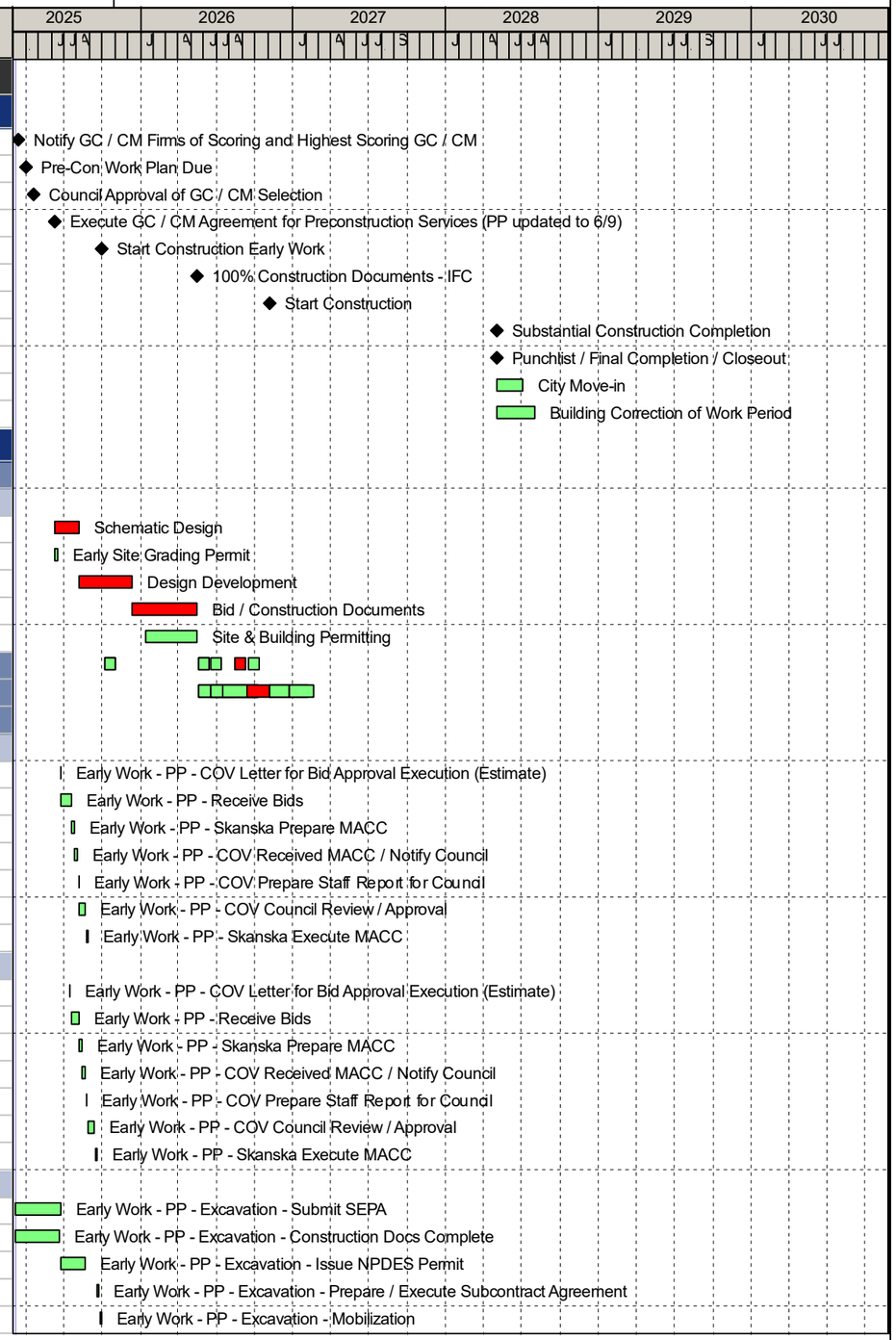
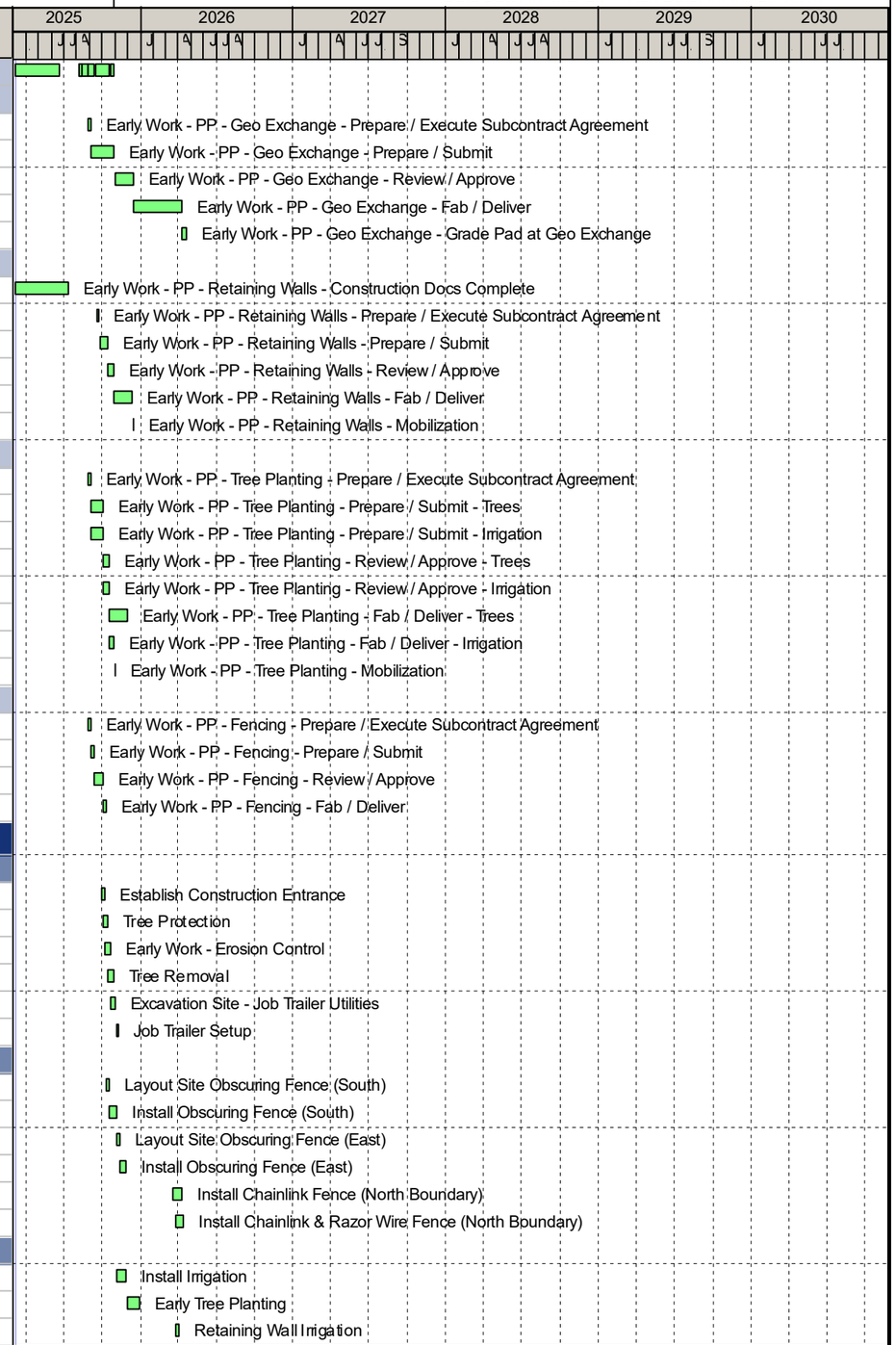
Activity ID	Activity Name	Orig Dur	Rem Dur	Start	Finish
VANCOUVER PUBLIC WORKS OPS CAMPUS - TILT - CURRENT		1240	1246	14-Mar-25 A	23-Jan-30
EXECUTIVE SUMMARY		860	860	14-Mar-25	02-Aug-28
EXE163	Notify GC / CM Firms of Scoring and Highest Scoring GC / CM	0	0		14-Mar-25*
EXE173	Pre-Con Work Plan Due	0	0		31-Mar-25*
EXE183	Council Approval of GC / CM Selection	0	0		18-Apr-25*
EXE193	Execute GC / CM Agreement for Preconstruction Services (PP updated to 6/9)	0	0		09-Jun-25*
EXE203	Start Construction Early Work	0	0	30-Sep-25	
DES187	100% Construction Documents - IFC	0	0		15-May-26*
EXE113	Start Construction	0	0	06-Nov-26	
EXE101	Substantial Construction Completion	0	0		01-May-28*
EXE103	Punchlist / Final Completion / Closeout	0	0		01-May-28
EXE143	City Move-in	44	44	02-May-28	03-Jul-28
EXE153	Building Correction of Work Period	65	65	02-May-28	02-Aug-28
PRE-CONSTRUCTION		460	495	25-Apr-25 A	17-Feb-27
DESIGN		238	238	10-Jun-25	15-May-26
OVERALL		238	238	10-Jun-25	15-May-26
DES147	Schematic Design	42	42	10-Jun-25	07-Aug-25
DES111	Early Site Grading Permit	5	5	10-Jun-25	16-Jun-25
DES101	Design Development	86	86	08-Aug-25	10-Dec-25
DES102	Bid / Construction Documents	110	110	11-Dec-25	15-May-26
DES106	Site & Building Permitting	88	88	14-Jan-26	15-May-26
TRADE PARTNER CONTRACTING		259	259	06-Oct-25	12-Oct-26
CRITICAL MATERIAL & EQUIPMENT PROCUREMENT		191	191	18-May-26	17-Feb-27
EARLY WORK PROCUREMENT		301	287	25-Apr-25 A	22-Apr-26
EARLY WORK COV MACC 01 Negotiations		47	47	23-Jun-25 A	27-Aug-25
EW14610	Early Work - PP - COV Letter for Bid Approval Execution (Estimate)	1	1	23-Jun-25*	23-Jun-25
EW227	Early Work - PP - Receive Bids	15	18	27-Jun-25 A	18-Jul-25
EW15070	Early Work - PP - Skanska Prepare MACC	5	5	21-Jul-25	25-Jul-25
EWS257	Early Work - PP - COV Received MACC / Notify Council	6	6	28-Jul-25	04-Aug-25
EWS267	Early Work - PP - COV Prepare Staff Report for Council	2	2	05-Aug-25	06-Aug-25
EWS277	Early Work - PP - COV Council Review / Approval	12	12	07-Aug-25	22-Aug-25
EWS237	Early Work - PP - Skanska Execute MACC	3	3	25-Aug-25	27-Aug-25
EARLY WORK COV MACC 02 Negotiations		44	44	17-Jul-25	17-Sep-25
EW15060	Early Work - PP - COV Letter for Bid Approval Execution (Estimate)	1	1	17-Jul-25*	17-Jul-25
EW15050	Early Work - PP - Receive Bids	15	15	18-Jul-25	07-Aug-25
EW15080	Early Work - PP - Skanska Prepare MACC	5	5	08-Aug-25	14-Aug-25
EWS417	Early Work - PP - COV Received MACC / Notify Council	6	6	15-Aug-25	22-Aug-25
EWS427	Early Work - PP - COV Prepare Staff Report for Council	2	2	25-Aug-25	26-Aug-25
EWS437	Early Work - PP - COV Council Review / Approval	12	12	27-Aug-25	12-Sep-25
EWS407	Early Work - PP - Skanska Execute MACC	3	3	15-Sep-25	17-Sep-25
EARLY WORK Excavation		301	144	25-Apr-25 A	29-Sep-25
EW14730	Early Work - PP - Excavation - Submit SEPA	36	77	25-Apr-25 A	24-Jun-25
EW14660	Early Work - PP - Excavation - Construction Docs Complete	25	75	05-May-25 A	20-Jun-25
EW14720	Early Work - PP - Excavation - Issue NPDES Permit	58	58	25-Jun-25	21-Aug-25
EWS357	Early Work - PP - Excavation - Prepare / Execute Subcontract Agreement	5	5	18-Sep-25	24-Sep-25
EW14680	Early Work - PP - Excavation - Mobilization	3	3	25-Sep-25	29-Sep-25



Remaining Level of Effort | Actual Work | Critical Remaining Work
Actual Level of Effort | Remaining Work | Milestone

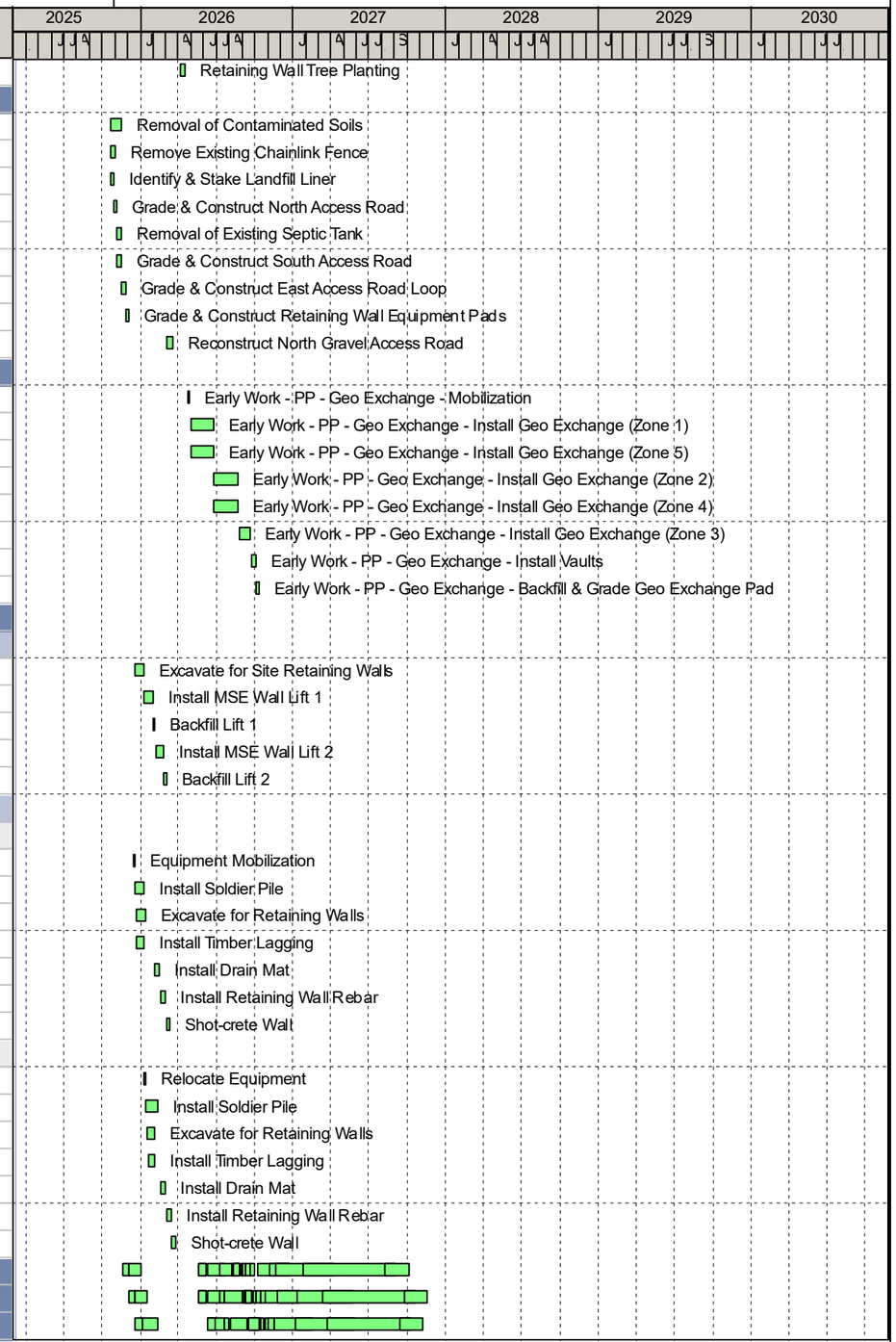
Docusign Envelope ID: 40660BCB-391D-4979-8968-C35FE3539676

Activity ID	Activity Name	Orig Dur	Rem Dur	Start	Finish
EARLY WORK Aggregate Piers		228	164	05-May-25 A	27-Oct-25
EARLY WORK Geo Exchange		165	165	28-Aug-25	22-Apr-26
EWS367	Early Work - PP - Geo Exchange - Prepare / Execute Subcontract Agreement	5	5	28-Aug-25	04-Sep-25
EW14500	Early Work - PP - Geo Exchange - Prepare / Submit	40	40	05-Sep-25	30-Oct-25
EW14570	Early Work - PP - Geo Exchange - Review / Approve	30	30	31-Oct-25	15-Dec-25
EW14580	Early Work - PP - Geo Exchange - Fab / Deliver	80	80	16-Dec-25	08-Apr-26
EW14940	Early Work - PP - Geo Exchange - Grade Pad at Geo Exchange	10	10	09-Apr-26	22-Apr-26
EARLY WORK Retaining Walls		200	198	05-May-25 A	16-Dec-25
EW14790	Early Work - PP - Retaining Walls - Construction Docs Complete	25	89	05-May-25 A	11-Jul-25
EWS377	Early Work - PP - Retaining Walls - Prepare / Execute Subcontract Agreement	5	5	18-Sep-25	24-Sep-25
EW14760	Early Work - PP - Retaining Walls - Prepare / Submit	15	15	25-Sep-25	15-Oct-25
EW14770	Early Work - PP - Retaining Walls - Review / Approve	10	10	16-Oct-25	29-Oct-25
EW14780	Early Work - PP - Retaining Walls - Fab / Deliver	30	30	30-Oct-25	12-Dec-25
EW14800	Early Work - PP - Retaining Walls - Mobilization	2	2	15-Dec-25	16-Dec-25
EARLY WORK Tree Planting		65	65	28-Aug-25	01-Dec-25
EWS387	Early Work - PP - Tree Planting - Prepare / Execute Subcontract Agreement	5	5	28-Aug-25	04-Sep-25
EW14810	Early Work - PP - Tree Planting - Prepare / Submit - Trees	20	20	05-Sep-25	02-Oct-25
EW15140	Early Work - PP - Tree Planting - Prepare / Submit - Irrigation	20	20	05-Sep-25	02-Oct-25
EW14820	Early Work - PP - Tree Planting - Review / Approve - Trees	10	10	03-Oct-25	16-Oct-25
EW15150	Early Work - PP - Tree Planting - Review / Approve - Irrigation	10	10	03-Oct-25	16-Oct-25
EW14830	Early Work - PP - Tree Planting - Fab / Deliver - Trees	30	30	17-Oct-25	01-Dec-25
EW15160	Early Work - PP - Tree Planting - Fab / Deliver - Irrigation	10	10	17-Oct-25	30-Oct-25
EW14850	Early Work - PP - Tree Planting - Mobilization	2	2	31-Oct-25	03-Nov-25
EARLY WORK Fencing		30	30	28-Aug-25	09-Oct-25
EWS397	Early Work - PP - Fencing - Prepare / Execute Subcontract Agreement	5	5	28-Aug-25	04-Sep-25
EW15010	Early Work - PP - Fencing - Prepare / Submit	5	5	05-Sep-25	11-Sep-25
EW15020	Early Work - PP - Fencing - Review / Approve	15	15	12-Sep-25	02-Oct-25
EW15030	Early Work - PP - Fencing - Fab / Deliver	5	5	03-Oct-25	09-Oct-25
EARLY WORK CONSTRUCTION		657	657	30-Sep-25	01-May-28
EARLY WORK SITE MOBILIZATION		30	30	30-Sep-25	10-Nov-25
EW14870	Establish Construction Entrance	5	5	30-Sep-25	06-Oct-25
EW15240	Tree Protection	10	10	02-Oct-25	15-Oct-25
EW1030	Early Work - Erosion Control	10	10	07-Oct-25	20-Oct-25
EW15250	Tree Removal	10	10	16-Oct-25	29-Oct-25
EW1000	Excavation Site - Job Trailer Utilities	10	10	21-Oct-25	03-Nov-25
EW14880	Job Trailer Setup	5	5	04-Nov-25	10-Nov-25
EARLY WORK FENCING		130	130	10-Oct-25	15-Apr-26
EW14970	Layout Site Obscuring Fence (South)	5	5	10-Oct-25	16-Oct-25
EW14990	Install Obscuring Fence (South)	15	15	17-Oct-25	06-Nov-25
EW14980	Layout Site Obscuring Fence (East)	3	3	07-Nov-25	11-Nov-25
EW15000	Install Obscuring Fence (East)	10	10	12-Nov-25	25-Nov-25
EW15040	Install Chainlink Fence (North Boundary)	15	15	20-Mar-26	09-Apr-26
EW15090	Install Chainlink & Razor Wire Fence (North Boundary)	15	15	26-Mar-26	15-Apr-26
EARLY IRRIGATION & PLANTING		115	115	04-Nov-25	17-Apr-26
EW15100	Install Irrigation	17	17	04-Nov-25	26-Nov-25
EW15110	Early Tree Planting	20	20	02-Dec-25	30-Dec-25
EW15120	Retaining Wall Irrigation	7	7	26-Mar-26	03-Apr-26



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



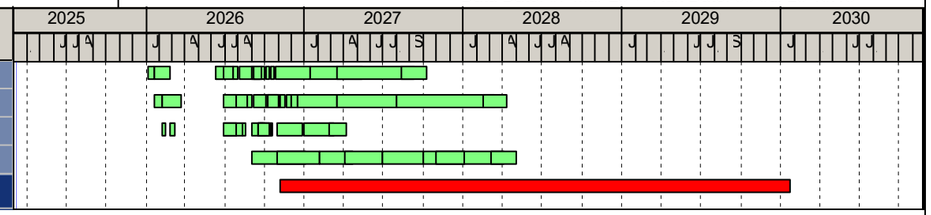
Remaining Level of Effort | Actual Work | Critical Remaining Work
Actual Level of Effort | Remaining Work | Milestone

VANCOUVER PUBLIC WORKS OPS CAMPUS - TILT - CURRENT

SKANSKA

Docusign Envelope ID: 40660BCB-391D-4979-8968-C35FE3539676

Activity ID	Activity Name	Orig Dur	Rem Dur	Start	Finish
BUILDING D		448	448	07-Jan-26	08-Oct-27
BUILDING E		565	565	21-Jan-26	10-Apr-28
BUILDING F		296	296	09-Feb-26	07-Apr-27
SITEWORK		423	423	01-Sep-26	01-May-28
CONSTRUCTION		821	821	06-Nov-26	23-Jan-30



Docusign Envelope ID: 40660BCB-391D-4979-8968-C35FE3539676

EXHIBIT "I"
Contract AMENDMENT #2
Early Work General Conditions
City of Vancouver – Public Works Operations Center

GENERAL CONDITIONS

No change

Docusign Envelope ID: 40660BCB-391D-4979-8968-C35FE3539676

EXHIBIT "J"
MACC-2 (Contract AMENDMENT #2)
Group II Bid Tab & Bids– 07A and 23A
City of Vancouver – Public Works Operations Center

Group II Bid Tab and Bids

4125009: VPOC Bid-Group #3

Prepared by Skanska - 1010 NW Flanders Street, Suite 500, Portland, OR 97209, United States of America

Bid Package Lead: Derek Bourque (derek.bourque@skanska.com)

Project Location: 415 West 6th Street, Vancouver, WA 98660, United States of America

07A: Sealer and Joint Sealants

Generated October 24, 2025

Signed by:
Derek Bourque
A9F4E320B8144E3...
DocuSigned by:
Anna Vogel
7C05B7FF67584CB...

Consurco, Inc.

Submitted by Ian Thackeray

Base Bid

$34,036

Original Proposal, October 16, 2025

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
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 ##				1-3
Summary				

MacDonald-Miller Facility Solutions, LLC

Submitted by Michael Weber

$4,038,795

Original Proposal, October 31, 2025

	Unit	Qty	Unit Cost	Total Cost
LINE ITEMS				**$4,038,795**
Geo Exchange Boring Field 400' Depth				$4,038,295
Artesian Sealing 400' Depth 1-Each	each	1.00	$0.00	$0
Geo Exchange Boring Field 600' Depth				
Artesian Sealing 600' Depth 1-Each	each	0.00	$0.00	$0
Trench Safety RCW 39.04.180				$500
ALTERNATES				
Provide a Baker tank for drilling fluids and spoils in lieu of an onsite detention pond.				$39,555
Base Bid Total				**$4,038,795**
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 ##				#01 through #03
Summary				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
LINE ITEMS				**$4,477,230**
Geo Exchange Boring Field 400' Depth				$4,353,960
Artesian Sealing 400' Depth 1-Each	each	1.00	$115,270.00	$115,270
Geo Exchange Boring Field 600' Depth				
Artesian Sealing 600' Depth 1-Each	each	0.00	$0.00	$0
Trench Safety RCW 39.04.180				$8,000
ALTERNATES				
Provide a Baker tank for drilling fluids and spoils in lieu of an onsite detention pond.				$25,838
Base Bid Total				**$4,477,230**
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
Summary				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
LINE ITEMS				**$4,792,390**
Geo Exchange Boring Field 400' Depth				$4,771,675
Artesian Sealing 400' Depth 1-Each	each	1.00	$715.00	$715
Geo Exchange Boring Field 600' Depth				
Artesian Sealing 600' Depth 1-Each	each	0.00	$0.00	$0
Trench Safety RCW 39.04.180				$20,000
ALTERNATES				
Provide a Baker tank for drilling fluids and spoils in lieu of an onsite detention pond.				$280,000
Base Bid Total				**$4,792,390**
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 through 3
Summary				

Docusign Envelope ID: 40660BCB-391D-4979-8968-C35FE3539676

VPOC Bid-Group #3

415 West 6th Street, Vancouver, WA 98660, United States of America

Sent proposal: $3,396,700

Submitted Oct 31, 2025 at 10:54 AM PDT

Geonomic Developments, LLC

6635 North Baltimore Avenue, Portland, OR 97203, United States of America

Nick Mitchell | Owner | +1 503-734-0123 | info@geonomic.com

Line Items

Description	Quantity	Unit Cost	Total Cost
Geo Exchange Boring Field 400' Depth			$3,386,000
Artesian Sealing 400' Depth 1-Each	1	× $3,250 /each	$3,250
Geo Exchange Boring Field 600' Depth			
Artesian Sealing 600' Depth 1-Each			
Trench Safety RCW 39.04.180			$7,450
Base Bid			**$3,396,700**

Alternates

Provide a Baker tank for drilling fluids and spoils in lieu of an onsite detention pond.	$28,700

Scope-Specific Clarifications

Bidders may submit bids for either drill depth option, 400' or 600' and do not need to bid both depths.

General Acknowledgments

Bidder hereby certifies they have carefully examined the Contract Documents, conditions affecting the work, and is familiar with the site; and having made the necessary examinations hereby proposes to furnish all labor, materials, equipment, and services necessary to complete the scope of work and provide payment and performance bonds in strict accordance with the above named documents for the lump sum base bid	Yes
INTENT AND AFFIDAVIT OF WAGES PAID In compliance with 296-127 WAC the Contractor shall pay all fees associated with the Intent and Affidavit of Wages Paid to the Department of Labor and Industries. These costs are included in the bid.	Yes
BIDDER RESPONSIBILITY CRITERIA: By submitting this proposal, Bidder confirms compliance with bidder responsibility criteria outlined in RCW 39.04.350. Bidder shall provide a sworn statement in accordance with chapter 5.50 RCW verifying compliance with RCW 39.04.350 (1) (g). Bidder must provide the sworn statement within 5-days of notice of intent to award from the Contractor, and prior to formal Contract award.	Yes
TIME OF COMPLETION: Bidder has familiarized themselves with the contract requirements and the project schedule included as Exhibit D and D-1.	Yes
CONTRACT AND BOND: Subcontractor shall guarantee and maintain its bid for a period of 60 days after the date bids are opened. The undersigned agrees to execute Skanska U.S.A. Building, Inc.'s Subcontract form without exception for the scope of work defined in the attached and the sum noted above. Bidder shall submit executed Subcontract and insurance certificate within 10 days after receipt of the Letter of Intent and Award.	Yes
Bidder acknowledges receipt of Addenda # through ##	1-3

Attachments

- Bid Bond:Surety Ack GeoDev.... (2.1 MB)
- Surety Letter_Geonomic.pdf (166 KB)
- VPOC Bid Form_Geonomic.pdf (243 KB)

Docusign Envelope ID: 40660BCB-391D-4979-8968-C35FE3539676

BID FORM

(To be submitted no later than 11:00 AM on Friday, October 31st, 2025)

TO: Skanska USA Building, Inc.

Attn: Derek Bourque
City of Vancouver City Hall
415 W 6th St, Vancouver, WA 98660

Or Mailed:
Attn: Skanska
City of Vancouver
Procurement Department
PO Box 1995, Vancouver, WA 98668-199

The undersigned submits the following proposal.

ADDENDA:

Receipt of Addenda numbered 1 through 3 is hereby acknowledged.

BASE BID:

Pursuant to and in compliance with the Bid Package, and Instructions To Bidders, the undersigned hereby certifies they have carefully examined the Contract Documents, conditions affecting the work, and is familiar with the site; and having made the necessary examinations hereby proposes to furnish all labor, materials, equipment, and services necessary to complete the scope of work and provide payment and performance bonds in strict accordance with the above named documents for the lump sum base bid amounts of:

I. Bid Package #23A Geo-Exchange:

Description of Bid Item:	Unit of Measure	Bid Amount
Geo-Exchange 400'	LS	$ $3,386,000
Artesian Sealing	1	$3,250
Trench Safety RCW 39.04.180	LS	$ $7,450
	Total Bid:	**$** $3,396,700

Description of Bid Item:	Unit of Measure	Bid Amount
Geo-Exchange 600'	LS	$
Artesian Sealing	1	
Trench Safety RCW 39.04.180	LS	$
	Total Bid:	**$**

Docusign Envelope ID: 40660BCB-391D-4979-8968-C35FE3539676

Skanska USA Building, Inc.
Vancouver Public Works Operations Center
Bid Form

II. Drill Depth Option
Bidders may select and submit a bid for either drill depth option and do not need to bid both depths.

III. TOTAL BID:
Totals of Part I Above (do NOT include State Sales Tax):

_____

_Dollars
Print Dollar Amount

$_____
Numerical Dollar Amount

Add Alternate #1

Provide a Baker tank for drilling fluids and spoils in lieu of an onsite detention pond.	LS	$	$28,700

INTENT AND AFFIDAVIT OF WAGES PAID
In compliance with 296-127 WAC the Contractor shall pay all fees associated with the Intent and Affidavit of Wages Paid to the Department of Labor and Industries. These costs are included in the bid.

PREVAILING WAGE:
This project is subject RCW 39.12, Washington State's Prevailing Wage Act. Wage rates are based on January 15, 2025. These costs are included in the bid.

BIDDER RESPONSIBILITY CRITERIA:
By submitting this proposal, Bidder confirms compliance with bidder responsibility criteria outlined in RCW 39.04.350. Bidder shall provide a sworn statement in accordance with chapter 5.50 RCW verifying compliance with RCW 39.04.350 (1) (g). Bidder must provide the sworn statement within 5-days of notice of intent to award from the Contractor, and prior to formal Contract award.

TIME OF COMPLETION:
Bidder has familiarized themselves with the contract requirements and the project schedule included as Exhibit D and D-1.

CONTRACT AND BOND:
Subcontractor shall guarantee and maintain its bid for a period of 60 days after the date bids are opened. The undersigned agrees to execute Skanska U.S.A. Building, Inc.'s Subcontract form without exception for the scope of work defined in the attached and the sum noted above. Bidder shall submit executed Subcontract and insurance certificate within 10 days after receipt of the Letter of Intent and Award.

Docusign Envelope ID: 40660BCB-391D-4979-8968-C35FE3539676

Skanska USA Building, Inc.
Vancouver Public Works Operations Center
Bid Form

BIDDER INFORMATION:

Geonomic Developments, Inc.
Legal Name of Bidder

By (Authorized Signature)

Nicholas Mitchell
Printed Name

Co-Owner
Title

6635 N. Baltimore Ave. (Suite #24)
Street Address

Portland, OR 97239
City State

503-734-0123
Telephone Fax No.

info@geonomic.com
Email

GEONODI815JR
State of Washington Contractor's License No.

The firm represented by the above signature is:
Sole Proprietorship _____
Partnership _____
Corporation X
State of Incorporation Oregon
Other _____

Docusign Envelope ID: 40660BCB-391D-4979-8968-C35FE3539676

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Bid Bond

Bond No. PSBD030027

CONTRACTOR:
GEONOMIC DEVELOPMENTS,INC.

1940 Sylvan Way
West Linn, OR 97068

SURETY:
PSIC (Palomar Specialty Insurance Company)
7979 Ivanhoe Avenue, Suite 500
La Jolla, CA 92037

OWNER:
Skanska USA Building, Inc.
1010 NW Flanders St. Suite 500
Portland, OR 97209

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

Any singular reference to Contractor, Surety, Owner or other party shall be considered plural where applicable.

BOND AMOUNT: 5 percent of the bid not to exceed $187,000.00

PROJECT:
Geothermal Wells + header system 8713 NE 94th Ave, Vancouver, WA 98662

Project Number, if any:

The Contractor and Surety are bound to the Owner in the amount set forth above, for the payment of which the Contractor and Surety bind themselves, their heirs, executors, administrators, successors and assigns, jointly and severally, as provided herein. The conditions of this Bond are such that if the Owner accepts the bid of the Contractor within the time specified in the bid documents, or within such time period as may be agreed to by the Owner and Contractor, and the Contractor either (1) enters into a contract with the Owner in accordance with the terms of such bid, and gives such bond or bonds as may be specified in the bidding or Contract Documents, with a surety admitted in the jurisdiction of the Project and otherwise acceptable to the Owner, for the faithful performance of such Contract and for the prompt payment of labor and material furnished in the prosecution thereof; or (2) pays to the Owner the difference, not to exceed the amount of this Bond, between the amount specified in said bid and such larger amount for which the Owner may in good faith contract with another party to perform the work covered by said bid, then this obligation shall be null and void, otherwise to remain in full force and effect. The Surety hereby waives any notice of an agreement between the Owner and Contractor to extend the time in which the Owner may accept the bid. Waiver of notice by the Surety shall not apply to any extension exceeding sixty (60) days in the aggregate beyond the time for acceptance of bids specified in the bid documents, and the Owner and Contractor shall obtain the Surety's consent for an extension beyond sixty (60) days.

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

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October 31, 2025

Skanska USA Building, Inc.
1010 NW Flanders St. Suite 500
Portland, OR 97209

Re: Geonomic Developments, Inc.
Contract Surety Bond Program

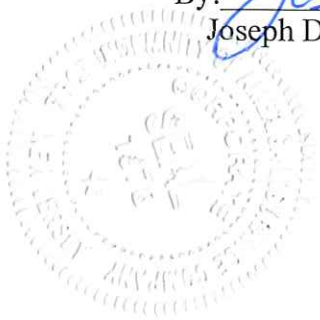
To Whom It May Concern:

At the present time, First Indemnity of America Insurance Company provides a 4 million dollar bonding capacity to Geonomic Developments, Inc.. As always, First Indemnity of America Insurance Company reserves the right to perform normal underwriting at the time of any bond request, including, without limitation, prior review and approval of relevant contract documents, bond forms, and project financing. We assume no liability to Skanska USA Building, Inc. or its affiliates if for any reason we do not execute such bonds.

First Indemnity of America Insurance Company is listed on the U.S. Treasury Department's Listing of Approved Sureties (Department Circular 570, limit of $1,733,000.00), and is rated A- Category 6, by A.M. Best Company.

Very truly yours,

By: Joseph D'Onofrio
Joseph D'Onofrio, Attorney-in-Fact



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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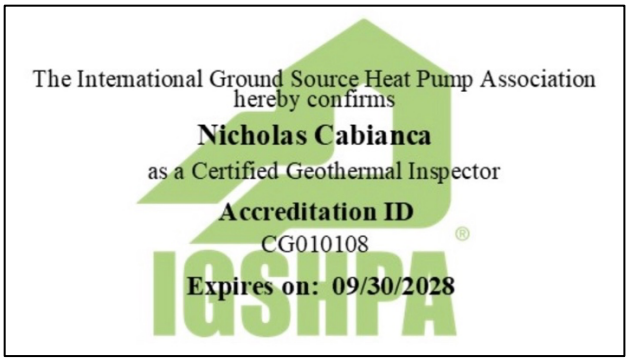
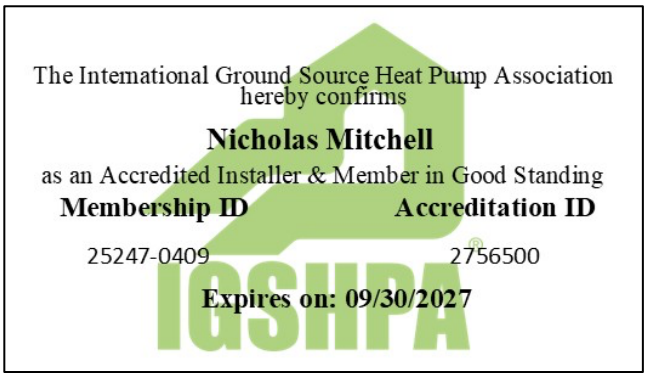


b. Nicholas Mitchell (Accredited Installer: April 2009-present)



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

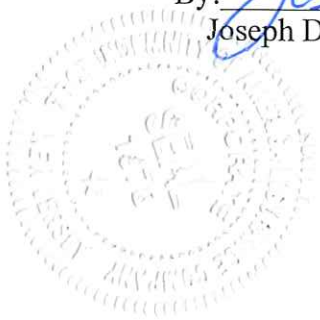
To Whom It May Concern:

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

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Bid Bond

Bond No. PSBD030027

CONTRACTOR:
GEONOMIC DEVELOPMENTS,INC.

1940 Sylvan Way
West Linn, OR 97068

SURETY:
PSIC (Palomar Specialty Insurance Company)
7979 Ivanhoe Avenue, Suite 500
La Jolla, CA 92037

OWNER:
Skanska USA Building, Inc.
1010 NW Flanders St. Suite 500
Portland, OR 97209

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

Any singular reference to Contractor, Surety, Owner or other party shall be considered plural where applicable.

BOND AMOUNT: 5 percent of the bid not to exceed $187,000.00

PROJECT:
Geothermal Wells + header system 8713 NE 94th Ave, Vancouver, WA 98662

Project Number, if any:

The Contractor and Surety are bound to the Owner in the amount set forth above, for the payment of which the Contractor and Surety bind themselves, their heirs, executors, administrators, successors and assigns, jointly and severally, as provided herein. The conditions of this Bond are such that if the Owner accepts the bid of the Contractor within the time specified in the bid documents, or within such time period as may be agreed to by the Owner and Contractor, and the Contractor either (1) enters into a contract with the Owner in accordance with the terms of such bid, and gives such bond or bonds as may be specified in the bidding or Contract Documents, with a surety admitted in the jurisdiction of the Project and otherwise acceptable to the Owner, for the faithful performance of such Contract and for the prompt payment of labor and material furnished in the prosecution thereof; or (2) pays to the Owner the difference, not to exceed the amount of this Bond, between the amount specified in said bid and such larger amount for which the Owner may in good faith contract with another party to perform the work covered by said bid, then this obligation shall be null and void, otherwise to remain in full force and effect. The Surety hereby waives any notice of an agreement between the Owner and Contractor to extend the time in which the Owner may accept the bid. Waiver of notice by the Surety shall not apply to any extension exceeding sixty (60) days in the aggregate beyond the time for acceptance of bids specified in the bid documents, and the Owner and Contractor shall obtain the Surety's consent for an extension beyond sixty (60) days.

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

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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

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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

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EXHIBIT "J"
MACC-2 (Contract AMENDMENT #2)
Group IV Bid Tab & Bids– BP 23B & 26A
City of Vancouver – Public Works Operations Center

Group IV Bid Tab and Bids

N/A

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AIA® Document A133™ – 2019
Exhibit A

Guaranteed Maximum Price Amendment #1

This first Amendment dated the 9/29/2025 is incorporated into the accompanying AIA Document A133™–2019, Standard Form of Agreement Between Owner and Construction Manager as Constructor where the basis of payment is the Cost of the Work Plus a Fee with a Guaranteed Maximum Price dated the 13th day of June in the year 2025 (the "Agreement")
(In words, indicate day, month, and year.)

for the following **PROJECT:**
(Name and address or location)

Vancouver Public Works Operations Campus
8713 NE 94th Avenue
Vancouver, WA 98662

THE OWNER:
(Name, legal status, and address)

City of Vancouver
PO Box 1995
Vancouver WA 98668

THE CONSTRUCTION MANAGER:
(Name, legal status, and address)

Skanska USA Building Inc
1010 NW Flanders, Ste 500
Portland OR 97209

TABLE OF ARTICLES

A.1 GUARANTEED MAXIMUM PRICE

A.2 DATE OF COMMENCEMENT AND SUBSTANTIAL COMPLETION

A.3 INFORMATION UPON WHICH AMENDMENT IS BASED

A.4 CONSTRUCTION MANAGER'S CONSULTANTS, CONTRACTORS, DESIGN PROFESSIONALS, AND SUPPLIERS

ARTICLE A.1 GUARANTEED MAXIMUM PRICE

§ A.1.1 Guaranteed Maximum Price

Pursuant to Section 3.2.6 of the Agreement, the Owner and Construction Manager hereby amend the Agreement to establish a Guaranteed Maximum Price. As agreed by the Owner and Construction Manager, the Guaranteed Maximum Price is an amount that the Contract Sum shall not exceed. The Contract Sum consists of the Construction Manager's Fee plus the Cost of the Work, as that term is defined in Article 6 of the Agreement.

ADDITIONS AND DELETIONS: The author of this document has added information needed for its completion. The author may also have revised the text of the original AIA standard form. An *Additions and Deletions Report* that notes added information as well as revisions to the standard form text is available from the author and should be reviewed.

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

AIA Document A201™–2017, General Conditions of the Contract for Construction, is adopted in this document by reference. Do not use with other general conditions unless this document is modified.

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§ A.1.1.1 The Contract Sum is guaranteed by the Construction Manager not to exceed $6,298,470, subject to additions and deductions by Change Order as provided in the Contract Documents.

§ A.1.1.2 Itemized Statement of the Guaranteed Maximum Price. Provided below is an itemized statement of the Guaranteed Maximum Price organized by trade categories, including allowances; the Construction Manager's contingency; alternates; the Construction Manager's Fee; and other items that comprise the Guaranteed Maximum Price as defined in Section 3.2.1 of the Agreement.
(Provide itemized statement below or reference an attachment.)

Per Exhibit A

§ A.1.1.3 The Construction Manager's Fee is set forth in Section 6.1.2 of the Agreement.

§ A.1.1.4 The method of adjustment of the Construction Manager's Fee for changes in the Work is set forth in Section 6.1.3 of the Agreement.

§ A.1.1.5 Alternates
§ A.1.1.5.1 Alternates, if any, included in the Guaranteed Maximum Price:

Item	Price
N/A	

§ A.1.1.5.2 Subject to the conditions noted below, the following alternates may be accepted by the Owner following execution of this Exhibit A. Upon acceptance, the Owner shall issue a Modification to the Agreement.
(Insert below each alternate and the conditions that must be met for the Owner to accept the alternate.)

Item	Price	Conditions for Acceptance
N/A		

§ A.1.1.6 Unit prices, if any:
(Identify the item and state the unit price and quantity limitations, if any, to which the unit price will be applicable.)

Item	Units and Limitations	Price per Unit ($0.00)
N/A		

ARTICLE A.2 DATE OF COMMENCEMENT, SUBSTANTIAL COMPLETION AND FINAL COMPLETION
§ A.2.1 The date of commencement of the Work shall be:
(Check one of the following boxes.)

[«X»] The date of execution of this Amendment.

[« »] Established as follows:
(Insert a date or a means to determine the date of commencement of the Work.)

« »

If a date of commencement of the Work is not selected, then the date of commencement shall be the date of execution of this Amendment.

§ A.2.2 Unless otherwise provided, the Contract Time is the period of time, including authorized adjustments, allotted in the Contract Documents for Substantial Completion of the Work. The Contract Time shall be measured from the date of commencement of the Work.

§ A.2.3 Substantial Completion
§ A.2.3.1 Subject to adjustments of the Contract Time as provided in the Contract Documents, the Construction Manager shall achieve Substantial Completion of the entire Work:
(Check one of the following boxes and complete the necessary information.)

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[« »] Not later than « » (« ») calendar days from the date of commencement of the Work.

[« »] By the following date: « »

§ A.2.3.2 Subject to adjustments of the Contract Time as provided in the Contract Documents, if portions of the Work are to be completed prior to Substantial Completion of the entire Work, the Construction Manager shall achieve Substantial Completion of such portions by the following dates:

Portion of Work	Substantial Completion Date

§ A.2.3.3 If the Construction Manager fails to achieve Substantial Completion as provided in this Section A.2.3, liquidated damages shall be assessed as follows:

Construction Manager understands that if it fails to achieve Substantial Completion by the Substantial Completion Date (as specified in the GMP Amendment), Owner will suffer damages that are difficult to determine and accurately specify. Construction Manager agrees that if it fails to achieve Substantial Completion by the Substantial Completion Date, Construction Manager shall pay Owner $0.00 as liquidated damages for each calendar day that Substantial Completion extends beyond the relevant Substantial Completion Date.

Any liquidated damages assessed pursuant to this Contract shall be in lieu of all monetary liability for any and all extra costs, losses, expenses, claims, penalties and any other damages, whether special or consequential, and of whatsoever nature incurred by Owner which are caused by any delay in achieving Substantial Completion or Final Completion, provided this limitation shall not apply to Construction Manager's duty to indemnify the Owner or to warrant Construction Manager's Work as provided in this Contract and shall not apply to any loss, damage, cost or liability incurred by Owner due to factors unrelated to Construction Manager's delay.

§ A.2.4 Final Completion

§ A.2.4.1 Subject to adjustments of the Contract Time as provided in the Contract Documents, the Construction Manager shall achieve Final Completion of the entire Work:

[« »] Not later than « » (« ») calendar days from the date of Substantial Completion.

[« »] By the following date: « »

§ A.2.4.2 Subject to adjustments of the Contract Time as provided in the Contract Documents, if portions of the Work are to be completed prior to Final Completion of the entire Work, the Construction Manager shall achieve Final Completion of such portions by the following dates:

Portion of Work	Final Completion Date

ARTICLE A.3 INFORMATION UPON WHICH AMENDMENT IS BASED

§ A.3.1 The Guaranteed Maximum Price and Contract Time set forth in this Amendment are based on the Contract Documents and the following:

§ A.3.1.1 The following Supplementary and other Conditions of the Contract:

Document	Title	Date	Pages

§ A.3.1.2 The following Specifications:
(Either list the Specifications here, or refer to an exhibit attached to this Amendment.)

See Exhibit C

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Section	Title	Date	Pages

§ A.3.1.3 The following Drawings:
(Either list the Drawings here, or refer to an exhibit attached to this Amendment.)
See Exhibit C

Number	Title	Date

§ A.3.1.4 The Sustainability Plan, if any:
(If the Owner identified a Sustainable Objective in the Owner's Criteria, identify the document or documents that comprise the Sustainability Plan by title, date and number of pages, and include other identifying information. The Sustainability Plan identifies and describes the Sustainable Objective; the targeted Sustainable Measures; implementation strategies selected to achieve the Sustainable Measures; the Owner's and Construction Manager's roles and responsibilities associated with achieving the Sustainable Measures; the specific details about design reviews, testing or metrics to verify achievement of each Sustainable Measure; and the Sustainability Documentation required for the Project, as those terms are defined in Exhibit C to the Agreement.)

Title	Date	Pages
N/A		

Other identifying information:

§ A.3.1.5 Allowances, if any, included in the Guaranteed Maximum Price:
(Identify each allowance.)

Item	Price
N/A	

§ A.3.1.6 Assumptions and clarifications, if any, upon which the Guaranteed Maximum Price is based:
(Identify each assumption and clarification.)

See Exhibit B

§ A.3.1.7 The Guaranteed Maximum Price is based upon the following other documents and information:
(List any other documents or information here, or refer to an exhibit attached to this Amendment.)

See Exhibit B

ARTICLE A.4 CONSTRUCTION MANAGER'S CONSULTANTS, CONTRACTORS, DESIGN PROFESSIONALS, AND SUPPLIERS

§ A.4.1 The Construction Manager shall retain the consultants, contractors, design professionals, and suppliers, identified below:
(List name, discipline, address, and other information.)

« »

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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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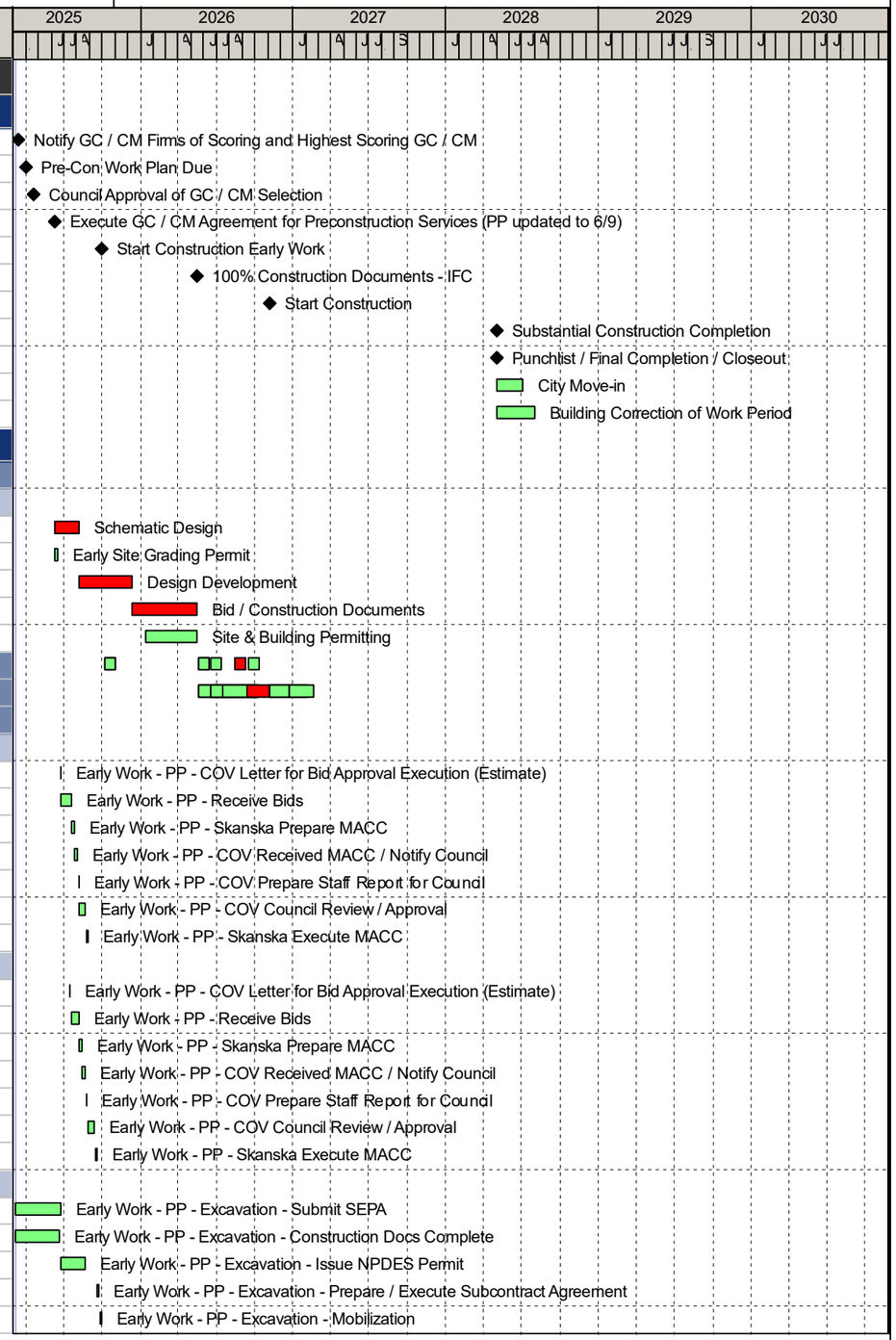
Activity ID	Activity Name	Orig Dur	Rem Dur	Start	Finish
VANCOUVER PUBLIC WORKS OPS CAMPUS - TILT - CURRENT		1240	1246	14-Mar-25 A	23-Jan-30
EXECUTIVE SUMMARY		860	860	14-Mar-25	02-Aug-28
EXE163	Notify GC / CM Firms of Scoring and Highest Scoring GC / CM	0	0		14-Mar-25*
EXE173	Pre-Con Work Plan Due	0	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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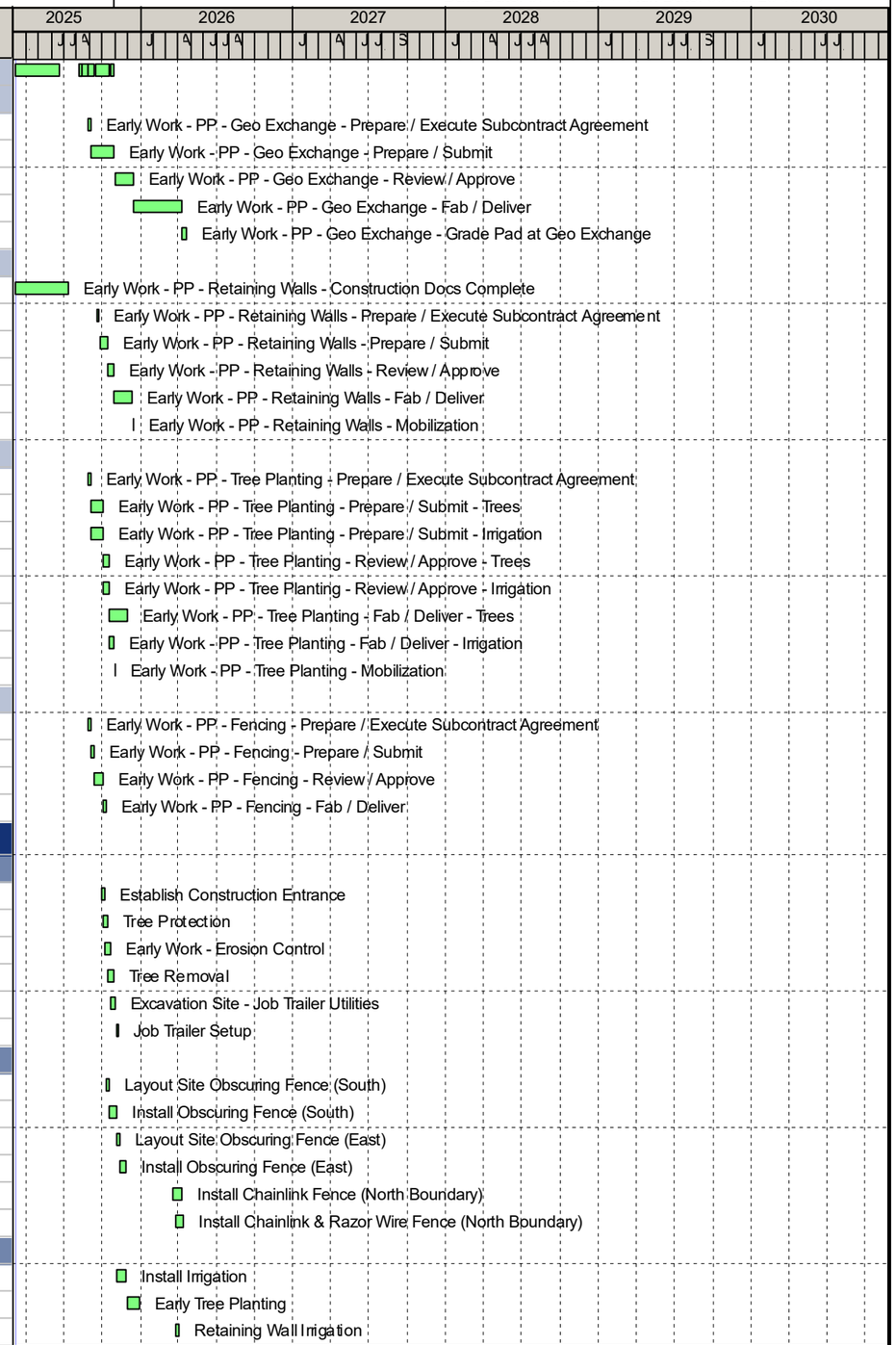
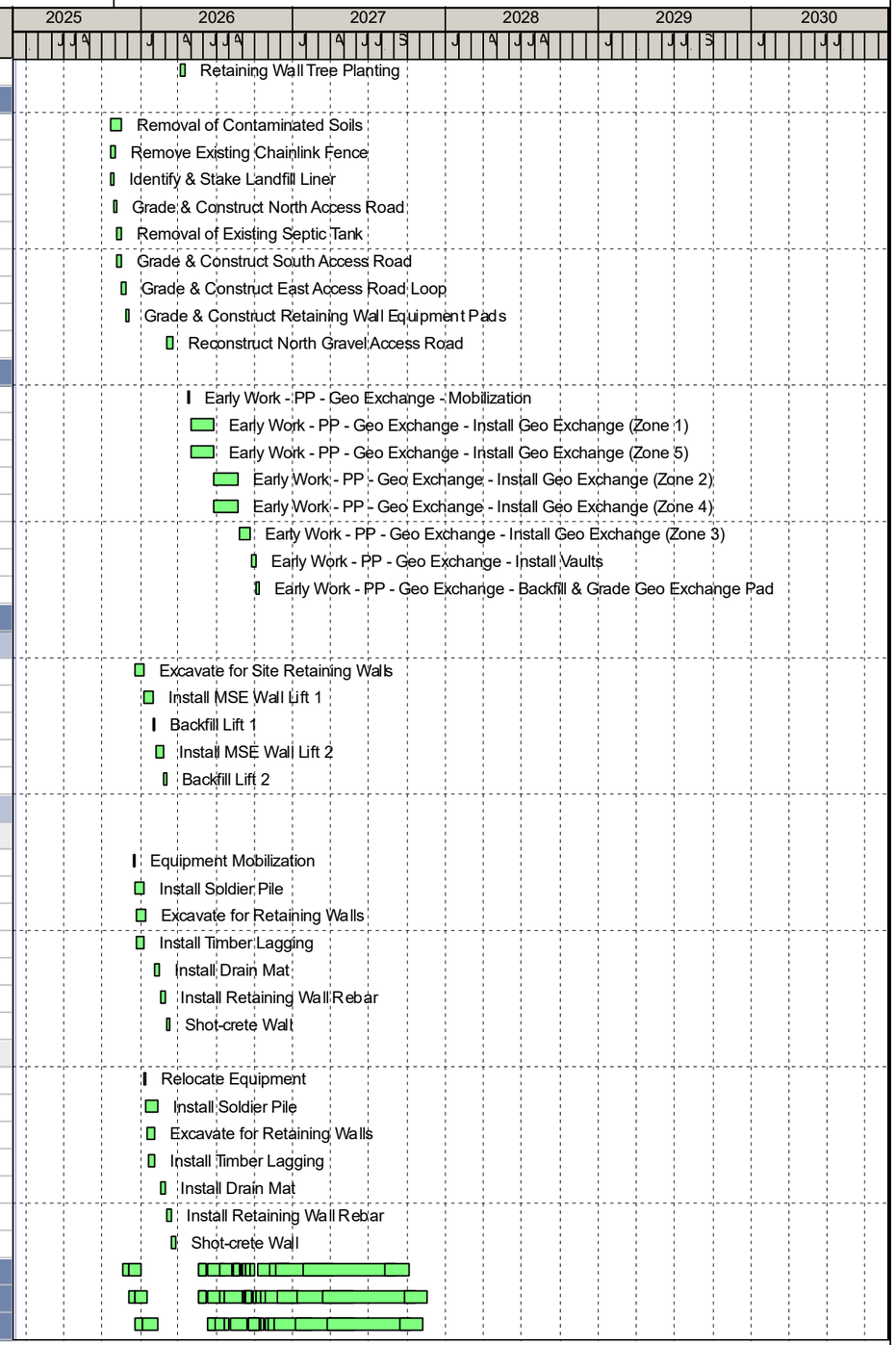
Activity ID	Activity Name	Orig Dur	Rem Dur	Start	Finish
EARLY WORK Aggregate Piers		228	164	05-May-25 A	27-Oct-25
EARLY WORK Geo Exchange		165	165	28-Aug-25	22-Apr-26
EWS367	Early Work - PP - Geo Exchange - Prepare / Execute Subcontract Agreement	5	5	28-Aug-25	04-Sep-25
EW14500	Early Work - PP - Geo 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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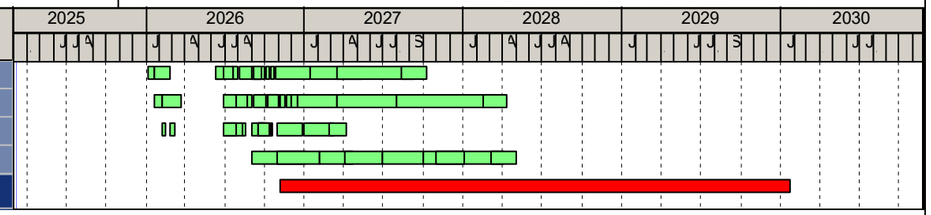
Activity ID	Activity Name	Orig Dur	Rem Dur	Start	Finish
BUILDING D		448	448	07-Jan-26	08-Oct-27
BUILDING E		565	565	21-Jan-26	10-Apr-28
BUILDING F		296	296	09-Feb-26	07-Apr-27
SITEWORK		423	423	01-Sep-26	01-May-28
CONSTRUCTION		821	821	06-Nov-26	23-Jan-30



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

Docusign Envelope ID: D45D09D4-C3C2-4DB2-B9B3-4015288E9AF3

EXHIBIT "I"
Contract AMENDMENT #1
Early Work General Conditions
City of Vancouver – Public Works Operations Center

GENERAL CONDITIONS

The stipulated dollar values are not inclusive of GC/CM Contingency, Fee, or WSST.

Anticipated Project Completion																
Months																
Weeks																
Days																
	Early Work	Early Work	Early Work	Early Work	Early Work	Early Work	Early Work	Early Work	Early Work	Early Work	Early Work	Early Work	Early Work			
	2025				2026											
Office Supervision	September	October	November	December	January	February	March	April	May	June	July	August	September	**Sub-Totals (Mo's)**	**Monthly Rate**	**Total Cost**
Project Executive - Albert Martin	0.50	0.50	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	**12**	**3,542.00**	**42,504**
Project Manager - Derek Bourque	0.50	0.50	0.50	0.50	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	**11**	**16,285.00**	**179,135**
Project Engineer - Shams Khalid	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	**13**	**6,489.00**	**84,357**
Sr. Superintendent - Wade Huber	0.50	0.50	0.50	0.50	0.50	0.50	0.50	1.00	1.00	1.00	1.00	1.00	1.00	**10**	**19,257.00**	**182,942**
Asst. Superintendent Interior - David Black	0.50	0.50	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	**12**	**8,971.00**	**107,652**
Safety EHS Manager - Melissa Winch		1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	**12**	**6,966.00**	**83,592**
QAQC Manager - NA			0.33	0.33	0.33	0.33	0.33	0.33	0.33	0.33	0.33	1.00	1.00	**4.97**	**3,845.00**	**19,110**
Scheduler - TBD		1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	**12**	**1,389.00**	**16,668**
Project Accountant - TBD		1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	**12**	**5,520.00**	**66,240**
Material			1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	**11**	**4,850**	**53,350**
																$ 835,549

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EXHIBIT "J"
MACC-1 (Contract AMENDMENT #1)
Group I Bid Tab & Bids– BP 23A, 32A, 32B
City of Vancouver – Public Works Operations Center

Group I Bid Tab and Bids

Docusign Envelope ID: D45D09D4-C3C2-4DB2-B9B3-4015288E9AF3

EXHIBIT "J"
MACC-1 (Contract AMENDMENT #1)
Group I Bid Tab & Bids– BP 23A, 32A, 32B
City of Vancouver – Public Works Operations Center

BP# 23A – Geo Exchange

Bid Tabulation | **City of Vancouver - Public Works Operations Campus MACC 01** | **7/18/2025**

Bid Package: BP 23 Ground Source Geo Exchange
Bid Date:July 18, 2025
Bid Submittal Time: 11:00 AM
Bid Opening Time: 11:00 AM
Bid Opening Location: City of Vancouver City Hall - Aspen Conference Room

Bidder's Name:	GEONOMIC DEVELOPMENT	MAC-DONALD MILLER		
Bid Submitted on Time:	YES	YES		
Bid Form Section Signed and Complete:	YES	YES		
Bid Bond Attached:	NO	YES		
Surity Letter for PP Bond Attached:	NO	YES		
Acknowledged Addenda:	1 through 3	1 through 3	1 through	1 through

BASE BID - Geo-Exchange					
A.1 - Geo-Exchange		$ 3,834,300	$ 3,988,080		
C. Total Lump Sum Bid (Part A Total)		$ 3,834,300	$ 3,988,080		

Bids Opened By Albert Martin
Bid Opening Witnessed By Derek Bourgue
CoV ~~UBS~~ Representative Anna Vogel

Skanska USA Building Inc.

Docusign Envelope ID: D45D09D4-C3C2-4DB2-B9B3-4015288E9AF3

EXHIBIT "J"
MACC-1 (Contract AMENDMENT #1)
Group I Bid Tab & Bids– BP 23A, 32A, 32B
City of Vancouver – Public Works Operations Center

BP# 32A – Tree Planting and Irrigation

Bid Tabulation | City of Vancouver - Public Works Operations Campus MACC 01 | 7/18/2025

Bid Package: BP 32A Early Tree Planting
Bid Date:July 18, 2025
Bid Submittal Time: 11:00 AM
Bid Opening Time: 11:00 AM
Bid Opening Location: City of Vancouver City Hall - Aspen Conference Room

Bidder's Name:	TRUSCAPES	PACIFIC CANDSCAPE SERV		
Bid Submitted on Time:	YES	YES		
Bid Form Section Signed and Complete:	YES	YES		
Bid Bond Attached:	NA	NA		
Surity Letter for PP Bond Attached:	NA	NA		
Acknowledged Addenda:	1 through 3	1 through 3	1 through	1 through

BASE BID - Early Tree Planting					
A.1 - Tree Planting		$189,400	$150,340		
A.2 - Design Build Irrigation Irrigation		$ 48,600	$ 72,660		
C. Total Lump Sum Bid (Part A Total)		$ 238,000 –	$ 223,000		

Bids Opened By Albert Martin
Bid Opening Witnessed By Derek Bouyer
CoV ~~HPS~~ Representative Anna Vogel

Skanska USA Building Inc.

Docusign Envelope ID: D45D09D4-C3C2-4DB2-B9B3-4015288E9AF3

EXHIBIT "J"
MACC-1 (Contract AMENDMENT #1)
Group I Bid Tab & Bids– BP 23A, 32A, 32B
City of Vancouver – Public Works Operations Center

BP# 32B – Fencing

Bid Tabulation | City of Vancouver - Public Works Operations Campus MACC 01 | 7/18/2025

Bid Package: BP 32B Fencing
Bid Date:July 18, 2025
Bid Submittal Time: 11:00 AM
Bid Opening Time: 11:00 AM
Bid Opening Location: City of Vancouver City Hall - Aspen Conference Room

Bidder's Name:	HERO FENCE	TOWN & COUNTRY FENCE		
Bid Submitted on Time:	YES	YES		
Bid Form Section Signed and Complete:	YES	YES		
Bid Bond Attached:	NA	NA		
Surity Letter for PP Bond Attached:	NA	NA		
Acknowledged Addenda:	1 through 3	1 through 3	1 through	1 through

BASE BID - Fencing					
A.1 - Chain Link Fencing		$ 118,936.25/100	$ 141,600 —		
A.2 - Privacy Slats in Exisiting Chain Link Fence		$ 50,720 00	$ 90,789 —		
C. Total Lump Sum Bid (Part A Total)		$ 169,656.25/100	$ 232,389 —		

Bids Opened By Albert Martin
Bid Opening Witnessed By Derek Bourque
~~HDS~~ Representative Anna Vogel
Cov ~~XX~~

Skanska USA Building Inc.

Docusign Envelope ID: D45D09D4-C3C2-4DB2-B9B3-4015288E9AF3

Skanska USA Building, Inc.
Vancouver Public Works Operations Center
Bid Form

BID FORM

(To be submitted no later than 11:00 AM on Friday, July 18th, 2025)

TO: Skanska USA Building, Inc.

AT : Derek Bourque
City of Vancouver City Hall
415 W 6th St, Vancouver, WA 98660
Aspen Conference Room

The undersigned submits the following proposal.

ADDENDA:

Receipt of Addenda numbered 1 through 3 is hereby acknowledged.

BASE BID:

Pursuant to and in compliance with the Bid Package, and Instructions To Bidders, the undersigned hereby certifies they have carefully examined the Contract Documents, conditions affecting the work, and is familiar with the site; and having made the necessary examinations hereby proposes to furnish all labor, materials, equipment, and services necessary to complete the scope of work and provide payment and performance bonds in strict accordance with the above named documents for the lump sum base bid amounts of:

I. Bid Package #32A Tree Planting and Design Build Irrigation:

Description of Bid Item:	Unit of Measure		Bid Amount
Planting	LS		$ 150,340
Irrigation	LS		$ 72,660
		Total Bid:	**$** 223,000

II. TOTAL BID:

Totals of Part I Above (do NOT include State Sales Tax):

Two hundred twenty-three thousand Dollars
Print Dollar Amount

$ 223,000
Numerical Dollar Amount

Docusign Envelope ID: D45D09D4-C3C2-4DB2-B9B3-4015288E9AF3

Skanska USA Building, Inc.
Vancouver Public Works Operations Center
Bid Form

INTENT AND AFFIDAVIT OF WAGES PAID
In compliance with 296-127 WAC the Contractor shall pay all fees associated with the Intent and Affidavit of Wages Paid to the Department of Labor and Industries. These costs are included in the bid.

PREVAILING WAGE:
This project is subject RCW 39.12, Washington State's Prevailing Wage Act. These costs are included in the bid.

TIME OF COMPLETION:
Bidder has familiarized themselves with the contract requirements and the project schedule included as Exhibit D and D-1.

CONTRACT AND BOND:
Subcontractor shall guarantee and maintain its bid for a period of 60 days after the date bids are opened. The undersigned agrees to execute Skanska U.S.A. Building, Inc.'s Subcontract form without exception for the scope of work defined in the attached and the sum noted above. Bidder shall submit executed Subcontract and insurance certificate within 10 days after receipt of the Letter of Intent and Award.

BIDDER INFORMATION:

Pacific Landscape Services Inc
Legal Name of Bidder

By (Authorized Signature)

Derek Burres
Printed Name

Business developer
Title

2200 Roosevelt Ave
Street Address

Vancouver, WA, 98682
City State

(360) 946-4284
Telephone Fax No.

derek@pacificlandscapeservices.com
Email

WA#PACIFLS950C2
State of Washington Contractor's License No.

The firm represented by the above signature is:
Sole Proprietorship _____
Partnership _____
Corporation
State of Incorporation X
Other _____

Docusign Envelope ID: D45D09D4-C3C2-4DB2-B9B3-4015288E9AF3

Skanska USA Building, Inc.
Vancouver Public Works Operations Center
Bid Form

BID FORM

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TO: Skanska USA Building, Inc.

AT : Derek Bourque
City of Vancouver City Hall
415 W 6th St, Vancouver, WA 98660
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I. Bid Package #32A Tree Planting and Design Build Irrigation:

Description of Bid Item:	Unit of Measure		Bid Amount
Planting	LS		$ 189,400.00
Irrigation	LS		$ 48,600.00
		Total Bid:	$ 238,000.00

II. TOTAL BID:

Totals of Part I Above (do NOT include State Sales Tax):

Two Hundred Thirty-Eight Thousand and no/100 Dollars
Print Dollar Amount

$ 238,000.00
Numerical Dollar Amount

 Initials of Bidder's Representative AL

Provided to Builders Exchange of WA, Inc. For usage Conditions Agreement see www.bxwa.com - Always Verify Scope

Docusign Envelope ID: D45D09D4-C3C2-4DB2-B9B3-4015288E9AF3

Skanska USA Building, Inc.
Vancouver Public Works Operations Center
Bid Form

INTENT AND AFFIDAVIT OF WAGES PAID
In compliance with 296-127 WAC the Contractor shall pay all fees associated with the Intent and Affidavit of Wages Paid to the Department of Labor and Industries. These costs are included in the bid.

PREVAILING WAGE:
This project is subject RCW 39.12, Washington State's Prevailing Wage Act. These costs are included in the bid.

TIME OF COMPLETION:
Bidder has familiarized themselves with the contract requirements and the project schedule included as Exhibit D and D-1.

CONTRACT AND BOND:
Subcontractor shall guarantee and maintain its bid for a period of 60 days after the date bids are opened. The undersigned agrees to execute Skanska U.S.A. Building, Inc.'s Subcontract form without exception for the scope of work defined in the attached and the sum noted above. Bidder shall submit executed Subcontract and insurance certificate within 10 days after receipt of the Letter of Intent and Award.

BIDDER INFORMATION:

TruScapes Landscape + Construction, LLC
Legal Name of Bidder

Angel Landeros
By (Authorized Signature)

Angel Landeros
Printed Name

Owner
Title

PO Box 11626, 205 W Washington Ave
Street Address

Yakima WA
City State

(509) 406-6058
Telephone Fax No.

conner@truscapeswa.com
Email

TRUSCLC761KL
State of Washington Contractor's License No.

The firm represented by the above signature is:
Sole Proprietorship ____
Partnership ____
Corporation
State of Incorporation WA
Other ____

 Initials of Bidder's Representative AL

Provided to Builders Exchange of WA, Inc. For usage Conditions Agreement see www.bxwa.com - Always Verify Scal

Docusign Envelope ID: D45D09D4-C3C2-4DB2-B9B3-4015288E9AF3

Skanska USA Building, Inc.
Vancouver Public Works Operations Center
Bid Form

BID FORM

(To be submitted no later than 11:00 AM on Friday, July 18th, 2025)

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)

Keith Kittrick
Printed Name

General Manager / Operations
Title

P.O. Box 443
Street Address

Clackamas OR
City State

503-655-2055
Telephone Fax No.

keith@tcfence.us
Email

TOWNCFC178KF
State of Washington Contractor's License No.

The firm represented by the above signature is:
Sole Proprietorship ____
Partnership ____
Corporation ✓
State of Incorporation DE
Other ____

Docusign Envelope ID: D45D09D4-C3C2-4DB2-B9B3-4015288E9AF3

TOWN & COUNTRY FENCE CO. OF OREGON
8810 S.E. HERBERT COURT • P.O. BOX 443
CLACKAMAS, OREGON 97015-0443
PHONE: (503) 655-2055 • FAX: (503) 655-0353

DATE: 7/18/25

TO: SKANSKA

RE: City of Vancouver Public Works Operations Center
8713 NE 94th Ave, Vancouver, WA 98662

Scope:

2459 Linear Feet 6'-tall Chain-link Fence with 3 Strands Barbed Wire:
Layout Per Addendum 2, Sheet LS2.0
Per Spec Section 323113

Price: $141,600.00

2535 Linear Feet – Insert Slats into Existing Chain-link fence:
Layout Per Addendum 2, Sheet LS2.0
Per Spec Section 323113

Price: $90,789.00

Voluntary Bid Alternate:
Remove Accessible Chain-link Fabric on South and East Fence Lines
Replace with Commercial, Pre-Slatted 3 ½" x 5" Slat Link

Price: $91,396.00

Excludes Private Locates, concrete scanning, Fence grounding and bonding, all engineering, special inspections, surveying, staking, and grading, and clearing.

Keith Kittrick | CDT
General Manager / Operations

Docusign Envelope ID: D45D09D4-C3C2-4DB2-B9B3-4015288E9AF3

EXHIBIT "J"
MACC-1 (Contract AMENDMENT #1)
Group II Bid Tab & Bids– BP 31A & 31B
City of Vancouver – Public Works Operations Center

Group 2 Bid Tab and Bids

4125009: VPOC MACC #2

Prepared by Skanska - 1010 NW Flanders Street, Suite 500, Portland, OR 97209, United States of America

Bid Package Lead: Derek Bourque (derek.bourque@skanska.com)

Project Location: 8713 Northeast 94th Avenue, Vancouver, WA 98662, United States of America

31 A: Early Sitework Generated August 22, 2025	Colf Construction LLC Submitted by Derek Bourque	Coffman Excavation Inc. Submitted by Matthew Byko	Goodfellow Bros. LLC Submitted by Mike Wright	Granite Construction Company Submitted by J.R. Rutan	Open Door Construction LLC Submitted by Tony Tosh
Base Bid	**$1,682,000** Original Proposal, August 22, 2025	**$1,827,476** Original Proposal, August 22, 2025	**$1,898,840** Original Proposal, August 22, 2025	**$2,405,487** Original Proposal, August 22, 2025	**$78,000** Revision #1, August 20, 2025
LINE ITEMS	**$1,682,000**	**$1,827,476**	**$1,898,840**	**$2,405,487**	**$78,000**
Early Sitework (Remaining scope not listed below)	$550,000	$912,200	$1,090,435	$1,571,827	$12,000
Retaining Wall #1	$700,000	$620,041	$444,360	$554,674	$26,000
Erosion and Sedimentation Controls	$80,000	$60,459	$78,300	$207,890	$20,000
PCB Removal and Disposal	$330,000	$213,256	$267,045	$42,775	$12,200
Emergency Response Material/Equipment Allowance Input $3,000	$3,000	$3,000	$3,000	$3,000	$3,000
Emergency Response Labor Allowance 120 labor hours	hours 120.00 $150.00 $18,000	hours 120.00 $146.00 $17,520	hours 120.00 $110.00 $13,200	hours 120.00 $211.00 $25,320	hours 120.00 $40.00 $4,800
Trench Safety RCW 39.04.180	$1,000	$1,000	$2,500	$1	$0
ALTERNATES					
Deductive alternate to omit handling and disposal of shotcrete spoils	$15,000	-$5,318	-$4,015	$5,930	$0
INCLUSIONS	**$0**	**$0**	**$0**	**$0**	**$0**
Pursuant to and in compliance with the Bid Package, and Instructions To Bidders, the undersigned hereby certifies they have carefully examined the Contract Documents, conditions affecting the work, and is familiar with the site; and having made the necessary examinations hereby proposes to furnish all labor, materials, equipment, and services necessary to complete the scope of work and provide payment and performance bonds in strict accordance with the above named documents for the lump sum base bid amounts	YES	YES	YES	YES	YES
In compliance with 296-127 WAC the Contractor shall pay all fees associated with the Intent and Affidavit of Wages Paid to the Department of Labor and Industries. These costs are included in the bid.	YES	YES	YES	YES	YES
This project is subject RCW 39.12, Washington State's Prevailing Wage Act. Wage rates are based on January 15, 2025. These costs are included in the bid.	YES	YES	YES	YES	YES
Bidder has familiarized themselves with the contract requirements and the project schedule included as Exhibit D and D-1.	YES	YES	YES	YES	YES
Subcontractor shall guarantee and maintain its bid for a period of 60 days after the date bids are opened. The undersigned agrees to execute Skanska U.S.A. Building, Inc.'s Subcontract form without exception for the scope of work defined in the attached and the sum noted above. Bidder shall submit executed Subcontract and insurance certificate within 10 days after receipt of the Letter of Intent and Award.	YES	YES	YES	YES	YES
Requirements to bid and perform work exceeding $300,000. Bidder has included and attached to this bid form a bid bond for 5% of the bid value and a surety letter for a payment and performance bond for the bid value.	YES	YES	YES	YES	YES
By submitting this proposal, Bidder confirms compliance with bidder responsibility criteria outlined in RCW 39.04.350. Bidder shall provide a sworn statement in accordance with chapter 5.50 RCW verifying compliance with RCW 39.04.350 (1) (g). Bidder must provide the sworn statement within 5-days of notice of intent to award from the Contractor, and prior to formal Contract award.	YES	YES	YES	YES	YES
Base Bid Total	**$1,682,000**	**$1,827,476**	**$1,898,840**	**$2,405,487**	**$78,000**
SCOPE-SPECIFIC INFORMATION					
Receipt of Addenda numbered # through ##	1 through 5	1-5	1-5	#1 though #5	yes 1-5
State of Washington Contractor's License No.	COLFCCL894BQ	COFFMEI871P2	GOODFBL825PH	GRANICC916DL	no
Legal Name of Bidder	Colf Construction LLC	Coffman Excavation Inc.	Goodfellow Bros. LLC	Granite Construction Company	Tony Tosh Open Door Construction LLC
Summary				Derek,Enclosed you will find a hard copy of our bid form, surety letter, bid bond, & our optional EMR	

DS MN

City of Vancouver Procurement

Initial DB

Skanska USA Building Inc.

Docusign Envelope ID: D45D09D4-C3C2-4DB2-B9B3-4015288E9AF3

VPOC MACC #2

8713 Northeast 94th Avenue, Vancouver, WA 98662, United States of America

Sent proposal: $1,682,000

Submitted Aug 22, 2025 at 11:22 AM PDT
Colf Construction LLC
Vancouver, WA, United States of America

Submitted on behalf of Colf Construction LLC by Derek Bourque

Line Items

Description	Quantity	Unit Cost	Total Cost
Early Sitework (Remaining scope not listed below)			$550,000
Retaining Wall #1			$700,000
Erosion and Sedimentation Controls			$80,000
PCB Removal and Disposal			$330,000
Emergency Response Material/Equipment Allowance Input $3,000			$3,000
Emergency Response Labor Allowance 120 labor hours	120	× $150 /hour	$18,000
Trench Safety RCW 39.04.180			$1,000
Base Bid			**$1,682,000**

Alternates

Deductive alternate to omit handling and disposal of shotcrete spoils	$15,000

Inclusions

Pursuant to and in compliance with the Bid Package, and Instructions To Bidders, the undersigned hereby certifies they have carefully examined the Contract Documents, conditions affecting the work, and is familiar with the site; and having made the necessary examinations hereby proposes to furnish all labor, materials, equipment, and servi ces necessary to complete the scope of work and provide payment and performance bonds in strict accordance wit h the above named documents for the lump sum base bid amounts	Yes
In compliance with 296-127 WAC the Contractor shall pay all fees associated with the Intent and Affidavit of Wages Paid to the Department of Labor and Industries. These costs are included in the bid.	Yes
This project is subject RCW 39.12, Washington State's Prevailing Wage Act. Wage rates are based on January 15, 202 5. These costs are included in the bid.	Yes
Bidder has familiarized themselves with the contract requirements and the project schedule included as Exhibit D and D-1.	Yes
Subcontractor shall guarantee and maintain its bid for a period of 60 days after the date bids are opened. The unde rsigned agrees to execute Skanska U.S.A. Building, Inc.'s Subcontract form without exception for the scope of work defined in the attached and the sum noted above. Bidder shall submit executed Subcontract and insurance certific ate within 10 days after receipt of the Letter of Intent and Award.	Yes
Requirements to bid and perform work exceeding $300,000. Bidder has included and attached to this bid form a bi d bond for 5% of the bid value and a surety letter for a payment and performance bond for the bid value.	Yes
By submitting this proposal, Bidder confirms compliance with bidder responsibility criteria outlined in RCW 39.04.3 50. Bidder shall provide a sworn statement in accordance with chapter 5.50 RCW verifying compliance with RCW 39. 04.350 (1) (g). Bidder must provide the sworn statement within 5-days of notice of intent to award from the Contra ctor, and prior to formal Contract award.	Yes

Scope-Specific Information and Unit Costs

Receipt of Addenda numbered # through ##	1 through 5
State of Washington Contractor's License No.	COLFCCL894BQ
Legal Name of Bidder	Colf Construction LLC

Docusign Envelope ID: D45D09D4-C3C2-4DB2-B9B3-4015288E9AF3

VPOC MACC #2

8713 Northeast 94th Avenue, Vancouver, WA 98662, United States of America

Additional Information

Notes

Docusign Envelope ID: D45D09D4-C3C2-4DB2-B9B3-4015288E9AF3

Skanska USA Building, Inc.
Vancouver Public Works Operations Center
Bid Form

BID FORM

(To be submitted no later than 11:00 AM on Friday, August 22nd, 2025)

TO: Skanska USA Building, Inc.

Attn: Derek Bourque
City of Vancouver City Hall
415 W 6th St, Vancouver, WA 98660

Or Mailed:
Attn: Skanska
City of Vancouver
Procurement Department
PO Box 1995, Vancouver, WA 98668-199

The undersigned submits the following proposal.

ADDENDA:

Receipt of Addenda numbered 1 through 5 is hereby acknowledged.

BASE BID:

Pursuant to and in compliance with the Bid Package, and Instructions To Bidders, the undersigned hereby certifies they have carefully examined the Contract Documents, conditions affecting the work, and is familiar with the site; and having made the necessary examinations hereby proposes to furnish all labor, materials, equipment, and services necessary to complete the scope of work and provide payment and performance bonds in strict accordance with the above named documents for the lump sum base bid amounts of:

I. Bid Package #31A Early Sitework:

Description of Bid Item:	Unit of Measure		Bid Amount
Early Sitework (Remaining Scope not Mentioned Below)	LS		$ 550,000.00
Retaining Wall #1	LS		$ 700,000.00
Erosion & Sediment Control	LS		$ 80,000.00
PCB Removal & Disposal	LS		$ 330,000.00
Emergency Response Material/Equipment Allowance			$3,000.00
Trench Safety RCW 39.04.180			$ 1,000.00
Emergency Response Labor Allowance	HRS: 120	Hourly Rate: $ 150.00	$ 18,000.00
		Total Bid:	$ 1,682,000.00

Deductive Alternate #1: Not to be included in the Total Bid Value

Omit handling and disposal of shotcrete spoils	LS	$ 15,000.00

Docusign Envelope ID: D45D09D4-C3C2-4DB2-B9B3-4015288E9AF3

Skanska USA Building, Inc.
Vancouver Public Works Operations Center
Bid Form

II. TOTAL BID:

Totals of Part I Above (do NOT include State Sales Tax):

One Millian Six Hundred Eighty Two thousand dollars Dollars
Print Dollar Amount

$ 1,682,000.00
Numerical Dollar Amount

INTENT AND AFFIDAVIT OF WAGES PAID

In compliance with 296-127 WAC the Contractor shall pay all fees associated with the Intent and Affidavit of Wages Paid to the Department of Labor and Industries. These costs are included in the bid.

PREVAILING WAGE:

This project is subject RCW 39.12, Washington State's Prevailing Wage Act. Wage rates are based on January 15, 2025. These costs are included in the bid.

BIDDER RESPONSIBILITY CRITERIA:

By submitting this proposal, Bidder confirms compliance with bidder responsibility criteria outlined in RCW 39.04.350. Bidder shall provide a sworn statement in accordance with chapter 5.50 RCW verifying compliance with RCW 39.04.350 (1) (g). Bidder must provide the sworn statement within 5-days of notice of intent to award from the Contractor, and prior to formal Contract award.

TIME OF COMPLETION:

Bidder has familiarized themselves with the contract requirements and the project schedule included as Exhibit D and D-1.

CONTRACT AND BOND:

Subcontractor shall guarantee and maintain its bid for a period of 60 days after the date bids are opened. The undersigned agrees to execute Skanska U.S.A. Building, Inc.'s Subcontract form without exception for the scope of work defined in the attached and the sum noted above. Bidder shall submit executed Subcontract and insurance certificate within 10 days after receipt of the Letter of Intent and Award.

BIDDER INFORMATION:

Colf Construction LLC
Legal Name of Bidder

GC
By (Authorized Signature)

Garrett Colf
Printed Name

Estimator
Title

Po Box 1434
Street Address

Vancouver Wa

The firm represented by the above signature is:
Sole Proprietorship [redacted]
Partnership
Corporation
State of Incorporation
Other

 Initials of Bidder's Representative GC

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)*
(Witness)	By:
	(Title)
	Travelers Casualty and Surety Company of America
	(Surety) *(Seal)*
R. A. Fix	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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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)).

Docusign Envelope ID: D45D09D4-C3C2-4DB2-B9B3-4015288E9AF3

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 Cole

Garrett Colf
Colf Construction LLC
Estimator
8/22/2025

Docusign Envelope ID: D45D09D4-C3C2-4DB2-B9B3-4015288E9AF3

VPOC MACC #2

8713 Northeast 94th Avenue, Vancouver, WA 98662, United States of America

Sent proposal: $1,827,476

Submitted Aug 22, 2025 at 7:24 AM PDT

Coffman Excavation Inc.
13014 Clackamas River Dr, Oregon City, OR 97045, USA

Matthew Byko | Estimator | +1 971-202-3049 | mbyko@coffmanteam.com

Line Items

Description	Quantity	Unit Cost	Total Cost
Early Sitework (Remaining scope not listed below)			$912,200
Retaining Wall #1			$620,041
Erosion and Sedimentation Controls			$60,459
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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

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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
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Scope-Specific Information and Unit Costs

Receipt of Addenda numbered # through ##	1-5
State of Washington Contractor's License No.	COFFMEI871P2
Legal Name of Bidder	Coffman Excavation Inc.

Docusign Envelope ID: D45D09D4-C3C2-4DB2-B9B3-4015288E9AF3

VPOC MACC #2

8713 Northeast 94th Avenue, Vancouver, WA 98662, United States of America

Attachments

Add5 Bid Form - Bid Bond - S... (2.8 MB)

Docusign Envelope ID: D45D09D4-C3C2-4DB2-B9B3-4015288E9AF3

Skanska USA Building, Inc.
Vancouver Public Works Operations Center
Bid Form

BID FORM

(To be submitted no later than 11:00 AM on Friday, August 22nd, 2025)

TO: Skanska USA Building, Inc.

Attn: Derek Bourque
City of Vancouver City Hall
415 W 6th St, Vancouver, WA 98660

Or Mailed:
Attn: Skanska
City of Vancouver
Procurement Department
PO Box 1995, Vancouver, WA 98668-199

The undersigned submits the following proposal.

ADDENDA:

Receipt of Addenda numbered 1 through 5 is hereby acknowledged.

BASE BID:
Pursuant to and in compliance with the Bid Package, and Instructions To Bidders, the undersigned hereby certifies they have carefully examined the Contract Documents, conditions affecting the work, and is familiar with the site; and having made the necessary examinations hereby proposes to furnish all labor, materials, equipment, and services necessary to complete the scope of work and provide payment and performance bonds in strict accordance with the above named documents for the lump sum base bid amounts of:

I. Bid Package #31A Early Sitework:

Description of Bid Item:	Unit of Measure		Bid Amount
Early Sitework (Remaining Scope not Mentioned Below)	LS		$ 912,200.00
Retaining Wall #1	LS		$ 620,041.00
Erosion & Sediment Control	LS		$ 60,459.00
PCB Removal & Disposal	LS		$ 213,256.00
Emergency Response Material/Equipment Allowance			$3,000.00
Trench Safety RCW 39.04.180			$ 1,000.00
Emergency Response Labor Allowance	HRS: 120	Hourly Rate: $ 146.00	$ 17,520.00
		Total Bid:	$1,827,476.00

Deductive Alternate #1: Not to be included in the Total Bid Value

Omit handling and disposal of shotcrete spoils	LS	$ (5,318.00)

Docusign Envelope ID: D45D09D4-C3C2-4DB2-B9B3-4015288E9AF3

Skanska USA Building, Inc.
Vancouver Public Works Operations Center
Bid Form

II. TOTAL BID:

Totals of Part I Above (do NOT include State Sales Tax):

One million eight hundred twenty seven thousand and four hundred and seventy six Dollars
Print Dollar Amount

$ 1,827,476.00
Numerical Dollar Amount

INTENT AND AFFIDAVIT OF WAGES PAID

In compliance with 296-127 WAC the Contractor shall pay all fees associated with the Intent and Affidavit of Wages Paid to the Department of Labor and Industries. These costs are included in the bid.

PREVAILING WAGE:

This project is subject RCW 39.12, Washington State's Prevailing Wage Act. Wage rates are based on January 15, 2025. These costs are included in the bid.

BIDDER RESPONSIBILITY CRITERIA:

By submitting this proposal, Bidder confirms compliance with bidder responsibility criteria outlined in RCW 39.04.350. Bidder shall provide a sworn statement in accordance with chapter 5.50 RCW verifying compliance with RCW 39.04.350 (1) (g). Bidder must provide the sworn statement within 5-days of notice of intent to award from the Contractor, and prior to formal Contract award.

TIME OF COMPLETION:

Bidder has familiarized themselves with the contract requirements and the project schedule included as Exhibit D and D-1.

CONTRACT AND BOND:

Subcontractor shall guarantee and maintain its bid for a period of 60 days after the date bids are opened. The undersigned agrees to execute Skanska U.S.A. Building, Inc.'s Subcontract form without exception for the scope of work defined in the attached and the sum noted above. Bidder shall submit executed Subcontract and insurance certificate within 10 days after receipt of the Letter of Intent and Award.

BIDDER INFORMATION:

Coffman Excavation Inc.
Legal Name of Bidder

By (Authorized Signature)

Jake Ausmus
Printed Name

President
Title

13014 Clackamas River Drive
Street Address

Oregon City OR

The firm represented by the above signature is:

Sole Proprietorship	
Partnership	
Corporation	X
State of Incorporation	OR
Other	

Initials of Bidder's Representative JC

Docusign Envelope ID: D45D09D4-C3C2-4DB2-B9B3-4015288E9AF3

Skanska USA Building, Inc.
Vancouver Public Works Operations Center
Bid Form

City State

503-656-7000 503-656-0686
Telephone Fax No.

jausmus@coffmanteam.com
Email

COFFMEI871P2
State of Washington Contractor's License No.

Docusign Envelope ID: D45D09D4-C3C2-4DB2-B9B3-4015288E9AF3

Document A310™ – 2010

Conforms with The American Institute of Architects AIA Document 310

Bid Bond

CONTRACTOR:
(Name, legal status and address)
Coffman Excavation Inc
13014 Clackamas River Dr.
Oregon City, OR 97045

SURETY:
(Name, legal status and principal place of business)
Hartford Fire Insurance Company
One Hartford Plaza
Hartford, CT 06155-0001
Mailing Address for Notices
One Hartford Plaza
Hartford , CT 06155

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

Any singular reference to Contractor, Surety, Owner or other party shall be considered plural where applicable.

OWNER:
(Name, legal status and address)
Skanska USA Building Inc.

Vancouver, WA 98660

BOND AMOUNT: 5% Five Percent of Amount Bid

PROJECT:
(Name, location or address, and Project number, if any)
Vancouver Public Works Operations Center, Bid Package #31A - Early Sitework, Vancouver, WA

The Contractor and Surety are bound to the Owner in the amount set forth above, for the payment of which the Contractor and Surety bind themselves, their heirs, executors, administrators, successors and assigns, jointly and severally, as provided herein. The conditions of this Bond are such that if the Owner accepts the bid of the Contractor within the time specified in the bid documents, or within such time period as may be agreed to by the Owner and Contractor, and the Contractor either (1) enters into a contract with the Owner in accordance with the terms of such bid, and gives such bond or bonds as may be specified in the bidding or Contract Documents, with a surety admitted in the jurisdiction of the Project and otherwise acceptable to the Owner, for the faithful performance of such Contract and for the prompt payment of labor and material furnished in the prosecution thereof; or (2) pays to the Owner the difference, not to exceed the amount of this Bond, between the amount specified in said bid and such larger amount for which the Owner may in good faith contract with another party to perform the work covered by said bid, then this obligation shall be null and void, otherwise to remain in full force and effect. The Surety hereby waives any notice of an agreement between the Owner and Contractor to extend the time in which the Owner may accept the bid. Waiver of notice by the Surety shall not apply to any extension exceeding sixty (60) days in the aggregate beyond the time for acceptance of bids specified in the bid documents, and the Owner and Contractor shall obtain the Surety's consent for an extension beyond sixty (60) days.

If this Bond is issued in connection with a subcontractor's bid to a Contractor, the term Contractor in this Bond shall be deemed to be Subcontractor and the term Owner shall be deemed to be Contractor.

When this Bond has been furnished to comply with a statutory or other legal requirement in the location of the Project, any provision in this Bond conflicting with said statutory or legal requirement shall be deemed deleted herefrom and provisions conforming to such statutory or other legal requirement shall be deemed incorporated herein. When so furnished, the intent is that this Bond shall be construed as a statutory bond and not as a common law bond.

Signed and sealed this 23rd day of July, 2025.

Coffman Excavation Inc
(Principal) *(Seal)*

(Witness)

By: PRESIDENT
(Title)

Hartford Fire Insurance Company
(Surety) *(Seal)*

(Witness) Kristine Santamaria

By:
(Title) Roxana Palacios Attorney-in-Fact

HARTFORD FIRE INSURANCE CO. INCORPORATED 1810

S-0054/AS 8/10

Docusign Envelope ID: D45D09D4-C3C2-4DB2-B9B3-4015288E9AF3

POWER OF ATTORNEY

Direct Inquiries, Bond Authenticity and Claims to:
THE HARTFORD
BOND, T-14
One Hartford Plaza
Hartford, Connecticut 06155
Bond.Claims@thehartford.com
call **888-266-3488** *or fax* **860-757-5835**

KNOW ALL PERSONS BY THESE PRESENTS THAT: **Agency Code: SurePath**

- ☒ **Hartford Fire Insurance Company**, a corporation duly organized under the laws of the State of Connecticut
- ☐ **Hartford Casualty Insurance Company**, a corporation duly organized under the laws of the State of Indiana
- ☐ **Hartford Accident and Indemnity Company**, a corporation duly organized under the laws of the State of Connecticut
- ☐ **Hartford Insurance Company of the Midwest**, a corporation duly organized under the laws of the State of Indiana

having their home office in Hartford, Connecticut (hereinafter collectively referred to as the "Companies") do hereby make, constitute and appoint

Roxana Palacios *of* **Seattle, WA**

their true and lawful Attorney-in-Fact, to sign its name as surety(ies) only as delineated above by ☒, and to execute, seal and acknowledge the following bond, undertaking, contract or written instrument:

Bond No. Bid Bond on behalf of Coffman Excavation Inc naming Skanska USA Building Inc. as Obligee in the amount of See Bond Form

on behalf of the Companies in their business of guaranteeing the fidelity of persons, guaranteeing the performance of contracts and executing or guaranteeing bonds and undertakings required or permitted in any actions or proceedings allowed by law

In Witness Whereof, and as authorized by a Resolution of the Board of Directors of the Companies on May 23, 2016 the Companies have caused these presents to be signed by its Assistant Vice President and its corporate seals to be hereto affixed, duly attested by its Assistant Secretary. Further, pursuant to Resolution of the Board of Directors of the Companies, the Companies hereby unambiguously affirm that they are and will be bound by any mechanically applied signatures applied to this Power of Attorney.

Phyllis A. Clark, Assistant Secretary

Joelle L. LaPierre, Assistant Vice President

STATE OF FLORIDA
COUNTY OF SEMINOLE } SS. Lake Mary

On this 1st day of March, 2024, before me personally came Joelie L. LaPierre, to me known, who being by me duly sworn, did depose and say that (s)he resides in Seminole County, State of Florida; that (s)he is the Assistant Vice President of the Companies, the corporations described in and which executed the above instrument; that (s)he knows the seals of the said corporations; that the seals affixed to the said instrument are such corporate seals; that they were so affixed by authority of the Boards of Directors of said corporations and that (s)he signed his/her name thereto by like authority

Mariluz Arce
My Commission HH 287363
Expires July 13, 2026

I, the undersigned, Assistant Vice President of the Companies, DO HEREBY CERTIFY that the above and foregoing is a true and correct copy of the Power of Attorney executed by said Companies, which is still in full force effective as of July 23, 2025

Signed and sealed in Lake Mary, Florida.

Keith D. Dozois, Assistant Vice President

Docusign Envelope ID: D45D09D4-C3C2-4DB2-B9B3-4015288E9AF3

USI Insurance Services
601 Union Street
Suite 1000
Seattle, WA 98101
www.usi.com
Tel: 206.441.6300

July 23, 2025

JUL 24 2025

Skanska USA Building, Inc.
Vancouver, WA

To whom it may concern:

Re: Coffman Excavation Inc.
Vancouver Public Works Operations Center – Early Sitework – Bid Package 31A

This letter is in response to your request for information regarding Coffman Excavation Inc.'s ability to provide a 100% performance and payment bond on your project.

It has been our privilege to provide bonds for Coffman Excavation since 1987. Hartford Fire Insurance Company is pleased to be associated with Coffman Excavation and to provide the surety credit they require. Their current bond line of credit is $35,000,000 per single job based upon a $150,000,000 aggregate work program. This line of credit is in place to handle normal activity. Larger bond requests are reviewed on a case-by-case basis. In order to provide a commitment to write a bond, they will need to review usual underwriting information that would include the following:

1) A copy of the main contract agreement and subcontract agreement.
2) Confirmation of financing.
3) Evidence that the general contractor is bonded to the owner.

In our opinion, Coffman Excavation Inc. is a premier company. They are highly professional in all respects and enjoy an excellent relationship with owners, general contractors, subcontractors, and suppliers.

Hartford Fire Insurance Company is listed in the Federal Registry. They are rated A(Excellent) by AM Best with a Financial Size Category of XV. Should you need any additional information, please give me a call at 800-767-0650.

Sincerely,

USI INSURANCE SERVICES and
HARTFORD FIRE INSURANCE COMPANY

Roxana Palacios

Roxana Palacios
Assistant Vice President and Attorney-in-Fact
roxana.palacios@usi.com

POWER OF ATTORNEY

Direct Inquiries, Bond Authenticity and Claims to:
THE HARTFORD
BOND, T-14
One Hartford Plaza
Hartford, Connecticut 06155
Bond.Claims@thehartford.com
call: **888-266-3488** *or fax:* **860-757-5835**

KNOW ALL PERSONS BY THESE PRESENTS THAT:

Agency Name: USI INSURANCE SERVICES NORTHWEST
Agency Code: 52-810246

☒ **Hartford Fire Insurance Company**, a corporation duly organized under the laws of the State of Connecticut
☒ **Hartford Casualty Insurance Company**, a corporation duly organized under the laws of the State of Indiana
☒ **Hartford Accident and Indemnity Company**, a corporation duly organized under the laws of the State of Connecticut
☐ **Hartford Insurance Company of the Midwest**, a corporation duly organized under the laws of the State of Indiana

having their home office in Hartford, Connecticut, (hereinafter collectively referred to as the "Companies") do hereby make, constitute and appoint, ***up to the amount of*** Unlimited :

Scott C. Alderman, Jamie Armfield, Amber Engel, Tatiana Gefter, Tara Koloski, Laura Kovarik, Debbie Lindstrom, Marina Matyunin, Allison McClintock, Kathleen Mitchell, Kathy Nye, Roxana Palacios, Kristine Santamaria, Lori Stark, Holly E. Ulfers of SEATTLE, Washington

their true and lawful Attorney(s)-in-Fact, each in their separate capacity if more than one is named above, to sign its name as surety(ies) only as delineated above by ☒, and to execute, seal and acknowledge any and all bonds, undertakings, contracts and other written instruments in the nature thereof, on behalf of the Companies in their business of guaranteeing the fidelity of persons, guaranteeing the performance of contracts and executing or guaranteeing bonds and undertakings required or permitted in any actions or proceedings allowed by law.

In Witness Whereof, and as authorized by a Resolution of the Board of Directors of the Companies on May 23, 2016 the Companies have caused these presents to be signed by its Assistant Vice President and its corporate seals to be hereto affixed, duly attested by its Assistant Secretary. Further, pursuant to Resolution of the Board of Directors of the Companies, the Companies hereby unambiguously affirm that they are and will be bound by any mechanically applied signatures applied to this Power of Attorney.

Phyllis A. Clark, Assistant Secretary

Joelle L. LaPierre, Assistant Vice President

STATE OF FLORIDA
COUNTY OF SEMINOLE } ss. Lake Mary

On this 1st day of March, 2024, before me personally came Joelle L. LaPierre, to me known, who being by me duly sworn, did depose and say: that (s)he resides in Seminole County, State of Florida; that (s)he is the Assistant Vice President of the Companies, the corporations described in and which executed the above instrument; that (s)he knows the seals of the said corporations; that the seals affixed to the said instrument are such corporate seals; that they were so affixed by authority of the Boards of Directors of said corporations and that (s)he signed his/her name thereto by like authority.

Mariluz Arce
My Commission HH 287363
Expires July 13, 2026

I, the undersigned, Assistant Vice President of the Companies, DO HEREBY CERTIFY that the above and foregoing is a true and correct copy of the Power of Attorney executed by said Companies, which is still in full force effective as of July 23, 2025.

Signed and sealed in Lake Mary, Florida.

Keith D. Dozois, Assistant Vice President

Revised: July 31, 2024

Docusign Envelope ID: D45D09D4-C3C2-4DB2-B9B3-4015288E9AF3

VPOC MACC #2

8713 Northeast 94th Avenue, Vancouver, WA 98662, United States of America

Sent proposal: $1,898,840

Submitted Aug 22, 2025 at 9:42 AM PDT

Goodfellow Bros. LLC
7515 Northeast Ambassador Place, Portland, OR 97220, USA

Mike Wright | Estimator | +1 971-330-9641 | mikewr@goodfellowbros.com

Line Items

Description	Quantity	Unit Cost	Total Cost
Early Sitework (Remaining scope not listed below)			$1,090,435
Retaining Wall #1			$444,360
Erosion and Sedimentation Controls			$78,300
PCB Removal and Disposal			$267,045
Emergency Response Material/Equipment Allowance Input $3,000			$3,000
Emergency Response Labor Allowance 120 labor hours	120	× $110 /hour	$13,200
Trench Safety RCW 39.04.180			$2,500
Base Bid			**$1,898,840**

Alternates

Deductive alternate to omit handling and disposal of shotcrete spoils	-$4,015

Inclusions

Pursuant to and in compliance with the Bid Package, and Instructions To Bidders, the undersigned hereby certifies they have carefully examined the Contract Documents, conditions affecting the work, and is familiar with the site; and having made the necessary examinations hereby proposes to furnish all labor, materials, equipment, and servi ces necessary to complete the scope of work and provide payment and performance bonds in strict accordance wit h the above named documents for the lump sum base bid amounts	Yes
In compliance with 296-127 WAC the Contractor shall pay all fees associated with the Intent and Affidavit of Wages Paid to the Department of Labor and Industries. These costs are included in the bid.	Yes
This project is subject RCW 39.12, Washington State's Prevailing Wage Act. Wage rates are based on January 15, 202 5. These costs are included in the bid.	Yes
Bidder has familiarized themselves with the contract requirements and the project schedule included as Exhibit D and D-1.	Yes
Subcontractor shall guarantee and maintain its bid for a period of 60 days after the date bids are opened. The unde rsigned agrees to execute Skanska U.S.A. Building, Inc.'s Subcontract form without exception for the scope of work defined in the attached and the sum noted above. Bidder shall submit executed Subcontract and insurance certific ate within 10 days after receipt of the Letter of Intent and Award.	Yes
Requirements to bid and perform work exceeding $300,000. Bidder has included and attached to this bid form a bi d bond for 5% of the bid value and a surety letter for a payment and performance bond for the bid value.	Yes
By submitting this proposal, Bidder confirms compliance with bidder responsibility criteria outlined in RCW 39.04.3 50. Bidder shall provide a sworn statement in accordance with chapter 5.50 RCW verifying compliance with RCW 39. 04.350 (1) (g). Bidder must provide the sworn statement within 5-days of notice of intent to award from the Contra ctor, and prior to formal Contract award.	Yes

Scope-Specific Information and Unit Costs

Receipt of Addenda numbered # through ##	1-5
State of Washington Contractor's License No.	GOODFBL825PH
Legal Name of Bidder	Goodfellow Bros. LLC

Docusign Envelope ID: D45D09D4-C3C2-4DB2-B9B3-4015288E9AF3

VPOC MACC #2

8713 Northeast 94th Avenue, Vancouver, WA 98662, United States of America

Attachments

VPOC BP31A - Early Sitework... (374 KB)

Docusign Envelope ID: D45D09D4-C3C2-4DB2-B9B3-4015288E9AF3

Skanska USA Building, Inc.
Vancouver Public Works Operations Center
Bid Form

BID FORM

(To be submitted no later than 11:00 AM on Friday, August 22nd, 2025)

TO: Skanska USA Building, Inc.

Attn: Derek Bourque
City of Vancouver City Hall
415 W 6th St, Vancouver, WA 98660

Or Mailed:
Attn: Skanska
City of Vancouver
Procurement Department
PO Box 1995, Vancouver, WA 98668-199

The undersigned submits the following proposal.

ADDENDA:

Receipt of Addenda numbered 01 through 05 is hereby acknowledged.

BASE BID:
Pursuant to and in compliance with the Bid Package, and Instructions To Bidders, the undersigned hereby certifies they have carefully examined the Contract Documents, conditions affecting the work, and is familiar with the site; and having made the necessary examinations hereby proposes to furnish all labor, materials, equipment, and services necessary to complete the scope of work and provide payment and performance bonds in strict accordance with the above named documents for the lump sum base bid amounts of:

I. Bid Package #31A Early Sitework:

Description of Bid Item:	Unit of Measure		Bid Amount
Early Sitework (Remaining Scope not Mentioned Below)	LS		$1,090,435.00
Retaining Wall #1	LS		$ 444,360.00
Erosion & Sediment Control	LS		$ 78,300.00
PCB Removal & Disposal	LS		$ 267,045.00
Emergency Response Material/Equipment Allowance			$3,000.00
Trench Safety RCW 39.04.180			$ 2500.00
Emergency Response Labor Allowance	HRS	Hourly Rate	$ 13,200.00
	120	$ 110.00	
		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

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

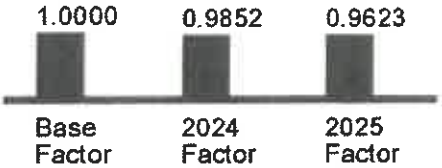
Class Code	Class Code Description	Accident Fund (AF)[1]	Medical Aid Fund (MA)[2]	Stay at Work Program[3]	Supp. Pension Fund (SP)[3]	Hourly* Employer Contribution	+ Hourly* Employee Withholding	= Your Total Hourly* Rate [(1+2+3)x4]+5
0101-02	Excavation NOC	1.3751	0.5262	0.0206	0.1758	$1.67420	$0.35100	$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	Hourly Rate	$25,320.00
	120	$211.00	
		Total Bid:	$2,405,487.00

Deductive Alternate #1: Not to be included in the Total Bid Value

Omit handling and disposal of shotcrete spoils	LS	$5,930.00

Docusign Envelope ID: D45D09D4-C3C2-4DB2-B9B3-4015288E9AF3

Skanska USA Building, Inc.
Vancouver Public Works Operations Center
Bid Form

II. TOTAL BID:

Totals of Part I Above (do NOT include State Sales Tax):

Two Million Four Hundred Thousand Four Hundred Eighty Seven & No Cents Dollars
Print Dollar Amount

$2,405,487.00
Numerical Dollar Amount

INTENT AND AFFIDAVIT OF WAGES PAID

In compliance with 296-127 WAC the Contractor shall pay all fees associated with the Intent and Affidavit of Wages Paid to the Department of Labor and Industries. These costs are included in the bid.

PREVAILING WAGE:

This project is subject RCW 39.12, Washington State's Prevailing Wage Act. Wage rates are based on January 15, 2025. These costs are included in the bid.

BIDDER RESPONSIBILITY CRITERIA:

By submitting this proposal, Bidder confirms compliance with bidder responsibility criteria outlined in RCW 39.04.350. Bidder shall provide a sworn statement in accordance with chapter 5.50 RCW verifying compliance with RCW 39.04.350 (1) (g). Bidder must provide the sworn statement within 5-days of notice of intent to award from the Contractor, and prior to formal Contract award.

TIME OF COMPLETION:

Bidder has familiarized themselves with the contract requirements and the project schedule included as Exhibit D and D-1.

CONTRACT AND BOND:

Subcontractor shall guarantee and maintain its bid for a period of 60 days after the date bids are opened. The undersigned agrees to execute Skanska U.S.A. Building, Inc.'s Subcontract form without exception for the scope of work defined in the attached and the sum noted above. Bidder shall submit executed Subcontract and insurance certificate within 10 days after receipt of the Letter of Intent and Award.

BIDDER INFORMATION:

Granite Construction Company
Legal Name of Bidder

The firm represented by the above signature is:
Sole Proprietorship ____
Partnership ____
Corporation x
State of Incorporation ____
Other ____

Paul Harding
By (Authorized Signature)

Paul Harding
Printed Name

VP Regional Operations
Title

16821 SE McGillvray Blvd Suite 210B Vancouver, WA 98683
Street Address

Docusign Envelope ID: D45D09D4-C3C2-4DB2-B9B3-4015288E9AF3

Skanska USA Building, Inc.
Vancouver Public Works Operations Center
Bid Form

City Vancouver State WA

360-254-0978 NA

Telephone Fax No.

bid.vancouver@gcinc.com

Email

GRANICC916DL

State of Washington Contractor's License No.

Docusign Envelope ID: D45D09D4-C3C2-4DB2-B9B3-4015288E9AF3

BID BOND
(Private Work)

TRAVELERS CASUALTY AND SURETY COMPANY OF AMERICA
Hartford, Connecticut 06183

KNOWN ALL BY THESE PRESENTS,

That we, Granite Construction Company, as Principal, and Travelers Casualty and Surety Company of America, as Surety, are held and firmly bound unto Skanska USA Building Inc., Obligee, in the sum of Five Percent (5%) of Bid Amount U.S. Dollars ($5% of Bid Amount) for the payment of which we bind ourselves, and our successors and assigns, jointly and severally, as provided herein.

WHEREAS, Principal has submitted or is about to submit a bid to Obligee on a contract for Vancouver Public Works Operations Center Bid Package #31A Early Sitework ("Project").

NOW, THEREFORE, the condition of this bond is that if Obligee accepts Principal's bid, and Principal enters into a contract with Obligee in conformance with the terms of the bid and provides such bond or bonds as may be specified in the bidding or contract documents, then this obligation shall be void; otherwise Principal and Surety will pay to Obligee the difference between the amount of Principal's bid and the amount for which Obligee shall in good faith contract with another person or entity to perform the work covered by Principal's bid, but in no event shall Surety's and Principal's liability exceed the penal sum of this bond.

PROVIDED, HOWEVER, that neither Principal nor Surety shall be bound hereunder unless Obligee prior to the execution of the final contract furnishes evidence satisfactory to Principal and Surety that financing has been obtained to cover the entire cost of the Project.

Signed this 8th day of August, 2025.

GRANITE CONSTRUCTION COMPANY CORPORATE SEAL Jan. 4, 1922 CALIFORNIA

Granite Construction Company (Principal)

By: _____

Paul Harding VP Regional Operations

Travelers Casualty and Surety Company of America

TRAVELERS CASUALTY AND SURETY COMPANY OF AMERICA HARTFORD, CONN.

By: _____

Isabel Barron, Attorney-in-Fact

Docusign Envelope ID: D45D09D4-C3C2-4DB2-B9B3-4015288E9AF3

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

ACKNOWLEDGMENT

State of California
County of Santa Cruz)

On August 8, 2025 before me, Maria Gomez, Notary Public
(insert name and title of the officer)

personally appeared Isabel Barron,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

NROE1 MARIA GOMEZ COMM. #2414077 Notary Public - California Santa Cruz County My Comm. Expires Sep. 24, 2026 NROE1

Signature Maria Gomez **(Seal)**
Maria Gomez, Notary Public

TRAVELERS

Travelers Casualty and Surety Company of America
Travelers Casualty and Surety Company
St. Paul Fire and Marine Insurance Company

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS: That Travelers Casualty and Surety Company of America, Travelers Casualty and Surety Company, and St. Paul Fire and Marine Insurance Company are corporations duly organized under the laws of the State of Connecticut (herein collectively called the "Companies"), and that the Companies do hereby make, constitute and appoint **Isabel Barron** of **WATSONVILLE**, **California**, their true and lawful Attorney(s)-in-Fact to sign, execute, seal and acknowledge any and all bonds, recognizances, conditional undertakings and other writings obligatory in the nature thereof on behalf of the Companies in their business of guaranteeing the fidelity of persons, guaranteeing the performance of contracts and executing or guaranteeing bonds and undertakings required or permitted in any actions or proceedings allowed by law.

IN WITNESS WHEREOF, the Companies have caused this instrument to be signed, and their corporate seals to be hereto affixed, this **21st** day of **April**, **2021**.

State of Connecticut

City of Hartford ss.

By: _____
Robert L. Raney, Senior Vice President

On this the **21st** day of **April**, **2021**, before me personally appeared **Robert L. Raney**, who acknowledged himself to be the Senior Vice President of each of the Companies, and that he, as such, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing on behalf of said Companies by himself as a duly authorized officer.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

My Commission expires the **30th** day of **June**, **2026**

_____
Anna P. Nowik, Notary Public

This Power of Attorney is granted under and by the authority of the following resolutions adopted by the Boards of Directors of each of the Companies, which resolutions are now in full force and effect, reading as follows:

RESOLVED, that the Chairman, the President, any Vice Chairman, any Executive Vice President, any Senior Vice President, any Vice President, any Second Vice President, the Treasurer, any Assistant Treasurer, the Corporate Secretary or any Assistant Secretary may appoint Attorneys-in-Fact and Agents to act for and on behalf of the Company and may give such appointee such authority as his or her certificate of authority may prescribe to sign with the Company's name and seal with the Company's seal bonds, recognizances, contracts of indemnity, and other writings obligatory in the nature of a bond, recognizance, or conditional undertaking, and any of said officers or the Board of Directors at any time may remove any such appointee and revoke the power given him or her, and it is

FURTHER RESOLVED, that the Chairman, the President, any Vice Chairman, any Executive Vice President, any Senior Vice President or any Vice President may delegate all or any part of the foregoing authority to one or more officers or employees of this Company, provided that each such delegation is in writing and a copy thereof is filed in the office of the Secretary, and it is

FURTHER RESOLVED, that any bond, recognizance, contract of indemnity, or writing obligatory in the nature of a bond, recognizance, or conditional undertaking shall be valid and binding upon the Company when (a) signed by the President, any Vice Chairman, any Executive Vice President, any Senior Vice President or any Vice President, any Second Vice President, the Treasurer, any Assistant Treasurer, the Corporate Secretary or any Assistant Secretary and duly attested and sealed with the Company's seal by a Secretary or Assistant Secretary, or (b) duly executed (under seal, if required) by one or more Attorneys-in-Fact and Agents pursuant to the power prescribed in his or her certificate or their certificates of authority or by one or more Company officers pursuant to a written delegation of authority, and it is

FURTHER RESOLVED, that the signature of each of the following officers: President, any Executive Vice President, any Senior Vice President, any Vice President, any Assistant Vice President, any Secretary, any Assistant Secretary, and the seal of the Company may be affixed by facsimile to any Power of Attorney or to any certificate relating thereto appointing Resident Vice Presidents, Resident Assistant Secretaries or Attorneys-in-Fact for purposes only of executing and attesting bonds and undertakings and other writings obligatory in the nature thereof, and any such Power of Attorney or certificate bearing such facsimile signature or facsimile seal shall be valid and binding upon the Company and any such power so executed and certified by such facsimile signature and facsimile seal shall be valid and binding on the Company in the future with respect to any bond or understanding to which it is attached.

I, **Kevin E. Hughes**, the undersigned, Assistant Secretary of each of the Companies, do hereby certify that the above and foregoing is a true and correct copy of the Power of Attorney executed by said Companies, which remains in full force and effect.

Dated this August 8, 2025 .

_____
Kevin E. Hughes, Assistant Secretary

To verify the authenticity of this Power of Attorney, please call us at 1-800-421-3880.
Please refer to the above-named Attorney(s)-in-Fact and the details of the bond to which this Power of Attorney is attached.

Docusign Envelope ID: D45D09D4-C3C2-4DB2-B9B3-4015288E9AF3

TRAVELERS

1 Tower Square, Hartford, CT 06183

August 8, 2025

Skanska USA Building, Inc
PO Box 1995
Vancouver, WA 98668-199

RE: Vancouver Public Works Operations Center Bid Package #31A Early Sitework

To Whom It May Concern:

The undersigned surety companies are pleased to execute contract bonds for Granite Construction Incorporated and its subsidiaries, including Granite Construction Company. The Principal has been provided with performance, payment, and warranty bonds since 1926. During that time, individual bonds have been underwritten in excess of $1,000,000,000, while an aggregate work program well above that amount has been supported. Additionally, participation in joint venture projects has exceeded $1 billion.

The aggregate bonding capacity is $10,000,000,000; current available bonding capacity as of August 8, 2025 is approximately $6,724,086,712. It is the current intent of the sureties to provide 100% performance and payment bonds, subject to acceptable contract terms and conditions and underwriting conditions at the time the bonds are requested by Granite Construction Company. Our consideration and issuance of bonds is a matter solely between Granite Construction Company and ourselves, and we assume no liability to third parties or to you by the issuance of this letter.

We have the utmost confidence in the integrity and ability of Granite Construction Company and consider, them to be one of the premier construction companies in the United States. We are pleased to give them our highest recommendation.

Sincerely,

TRAVELERS CASUALTY and SURETY COMPANY of AMERICA, A.M. Best Rating: A++ XV
FEDERAL INSURANCE COMPANY, A.M. Best Rating: A++ XV
THE CONTINENTAL INSURANCE COMPANY, A.M. Best Rating: A XV

Isabel Barron
Attorney in Fact

THE CONTINENTAL INSURANCE COMPANY

FEDERAL INSURANCE COMPANY INDIANA

TRAVELERS CASUALTY AND SURETY COMPANY OF AMERICA HARTFORD, CONN.

Docusign Envelope ID: D45D09D4-C3C2-4DB2-B9B3-4015288E9AF3

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

ACKNOWLEDGMENT

State of California
County of Santa Cruz)

On August 8, 2025 before me, Maria Gomez, Notary Public
(insert name and title of the officer)

personally appeared Isabel Barron,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

NROE1 MARIA GOMEZ COMM. #2414077 Notary Public - California Santa Cruz County My Comm. Expires Sep. 24, 2026 NROE1

Signature Maria Gomez (Seal)
Maria Gomez, Notary Public

TRAVELERS

Travelers Casualty and Surety Company of America
Travelers Casualty and Surety Company
St. Paul Fire and Marine Insurance Company

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS: That Travelers Casualty and Surety Company of America, Travelers Casualty and Surety Company, and St. Paul Fire and Marine Insurance Company are corporations duly organized under the laws of the State of Connecticut (herein collectively called the "Companies"), and that the Companies do hereby make, constitute and appoint **Isabel Barron** of **WATSONVILLE**, **California**, their true and lawful Attorney(s)-in-Fact to sign, execute, seal and acknowledge any and all bonds, recognizances, conditional undertakings and other writings obligatory in the nature thereof on behalf of the Companies in their business of guaranteeing the fidelity of persons, guaranteeing the performance of contracts and executing or guaranteeing bonds and undertakings required or permitted in any actions or proceedings allowed by law.

IN WITNESS WHEREOF, the Companies have caused this instrument to be signed, and their corporate seals to be hereto affixed, this **21st** day of **April**, **2021**.

State of Connecticut

City of Hartford ss.

By: _____
Robert L. Raney, Senior Vice President

On this the **21st** day of **April**, **2021**, before me personally appeared **Robert L. Raney**, who acknowledged himself to be the Senior Vice President of each of the Companies, and that he, as such, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing on behalf of said Companies by himself as a duly authorized officer.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

My Commission expires the **30th** day of **June**, **2026**

_____
Anna P. Nowik, Notary Public

This Power of Attorney is granted under and by the authority of the following resolutions adopted by the Boards of Directors of each of the Companies, which resolutions are now in full force and effect, reading as follows:

RESOLVED, that the Chairman, the President, any Vice Chairman, any Executive Vice President, any Senior Vice President, any Vice President, any Second Vice President, the Treasurer, any Assistant Treasurer, the Corporate Secretary or any Assistant Secretary may appoint Attorneys-in-Fact and Agents to act for and on behalf of the Company and may give such appointee such authority as his or her certificate of authority may prescribe to sign with the Company's name and seal with the Company's seal bonds, recognizances, contracts of indemnity, and other writings obligatory in the nature of a bond, recognizance, or conditional undertaking, and any of said officers or the Board of Directors at any time may remove any such appointee and revoke the power given him or her; and it is

FURTHER RESOLVED, that the Chairman, the President, any Vice Chairman, any Executive Vice President, any Senior Vice President or any Vice President may delegate all or any part of the foregoing authority to one or more officers or employees of this Company, provided that each such delegation is in writing and a copy thereof is filed in the office of the Secretary; and it is

FURTHER RESOLVED, that any bond, recognizance, contract of indemnity, or writing obligatory in the nature of a bond, recognizance, or conditional undertaking shall be valid and binding upon the Company when (a) signed by the President, any Vice Chairman, any Executive Vice President, any Senior Vice President or any Vice President, any Second Vice President, the Treasurer, any Assistant Treasurer, the Corporate Secretary or any Assistant Secretary and duly attested and sealed with the Company's seal by a Secretary or Assistant Secretary; or (b) duly executed (under seal, if required) by one or more Attorneys-in-Fact and Agents pursuant to the power prescribed in his or her certificate or their certificates of authority or by one or more Company officers pursuant to a written delegation of authority; and it is

FURTHER RESOLVED, that the signature of each of the following officers: President, any Executive Vice President, any Senior Vice President, any Vice President, any Assistant Vice President, any Secretary, any Assistant Secretary, and the seal of the Company may be affixed by facsimile to any Power of Attorney or to any certificate relating thereto appointing Resident Vice Presidents, Resident Assistant Secretaries or Attorneys-in-Fact for purposes only of executing and attesting bonds and undertakings and other writings obligatory in the nature thereof, and any such Power of Attorney or certificate bearing such facsimile signature or facsimile seal shall be valid and binding upon the Company and any such power so executed and certified by such facsimile signature and facsimile seal shall be valid and binding on the Company in the future with respect to any bond or understanding to which it is attached.

I, **Kevin E. Hughes**, the undersigned, Assistant Secretary of each of the Companies, do hereby certify that the above and foregoing is a true and correct copy of the Power of Attorney executed by said Companies, which remains in full force and effect.

Dated this August 8, 2025

_____
Kevin E. Hughes, Assistant Secretary

To verify the authenticity of this Power of Attorney, please call us at 1-800-421-3880.
Please refer to the above-named Attorney(s)-in-Fact and the details of the bond to which this Power of Attorney is attached.

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

My Commission Expires March 2, 2026

M. Bent — Notary Public

CERTIFICATE

I, Paula Kolsrud, Assistant Secretary of The Continental Insurance Company, a Pennsylvania insurance company, do hereby certify that the Power of Attorney herein above set forth is still in force, and further certify that the By-Law and Resolutions of the Board of Directors of the insurance company printed below this certificate are still in force. In testimony whereof I have hereunto subscribed my name and affixed the seal of the said insurance company this August 8, 2025

.

The Continental Insurance Company

Paula Kolsrud — Assistant Secretary

Authorizing By-Laws and Resolutions

ADOPTED BY THE BOARD OF DIRECTORS OF THE CONTINENTAL INSURANCE COMPANY:

This Power of Attorney is made and executed pursuant to and by authority of the following resolution duly adopted by the Board of Directors of the Company at a meeting held on May 10, 1995.

"RESOLVED: That any Senior or Group Vice President may authorize an officer to sign specific documents, agreements and instruments on behalf of the Company provided that the name of such authorized officer and a description of the documents, agreements or instruments that such officer may sign will be provided in writing by the Senior or Group Vice President to the Secretary of the Company prior to such execution becoming effective.

This Power of Attorney is signed by Larry Kasten, Vice President, who has been authorized pursuant to the above resolution to execute power of attorneys on behalf of The Continental Insurance Company.

This Power of Attorney is signed and sealed by facsimile under and by the authority of the following Resolution adopted by the Board of Directors of the Company by unanimous written consent dated the 25th day of April, 2012.

"Whereas, the bylaws of the Company or specific resolution of the Board of Directors has authorized various officers (the "Authorized Officers") to execute various policies, bonds, undertakings and other obligatory instruments of like nature; and

Whereas, from time to time, the signature of the Authorized Officers, in addition to being provided in original, hard copy format, may be provided via facsimile or otherwise in an electronic format (collectively, "Electronic Signatures"), Now therefore be it resolved: that the Electronic Signature of any Authorized Officer shall be valid and binding on the Company."

This Power of Attorney may be signed by digital signature and sealed by a digital or otherwise electronic-formatted corporate seal under and by the authority of the following Resolution adopted by the Board of Directors of the Company by unanimous written consent dated the 27th day of April, 2022:

"RESOLVED: That it is in the best interest of the Company to periodically ratify and confirm any corporate documents signed by digital signatures and to ratify and confirm the use of a digital or otherwise electronic-formatted corporate seal, each to be considered the act and deed of the Company."

Go to www.cnasurety.com > Owner / Obligee Services > Validate Bond Coverage, if you want to verify bond authenticity.

Docusign Envelope ID: D45D09D4-C3C2-4DB2-B9B3-4015288E9AF3

March 14, 2024

Granite Construction Company
585 West Beach Street
Watsonville, CA 95076

RE: Washington Department of Labor and Industries
Workers' Compensation Experience Modification

To Whom It May Concern:

The following are the current and past four years Washington Department of Labor and Industries Workers' Compensation Experience Modifications.

The modifications are currently effective January 1st for the period of one year.

January 2024	.6683
January 2023	.5477
January 2022	.5477
January 2021	.4919
January 2020	.5991

Do not hesitate to contact us with any additional questions.

Regards,

Kimberly Leikam
Account Executive
Alliant Insurance Services, Inc. | Construction Services Group
O) 415-403-1491
kleikam@alliant.com| www.alliant.com
CA License# 0C36861

Docusign Envelope ID: D45D09D4-C3C2-4DB2-B9B3-4015288E9AF3

VPOC MACC #2

8713 Northeast 94th Avenue, Vancouver, WA 98662, United States of America

Sent proposal revision #1: $78,000

Submitted Aug 20, 2025 at 5:09 AM PDT

Open Door Construction LLC
POB 61361, Suite 209, Durham, NC 27715, United States of America

Tony Tosh | Project Manager | +1 704-834-1077 | opendoorconstructionllc@gmail.com

Line Items

Description	Quantity	Unit Cost	Total Cost
Early Sitework (Remaining scope not listed below)			$12,000
Retaining Wall #1			$26,000
Erosion and Sedimentation Controls			$20,000
PCB Removal and Disposal			$12,200
Emergency Response Material/Equipment Allowance Input $3,000			$3,000
Emergency Response Labor Allowance 120 labor hours	120	$4 /hou	$4,800
Trench Safety RCW 39.04.180			$0
Base Bid			**$78,000**

Alternates

Deductive alternate to omit handling and disposal of shotcrete spoils	$0

Inclusions

Pursuant to and in compliance with the Bid Package and Instructions To Bidders, the undersigned hereby certifies they have carefully examined the Contract Documents, conditions affecting the work, and is familiar with the site; and having made the necessary examinations hereby proposes to furnish all labor, materials, equipment, and services necessary to complete the scope of work and provide payment and performance bonds in strict accordance with the above named documents for the lump sum base bid amounts	Yes
In compliance with 296-127 WAC the Contractor shall pay all fees associated with the Intent and Affidavit of Wages Paid to the Department of Labor and Industries. These costs are included in the bid.	Yes
This project is subject RCW 39.12, Washington State's Prevailing Wage Act. Wage rates are based on January 15, 2025. These costs are included in the bid.	Yes
Bidder has familiarized themselves with the contract requirements and the project schedule included as Exhibit D and D-1.	Yes
Subcontractor shall guarantee and maintain its bid for a period of 60 days after the date bids are opened. The undersigned agrees to execute Skanska U.S.A. Building, Inc.'s Subcontract form without exception for the scope of work defined in the attached and the sum noted above. Bidder shall submit executed Subcontract and insurance certificate within 10 days after receipt of the Letter of Intent and Award.	Yes
Requirements to bid and perform work exceeding $300,000. Bidder has included and attached to this bid form a bid bond for 5% of the bid value and a surety letter for a payment and performance bond for the bid value.	Yes
By submitting this proposal, Bidder confirms compliance with bidder responsibility criteria outlined in RCW 39.04.350. Bidder shall provide a sworn statement in accordance with chapter 5.50 RCW verifying compliance with RCW 39.04.350 (1) (g). Bidder must provide the sworn statement within 5-days of notice of intent to award from the Contractor, and prior to formal Contract award.	Yes

Scope-Specific Information and Unit Costs

Receipt of Addenda numbered # through ##	yes 1-5
State of Washington Contractor's License No.	no
Legal Name of Bidder	Tony Tosh Open Door Construction LLC

NON-RESPONSIVE

Docusign Envelope ID: D45D09D4-C3C2-4DB2-B9B3-4015288E9AF3

VPOC MACC #2

8713 Northeast 94th Avenue, Vancouver, WA 98662, United States of America

4125009: VPOC MACC #2

Prepared by Skanska - 1010 NW Flanders Street, Suite 500, Portland, OR 97209, United States of America

Bid Package Lead: Derek Bourque (derek.bourque@skanska.com)

Project Location: 8713 Northeast 94th Avenue, Vancouver, WA 98662, United States of America

31 B: Site Retaining Wall #2

Generated August 22, 2025

Base Bid

	DBM Contractors, Inc. Submitted by Chris Wahl **$1,882,457** Original Proposal, August 22, 2025				Pacific Foundation, Inc. Submitted by Sam Siechta **$1,953,759** Revision #1, August 22, 2025				Dewitt Construction Inc. Submitted by Garett Speyer **$2,255,770** Original Proposal, August 22, 2025				Drill Tech Drilling & Shoring, Inc. Submitted by Isaias Molina **$3,898,169** Original Proposal, August 22, 2025			
	Unit	Qty	Unit Cost	Total Cost	Unit	Qty	Unit Cost	Total Cost	Unit	Qty	Unit Cost	Total Cost	Unit	Qty	Unit Cost	Total Cost
LINE ITEMS				**$1,882,457**				**$1,953,759**				**$2,255,770**				**$3,898,169**
Site Retaining wall #2				$1,882,457				$1,953,759				$2,255,770				$3,833,177
Trench Safety RCW 39.04.180				$0				$0				$0				$64,992
ALTERNATES																
Deductive Alternate #1: Omit Shotcrete and Reinforcing				$574,735				$529,909				$644,350				$586,075
INCLUSIONS				**$0**				**$0**				**$0**				**$0**
Pursuant to and in compliance with the Bid Package, and Instructions To Bidders, the undersigned hereby certifies they have carefully examined the Contract Documents, conditions affecting the work, and is familiar with the site; and having made the necessary examinations hereby proposes to furnish all labor, materials, equipment, and services necessary to complete the scope of work and provide payment and performance bonds in strict accordance with the above named documents for the lump sum base bid amounts			YES				YES				YES				YES	
In compliance with 296-127 WAC the Contractor shall pay all fees associated with the Intent and Affidavit of Wages Paid to the Department of Labor and Industries. These costs are included in the bid.			YES				YES				YES				YES	
This project is subject RCW 39.12, Washington State's Prevailing Wage Act. Wage rates are based on January 15, 2025. These costs are included in the bid.			YES				YES				YES				YES	
Bidder has familiarized themselves with the contract requirements and the project schedule included as Exhibit D and D-1.			YES				YES				YES				YES	
Subcontractor shall guarantee and maintain its bid for a period of 60 days after the date bids are opened. The undersigned agrees to execute Skanska U.S.A. Building, Inc.'s Subcontract form without exception for the scope of work defined in the attached and the sum noted above. Bidder shall submit executed Subcontract and insurance certificate within 10 days after receipt of the Letter of Intent and Award.			YES				YES				YES				NO	
Requirements to bid and perform work exceeding $300,000. Bidder has included and attached to this bid form a bid bond for 5% of the bid value and a surety letter for a payment and performance bond for the bid value.			YES				YES				YES				YES	
By submitting this proposal, Bidder confirms compliance with bidder responsibility criteria outlined in RCW 39.04.350. Bidder shall provide a sworn statement in accordance with chapter 5.50 RCW verifying compliance with RCW 39.04.350 (1) (g). Bidder must provide the sworn statement within 5-days of notice of intent to award from the Contractor, and prior to formal Contract award.			YES				YES				YES				YES	
Base Bid Total				**$1,882,457**				**$1,953,759**				**$2,255,770**				**$3,898,169**
SCOPE-SPECIFIC INFORMATION																
Receipt of Addenda numbered # through ##	1-5				1-5				1-5				1 through 5			
State of Washington Contractor's License No.	DONALI*331RQ				PACIFFI883CP				DEWITCI055QA				DRILLTD000KC			
Legal Name of Bidder	Donald B Murphy Contractors, Inc.				Pacific Foundation Inc				DeWitt Construction Inc.				Drill Tech Drilling & Shoring, Inc.			
Summary					Thank you for the opportunity, please see attached.								Good morning,Attached, please find Statement of Bond Capacity, Bid Bond, and Experience Modifica			

DS MN

City of Vancouver Procurement

Initial DB

Skanska USA Building Inc.

Docusign Envelope ID: D45D09D4-C3C2-4DB2-B9B3-4015288E9AF3

VPOC MACC #2

8713 Northeast 94th Avenue, Vancouver, WA 98662, United States of America

Sent proposal: $1,882,457

Submitted Aug 22, 2025 at 8:23 AM PDT

DBM Contractors, Inc.
1220 S 356th St, Federal Way, WA 98003, USA

Chris Wahl | chris.wahl@dbmcontractors.com

Line Items

Description	Quantity	Unit Cost	Total Cost
Site Retaining wall #2			$1,882,457
Trench Safety RCW 39.04.180			$0
Base Bid			**$1,882,457**

Alternates

Deductive Alternate #1: Omit Shotcrete and Reinforcing	$574,735

Inclusions

Pursuant to and in compliance with the Bid Package, and Instructions To Bidders, the undersigned hereby certifies they have carefully examined the Contract Documents, conditions affecting the work, and is familiar with the site; and having made the necessary examinations hereby proposes to furnish all labor, materials, equipment, and services necessary to complete the scope of work and provide payment and performance bonds in strict accordance with the above named documents for the lump sum base bid amounts	Yes
In compliance with 296-127 WAC the Contractor shall pay all fees associated with the Intent and Affidavit of Wages Paid to the Department of Labor and Industries. These costs are included in the bid.	Yes
This project is subject RCW 39.12, Washington State's Prevailing Wage Act. Wage rates are based on January 15, 2025. These costs are included in the bid.	Yes
Bidder has familiarized themselves with the contract requirements and the project schedule included as Exhibit D and D-1.	Yes
Subcontractor shall guarantee and maintain its bid for a period of 60 days after the date bids are opened. The undersigned agrees to execute Skanska U.S.A. Building, Inc.'s Subcontract form without exception for the scope of work defined in the attached and the sum noted above. Bidder shall submit executed Subcontract and insurance certificate within 10 days after receipt of the Letter of Intent and Award.	Yes
Requirements to bid and perform work exceeding $300,000. Bidder has included and attached to this bid form a bid bond for 5% of the bid value and a surety letter for a payment and performance bond for the bid value.	Yes
By submitting this proposal, Bidder confirms compliance with bidder responsibility criteria outlined in RCW 39.04.350. Bidder shall provide a sworn statement in accordance with chapter 5.50 RCW verifying compliance with RCW 39.04.350 (1) (g). Bidder must provide the sworn statement within 5-days of notice of intent to award from the Contractor, and prior to formal Contract award.	Yes

Scope-Specific Information and Unit Costs

Receipt of Addenda numbered # through ##	1-5
State of Washington Contractor's License No.	DONALI*331RQ
Legal Name of Bidder	Donald B Murphy Contractors, Inc.

Attachments

DBM Bid Bond - City of Vanc... (798 KB)

DBM Surety Letter - 2025 (el... (227 KB)

Docusign Envelope ID: D45D09D4-C3C2-4DB2-B9B3-4015288E9AF3

BID BOND

Conforms with The American Institute of Architects, A.I.A. Document No. A-310

KNOW ALL BY THESE PRESENTS, That we, Donald B. Murphy Contractors, Inc.

as Principal, hereinafter called the Principal,

and the Liberty Mutual Insurance Company,

of Seattle, Washington, a corporation duly organized under

the laws of the State of Massachusetts, as Surety, hereinafter called the Surety, are held and firmly bound unto

Skanska USA Building, Inc. as Obligee, hereinafter called the Obligee,

in the sum of Five Percent (5%) of Bid Amount

Dollars ($ Five Percent (5%) of Bid Amount), for the payment of which sum well and truly to be made, the said Principal and the said Surety, bind ourselves, our heirs, executors, administrators, successors and assigns, jointly and severally, firmly by these presents.

WHEREAS, the Principal has submitted a bid for Site Retaining Wall at VPOC CoV, Vancouver Public Works Operations Campus - 31B Site Retaining Wall #2, 25-1467

NOW, THEREFORE, if the Obligee shall accept the bid of the Principal and the Principal shall enter into a Contract with the Obligee in accordance with the terms of such bid, and give such bond or bonds as may be specified in the bidding or Contract Documents with good and sufficient surety for the faithful performance of such Contract and for the prompt payment of labor and material furnished in the prosecution thereof, or in the event of the failure of the Principal to enter such Contract and give such bond or bonds, if the Principal shall pay to the Obligee the difference not to exceed the penalty hereof between the amount specified in said bid and such larger amount for which the Obligee may in good faith contract with another party to perform the Work covered by said bid, then this obligation shall be null and void, otherwise to remain in full force and effect.

Signed and sealed this 15th day of August, 2025.

Witness

Donald B. Murphy Contractors, Inc. (Seal)
Principal
Title

Annelies M. Richie
Witness

Liberty Mutual Insurance Company
By
Christopher Kinyon
Attorney-in-Fact

S-0054/GE 12/00

XDP

Liberty Mutual SURETY

POWER OF ATTORNEY

Liberty Mutual Insurance Company
The Ohio Casualty Insurance Company
West American Insurance Company

Certificate No: **8214128-023049**

KNOWN ALL PERSONS BY THESE PRESENTS: That The Ohio Casualty Insurance Company is a corporation duly organized under the laws of the State of New Hampshire, that Liberty Mutual Insurance Company is a corporation duly organized under the laws of the State of Massachusetts, and West American Insurance Company is a corporation duly organized under the laws of the State of Indiana (herein collectively called the "Companies"), pursuant to and by authority herein set forth, does hereby name, constitute and appoint, James B. Binder; Charla M. Boadle; Amelia G. Burrill; Brandon K. Bush; Julie A. Craker; Carley Espiritu; Jacob T. Haddock; Brent E. Heilesen; Lindsey Elaine Jorgensen; Aliceon A. Keltner; Christopher Kinyon; Holli Lagerquist; Michael Mansfield; Jamie L. Marques; Kari Michelle Motley; Justin Dean Price; Annelies M. Richie; Tamara A. Ringeisen; Travis J. Robles; Donald Percell Shanklin, Jr., Edward Sims, Katharine J. Snider; Lois F. Weathers; Sarah Whitaker; Eric A. Zimmerman

all of the city of Tacoma state of WA each individually if there be more than one named, its true and lawful attorney-in-fact to make, execute, seal, acknowledge and deliver, for and on its behalf as surety and as its act and deed, any and all undertakings, bonds, recognizances and other surety obligations, in pursuance of these presents and shall be as binding upon the Companies as if they have been duly signed by the president and attested by the secretary of the Companies in their own proper persons.

IN WITNESS WHEREOF, this Power of Attorney has been subscribed by an authorized officer or official of the Companies and the corporate seals of the Companies have been affixed thereto this 2nd day of June, 2025.

Liberty Mutual Insurance Company
The Ohio Casualty Insurance Company
West American Insurance Company

By: _____
Nathan J. Zangerle, Assistant Secretary

State of PENNSYLVANIA
County of MONTGOMERY ss

On this 2nd day of June, 2025 before me personally appeared Nathan J. Zangerle, who acknowledged himself to be the Assistant Secretary of Liberty Mutual Insurance Company, The Ohio Casualty Company, and West American Insurance Company, and that he, as such, being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing on behalf of the corporations by himself as a duly authorized officer.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my notarial seal at Plymouth Meeting, Pennsylvania, on the day and year first above written.

Commonwealth of Pennsylvania - Notary Seal
Teresa Pastella, Notary Public
Montgomery County
My commission expires March 28, 2029
Commission number 1126044
Member, Pennsylvania Association of Notaries

By: _____
Teresa Pastella, Notary Public

This Power of Attorney is made and executed pursuant to and by authority of the following By-laws and Authorizations of The Ohio Casualty Insurance Company, Liberty Mutual Insurance Company, and West American Insurance Company which resolutions are now in full force and effect reading as follows:

ARTICLE IV – OFFICERS: Section 12. Power of Attorney.
Any officer or other official of the Corporation authorized for that purpose in writing by the Chairman or the President, and subject to such limitation as the Chairman or the President may prescribe, shall appoint such attorneys-in-fact, as may be necessary to act in behalf of the Corporation to make, execute, seal, acknowledge and deliver as surety any and all undertakings, bonds, recognizances and other surety obligations. Such attorneys-in-fact, subject to the limitations set forth in their respective powers of attorney, shall have full power to bind the Corporation by their signature and execution of any such instruments and to attach thereto the seal of the Corporation. When so executed, such instruments shall be as binding as if signed by the President and attested to by the Secretary. Any power or authority granted to any representative or attorney-in-fact under the provisions of this article may be revoked at any time by the Board, the Chairman, the President or by the officer or officers granting such power or authority.

ARTICLE XIII – Execution of Contracts: Section 5. Surety Bonds and Undertakings.
Any officer of the Company authorized for that purpose in writing by the chairman or the president, and subject to such limitations as the chairman or the president may prescribe, shall appoint such attorneys-in-fact, as may be necessary to act in behalf of the Company to make, execute, seal, acknowledge and deliver as surety any and all undertakings, bonds, recognizances and other surety obligations. Such attorneys-in-fact subject to the limitations set forth in their respective powers of attorney, shall have full power to bind the Company by their signature and execution of any such instruments and to attach thereto the seal of the Company. When so executed such instruments shall be as binding as if signed by the president and attested by the secretary.

Certificate of Designation – The President of the Company, acting pursuant to the Bylaws of the Company, authorizes Nathan J. Zangerle, Assistant Secretary to appoint such attorneys-in-fact as may be necessary to act on behalf of the Company to make, execute, seal, acknowledge and deliver as surety any and all undertakings, bonds, recognizances and other surety obligations.

Authorization – By unanimous consent of the Company's Board of Directors, the Company consents that facsimile or mechanically reproduced signature of any assistant secretary of the Company, wherever appearing upon a certified copy of any power of attorney issued by the Company in connection with surety bonds, shall be valid and binding upon the Company with the same force and effect as though manually affixed.

I, Renee C. Llewellyn, the undersigned, Assistant Secretary, The Ohio Casualty Insurance Company, Liberty Mutual Insurance Company, and West American Insurance Company do hereby certify that the original power of attorney of which the foregoing is a full, true and correct copy of the Power of Attorney executed by said Companies, is in full force and effect and has not been revoked.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the seals of said Companies this 15th day of August, 2025.

By: _____
Renee C. Llewellyn, Assistant Secretary

Not valid for mortgage, note, loan, letter of credit, currency rate, interest rate or residual value guarantees.

For bond and/or Power of Attorney (POA) verification inquiries, please call 610-832-8240 or email HOSUR@libertymutual.com.

Docusign Envelope ID: D45D09D4-C3C2-4DB2-B9B3-4015288E9AF3

February 13, 2025

Re: Donald B. Murphy Contractors, Inc.
Prequalification Letter

To Whom It May Concern:

It has been the privilege of Propel Insurance and Liberty Mutual Insurance Company to provide surety bonds on behalf of Donald B. Murphy Contractors, Inc. for over 49 years, during which time Donald B. Murphy Contractors, Inc. has performed, and we have issued performance and payment bond for contracts valued in the $20-$30 million range. In our opinion, Donald B. Murphy Contractors, Inc. remains properly financed, well equipped, and capably managed.

At the present time, Liberty Mutual Insurance Company provides a $45 Million single project and $75 Million aggregate surety program to Donald B. Murphy Contractors, Inc. As always, Liberty Mutual Insurance Company reserves the right to perform normal underwriting at the time of any bond request, including, without limitation, prior review and approval of relevant contract documents, bond forms, and project financing. We assume no liability to your or your affiliates if for any reason we do not execute such bonds.

Liberty Mutual Insurance Company is listed on the U.S. Treasury Department's Listing of Approved Sureties (Department Circular 570), and is rated A (Excellent), XV by A.M. Best Company.

Very Truly Yours,
Liberty Mutual Insurance Company

By: Carley Espiritu, Attorney-in-Fact

Find your momentum

Docusign Envelope ID: D45D09D4-C3C2-4DB2-B9B3-4015288E9AF3

VPOC MACC #2

8713 Northeast 94th Avenue, Vancouver, WA 98662, United States of America

Sent proposal revision #1: $1,953,758.70

Submitted Aug 22, 2025 at 10:43 AM PDT

Pacific Foundation, Inc.
7206 Northeast 47th Avenue, Vancouver, WA 98661, USA

Sam Slechta | Project Manager/Estimator | +1 360-200-6608 | +1 360-216-5169 | sam@pacific-foundation.com

Line Items

Description	Quantity	Unit Cost	Total Cost
Site Retaining wall #2			$1,953,758.70
Trench Safety RCW 39.04.180			$0
Base Bid			**$1,953,758.70**

Alternates

Deductive Alternate #1: Omit Shotcrete and Reinforcing	$529,909.19

Inclusions

Pursuant to and in compliance with the Bid Package, and Instructions To Bidders, the undersigned hereby certifies they have carefully examined the Contract Documents, conditions affecting the work, and is familiar with the site; and having made the necessary examinations hereby proposes to furnish all labor, materials, equipment, and services necessary to complete the scope of work and provide payment and performance bonds in strict accordance with the above named documents for the lump sum base bid amounts	Yes
In compliance with 296-127 WAC the Contractor shall pay all fees associated with the Intent and Affidavit of Wages Paid to the Department of Labor and Industries. These costs are included in the bid.	Yes
This project is subject RCW 39.12, Washington State's Prevailing Wage Act. Wage rates are based on January 15, 2025. These costs are included in the bid.	Yes
Bidder has familiarized themselves with the contract requirements and the project schedule included as Exhibit D and D-1.	Yes
Subcontractor shall guarantee and maintain its bid for a period of 60 days after the date bids are opened. The undersigned agrees to execute Skanska U.S.A. Building, Inc.'s Subcontract form without exception for the scope of work defined in the attached and the sum noted above. Bidder shall submit executed Subcontract and insurance certificate within 10 days after receipt of the Letter of Intent and Award.	Yes
Requirements to bid and perform work exceeding $300,000. Bidder has included and attached to this bid form a bid bond for 5% of the bid value and a surety letter for a payment and performance bond for the bid value.	Yes
By submitting this proposal, Bidder confirms compliance with bidder responsibility criteria outlined in RCW 39.04.350. Bidder shall provide a sworn statement in accordance with chapter 5.50 RCW verifying compliance with RCW 39.04.350 (1) (g). Bidder must provide the sworn statement within 5-days of notice of intent to award from the Contractor, and prior to formal Contract award.	Yes

Scope-Specific Information and Unit Costs

Receipt of Addenda numbered # through ##	1-5
State of Washington Contractor's License No.	PACIFFI883CP
Legal Name of Bidder	Pacific Foundation Inc

Additional Information

Notes Thank you for the opportunity, please see attached.

Docusign Envelope ID: D45D09D4-C3C2-4DB2-B9B3-4015288E9AF3

VPOC MACC #2

8713 Northeast 94th Avenue, Vancouver, WA 98662, United States of America

Attachments

- 25213 VPOC Shoring Proposa... (519 KB)
- Bid Bond.pdf (454 KB)
- Bondability Letter.pdf (301 KB)
- Bid Form Addendum 1.pdf (315 KB)

Docusign Envelope ID: D45D09D4-C3C2-4DB2-B9B3-4015288E9AF3

AIA® Document A310™ – 2010

Bid Bond

CONTRACTOR:
(Name, legal status and address)
Pacific Foundation, Inc.
1400 Columbia Street
Vancouver, WA 98660

SURETY:
(Name, legal status and principal place of business)
Merchants Bonding Company (Mutual)
P.O. BOX 14498
DES MOINES, IA 50306 - 3498

OWNER:
(Name, legal status and address)
Skanska USA Building, Inc.
P.O. Box 1995,
Vancouver WA, 98668-1995

BOND AMOUNT: $ Five Percent of Amount Bid (5% of Bid)

PROJECT:
(Name, location or address, and Project number, if any)
Vancouver Public Works Operations Center
Bid Package 31B - Site Retaining Wall #2
Skanska USA Building Inc.
City of Vancouver WA

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

Any singular reference to Contractor, Surety, Owner or other party shall be considered plural where applicable.

The Contractor and Surety are bound to the Owner in the amount set forth above, for the payment of which the Contractor and Surety bind themselves, their heirs, executors, administrators, successors and assigns, jointly and severally, as provided herein. The conditions of this Bond are such that if the Owner accepts the bid of the Contractor within the time specified in the bid documents, or within such time period as may be agreed to by the Owner and Contractor, and the Contractor either (1) enters into a contract with the Owner in accordance with the terms of such bid, and gives such bond or bonds as may be specified in the bidding or Contract Documents, with a surety admitted in the jurisdiction of the Project and otherwise acceptable to the Owner, for the faithful performance of such Contract and for the prompt payment of labor and material furnished in the prosecution thereof; or (2) pays to the Owner the difference, not to exceed the amount of this Bond, between the amount specified in said bid and such larger amount for which the Owner may in good faith contract with another party to perform the work covered by said bid, then this obligation shall be null and void, otherwise to remain in full force and effect. The Surety hereby waives any notice of an agreement between the Owner and Contractor to extend the time in which the Owner may accept the bid. Waiver of notice by the Surety shall not apply to any extension exceeding sixty (60) days in the aggregate beyond the time for acceptance of bids specified in the bid documents, and the Owner and Contractor shall obtain the Surety's consent for an extension beyond sixty (60) days.

If this Bond is issued in connection with a subcontractor's bid to a Contractor, the term Contractor in this Bond shall be deemed to be Subcontractor and the term Owner shall be deemed to be Contractor.

When this Bond has been furnished to comply with a statutory or other legal requirement in the location of the Project, any provision in this Bond conflicting with said statutory or legal requirement shall be deemed deleted herefrom and provisions conforming to such statutory or other legal requirement shall be deemed incorporated herein. When so furnished, the intent is that this Bond shall be construed as a statutory bond and not as a common law bond.

Init. /

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User Notes: (1667516258)

Docusign Envelope ID: D45D09D4-C3C2-4DB2-B9B3-4015288E9AF3

Signed and sealed this 11th day of August, 2025

Nicole Gorbitt	Pacific Foundation, Inc.
(Witness)	*(Contractor as Principal)* *(Seal)*
	By:
	(Title)
	Merchants Bonding Company (Mutual)
	(Surety) *(Seal)*
Gary McCann	
(Witness) Gary McCann	*(Title)* Ian J. Campbell (Attorney-in-Fact)

Init.

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User Notes:
(1667516258)

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. 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

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. -o- INCORPORATED 2003

MERCHANTS BONDING COMPANY (MUTUAL) -o- INCORPORATED 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- INCORPORATED 2003

MERCHANTS BONDING COMPANY (MUTUAL) -o- INCORPORATED 1933

William Warner Jr.
Secretary

POA 0018 (1/24)

Docusign Envelope ID: D45D09D4-C3C2-4DB2-B9B3-4015288E9AF3

VPOC MACC #2

8713 Northeast 94th Avenue, Vancouver, WA 98662, United States of America

Sent proposal: $2,255,770

Submitted Aug 22, 2025 at 8:27 AM PDT

Dewitt Construction Inc.
10311 Northeast 72nd Avenue, Vancouver, WA 98686, United States of America

Garett Speyer | Superintendent/Estimator | +1 360-713-1046 | +1 360-713-1046 | garett@dewittconst.com

Line Items

Description	Quantity	Unit Cost	Total Cost
Site Retaining wall #2			$2,255,770
Trench Safety RCW 39.04.180			$0
Base Bid			**$2,255,770**

Alternates

Deductive Alternate #1: Omit Shotcrete and Reinforcing	$644,350

Inclusions

Pursuant to and in compliance with the Bid Package, and Instructions To Bidders, the undersigned hereby certifies they have carefully examined the Contract Documents, conditions affecting the work, and is familiar with the site; and having made the necessary examinations hereby proposes to furnish all labor, materials, equipment, and services necessary to complete the scope of work and provide payment and performance bonds in strict accordance with the above named documents for the lump sum base bid amounts	Yes
In compliance with 296-127 WAC the Contractor shall pay all fees associated with the Intent and Affidavit of Wages Paid to the Department of Labor and Industries. These costs are included in the bid.	Yes
This project is subject RCW 39.12, Washington State's Prevailing Wage Act. Wage rates are based on January 15, 2025. These costs are included in the bid.	Yes
Bidder has familiarized themselves with the contract requirements and the project schedule included as Exhibit D and D-1.	Yes
Subcontractor shall guarantee and maintain its bid for a period of 60 days after the date bids are opened. The undersigned agrees to execute Skanska U.S.A. Building, Inc.'s Subcontract form without exception for the scope of work defined in the attached and the sum noted above. Bidder shall submit executed Subcontract and insurance certificate within 10 days after receipt of the Letter of Intent and Award.	Yes
Requirements to bid and perform work exceeding $300,000. Bidder has included and attached to this bid form a bid bond for 5% of the bid value and a surety letter for a payment and performance bond for the bid value.	Yes
By submitting this proposal, Bidder confirms compliance with bidder responsibility criteria outlined in RCW 39.04.350. Bidder shall provide a sworn statement in accordance with chapter 5.50 RCW verifying compliance with RCW 39.04.350 (1) (g). Bidder must provide the sworn statement within 5-days of notice of intent to award from the Contractor, and prior to formal Contract award.	Yes

Scope-Specific Information and Unit Costs

Receipt of Addenda numbered # through ##	1-5
State of Washington Contractor's License No.	DEWITCI055QA
Legal Name of Bidder	DeWitt Construction Inc.

Additional Information

Notes

Docusign Envelope ID: D45D09D4-C3C2-4DB2-B9B3-4015288E9AF3

VPOC MACC #2

8713 Northeast 94th Avenue, Vancouver, WA 98662, United States of America

Attachments

Bid Bond & Surety - DeWitt -... (176 KB)

Docusign Envelope ID: D45D09D4-C3C2-4DB2-B9B3-4015288E9AF3

BID BOND

Conforms with The American Institute of Architects, A.I.A. Document No. A-310

KNOW ALL BY THESE PRESENTS, That we, DeWitt Construction, Inc.

as Principal, hereinafter called the Principal,

and the Markel Insurance Company,

of Vancouver, Washington, a corporation duly organized under

the laws of the State of Illinois, as Surety, hereinafter called the Surety, are held and firmly bound unto

Skanska USA as Obligee, hereinafter called the Obligee,

in the sum of Five Percent (5%) of Bid Amount

Dollars ($ 5% of Bid Amount), for the payment of which sum well and truly to be made, the said Principal and the said Surety, bind ourselves, our heirs, executors, administrators, successors and assigns, jointly and severally, firmly by these presents.

WHEREAS, the Principal has submitted a bid for BPOC MACC #2; BP# 31B

NOW, THEREFORE, if the Obligee shall accept the bid of the Principal and the Principal shall enter into a Contract with the Obligee in accordance with the terms of such bid, and give such bond or bonds as may be specified in the bidding or Contract Documents with good and sufficient surety for the faithful performance of such Contract and for the prompt payment of labor and material furnished in the prosecution thereof, or in the event of the failure of the Principal to enter such Contract and give such bond or bonds, if the Principal shall pay to the Obligee the difference not to exceed the penalty hereof between the amount specified in said bid and such larger amount for which the Obligee may in good faith contract with another party to perform the Work covered by said bid, then this obligation shall be null and void, otherwise to remain in full force and effect.

Signed and sealed this 15th day of August, 2025.

Witness

DeWitt Construction, Inc. (Seal)

Principal

Title

Risk and Safety Manager

Lois F. Weathers

Witness

Markel Insurance Company

By

Travis J. Robles

Attorney-in-Fact

DEWITT CONSTRUCTION, INC CORPORATE SEAL OREGON

MARKEL INSURANCE CORPORATE COMPANY SEAL ILLINOIS

S-0054/GE 12/00

XDP

Docusign Envelope ID: D45D09D4-C3C2-4DB2-B9B3-4015288E9AF3

POA# 4710014

JOINT LIMITED POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS: That SureTec Insurance Company, a Corporation duly organized and existing under the laws of the State of Texas and having its principal office in the County of Harris, Texas and Markel Insurance Company (the "Company"), a corporation duly organized and existing under the laws of the state of Illinois, and having its principal administrative office in Glen Allen, Virginia, does by these presents make, constitute and appoint:

Aliceon A. Keltner, Annelies M. Richie, Carley Espiritu, Christopher Kinyon, Jamie L. Marques, Holli Lagerquist, Tamara A. Ringeisen, Katharine J. Snider, Amelia G. Burrill, Justin Dean Price, Lindsey Elaine Jorgensen, Lois F. Weathers, Sarah Whitaker, Julie A. Craker, Charla M. Boadle, Travis J. Robles

Their true and lawful agent(s) and attorney(s)-in-fact, each in their separate capacity if more than one is named above, to make, execute, seal and deliver for and on their own behalf, individually as a surety or jointly, as co-sureties, and as their act and deed any and all bonds and other undertaking in suretyship provided, however, that the penal sum of any one such instrument executed hereunder shall not exceed the sum of:

Fifty Million and 00/100 Dollars ($50,000,000.00)

This Power of Attorney is granted and is signed and sealed under and by the authority of the following Resolutions adopted by the Board of Directors of SureTec Insurance Company and Markel Insurance Company:

"RESOLVED, That the President, any Senior Vice President, Vice President, Assistant Vice President, Secretary, Assistant Secretary, Treasurer or Assistant Treasurer and each of them hereby is authorized to execute powers of attorney, and such authority can be executed by use of facsimile signature, which may be attested or acknowledged by any officer or attorney, of the company, qualifying the attorney or attorneys named in the given power of attorney, to execute in behalf of, and acknowledge as the act and deed of the SureTec Insurance Company and Markel Insurance Company, as the case may be, all bond undertakings and contracts of suretyship, and to affix the corporate seal thereto."

IN WITNESS WHEREOF, Markel Insurance Company and SureTec Insurance Company have caused their official seal to be hereunto affixed and these presents to be signed by their duly authorized officers on the 6th day of June , 2025 .

SureTec Insurance Company

By: _____
Michael C. Keimig, President

SURETEC INSURANCE COMPANY SEAL TEXAS

MARKEL INSURANCE COMPANY CORPORATE SEAL ILLINOIS

Markel Insurance Company

By: _____
Lindey Jennings, Vice President

State of Texas
County of Harris:

On this 6th day of June , 2025 A. D., before me, a Notary Public of the State of Texas, in and for the County of Harris, duly commissioned and qualified, came THE ABOVE OFFICERS OF THE COMPANIES, to me personally known to be the individuals and officers described in, who executed the preceding instrument, and they acknowledged the execution of same, and being by me duly sworn, disposed and said that they are the officers of the said companies aforesaid, and that the seals affixed to the proceeding instrument are the Corporate Seals of said Companies, and the said Corporate Seals and their signatures as officers were duly affixed and subscribed to the said instrument by the authority and direction of the said companies, and that Resolutions adopted by the Board of Directors of said Companies referred to in the preceding instrument is now in force.

IN TESTIMONY WHEREOF, I have hereunto set my hand, and affixed my Official Seal at the County of Harris, the day and year first above written.

JULIE E. MCCLARY
Notary Public State of Texas
Commission # 12947680-5
Commission Expires March 29, 2026

By: _____
Julie E. McClary, Notary Public
My commission expires 3/29/2026

We, the undersigned Officers of SureTec Insurance Company and Markel Insurance Company do herby certify that the original POWER OF ATTORNEY of which the foregoing is a full, true and correct copy is still in full force and effect and has not been revoked.

IN WITNESS WHEREOF, we have hereunto set our hands, and affixed the Seals of said Companies, on the 15th day of August , 2025 .

SureTec Insurance Company

By: _____
M. Brent Beaty, Assistant Secretary

MARKEL INSURANCE COMPANY CORPORATE SEAL ILLINOIS

Markel Insurance Company

By: _____
Andrew Marquis, Assistant Secretary

Any Instrument Issued in excess of the penalty stated above is totally void and without any validity. 4710014
For verification of the authority of this Power you may call (713)812-0800 on any business day between 8:30 AM and 5:00 PM CST.

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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)

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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, Attorney-in-Fact

The F&D/Zurich carries an A+ (Superior) XV rating and are authorized to do business in all 50 States, including the territories of Guam and Puerto Rico. Both are US Treasury-Listed.

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ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Butte)

On August 14, 2025 before me, Sara Walliser, Notary Public
(insert name and title of the officer)

personally appeared Elizabeth Collodi,
who proved to me on the basis of satisfactory evidence to be the person(~~s~~) whose name(~~s~~) is/~~are~~ subscribed to the within instrument and acknowledged to me that ~~he~~/she/~~they~~ executed the same in ~~his~~/her/~~their~~ authorized capacity(~~ies~~), and that by ~~his~~/her/~~their~~ signature(~~s~~) on the instrument the person(~~s~~), or the entity upon behalf of which the person(~~s~~) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

SARA WALLISER
COMM. # 2449544
NOTARY PUBLIC - CALIFORNIA
COUNTY OF BUTTE
Comm. Expires JUL 5, 2027

Signature _____ **(Seal)**

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ZURICH AMERICAN INSURANCE COMPANY
COLONIAL AMERICAN CASUALTY AND SURETY COMPANY
FIDELITY AND DEPOSIT COMPANY OF MARYLAND
POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS: That the ZURICH AMERICAN INSURANCE COMPANY, a corporation of the State of New York, the COLONIAL AMERICAN CASUALTY AND SURETY COMPANY, a corporation of the State of Illinois, and the FIDELITY AND DEPOSIT COMPANY OF MARYLAND a corporation of the State of Illinois (herein collectively called the "Companies"), Thomas O. McClellan, Vice President, in pursuance of authority granted by Article V, Section 8, of the By-Laws of said Companies, which are set forth on the reverse side hereof and are hereby certified to be in full force and effect on the date hereof, do hereby nominate, constitute, and appoint **Samantha Watkins, Steven L. Williams, Phil Watkins, Jennifer Lakmann, Brad Espinosa, Paula Senna, Pam Sey, Breanna Boatright, Kathleen Le, Cassandra Medina, John Hopkins, Sara Walliser, Renee Ramsey, Sharon Smith, Jessica Monlux, Elizabeth Collodi, John Weber, Deanna Quintero, Joseph H. Weber, Matthew Foster, all of Chico, California**, its true and lawful agent and Attorney-in-Fact, to make, execute, seal and deliver, for, and on its behalf as surety, and as its act and deed: any and all bonds and undertakings, and the execution of such bonds or undertakings in pursuance of these presents, shall be as binding upon said Companies, as fully and amply, to all intents and purposes, as if they had been duly executed and acknowledged by the regularly elected officers of the ZURICHAMERICAN INSURANCE COMPANY at its office in New York, New York., the regularly elected officers of the COLONIAL AMERICAN CASUALTY AND SURETY COMPANY at its office in Owings Mills, Maryland., and the regularly elected officers of the FIDELITY AND DEPOSIT COMPANY OF MARYLAND at its office in Owings Mills, Maryland, in their own proper persons.

The said Vice President does hereby certify that the extract set forth on the reverse side hereof is a true copy of Article V, Section 8, of the By-Laws of said Companies, and is now in force.

IN WITNESS WHEREOF, the said Vice-President has hereunto subscribed his/her names and affixed the Corporate Seals of the said **ZURICH AMERICAN INSURANCE COMPANY, COLONIAL AMERICAN CASUALTY AND SURETY COMPANY, and FIDELITY AND DEPOSIT COMPANY OF MARYLAND**, this 3rd day of February, A.D. 2025.

SEAL SEAL SEAL

ATTEST:
ZURICH AMERICAN INSURANCE COMPANY
COLONIAL AMERICAN CASUALTY AND SURETY COMPANY
FIDELITY AND DEPOSIT COMPANY OF MARYLAND

By: Thomas O. McClellan
Vice President

By: Dawn E. Brown
Secretary

State of Maryland
County of Baltimore

On this 3rd day of February A.D. 2025, before the subscriber, a Notary Public of the State of Maryland, duly commissioned and qualified, **Thomas O. McClellan, Vice President and Dawn E. Brown, Secretary** of the Companies, to me personally known to be the individuals and officers described in and who executed the preceding instrument, and acknowledged the execution of same, and being by me duly sworn, deposeth and saith, that he/she is the said officer of the Company aforesaid, and that the seals affixed to the preceding instrument are the Corporate Seals of said Companies, and that the said Corporate Seals and the signature as such officer were duly affixed and subscribed to the said instrument by the authority and direction of the said Corporations.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my Official Seal the day and year first above written.

Genevieve M. Maison
Notary Public
My Commission Expire January 27, 2029

Authenticity of this bond can be confirmed at bondvalidator.zurichna.com or 410-559-8790

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EXTRACT FROM BY-LAWS OF THE COMPANIES

"Article V, Section 8, Attorneys-in-Fact. The Chief Executive Officer, the President, or any Executive Vice President or Vice President may, by written instrument under the attested corporate seal, appoint attorneys-in-fact with authority to execute bonds, policies, recognizances, stipulations, undertakings, or other like instruments on behalf of the Company, and may authorize any officer or any such attorney-in-fact to affix the corporate seal thereto; and may with or without cause modify of revoke any such appointment or authority at any time."

CERTIFICATE

I, the undersigned, Vice President of the ZURICH AMERICAN INSURANCE COMPANY, the COLONIAL AMERICAN CASUALTY AND SURETY COMPANY, and the FIDELITY AND DEPOSIT COMPANY OF MARYLAND, do hereby certify that the foregoing Power of Attorney is still in full force and effect on the date of this certificate; and I do further certify that Article V, Section 8, of the By-Laws of the Companies is still in force.

This Power of Attorney and Certificate may be signed by facsimile under and by authority of the following resolution of the Board of Directors of the ZURICH AMERICAN INSURANCE COMPANY at a meeting duly called and held on the 15th day of December 1998.

RESOLVED: "That the signature of the President or a Vice President and the attesting signature of a Secretary or an Assistant Secretary and the Seal of the Company may be affixed by facsimile on any Power of Attorney...Any such Power or any certificate thereof bearing such facsimile signature and seal shall be valid and binding on the Company."

This Power of Attorney and Certificate may be signed by facsimile under and by authority of the following resolution of the Board of Directors of the COLONIAL AMERICAN CASUALTY AND SURETY COMPANY at a meeting duly called and held on the 5th day of May, 1994, and the following resolution of the Board of Directors of the FIDELITY AND DEPOSIT COMPANY OF MARYLAND at a meeting duly called and held on the 10th day of May, 1990.

RESOLVED: "That the facsimile or mechanically reproduced seal of the company and facsimile or mechanically reproduced signature of any Vice-President, Secretary, or Assistant Secretary of the Company, whether made heretofore or hereafter, wherever appearing upon a certified copy of any power of attorney issued by the Company, shall be valid and binding upon the Company with the same force and effect as though manually affixed.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed the corporate seals of the said Companies, this 14th day of August, 2025.

Colonial American Casualty and Surety Company CORPORATE SEAL

ZURICH AMERICAN INSURANCE COMPANY CORPORATE SEAL 1971 NEW YORK

Fidelity and Deposit Company of Maryland CORPORATE SEAL 1890

MJ Pethick

Mary Jean Pethick
Vice President

TO REPORT A CLAIM WITH REGARD TO A SURETY BOND, PLEASE SUBMIT A COMPLETE DESCRIPTION OF THE CLAIM INCLUDING THE PRINCIPAL ON THE BOND, THE BOND NUMBER, AND YOUR CONTACT INFORMATION TO:

Zurich Surety Claims
1299 Zurich Way
Schaumburg, IL 60196-1056
reportsfclaims@zurichna.com
800-626-4577

Authenticity of this bond can be confirmed at bondvalidator.zurichna.com or 410-559-8790

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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

Docusign Envelope ID: D45D09D4-C3C2-4DB2-B9B3-4015288E9AF3

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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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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TABLE OF ARTICLES

1 INITIAL INFORMATION

2 GENERAL PROVISIONS

3 CONTRACTOR'S RESPONSIBILITIES

4 OWNER'S RESPONSIBILITIES

5 COMPENSATION AND PAYMENTS FOR PRECONSTRUCTION PHASE SERVICES

6 COMPENSATION FOR CONSTRUCTION PHASE SERVICES

7 COST OF THE WORK FOR CONSTRUCTION PHASE

8 DISCOUNTS, REBATES, AND REFUNDS

9 SUBCONTRACTS AND OTHER AGREEMENTS

10 ACCOUNTING RECORDS

11 PAYMENTS FOR CONSTRUCTION PHASE SERVICES

12 DISPUTE RESOLUTION

13 TERMINATION OR SUSPENSION

14 MISCELLANEOUS PROVISIONS

15 SCOPE OF THE AGREEMENT

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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TABLE OF ARTICLES

1 GENERAL PROVISIONS

2 OWNER

3 CONTRACTOR

4 ARCHITECT

5 SUBCONTRACTORS

6 CONSTRUCTION BY OWNER OR BY SEPARATE CONTRACTORS

7 CHANGES IN THE WORK

8 TIME

9 PAYMENTS AND COMPLETION

10 PROTECTION OF PERSONS AND PROPERTY

11 INSURANCE AND BONDS

12 UNCOVERING AND CORRECTION OF WORK

13 MISCELLANEOUS PROVISIONS

14 TERMINATION OR SUSPENSION OF THE CONTRACT

15 CLAIMS AND DISPUTES

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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	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				

Docusign Envelope ID: EEDC4ADA-11D6-4A29-9A49-F85F18C15F3D

Cost Responsibility Matrix

Item/Task		Precon. Services Cost	Const. Manager's Fee	Specified General Conditions	Cost of Work/ MACC	Negotiated Support Services	Const. Manager's Contingency	Owner
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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				

Docusign Envelope ID: EEDC4ADA-11D6-4A29-9A49-F85F18C15F3D

Cost Responsibility Matrix

Item/Task		Precon. Services Cost	Const. Manager's Fee	Specified General Conditions	Cost of Work/ MACC	Negotiated Support Services	Const. Manager's Contingency	Owner
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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				

Docusign Envelope ID: EEDC4ADA-11D6-4A29-9A49-F85F18C15F3D

Cost Responsibility Matrix

Item/Task		Precon. Services Cost	Const. Manager's Fee	Specified General Conditions	Cost of Work/ MACC	Negotiated Support Services	Const. Manager's Contingency	Owner
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.								
Costs of document reproduction and delivery charges except for subcontractor bid packages, fax transmissions, long-distance phone calls, postage and parcel delivery charges, telephone and internet service at the site and reasonable petty cash expenses of the site office.				X				
Project Substantial Completion, Punchlist, Final Completion and Warrantee period requirements, deliverables, Work, tasks, processes, procedures, administration and coordination.				X				
Management, coordination and administration of work during commissioning process.				X				
All required and necessary Owner training.								
Notify, manage, coordinate and scheduling the independent special testing agency work and keep records of testing reports.				X				
Submit information as required to CPARB, after GMP				X				
Cost estimating after GMP.				X				
Facilitation of preconstruction, construction progress, pre-installation, subcontractor, and other construction related meetings after GMP, including meeting facilitation/administration and recording and distribution of minutes.				X				
Subcontract/subcontractor management, administration and coordination.				X				
GCCM's project-related accounting, cost accounting, cash flow analysis and record keeping realated to those functions.				X				
Mangement and administration of regulatory requirements.				X				
Maintain and update building information models during construction.				X				
Cost for company-owned vehicles or vehicle allowances for employees and the mileage, maintenance and fuel costs for such vehicles.				X				

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Subcontractor outreach to develop interest in the project after the GMP.				X				
All costs related to project closeout including, but not limited to, labor, activities and procedures.				X				
GC/CM's costs for hard-wired service connections, connection fees and monthly service charges for computers, internet, phone, copy machines and fax machines. Note that subcontractor costs for these items shall be included in the cost of the work.				X				
All costs related to project record documents.				X				
Cost of the Work/MACC (Definition)					X			
Allowances for Work that is not fully defined and/or quantified at the time of the GMP.					X			
Subcontractor bid document reproduction, after GMP, unless paid directly by Owner.					X			
Subcontractor cost(s) including labor, materials, equipment, rentals, fee, insurance, bonds etc. as allowed by the Contract Documents.					X			
Design-build subcontractor(s) and designer(s) as required by the Contract Documents.					X			
Wages or salaries of GC/CM's construction workers performing construction of the work at the site.					X			
Personnel payroll related costs required by law or collective bargaining for taxes, insurance, contributions, assessments. For personnel not covered by collective bargaining, sick leave, medical and health benefits, holidays, vacation time and pensions.					X			
Cost of materials and equipment, including transportation and off-site storage, to be incorporated in the construction.					X			

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Costs of transportation, storage, installation, dismantling, maintenance and removal of materials, supplies, temporary facilities, machinery, equipment and hand tools not customarily owned by construction workers that are provided by GCCM and fully consumed in performance of the work.					X			
Rental charges from a third party for temporary facilities, machinery, equipment and hand tools not customarily owned by construction workers that are provided by GCCM at the site and costs of transportation, installation, dismantling, minor repairs and removal of such temporary facilities, machinery, equipment and hand tools.					X			
Rentals from the GC/CM or an entity that it or any of it's owners has ownership.					X			
Subcontractor cost for progress cleaning including removal of rubbish and debris from the site of the Work and its proper and legal disposal. Note that a separate, specific subcontract for progress cleaning, rubbish removal and debris removal not normally included in a trade subcontract is not allowed as a cost of the Work.					X			
Fees of laboratories for tests required of the GCCM by the Contract Documents, except those related to defective or nonconforming work.					X			
Royalties and license fees paid fro the use of a particular design, process or product required by the contract documents.					X			
Deposits lost for causes other than the GC/CM's negligence or failure to fulfill a specific responsibility in the Contract Documents.					X			
Subcontractor permits, fees and licenses.					X			
Material, equipment, product and system warranties.					X			
Cutting, patching and restoration.					X			
Costs associated with uncovering work that is prematurely covered up prior to the Owner, Architect or a povernmental authority having been provide proper opportunity to inspect.					X			

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Hazardous materials and unsuitable soils abatement, removal and disposal identified within the Contract Documents.					X			
Subcontractor's costs for hard-wired service connections, connection fees and monthly service charges for computers, phone, copy machines and fax machines. Note that GC/CM's costs for these items shall be included in the Specified General Conditions.					X			
Costs for Subcontractor's electronic equipment and software, including computers, copy machines, printers, scanners, plotters and fax machines and the related connection and useage costs.								
Subcontractor costs for preparing, submitting and approval of submittals including, but not limited to, product data, samples, mockups, shop drawings, layout drawings required by specification divisions 02-49.					X			
Protection of building products subject to damage, under cover in a clean and weather-tight enclosure, with ventilation adequate to prevent condensation and maintain temperature and humidity within range required by manufacturer’s instructions.					X			
Construction waste including on-site containers for waste and recycling as well as related collection and/or disposal costs.								
All costs associated with equipment and utility shutdowns, including costs for associated overtime work, schedule changes or failure to complete utility connections within authorized shutdown periods.					X			
Removal of all temporary support facilities including, but not limited to, hoist power and water infrastructure, hoist foundations, and communications cabling and pathway, unless indicated otherwise in the Contract Documents and restoration of the Project site to original or new conditions, patching and filling as required to match adjacent surfaces.					X			

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Coordinate the need and pay for all electrical power and service with the local public utility. Contractor shall pay for, provide, and install all necessary temporary equipment for the installation and removal of temporary construction power as required for the Project and by the Owner and/or public utility. Temporary equipment shall be installed and maintained in accordance with applicable safety regulations and the Owner's requirements.					X			
Provide and maintain construction lighting to provide adequate general illumination of the work area for all trades. Shield construction lighting from adjacent residential areas.					X			
If Owner's HVAC system is utilized for construction, protect the HVAC system from construction dust contamination, install MERV 8 filter media, Replace Owner's filtration on any return air fan system with a minimum 85 percent filtration media prior to substantial completion and provide cleaning of the components exposed to contamination prior to Owner's occupancy.					X			
Costs associated with Preliminary Cleaning operations as a prerequisite for Architect's Final (Punchlist) Inspection.					X			
Coordinate and pay for: all temporary construction water with the local public utility; all cost of temporary piping including pressure reducing station, back flow preventer; and removal of piping and restoration as required by the public utility at the completion of the Work.					X			
Temporary enclosures including, but not limited to, fire-rated barriers, dustproof enclosures and site fences to protect the Work and to provide for public protection as required by law and ordinance.								
Negotiated Support Services (Definition)						X		

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Cranes and hoisting related costs including, but not limited to, mobile and/or tower cranes, personnel hoists, forklifts, and other specialized lifting apparatus and their labor for operation, as required for the work, if not subcontracted.						X		
GC/CM cost for progress cleaning including removal of rubbish and debris from the site of the Work and its proper and legal disposal, except when performed by a trade subcontractor as part of their subcontract work.						X		
Street cleaning, sweeping, dust control and maintenance/control of traffic, including flaggers, cones, signage, etc., on public streets and roads.						X		
Temporary heat, hookups and toilet & wash facililties.						X		
Temporary hookup, meter, fees and installation for construction utilities including, water, electric, natural gas, sewer and storm water.						X		
Advertisement and negotitiation of subcontractor bid packages after GMP.						X		
Builders Risk Insurance, if not paid by Owner.						X		
Fees for project-specific permits, licenses and the inspections of authorities having jurisdiction required of the GC/CM by the Contract Documents.						X		
Cost for final cleaning required following Architect's Final (Punchlist) Inspection and prior to Substantial Completion.						X		
Except for subcontractor permits, fees and licenses, all additional permits, licenses and micellaneous or ancillary fees required for the execution of the Work, including costs of renewal and penalties.						X		
Temporary protection of trees, shrubs, lawns, walks, pavement, etc.						X		
Temporary trailer/ field office space for Contractor and Owner/Architect, if required.						X		

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Furnish and install project identification sign(s) as designed by Architect.						X		
Cost for utilities (power, water and sewer) used during construction.						X		
Construction site security including security lighting, camera systems, alarm systems, patrols, fire watches, etc., as required.						X		
Temporary, construction utility (water, power, sewer) permits/fees, hook-up and meters.						X		
Provide, install and maintain erosion control measures.						X		
Provide, install and maintain scaffolding and shoring.						X		
Temporary elevator operations during construction and prior to inspection/approval by WA L&I.						X		
Weather protection costs not included in subcontractor bid scope.						X		
Building system mockups required by Contract Documents.						X		
Test Engineer Services						X		
Electrical Testing Subcontractor.						X		
Temporary fire protection.						X		
Furnish adequate temporary facilities for the sole use of the Owner's Testing Agency to provide safe storage and curing space for test specimens that must remain on-site prior to transport to the laboratory.						X		
Provide, install, maintain and remove miscellaneous temporary construction to protect the Work, including but not limited to, all required tarpaulins, canopies, warning signs, steps, bridges, platforms and other temporary construction necessary for the safe and proper completion of the Work.						X		

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Provide, install, maintain and remove temporary noise barriers between work equipment and adjacent facilities or properties as required to Maintain the sound pressure level of exterior construction noise from exceeding 60 decibels with a frequency rating function A (60 dBA) inside adjacent facilities with windows closed between the hours of 7:30 a.m. and 5:30 p.m. weekdays						X		
Services of Contractor's Structural Engineer and Contractor's Surveyor						X		
Travel expenses for out of town travel for project specific purposes, only if approved by the Owner,						X		
Construction Manager's Contingency (Definition)							X	
Costs related to project and design issues that a reasonable construction manager should have resolved during Precon.							X	
Costs for coordination items between drawings, drawings and specifications, items specified and not drawn, ambiguities in the Contract Documents.							X	
Buyout errors or shortfalls, scope gaps and coordination items between disciplines.							X	
Damaged Work not covered by insurance.							X	
Unanticipated General Conditions expenses.							X	
Increases in bid subcontracts and subcontractor performance or failure.							X	
Builders Risk Insurance, if paid by Owner.								X
Changes in scope of the Work after the GMP that result in Change Order.								X

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Concealed or unknown conditions that could not have been reasonably anticipated or discovered by the GC/CM during Preconstruction.								X
Regulatory agency changes after the GMP.								X
Significant design errors or omissions in the drawings or specs that could not have been reasonably anticipated or discovered by the GC/CM prior to GMP.								X
Changes required by governmental inspectors to meet requirements beyond those required in regulations.								X
Adjustments to allowances contained within the GMP.								X
State and local sales taxes.								X
Tests, inspections and reports required by law or otherwise agreed to, including structural, mechanical, chemical, air and water polution and hazardous materials.								X
Existing site survey and legal description.								X
Geotechnical engineering investigations and report.								X
Initial building permit and fees.								X
Independent Testing Agency testing and inspection services.								X
Subcontractor bid document reproduction prior to GMP.								X
Hazardous materials and unsuitable soils abatement, removal and disposal identified within the Contract Documents.								X
Design Team (Architectural & Engineering) Services.								X
Owner's Commissioning Authority.								X
GC/CM Advisory and Project Management Consultant, if applicable.								X

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Auditing Consultant.								X

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AIA® Document A133™ – 2019
Exhibit A

Guaranteed Maximum Price Amendment #6

This sixth Amendment dated the is incorporated into the accompanying AIA Document A133™–2019, Standard Form of Agreement Between Owner and Construction Manager as Constructor where the basis of payment is the Cost of the Work Plus a Fee with a Guaranteed Maximum Price dated the 13th day of June in the year 2025 (the "Agreement")
(In words, indicate day, month, and year.)

for the following **PROJECT:**
(Name and address or location)

Vancouver Public Works Operations Campus
8713 NE 94th Avenue
Vancouver, WA 98662

THE OWNER:
(Name, legal status, and address)

City of Vancouver
PO Box 1995
Vancouver WA 98668

THE CONSTRUCTION MANAGER:
(Name, legal status, and address)

Skanska USA Building Inc
1010 NW Flanders, Ste 500
Portland OR 97209

TABLE OF ARTICLES

A.1 GUARANTEED MAXIMUM PRICE

A.2 DATE OF COMMENCEMENT AND SUBSTANTIAL COMPLETION

A.3 INFORMATION UPON WHICH AMENDMENT IS BASED

A.4 CONSTRUCTION MANAGER'S CONSULTANTS, CONTRACTORS, DESIGN PROFESSIONALS, AND SUPPLIERS

ARTICLE A.1 GUARANTEED MAXIMUM PRICE

§ A.1.1 Guaranteed Maximum Price

Pursuant to Section 3.2.6 of the Agreement, the Owner and Construction Manager hereby amend the Agreement to establish a Guaranteed Maximum Price. As agreed by the Owner and Construction Manager, the Guaranteed Maximum Price is an amount that the Contract Sum shall not exceed. The Contract Sum consists of the Construction Manager's Fee plus the Cost of the Work, as that term is defined in Article 6 of the Agreement.

ADDITIONS AND DELETIONS: The author of this document has added information needed for its completion. The author may also have revised the text of the original AIA standard form. An *Additions and Deletions Report* that notes added information as well as revisions to the standard form text is available from the author and should be reviewed.

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

AIA Document A201™–2017, General Conditions of the Contract for Construction, is adopted in this document by reference. Do not use with other general conditions unless this document is modified.

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User Notes: (2020107107)

§ A.1.1.1 The Contract Sum is guaranteed by the Construction Manager not to exceed $**18,805,030**, 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
Shoring Allowance	$150,000

§ 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

6/23/2026
Date

Attest:

Signed by:
Lisa Brandl
02BF78E9C0DB4DB...
Lisa Brandl, City Clerk

Approved as to form:

DocuSigned by:
Nena Cook
40EE71606C4444D...
Nena Cook, City Attorney

CONTRACTOR:
Skanska USA Building Inc

DocuSigned by:
Albert Martin
E78FA0AF1B3C4CB...
Signature

Albert Martin — Project Executive
Printed Name /Title

6/18/2026
Date

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EXHIBIT A - CONSTRUCTION COST SUMMARY

May 22, 2026

Bid Pkg #	Description of Bid Package (or CSI modified Uniformat)	Original Value	Value of Previous Amendments	Value of Amendment #06		**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**
Bid Group 7						
13A	PEMB H.1 and H.2	$ -	$ -	$ 800,567		**$ 800,567**
1	**Subtotal for Direct Subcontract Work**	**$ -**	**$ 11,999,882**	**$ 800,567**		**$ 12,800,449**
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	PEMB H.2 Shoring Allowance	$ -	$ -	$ 150,000		**$ 150,000**
6	**Subtotal for Other Contract Costs** (Add Lines 2, 3, & 4)	**$ -**	**$ 207,500**	**$ 150,000**		**$ 357,500**
7	**Total Subcontract Costs** (Add Lines 1 & 5)	**$ -**	**$ 12,207,382**	**$ 950,567**		**$ 13,157,949**
8	Negotiated Support Services	$ -	$ 536,188	$ -		**$ 536,188**
9	Builder's Risk Allowance	$ -	$ 500,000	$ -		**$ 500,000**
10	GC/CM Contingency (Subcontract Total x % Shown Below)	$ -	$ 393,848	$ 24,017		**$ 417,865**
11	**Maximum Allowable Construction Cost (MACC)** (Add Lines 6, 7, 8, & 9)	**$ -**	**$ 13,637,418**	**$ 974,584**		**$ 14,612,002**
12	Fixed Amount for Specified General Conditions	$ 2,331,834	$ -	$ -		**$ 2,331,834**
13	GC/CM Fee x % Shown Below)	$ -	$ 658,840	$ 40,209		**$ 699,049**
14	MCCM/ECCM P&P Bond Deduct 0.4%	$ -	$ (840)	$ -		**$ (840)**
15	Change Order No. 1		$ 500,000			**$ 500,000**
16	Change Order No. 2		$ 662,985			**$ 662,985**
17	**Total GMP** (Add Lines 11 through 16)	**$ 2,331,834**	**$ 15,458,403**	**$ 1,014,793**		**$ 18,805,030**
18	Preconstruction Services	$ 897,758.00	$ -	$ -		**$ 897,758**
19	**Total GMP plus Preconstruction Services** (Add Lines 17 and 18)	**$ 3,229,592**	**$ 15,458,403**	**$ 1,014,793**		**$ 19,702,788**

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-6 (Contract AMENDMENT #6)
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 #6:

City of Vancouver (MACC-6 Bid Packages – Early Work Requirements):

1. BP 13A – PEMB H.1 and H.2
   a. Scope of work includes furnish and installation of Pre-Engineered Metal Buildings, PEMB, H.1 and H.2 in accordance with Bid Package 13A, Bid Addenda, and 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%: $40,209.00

ASSUMPTIONS AND CLARIFICATIONS -

1. Assumes a Notice to Proceed, NTP, from the Owner for the bid package values in Amendment Exhibit A, by June 19, 2026, and an executed associated GMP Amendment by June 26, 2026.

EXCLUSIONS -

The following exclusions apply for Amendment #6:

1. Any scope not specifically outlined above

COST BASIS OF AMENDMENT #6

Amendment #6 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 May 1st, 2026, Data Date: May 1st, 2026
4. Bids received on May 21, 2026, for Bid Packages: 13A

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EXHIBIT "C"

MACC-6 (Contract AMENDMENT #6)
Drawings, Specifications, addenda and Reference Documents
Vancouver Public Works Operations Campus.

DRAWINGS & SKETCHES, SPECIFICATIONS, ADDENDA and OTHER DOCUMENTS

The documents listed in this Exhibit C comprised part of the Contract Documents.

Drawings & Sketches

Drawing or Sketch No.	Description	Rev No.	Date
	GENERAL		
G000	GRAPHIC COVER SHEET	10	28-Apr-26
G101	COVER SHEET	10	28-Apr-26
G102	SHEET INDEX	10	28-Apr-26
G201	ABBREVIATIONS, SYMBOLS & GENERAL NOTES	10	28-Apr-26
	CIVIL		
C300	OVERALL GRADING PLAN	8	28-Apr-26
C304	GRADING PLAN	8	28-Apr-26
C307	GRADING PLAN	8	28-Apr-26
C308	GRADING PLAN	8	28-Apr-26
C420	OVERALL SEWER PLAN	8	28-Apr-26
C424	SEWER PLAN	8	28-Apr-26
C427	SEWER PLAN	8	28-Apr-26
C428	SEWER PLAN	8	28-Apr-26
	ARCHITECTURAL		
A101	REFERENCE SITE PLAN	1	28-Apr-26
Ah201	BUILDING H FLOOR PLAN GENERAL NOTES & LEGEND	1	28-Apr-26
Ah202a	BUILDING H REFERENCE FLOOR PLAN	9	28-Apr-26
Ah210a	BUILDING H AREA PLAN (H1)	9	28-Apr-26
Ah210b	BUILDING H AREA PLAN -HIGH BAY (H1)	9	28-Apr-26
Ah211a	BUILDING H AREA PLAN (H2)	9	28-Apr-26
Ah301	BUILDING H ROOF PLAN	9	28-Apr-26
Ah401	BUILDING H REFLECTED CEILING PLAN GENERAL NOTES & LEGEND	9	28-Apr-26
Ah402	BUILDING H REFLECTED CEILING PLAN	9	28-Apr-26
Ah502	BUILDING H EXTERIOR ELEVATIONS (H1)	9	28-Apr-26
Ah503	BUILDING H EXTERIOR ELEVATIONS (H2)	9	28-Apr-26
Ah601	BUILDING H BUILDING SECTIONS	9	28-Apr-26
A2018	FOUNDATION DETAILS (PEMB)	9	28-Apr-26
A2019	FOUNDATION DETAILS (PEMB)	9	28-Apr-26
A2101	FLOOR TYPES, ASSEMBLIES, AND GENERAL NOTES	9	28-Apr-26
A3001	EXTERIOR WALL TYPES GENERAL NOTES & LEGEND	9	28-Apr-26
A3003	EXTERIOR WALL TYPES -PEMB	9	28-Apr-26
A4001	ROOF TYPES & CANOPY	9	28-Apr-26

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EXHIBIT "C"

MACC-6 (Contract AMENDMENT #6)

Drawings, Specifications, addenda and Reference Documents
Vancouver Public Works Operations Campus.

A4013	ROOF DETAILS -PEMB	9	28-Apr-26
A4014	ROOF DETAILS -PEMB	9	28-Apr-26
	STRUCTURAL		
Sh001	BUILDING H -GENERAL NOTES	8	28-Apr-26
Sh002	BUILDING H -GENERAL NOTES	8	28-Apr-26
Sh003	BUILDING H -GENERAL NOTES	8	28-Apr-26
Sh004	BUILDING H -GENERAL NOTES	7	28-Apr-26
Sh005	BUILDING H -GENERAL NOTES	7	28-Apr-26
Sh210	BUILDING H -FOUNDATION PLAN -AREA '1'	8	28-Apr-26
Sh211	BUILDING H -FOUNDATION PLAN -AREA '2'	8	28-Apr-26
Sh301	BUILDING H -FOUNDATION DETAILS	8	28-Apr-26
Sh302	BUILDING H -FOUNDATION DETAILS	8	28-Apr-26
Sh310	BUILDING H -SLAB ON GRADE DETAILS	8	28-Apr-26
	PLUMBING		
Ph001	BUILDING H SYMBOL LIST AND GENERAL NOTES -PLUMBING	9	28-Apr-26
Ph201	BUILDING H FIRST FLOOR PLAN -PLUMBING	9	28-Apr-26
Ph601	BUILDING H RISER DIAGRAMS -PLUMBING	9	28-Apr-26
Ph602	BUILDING H RISER DIAGRAMS -PLUMBING	9	28-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

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EXHIBIT "C"

MACC-6 (Contract AMENDMENT #6)

Drawings, Specifications, addenda and Reference Documents
Vancouver Public Works Operations Campus.

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
133419	METAL BUILDING SYSTEMS		28-Apr-26

Addenda

Addendum No.	Description	Rev No.	Date
01	Bidder Clarifications		5/11/2026
02	Bidder Clarifications		5/14/2026
03	Bidder Clarifications		5/18/2026

Other

Document No.	Document Name	Rev No.	Date
	Geotechnical Report	2	10/2/2025

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EXHIBIT "D"
Contract AMENDMENT #6
Allowance Items
City of Vancouver – Public Works Operations Campus

ALLOWANCE ITEMS -

1. **PEMB H.2 Shoring Allowance =** $150,000 funding to provide shoring for the H.2 Decant Foundations and PEMB structure.

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EXHIBIT "E"
Contract AMENDMENT #6
Alternate Prices
City of Vancouver – Public Works Operations Campus

ALTERNATE PRICES

None

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EXHIBIT "F"
Contract AMENDMENT #6
Unit Prices
City of Vancouver – Public Works Operation Campus

Unit Prices -

1. None

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EXHIBIT "G"
Contract AMENDMENT #6
Early Work Negotiated Support Services
City of Vancouver – Public Works Operations Campus

NEGOTIATED SUPPORT SERVICES

1. **None**

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EXHIBIT “H”
Contract AMENDMENT #6
Project Schedule
City of Vancouver – Public Works Operations Campus

Project Schedule - Data Date May 01, 2026, Run Date: May 01, 2026

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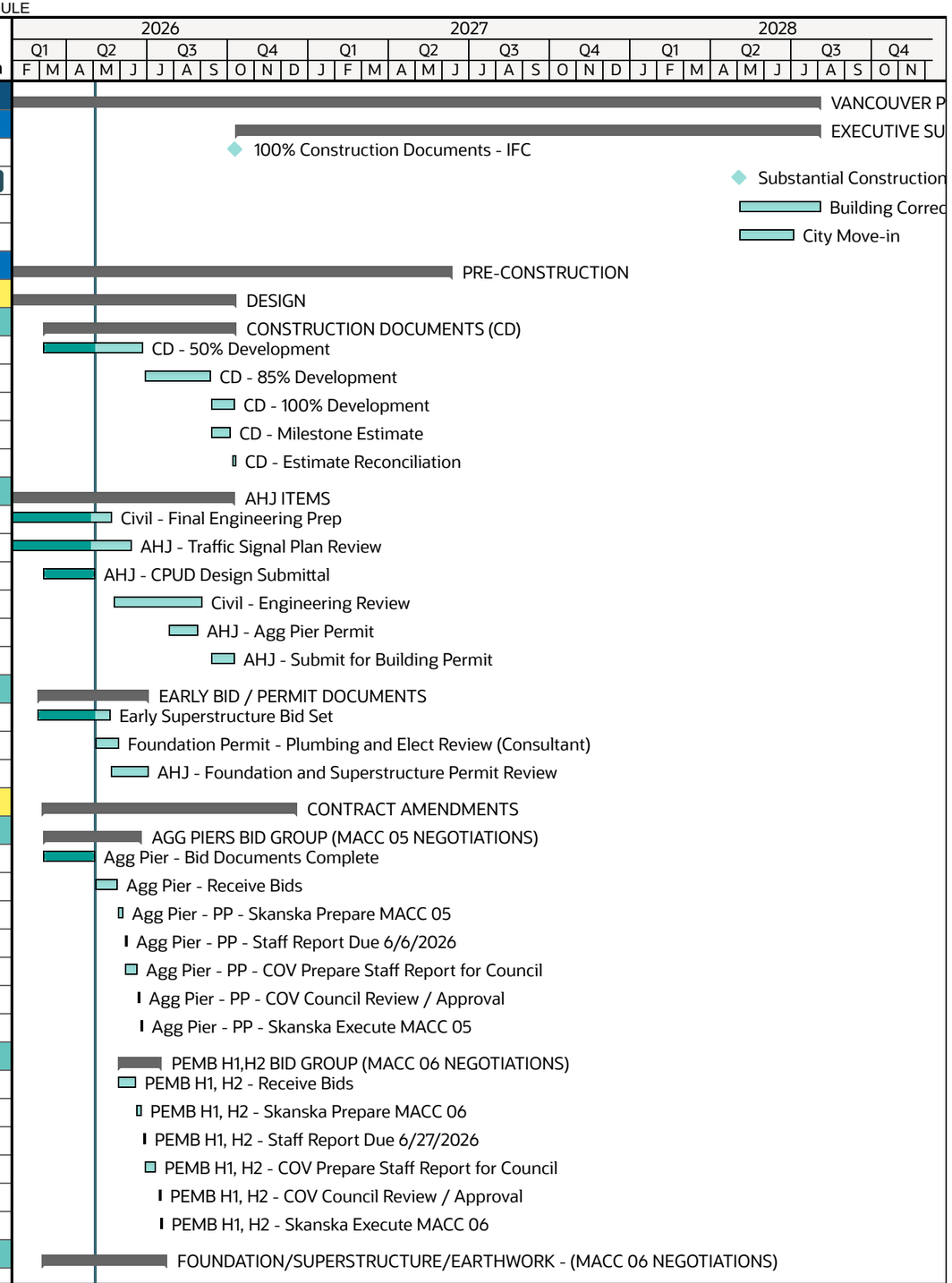
ID	Name	Planned Duration	Remaining Duration	Start	Finish
VANCOUVER PUBLIC WORKS OPS CAMPUS - TILT - CURRENT - A Martin		723d	573d	29-Sep-25 A	02-Aug-28
EXECUTIVE SUMMARY		461d	461d	08-Oct-26	02-Aug-28
DES187	100% Construction Documents - IFC	0d	0d		08-Oct-26
EXE101	Substantial Construction Completion	0d	0d		01-May-28 C
EXE153	Building Correction of Work Period / Final Completion / Cl...	65d	65d	02-May-28	02-Aug-28
EXE143	City Move-in	44d	44d	02-May-28	03-Jul-28
PRE-CONSTRUCTION		367d	283d	22-Dec-25 A	11-Jun-27
DESIGN		197d	113d	02-Jan-26 A	09-Oct-26
CONSTRUCTION DOCUMENTS (CD)		156d	113d	03-Mar-26 A	09-Oct-26
DES300	CD - 50% Development	80d	39d	03-Mar-26 A	25-Jun-26
DES305	CD - 85% Development	53d	53d	26-Jun-26	10-Sep-26
DES310	CD - 100% Development	20d	20d	11-Sep-26	08-Oct-26
DES315	CD - Milestone Estimate	16d	16d	11-Sep-26	02-Oct-26
DES320	CD - Estimate Reconciliation	5d	5d	05-Oct-26	09-Oct-26
AHJ ITEMS		196d	112d	02-Jan-26 A	08-Oct-26
DES404	Civil - Final Engineering Prep	80d	15d	02-Jan-26 A	21-May-26
DES405	AHJ - Traffic Signal Plan Review	110d	30d	05-Jan-26 A	12-Jun-26
DES262	AHJ - CPUD Design Submittal	40d	0d	03-Mar-26 A	01-May-26
DES455	Civil - Engineering Review	71d	71d	22-May-26	01-Sep-26
DES252	AHJ - Agg Pier Permit	25d	25d	24-Jul-26	27-Aug-26
DES414	AHJ - Submit for Building Permit	20d	20d	11-Sep-26	08-Oct-26
EARLY BID / PERMIT DOCUMENTS		90d	43d	25-Feb-26 A	01-Jul-26
DES330	Early Superstructure Bid Set	60d	13d	25-Feb-26 A	19-May-26
DES250	Foundation Permit - Plumbing and Elect Review (Consultant)	20d	20d	01-May-26	29-May-26
DES270	AHJ - Foundation and Superstructure Permit Review	30d	30d	20-May-26	01-Jul-26
CONTRACT AMENDMENTS		204d	160d	02-Mar-26 A	17-Dec-26
AGG PIERS BID GROUP (MACC 05 NEGOTIATIONS)		81d	38d	03-Mar-26 A	24-Jun-26
EW15310	Agg Pier - Bid Documents Complete	25d	0d	03-Mar-26 A	01-May-26
EW15340	Agg Pier - Receive Bids	18d	18d	01-May-26	27-May-26
EW15330	Agg Pier - PP - Skanska Prepare MACC 05	5d	5d	28-May-26	03-Jun-26
EWS447	Agg Pier - PP - Staff Report Due 6/6/2026	1d	1d	04-Jun-26 C	04-Jun-26
EWS457	Agg Pier - PP - COV Prepare Staff Report for Council	10d	10d	05-Jun-26	18-Jun-26
EWS467	Agg Pier - PP - COV Council Review / Approval	1d	1d	19-Jun-26 C	19-Jun-26
EWS477	Agg Pier - PP - Skanska Execute MACC 05	3d	3d	22-Jun-26	24-Jun-26
PEMB H1,H2 BID GROUP (MACC 06 NEGOTIATIONS)		35d	35d	28-May-26	16-Jul-26
EW16330	PEMB H1, H2 - Receive Bids	15d	15d	28-May-26 C	17-Jun-26
EW16340	PEMB H1, H2 - Skanska Prepare MACC 06	5d	5d	18-Jun-26	24-Jun-26
EW16350	PEMB H1, H2 - Staff Report Due 6/27/2026	1d	1d	25-Jun-26 C	25-Jun-26
EW16360	PEMB H1, H2 - COV Prepare Staff Report for Council	10d	10d	26-Jun-26	10-Jul-26
EW16370	PEMB H1, H2 - COV Council Review / Approval	1d	1d	13-Jul-26 C	13-Jul-26
EW16380	PEMB H1, H2 - Skanska Execute MACC 06	3d	3d	14-Jul-26	16-Jul-26
FOUNDATION/SUPERSTRUCTURE/EARTHWORK - (MACC 06 NEGOTIATIONS)		102d	58d	02-Mar-26 A	23-Jul-26



VANCOUVER PUBLIC WORKS OPS CAMPUS - TILT - A Martin
01-May-26

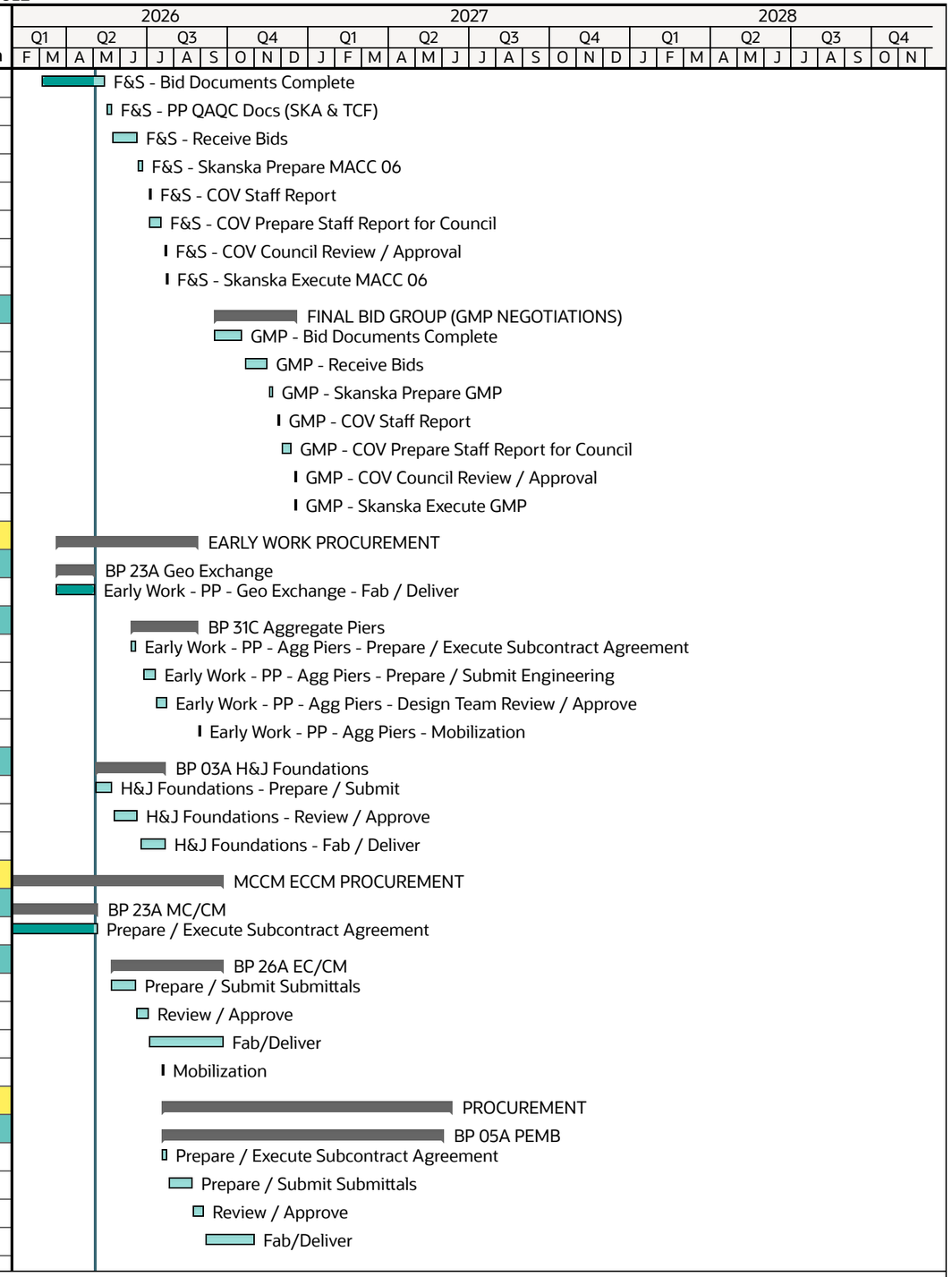
View Name: 02. VPOC - All Remain w/o Float - Deliverable
Filter: Not Complete
Data Date: 01-May-26

SKANSKA

VPOC EXHIBIT H

MACC #6 PEMB BID PACKAGE 13A SCHEDULE

ID	Name	Planned Duration	Remaining Duration	Start	Finish
EW16180	F&S - Bid Documents Complete	53d	9d	02-Mar-26 A	13-May-26
EW16290	F&S - PP QAQC Docs (SKA & TCF)	5d	5d	14-May-26	20-May-26
EW16190	F&S - Receive Bids	20d	20d	21-May-26	18-Jun-26
EW16200	F&S - Skanska Prepare MACC 06	5d	5d	19-Jun-26	25-Jun-26
EWS787	F&S - COV Staff Report	1d	1d	01-Jul-26 C	01-Jul-26
EWS797	F&S - COV Prepare Staff Report for Council	10d	10d	02-Jul-26	16-Jul-26
EWS807	F&S - COV Council Review / Approval	1d	1d	20-Jul-26 C	20-Jul-26
EWS817	F&S - Skanska Execute MACC 06	3d	3d	21-Jul-26	23-Jul-26
FINAL BID GROUP (GMP NEGOTIATIONS)		67d	67d	14-Sep-26	17-Dec-26
EW15360	GMP - Bid Documents Complete	25d	25d	14-Sep-26	16-Oct-26
EW15370	GMP - Receive Bids	20d	20d	19-Oct-26	13-Nov-26
EW15380	GMP - Skanska Prepare GMP	5d	5d	16-Nov-26	20-Nov-26
EWS487	GMP - COV Staff Report	1d	1d	25-Nov-26 C	25-Nov-26
EWS497	GMP - COV Prepare Staff Report for Council	10d	10d	30-Nov-26	11-Dec-26
EWS507	GMP - COV Council Review / Approval	1d	1d	14-Dec-26 C	14-Dec-26
EWS517	GMP - Skanska Execute GMP	3d	3d	15-Dec-26	17-Dec-26
EARLY WORK PROCUREMENT		116d	84d	18-Mar-26 A	28-Aug-26
BP 23A Geo Exchange		20d	0d	18-Mar-26 A	01-May-26
EW14580	Early Work - PP - Geo Exchange - Fab / Deliver	20d	0d	18-Mar-26 A	01-May-26
BP 31C Aggregate Piers		56d	56d	11-Jun-26	28-Aug-26
EWS297	Early Work - PP - Agg Piers - Prepare / Execute Subcontrac...	5d	5d	11-Jun-26	17-Jun-26
EW14510	Early Work - PP - Agg Piers - Prepare / Submit Engineering	10d	10d	25-Jun-26	09-Jul-26
EW14590	Early Work - PP - Agg Piers - Design Team Review / Approve	10d	10d	10-Jul-26	23-Jul-26
EW14600	Early Work - PP - Agg Piers - Mobilization	1d	1d	28-Aug-26	28-Aug-26
BP 03A H&J Foundations		55d	55d	01-May-26	20-Jul-26
EW16351	H&J Foundations - Prepare / Submit	15d	15d	01-May-26 C	21-May-26
EW16361	H&J Foundations - Review / Approve	20d	20d	22-May-26	19-Jun-26
EW16371	H&J Foundations - Fab / Deliver	20d	20d	22-Jun-26	20-Jul-26
MCCM ECCM PROCUREMENT		182d	103d	22-Dec-25 A	25-Sep-26
BP 23A MC/CM		5d	2d	22-Dec-25 A	04-May-26
EWS557	Prepare / Execute Subcontract Agreement	5d	2d	22-Dec-25 A	04-May-26
BP 26A EC/CM		90d	90d	20-May-26	25-Sep-26
EW16250	Prepare / Submit Submittals	20d	20d	20-May-26	17-Jun-26
EW16260	Review / Approve	10d	10d	18-Jun-26	01-Jul-26
EW16270	Fab/Deliver	60d	60d	02-Jul-26	25-Sep-26
EW16280	Mobilization	1d	1d	17-Jul-26	17-Jul-26
PROCUREMENT		230d	230d	17-Jul-26	11-Jun-27
BP 13A PEMB		222d	222d	17-Jul-26	01-Jun-27
EWS567	Prepare / Execute Subcontract Agreement	5d	5d	17-Jul-26	23-Jul-26
EW15580	Prepare / Submit Submittals	20d	20d	24-Jul-26	20-Aug-26
EW15590	Review / Approve	10d	10d	21-Aug-26	03-Sep-26
EW15600	Fab/Deliver	40d	40d	04-Sep-26	30-Oct-26



VANCOUVER PUBLIC WORKS OPS CAMPUS - TILT - A Martin

01-May-26

View Name: 02. VPOC - All Remain w/o Float - Deliverable

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Data Date: 01-May-26

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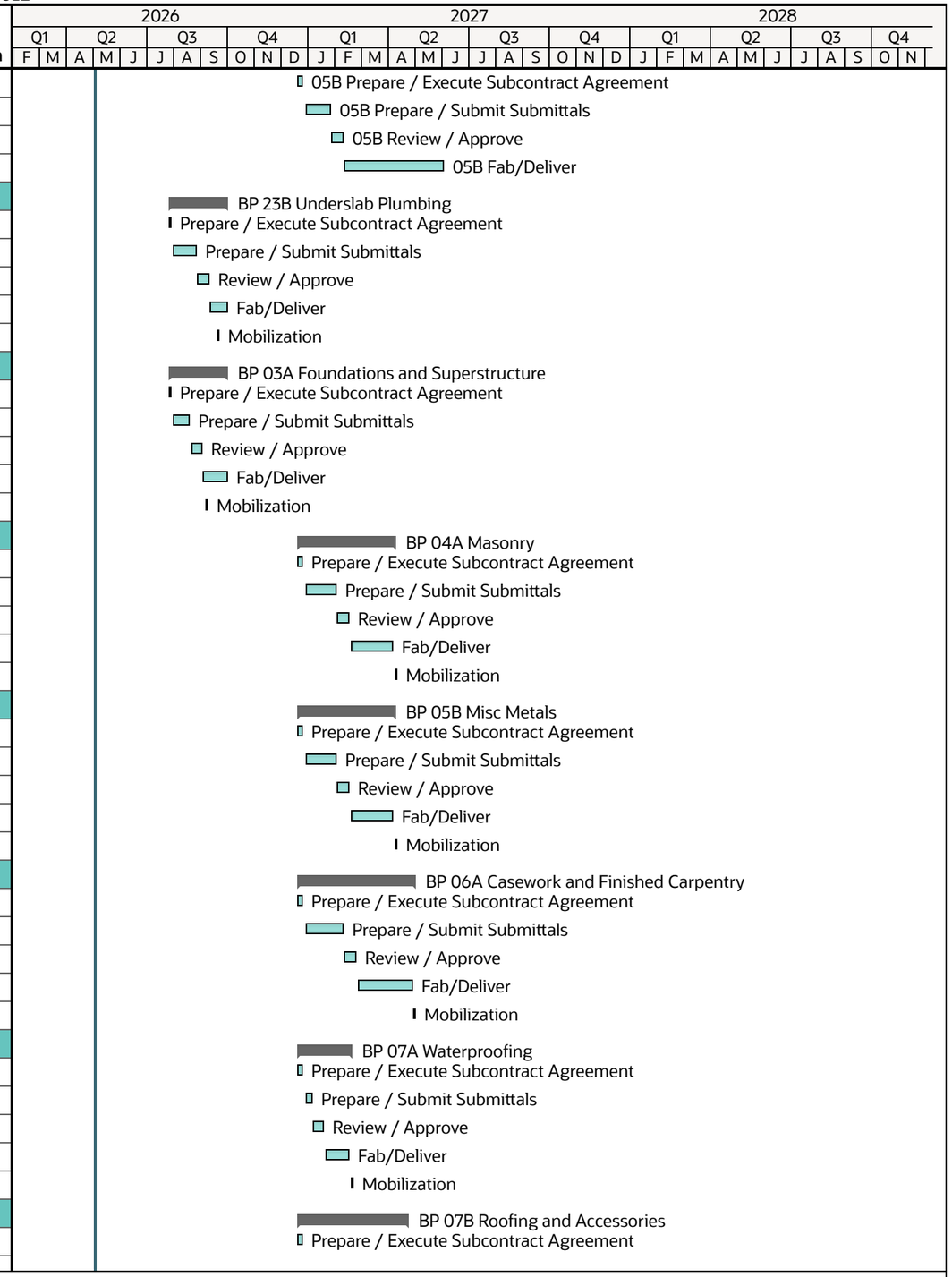
Docusign Envelope ID: 9D4223F2-DD30-864D-81F2-F33CD1D90CED

ID	Name	Planned Duration	Remaining Duration	Start	Finish
EW16140	05B Prepare / Execute Subcontract Agreement	5d	5d	18-Dec-26	24-Dec-26
EW16390	05B Prepare / Submit Submittals	20d	20d	28-Dec-26	25-Jan-27
EW16400	05B Review / Approve	10d	10d	26-Jan-27	08-Feb-27
EW16410	05B Fab/Deliver	80d	80d	09-Feb-27	01-Jun-27
BP 23B Underslab Plumbing		48d	48d	24-Jul-26	30-Sep-26
EWS937	Prepare / Execute Subcontract Agreement	3d	3d	24-Jul-26	28-Jul-26
EW16411	Prepare / Submit Submittals	20d	20d	29-Jul-26	25-Aug-26
EW16421	Review / Approve	10d	10d	26-Aug-26	09-Sep-26
EW16431	Fab/Deliver	15d	15d	10-Sep-26	30-Sep-26
EW16441	Mobilization	1d	1d	17-Sep-26	17-Sep-26
BP 03A Foundations and Superstructure		48d	48d	24-Jul-26	30-Sep-26
EWS827	Prepare / Execute Subcontract Agreement	3d	3d	24-Jul-26	28-Jul-26
EW15540	Prepare / Submit Submittals	15d	15d	29-Jul-26	18-Aug-26
EW15550	Review / Approve	10d	10d	19-Aug-26	01-Sep-26
EW15560	Fab/Deliver	20d	20d	02-Sep-26	30-Sep-26
EW15530	Mobilization	1d	1d	04-Sep-26	04-Sep-26
BP 04A Masonry		78d	78d	18-Dec-26	08-Apr-27
EWS627	Prepare / Execute Subcontract Agreement	5d	5d	18-Dec-26	24-Dec-26
EW15820	Prepare / Submit Submittals	25d	25d	28-Dec-26	01-Feb-27
EW15830	Review / Approve	10d	10d	02-Feb-27	15-Feb-27
EW15840	Fab/Deliver	35d	35d	16-Feb-27	05-Apr-27
EW15810	Mobilization	3d	3d	06-Apr-27	08-Apr-27
BP 05B Misc Metals		78d	78d	18-Dec-26	08-Apr-27
EWS637	Prepare / Execute Subcontract Agreement	5d	5d	18-Dec-26	24-Dec-26
EW15860	Prepare / Submit Submittals	25d	25d	28-Dec-26	01-Feb-27
EW15870	Review / Approve	10d	10d	02-Feb-27	15-Feb-27
EW15880	Fab/Deliver	35d	35d	16-Feb-27	05-Apr-27
EW15850	Mobilization	3d	3d	06-Apr-27	08-Apr-27
BP 06A Casework and Finished Carpentry		93d	93d	18-Dec-26	29-Apr-27
EWS647	Prepare / Execute Subcontract Agreement	5d	5d	18-Dec-26	24-Dec-26
EW15900	Prepare / Submit Submittals	30d	30d	28-Dec-26	08-Feb-27
EW15910	Review / Approve	10d	10d	09-Feb-27	22-Feb-27
EW15920	Fab/Deliver	45d	45d	23-Feb-27	26-Apr-27
EW15890	Mobilization	3d	3d	27-Apr-27	29-Apr-27
BP 07A Waterproofing		43d	43d	18-Dec-26	18-Feb-27
EWS577	Prepare / Execute Subcontract Agreement	5d	5d	18-Dec-26	24-Dec-26
EW15620	Prepare / Submit Submittals	5d	5d	28-Dec-26	04-Jan-27
EW15630	Review / Approve	10d	10d	05-Jan-27	18-Jan-27
EW15640	Fab/Deliver	20d	20d	19-Jan-27	15-Feb-27
EW15610	Mobilization	3d	3d	16-Feb-27	18-Feb-27
BP 07B Roofing and Accessories		88d	88d	18-Dec-26	22-Apr-27
EWS657	Prepare / Execute Subcontract Agreement	5d	5d	18-Dec-26	24-Dec-26



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EW15940	Prepare / Submit Submittals	25d	25d	28-Dec-26	01-Feb-27
EW15950	Review / Approve	10d	10d	02-Feb-27	15-Feb-27
EW15960	Fab/Deliver	45d	45d	16-Feb-27	19-Apr-27
EW15930	Mobilization	3d	3d	20-Apr-27	22-Apr-27
BP 08B Windows, Glazing and Openings		108d	108d	18-Dec-26	20-May-27
EWS667	Prepare / Execute Subcontract Agreement	5d	5d	18-Dec-26	24-Dec-26
EW15980	Prepare / Submit Submittals	25d	25d	28-Dec-26	01-Feb-27
EW15990	Review / Approve	10d	10d	02-Feb-27	15-Feb-27
EW16000	Fab/Deliver	65d	65d	16-Feb-27	17-May-27
EW15970	Mobilization	3d	3d	18-May-27	20-May-27
BP 09A Framing and Drywall		43d	43d	18-Dec-26	18-Feb-27
EWS677	Prepare / Execute Subcontract Agreement	5d	5d	18-Dec-26	24-Dec-26
EW16020	Prepare / Submit Submittals	5d	5d	28-Dec-26	04-Jan-27
EW16030	Review / Approve	10d	10d	05-Jan-27	18-Jan-27
EW16040	Fab/Deliver	20d	20d	19-Jan-27	15-Feb-27
EW16010	Mobilization	3d	3d	16-Feb-27	18-Feb-27
BP 09B Resilient Flooring		78d	78d	18-Dec-26	08-Apr-27
EWS597	Prepare / Execute Subcontract Agreement	5d	5d	18-Dec-26	24-Dec-26
EW15700	Prepare / Submit Submittals	25d	25d	28-Dec-26	01-Feb-27
EW15710	Review / Approve	10d	10d	02-Feb-27	15-Feb-27
EW15720	Fab/Deliver	35d	35d	16-Feb-27	05-Apr-27
EW15690	Mobilization	3d	3d	06-Apr-27	08-Apr-27
BP 09C Tile		78d	78d	18-Dec-26	08-Apr-27
EWS607	Prepare / Execute Subcontract Agreement	5d	5d	18-Dec-26	24-Dec-26
EW15740	Prepare / Submit Submittals	25d	25d	28-Dec-26	01-Feb-27
EW15750	Review / Approve	10d	10d	02-Feb-27	15-Feb-27
EW15760	Fab/Deliver	35d	35d	16-Feb-27	05-Apr-27
EW15730	Mobilization	3d	3d	06-Apr-27	08-Apr-27
BP 09G Paing and Wall Coverings		63d	63d	18-Dec-26	18-Mar-27
EWS687	Prepare / Execute Subcontract Agreement	5d	5d	18-Dec-26	24-Dec-26
EW16060	Prepare / Submit Submittals	25d	25d	28-Dec-26	01-Feb-27
EW16070	Review / Approve	10d	10d	02-Feb-27	15-Feb-27
EW16080	Fab/Deliver	20d	20d	16-Feb-27	15-Mar-27
EW16050	Mobilization	3d	3d	16-Mar-27	18-Mar-27
BP 10A Misc Specialties and Elevators		123d	123d	18-Dec-26	11-Jun-27
EWS587	Prepare / Execute Subcontract Agreement	5d	5d	18-Dec-26	24-Dec-26
EW15660	Prepare / Submit Submittals	25d	25d	28-Dec-26	01-Feb-27
EW15670	Review / Approve	10d	10d	02-Feb-27	15-Feb-27
EW15680	Fab/Deliver	80d	80d	16-Feb-27	08-Jun-27
EW15650	Mobilization	3d	3d	09-Jun-27	11-Jun-27
BP 21A Fire Protection		93d	93d	18-Dec-26	29-Apr-27
EWS617	Prepare / Execute Subcontract Agreement	5d	5d	18-Dec-26	24-Dec-26

VANCOUVER PUBLIC WORKS OPS CAMPUS - TILT - A Martin
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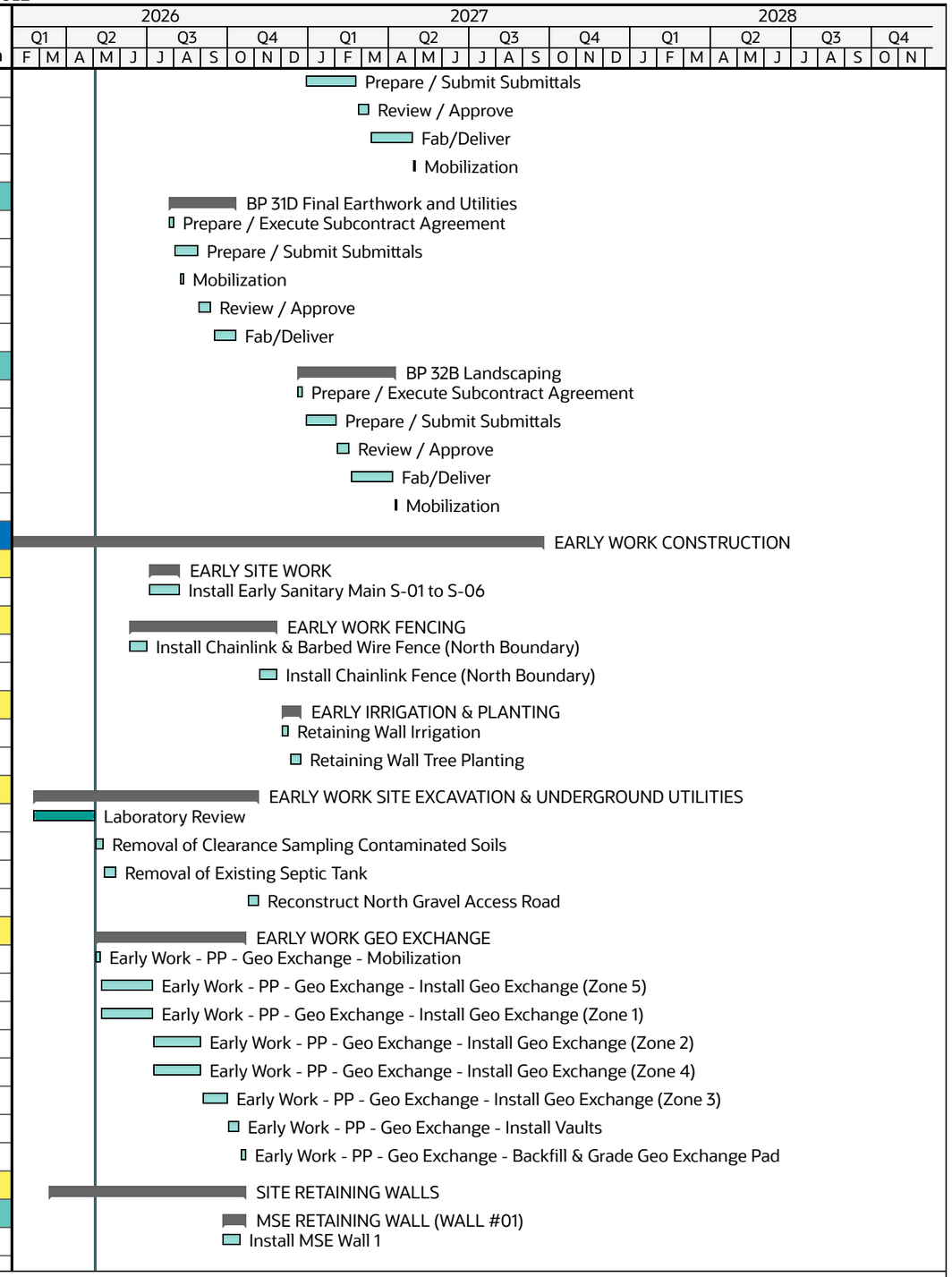
VPOC EXHIBIT H

MACC #6 PEMB BID PACKAGE 13A SCHEDULE

ID	Name	Planned Duration	Remaining Duration	Start	Finish
EW15780	Prepare / Submit Submittals	40d	40d	28-Dec-26	22-Feb-27
EW15790	Review / Approve	10d	10d	23-Feb-27	08-Mar-27
EW15800	Fab/Deliver	35d	35d	09-Mar-27	26-Apr-27
EW15770	Mobilization	3d	3d	27-Apr-27	29-Apr-27
BP 31D Final Earthwork and Utilities		55d	55d	24-Jul-26	09-Oct-26
EWS527	Prepare / Execute Subcontract Agreement	5d	5d	24-Jul-26	30-Jul-26
EW15400	Prepare / Submit Submittals	20d	20d	31-Jul-26	27-Aug-26
EW15390	Mobilization	3d	3d	07-Aug-26	11-Aug-26
EW15410	Review / Approve	10d	10d	28-Aug-26	11-Sep-26
EW15440	Fab/Deliver	20d	20d	14-Sep-26	09-Oct-26
BP 32B Landscaping		78d	78d	18-Dec-26	08-Apr-27
EWS697	Prepare / Execute Subcontract Agreement	5d	5d	18-Dec-26	24-Dec-26
EW16100	Prepare / Submit Submittals	25d	25d	28-Dec-26	01-Feb-27
EW16110	Review / Approve	10d	10d	02-Feb-27	15-Feb-27
EW16120	Fab/Deliver	35d	35d	16-Feb-27	05-Apr-27
EW16090	Mobilization	3d	3d	06-Apr-27	08-Apr-27
EARLY WORK CONSTRUCTION		505d	355d	29-Sep-25 A	23-Sep-27
EARLY SITE WORK		25d	25d	02-Jul-26	06-Aug-26
EW16451	Install Early Sanitary Main S-01 to S-06	25d	25d	02-Jul-26 C	06-Aug-26
EARLY WORK FENCING		119d	119d	10-Jun-26	25-Nov-26
EW15090	Install Chainlink & Barbed Wire Fence (North Boundary)	15d	15d	10-Jun-26	30-Jun-26
EW15040	Install Chainlink Fence (North Boundary)	15d	15d	05-Nov-26	25-Nov-26
EARLY IRRIGATION & PLANTING		17d	17d	30-Nov-26	22-Dec-26
EW15120	Retaining Wall Irrigation	7d	7d	30-Nov-26	08-Dec-26
EW15130	Retaining Wall Tree Planting	10d	10d	09-Dec-26	22-Dec-26
EARLY WORK SITE EXCAVATION & UNDERGROUND UTILITIES		181d	131d	20-Feb-26 A	04-Nov-26
EW16401	Laboratory Review	10d	0d	20-Feb-26 A	01-May-26
EW16381	Removal of Clearance Sampling Contaminated Soils	7d	7d	01-May-26	11-May-26
EW1200	Removal of Existing Septic Tank	10d	10d	12-May-26	26-May-26
EW15180	Reconstruct North Gravel Access Road	10d	10d	22-Oct-26	04-Nov-26
EARLY WORK GEO EXCHANGE		120d	120d	01-May-26	20-Oct-26
EW14750	Early Work - PP - Geo Exchange - Mobilization	5d	5d	01-May-26	07-May-26
EW14900	Early Work - PP - Geo Exchange - Install Geo Exchange (Zo...	40d	40d	08-May-26	06-Jul-26
EW14890	Early Work - PP - Geo Exchange - Install Geo Exchange (Zo...	40d	40d	08-May-26	06-Jul-26
EW14910	Early Work - PP - Geo Exchange - Install Geo Exchange (Zo...	40d	40d	07-Jul-26	31-Aug-26
EW14920	Early Work - PP - Geo Exchange - Install Geo Exchange (Zo...	40d	40d	07-Jul-26	31-Aug-26
EW14930	Early Work - PP - Geo Exchange - Install Geo Exchange (Zo...	20d	20d	01-Sep-26	29-Sep-26
EW14950	Early Work - PP - Geo Exchange - Install Vaults	10d	10d	30-Sep-26	13-Oct-26
EW14960	Early Work - PP - Geo Exchange - Backfill & Grade Geo Exc...	5d	5d	14-Oct-26	20-Oct-26
SITE RETAINING WALLS		159d	121d	10-Mar-26 A	21-Oct-26
MSE RETAINING WALL (WALL #01)		20d	20d	24-Sep-26	21-Oct-26
A14010	Install MSE Wall 1	15d	15d	24-Sep-26	14-Oct-26



VANCOUVER PUBLIC WORKS OPS CAMPUS - TILT - A Martin

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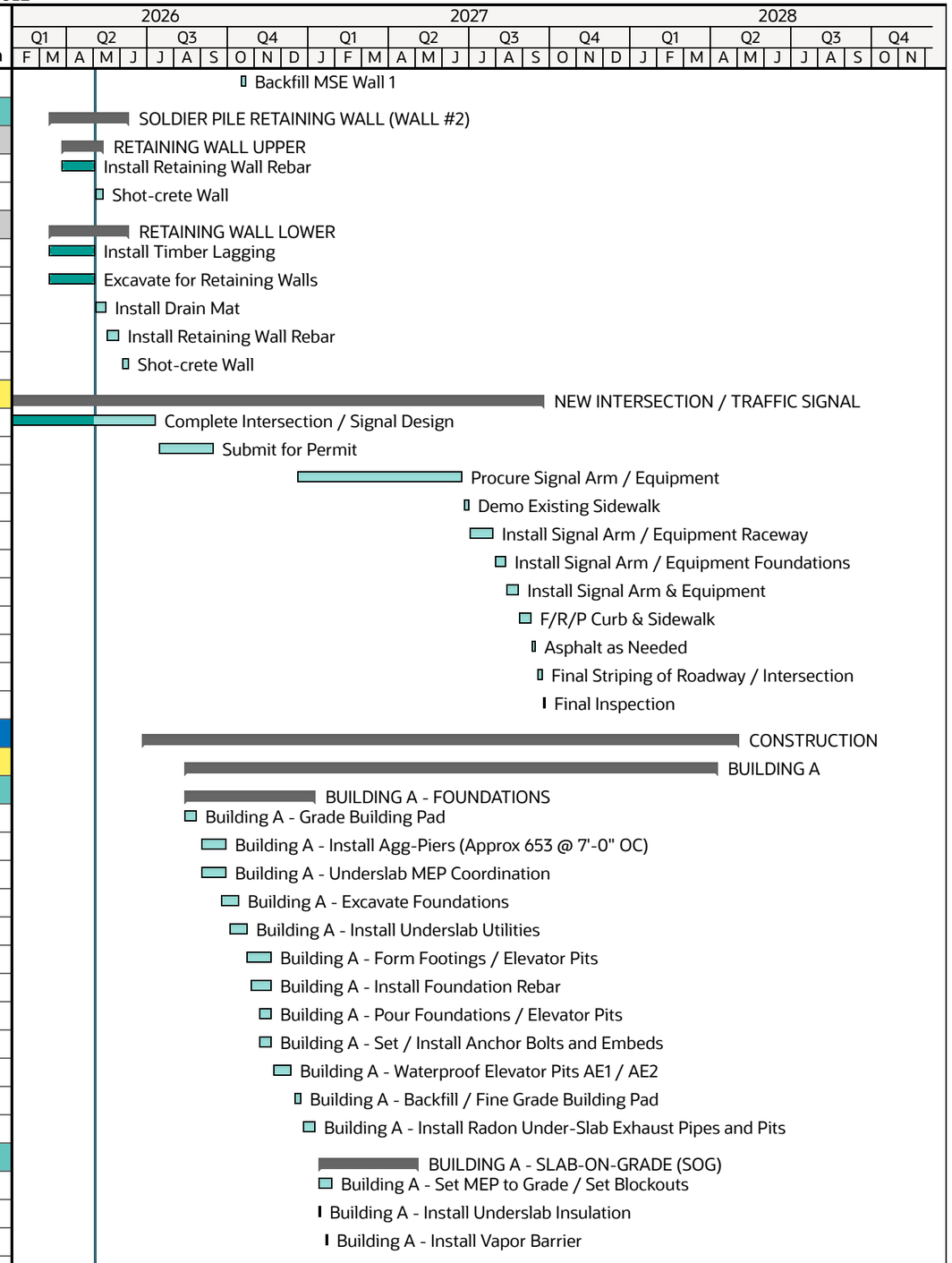
Docusign Envelope ID: 9D4223F2-DD30-864D-81F2-F33CD1D90CED

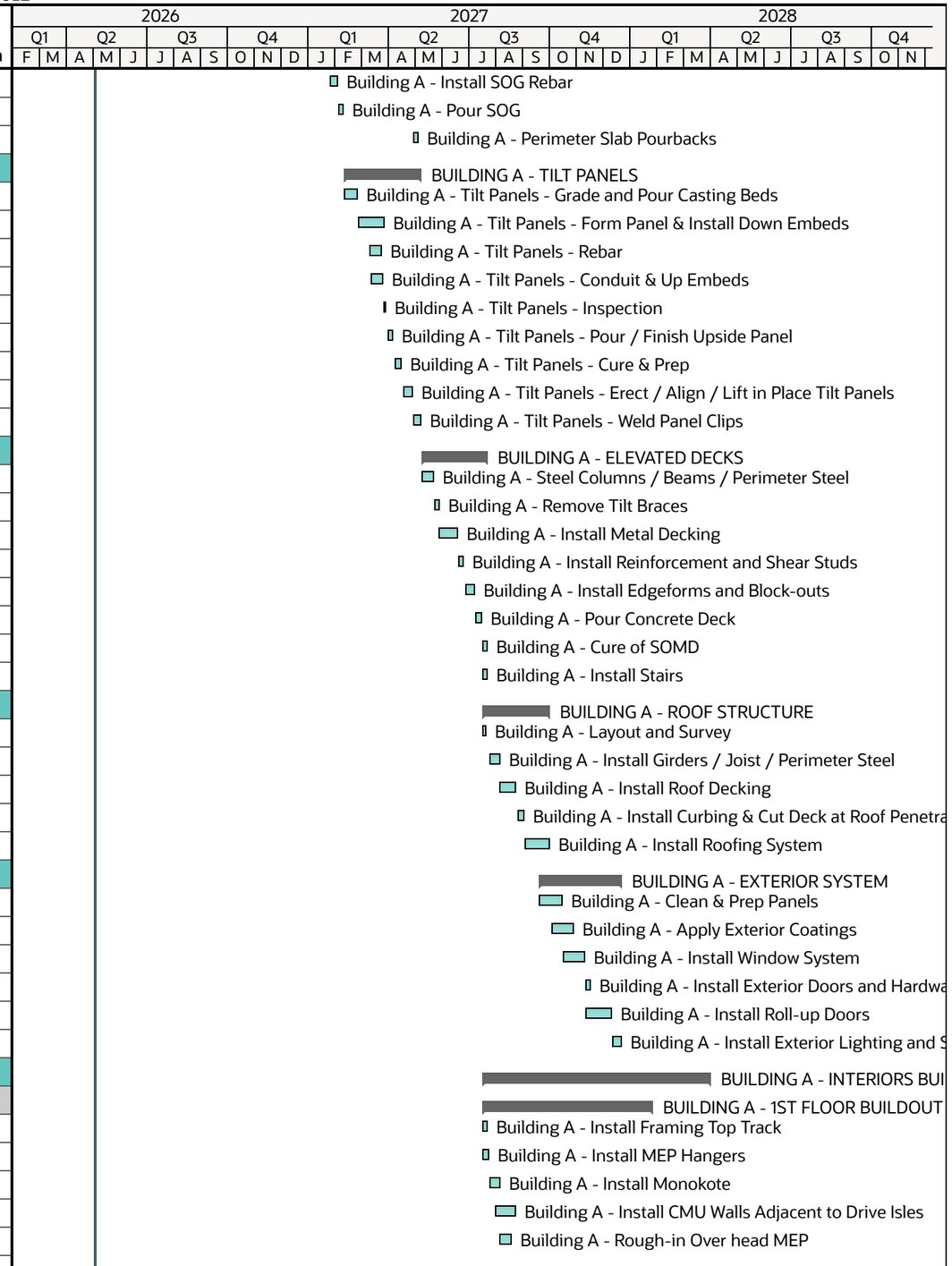
ID	Name	Planned Duration	Remaining Duration	Start	Finish
A14020	Backfill MSE Wall 1	5d	5d	15-Oct-26	21-Oct-26
SOLDIER PILE RETAINING WALL (WALL #2)		65d	27d	10-Mar-26 A	09-Jun-26
RETAINING WALL UPPER		34d	7d	25-Mar-26 A	11-May-26
A2920	Install Retaining Wall Rebar	10d	0d	25-Mar-26 A	01-May-26
A2930	Shot-crete Wall	7d	7d	01-May-26	11-May-26
RETAINING WALL LOWER		65d	27d	10-Mar-26 A	09-Jun-26
A14080	Install Timber Lagging	10d	0d	10-Mar-26 A	01-May-26
A14040	Excavate for Retaining Walls	15d	0d	10-Mar-26 A	01-May-26
A14060	Install Drain Mat	10d	10d	01-May-26	14-May-26
A14050	Install Retaining Wall Rebar	10d	10d	15-May-26	29-May-26
A14090	Shot-crete Wall	7d	7d	01-Jun-26	09-Jun-26
NEW INTERSECTION / TRAFFIC SIGNAL		505d	355d	29-Sep-25 A	23-Sep-27
A14570	Complete Intersection / Signal Design	42d	49d	29-Sep-25 A	10-Jul-26
A14590	Submit for Permit	45d	45d	13-Jul-26	14-Sep-26
A14580	Procure Signal Arm / Equipment	130d	130d	18-Dec-26	22-Jun-27
A14600	Demo Existing Sidewalk	5d	5d	23-Jun-27	29-Jun-27
A14610	Install Signal Arm / Equipment Raceway	20d	20d	30-Jun-27	28-Jul-27
A14620	Install Signal Arm / Equipment Foundations	10d	10d	29-Jul-27	11-Aug-27
A14630	Install Signal Arm & Equipment	10d	10d	12-Aug-27	25-Aug-27
A14640	F/R/P Curb & Sidewalk	10d	10d	26-Aug-27	09-Sep-27
A14650	Asphalt as Needed	3d	3d	10-Sep-27	14-Sep-27
A14660	Final Striping of Roadway / Intersection	5d	5d	15-Sep-27	21-Sep-27
A14670	Final Inspection	2d	2d	22-Sep-27	23-Sep-27
CONSTRUCTION		471d	471d	24-Jun-26	01-May-28
BUILDING A		421d	421d	12-Aug-26	07-Apr-28
BUILDING A - FOUNDATIONS		103d	103d	12-Aug-26	08-Jan-27
A1650	Building A - Grade Building Pad	10d	10d	12-Aug-26	25-Aug-26
A1660	Building A - Install Agg-Piers (Approx 653 @ 7'-0" OC)	20d	20d	31-Aug-26	28-Sep-26
A1690	Building A - Underslab MEP Coordination	20d	20d	31-Aug-26	28-Sep-26
A13990	Building A - Excavate Foundations	15d	15d	22-Sep-26	12-Oct-26
A1670	Building A - Install Underslab Utilities	15d	15d	02-Oct-26	22-Oct-26
A1010	Building A - Form Footings / Elevator Pits	22d	22d	21-Oct-26	19-Nov-26
A1710	Building A - Install Foundation Rebar	18d	18d	26-Oct-26	18-Nov-26
A1810	Building A - Pour Foundations / Elevator Pits	11d	11d	04-Nov-26	18-Nov-26
A1720	Building A - Set / Install Anchor Bolts and Embeds	10d	10d	05-Nov-26	18-Nov-26
A1700	Building A - Waterproof Elevator Pits AE1 / AE2	14d	14d	20-Nov-26	11-Dec-26
A1680	Building A - Backfill / Fine Grade Building Pad	8d	8d	14-Dec-26	23-Dec-26
A1461	Building A - Install Radon Under-Slab Exhaust Pipes and Pits	10d	10d	24-Dec-26	08-Jan-27
BUILDING A - SLAB-ON-GRADE (SOG)		81d	81d	11-Jan-27	03-May-27
A1050	Building A - Set MEP to Grade / Set Blockouts	13d	13d	11-Jan-27	27-Jan-27
A1040	Building A - Install Underslab Insulation	5d	5d	11-Jan-27	15-Jan-27
A1060	Building A - Install Vapor Barrier	4d	4d	19-Jan-27	22-Jan-27



VPOC EXHIBIT H

MACC #6 PEMB BID PACKAGE 13A SCHEDULE

ID	Name	Planned Duration	Remaining Duration	Start	Finish
A1070	Building A - Install SOG Rebar	7d	7d	25-Jan-27	02-Feb-27
A1080	Building A - Pour SOG	5d	5d	03-Feb-27	09-Feb-27
A1030	Building A - Perimeter Slab Pourbacks	5d	5d	27-Apr-27	03-May-27
BUILDING A - TILT PANELS		62d	62d	09-Feb-27	06-May-27
A15112	Building A - Tilt Panels - Grade and Pour Casting Beds	10d	10d	09-Feb-27	23-Feb-27
A13920	Building A - Tilt Panels - Form Panel & Install Down Embeds	22d	22d	24-Feb-27	25-Mar-27
A13930	Building A - Tilt Panels - Rebar	12d	12d	08-Mar-27	23-Mar-27
A13940	Building A - Tilt Panels - Conduit & Up Embeds	12d	12d	09-Mar-27	24-Mar-27
A13950	Building A - Tilt Panels - Inspection	2d	2d	25-Mar-27	26-Mar-27
A13960	Building A - Tilt Panels - Pour / Finish Upside Panel	6d	6d	29-Mar-27	05-Apr-27
A13970	Building A - Tilt Panels - Cure & Prep	7d	7d	06-Apr-27	14-Apr-27
A13980	Building A - Tilt Panels - Erect / Align / Lift in Place Tilt Pan...	8d	8d	15-Apr-27	26-Apr-27
A14110	Building A - Tilt Panels - Weld Panel Clips	8d	8d	27-Apr-27	06-May-27
BUILDING A - ELEVATED DECKS		52d	52d	07-May-27	21-Jul-27
A1730	Building A - Steel Columns / Beams / Perimeter Steel	10d	10d	07-May-27	20-May-27
A1800	Building A - Remove Tilt Braces	5d	5d	21-May-27	28-May-27
A1740	Building A - Install Metal Decking	17d	17d	26-May-27	17-Jun-27
A1760	Building A - Install Reinforcement and Shear Studs	5d	5d	18-Jun-27	24-Jun-27
A1750	Building A - Install Edgeforms and Block-outs	7d	7d	25-Jun-27	06-Jul-27
A1770	Building A - Pour Concrete Deck	6d	6d	07-Jul-27	14-Jul-27
A1780	Building A - Cure of SOMD	5d	5d	15-Jul-27	21-Jul-27
A1790	Building A - Install Stairs	5d	5d	15-Jul-27	21-Jul-27
BUILDING A - ROOF STRUCTURE		55d	55d	15-Jul-27	30-Sep-27
A1180	Building A - Layout and Survey	3d	3d	15-Jul-27	19-Jul-27
A1190	Building A - Install Girders / Joist / Perimeter Steel	10d	10d	22-Jul-27	04-Aug-27
A1200	Building A - Install Roof Decking	15d	15d	03-Aug-27	23-Aug-27
A1210	Building A - Install Curbing & Cut Deck at Roof Penetrations	7d	7d	24-Aug-27	01-Sep-27
A1220	Building A - Install Roofing System	20d	20d	02-Sep-27	30-Sep-27
BUILDING A - EXTERIOR SYSTEM		66d	66d	17-Sep-27	21-Dec-27
A1230	Building A - Clean & Prep Panels	20d	20d	17-Sep-27	14-Oct-27
A1240	Building A - Apply Exterior Coatings	20d	20d	01-Oct-27	28-Oct-27
A1250	Building A - Install Window System	18d	18d	15-Oct-27	09-Nov-27
A1260	Building A - Install Exterior Doors and Hardware	4d	4d	10-Nov-27	15-Nov-27
A1270	Building A - Install Roll-up Doors	20d	20d	10-Nov-27	09-Dec-27
A1280	Building A - Install Exterior Lighting and Signage	8d	8d	10-Dec-27	21-Dec-27
BUILDING A - INTERIORS BUILDOUT		182d	182d	15-Jul-27	31-Mar-28
BUILDING A - 1ST FLOOR BUILDOUT		135d	135d	15-Jul-27	26-Jan-28
A1310	Building A - Install Framing Top Track	5d	5d	15-Jul-27	21-Jul-27
A1290	Building A - Install MEP Hangers	6d	6d	15-Jul-27	22-Jul-27
A1300	Building A - Install Monokote	10d	10d	22-Jul-27	04-Aug-27
A1320	Building A - Install CMU Walls Adjacent to Drive Isles	18d	18d	29-Jul-27	23-Aug-27
A1330	Building A - Rough-in Over head MEP	12d	12d	03-Aug-27	18-Aug-27



VANCOUVER PUBLIC WORKS OPS CAMPUS - TILT - A Martin
01-May-26

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VPOC EXHIBIT H

MACC #6 PEMB BID PACKAGE 13A SCHEDULE

ID	Name	Planned Duration	Remaining Duration	Start	Finish
A1340	Building A - Layout and Frame Walls	8d	8d	19-Aug-27	30-Aug-27
A1460	Building A - Buildout Restrooms	60d	60d	26-Aug-27	18-Nov-27
A1350	Building A - Rough-in MEP at Walls	8d	8d	02-Sep-27	14-Sep-27
A1360	Building A - H/T/F Gyp	15d	15d	13-Sep-27	01-Oct-27
A1380	Building A - Prime and Paint	8d	8d	29-Sep-27	08-Oct-27
A1370	Building A - Install Elevator AE1	45d	45d	01-Oct-27	06-Dec-27
A1390	Building A - Install Ceiling Grid	8d	8d	13-Oct-27	22-Oct-27
A1400	Building A - Install Device Tile	4d	4d	25-Oct-27	28-Oct-27
A1450	Building A - Install Doors and Hardware	7d	7d	25-Oct-27	02-Nov-27
A1410	Building A - Install MEP Devices	6d	6d	29-Oct-27	05-Nov-27
A1500	Building A - Grind and Polish Floors	5d	5d	03-Nov-27	09-Nov-27
A1430	Building A - Install Ceiling Tile	4d	4d	08-Nov-27	11-Nov-27
A1470	Building A - Install Cabinets & Casework	5d	5d	12-Nov-27	18-Nov-27
A1440	Building A - Install Flooring and Base	5d	5d	19-Nov-27	29-Nov-27
A1490	Building A - Install Elevator AE2	45d	45d	19-Nov-27	26-Jan-28
A1475	Building A - Install Misc Accessories	7d	7d	30-Nov-27	08-Dec-27
BUILDING A - 2ND FLOOR BUILDOUT		127d	127d	01-Oct-27	31-Mar-28
A1480	Building A - Install MEP Hangers	6d	6d	01-Oct-27	08-Oct-27
A14680	Building A - Install Framing Top Track	5d	5d	11-Oct-27	15-Oct-27
A14690	Building A - Install Monokote	10d	10d	18-Oct-27	29-Oct-27
A14710	Building A - Rough-in Over head MEP	12d	12d	28-Oct-27	12-Nov-27
A14720	Building A - Layout and Frame Walls	7d	7d	15-Nov-27	23-Nov-27
A14730	Building A - Buildout Restrooms	60d	60d	22-Nov-27	17-Feb-28
A14740	Building A - Rough-in MEP at Walls	8d	8d	01-Dec-27	10-Dec-27
A14750	Building A - H/T/F Gyp	15d	15d	09-Dec-27	30-Dec-27
A14940	Building A - Grind and Polish Floors	20d	20d	23-Dec-27	21-Jan-28
A14770	Building A - Prime and Paint	7d	7d	28-Dec-27	06-Jan-28
A14780	Building A - Install Ceiling Grid	10d	10d	12-Jan-28	25-Jan-28
A14790	Building A - Install Device Tile	5d	5d	26-Jan-28	01-Feb-28
A14800	Building A - Install Doors and Hardware	8d	8d	26-Jan-28	04-Feb-28
A14810	Building A - Install MEP Devices	6d	6d	02-Feb-28	09-Feb-28
A14820	Building A - Install Ceiling Tile	10d	10d	10-Feb-28	23-Feb-28
A14840	Building A - Install Cabinets & Casework	12d	12d	24-Feb-28	10-Mar-28
A14830	Building A - Install Flooring and Base	12d	12d	24-Feb-28	10-Mar-28
A14850	Building A - Install Misc Accessories	15d	15d	13-Mar-28	31-Mar-28
BUILDING A - COMMISSIONING / PUNCHLIST		30d	30d	28-Feb-28	07-Apr-28
A1170	Building A - Commissioning / Punchlist	30d	30d	28-Feb-28	07-Apr-28
BUILDING B		418d	418d	26-Aug-26	18-Apr-28
BUILDING B - FOUNDATIONS		98d	98d	26-Aug-26	15-Jan-27
B13990	Building B - Grade Building Pad	10d	10d	26-Aug-26	09-Sep-26
B14050	Building B - Underslab MEP Coordination	10d	10d	29-Sep-26	12-Oct-26
B14000	Building B - Install Agg-Piers (Approx 653 @ 7'-0" OC)	20d	20d	29-Sep-26	26-Oct-26

VANCOUVER PUBLIC WORKS OPS CAMPUS - TILT - A Martin

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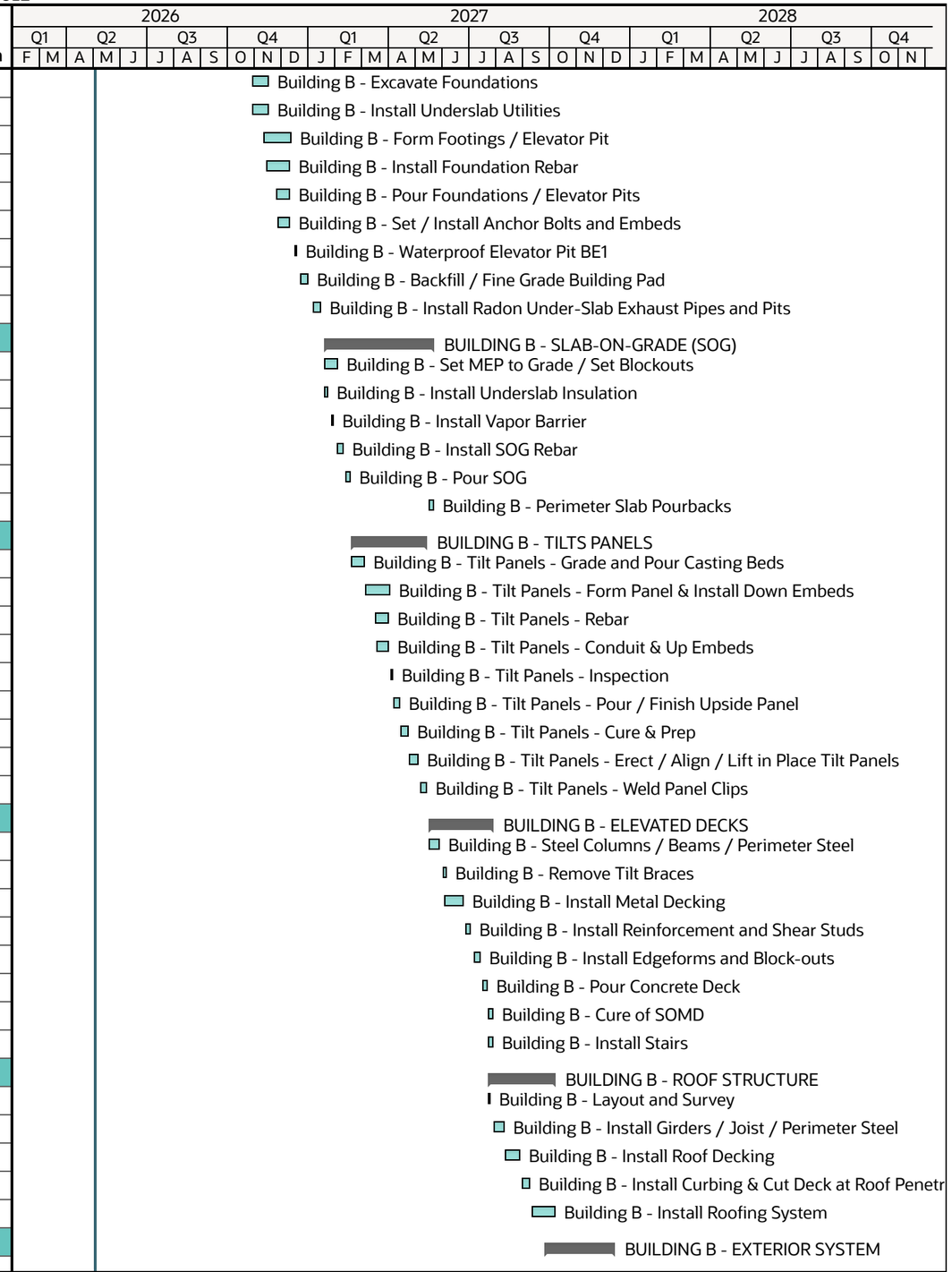
VPOC EXHIBIT H

MACC #6 PEMB BID PACKAGE 13A SCHEDULE

ID	Name	Planned Duration	Remaining Duration	Start	Finish
B14080	Building B - Excavate Foundations	15d	15d	27-Oct-26	16-Nov-26
B14010	Building B - Install Underslab Utilities	15d	15d	27-Oct-26	16-Nov-26
B14020	Building B - Form Footings / Elevator Pit	22d	22d	10-Nov-26	11-Dec-26
B15122	Building B - Install Foundation Rebar	18d	18d	13-Nov-26	10-Dec-26
B15132	Building B - Pour Foundations / Elevator Pits	11d	11d	24-Nov-26	10-Dec-26
B15142	Building B - Set / Install Anchor Bolts and Embeds	10d	10d	25-Nov-26	10-Dec-26
B14040	Building B - Waterproof Elevator Pit BE1	5d	5d	14-Dec-26	18-Dec-26
B14030	Building B - Backfill / Fine Grade Building Pad	8d	8d	21-Dec-26	31-Dec-26
B15041	Building B - Install Radon Under-Slab Exhaust Pipes and Pits	10d	10d	04-Jan-27	15-Jan-27
BUILDING B - SLAB-ON-GRADE (SOG)		89d	89d	18-Jan-27	20-May-27
B15193	Building B - Set MEP to Grade / Set Blockouts	13d	13d	18-Jan-27	03-Feb-27
B15192	Building B - Install Underslab Insulation	5d	5d	18-Jan-27	22-Jan-27
B15194	Building B - Install Vapor Barrier	4d	4d	26-Jan-27	29-Jan-27
B15195	Building B - Install SOG Rebar	7d	7d	01-Feb-27	09-Feb-27
B15196	Building B - Pour SOG	5d	5d	10-Feb-27	16-Feb-27
B14190	Building B - Perimeter Slab Pourbacks	5d	5d	14-May-27	20-May-27
BUILDING B - TILTS PANELS		62d	62d	16-Feb-27	13-May-27
B15102	Building B - Tilt Panels - Grade and Pour Casting Beds	10d	10d	16-Feb-27	02-Mar-27
B14130	Building B - Tilt Panels - Form Panel & Install Down Embeds	22d	22d	03-Mar-27	01-Apr-27
B14140	Building B - Tilt Panels - Rebar	12d	12d	15-Mar-27	30-Mar-27
B13970	Building B - Tilt Panels - Conduit & Up Embeds	12d	12d	16-Mar-27	31-Mar-27
B13980	Building B - Tilt Panels - Inspection	2d	2d	01-Apr-27	02-Apr-27
B13991	Building B - Tilt Panels - Pour / Finish Upside Panel	6d	6d	05-Apr-27	12-Apr-27
B14150	Building B - Tilt Panels - Cure & Prep	7d	7d	13-Apr-27	21-Apr-27
B14160	Building B - Tilt Panels - Erect / Align / Lift in Place Tilt Pan...	8d	8d	22-Apr-27	03-May-27
B14170	Building B - Tilt Panels - Weld Panel Clips	8d	8d	04-May-27	13-May-27
BUILDING B - ELEVATED DECKS		51d	51d	14-May-27	27-Jul-27
B14200	Building B - Steel Columns / Beams / Perimeter Steel	10d	10d	14-May-27	28-May-27
B14210	Building B - Remove Tilt Braces	5d	5d	31-May-27	04-Jun-27
B14220	Building B - Install Metal Decking	17d	17d	02-Jun-27	24-Jun-27
B14230	Building B - Install Reinforcement and Shear Studs	5d	5d	25-Jun-27	01-Jul-27
B14240	Building B - Install Edgeforms and Block-outs	7d	7d	05-Jul-27	13-Jul-27
B14250	Building B - Pour Concrete Deck	5d	5d	14-Jul-27	20-Jul-27
B14260	Building B - Cure of SOMD	5d	5d	21-Jul-27	27-Jul-27
B14270	Building B - Install Stairs	5d	5d	21-Jul-27	27-Jul-27
BUILDING B - ROOF STRUCTURE		55d	55d	21-Jul-27	06-Oct-27
B14280	Building B - Layout and Survey	3d	3d	21-Jul-27	23-Jul-27
B14290	Building B - Install Girders / Joist / Perimeter Steel	10d	10d	28-Jul-27	10-Aug-27
B14300	Building B - Install Roof Decking	15d	15d	09-Aug-27	27-Aug-27
B14310	Building B - Install Curbing & Cut Deck at Roof Penetrations	7d	7d	30-Aug-27	08-Sep-27
B14320	Building B - Install Roofing System	20d	20d	09-Sep-27	06-Oct-27
BUILDING B - EXTERIOR SYSTEM		56d	56d	23-Sep-27	13-Dec-27



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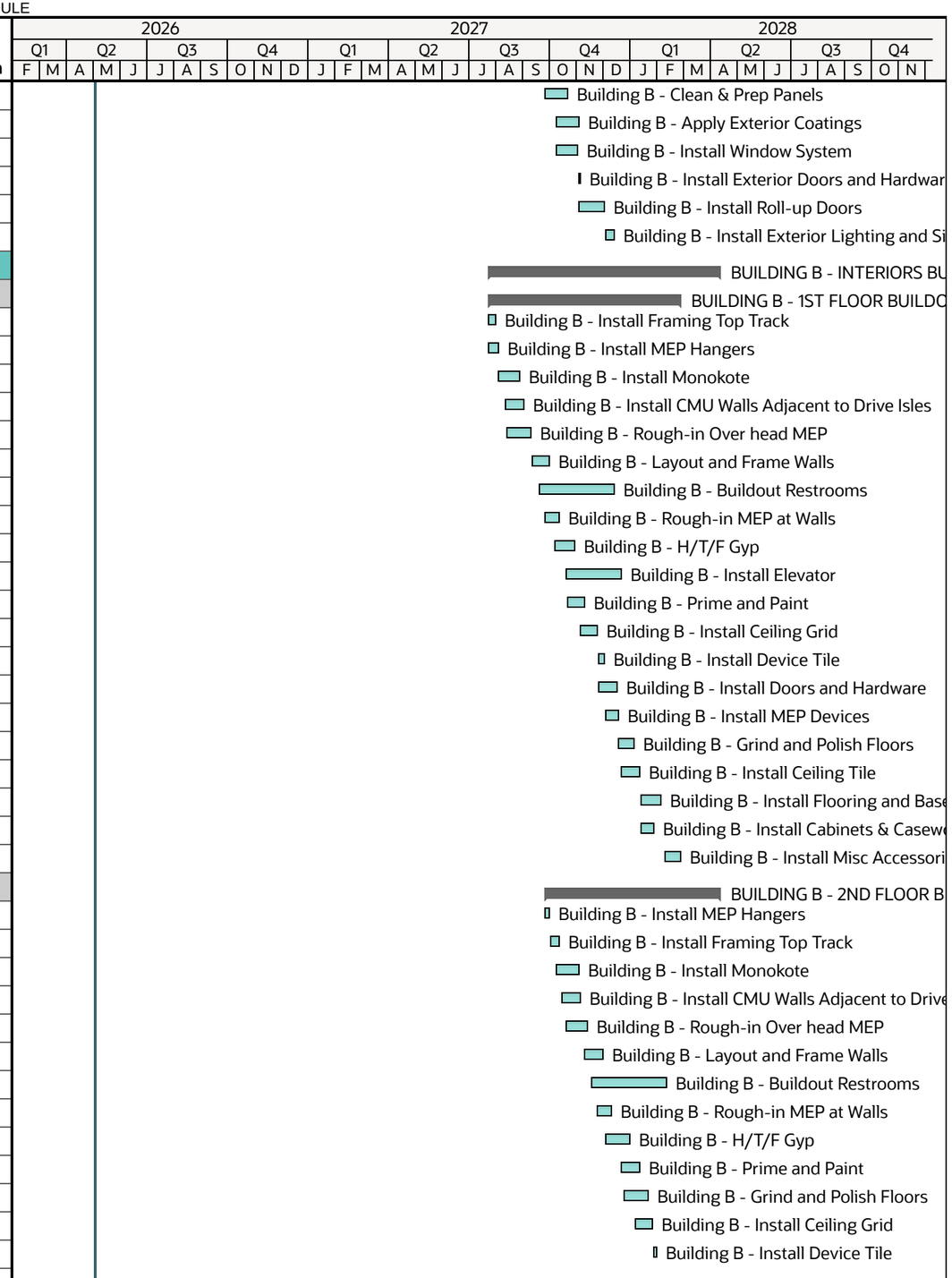
VPOC EXHIBIT H

MACC #6 PEMB BID PACKAGE 13A SCHEDULE

ID	Name	Planned Duration	Remaining Duration	Start	Finish
B14330	Building B - Clean & Prep Panels	20d	20d	23-Sep-27	20-Oct-27
B14340	Building B - Apply Exterior Coatings	20d	20d	07-Oct-27	03-Nov-27
B14350	Building B - Install Window System	18d	18d	07-Oct-27	01-Nov-27
B14360	Building B - Install Exterior Doors and Hardware	4d	4d	02-Nov-27	05-Nov-27
B14370	Building B - Install Roll-up Doors	20d	20d	02-Nov-27	01-Dec-27
B14380	Building B - Install Exterior Lighting and Signage	8d	8d	02-Dec-27	13-Dec-27
BUILDING B - INTERIORS BUILDOUT		185d	185d	21-Jul-27	11-Apr-28
BUILDING B - 1ST FLOOR BUILDOUT		153d	153d	21-Jul-27	25-Feb-28
B14400	Building B - Install Framing Top Track	8d	8d	21-Jul-27	30-Jul-27
B14390	Building B - Install MEP Hangers	10d	10d	21-Jul-27	03-Aug-27
B14410	Building B - Install Monokote	20d	20d	02-Aug-27	27-Aug-27
B14420	Building B - Install CMU Walls Adjacent to Drive Isles	18d	18d	09-Aug-27	01-Sep-27
B14430	Building B - Rough-in Over head MEP	20d	20d	12-Aug-27	09-Sep-27
B14440	Building B - Layout and Frame Walls	15d	15d	10-Sep-27	30-Sep-27
B14460	Building B - Buildout Restrooms	60d	60d	17-Sep-27	13-Dec-27
B14450	Building B - Rough-in MEP at Walls	12d	12d	24-Sep-27	11-Oct-27
B14470	Building B - H/T/F Gyp	20d	20d	04-Oct-27	29-Oct-27
B14480	Building B - Install Elevator	45d	45d	18-Oct-27	21-Dec-27
B14490	Building B - Prime and Paint	15d	15d	20-Oct-27	09-Nov-27
B14500	Building B - Install Ceiling Grid	15d	15d	03-Nov-27	23-Nov-27
B14510	Building B - Install Device Tile	4d	4d	24-Nov-27	01-Dec-27
B14520	Building B - Install Doors and Hardware	15d	15d	24-Nov-27	16-Dec-27
B14530	Building B - Install MEP Devices	12d	12d	02-Dec-27	17-Dec-27
B14700	Building B - Grind and Polish Floors	12d	12d	17-Dec-27	05-Jan-28
B14540	Building B - Install Ceiling Tile	15d	15d	20-Dec-27	11-Jan-28
B14550	Building B - Install Flooring and Base	18d	18d	12-Jan-28	04-Feb-28
B14560	Building B - Install Cabinets & Casework	12d	12d	12-Jan-28	27-Jan-28
B14565	Building B - Install Misc Accessories	15d	15d	07-Feb-28	25-Feb-28
BUILDING B - 2ND FLOOR BUILDOUT		140d	140d	23-Sep-27	11-Apr-28
B14575	Building B - Install MEP Hangers	5d	5d	23-Sep-27	29-Sep-27
B14860	Building B - Install Framing Top Track	8d	8d	30-Sep-27	11-Oct-27
B14870	Building B - Install Monokote	20d	20d	06-Oct-27	02-Nov-27
B14880	Building B - Install CMU Walls Adjacent to Drive Isles	18d	18d	13-Oct-27	05-Nov-27
B14890	Building B - Rough-in Over head MEP	20d	20d	18-Oct-27	12-Nov-27
B14900	Building B - Layout and Frame Walls	15d	15d	08-Nov-27	30-Nov-27
B14910	Building B - Buildout Restrooms	60d	60d	15-Nov-27	10-Feb-28
B14920	Building B - Rough-in MEP at Walls	12d	12d	22-Nov-27	09-Dec-27
B14930	Building B - H/T/F Gyp	20d	20d	02-Dec-27	30-Dec-27
B14950	Building B - Prime and Paint	15d	15d	20-Dec-27	11-Jan-28
B15040	Building B - Grind and Polish Floors	20d	20d	22-Dec-27	20-Jan-28
B14960	Building B - Install Ceiling Grid	15d	15d	05-Jan-28	25-Jan-28
B14970	Building B - Install Device Tile	4d	4d	26-Jan-28	31-Jan-28



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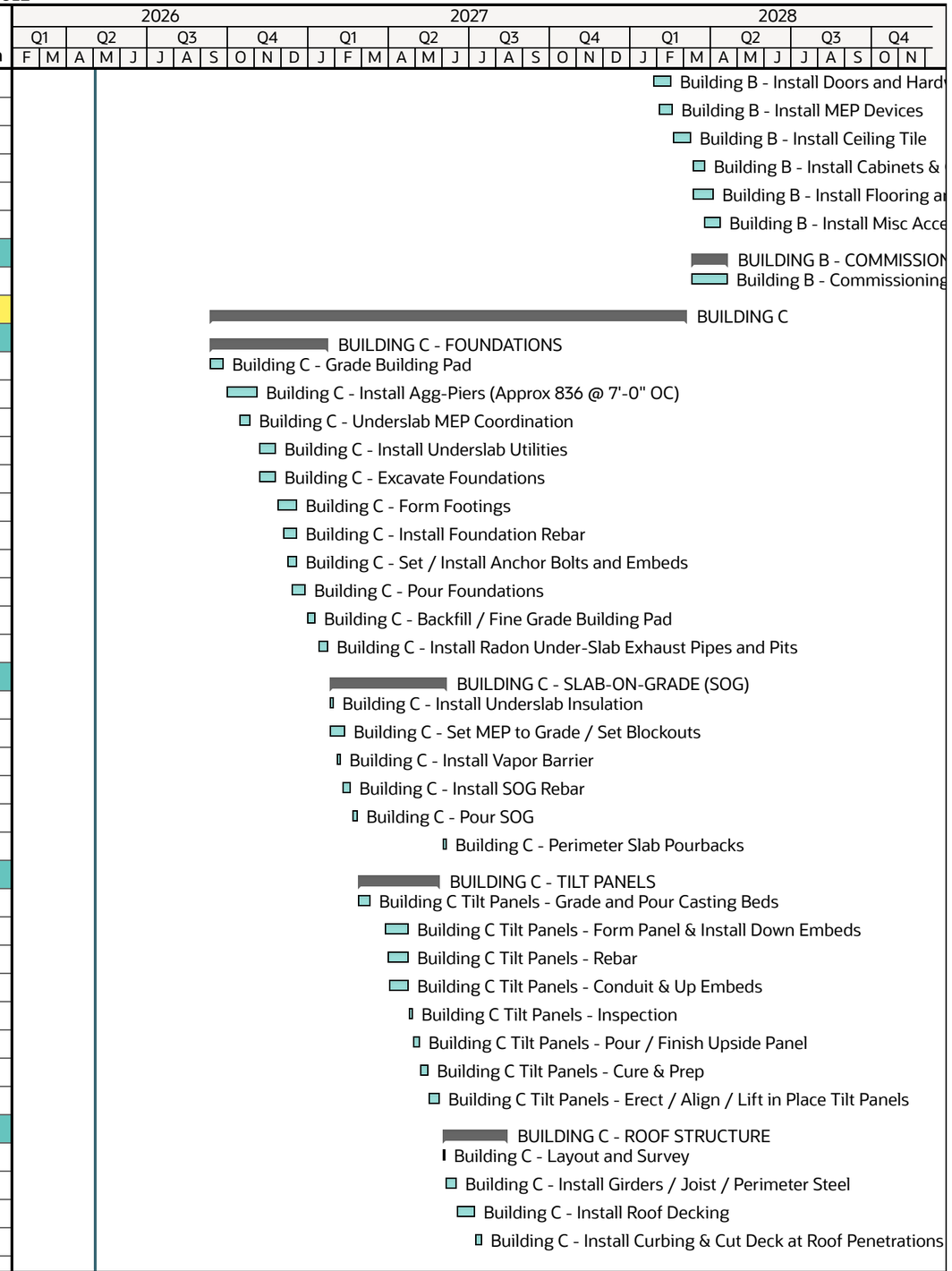
VPOC EXHIBIT H

MACC #6 PEMB BID PACKAGE 13A SCHEDULE

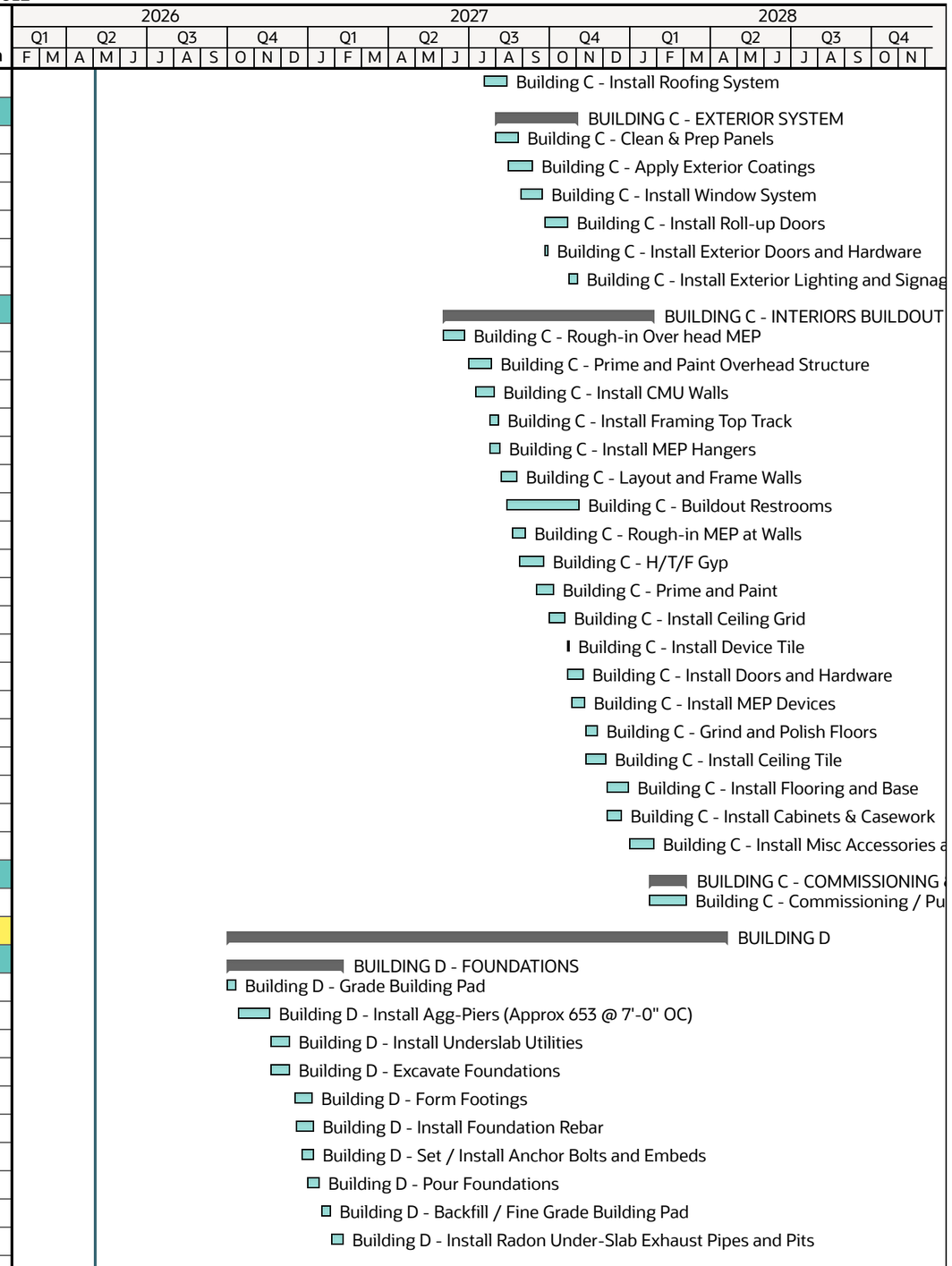
ID	Name	Planned Duration	Remaining Duration	Start	Finish
B14980	Building B - Install Doors and Hardware	15d	15d	26-Jan-28	15-Feb-28
B14990	Building B - Install MEP Devices	12d	12d	01-Feb-28	16-Feb-28
B15000	Building B - Install Ceiling Tile	15d	15d	17-Feb-28	08-Mar-28
B15020	Building B - Install Cabinets & Casework	12d	12d	09-Mar-28	24-Mar-28
B15010	Building B - Install Flooring and Base	18d	18d	09-Mar-28	03-Apr-28
B15030	Building B - Install Misc Accessories	15d	15d	22-Mar-28	11-Apr-28
BUILDING B - COMMISSIONING & PUNCHLIST		30d	30d	08-Mar-28	18-Apr-28
B1240	Building B - Commissioning / Punchlist	30d	30d	08-Mar-28	18-Apr-28
BUILDING C		375d	375d	10-Sep-26	02-Mar-28
BUILDING C - FOUNDATIONS		93d	93d	10-Sep-26	22-Jan-27
C14080	Building C - Grade Building Pad	12d	12d	10-Sep-26	25-Sep-26
C14090	Building C - Install Agg-Piers (Approx 836 @ 7'-0" OC)	27d	27d	28-Sep-26	03-Nov-26
C14140	Building C - Underslab MEP Coordination	10d	10d	13-Oct-26	26-Oct-26
C14100	Building C - Install Underslab Utilities	15d	15d	04-Nov-26	24-Nov-26
C14095	Building C - Excavate Foundations	15d	15d	04-Nov-26	24-Nov-26
C14110	Building C - Form Footings	15d	15d	25-Nov-26	17-Dec-26
C15152	Building C - Install Foundation Rebar	13d	13d	02-Dec-26	18-Dec-26
C15172	Building C - Set / Install Anchor Bolts and Embeds	10d	10d	07-Dec-26	18-Dec-26
C15162	Building C - Pour Foundations	11d	11d	11-Dec-26	28-Dec-26
C14120	Building C - Backfill / Fine Grade Building Pad	8d	8d	29-Dec-26	08-Jan-27
C15042	Building C - Install Radon Under-Slab Exhaust Pipes and Pits	10d	10d	11-Jan-27	22-Jan-27
BUILDING C - SLAB-ON-GRADE (SOG)		94d	94d	25-Jan-27	04-Jun-27
C15206	Building C - Install Underslab Insulation	5d	5d	25-Jan-27	29-Jan-27
C15216	Building C - Set MEP to Grade / Set Blockouts	13d	13d	25-Jan-27	10-Feb-27
C15226	Building C - Install Vapor Barrier	4d	4d	02-Feb-27	05-Feb-27
C15236	Building C - Install SOG Rebar	7d	7d	08-Feb-27	16-Feb-27
C15246	Building C - Pour SOG	5d	5d	17-Feb-27	23-Feb-27
C14922	Building C - Perimeter Slab Pourbacks	5d	5d	31-May-27	04-Jun-27
BUILDING C - TILT PANELS		68d	68d	23-Feb-27	28-May-27
C15092	Building C Tilt Panels - Grade and Pour Casting Beds	10d	10d	23-Feb-27	09-Mar-27
C15062	Building C Tilt Panels - Form Panel & Install Down Embeds	20d	20d	25-Mar-27	22-Apr-27
C15072	Building C Tilt Panels - Rebar	17d	17d	29-Mar-27	21-Apr-27
C14000	Building C Tilt Panels - Conduit & Up Embeds	17d	17d	30-Mar-27	22-Apr-27
C14010	Building C Tilt Panels - Inspection	2d	2d	22-Apr-27	26-Apr-27
C14020	Building C Tilt Panels - Pour / Finish Upside Panel	7d	7d	26-Apr-27	05-May-27
C15082	Building C Tilt Panels - Cure & Prep	7d	7d	05-May-27	14-May-27
C15052	Building C Tilt Panels - Erect / Align / Lift in Place Tilt Panels	10d	10d	14-May-27	28-May-27
BUILDING C - ROOF STRUCTURE		53d	53d	31-May-27	12-Aug-27
C14950	Building C - Layout and Survey	3d	3d	31-May-27	02-Jun-27
C14960	Building C - Install Girders / Joist / Perimeter Steel	10d	10d	03-Jun-27	16-Jun-27
C14970	Building C - Install Roof Decking	15d	15d	15-Jun-27	06-Jul-27
C14980	Building C - Install Curbing & Cut Deck at Roof Penetrations	7d	7d	07-Jul-27	15-Jul-27



VPOC EXHIBIT H

MACC #6 PEMB BID PACKAGE 13A SCHEDULE

ID	Name	Planned Duration	Remaining Duration	Start	Finish
C14990	Building C - Install Roofing System	20d	20d	16-Jul-27	12-Aug-27
BUILDING C - EXTERIOR SYSTEM		66d	66d	30-Jul-27	01-Nov-27
C15000	Building C - Clean & Prep Panels	20d	20d	30-Jul-27	26-Aug-27
C15010	Building C - Apply Exterior Coatings	20d	20d	13-Aug-27	10-Sep-27
C15020	Building C - Install Window System	18d	18d	27-Aug-27	22-Sep-27
C15040	Building C - Install Roll-up Doors	20d	20d	23-Sep-27	20-Oct-27
C15030	Building C - Install Exterior Doors and Hardware	4d	4d	23-Sep-27	28-Sep-27
C15050	Building C - Install Exterior Lighting and Signage	8d	8d	21-Oct-27	01-Nov-27
BUILDING C - INTERIORS BUILDOUT		168d	168d	31-May-27	27-Jan-28
C14190	Building C - Rough-in Over head MEP	20d	20d	31-May-27	25-Jun-27
C14170	Building C - Prime and Paint Overhead Structure	20d	20d	28-Jun-27	26-Jul-27
C14180	Building C - Install CMU Walls	18d	18d	06-Jul-27	29-Jul-27
C14160	Building C - Install Framing Top Track	8d	8d	23-Jul-27	03-Aug-27
C14150	Building C - Install MEP Hangers	10d	10d	23-Jul-27	05-Aug-27
C14200	Building C - Layout and Frame Walls	15d	15d	04-Aug-27	24-Aug-27
C14210	Building C - Buildout Restrooms	60d	60d	11-Aug-27	03-Nov-27
C14220	Building C - Rough-in MEP at Walls	12d	12d	18-Aug-27	02-Sep-27
C14230	Building C - H/T/F Gyp	20d	20d	26-Aug-27	23-Sep-27
C14250	Building C - Prime and Paint	15d	15d	14-Sep-27	04-Oct-27
C14260	Building C - Install Ceiling Grid	15d	15d	28-Sep-27	18-Oct-27
C14270	Building C - Install Device Tile	4d	4d	19-Oct-27	22-Oct-27
C14280	Building C - Install Doors and Hardware	15d	15d	19-Oct-27	08-Nov-27
C14290	Building C - Install MEP Devices	12d	12d	25-Oct-27	09-Nov-27
C14300	Building C - Grind and Polish Floors	12d	12d	09-Nov-27	24-Nov-27
C14310	Building C - Install Ceiling Tile	15d	15d	10-Nov-27	02-Dec-27
C14320	Building C - Install Flooring and Base	18d	18d	03-Dec-27	29-Dec-27
C14330	Building C - Install Cabinets & Casework	12d	12d	03-Dec-27	20-Dec-27
C14340	Building C - Install Misc Accessories and CFCI / OFCI Equip...	20d	20d	30-Dec-27	27-Jan-28
BUILDING C - COMMISSIONING & PUNCHLIST		30d	30d	21-Jan-28	02-Mar-28
C1310	Building C - Commissioning / Punchlist	30d	30d	21-Jan-28	02-Mar-28
BUILDING D		397d	397d	28-Sep-26	19-Apr-28
BUILDING D - FOUNDATIONS		92d	92d	28-Sep-26	08-Feb-27
D14170	Building D - Grade Building Pad	10d	10d	28-Sep-26	09-Oct-26
D14180	Building D - Install Agg-Piers (Approx 653 @ 7'-0" OC)	27d	27d	12-Oct-26	17-Nov-26
D14190	Building D - Install Underslab Utilities	15d	15d	18-Nov-26	10-Dec-26
D14260	Building D - Excavate Foundations	15d	15d	18-Nov-26	10-Dec-26
D14200	Building D - Form Footings	15d	15d	14-Dec-26	05-Jan-27
D15182	Building D - Install Foundation Rebar	13d	13d	17-Dec-26	06-Jan-27
D15202	Building D - Set / Install Anchor Bolts and Embeds	10d	10d	22-Dec-26	06-Jan-27
D15192	Building D - Pour Foundations	11d	11d	29-Dec-26	13-Jan-27
D14210	Building D - Backfill / Fine Grade Building Pad	8d	8d	14-Jan-27	25-Jan-27
D15043	Building D - Install Radon Under-Slab Exhaust Pipes and Pits	10d	10d	26-Jan-27	08-Feb-27



VANCOUVER PUBLIC WORKS OPS CAMPUS - TILT - A Martin
01-May-26

View Name: 02. VPOC - All Remain w/o Float - Deliverable
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Data Date: 01-May-26

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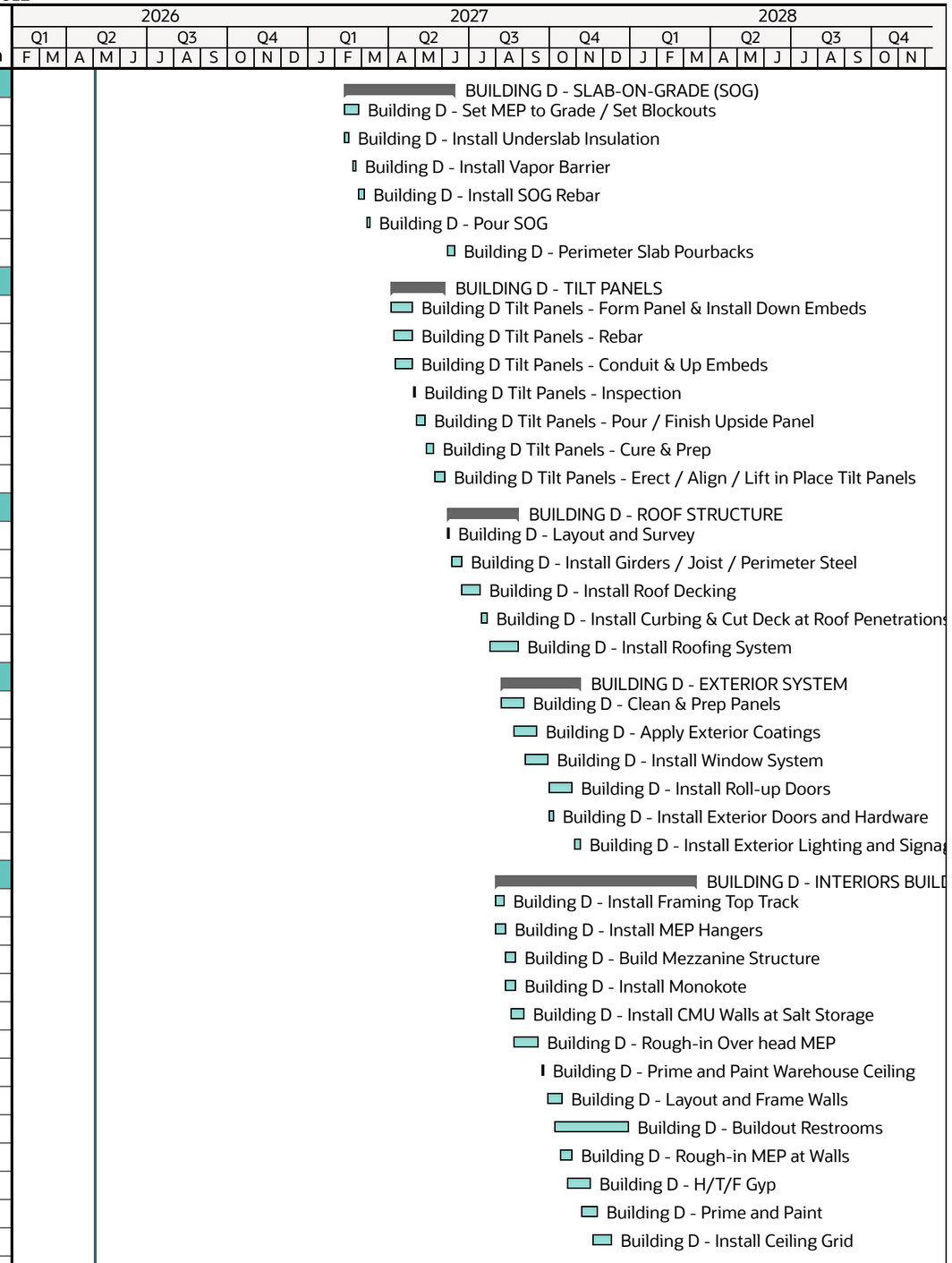
VPOC EXHIBIT H

MACC #6 PEMB BID PACKAGE 13A SCHEDULE

ID	Name	Planned Duration	Remaining Duration	Start	Finish
BUILDING D - SLAB-ON-GRADE (SOG)		89d	89d	09-Feb-27	14-Jun-27
D15266	Building D - Set MEP to Grade / Set Blockouts	13d	13d	09-Feb-27	25-Feb-27
D15256	Building D - Install Underslab Insulation	5d	5d	09-Feb-27	15-Feb-27
D15276	Building D - Install Vapor Barrier	4d	4d	17-Feb-27	22-Feb-27
D15286	Building D - Install SOG Rebar	7d	7d	23-Feb-27	03-Mar-27
D15296	Building D - Pour SOG	5d	5d	04-Mar-27	10-Mar-27
D15102	Building D - Perimeter Slab Pourbacks	7d	7d	04-Jun-27	14-Jun-27
BUILDING D - TILT PANELS		45d	45d	01-Apr-27	03-Jun-27
D14480	Building D Tilt Panels - Form Panel & Install Down Embeds	18d	18d	01-Apr-27	27-Apr-27
D14230	Building D Tilt Panels - Rebar	15d	15d	05-Apr-27	26-Apr-27
D14030	Building D Tilt Panels - Conduit & Up Embeds	15d	15d	06-Apr-27	27-Apr-27
D14040	Building D Tilt Panels - Inspection	2d	2d	27-Apr-27	29-Apr-27
D14050	Building D Tilt Panels - Pour / Finish Upside Panel	8d	8d	29-Apr-27	11-May-27
D14240	Building D Tilt Panels - Cure & Prep	7d	7d	11-May-27	20-May-27
D14250	Building D Tilt Panels - Erect / Align / Lift in Place Tilt Panels	10d	10d	20-May-27	03-Jun-27
BUILDING D - ROOF STRUCTURE		58d	58d	04-Jun-27	25-Aug-27
D15060	Building D - Layout and Survey	3d	3d	04-Jun-27	08-Jun-27
D15070	Building D - Install Girders / Joist / Perimeter Steel	10d	10d	09-Jun-27	22-Jun-27
D15080	Building D - Install Roof Decking	15d	15d	21-Jun-27	12-Jul-27
D15090	Building D - Install Curbing & Cut Deck at Roof Penetrations	7d	7d	13-Jul-27	21-Jul-27
D15100	Building D - Install Roofing System	25d	25d	22-Jul-27	25-Aug-27
BUILDING D - EXTERIOR SYSTEM		66d	66d	05-Aug-27	05-Nov-27
D15160	Building D - Clean & Prep Panels	20d	20d	05-Aug-27	01-Sep-27
D15170	Building D - Apply Exterior Coatings	20d	20d	19-Aug-27	16-Sep-27
D15180	Building D - Install Window System	18d	18d	02-Sep-27	28-Sep-27
D15200	Building D - Install Roll-up Doors	20d	20d	29-Sep-27	26-Oct-27
D15190	Building D - Install Exterior Doors and Hardware	4d	4d	29-Sep-27	04-Oct-27
D15210	Building D - Install Exterior Lighting and Signage	8d	8d	27-Oct-27	05-Nov-27
BUILDING D - INTERIORS BUILDOUT		160d	160d	29-Jul-27	15-Mar-28
D14280	Building D - Install Framing Top Track	8d	8d	29-Jul-27	09-Aug-27
D14270	Building D - Install MEP Hangers	10d	10d	29-Jul-27	11-Aug-27
D14360	Building D - Build Mezzanine Structure	10d	10d	10-Aug-27	23-Aug-27
D14290	Building D - Install Monokote	10d	10d	10-Aug-27	23-Aug-27
D14300	Building D - Install CMU Walls at Salt Storage	12d	12d	17-Aug-27	01-Sep-27
D14310	Building D - Rough-in Over head MEP	20d	20d	20-Aug-27	17-Sep-27
D14470	Building D - Prime and Paint Warehouse Ceiling	5d	5d	20-Sep-27	24-Sep-27
D14320	Building D - Layout and Frame Walls	15d	15d	27-Sep-27	15-Oct-27
D14330	Building D - Buildout Restrooms	60d	60d	04-Oct-27	29-Dec-27
D14340	Building D - Rough-in MEP at Walls	12d	12d	11-Oct-27	26-Oct-27
D14350	Building D - H/T/F Gyp	20d	20d	19-Oct-27	15-Nov-27
D14370	Building D - Prime and Paint	15d	15d	04-Nov-27	24-Nov-27
D14380	Building D - Install Ceiling Grid	15d	15d	18-Nov-27	10-Dec-27



VANCOUVER PUBLIC WORKS OPS CAMPUS - TILT - A Martin

01-May-26

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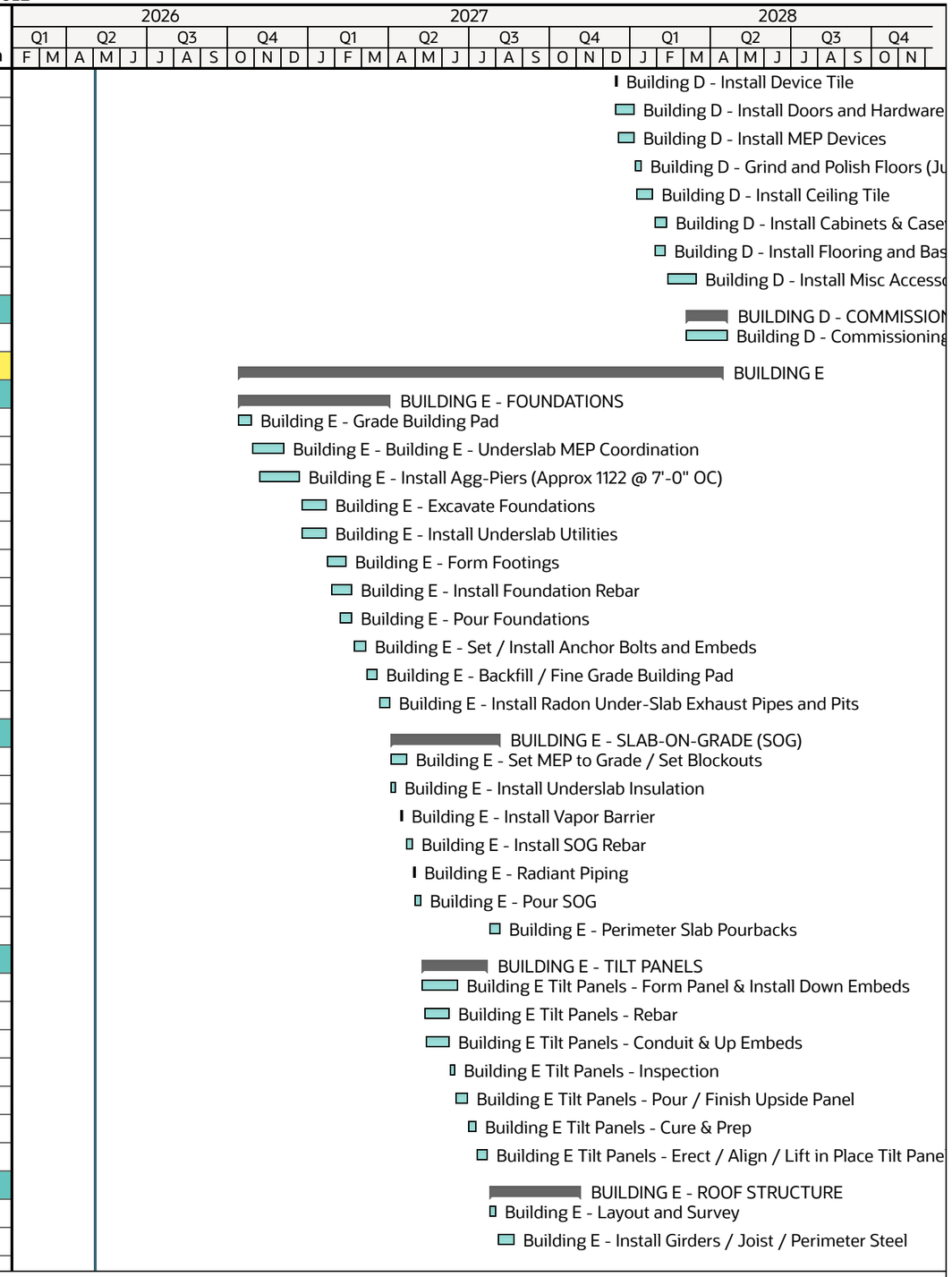
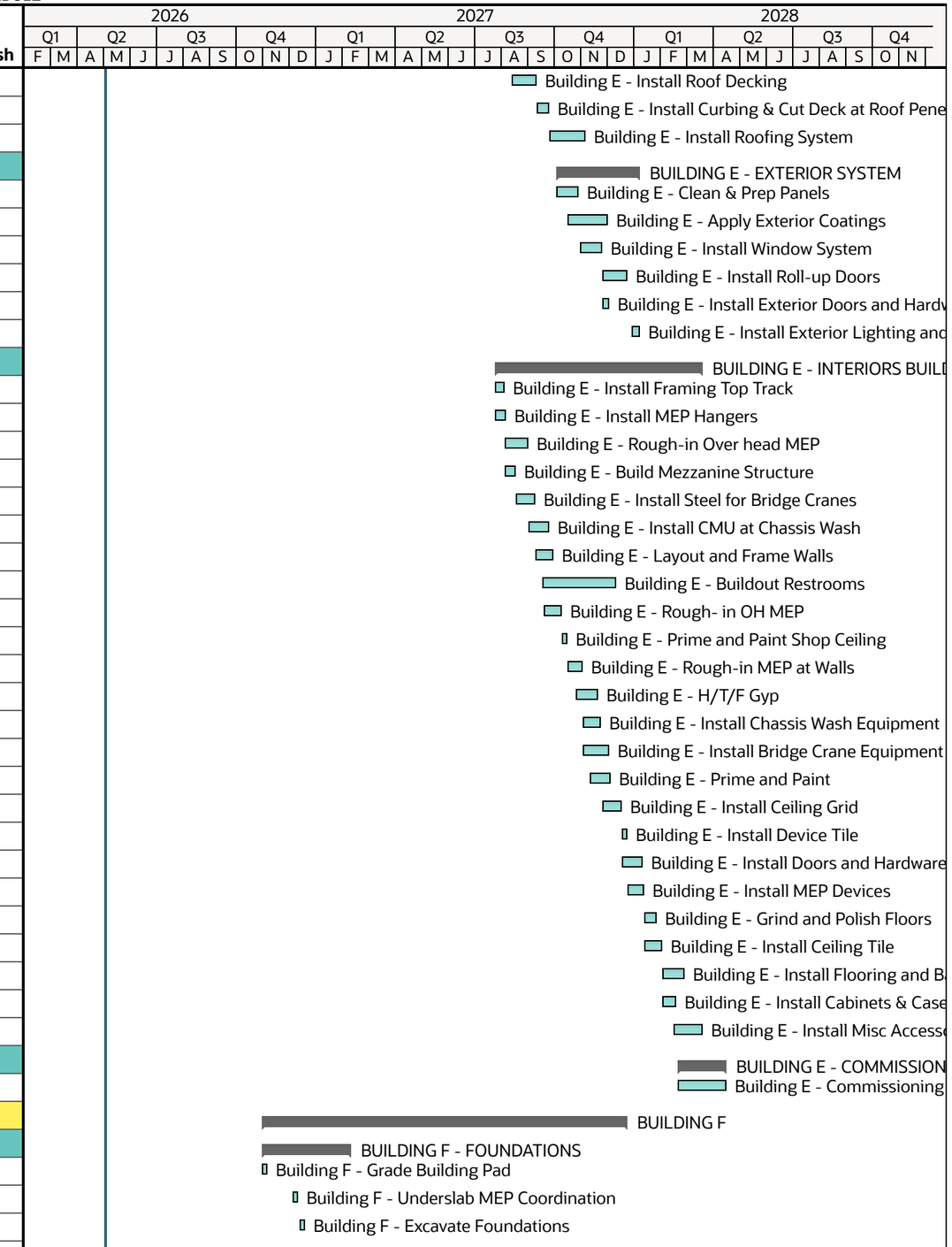
ID	Name	Planned Duration	Remaining Duration	Start	Finish
D14390	Building D - Install Device Tile	4d	4d	13-Dec-27	16-Dec-27
D14400	Building D - Install Doors and Hardware	15d	15d	13-Dec-27	04-Jan-28
D14410	Building D - Install MEP Devices	12d	12d	17-Dec-27	05-Jan-28
D14420	Building D - Grind and Polish Floors (Just the Restrooms)	7d	7d	05-Jan-28	13-Jan-28
D14430	Building D - Install Ceiling Tile	15d	15d	06-Jan-28	26-Jan-28
D14450	Building D - Install Cabinets & Casework	12d	12d	27-Jan-28	11-Feb-28
D14440	Building D - Install Flooring and Base	10d	10d	27-Jan-28	09-Feb-28
D14460	Building D - Install Misc Accessories and CFCI / OFCI Equip...	25d	25d	10-Feb-28	15-Mar-28
BUILDING D - COMMISSIONING & PUNCHLIST		35d	35d	02-Mar-28	19-Apr-28
D1380	Building D - Commissioning / Punchlist	35d	35d	02-Mar-28	19-Apr-28
BUILDING E		383d	383d	12-Oct-26	13-Apr-28
BUILDING E - FOUNDATIONS		120d	120d	12-Oct-26	01-Apr-27
E14260	Building E - Grade Building Pad	13d	13d	12-Oct-26	28-Oct-26
E14360	Building E - Building E - Underslab MEP Coordination	25d	25d	27-Oct-26	02-Dec-26
E14270	Building E - Install Agg-Piers (Approx 1122 @ 7'-0" OC)	32d	32d	04-Nov-26	21-Dec-26
E14350	Building E - Excavate Foundations	20d	20d	22-Dec-26	20-Jan-27
E14280	Building E - Install Underslab Utilities	20d	20d	22-Dec-26	20-Jan-27
E14290	Building E - Form Footings	17d	17d	21-Jan-27	12-Feb-27
E15212	Building E - Install Foundation Rebar	18d	18d	26-Jan-27	18-Feb-27
E15222	Building E - Pour Foundations	11d	11d	04-Feb-27	18-Feb-27
E15232	Building E - Set / Install Anchor Bolts and Embeds	10d	10d	19-Feb-27	04-Mar-27
E14300	Building E - Backfill / Fine Grade Building Pad	10d	10d	05-Mar-27	18-Mar-27
E14320	Building E - Install Radon Under-Slab Exhaust Pipes and Pits	10d	10d	19-Mar-27	01-Apr-27
BUILDING E - SLAB-ON-GRADE (SOG)		87d	87d	02-Apr-27	04-Aug-27
D15316	Building E - Set MEP to Grade / Set Blockouts	13d	13d	02-Apr-27	20-Apr-27
D15306	Building E - Install Underslab Insulation	5d	5d	02-Apr-27	08-Apr-27
D15326	Building E - Install Vapor Barrier	5d	5d	12-Apr-27	16-Apr-27
D15336	Building E - Install SOG Rebar	7d	7d	19-Apr-27	27-Apr-27
E15280	Building E - Radiant Piping	5d	5d	26-Apr-27	30-Apr-27
D15346	Building E - Pour SOG	7d	7d	28-Apr-27	06-May-27
D15220	Building E - Perimeter Slab Pourbacks	10d	10d	22-Jul-27	04-Aug-27
BUILDING E - TILT PANELS		54d	54d	06-May-27	21-Jul-27
E14620	Building E Tilt Panels - Form Panel & Install Down Embeds	30d	30d	06-May-27	17-Jun-27
E14630	Building E Tilt Panels - Rebar	20d	20d	10-May-27	07-Jun-27
E14060	Building E Tilt Panels - Conduit & Up Embeds	20d	20d	11-May-27	08-Jun-27
E14070	Building E Tilt Panels - Inspection	4d	4d	08-Jun-27	14-Jun-27
E14080	Building E Tilt Panels - Pour / Finish Upside Panel	10d	10d	14-Jun-27	28-Jun-27
E14330	Building E Tilt Panels - Cure & Prep	7d	7d	28-Jun-27	07-Jul-27
E14340	Building E Tilt Panels - Erect / Align / Lift in Place Tilt Panels	10d	10d	07-Jul-27	21-Jul-27
BUILDING E - ROOF STRUCTURE		75d	75d	22-Jul-27	04-Nov-27
E15110	Building E - Layout and Survey	7d	7d	22-Jul-27	30-Jul-27
E15120	Building E - Install Girders / Joist / Perimeter Steel	15d	15d	02-Aug-27	20-Aug-27



VPOC EXHIBIT H

MACC #6 PEMB BID PACKAGE 13A SCHEDULE

ID	Name	Planned Duration	Remaining Duration	Start	Finish
E15130	Building E - Install Roof Decking	20d	20d	12-Aug-27	09-Sep-27
E15140	Building E - Install Curbing & Cut Deck at Roof Penetrations	10d	10d	10-Sep-27	23-Sep-27
E15150	Building E - Install Roofing System	30d	30d	24-Sep-27	04-Nov-27
BUILDING E - EXTERIOR SYSTEM		66d	66d	01-Oct-27	06-Jan-28
E15220	Building E - Clean & Prep Panels	20d	20d	01-Oct-27	28-Oct-27
E15230	Building E - Apply Exterior Coatings	30d	30d	15-Oct-27	29-Nov-27
E15240	Building E - Install Window System	18d	18d	29-Oct-27	23-Nov-27
E15260	Building E - Install Roll-up Doors	20d	20d	24-Nov-27	23-Dec-27
E15250	Building E - Install Exterior Doors and Hardware	4d	4d	24-Nov-27	01-Dec-27
E15270	Building E - Install Exterior Lighting and Signage	8d	8d	27-Dec-27	06-Jan-28
BUILDING E - INTERIORS BUILDOUT		167d	167d	22-Jul-27	17-Mar-28
E14380	Building E - Install Framing Top Track	8d	8d	22-Jul-27	02-Aug-27
E14370	Building E - Install MEP Hangers	10d	10d	22-Jul-27	04-Aug-27
E14410	Building E - Rough-in Over head MEP	20d	20d	03-Aug-27	30-Aug-27
E14400	Building E - Build Mezzanine Structure	10d	10d	03-Aug-27	16-Aug-27
E14460	Building E - Install Steel for Bridge Cranes	15d	15d	17-Aug-27	07-Sep-27
E14610	Building E - Install CMU at Chassis Wash	18d	18d	31-Aug-27	24-Sep-27
E14420	Building E - Layout and Frame Walls	15d	15d	08-Sep-27	28-Sep-27
E14430	Building E - Buildout Restrooms	60d	60d	15-Sep-27	09-Dec-27
E14570	Building E - Rough- in OH MEP	15d	15d	17-Sep-27	07-Oct-27
E14580	Building E - Prime and Paint Shop Ceiling	5d	5d	08-Oct-27	14-Oct-27
E14440	Building E - Rough-in MEP at Walls	12d	12d	15-Oct-27	01-Nov-27
E14450	Building E - H/T/F Gyp	20d	20d	25-Oct-27	19-Nov-27
E14600	Building E - Install Chassis Wash Equipment	15d	15d	02-Nov-27	22-Nov-27
E14590	Building E - Install Bridge Crane Equipment	20d	20d	02-Nov-27	01-Dec-27
E14470	Building E - Prime and Paint	15d	15d	10-Nov-27	02-Dec-27
E14480	Building E - Install Ceiling Grid	15d	15d	24-Nov-27	16-Dec-27
E14490	Building E - Install Device Tile	4d	4d	17-Dec-27	22-Dec-27
E14500	Building E - Install Doors and Hardware	15d	15d	17-Dec-27	10-Jan-28
E14510	Building E - Install MEP Devices	12d	12d	23-Dec-27	11-Jan-28
E14520	Building E - Grind and Polish Floors	12d	12d	11-Jan-28	26-Jan-28
E14530	Building E - Install Ceiling Tile	15d	15d	12-Jan-28	01-Feb-28
E14540	Building E - Install Flooring and Base	18d	18d	02-Feb-28	25-Feb-28
E14550	Building E - Install Cabinets & Casework	12d	12d	02-Feb-28	17-Feb-28
E14560	Building E - Install Misc Accessories and CFCI /OFCI Equip...	25d	25d	14-Feb-28	17-Mar-28
BUILDING E - COMMISSIONING & PUNCHLIST		40d	40d	18-Feb-28	13-Apr-28
E1450	Building E - Commissioning / Punchlist	40d	40d	18-Feb-28	13-Apr-28
BUILDING F		291d	291d	29-Oct-26	22-Dec-27
BUILDING F - FOUNDATIONS		69d	69d	29-Oct-26	08-Feb-27
F14350	Building F - Grade Building Pad	5d	5d	29-Oct-26	04-Nov-26
F14410	Building F - Underslab MEP Coordination	5d	5d	03-Dec-26	09-Dec-26
F14440	Building F - Excavate Foundations	5d	5d	11-Dec-26	17-Dec-26



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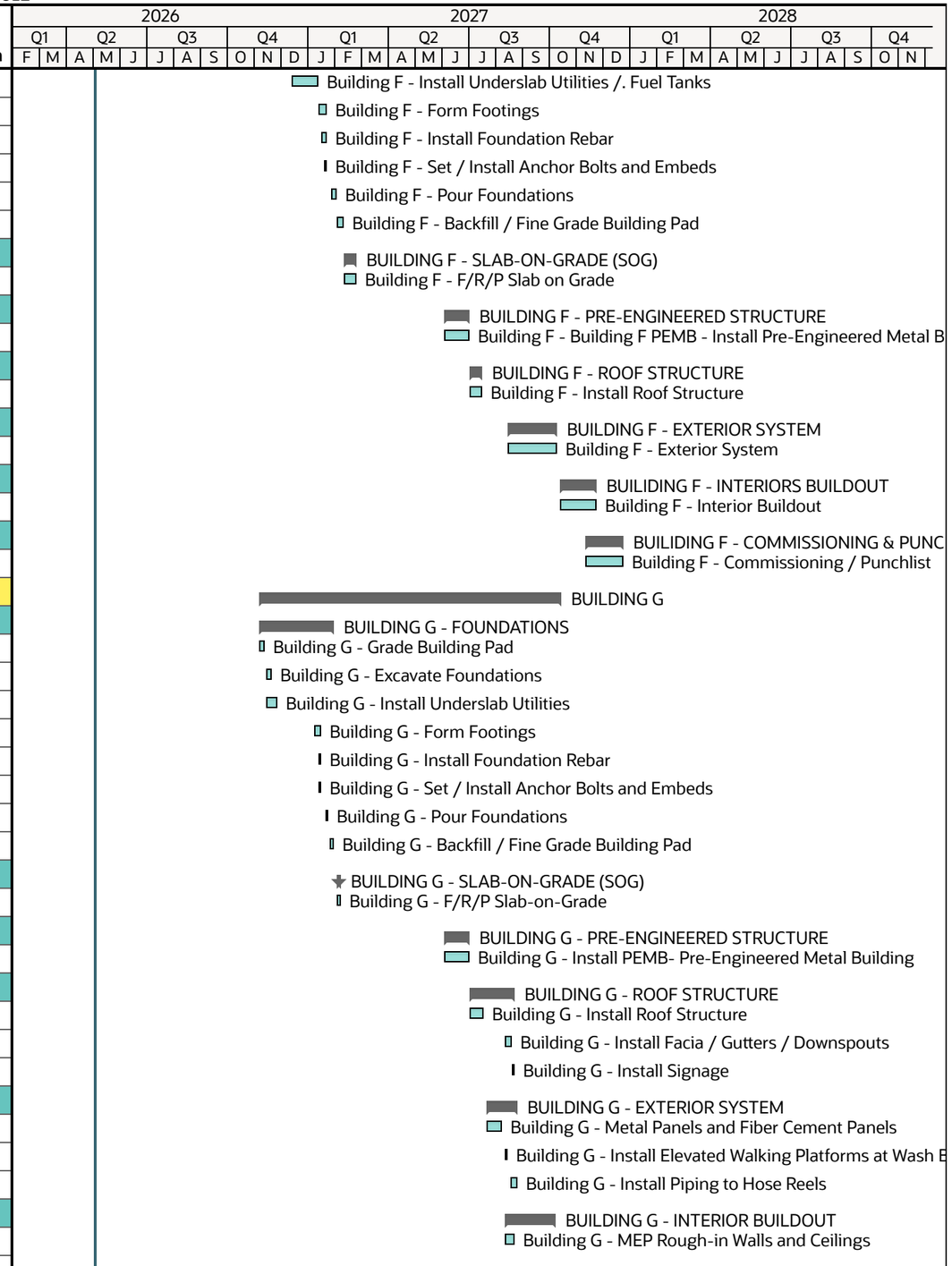
VPOC EXHIBIT H

MACC #6 PEMB BID PACKAGE 13A SCHEDULE

ID	Name	Planned Duration	Remaining Duration	Start	Finish
F14370	Building F - Install Underslab Utilities /. Fuel Tanks	20d	20d	11-Dec-26	11-Jan-27
F14380	Building F - Form Footings	7d	7d	12-Jan-27	20-Jan-27
F15242	Building F - Install Foundation Rebar	4d	4d	15-Jan-27	20-Jan-27
F15262	Building F - Set / Install Anchor Bolts and Embeds	3d	3d	18-Jan-27	20-Jan-27
F15252	Building F - Pour Foundations	5d	5d	26-Jan-27	01-Feb-27
F14390	Building F - Backfill / Fine Grade Building Pad	5d	5d	02-Feb-27	08-Feb-27
BUILDING F - SLAB-ON-GRADE (SOG)		10d	10d	09-Feb-27	22-Feb-27
F1470	Building F - F/R/P Slab on Grade	10d	10d	09-Feb-27	22-Feb-27
BUILDING F - PRE-ENGINEERED STRUCTURE		20d	20d	02-Jun-27	29-Jun-27
F14400	Building F - Building F PEMB - Install Pre-Engineered Metal...	20d	20d	02-Jun-27	29-Jun-27
BUILDING F - ROOF STRUCTURE		10d	10d	30-Jun-27	14-Jul-27
F1490	Building F - Install Roof Structure	10d	10d	30-Jun-27	14-Jul-27
BUILDING F - EXTERIOR SYSTEM		40d	40d	13-Aug-27	08-Oct-27
F1500	Building F - Exterior System	40d	40d	13-Aug-27	08-Oct-27
BUILIDING F - INTERIORS BUILDOUT		30d	30d	12-Oct-27	22-Nov-27
F1510	Building F - Interior Buildout	30d	30d	12-Oct-27	22-Nov-27
BUILIDING F - COMMISSIONING & PUNCHLIST		30d	30d	09-Nov-27	22-Dec-27
F1520	Building F - Commissioning / Punchlist	30d	30d	09-Nov-27	22-Dec-27
BUILDING G		238d	238d	05-Nov-26	13-Oct-27
BUILDING G - FOUNDATIONS		58d	58d	05-Nov-26	29-Jan-27
G1540	Building G - Grade Building Pad	5d	5d	05-Nov-26	11-Nov-26
G1580	Building G - Excavate Foundations	5d	5d	12-Nov-26	18-Nov-26
G1570	Building G - Install Underslab Utilities	10d	10d	12-Nov-26	25-Nov-26
G1590	Building G - Form Footings	7d	7d	06-Jan-27	14-Jan-27
G15272	Building G - Install Foundation Rebar	4d	4d	11-Jan-27	14-Jan-27
G15292	Building G - Set / Install Anchor Bolts and Embeds	3d	3d	12-Jan-27	14-Jan-27
G15282	Building G - Pour Foundations	3d	3d	20-Jan-27	22-Jan-27
G1600	Building G - Backfill / Fine Grade Building Pad	5d	5d	25-Jan-27	29-Jan-27
BUILDING G - SLAB-ON-GRADE (SOG)		5d	5d	01-Feb-27	05-Feb-27
G1610	Building G - F/R/P Slab-on-Grade	5d	5d	01-Feb-27	05-Feb-27
BUILDING G - PRE-ENGINEERED STRUCTURE		20d	20d	02-Jun-27	29-Jun-27
G1620	Building G - Install PEMB- Pre-Engineered Metal Building	20d	20d	02-Jun-27	29-Jun-27
BUILDING G - ROOF STRUCTURE		37d	37d	30-Jun-27	20-Aug-27
G1630	Building G - Install Roof Structure	12d	12d	30-Jun-27	16-Jul-27
G1670	Building G - Install Facia / Gutters / Downspouts	7d	7d	09-Aug-27	17-Aug-27
G1680	Building G - Install Signage	3d	3d	18-Aug-27	20-Aug-27
BUILDING G - EXTERIOR SYSTEM		27d	27d	19-Jul-27	24-Aug-27
G1640	Building G - Metal Panels and Fiber Cement Panels	15d	15d	19-Jul-27	06-Aug-27
G1690	Building G - Install Elevated Walking Platforms at Wash Bays	5d	5d	09-Aug-27	13-Aug-27
G1700	Building G - Install Piping to Hose Reels	7d	7d	16-Aug-27	24-Aug-27
BUILDING G - INTERIOR BUILDOUT		42d	42d	09-Aug-27	06-Oct-27
G1650	Building G - MEP Rough-in Walls and Ceilings	10d	10d	09-Aug-27	20-Aug-27



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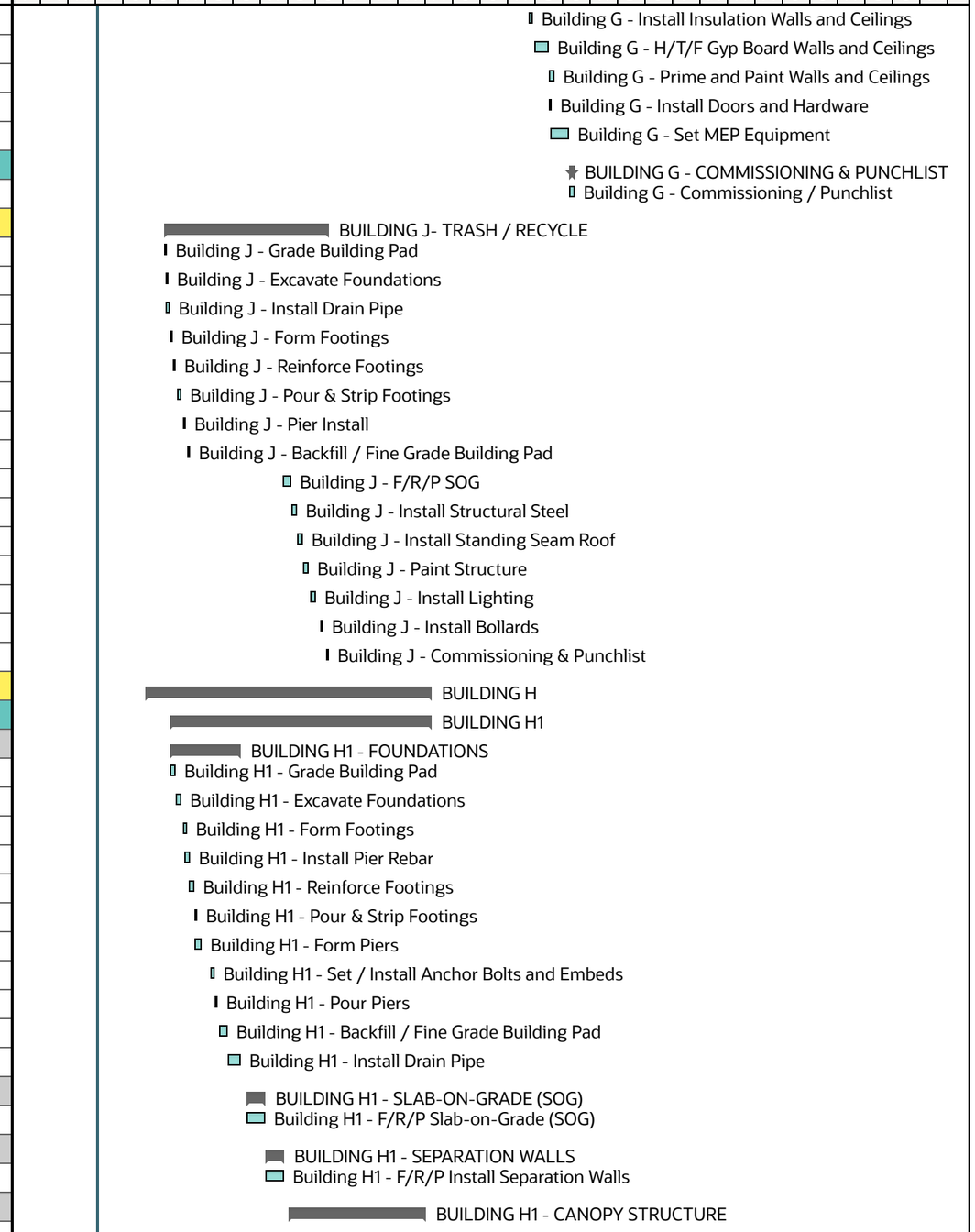
VPOC EXHIBIT H

MACC #6 PEMB BID PACKAGE 13A SCHEDULE

ID	Name	Planned Duration	Remaining Duration	Start	Finish
G1710	Building G - Install Insulation Walls and Ceilings	5d	5d	23-Aug-27	27-Aug-27
G1720	Building G - H/T/F Gyp Board Walls and Ceilings	10d	10d	30-Aug-27	13-Sep-27
G1730	Building G - Prime and Paint Walls and Ceilings	5d	5d	14-Sep-27	20-Sep-27
G1740	Building G - Install Doors and Hardware	2d	2d	14-Sep-27	15-Sep-27
G1750	Building G - Set MEP Equipment	15d	15d	16-Sep-27	06-Oct-27
BUILDING G - COMMISSIONING & PUNCHLIST		5d	5d	07-Oct-27	13-Oct-27
G1660	Building G - Commissioning / Punchlist	5d	5d	07-Oct-27	13-Oct-27
BUILDING J- TRASH / RECYCLE		129d	129d	14-Jul-26	15-Jan-27
J1860	Building J - Grade Building Pad	2d	2d	14-Jul-26	15-Jul-26
J1880	Building J - Excavate Foundations	2d	2d	16-Jul-26	17-Jul-26
J1870	Building J - Install Drain Pipe	3d	3d	16-Jul-26	20-Jul-26
J1890	Building J - Form Footings	3d	3d	21-Jul-26	23-Jul-26
J1971	Building J - Reinforce Footings	3d	3d	24-Jul-26	28-Jul-26
J1972	Building J - Pour & Strip Footings	4d	4d	29-Jul-26	03-Aug-26
J1973	Building J - Pier Install	4d	4d	04-Aug-26	07-Aug-26
J1900	Building J - Backfill / Fine Grade Building Pad	2d	2d	10-Aug-26	11-Aug-26
J1910	Building J - F/R/P SOG	6d	6d	23-Nov-26	02-Dec-26
J1920	Building J - Install Structural Steel	5d	5d	03-Dec-26	09-Dec-26
J1930	Building J - Install Standing Seam Roof	5d	5d	10-Dec-26	16-Dec-26
J1940	Building J - Paint Structure	5d	5d	17-Dec-26	23-Dec-26
J1950	Building J - Install Lighting	5d	5d	24-Dec-26	31-Dec-26
J1960	Building J - Install Bollards	5d	5d	04-Jan-27	08-Jan-27
J1970	Building J - Commissioning & Punchlist	5d	5d	11-Jan-27	15-Jan-27
BUILDING H		221d	221d	24-Jun-26	06-May-27
BUILDING H1		203d	203d	21-Jul-26	06-May-27
BUILDING H1 - FOUNDATIONS		56d	56d	21-Jul-26	07-Oct-26
H1880	Building H1 - Grade Building Pad	5d	5d	21-Jul-26	27-Jul-26
H1910	Building H1 - Excavate Foundations	5d	5d	28-Jul-26	03-Aug-26
H1870	Building H1 - Form Footings	5d	5d	04-Aug-26	10-Aug-26
H2040	Building H1 - Install Pier Rebar	4d	4d	07-Aug-26	12-Aug-26
H2010	Building H1 - Reinforce Footings	5d	5d	11-Aug-26	17-Aug-26
H2020	Building H1 - Pour & Strip Footings	3d	3d	18-Aug-26	20-Aug-26
H2060	Building H1 - Form Piers	6d	6d	18-Aug-26	25-Aug-26
H2050	Building H1 - Set / Install Anchor Bolts and Embeds	3d	3d	04-Sep-26	09-Sep-26
H2030	Building H1 - Pour Piers	2d	2d	10-Sep-26	11-Sep-26
H1900	Building H1 - Backfill / Fine Grade Building Pad	8d	8d	14-Sep-26	23-Sep-26
H1890	Building H1 - Install Drain Pipe	10d	10d	24-Sep-26	07-Oct-26
BUILDING H1 - SLAB-ON-GRADE (SOG)		15d	15d	15-Oct-26	04-Nov-26
H1920	Building H1 - F/R/P Slab-on-Grade (SOG)	15d	15d	15-Oct-26	04-Nov-26
BUILDING H1 - SEPARATION WALLS		15d	15d	05-Nov-26	25-Nov-26
H1930	Building H1 - F/R/P Install Separation Walls	15d	15d	05-Nov-26	25-Nov-26
BUILDING H1 - CANOPY STRUCTURE		107d	107d	30-Nov-26	29-Apr-27



VANCOUVER PUBLIC WORKS OPS CAMPUS - TILT - A Martin

01-May-26

View Name: 02. VPOC - All Remain w/o Float - Deliverable

Filter: Not Complete

Data Date: 01-May-26

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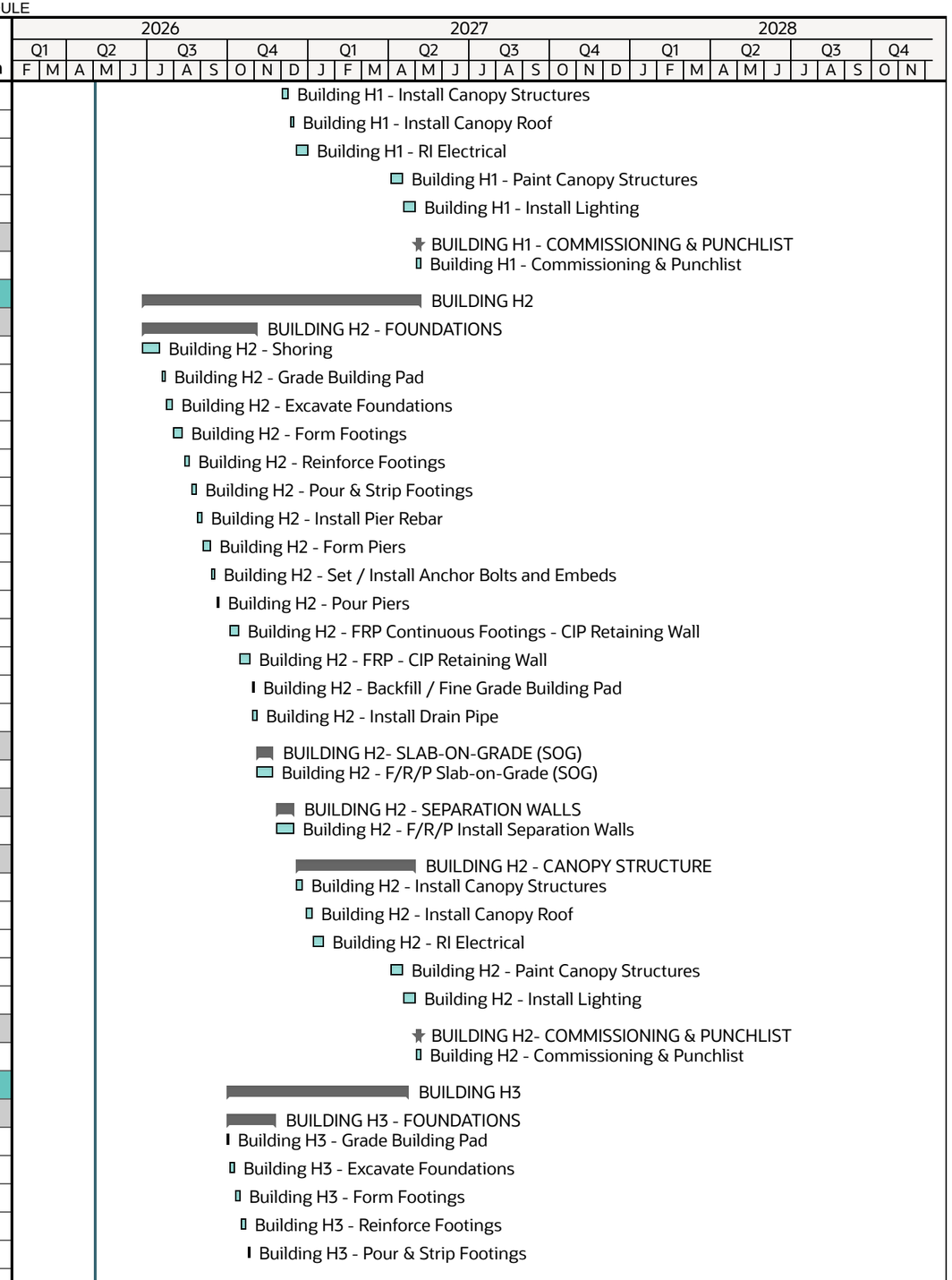
Docusign Envelope ID: 9D4223F2-DD30-864D-81F2-F33CD1D90CED

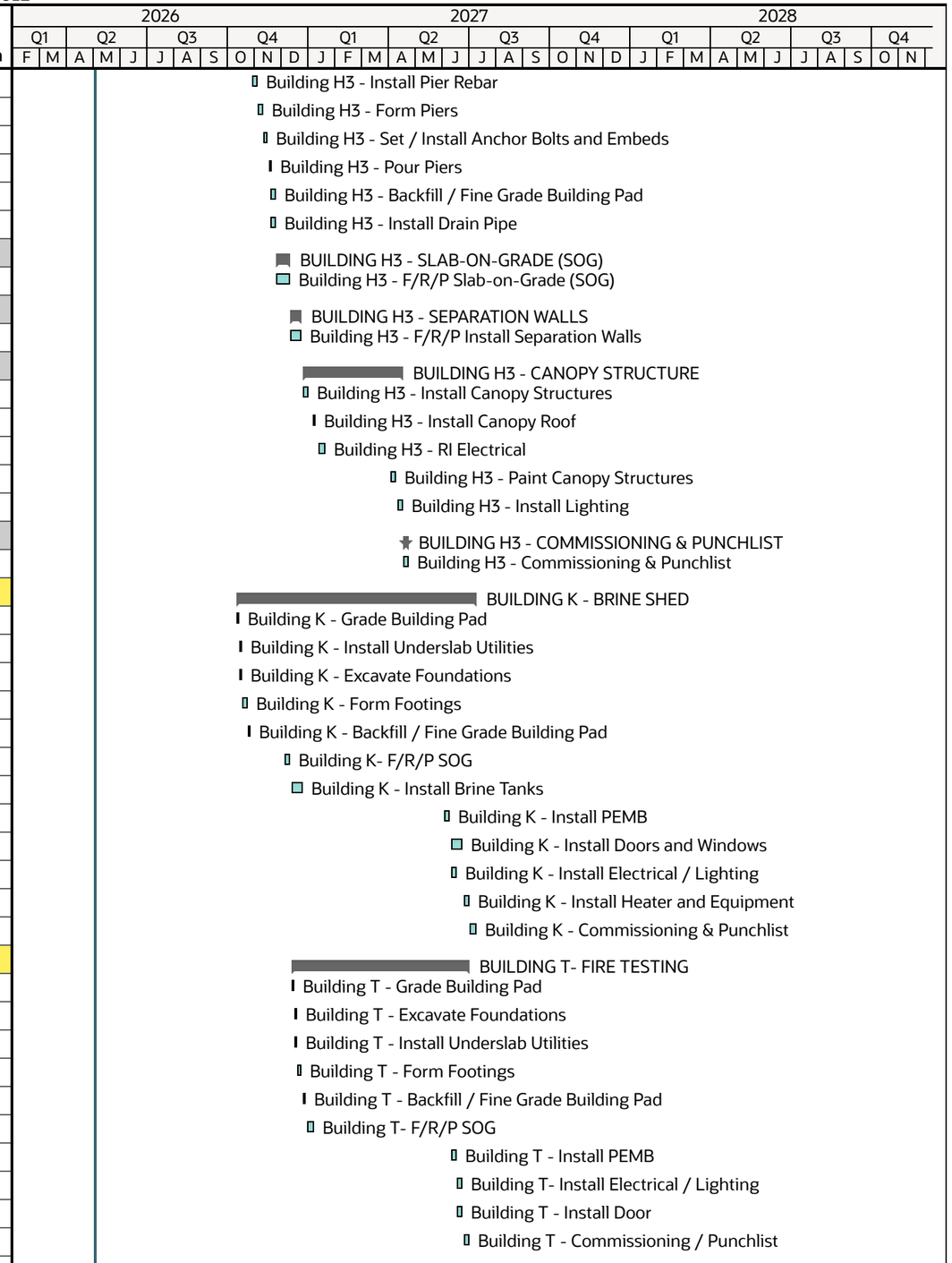
ID	Name	Planned Duration	Remaining Duration	Start	Finish
H1960	Building H1 - Install Canopy Structures	7d	7d	30-Nov-26	08-Dec-26
H2000	Building H1 - Install Canopy Roof	5d	5d	09-Dec-26	15-Dec-26
H2190	Building H1 - RI Electrical	10d	10d	16-Dec-26	30-Dec-26
H1970	Building H1 - Paint Canopy Structures	10d	10d	02-Apr-27	15-Apr-27
H2180	Building H1 - Install Lighting	10d	10d	16-Apr-27	29-Apr-27
BUILDING H1 - COMMISSIONING & PUNCHLIST		5d	5d	30-Apr-27	06-May-27
H1980	Building H1 - Commissioning & Punchlist	5d	5d	30-Apr-27	06-May-27
BUILDING H2		221d	221d	24-Jun-26	06-May-27
BUILDING H2 - FOUNDATIONS		92d	92d	24-Jun-26	02-Nov-26
H1680	Building H2 - Shoring	15d	15d	24-Jun-26	15-Jul-26
H2200	Building H2 - Grade Building Pad	3d	3d	16-Jul-26	20-Jul-26
H2210	Building H2 - Excavate Foundations	7d	7d	21-Jul-26	29-Jul-26
H2220	Building H2 - Form Footings	8d	8d	30-Jul-26	10-Aug-26
H2240	Building H2 - Reinforce Footings	6d	6d	11-Aug-26	18-Aug-26
H2250	Building H2 - Pour & Strip Footings	5d	5d	19-Aug-26	25-Aug-26
H2230	Building H2 - Install Pier Rebar	5d	5d	26-Aug-26	01-Sep-26
H2260	Building H2 - Form Piers	6d	6d	02-Sep-26	10-Sep-26
H2270	Building H2 - Set / Install Anchor Bolts and Embeds	4d	4d	11-Sep-26	16-Sep-26
H2280	Building H2 - Pour Piers	2d	2d	17-Sep-26	18-Sep-26
H2310	Building H2 - FRP Continuous Footings - CIP Retaining Wall	8d	8d	01-Oct-26	12-Oct-26
H2320	Building H2 - FRP - CIP Retaining Wall	10d	10d	13-Oct-26	26-Oct-26
H2290	Building H2 - Backfill / Fine Grade Building Pad	4d	4d	27-Oct-26	30-Oct-26
H2300	Building H2 - Install Drain Pipe	5d	5d	27-Oct-26	02-Nov-26
BUILDING H2- SLAB-ON-GRADE (SOG)		15d	15d	02-Nov-26	20-Nov-26
H1750	Building H2 - F/R/P Slab-on-Grade (SOG)	15d	15d	02-Nov-26	20-Nov-26
BUILDING H2 - SEPARATION WALLS		15d	15d	23-Nov-26	15-Dec-26
H1760	Building H2 - F/R/P Install Separation Walls	15d	15d	23-Nov-26	15-Dec-26
BUILDING H2 - CANOPY STRUCTURE		95d	95d	16-Dec-26	29-Apr-27
H2330	Building H2 - Install Canopy Structures	7d	7d	16-Dec-26	24-Dec-26
H2340	Building H2 - Install Canopy Roof	5d	5d	28-Dec-26	04-Jan-27
H2350	Building H2 - RI Electrical	10d	10d	05-Jan-27	18-Jan-27
H2360	Building H2 - Paint Canopy Structures	10d	10d	02-Apr-27	15-Apr-27
H2370	Building H2 - Install Lighting	10d	10d	16-Apr-27	29-Apr-27
BUILDING H2- COMMISSIONING & PUNCHLIST		5d	5d	30-Apr-27	06-May-27
H1810	Building H2 - Commissioning & Punchlist	5d	5d	30-Apr-27	06-May-27
BUILDING H3		145d	145d	28-Sep-26	22-Apr-27
BUILDING H3 - FOUNDATIONS		42d	42d	28-Sep-26	24-Nov-26
H2380	Building H3 - Grade Building Pad	3d	3d	28-Sep-26	30-Sep-26
H2390	Building H3 - Excavate Foundations	5d	5d	01-Oct-26	07-Oct-26
H2400	Building H3 - Form Footings	5d	5d	08-Oct-26	14-Oct-26
H2410	Building H3 - Reinforce Footings	5d	5d	15-Oct-26	21-Oct-26
H2420	Building H3 - Pour & Strip Footings	3d	3d	22-Oct-26	26-Oct-26



VPOC EXHIBIT H

MACC #6 PEMB BID PACKAGE 13A SCHEDULE

ID	Name	Planned Duration	Remaining Duration	Start	Finish
H2430	Building H3 - Install Pier Rebar	5d	5d	27-Oct-26	02-Nov-26
H2440	Building H3 - Form Piers	5d	5d	03-Nov-26	09-Nov-26
H2450	Building H3 - Set / Install Anchor Bolts and Embeds	4d	4d	10-Nov-26	13-Nov-26
H2460	Building H3 - Pour Piers	2d	2d	16-Nov-26	17-Nov-26
H2490	Building H3 - Backfill / Fine Grade Building Pad	4d	4d	18-Nov-26	23-Nov-26
H2500	Building H3 - Install Drain Pipe	5d	5d	18-Nov-26	24-Nov-26
BUILDING H3 - SLAB-ON-GRADE (SOG)		10d	10d	24-Nov-26	09-Dec-26
H2120	Building H3 - F/R/P Slab-on-Grade (SOG)	10d	10d	24-Nov-26	09-Dec-26
BUILDING H3 - SEPARATION WALLS		10d	10d	10-Dec-26	23-Dec-26
H2130	Building H3 - F/R/P Install Separation Walls	10d	10d	10-Dec-26	23-Dec-26
BUILDING H3 - CANOPY STRUCTURE		79d	79d	24-Dec-26	15-Apr-27
H2510	Building H3 - Install Canopy Structures	5d	5d	24-Dec-26	31-Dec-26
H2520	Building H3 - Install Canopy Roof	5d	5d	04-Jan-27	08-Jan-27
H2530	Building H3 - RI Electrical	7d	7d	11-Jan-27	19-Jan-27
H2540	Building H3 - Paint Canopy Structures	5d	5d	02-Apr-27	08-Apr-27
H2550	Building H3 - Install Lighting	5d	5d	09-Apr-27	15-Apr-27
BUILDING H3 - COMMISSIONING & PUNCHLIST		5d	5d	16-Apr-27	22-Apr-27
H2160	Building H3 - Commissioning & Punchlist	5d	5d	16-Apr-27	22-Apr-27
BUILDING K - BRINE SHED		188d	188d	09-Oct-26	07-Jul-27
K1980	Building K - Grade Building Pad	2d	2d	09-Oct-26	12-Oct-26
K2000	Building K - Install Underslab Utilities	3d	3d	13-Oct-26	15-Oct-26
K2010	Building K - Excavate Foundations	2d	2d	13-Oct-26	14-Oct-26
K2020	Building K - Form Footings	5d	5d	16-Oct-26	22-Oct-26
K2030	Building K - Backfill / Fine Grade Building Pad	2d	2d	23-Oct-26	26-Oct-26
K2040	Building K- F/R/P SOG	6d	6d	03-Dec-26	10-Dec-26
K1780	Building K - Install Brine Tanks	10d	10d	11-Dec-26	24-Dec-26
K2050	Building K - Install PEMB	5d	5d	02-Jun-27	08-Jun-27
K1990	Building K - Install Doors and Windows	10d	10d	09-Jun-27	22-Jun-27
K2060	Building K - Install Electrical / Lighting	5d	5d	09-Jun-27	15-Jun-27
K2070	Building K - Install Heater and Equipment	5d	5d	23-Jun-27	29-Jun-27
K2080	Building K - Commissioning & Punchlist	5d	5d	30-Jun-27	07-Jul-27
BUILDING T- FIRE TESTING		140d	140d	11-Dec-26	29-Jun-27
T2090	Building T - Grade Building Pad	2d	2d	11-Dec-26	14-Dec-26
K2100	Building T - Excavate Foundations	2d	2d	15-Dec-26	16-Dec-26
K2090	Building T - Install Underslab Utilities	3d	3d	15-Dec-26	17-Dec-26
K2110	Building T - Form Footings	4d	4d	18-Dec-26	23-Dec-26
K2120	Building T - Backfill / Fine Grade Building Pad	2d	2d	24-Dec-26	28-Dec-26
K2130	Building T- F/R/P SOG	6d	6d	29-Dec-26	06-Jan-27
K2140	Building T - Install PEMB	5d	5d	09-Jun-27	15-Jun-27
K2160	Building T- Install Electrical / Lighting	5d	5d	16-Jun-27	22-Jun-27
K2150	Building T - Install Door	4d	4d	16-Jun-27	21-Jun-27
K2170	Building T - Commissioning / Punchlist	5d	5d	23-Jun-27	29-Jun-27



VANCOUVER PUBLIC WORKS OPS CAMPUS - TILT - A Martin
01-May-26

View Name: 02. VPOC - All Remain w/o Float - Deliverable
Filter: Not Complete
Data Date: 01-May-26

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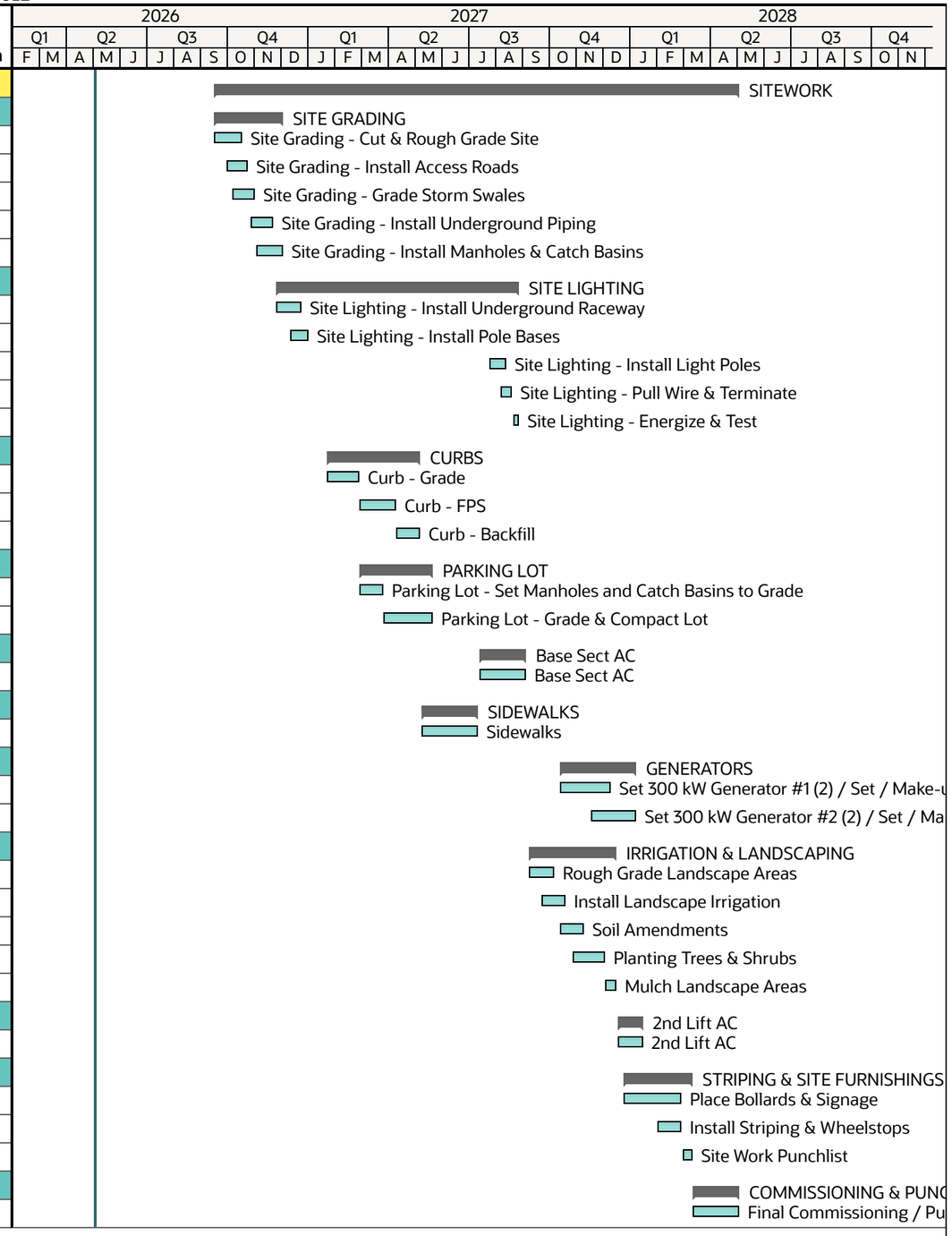
VPOC EXHIBIT H

MACC #6 PEMB BID PACKAGE 13A SCHEDULE

ID	Name	Planned Duration	Remaining Duration	Start	Finish
SITEWORK		415d	415d	14-Sep-26	01-May-28
SITE GRADING		55d	55d	14-Sep-26	01-Dec-26
S1626	Site Grading - Cut & Rough Grade Site	25d	25d	14-Sep-26	16-Oct-26
S1627	Site Grading - Install Access Roads	20d	20d	28-Sep-26	23-Oct-26
S1628	Site Grading - Grade Storm Swales	20d	20d	05-Oct-26	30-Oct-26
S1629	Site Grading - Install Underground Piping	20d	20d	26-Oct-26	20-Nov-26
S1630	Site Grading - Install Manholes & Catch Basins	20d	20d	02-Nov-26	01-Dec-26
SITE LIGHTING		192d	192d	23-Nov-26	25-Aug-27
S1621	Site Lighting - Install Underground Raceway	20d	20d	23-Nov-26	22-Dec-26
S1622	Site Lighting - Install Pole Bases	15d	15d	09-Dec-26	30-Dec-26
S1623	Site Lighting - Install Light Poles	15d	15d	22-Jul-27	11-Aug-27
S1624	Site Lighting - Pull Wire & Terminate	10d	10d	05-Aug-27	18-Aug-27
S1625	Site Lighting - Energize & Test	5d	5d	19-Aug-27	25-Aug-27
CURBS		75d	75d	21-Jan-27	05-May-27
S1530	Curb - Grade	25d	25d	21-Jan-27	24-Feb-27
S1611	Curb - FPS	30d	30d	25-Feb-27	07-Apr-27
S1612	Curb - Backfill	20d	20d	08-Apr-27	05-May-27
PARKING LOT		60d	60d	25-Feb-27	19-May-27
S1540	Parking Lot - Set Manholes and Catch Basins to Grade	20d	20d	25-Feb-27	24-Mar-27
S1615	Parking Lot - Grade & Compact Lot	40d	40d	25-Mar-27	19-May-27
Base Sect AC		40d	40d	12-Jul-27	03-Sep-27
S1550	Base Sect AC	40d	40d	12-Jul-27	03-Sep-27
SIDEWALKS		45d	45d	06-May-27	09-Jul-27
S1560	Sidewalks	45d	45d	06-May-27	09-Jul-27
GENERATORS		60d	60d	11-Oct-27	06-Jan-28
S1570	Set 300 kW Generator #1 (2) / Set / Make-up Transformer	40d	40d	11-Oct-27	07-Dec-27
S1640	Set 300 kW Generator #2 (2) / Set / Make-up Transformer	35d	35d	15-Nov-27	06-Jan-28
IRRIGATION & LANDSCAPING		70d	70d	07-Sep-27	15-Dec-27
S1616	Rough Grade Landscape Areas	20d	20d	07-Sep-27	04-Oct-27
S1617	Install Landscape Irrigation	20d	20d	21-Sep-27	18-Oct-27
S1618	Soil Amendments	20d	20d	12-Oct-27	08-Nov-27
S1610	Planting Trees & Shrubs	25d	25d	26-Oct-27	01-Dec-27
S1619	Mulch Landscape Areas	10d	10d	02-Dec-27	15-Dec-27
2nd Lift AC		20d	20d	16-Dec-27	14-Jan-28
S1580	2nd Lift AC	20d	20d	16-Dec-27	14-Jan-28
STRIPING & SITE FURNISHINGS		54d	54d	23-Dec-27	09-Mar-28
S1590	Place Bollards & Signage	45d	45d	23-Dec-27	25-Feb-28
S1620	Install Striping & Wheelstops	20d	20d	31-Jan-28	25-Feb-28
S1650	Site Work Punchlist	9d	9d	28-Feb-28	09-Mar-28
COMMISSIONING & PUNCHLIST		37d	37d	10-Mar-28	01-May-28
S1600	Final Commissioning / Punchlist	37d	37d	10-Mar-28	01-May-28



VANCOUVER PUBLIC WORKS OPS CAMPUS - TILT - A Martin
01-May-26

View Name: 02. VPOC - All Remain w/o Float - Deliverable
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Docusign Envelope ID: 9D4223F2-DD30-864D-81F2-F33CD1D90CED

EXHIBIT "I"
Contract AMENDMENT #6
Early Work General Conditions
City of Vancouver – Public Works Operations Campus

GENERAL CONDITIONS

No change

Docusign Envelope ID: 9D4223F2-DD30-864D-81F2-F33CD1D90CED

EXHIBIT "J"
MACC-6 (Contract AMENDMENT #6)
Bid Package# 13A
City of Vancouver – Public Works Operations Campus

Bid Package 13A Bid Tab and Bids

Docusign Envelope ID: 9D4223F2-DD30-864D-81F2-F33CD1D90CED

4125009: Vancouver Public Works Operations Campus - MACC 06

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: 415 West 6th Street, City Hall, Vancouver, WA 98660, United States of America

13A: Pre-engineered Metal Buildings H.1 and H.2

Generated May 21, 2026

Base Bid

JH Kelly LLC

Submitted by Jose Valencia

$800,567

Original Proposal, May 21, 2026

	Unit	Qty	Unit Cost	Total Cost
LINE ITEMS				**$800,567**
PEMB H.1 Furnish and Install				$302,228
PEMB H.2 Furnish and Install				$475,549
Trench Safety RCW 39.04.180				$0
ADDITIONAL ITEMS				
Anchor Bolt / Templates				$22,790
Base Bid Total				**$800,567**

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	JH KELLY LLC
Contact	JOSH BERNARD
Phone #	3604235510
Email	JHKELLYBIDS@JHKELLY.COM
State of Washington Contractor's License No.	JHKELLL044KF
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
Receipt of Addenda # through # hereby acknowledged	1 through 3

Summary	Please pay attention to the Order by date. We can only hold pricing on the PEMB until 6.14. We hav

Signed by:
Derek Bourque
A9F4E320B8144E3...

DocuSigned by:
Mark Nowak
A4D5CCF350C8415...

Docusign Envelope ID: 9D4223F2-DD30-864D-81F2-F33CD1D90CED

Document A310™ – 2010

Conforms with The American Institute of Architects AIA Document 310

Bid Bond

CONTRACTOR:
(Name, legal status and address)
JH Kelly, LLC
821 - 3rd Avenue
Longview, WA 98632

SURETY:
(Name, legal status and principal place of business)
Liberty Mutual Insurance Company
175 Berkeley Street
Boston, MA 02116

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.
1010 NW Flanders, Ste 500
Portland OR 97209

BOND AMOUNT: $ Five Percent (5%) of the Total Amount Bid ---

PROJECT:
(Name, location or address, and Project number, if any)
Vancouver Public Works Operations Center
Bid Package #13A PEMB H.1 and H.2
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 21st day of May 2026

JH Kelly, LLC
(Principal) *(Seal)*

(Witness)

(Title)

Liberty Mutual Insurance Company
(Surety) *(Seal)*

(Witness)

(Title) Susan B. Larson
Attorney-in-Fact

LIBERTY MUTUAL INSURANCE COMPANY INCORPORATED 1912 MASSACHUSETTS
Seal No. 5690

S-0054/AS 8/10

Liberty Mutual SURETY

POWER OF ATTORNEY

Liberty Mutual Insurance Company
The Ohio Casualty Insurance Company
West American Insurance Company

Certificate No: **8213403 – 023001**

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, Guy Armfield; Janteane Blyton; Abbie A. Bonney; Sandy L. Boswell; John Claeys; Katelyn Cooper; Michael S. Cranston; Kyle Dozier; Scott Fisher; Nicholas Fredrickson; Deanna M. French; Scott Garcia; Alex Giannini; Alec Gumpfer; Elizabeth R. Hahn; Roger Kaltenbach; Andrew Kerslake; Greg Lagreid; Ronald J. Lange; Chris Larson; Susan B. Larson; Janie P. Ma; Scott McGilvray; Drew D. Neessen; Brenda S. Nolin; Sharon Pope; Mindee L. Rankin; Jana M. Roy; Gregory C. Ryerson; Rebecca Sarmiento; William Smith; Nicholas Warren

all of the city of Bellevue 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 19th day of March, 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 19th day of March, 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 21st day of May, 2026.

By: _____
Renee C. Llewellyn, Assistant Secretary

LMS-12873 LMIC OCIC WAIC Multi Co 02/24

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

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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 Thursday, May 21st, 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 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 #13A Pre-Engineered Metal Buildings:

Description of Bid Item:	Unit of Measure	Bid Amount
PEMB H.1 Furnish and Install	1 LS	$ 302,228
PEMB H.2 Furnish and Install	1 LS	$ 475,549
Trench Safety RCW 39.04.180	1 LS	$ 0.00
	Total Bid:	$ 777,777

II. TOTAL BID:

Totals of Part I Above (do NOT include State Sales Tax):

 Initials of Bidder's Representative

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Skanska USA Building, Inc.
Vancouver Public Works Operations Center
Bid Form

Seven hundred seventy, seven thousand, seven hundred, seventy seven Dollars
Print Dollar Amount

$ 777,777
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.

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.

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:

JH Kelly LLC
Legal Name of Bidder

By (Authorized Signature)

Mathieu Ouellette
Printed Name

VP of Structures
Title

850 third ave Longview, WA 98632
Street Address

The firm represented by the above signature is:
Sole Proprietorship ____
Partnership ____
Corporation
State of Incorporation ____
Other LLC

 Initials of Bidder's Representative ____

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Skanska USA Building, Inc.
Vancouver Public Works Operations Center
Bid Form

City State

360-423-5510
Telephone Fax No.

jhkellybids@jhkelly.com
Email

JHKELLL044KF
State of Washington Contractor's License No.

 Initials of Bidder's Representative

Docusign Envelope ID: 9D4223F2-DD30-864D-81F2-F33CD1D90CED

May 21, 2026

Skanska USA Building, Inc.

RE: JH Kelly, LLC - Letter of Bondability
Vancouver Public Works Operations Center
Bid Package #13A PEMB H.1 and H.2

It has been the privilege of IMA Financial Group | Parker, Smith & Feek and Liberty Mutual Insurance Company to provide surety bonds on behalf of JH Kelly, LLC for over 29 years, during which time JH Kelly, LLC has performed, and we have issued performance and payment bonds for contracts valued in the range of $140,000,000. In our opinion, JH Kelly, LLC remains properly financed, well equipped, and capably managed.

At the present time, Liberty Mutual Insurance Company provides a $150,000,000 single project / $400,000,000 aggregate surety program to JH Kelly, LLC. JH Kelly, LLC maintains more than sufficient capacity to support Performance and Payment Bonds in the amount of 100% of the contract price in accordance with Skanska Subcontract Exhibit "O" for your project now and during the course of the project.

As always, Liberty Mutual Insurance Company reserves the right to perform routine underwriting at the time of any bond request, including, without limitation, prior review and approval of relevant contract documents, bond forms, and project financing. This is a surety norm to which all surety clients are well accustomed.

Liberty Mutual Insurance Company is listed on the U.S. Treasury Department's Listing of Approved Sureties (Department Circular 570) and is rated A XV by A.M. Best Company.

I welcome any questions or comments regarding the content of this letter and would be happy to amplify on any of my comments here. My direct line is: (425) 830-0012.

Best regards,

Scott Fisher
SVP - Surety

AIA® Document A133™ – 2019
Exhibit A

Guaranteed Maximum Price Amendment #7

This seventh Amendment dated the is incorporated into the accompanying AIA Document A133™–2019, Standard Form of Agreement Between Owner and Construction Manager as Constructor where the basis of payment is the Cost of the Work Plus a Fee with a Guaranteed Maximum Price dated the 13th day of June in the year 2025 (the "Agreement")
(In words, indicate day, month, and year.)

for the following **PROJECT:**
(Name and address or location)

Vancouver Public Works Operations Campus
8713 NE 94th Avenue
Vancouver, WA 98662

THE OWNER:
(Name, legal status, and address)

City of Vancouver
PO Box 1995
Vancouver WA 98668

THE CONSTRUCTION MANAGER:
(Name, legal status, and address)

Skanska USA Building Inc
1010 NW Flanders, Ste 500
Portland OR 97209

TABLE OF ARTICLES

A.1 GUARANTEED MAXIMUM PRICE

A.2 DATE OF COMMENCEMENT AND SUBSTANTIAL COMPLETION

A.3 INFORMATION UPON WHICH AMENDMENT IS BASED

A.4 CONSTRUCTION MANAGER'S CONSULTANTS, CONTRACTORS, DESIGN PROFESSIONALS, AND SUPPLIERS

ARTICLE A.1 GUARANTEED MAXIMUM PRICE

§ A.1.1 Guaranteed Maximum Price

Pursuant to Section 3.2.6 of the Agreement, the Owner and Construction Manager hereby amend the Agreement to establish a Guaranteed Maximum Price. As agreed by the Owner and Construction Manager, the Guaranteed Maximum Price is an amount that the Contract Sum shall not exceed. The Contract Sum consists of the Construction Manager's Fee plus the Cost of the Work, as that term is defined in Article 6 of the Agreement.

ADDITIONS AND DELETIONS: The author of this document has added information needed for its completion. The author may also have revised the text of the original AIA standard form. An *Additions and Deletions Report* that notes added information as well as revisions to the standard form text is available from the author and should be reviewed.

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

AIA Document A201™–2017, General Conditions of the Contract for Construction, is adopted in this document by reference. Do not use with other general conditions unless this document is modified.

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User Notes: (2020107107)

§ A.1.1.1 The Contract Sum is guaranteed by the Construction Manager not to exceed $**82,327,999**, subject to additions and deductions by Change Order as provided in the Contract Documents.

§ A.1.1.2 Itemized Statement of the Guaranteed Maximum Price. Provided below is an itemized statement of the Guaranteed Maximum Price organized by trade categories, including allowances; the Construction Manager's contingency; alternates; the Construction Manager's Fee; and other items that comprise the Guaranteed Maximum Price as defined in Section 3.2.1 of the Agreement.
(Provide itemized statement below or reference an attachment.)

Per Exhibit A

§ A.1.1.3 The Construction Manager's Fee is set forth in Section 6.1.2 of the Agreement.

§ A.1.1.4 The method of adjustment of the Construction Manager's Fee for changes in the Work is set forth in Section 6.1.3 of the Agreement.

§ A.1.1.5 Alternates
§ A.1.1.5.1 Alternates, if any, included in the Guaranteed Maximum Price:

Item	Price
N/A	

§ A.1.1.5.2 Subject to the conditions noted below, the following alternates may be accepted by the Owner following execution of this Exhibit A. Upon acceptance, the Owner shall issue a Modification to the Agreement.
(Insert below each alternate and the conditions that must be met for the Owner to accept the alternate.)

Item	Price	Conditions for Acceptance
N/A		

§ A.1.1.6 Unit prices, if any:
(Identify the item and state the unit price and quantity limitations, if any, to which the unit price will be applicable.)

Item	Units and Limitations	Price per Unit ($0.00)
N/A		

ARTICLE A.2 DATE OF COMMENCEMENT, SUBSTANTIAL COMPLETION AND FINAL COMPLETION
§ A.2.1 The date of commencement of the Work shall be:
(Check one of the following boxes.)

[«X»] The date of execution of this Amendment.

[« »] Established as follows:
(Insert a date or a means to determine the date of commencement of the Work.)

« »

If a date of commencement of the Work is not selected, then the date of commencement shall be the date of execution of this Amendment.

§ A.2.2 Unless otherwise provided, the Contract Time is the period of time, including authorized adjustments, allotted in the Contract Documents for Substantial Completion of the Work. The Contract Time shall be measured from the date of commencement of the Work.

§ A.2.3 Substantial Completion
§ A.2.3.1 Subject to adjustments of the Contract Time as provided in the Contract Documents, the Construction Manager shall achieve Substantial Completion of the entire Work:
(Check one of the following boxes and complete the necessary information.)

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User Notes: (2020107107)

[« »] Not later than « » (« ») calendar days from the date of commencement of the Work.

[« »] By the following date: « »

§ A.2.3.2 Subject to adjustments of the Contract Time as provided in the Contract Documents, if portions of the Work are to be completed prior to Substantial Completion of the entire Work, the Construction Manager shall achieve Substantial Completion of such portions by the following dates:

Portion of Work	Substantial Completion Date

§ A.2.3.3 If the Construction Manager fails to achieve Substantial Completion as provided in this Section A.2.3, liquidated damages shall be assessed as follows:

Construction Manager understands that if it fails to achieve Substantial Completion by the Substantial Completion Date (as specified in the GMP Amendment), Owner will suffer damages that are difficult to determine and accurately specify. Construction Manager agrees that if it fails to achieve Substantial Completion by the Substantial Completion Date, Construction Manager shall pay Owner $0.00 as liquidated damages for each calendar day that Substantial Completion extends beyond the relevant Substantial Completion Date.

Any liquidated damages assessed pursuant to this Contract shall be in lieu of all monetary liability for any and all extra costs, losses, expenses, claims, penalties and any other damages, whether special or consequential, and of whatsoever nature incurred by Owner which are caused by any delay in achieving Substantial Completion or Final Completion, provided this limitation shall not apply to Construction Manager's duty to indemnify the Owner or to warrant Construction Manager's Work as provided in this Contract and shall not apply to any loss, damage, cost or liability incurred by Owner due to factors unrelated to Construction Manager's delay.

§ A.2.4 Final Completion

§ A.2.4.1 Subject to adjustments of the Contract Time as provided in the Contract Documents, the Construction Manager shall achieve Final Completion of the entire Work:

[« »] Not later than « » (« ») calendar days from the date of Substantial Completion.

[« »] By the following date: « »

§ A.2.4.2 Subject to adjustments of the Contract Time as provided in the Contract Documents, if portions of the Work are to be completed prior to Final Completion of the entire Work, the Construction Manager shall achieve Final Completion of such portions by the following dates:

Portion of Work	Final Completion Date

ARTICLE A.3 INFORMATION UPON WHICH AMENDMENT IS BASED

§ A.3.1 The Guaranteed Maximum Price and Contract Time set forth in this Amendment are based on the Contract Documents and the following:

§ A.3.1.1 The following Supplementary and other Conditions of the Contract:

Document	Title	Date	Pages

§ A.3.1.2 The following Specifications:
(Either list the Specifications here, or refer to an exhibit attached to this Amendment.)

See Exhibit C

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Section	Title	Date	Pages

§ A.3.1.3 The following Drawings:
(Either list the Drawings here, or refer to an exhibit attached to this Amendment.)
See Exhibit C

Number	Title	Date

§ A.3.1.4 The Sustainability Plan, if any:
(If the Owner identified a Sustainable Objective in the Owner's Criteria, identify the document or documents that comprise the Sustainability Plan by title, date and number of pages, and include other identifying information. The Sustainability Plan identifies and describes the Sustainable Objective; the targeted Sustainable Measures; implementation strategies selected to achieve the Sustainable Measures; the Owner's and Construction Manager's roles and responsibilities associated with achieving the Sustainable Measures; the specific details about design reviews, testing or metrics to verify achievement of each Sustainable Measure; and the Sustainability Documentation required for the Project, as those terms are defined in Exhibit C to the Agreement.)

Title	Date	Pages
N/A		

Other identifying information:

§ A.3.1.5 Allowances, if any, included in the Guaranteed Maximum Price:
(Identify each allowance.)

Item	Price
CRWWD 24" Sanitary Design Completion Allowance	$150,000
Wet Weather Slab Fill Allowance	$401,128
Wet Weather Separation Geotextile Allowance	$49,148
Aggregate Pier Spoils Management Allowance	$58,240
Aggregate Pier Zone of Influence Remediation Allowance	$136,125
Existing Stockpile Handling Allowance	$120,000
Clean Material Off-Haul and Disposal Allowance	$113,750
Crushed Aggregate Import Allowance	$184,000
Authorized Additional Excavation Allowance	$240,000
Early Electrical Equipment Procurement Allowance	$8,000,000

§ 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

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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.)

« »

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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User Notes: (2020107107)

EXHIBIT A - CONSTRUCTION COST SUMMARY

July 6, 2026

Bid Pkg #	Description of Bid Package (or CSI modified Uniformat)	Original Value	Value of Previous Amendments	Value of Amendment #07		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**
Bid Group 7						
13A	PEMB H.1 and H.2	$ -	$ 800,567	$ -		**$ 800,567**
Bid Broup 8						
03B	Superstructure	$ -	$ -	$ 36,400,888		**$ 36,400,888**
22A	Under Slab Plumbing and Mechanical	$ -	$ -	$ 2,104,960		**$ 2,104,960**
26B	Under Slab Electrical and Temp Power	$ -	$ -	$ 2,230,830		**$ 2,230,830**
31D	Final Sitework and Utilities	$ -	$ -	$ 8,445,000		**$ 8,445,000**
31D	Add Alternate #001: 24" Sanitary in CRWWD Easement	$ -	$ -	$ 150,000		**$ 150,000**
1	**Subtotal for Direct Subcontract Work**	**$ -**	**$ 12,800,449**	**$ 49,206,678**		**$ 62,007,127**
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	PEMB H.2 Shoring Allowance	$ -	$ 150,000	$ -		**$ 150,000**
6	CRWWD 24" Sanitary Design Completion Allowance	$ -	$ -	$ 150,000		**$ 150,000**
7	Wet Weather Slab Fill Allowance	$ -	$ -	$ 401,128		**$ 401,128**
8	Wet Weather Separation Geotextile Allowance	$ -	$ -	$ 49,148		**$ 49,148**
9	Aggregate Pier Spoils Management Allowance	$ -	$ -	$ 58,240		**$ 58,240**
10	Aggregate Pier Zone of Influence Remediation Allowance	$ -	$ -	$ 136,125		**$ 136,125**
11	Existing Stockpile Handling Allowance	$ -	$ -	$ 120,000		**$ 120,000**
12	Clean Material Off-Haul and Disposal Allowance	$ -	$ -	$ 113,750		**$ 113,750**
13	Crushed Aggregate Import Allowance	$ -	$ -	$ 184,000		**$ 184,000**
14	Authorized Additional Excavation Allowance	$ -	$ -	$ 90,000		**$ 90,000**
15	Authorized Additional Import and Backfill Allowance	$ -	$ -	$ 150,000		**$ 150,000**
16	Early Electrical Equipment Procurement Allowance	$ -	$ -	$ 8,000,000		**$ 8,000,000**
17	**Subtotal for Other Contract Costs** (Add Lines 2-16)	**$ -**	**$ 357,500**	**$ 9,452,391**		**$ 9,809,891**
18	**Total Subcontract Costs** (Add Lines 1 & 17)	**$ -**	**$ 13,157,949**	**$ 58,659,069**		**$ 71,817,018**
19	Negotiated Support Services	$ -	$ 536,188	$ 597,572		**$ 1,133,760**
20	Builder's Risk Allowance	$ -	$ 500,000	$ -		**$ 500,000**
21	GC/CM Contingency (Subcontract Total x % Shown Below)	$ -	$ 417,865	$ 1,759,772		**$ 2,177,637**
22	**Maximum Allowable Construction Cost (MACC)** (Add Lines 18-21)	**$ -**	**$ 14,612,002**	**$ 61,016,413**		**$ 75,628,415**
23	Fixed Amount for Specified General Conditions	$ 2,331,834	$ -	$ -		**$ 2,331,834**
24	GC/CM Fee x % Shown Below)	$ -	$ 699,049	$ 2,506,556		**$ 3,205,604**
25	MCCM/ECCM P&P Bond Deduct 0.4%	$ -	$ (840)	$ -		**$ (840)**
26	Change Order No. 1		$ 500,000			**$ 500,000**
27	Change Order No. 2		$ 662,985			**$ 662,985**
28	**Total GMP** (Add Lines 22 through 27)	**$ 2,331,834**	**$ 16,473,196**	**$ 63,522,969**		**$ 82,327,999**
29	Preconstruction Services	$ 897,758.00	$ -	$ -		**$ 897,758**
30	**Total GMP plus Preconstruction Services** (Add Lines 28 and 29)	**$ 3,229,592**	**$ 16,473,196**	**$ 63,522,969**		**$ 83,225,757**

Ref.	Risk Contingency & Fee Percentages Applicable to This Contract					
Line 21	GC/CM Contingency Percentage					3.00%
Line 24	GC/CM Fee Percentage					4.23%

EXHIBIT "B"
MACC-7 (Contract AMENDMENT #7)
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 #7:

City of Vancouver (MACC-7 Bid Packages – Early Work Requirements):

1. BP 03B – Superstructure
2. BP 22A – Under slab Plumbing and Mechanical
3. BP 26B – ECCM Under slab Electrical
4. BP 31D – Final Earthwork

General Conditions and Negotiated Support Services (NSS):

1. Negotiated Support Services: $597,572
2. General Conditions: No change
3. Overhead and Profit 4.23%: $2,506,556.00

ASSUMPTIONS AND CLARIFICATIONS -

1. Assumes a Notice to Proceed, NTP, from the Owner for the bid package values in Amendment Exhibit A, by July 31, 2026, and an executed associated GMP Amendment by August 07, 2026.
2. 07 21 19 – Foamed-In-Place Insulation is included as an accessory forming material only to close gaps in formwork or decking.
3. Any changes to building foundations for H.1, H.2, and J are not included in this amendment and shall be addressed via change directive. Structural slabs and walls are included in the scope of work.
4. Over excavation and backfill shall be performed based on unit rates per 31 20 00 H.1 Authorized Additional Excavation and reconciled via Allowance.
5. Concrete slab joint fillers are included per 03 30 00 2.10. Mastic per detail 1/Sa310 is not included. Spec Section 03 30 00 2.10 calls out specific locations to fill slab joints along with the specified product. Detail 1/Sa310 is a typical detail and mastic is not defined.
6. Carbon reduction goals are based on 2022 baselines
7. All work necessary to amend soils and provide additional fill or separation geotextile fabric will be performed on unit rates and reimbursed via Allowance per Exhibit D.
8. Bids received for Bid Packages 03B, 22A, and 31D reflect the contract documents per Exhibit C. Costs associated with permit changes and drawing updates will be reconciled via change order and Allowance reconciliation.
9. Electrical scope includes electrical raceway below building slabs, raceway to the geo exchange vaults, and temporary power distribution to building pads. No conductors or feeders are included other than temporary power distribution.
10. An Allowance for select early electrical equipment procurement is included in this Amendment. The ECCM contractor will proceed with procurement once contract documents are developed to a point where electrical equipment can be bid. The costs for procurement, additional handling, and storage will be reconciled against the Allowance.
11. BP #23B MCCM Preconstruction fees have been returned via credit in this MACC

EXHIBIT "B"
MACC-7 (Contract AMENDMENT #7)
Scope of Work and Assumptions and Clarifications
City of Vancouver - Public Works Operations Campus

EXCLUSIONS -

The following exclusions apply for Amendment #7:

1. Any scope not specifically outlined above
2. 05 44 00 Cold Formed Metal Trusses to be procured in a future bid package
3. Furnish, installation and training for spec section 11 11 26 paragraph 3.5 Hot Water Pressure Washer Equipment Mark ID 3722. This item will be procured in a future bid package.
4. 14 45 00 Surface mounted twin-post, cart/turf lift, Mark 5672. This item will be procured in a future bid package.
5. 22 05 33 Heat Trace for Plumbing Piping, not applicable to below grade scope of work.
6. 22 14 29 Fuel Handling Systems
7. Parapet cap wood blocking. To be included in a future bid package.
8. Contaminated material excavation, handling and off-haul
9. C440 Construction Note 3, site electrical is not included within this scope and this scope must be included in the final electrical design.
10. C440 Construction Note 4, this scope must be known or quantifiable at time of bid, or an Allowance shall be included for items such as this that are unknown and not quantifiable.
11. All floor and slab finishes other than sealed and polished concrete.
12. Finish paint specified primers are included.
13. Same day foundation excavation and foundation pouring. The site is well drained.
14. Mud slabs for temporary capping of foundation excavation.
15. Unit pricing and quantities listed in Exhibit F are included as Allowances and not included in the base scope of work.

COST BASIS OF AMENDMENT #7

Amendment #7 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 June 15th, 2026, Data Date: June 16th, 2026
4. Bids received on June 30, 2026, for Bid Packages: 03B, 22A, 26B and 31D

EXHIBIT "C"

MACC-7 (Contract AMENDMENT #7)
Drawings, Specifications, addenda and Reference Documents
Vancouver Public Works Operations Campus.

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 - SITE		29-May-26
G000	GRAPHIC COVER SHEET	9	29-May-26
G102	SHEET INDEX	9	29-May-26
G103	SHEET INDEX	9	23-June-26
Ga102	BUILDING A & B SHEET INDEX	7	18-June-26
Gc102	BUILDING C SHEET INDEX	11	11- June-26
Gd102	BUILDING D SHEET INDEX	9	18-June-26
Ge102	BUILDING E SHEET INDEX	9	18-June-26
Gf102	BUILDING F SHEET INDEX	9	29-May-26
Gg102	BUILDING G SHEET INDEX	9	29-May-26
Gh102	BUILDING H SHEET INDEX	9	29-May-26
Gj102	BUILDING J SHEET INDEX	9	18-June-26
Gk102	BUILDING K SHEET INDEX	9	29-May-26
Gt102	BUILDING T SHEET INDEX	9	29-May-26
G202	TYPICAL MOUNTING HEIGHTS	7	29-May-26
	CIVIL - SITE		29-May-26
CG101	COVER SHEET	4	29-May-26
CG102	SHEET INDEX	4	29-May-26

CG201	LEGEND	4	29-May-26
C100	EXISTING CONDITIONS PLAN	4	29-May-26
C101	CLEARING AND EROSION CONTROL PLAN	4	29-May-26
C102	CLEARING AND EROSION CONTROL PLAN	4	29-May-26
C103	EROSION CONTROL NOTES AND DETAILS	4	29-May-26
C200	OVERALL SITE PLAN	4	11-June-26
C201	SITE PLAN	4	29-May-26
C202	SITE PLAN	4	11-June-26
C203	SITE PLAN	4	29-May-26
C204	SITE PLAN	4	11-June-26
C205	SITE PLAN	4	29-May-26
C206	SITE PLAN	4	29-May-26
C207	SITE PLAN	4	29-May-26
C208	SITE PLAN	4	11-June-26
C209	SITE PLAN	4	29-May-26
C210	SITE PLAN	4	29-May-26
C211	SITE PLAN	4	11-June-26
C212	SITE PLAN	4	11-June-26
C213	SITE PLAN	4	11-June-26
C220	FIRE RESPONSE PLAN	4	29-May-26
C300	OVERALL GRADING PLAN	4	29-May-26
C301	GRADING PLAN	4	29-May-26

C302	GRADING PLAN	4	29-May-26
C303	GRADING PLAN	4	29-May-26
C304	GRADING PLAN	4	29-May-26
C305	GRADING PLAN	4	29-May-26
C306	GRADING PLAN	4	29-May-26
C307	GRADING PLAN	4	29-May-26
C308	GRADING PLAN	4	29-May-26
C309	GRADING PLAN	4	29-May-26
C310	GRADING PLAN	4	29-May-26
C311	GRADING PLAN	4	29-May-26
C312	GRADING PLAN	4	29-May-26
C313	GRADING PLAN	4	29-May-26
C400	OVERALL STORMWATER PLAN	4	29-May-26
C401	STORMWATER PLAN	4	04-June-26
C402	STORMWATER PLAN	4	04-June-26
C403	STORMWATER PLAN	4	04-June-26
C404	STORMWATER PLAN	4	04-June-26
C405	STORMWATER PLAN	4	04-June-26
C406	STORMWATER PLAN	4	04-June-26
C407	STORMWATER PLAN	4	04-June-26
C408	STORMWATER PLAN	4	04-June-26
C409	STORMWATER PLAN	4	04-June-26

C410	STORMWATER PLAN	4	04-June-26
C411	STORMWATER PLAN	4	04-June-26
C412	STORMWATER PLAN	4	04-June-26
C413	STORMWATER PLAN	4	04-June-26
C414a	STORMWATER PROFILE	4	04-June-26
C414b	STORMWATER PROFILE	4	04-June-26
C414c	STORMWATER PROFILE	4	04-June-26
C414d	STORMWATER PROFILE	4	04-June-26
C414e	STORMWATER PROFILE	4	04-June-26
C414f	STORMWATER PROFILE	4	04-June-26
C414g	STORMWATER PROFILE	4	04-June-26
C420	OVERALL SEWER PLAN	4	29-May-26
C421	SEWER PLAN	4	23-June-26
C422	SEWER PLAN	4	23-June-26
C423	SEWER PLAN	4	29-May-26
C424	SEWER PLAN	4	23-June-26
C425	SEWER PLAN	4	23-June-26
C426	SEWER PLAN	4	23-June-26
C427	SEWER PLAN	4	23-June-26
C428	SEWER PLAN	4	23-June-26
C429	SEWER PLAN	4	23-June-26
C430	SEWER PLAN	4	29-May-26

C431	SEWER PLAN	4	23-June-26
C432	SEWER PLAN	4	29-May-26
C433	SEWER PLAN	4	23-June-26
C434a	SEWER PROFILES	4	23-June-26
C434b	SEWER PROFILES	4	23-June-26
C434c	SEWER PROFILES	4	23-June-26
C440	OVERALL WATER PLAN	4	11-June-26
C441	WATER PLAN	4	23-June-26
C442	WATER PLAN	4	23-June-26
C443	WATER PLAN	4	11-June-26
C444	WATER PLAN	4	11-June-26
C445	WATER PLAN	4	23-June-26
C446	WATER PLAN	4	29-May-26
C447	WATER PLAN	4	11-June-26
C448	WATER PLAN	4	23-June-26
C449	WATER PLAN	4	23-June-26
C450	WATER PLAN	4	23-June-26
C451	WATER PLAN	4	23-June-26
C452	WATER PLAN	4	04-June-26
C453	WATER PLAN	4	23-June-26
C500	STORM DETAILS	4	29-May-26
C501	STORM DETAILS	4	29-May-26

C502	STORMFILTER DETAILS	4	11-June-26
C520	SEWER DETAILS	4	29-May-26
C521	SEWER DETAILS	4	23-June-26
C522	SEWER DETAILS	4	29-May-26
C523	SEWER DETAILS	4	29-May-26
C540	WATER DETAILS	4	29-May-26
C541	WATER DETAILS	4	29-May-26
C560	SITE WORK DETAILS	4	29-May-26
C561	SITE WORK DETAILS	4	29-May-26
C562	SITE WORK DETAILS	4	29-May-26
	ARCHITECTURE – SITE		29-May-26
A101	REFERENCE SITE PLAN	9	29-May-26
A1005	SITE DETAILS	9	29-May-26
A2016	FOUNDATION DETAILS	7	18-June-26
A2017	FOUNDATION DETAILS	1	29-May-26
A2021	FOUNDATION DETAILS (PEMB – BUILDING F & G)	11	29-May-26
A2027	FOUNDATION DETAILS	8	18-June-26
A2028	FOUNDATION DETAILS	8	18-June-26
A2029	FOUNDATION DETAILS	8	18-June-26
A3010	EXTERIOR WALL DETAILS (TILT-UP)	7	11-June-26
A3011	EXTERIOR WALL DETAILS (TILT-UP)	7	11-June-26
A4011	ROOF DETAILS (TILT-UP)	10	23-June-26

A5011	VERTICAL CIRCULATION DETAILS	7	11-June-26
A5012	VERTICAL CIRCULATION DETAILS	7	11-June-26
	MECHANICAL – SITE		29-May-26
M001	SYMBOL LIST AND GENERAL NOTES - MECHANICAL	7	29-May-26
M111	SITE PLAN - MECHANICAL	7	29-May-26
	ELECTRICAL – SITE		29-May-26
E001	SYMBOL LIST AND GENERAL NOTES – ELECTRICAL	7	29-May-26
E002	LUMINAIRE SCHEDULES – ELECTRICAL (FOR REFERENCE ONLY)	7	29-May-26
E101	SITE PLAN – ELECTRICAL	7	29-May-26
E102	ENLARGED SITE PLAN – ELECTRICAL – PART 1	7	29-May-26
E103	ENLARGED SITE PLAN – ELECTRICAL – PART 2	7	29-May-26
E104	ENLARGED SITE PLAN – ELECTRICAL – PART 3	7	29-May-26
E501	SINGLE LINE DIAGRAMS – ELECTRICAL (FOR REFERENCE ONLY)	7	29-May-26
E502	SINGLE LINE DIAGRAMS – ELECTRICAL (FOR REFERENCE ONLY)	7	29-May-26
E701	DETAILS – ELECTRICAL	7	29-May-26
E702	DETAILS – ELECTRICAL	7	29-May-26
	FIRE ALARM – SITE		29-May-26
FA001	SYMBOL LIST AND GENERAL NOTES – FIRE ALARM	7	29-May-26
FA101	SITE PLAN – FIRE ALARM	7	29-May-26
	TECHNOLOGY – SITE		29-May-26
T001	SYMBOL LIST AND GENERAL NOTES – TECHNOLOGY	7	29-May-26
T101	SITE PLAN – TECHNOLOGY	7	29-May-26

	GENERAL – BUILDINGS A & B		29-May-26
Ga101	BUILDING A & B COVER SHEET	7	29-May-26
Ga102	BUILDING A & B SHEET INDEX	7	18-June-26
	ARCHITECTURE – BUILDINGS A & B		29-May-26
Aa201	BUILDING A FLOOR PLAN & GENERAL NOTES	7	29-May-26
Aa202	BUILDING A & B FIRST FLOOR REFERENCE PLANS	7	29-May-26
Aa203	BUILDING A & B SECOND FLOOR REFERENCE PLANS	7	29-May-26
Aa210a	BUILDING A FIRST FLOOR AREA PLAN - AREA 'A'	7	29-May-26
Aa210b	BUILDING A FIRST FLOOR DIMENSION PLAN - AREA 'A'	7	29-May-26
Aa210c	BUILDING A FIRST FLOOR PATTERN & SIGNAGE PLAN - AREA 'A'	7	29-May-26
Aa211a	BUILDING A FIRST FLOOR AREA PLAN - AREA 'B'	7	29-May-26
Aa211b	BUILDING A FIRST FLOOR DIMENSION PLAN - AREA 'B'	7	11-June-26
Aa211c	BUILDING A FIRST FLOOR PATTERN & SIGNAGE PLAN - AREA 'B'	7	29-May-26
Aa212a	BUILDING A SECOND FLOOR AREA PLAN - AREA 'A'	7	29-May-26
Aa212b	BUILDING A SECOND FLOOR DIMENSION PLAN - AREA 'A'	7	29-May-26
Aa212c	BUILDING A SECOND FLOOR PATTERN & SIGNAGE PLAN - AREA 'A'	7	29-May-26
Aa213a	BUILDING A SECOND FLOOR PLAN - AREA 'B'	7	29-May-26
Aa213b	BUILDING A SECOND FLOOR DIMENSION PLAN - AREA 'B"	7	29-May-26
Aa213c	BUILDING A SECOND FLOOR PATTERN & SIGNAGE PLAN - AREA 'B'	7	29-May-26
Aa214a	CLERESTORY FLOOR PLAN – AREA A	7	29-May-26
Aa215a	CLERESTORY FLOOR PLAN – AREA B	7	29-May-26
Aa220	BUILDING A ENLARGED FLOOR PLANS	7	29-May-26

Aa221	BUILDING A ENLARGED FLOOR PLANS	7	29-May-26
Aa222	BUILDING A ENLARGED FLOOR PLANS	7	29-May-26
Aa223	BUILDING A ENLARGED FLOOR PLAN	7	29-May-26
Aa224	BUILDING A ENLARGED FLOOR PLAN	7	29-May-26
Aa225	ENLARGED FLOOR PLAN	8	18-June-26
Aa301	BUILDING A ROOF BUILDINGS A & B	10	23-June-26
Aa310	BUILDING A ROOF PLAN - AREA A	10	23-June-26
Aa311	BUILDING A ROOF PLAN - AREA B	10	23-June-26
Aa401	REFLECTED CEILING PLAN GENERAL NOTES & LEGEND	7	11-June-26
Aa402	FIRST FLOOR REFERENCE REFLECTED CEILING PLAN	7	11-June-26
Aa403	SECOND FLOOR REFERENCE REFLECTED CEILING PLAN	7	11-June-26
Aa410	FIRST FLOOR REFLECTED CEILING PLAN – AREA 'A'	7	11-June-26
Aa411	FIRST FLOOR REFLECTED CEILING PLAN – AREA 'B'	7	11-June-26
Aa412	BUILDING A SECOND FLOOR REFLECTED CEILING PLAN – AREA 'A'	7	11-June-26
Aa413	SECOND FLOOR REFLECTED CEILING PLAN – AREA 'B'	7	11-June-26
Aa414	ENLARGED REFLECTED CEILING PLAN	7	11-June-26
Aa501	BUILDING A EXTERIOR ELEVATIONS & GENERAL NOTES	9	23-June-26
Aa502	BUILDING A EXTERIOR ELEVATIONS - NORTH	7	11-June-26
Aa503	BUILDING A EXTERIOR ELEVATIONS	7	29-May-26
Aa504	BUILDING A EXTERIOR ELEVATIONS	7	29-May-26
Aa505	BUILDING A EXTERIOR ELEVATIONS	7	29-May-26
Aa510	BUILDING A EXTERIOR ELEVATIONS - SKYBRIDGE	7	29-May-26

Aa511	ENLARGED EXTERIOR ELEVATIONS	8	18-June-26
Aa601	BUILDING A BUILDING SECTIONS	7	29-May-26
Aa602	BUILDING A BUILDING SECTIONS	7	29-May-26
Aa603	BUILDING A BUILDING SECTIONS	7	29-May-26
Aa604	BUILDING A BUILDING SECTIONS	7	29-May-26
Aa605	BUILDING A BUILDING SECTIONS	7	29-May-26
Aa610	BUILDING A WALL SECTIONS	7	29-May-26
Aa611	BUILDING A WALL SECTIONS	7	29-May-26
Aa612	BUILDING A WALL SECTIONS	7	29-May-26
Aa701	BUILDING A VERTICAL CIRCULATION PLANS AND SECTIONS	7	29-May-26
Aa702	BUILDING A VERTICAL CIRCULATION PLANS AND SECTIONS	7	29-May-26
Aa703	BUILDING A VERTICAL CIRCULATION PLANS AND SECTIONS	7	29-May-26
Aa704	BUILDING A VERTICAL CIRCULATION PLANS AND SECTIONS	7	29-May-26
Aa705	BUILDING A VERTICAL CIRCULATION PLANS AND SECTIONS	7	29-May-26
Aa706	BUILDING A VERTICAL CIRCULATION PLANS AND SECTIONS	7	29-May-26
Aa707	BUILDING A VERTICAL CIRCULATION PLANS AND SECTIONS	7	29-May-26
Aa801	BUILDING A INTERIOR ELEVATIONS	7	29-May-26
Aa802	BUILDING A INTERIOR ELEVATIONS	7	29-May-26
Aa810	BUILDING A INTERIOR ELEVATIONS	7	29-May-26
Aa811	BUILDING A INTERIOR ELEVATIONS	7	29-May-26
Aa812	BUILDING A INTERIOR ELEVATIONS	7	29-May-26
Aa813	BUILDING A INTERIOR ELEVATIONS	7	29-May-26

Aa820	BUILDING A INTERIOR ELEVATIONS	7	29-May-26
Aa821	BUILDING A INTERIOR ELEVATIONS	7	29-May-26
Aa822	BUILDING A INTERIOR ELEVATIONS	7	29-May-26
Aa826	BUILDING A INTERIOR ELEVATIONS	7	29-May-26
Aa839	BUILDING A INTERIOR ELEVATIONS	7	29-May-26
Aa845	BUILDING A INTERIOR ELEVATIONS	7	29-May-26
Aa6101	BUILDING A LOUVER TYPES & SCHEDULE	7	29-May-26
Aa6201	BUILDING A DOOR TYPES & SCHEDULE	7	29-May-26
Aa6202	BUILDING A DOOR SCHEDULE	7	29-May-26
Aa6301	BUILDING A HM FRAME TYPES AND SCHEDULES	7	29-May-26
Aa6401	BUILDING A ALUMINUM STOREFRONT FRAME TYPES AND SCHEDULES	7	29-May-26
Aa6402	BUILDING A ALUMINUM STOREFRONT FRAME TYPES AND SCHEDULES	7	29-May-26
Aa6403	BUILDING A ALUMINUM STOREFRONT FRAME TYPES AND SCHEDULES	7	29-May-26
Aa6404	BUILDING A ALUMINUM STOREFRONT FRAME TYPES AND SCHEDULES	7	29-May-26
Aa6501	BUILDING A CURTAIN WALL TYPES AND SCHEDULES	7	29-May-26
Aa6502	BUILDING A CURTAIN WALL TYPES AND SCHEDULES	7	29-May-26
Aa6601	BUILDING A SKYLIGHT TYPES AND SCHEDULES	7	29-May-26
Ab210a	BUILDING B FIRST FLOOR PLAN - AREA 'A'	7	29-May-26
Ab210b	BUILDING B FIRST FLOOR DIMENSION PLAN - AREA 'A'	7	29-May-26
Ab210c	BUILDING B FIRST FLOOR PATTERN & SIGNAGE PLAN - AREA 'A'	7	29-May-26
Ab211a	BUILDING B FIRST FLOOR PLAN - AREA 'B' - BUILDING B	7	29-May-26
Ab211b	BUILDING B FIRST FLOOR DIMENSION PLAN - AREA 'B'	7	11-June-26

Ab211c	BUILDING B FIRST FLOOR PATTERN & SIGNAGE PLAN - AREA 'B'	7	29-May-26
Ab212a	BUILDING B SECOND FLOOR PLAN - AREA 'A' - BUILDING B	7	29-May-26
Ab212b	BUILDING B SECOND FLOOR DIMENSION PLAN - AREA 'A'	7	29-May-26
Ab212c	BUILDING B SECOND FLOOR PATTERN & SIGNAGE PLAN - AREA 'A' - BUILDING B	7	29-May-26
Ab213a	BUILDING B SECOND FLOOR PLAN - AREA 'B' - BUILDING B	7	29-May-26
Ab213b	BUILDING B SECOND FLOOR DIMENSION PLAN - AREA 'B'	7	29-May-26
Ab213c	BUILDING B SECOND FLOOR PATTERN & SIGNAGE PLAN - AREA 'B'	7	29-May-26
Ab214	BUILDING B CLERESTORY FLOOR PLAN – AREA A	7	29-May-26
Ab215	BUILDING B CLERESTORY FLOOR PLAN – AREA B	7	29-May-26
Ab220	BUILDING B ENLARGED FLOOR PLANS	7	29-May-26
Ab221	BUILDING B ENLARGED FLOOR PLANS	7	29-May-26
Ab222	BUILDING B ENLARGED FLOOR PLANS	7	29-May-26
Ab223	BUILDING B ENLARGED FLOOR PLANS	7	29-May-26
Ab310	BUILDING B ROOF PLAN - AREA A	10	23-June-26
Ab311	BUILDING B ROOF PLAN - AREA B	10	23-June-26
Ab410	BUILDING B FIRST FLOOR REFLECTED CEILING PLAN – AREA 'A'	7	11-June-26
Ab411	BUILDING B FIRST FLOOR REFLECTED CEILING PLAN – AREA 'B'	7	11-June-26
Ab412	BUILDING B SECOND FLOOR REFLECTED CEILING PLAN – AREA 'A'	7	11-June-26
Ab413	BUILDING B SECOND FLOOR REFLECTED CEILING PLAN – AREA 'B'	10	23-June-26
Ab501	BUILDING B EXTERIOR ELEVATIONS & GENERAL NOTES	9	23-June-26
Ab502	BUILDING B EXTERIOR ELEVATIONS	7	11-June-26
Ab503	BUILDING B EXTERIOR ELEVATIONS	7	29-May-26

Ab504	BUILDING B EXTERIOR ELEVATIONS	7	29-May-26
Ab505	BUILDING B EXTERIOR ELEVATIONS	7	29-May-26
Ab601	BUILDING B BUILDING SECTIONS	7	29-May-26
Ab602	BUILDING B BUILDING SECTIONS	7	29-May-26
Ab610	BUILDING B WALL SECTIONS - BUILDING B	7	29-May-26
Ab611	BUILDING B WALL SECTIONS - BUILDING B	7	29-May-26
Ab612	BUILDING B WALL SECTIONS - BUILDING B	7	29-May-26
Ab701	BUILDING B VERTICAL CIRCULATION PLANS AND SECTIONS	7	29-May-26
Ab702	BUILDING B VERTICAL CIRCULATION PLANS AND SECTIONS	7	29-May-26
Ab703	BUILDING B VERTICAL CIRCULATION PLANS AND SECTIONS	7	29-May-26
Ab704	BUILDING B VERTICAL CIRCULATION PLANS AND SECTIONS	7	29-May-26
Ab705	BUILDING B VERTICAL CIRCULATION PLANS AND SECTIONS	7	29-May-26
Ab706	BUILDING B VERTICAL CIRCULATION PLANS AND SECTIONS	7	29-May-26
Ab707	BUILDING B VERTICAL CIRCULATION PLANS AND SECTIONS	7	29-May-26
Ab803	BUILDING B INTERIOR ELEVATIONS	7	29-May-26
Ab806	BUILDING B INTERIOR ELEVATIONS	7	29-May-26
Ab807	BUILDING B INTERIOR ELEVATIONS	7	29-May-26
Ab808	BUILDING B INTERIOR ELEVATIONS	7	29-May-26
Ab809	BUILDING B INTERIOR ELEVATIONS	7	29-May-26
Ab810	BUILDING B INTERIOR ELEVATIONS	7	29-May-26
Ab813	BUILDING B INTERIOR ELEVATIONS	7	29-May-26
Ab815	BUILDING B INTERIOR ELEVATIONS	7	29-May-26

Ab816	BUILDING B INTERIOR ELEVATIONS	7	29-May-26
Ab817	BUILDING B INTERIOR ELEVATIONS	7	29-May-26
Ab819	BUILDING B INTERIOR ELEVATIONS	7	29-May-26
Ab824	BUILDING B INTERIOR ELEVATIONS	7	29-May-26
Ab825	BUILDING B INTERIOR ELEVATIONS	7	29-May-26
Ab826	BUILDING B INTERIOR ELEVATIONS	7	29-May-26
Ab831	BUILDING B INTERIOR ELEVATIONS	7	29-May-26
Ab833	BUILDING B INTERIOR ELEVATIONS	7	29-May-26
Ab6201	BUILDING B DOOR TYPES & SCHEDULE	7	29-May-26
Ab6202	BUILDING B DOOR SCHEDULE	7	29-May-26
Ab6301	BUILDING B HM FRAME TYPES AND SCHEDULES	7	29-May-26
Ab6401	BUILDING B ALUMINUM STOREFRONT FRAME TYPES AND SCHEDULES	7	29-May-26
Ab6402	BUILDING B ALUMINUM STOREFRONT FRAME TYPES AND SCHEDULES	7	29-May-26
Ab6403	BUILDING B ALUMINUM STOREFRONT FRAME TYPES AND SCHEDULES	7	29-May-26
Ab6404	BUILDING B ALUMINUM STOREFRONT FRAME TYPES AND SCHEDULES	7	29-May-26
Ab6501	BUILDING B CURTAIN WALL TYPES AND SCHEDULES	7	29-May-26
Ab6601	BUILDING B SKYLIGHT TYPES AND SCHEDULES	7	29-May-26
	STRUCTURAL – BUILDINGS A & B		29-May-26
Sa001	Building A BUILDING A & B - GENERAL NOTES	5	23-June-26
Sa002	Building A BUILDING A & B - GENERAL NOTES	5	29-May-26
Sa003	Building A BUILDING A & B - GENERAL NOTES	5	29-May-26
Sa004	Building A BUILDING A & B - GENERAL NOTES	5	29-May-26

Sa005	Building A BUILDING A & B - GENERAL NOTES	5	29-May-26
Sa006	Building A BUILDING A & B - GENERAL NOTES	5	29-May-26
Sa007	Building A BUILDING A & B - GENERAL NOTES	5	29-May-26
Sa100	Building A BUILDING A & B - FLOOR LOAD DIAGRAMS	1	23-June-26
Sa101	Building A BUILDING A & B - FLOOR LOAD DIAGRAMS	1	29-May-26
Sa102	Building A BUILDING A & B - ROOF SNOW DRIFT MAP	1	29-May-26
Sa103	Building A BUILDING A & B - WIND UPLIFT MAP	1	29-May-26
Sa104	Building A BUILDING A & B - ROOF SHEAR MAP	1	29-May-26
Sa201	Building A BUILDING A & B - PLAN NOTES	5	29-May-26
Sa210f	Building A BUILDING A - FOUNDATION PLAN - AREA 'A'	5	29-May-26
Sa210g	Building A BUILDING A - GRADE LEVEL FRAMING PLAN - AREA 'A'	5	23-June-26
Sa211f	Building A BUILDING A - FOUNDATION PLAN - AREA 'B'	5	29-May-26
Sa211g	Building A BUILDING A - GRADE LEVEL FRAMING PLAN - AREA 'B'	5	23-June-26
Sa212	Building A BUILDING A - SECOND FLOOR FRAMING PLAN - AREA 'A'	5	18-June-26
Sa213	Building A BUILDING A - SECOND FLOOR FRAMING PLAN - AREA 'B'	5	18-June-26
Sa214	Building A BUILDING A - ROOF FRAMING PLAN - AREA 'A'	5	18-June-26
Sa215	Building A BUILDING A - ROOF FRAMING PLAN - AREA 'B'	5	18-June-26
Sa301	Building A BUILDING A & B - FOUNDATION DETAILS	5	29-May-26
Sa302	Building A BUILDING A & B - FOUNDATION DETAILS	5	29-May-26
Sa303	Building A BUILDING A & B - FOUNDATION DETAILS	5	29-May-26
Sa304	Building A BUILDING A & B - FOUNDATION DETAILS	2	29-May-26
Sa305	Building A BUILDING A & B - FOUNDATION DETAILS	1	29-May-26

Sa310	Building A BUILDING A & B - SLAB ON GRADE DETAILS	5	29-May-26
Sa311	Building A BUILDING A & B - SLAB ON GRADE DETAILS	5	29-May-26
Sa401	Building A BUILDING A - CONCRETE PANEL ELEVATIONS	5	23-June-26
Sa402	Building A BUILDING A - CONCRETE PANEL ELEVATIONS	5	18-June-26
Sa403	Building A BUILDING A - CONCRETE PANEL ELEVATIONS	5	29-May-26
Sa404	Building A BUILDING A - CONCRETE PANEL ELEVATIONS	5	29-May-26
Sa405	Building A BUILDING A - CONCRETE PANEL ELEVATIONS	2	29-May-26
Sa406	Building A BUILDING B - CONCRETE PANEL ELEVATIONS	5	18-June-26
Sa407	Building A BUILDING B - CONCRETE PANEL ELEVATIONS	5	29-May-26
Sa408	Building A BUILDING B - CONCRETE PANEL ELEVATIONS	5	11-June-26
Sa409	Building A BUILDING B - CONCRETE PANEL ELEVATIONS	5	11-June-26
Sa410	Building A BUILDING B - CONCRETE PANEL ELEVATIONS	2	29-May-26
Sa420	Building A BUILDING A & B - CONCRETE PANEL DETAILS	5	29-May-26
Sa421	BUILDING A & B – CONCRETE PANEL DETAILS	3	23-June-26
Sa501	Building A BUILDING A & B - STEEL FRAMING DETAILS	5	29-May-26
Sa502	Building A BUILDING A & B - STEEL FRAMING DETAILS	5	29-May-26
Sa503	Building A BUILDING A & B - STEEL FRAMING DETAILS	5	29-May-26
Sa504	Building A BUILDING A & B - STEEL FRAMING DETAILS	1	29-May-26
Sa505	Building A BUILDING A & B - STEEL FRAMING DETAILS	1	29-May-26
Sa506	Building A BUILDING A & B - STEEL FRAMING DETAILS	1	29-May-26
Sa510	Building A BUILDING A & B - STEEL FRAMING DETAILS	5	29-May-26
Sa511	Building A BUILDING A & B - STEEL FRAMING DETAILS	5	29-May-26

Sa512	Building A BUILDING A & B - STEEL FRAMING DETAILS	5	29-May-26
Sa520	Building A BUILDING A & B - STEEL METAL DECK DETAILS	5	29-May-26
Sa521	Building A BUILDING A & B - STEEL METAL DECK DETAILS	5	29-May-26
Sa522	Building A BUILDING A & B - STEEL METAL DECK DETAILS	5	29-May-26
Sa523	Building A BUILDING A & B - STEEL METAL DECK DETAILS	1	29-May-26
Sa530	Building A BUILDING A & B - STEEL TRUSS ELEVATIONS	5	29-May-26
Sa531	Building A BUILDING A & B - STEEL TRUSS DETAILS	5	29-May-26
Sa532	Building A BUILDING A & B - STEEL TRUSS DETAILS	1	29-May-26
Sa601	Building A BUILDING A & B - STEEL BRACED FRAME ELEVATIONS	5	29-May-26
Sa602	Building A BUILDING A & B - STEEL BRACED FRAME DETAILS	5	29-May-26
Sa603	Building A BUILDING A & B - STEEL BRACED FRAME DETAILS	5	29-May-26
Sa701	Building A BUILDING A & B - NON-BEARING COLD FORMED STEEL DETAILS	5	29-May-26
Sa702	Building A BUILDING A & B - NON-BEARING COLD FORMED STEEL DETAILS	5	29-May-26
Sa703	Building A BUILDING A & B - NON-BEARING COLD FORMED STEEL DETAILS	5	29-May-26
Sa704	Building A BUILDING A & B - NON-BEARING COLD FORMED STEEL DETAILS	5	29-May-26
Sa705	Building A BUILDING A & B - NON-BEARING COLD FORMED STEEL DETAILS	5	29-May-26
Sb210f	Building B BUILDING B - FOUNDATION PLAN - AREA 'A'	5	11-June-26
Sb210g	Building B BUILDING B - GRADE LEVEL FRAMING PLAN - AREA 'A'	5	23-June-26
Sb211f	Building B BUILDING B - FOUNDATION PLAN - AREA 'B'	5	29-May-26
Sb211g	Building B BUILDING B - GRADE LEVEL FRAMING PLAN - AREA 'B"	5	23-June-26
Sb212	Building B BUILDING B - SECOND FLOOR FRAMING PLAN - AREA 'A'	5	18-June-26
Sb213	Building B BUILDING B - SECOND FLOOR FRAMING PLAN - AREA 'B'	5	18-June-26

Sb214	Building B BUILDING B - ROOF FRAMING PLAN - AREA 'A'	2	18-June-26
Sb215	Building B BUILDING B - ROOF FRAMING PLAN - AREA 'B'	2	18-June-26
	PLUMBING – BUILDINGS A & B		29-May-26
Pa001	BUILDING A SYMBOL LIST AND GENERAL NOTES - PLUMBING	7	29-May-26
Pa002	BUILDING A SCHEDULES – PLUMBING FOR REFERENCE ONLY	7	29-May-26
Pa003	BUILDING A SCHEDULES – PLUMBING FOR REFERENCE ONLY	7	29-May-26
Pa208	BUILDING A UNDERGROUND FLOOR – AREA 'A' - PLUMBING	7	23-June-26
Pa209	BUILDING A UNDERGROUND FLOOR - AREA 'B' - PLUMBING	7	23-June-26
Pa210	BUILDING A FIRST FLOOR PLAN - AREA 'A' - PLUMBING FOR REFERENCE ONLY	7	29-May-26
Pa211	BUILDING A FIRST FLOOR PLAN - AREA 'B' - PLUMBING FOR REFERENCE ONLY	7	29-May-26
Pa212	BUILDING A SECOND FLOOR PLAN - AREA 'A' - PLUMBING FOR REFERENCE ONLY	7	29-May-26
Pa213	BUILDING A SECOND FLOOR PLAN - AREA 'B' - PLUMBING FOR REFERENCE ONLY	7	29-May-26
Pa301	BUILDING A ROOF PLAN - BLDG A & B - PLUMBING FOR REFERENCE ONLY	7	29-May-26
Pa400	BUILDING A UNDERGROUND ENLARGED PLANS - PLUMBING	7	29-May-26
Pa401	BUILDING A ENLARGED PLANS - PLUMBING FOR REFERENCE ONLY	7	29-May-26
Pa402	BUILDING A ENLARGED PLANS - PLUMBING FOR REFERENCE ONLY	7	29-May-26
Pa403	BUILDING A ENLARGED PLANS - PLUMBING FOR REFERENCE ONLY	7	29-May-26
Pa404	BUILDING A ENLARGED PLANS - PLUMBING FOR REFERENCE ONLY	7	29-May-26
Pa405	BUILDING A ENLARGED PLANS - PLUMBING FOR REFERENCE ONLY	7	29-May-26
Pb208	BUILDING B UNDERGROUND FLOOR - AREA 'A' - PLUMBING	7	23-June-26
Pb209	BUILDING B UNDERGROUND FLOOR - AREA 'B' - PLUMBING	7	23-June-26
Pb210	BUILDING B FIRST FLOOR PLAN - AREA 'A' - PLUMBING FOR REFERENCE ONLY	7	29-May-26

Pb211	BUILDING B FIRST FLOOR PLAN - AREA 'B' - PLUMBING FOR REFERENCE ONLY	7	29-May-26
Pb212	BUILDING B SECOND FLOOR PLAN - AREA 'A' - PLUMBING FOR REFERENCE ONLY	7	29-May-26
Pb213	BUILDING B SECOND FLOOR PLAN - AREA 'B' - PLUMBING FOR REFERENCE ONLY	7	29-May-26
Pb400	BUILDING B ENLARGED PLANS - PLUMBING UNDERGROUND	7	29-May-26
Pb401	BUILDING B ENLARGED PLANS - PLUMBING FOR REFERENCE ONLY	7	29-May-26
Pb402	BUILDING B ENLARGED PLANS - PLUMBING FOR REFERENCE ONLY	7	29-May-26
Pb403	BUILDING B ENLARGED PLANS - PLUMBING FOR REFERENCE ONLY	7	29-May-26
Pb404	BUILDING B ENLARGED PLANS - PLUMBING FOR REFERENCE ONLY	7	29-May-26
	MECHANICAL – BUILDINGS A & B		29-May-26
Ma001	BUILDING A SYMBOL LIST AND GENERAL NOTES - MECHANICAL	7	29-May-26
Ma002	BUILDING A SCHEDULES - MECHANICAL FOR REFERENCE ONLY	7	29-May-26
Ma003	BUILDING A SCHEDULES - MECHANICAL FOR REFERENCE ONLY	7	29-May-26
Ma004	BUILDING A SCHEDULES - MECHANICAL FOR REFERENCE ONLY	7	29-May-26
Ma005	BUILDING A SCHEDULES - MECHANICAL FOR REFERENCE ONLY	7	29-May-26
Ma006	BUILDING A SCHEDULES - MECHANICAL FOR REFERENCE ONLY	7	29-May-26
Ma007	BUILDING A SCHEDULES - MECHANICAL FOR REFERENCE ONLY	7	29-May-26
Ma008	BUILDING A SCHEDULES - MECHANICAL FOR REFERENCE ONLY	7	29-May-26
Ma200	BUILDING A UNDERGROUND PLAN - MECHANICAL	7	29-May-26
Ma210	BUILDING A FIRST FLOOR PLAN - AREA 'A' - MECHANICAL FOR REFERENCE ONLY	7	29-May-26
Ma211	BUILDING A FIRST FLOOR PLAN - AREA 'B' - MECHANICAL FOR REFERENCE ONLY	7	29-May-26
Ma212	BUILDING A SECOND FLOOR PLAN - AREA 'A' - MECHANICAL FOR REFERENCE ONLY	7	29-May-26
Ma213	BUILDING A SECOND FLOOR PLAN - AREA 'B' - MECHANICAL FOR REFERENCE ONLY	7	29-May-26

Ma310	BUILDING A ROOF PLAN - AREA 'A' - MECHANICAL FOR REFERENCE ONLY	7	29-May-26
Ma311	BUILDING A ROOF PLAN - AREA 'B' - MECHANICAL FOR REFERENCE ONLY	7	29-May-26
Ma501	BUILDING A GEO-EXCHANGE OVERALL PIPING DIAGRAM - MECHANICAL FOR REFERENCE ONLY	7	29-May-26
Ma502	BUILDING A GEO-EXCHANGE FLOW DIAGRAM - MECHANICAL FOR REFERENCE ONLY	7	29-May-26
Ma601	BUILDING A DETAILS - MECHANICAL	7	29-May-26
Ma602	BUILDING A DETAILS - MECHANICAL FOR REFERENCE ONLY	7	29-May-26
Ma603	BUILDING A DETAILS - MECHANICAL FOR REFERENCE ONLY	7	29-May-26
Mb200	BUILDING B UNDERGROUND PLAN - MECHANICAL	7	29-May-26
Mb210	BUILDING B FIRST FLOOR PLAN - AREA 'A' - MECHANICAL FOR REFERENCE ONLY	7	29-May-26
Mb211	BUILDING B FIRST FLOOR PLAN - AREA 'B' - MECHANICAL FOR REFERENCE ONLY	7	29-May-26
Mb212	BUILDING B SECOND FLOOR PLAN - AREA 'A' - MECHANICAL FOR REFERENCE ONLY	7	29-May-26
Mb213	BUILDING B SECOND FLOOR PLAN - AREA 'B' - MECHANICAL FOR REFERENCE ONLY	7	29-May-26
Mb310	BUILDING B ROOF PLAN - AREA 'A' - MECHANICAL FOR REFERENCE ONLY	7	29-May-26
Mb311	BUILDING B ROOF PLAN - AREA 'B' - MECHANICAL FOR REFERENCE ONLY	7	29-May-26
	ELECTRICAL – BUILDINGS A & B		29-May-26
Ea001	BUILDING A SYMBOL LIST AND GENERAL NOTES - ELECTRICAL	7	29-May-26
Ea002	BUILDING A LUMINAIRE SCHEDULE PART 1 - ELECTRICAL FOR REFERENCE ONLY	7	29-May-26
Ea003	BUILDING A LUMINAIRE SCHEDULE PART 2 - ELECTRICAL FOR REFERENCE ONLY	7	29-May-26
Ea004	BUILDING A LUMINAIRE SCHEDULE PART 3 - ELECTRICAL FOR REFERENCE ONLY	7	29-May-26
Ea110	BUILDING A FIRST FLOOR PLAN - AREA 'A' - LIGHTING FOR REFERENCE ONLY	7	29-May-26
Ea111	BUILDING A FIRST FLOOR PLAN - AREA 'B' - LIGHTING FOR REFERENCE ONLY	7	29-May-26
Ea112	BUILDING A SECOND FLOOR PLAN - AREA 'A' - LIGHTING FOR REFERENCE ONLY	7	29-May-26

Ea113	BUILDING A SECOND FLOOR PLAN - AREA 'B' - LIGHTING FOR REFERENCE ONLY	7	29-May-26
Ea200	BUILDING A UNDERGROUND PLAN - POWER	7	29-May-26
Ea210	BUILDING A FIRST FLOOR PLAN - AREA 'A' - POWER FOR REFERENCE ONLY	7	29-May-26
Ea211	BUILDING A FIRST FLOOR PLAN - AREA 'B' - POWER FOR REFERENCE ONLY	7	29-May-26
Ea212	BUILDING A SECOND FLOOR PLAN - AREA 'A' - POWER FOR REFERENCE ONLY	7	29-May-26
Ea213	BUILDING A SECOND FLOOR PLAN - AREA 'B' - POWER FOR REFERENCE ONLY	7	29-May-26
Ea310	BUILDING A ROOF PLAN - AREA 'A' - POWER FOR REFERENCE ONLY	7	29-May-26
Ea311	BUILDING A ROOF PLAN - AREA 'B' - POWER FOR REFERENCE ONLY	7	29-May-26
Ea401	BUILDING A ENLARGED PLANS AND SECTIONS - ELECTRICAL FOR REFERENCE ONLY	7	29-May-26
Ea402	BUILDING A ENLARGED PLANS AND SECTIONS - ELECTRICAL FOR REFERENCE ONLY	7	29-May-26
Ea403	BUILDING A ENLARGED PLANS AND SECTIONS - ELECTRICAL FOR REFERENCE ONLY	7	29-May-26
Ea501	BUILDING A SINGLE LINE DIAGRAMS - ELECTRICAL FOR REFERENCE ONLY	7	29-May-26
Ea601	BUILDING A SCHEDULES - ELECTRICAL FOR REFERENCE ONLY	7	29-May-26
Eb110	BUILDING B FIRST FLOOR PLAN - AREA 'A' - LIGHTING FOR REFERENCE ONLY	7	29-May-26
Eb111	BUILDING B FIRST FLOOR PLAN - AREA 'B' - LIGHTING FOR REFERENCE ONLY	7	29-May-26
Eb112	BUILDING B SECOND FLOOR PLAN - AREA 'A' - LIGHTING FOR REFERENCE ONLY	7	29-May-26
Eb113	BUILDING B SECOND FLOOR PLAN - AREA 'B' - LIGHTING FOR REFERENCE ONLY	7	29-May-26
Eb200	BUILDING B UNDERGROUND PLAN - POWER	7	29-May-26
Eb210	BUILDING B FIRST FLOOR PLAN - AREA 'A' - POWER FOR REFERENCE ONLY	7	29-May-26
Eb211	BUILDING B FIRST FLOOR PLAN - AREA 'B' - POWER FOR REFERENCE ONLY	7	29-May-26
Eb212	BUILDING B SECOND FLOOR PLAN - AREA 'A' - POWER FOR REFERENCE ONLY	7	29-May-26
Eb213	BUILDING B SECOND FLOOR PLAN - AREA 'B' - POWER FOR REFERENCE ONLY	7	29-May-26

Eb310	BUILDING B ROOF PLAN - AREA 'A' - POWER FOR REFERENCE ONLY	7	29-May-26
Eb311	BUILDING B ROOF PLAN - AREA 'B' - POWER FOR REFERENCE ONLY	7	29-May-26
Eb401	BUILDING B ENLARGED PLANS AND SECTIONS - ELECTRICAL FOR REFERENCE ONLY	7	29-May-26
Eb501	BUILDING B SINGLE LINE DIAGRAMS - ELECTRICAL FOR REFERENCE ONLY	7	29-May-26
	FIRE ALARM – BUILDINGS A & B		29-May-26
FAa001	BUILDING A SYMBOL LIST AND GENERAL NOTES - FIRE ALARM FOR REFERENCE ONLY	7	29-May-26
FAa210	BUILDING A FIRST FLOOR PLAN - AREA 'A' - FIRE ALARM FOR REFERENCE ONLY	7	29-May-26
FAa211	BUILDING A FIRST FLOOR PLAN - AREA 'B' - FIRE ALARM FOR REFERENCE ONLY	7	29-May-26
FAa212	BUILDING A SECOND FLOOR PLAN - AREA 'A' - FIRE ALARM FOR REFERENCE ONLY	7	29-May-26
FAa213	BUILDING A SECOND FLOOR PLAN - AREA 'B' - FIRE ALARM FOR REFERENCE ONLY	7	29-May-26
FAa701	BUILDING A DETAILS - FIRE ALARM FOR REFERENCE ONLY	7	29-May-26
FAb210	BUILDING B FIRST FLOOR PLAN - AREA 'A' - FIRE ALARM FOR REFERENCE ONLY	7	29-May-26
FAb211	BUILDING B FIRST FLOOR PLAN - AREA 'B' - FIRE ALARM FOR REFERENCE ONLY	7	29-May-26
FAb212	BUILDING B SECOND FLOOR PLAN - AREA 'A' - FIRE ALARM FOR REFERENCE ONLY	7	29-May-26
FAb213	BUILDING B SECOND FLOOR PLAN - AREA 'B' - FIRE ALARM FOR REFERENCE ONLY	7	29-May-26
	TECHNOLOGY – BUILDINGS A & B		29-May-26
Ta001	BUILDING A SYMBOL LIST AND GENERAL NOTES - TECHNOLOGY	7	29-May-26
Ta101	BUILDING A SITE PLAN - TECHNOLOGY	7	29-May-26
Ta210	BUILDING A FIRST FLOOR PLAN - AREA 'A' - TECHNOLOGY FOR REFERENCE ONLY	7	29-May-26
Ta211	BUILDING A FIRST FLOOR PLAN - AREA 'B' - TECHNOLOGY FOR REFERENCE ONLY	7	29-May-26
Ta212	BUILDING A SECOND FLOOR PLAN - AREA 'A' - TECHNOLOGY FOR REFERENCE ONLY	7	29-May-26
Ta213	BUILDING A SECOND FLOOR PLAN - AREA 'B' - TECHNOLOGY FOR REFERENCE ONLY	7	29-May-26

Ta310	BUILDING A ROOF PLAN - AREA 'A' - TECHNOLOGY FOR REFERENCE ONLY	7	29-May-26
Ta311	BUILDING A ROOF PLAN - AREA 'B' - TECHNOLOGY FOR REFERENCE ONLY	7	29-May-26
Ta401	BUILDING A ENLARGED PLANS - TECHNOLOGY - MDF A231 FOR REFERENCE ONLY	7	29-May-26
Ta402	BUILDING A ENLARGED PLANS - TECHNOLOGY - IDF A207 FOR REFERENCE ONLY	7	29-May-26
Ta403	BUILDING A ENLARGED PLANS - TECHNOLOGY - IDF B230 FOR REFERENCE ONLY	7	29-May-26
Ta404	BUILDING A ENLARGED PLANS - TECHNOLOGY - IDF B207 FOR REFERENCE ONLY	7	29-May-26
Ta405	BUILDING A ENLARGED PLANS - TECHNOLOGY - SERVER RM A238A FOR REFERENCE ONLY	7	29-May-26
Ta501	BUILDING A RISER DIAGRAMS - TECHNOLOGY FOR REFERENCE ONLY	7	29-May-26
Ta701	BUILDING A DETAILS - TECHNOLOGY FOR REFERENCE ONLY	7	29-May-26
Ta702	BUILDING A DETAILS - TECHNOLOGY FOR REFERENCE ONLY	7	29-May-26
Tb200	BUILDING B UNDERGROUND PLAN – TECHNOLOGY	7	29-May-26
Tb210	BUILDING B FIRST FLOOR PLAN - AREA 'A' - TECHNOLOGY FOR REFERENCE ONLY	7	29-May-26
Tb211	BUILDING B FIRST FLOOR PLAN - AREA 'B' - TECHNOLOGY FOR REFERENCE ONLY	7	29-May-26
Tb212	BUILDING B SECOND FLOOR PLAN - AREA 'A' - TECHNOLOGY FOR REFERENCE ONLY	7	29-May-26
Tb213	BUILDING B SECOND FLOOR PLAN - AREA 'B' - TECHNOLOGY FOR REFERENCE ONLY	7	29-May-26
Tb310	BUILDING B ROOF PLAN - AREA 'A' - TECHNOLOGY FOR REFERENCE ONLY	7	29-May-26
Tb311	BUILDING B ROOF PLAN - AREA 'B' - TECHNOLOGY FOR REFERENCE ONLY	7	29-May-26
	GENERAL – BUILDING C		29-May-26
Gc101	BUILDING C COVER SHEET	11	29-May-26
Gc102	BUILDING C SHEET INDEX	11	11-June-26
	ARCHITECTURE – BUILDING C		29-May-26
Ac201	BUILDING C FLOOR PLAN & GENERAL NOTES	11	29-May-26

Ac202	BUILDING C FIRST FLOOR REFERENCE PLAN	11	29-May-26
Ac210a	BUILDING C FLOOR PLAN - AREA 'A'	11	29-May-26
Ac210b	BUILDING C DIMENSION FLOOR PLAN - AREA 'A'	11	29-May-26
Ac210c	BUILDING C FLOOR PATTERN & SIGNAGE PLAN - AREA 'A'	11	29-May-26
Ac211a	BUILDING C FLOOR PLAN - AREA 'B'	11	29-May-26
Ac211b	BUILDING C DIMENSION FLOOR PLAN - AREA 'B'	11	29-May-26
Ac211c	BUILDING C FLOOR PATTERN & SIGNAGE PLAN - AREA 'B'	11	04-June-26
Ac212a	BUILDING C FLOOR PLAN - AREA 'C'	11	29-May-26
Ac212b	BUILDING C DIMENSION FLOOR PLAN - AREA 'C'	11	29-May-26
Ac212c	BUILDING C FLOOR PATTERN & SIGNAGE PLAN - AREA 'C'	11	04-June-26
Ac213a	BUILDING C CLERESTORY FLOOR PLAN – AREA A	11	29-May-26
Ac214a	BUILDING C CLERESTORY FLOOR PLAN – AREA B	11	29-May-26
Ac220	BUILDING C ENLARGED FLOOR PLAN	11	29-May-26
Ac301	BUILDING C ROOF PLAN	11	29-May-26
Ac310	BUILDING C ROOF PLAN - AREA A	11	29-May-26
Ac311	BUILDING C ROOF PLAN - AREA B	11	29-May-26
Ac312	BUILDING C ROOF PLAN - AREA C	11	29-May-26
Ac401	BUILDING C REFLECTED CEILING PLAN GENERAL NOTES & LEGEND	10	11-June-26
Ac402	BUILDING C FIRST FLOOR REFERENCE REFLECTED CEILING PLAN	10	11-June-26
Ac410	BUILDING C REFLECTED CEILING PLAN – AREA 'A'	10	11-June-26
Ac411	BUILDING C REFLECTED CEILING PLAN – AREA 'B'	10	11-June-26
Ac412	BUILDING C REFLECTED CEILING PLAN – AREA 'C'	10	11-June-26

Ac501	BUILDING C EXTERIOR ELEVATIONS & GENERAL NOTES	11	23-June-26
Ac502	BUILDING C EXTERIOR ELEVATIONS	11	29-May-26
Ac503	BUILDING C EXTERIOR ELEVATIONS	11	29-May-26
Ac504	BUILDING C EXTERIOR ELEVATIONS	11	29-May-26
Ac505	BUILDING C EXTERIOR ELEVATIONS	11	29-May-26
Ac601	BUILDING C BUILDING SECTIONS	11	29-May-26
Ac602	BUILDING C BUILDING SECTIONS	11	29-May-26
Ac603	BUILDING C BUILDING SECTIONS	11	04-June-26
Ac610	BUILDING C WALL SECTIONS	11	29-May-26
Ac611	BUILDING C WALL SECTIONS	11	29-May-26
Ac612	BUILDING C WALL SECTIONS	11	29-May-26
Ac701	BUILDING C VERTICAL CIRCULATION PLANS AND SECTIONS	11	29-May-26
Ac702	BUILDING C STAIRS AND SHIPS LADDER SECTIONS	11	29-May-26
Ac818	BUILDING C INTERIOR ELEVATIONS	11	29-May-26
Ac820	BUILDING C INTERIOR ELEVATIONS	11	29-May-26
Ac6101	BUILDING C LOUVER TYPES & SCHEDULES	11	29-May-26
Ac6201	BUILDING C DOOR TYPES & SCHEDULE	11	29-May-26
Ac6301	BUILDING C HM FRAME TYPES AND SCHEDULES	11	29-May-26
Ac6401	BUILDING C ALUMINUM STOREFRONT FRAME TYPES AND SCHEDULES	11	29-May-26
Ac6402	BUILDING C ALUMINUM STOREFRONT FRAME TYPES AND SCHEDULES	11	29-May-26
Ac6601	BUILDING C SKYLIGHT TYPES AND SCHEDULES	11	29-May-26
	EQUIPMENT – BUILDING C		29-May-26

Qc000	BUILDING C EQUIPMENT NOTES AND SCHEDULE	9	29-May-26
Qc001	BUILDING C INDUSTRIAL EQUIPMENT SPECIFICATION SCHEDULE	9	29-May-26
Qc100	BUILDING C OVERALL EQUIPMENT LAYOUTS	9	29-May-26
Qc101	BUILDING C ENLARGED EQUIPMENT LAYOUTS - AREA A	9	29-May-26
Qc102	BUILDING C ENLARGED EQUIPMENT LAYOUTS - AREA B	9	29-May-26
Qc103	BUILDING C ENLARGED EQUIPMENT LAYOUTS - AREA C	9	29-May-26
Qc500	BUILDING C EQUIPMENT DETAILS	9	29-May-26
	STRUCTURAL – BUILDING C		29-May-26
Sc001	Building C BUILDING C - GENERAL NOTES	5	23-June-26
Sc002	Building C BUILDING C - GENERAL NOTES	5	29-May-26
Sc003	Building C BUILDING C - GENERAL NOTES	5	29-May-26
Sc004	Building C BUILDING C - GENERAL NOTES	5	29-May-26
Sc005	Building C BUILDING C - GENERAL NOTES	5	29-May-26
Sc006	Building C BUILDING C - GENERAL NOTES	1	29-May-26
Sc007	Building C BUILDING C - GENERAL NOTES	1	29-May-26
Sc100	Building C BUILDING C - FLOOR LOADING DIAGRAM	1	23-June-26
Sc110	Building C BUILDING C - DIAPHRAGM SHEAR MAP	1	29-May-26
Sc111	Building C BUILDING C - WIND UPLIFT MAP	1	29-May-26
Sc112	Building C BUILDING C - SNOW DRIFT MAP	1	29-May-26
Sc210f	Building C BUILDING C - FOUNDATION PLAN - AREA 'A'	5	29-May-26
Sc210g	Building C BUILDING C - GRADE LEVEL FRAMING PLAN - AREA 'A'	1	23-June-26
Sc211f	Building C BUILDING C - FOUNDATION PLAN - AREA 'B'	5	29-May-26

Sc211g	Building C BUILDING C - GRADE LEVEL FRAMING PLAN - AREA 'B'	1	23-June-26
Sc212f	Building C BUILDING C - FOUNDATION PLAN - AREA 'C'	5	29-May-26
Sc212g	Building C BUILDING C - GRADE LEVEL FRAMING PLAN - AREA 'C'	1	23-June-26
Sc213	Building C BUILDING C - ROOF FRAMING PLAN - AREA 'A'	1	29-May-26
Sc214	Building C BUILDING C - ROOF FRAMING PLAN - AREA 'B'	1	29-May-26
Sc215	Building C BUILDING C - ROOF FRAMING PLAN - AREA 'C'	1	29-May-26
Sc301	Building C BUILDING C - FOUNDATION DETAILS	5	29-May-26
Sc302	Building C BUILDING C - FOUNDATION DETAILS	5	29-May-26
Sc310	Building C BUILDING C - SLAB ON GRADE DETAILS	5	29-May-26
Sc401	Building C BUILDING C - CONCRETE PANEL ELEVATIONS	5	23-June-26
Sc402	Building C BUILDING C - CONCRETE PANEL ELEVATIONS	5	29-May-26
Sc403	Building C BUILDING C - CONCRETE PANEL ELEVATIONS	5	29-May-26
Sc404	Building C BUILDING C - CONCRETE PANEL ELEVATIONS	5	29-May-26
Sc405	Building C BUILDING C - CONCRETE PANEL ELEVATIONS	5	29-May-26
Sc406	Building C BUILDING C - CONCRETE PANEL ELEVATIONS	5	29-May-26
Sc410	Building C BUILDING C - CONCRETE PANEL DETAILS	5	23-June-26
Sc411	Building C BUILDING C - CONCRETE PANEL DETAILS	5	23-June-26
Sc501	Building C BUILDING C - STEEL FRAMING DETAILS	5	29-May-26
Sc502	Building C BUILDING C - STEEL FRAMING DETAILS	5	29-May-26
Sc510	Building C BUILDING C - STEEL METAL DECK DETAILS	5	29-May-26
Sc511	Building C BUILDING C - STEEL METAL DECK DETAILS	5	29-May-26
Sc512	Building C BUILDING C - STEEL METAL DECK DETAILS	5	29-May-26

Sc701	Building C BUILDING C - NON-BEARING COLD FORMED STEEL DETAILS	5	29-May-26
Sc702	Building C BUILDING C - NON-BEARING COLD FORMED STEEL DETAILS	5	29-May-26
Sc703	Building C BUILDING C - NON-BEARING COLD FORMED STEEL DETAILS	5	29-May-26
Sc704	Building C BUILDING C - NON-BEARING COLD FORMED STEEL DETAILS	5	29-May-26
Sc705	Building C BUILDING C - NON-BEARING COLD FORMED STEEL DETAILS	2	29-May-26
	PLUMBING – BUILDING C		29-May-26
Pc001	BUILDING C SYMBOL LIST AND GENERAL NOTES - PLUMBING	7	29-May-26
Pc002	BUILDING C SCHEDULES - PLUMBING FOR REFERENCE ONLY	7	29-May-26
Pc003	BUILDING C SCHEDULES - PLUMBING FOR REFERENCE ONLY	7	29-May-26
Pc201	BUILDING C UNDERGROUND FLOOR - AREA 'A' - PLUMBING	7	23-June-26
Pc202	BUILDING C UNDERGROUND FLOOR - AREA 'B' – PLUMBING	7	23-June-26
Pc203	BUILDING C UNDERGROUND FLOOR - AREA 'C' - PLUMBING	7	23-June-26
Pc211	BUILDING C FIRST FLOOR PLAN - AREA 'A' - PLUMBING FOR REFERENCE ONLY	7	29-May-26
Pc212	BUILDING C FIRST FLOOR PLAN - AREA 'B' - PLUMBING FOR REFERENCE ONLY	7	29-May-26
Pc213	BUILDING C FIRST FLOOR PLAN - AREA 'C' - PLUMBING FOR REFERENCE ONLY	7	29-May-26
Pc301	BUILDING C ROOF PLAN - PLUMBING FOR REFERENCE ONLY	7	29-May-26
Pc401	BUILDING C UNDERGROUND ENLARGED PLANS - PLUMBING	7	29-May-26
Pc402	BUILDING C ENLARGED PLANS - PLUMBING FOR REFERENCE ONLY	7	29-May-26
Pc403	BUILDING C ENLARGED PLANS - PLUMBING FOR REFERENCE ONLY	7	29-May-26
Pc601	BUILDING C DETAILS - PLUMBING FOR REFERENCE ONLY	7	29-May-26
	MECHANICAL – BUILDING C		29-May-26
Mc001	BUILDING C SYMBOL LIST AND GENERAL NOTES - MECHANICAL	7	29-May-26

Mc002	BUILDING C SCHEDULES - MECHANICAL FOR REFERENCE ONLY	7	29-May-26
Mc003	BUILDING C SCHEDULES - MECHANICAL FOR REFERENCE ONLY	7	29-May-26
Mc200	BUILDING C UNDERGROUND PLAN - MECHANICAL	7	29-May-26
Mc210	BUILDING C FIRST FLOOR PLAN - AREA 'A' - MECHANICAL FOR REFERENCE ONLY	7	29-May-26
Mc211	BUILDING C FIRST FLOOR PLAN - AREA 'B' - MECHANICAL FOR REFERENCE ONLY	7	29-May-26
Mc212	BUILDING C FIRST FLOOR PLAN - AREA 'C' - MECHANICAL FOR REFERENCE ONLY	7	29-May-26
Mc301	BUILDING C ROOF PLAN - MECHANICAL FOR REFERENCE ONLY	7	29-May-26
Mc310	BUILDING C ROOF PLAN - AREA 'A' - MECHANICAL FOR REFERENCE ONLY	7	29-May-26
Mc311	BUILDING C ROOF PLAN - AREA 'B' - MECHANICAL FOR REFERENCE ONLY	7	29-May-26
Mc312	BUILDING C ROOF PLAN - AREA 'C' - MECHANICAL FOR REFERENCE ONLY	7	29-May-26
Mc601	BUILDING C DETAILS - MECHANICAL FOR REFERENCE ONLY	7	29-May-26
Mc602	BUILDING C DETAILS - MECHANICAL	7	29-May-26
	ELECTRICAL – BUILDING C		29-May-26
Ec001	BUILDING C SYMBOL LIST AND GENERAL NOTES - ELECTRICAL	7	29-May-26
Ec002	BUILDING C LUMINAIRE SCHEDULES - ELECTRICAL FOR REFERENCE ONLY	7	29-May-26
Ec110	BUILDING C FIRST FLOOR PLAN - AREA 'A' - LIGHTING FOR REFERENCE ONLY	7	29-May-26
Ec111	BUILDING C FIRST FLOOR PLAN - AREA 'B' - LIGHTING FOR REFERENCE ONLY	7	29-May-26
Ec112	BUILDING C FIRST FLOOR PLAN - AREA 'C' - LIGHTING FOR REFERENCE ONLY	7	29-May-26
Ec200	BUILDING C UNDERGROUND PLAN - POWER	7	29-May-26
Ec210	BUILDING C FIRST FLOOR PLAN - AREA 'A' - POWER FOR REFERENCE ONLY	7	29-May-26
Ec211	BUILDING C FIRST FLOOR PLAN - AREA 'B' - POWER FOR REFERENCE ONLY	7	29-May-26
Ec212	BUILDING C FIRST FLOOR PLAN - AREA 'C' - POWER FOR REFERENCE ONLY	7	29-May-26

Ec401	BUILDING C ENLARGED PLANS AND SECTIONS - ELECTRICAL FOR REFERENCE ONLY	7	29-May-26
Ec501	BUILDING C SINGLE LINE DIAGRAMS - ELECTRICAL FOR REFERENCE ONLY	7	29-May-26
	FIRE ALARM – BUILDING C		29-May-26
FAc001	BUILDING C SYMBOL LIST AND GENERAL NOTES - FIRE ALARM FOR REFERENCE ONLY	7	29-May-26
FAc210	BUILDING C FIRST FLOOR PLAN - AREA 'A' - FIRE ALARM FOR REFERENCE ONLY	7	29-May-26
FAc211	BUILDING C FIRST FLOOR PLAN - AREA 'B' - FIRE ALARM FOR REFERENCE ONLY	7	29-May-26
FAc212	BUILDING C FIRST FLOOR PLAN - AREA 'C' - FIRE ALARM FOR REFERENCE ONLY	7	29-May-26
FAc701	BUILDING C DETAILS - FIRE ALARM FOR REFERENCE ONLY	7	29-May-26
	TECHNOLOGY – BUILDING C		29-May-26
Tc001	BUILDING C SYMBOL LIST AND GENERAL NOTES - TECHNOLOGY FOR REFERENCE ONLY	7	29-May-26
Tc200	BUILDING C UNDERGROUND PLAN – TECHNOLOGY	7	29-May-26
Tc210	BUILDING C FIRST FLOOR PLAN - AREA 'A' - TECHNOLOGY FOR REFERENCE ONLY	7	29-May-26
Tc211	BUILDING C FIRST FLOOR PLAN - AREA 'B' - TECHNOLOGY FOR REFERENCE ONLY	7	29-May-26
Tc212	BUILDING C FIRST FLOOR PLAN - AREA 'C' - TECHNOLOGY FOR REFERENCE ONLY	7	29-May-26
Tc401	BUILDING C ENLARGED PLANS - TECHNOLOGY FOR REFERENCE ONLY	7	29-May-26
	GENERAL – BUILDING D		29-May-26
Gd101	BUILDING D COVER SHEET	9	29-May-26
Gd102	BUILDING D SHEET INDEX	9	11-June-26
	ARCHITECTURE – BUILDING D		29-May-26
Ad201	BUILDING D FLOOR PLAN GENERAL NOTES AND LEGEND	9	29-May-26
Ad202	BUILDING D FIRST FLOOR REFERENCE PLAN	9	29-May-26
Ad210a	BUILDING D FIRST FLOOR PLAN - AREA 'A'	9	29-May-26

Ad210b	BUILDING D FIRST FLOOR DIMENSION PLAN - AREA 'A'	9	29-May-26
Ad210c	BUILDING D FIRST FLOOR PATTERN & SIGNAGE PLAN - AREA 'A'	9	29-May-26
Ad211a	BUILDING D FIRST FLOOR PLAN - AREA 'B'	9	29-May-26
Ad211b	BUILDING D FIRST FLOOR DIMENSION PLAN - AREA 'B'	9	29-May-26
Ad211c	BUILDING D FIRST FLOOR PATTERN & SIGNAGE PLAN - AREA 'B'	9	29-May-26
Ad212a	BUILDING D CLERESTORY FLOOR PLAN - AREA A	10	18-June-26
Ad213a	BUILDING D CLERESTORY FLOOR PLAN - AREA A	9	29-May-26
Ad220	BUILDING D ENLARGED PLANS	9	29-May-26
Ad301	BUILDING D REFERENCE ROOF PLAN	9	29-May-26
Ad310	BUILDING D ROOF PLAN - AREA 'A'	9	29-May-26
Ad311	BUILDING D ROOF PLAN - AREA 'B'	9	29-May-26
Ad401	BUILDING D REFLECTED CEILING PLAN GENERAL NOTES & LEGEND	9	11-June-26
Ad402	BUILDING D FIRST FLOOR REFLECTED CEILING REFERENCE PLAN	9	11-June-26
Ad410	BUILDING D FIRST FLOOR REFLECTED CEILING PLAN AREA 'A'	9	11-June-26
Ad411	BUILDING D FIRST FLOOR REFLECTED CEILING PLAN AREA 'B'	9	11-June-26
Ad501	BUILDING D EXTERIOR ELEVATIONS & GENERAL NOTES	9	23-June-26
Ad502	BUILDING D EXTERIOR ELEVATIONS	9	29-May-26
Ad503	BUILDING D EXTERIOR ELEVATIONS	9	29-May-26
Ad504	BUILDING D EXTERIOR ELEVATIONS	9	29-May-26
Ad505	BUILDING D EXTERIOR ELEVATIONS	9	29-May-26
Ad601	BUILDING D BUILDING SECTION	9	29-May-26
Ad602	BUILDING D BUILDING SECTION	9	29-May-26

Ad610	BUILDING D WALL SECTIONS	9	29-May-26
Ad611	BUILDING D WALL SECTIONS	9	29-May-26
Ad6101	BUILDING D LOUVER TYPES & SCHEDULES	9	29-May-26
Ad6201	BUILDING D DOOR TYPES & SCHEDULE	9	23-June-26
Ad6301	BUILDING D HM FRAME TYPES AND SCHEDULES	9	29-May-26
Ad6401	BUILDING D ALUMINUM STOREFRONT FRAME TYPES AND SCHEDULES	9	29-May-26
Ad6402	BUILDING D ALUMINUM STOREFRONT FRAME TYPES AND SCHEDULES	9	29-May-26
Ad6403	BUILDING D ALUMINUM STOREFRONT FRAME TYPES AND SCHEDULES	9	29-May-26
Ad6601	BUILDING D SKYLIGHT FRAME TYPES AND SCHEDULES	9	29-May-26
	STRUCTURAL – BUILDING D		29-May-26
Sd001	Building D BUILDING D - GENERAL NOTES	5	23-June-26
Sd002	Building D BUILDING D - GENERAL NOTES	4	29-May-26
Sd003	Building D BUILDING D - GENERAL NOTES	4	29-May-26
Sd004	Building D BUILDING D - GENERAL NOTES	4	29-May-26
Sd005	Building D BUILDING D - GENERAL NOTES	4	29-May-26
Sd006	Building D BUILDING D - GENERAL NOTES	4	29-May-26
Sd100	Building D BUILDING D - FLOOR LOADING DIAGRAM	2	23-June-26
Sd110	Building D BUILDING D - DIAPHRAGM SHEAR MAP	1	29-May-26
Sd111	Building D BUILDING D - WIND UPLIFT MAP	1	29-May-26
Sd112	Building D BUILDING D - SNOW DRIFT MAP	1	29-May-26
Sd210f	Building D BUILDING D - FOUNDATION PLAN - AREA 'A'	4	04-June-26
Sd210g	Building D BUILDING D - GRADE LEVEL FRAMING PLAN - AREA 'A'	2	23-June-26

Sd211f	Building D BUILDING D - FOUNDATION PLAN - AREA 'B'	4	29-May-26
Sd211g	Building D BUILDING D - GRADE LEVEL FRAMING PLAN - AREA 'B'	1	23-June-26
Sd213	Building D BUILDING D - ROOF FRAMING PLAN - AREA 'A'	1	29-May-26
Sd214	Building D BUILDING D - ROOF FRAMING PLAN - AREA 'B'	1	29-May-26
Sd301	Building D BUILDING D - FOUNDATION DETAILS	4	29-May-26
Sd302	Building D BUILDING D - FOUNDATION DETAILS	4	04-June-26
Sd310	Building D BUILDING D - SLAB ON GRADE DETAILS	4	29-May-26
Sd401	Building D BUILDING D - CONCRETE PANEL ELEVATIONS	4	23-June-26
Sd402	Building D BUILDING D - CONCRETE PANEL ELEVATIONS	4	29-May-26
Sd403	Building D BUILDING D - CONCRETE PANEL ELEVATIONS	4	23-June-26
Sd410	Building D BUILDING D - CONCRETE PANEL DETAILS	4	23-June-26
Sd411	BUILDING D – CONCRETE PANEL DETAILS	1	23-June-26
Sd501	Building D BUILDING D - STEEL FRAMING DETAILS	4	29-May-26
Sd502	Building D BUILDING D - STEEL FRAMING DETAILS	4	29-May-26
Sd503	Building D BUILDING D - STEEL FRAMING DETAILS	4	29-May-26
Sd504	Building D BUILDING D - STEEL FRAMING DETAILS	4	29-May-26
Sd505	Building D BUILDING D - STEEL FRAMING DETAILS	4	29-May-26
Sd510	Building D BUILDING D - STEEL METAL DECK DETAILS	4	29-May-26
Sd511	Building D BUILDING D - STEEL METAL DECK DETAILS	4	29-May-26
Sd701	Building D BUILDING D - NON-BEARING COLD FORMED STEEL DETAILS	4	29-May-26
Sd702	Building D BUILDING D - NON-BEARING COLD FORMED STEEL DETAILS	4	29-May-26
Sd703	Building D BUILDING D - NON-BEARING COLD FORMED STEEL DETAILS	4	29-May-26

Sd704	Building D BUILDING D - NON-BEARING COLD FORMED STEEL DETAILS	4	29-May-26
	PLUMBING – BUILDING D		29-May-26
Pd001	BUILDING D SYMBOL LIST AND GENERAL NOTES - PLUMBING	7	29-May-26
Pd002	BUILDING D SCHEDULES - PLUMBING FOR REFERENCE ONLY	7	29-May-26
Pd201	BUILDING D UNDERGROUND FLOOR - AREA 'A' - PLUMBING	7	29-May-26
Pd202	BUILDING D UNDERGROUND FLOOR - AREA 'B' - PLUMBING	7	29-May-26
Pd211	BUILDING D FIRST FLOOR PLAN - AREA 'A' - PLUMBING FOR REFERENCE ONLY	7	29-May-26
Pd212	BUILDING D FIRST FLOOR PLAN - AREA 'B' - PLUMBING FOR REFERENCE ONLY	7	29-May-26
Pd311	BUILDING D ROOF PLAN - AREA 'A' - PLUMBING FOR REFERENCE ONLY	7	29-May-26
Pd312	BUILDING D ROOF PLAN - AREA 'B' - PLUMBING FOR REFERENCE ONLY	7	29-May-26
Pd401	BUILDING D ENLARGED PLANS - PLUMBING UNDERGROUND	7	29-May-26
Pd402	BUILDING D ENLARGED PLANS - PLUMBING FOR REFERENCE ONLY	7	29-May-26
Pd403	BUILDING D ENLARGED PLANS - PLUMBING FOR REFERENCE ONLY	7	29-May-26
Pd601	BUILDING D DETAILS - PLUMBING FOR REFERENCE ONLY	7	29-May-26
	MECHANICAL – BUILDING D		29-May-26
Md001	BUILDING D SYMBOL LIST AND GENERAL NOTES - MECHANICAL	7	29-May-26
Md002	BUILDING D SCHEDULES - MECHANICAL FOR REFERENCE ONLY	7	29-May-26
Md003	BUILDING D SCHEDULES - MECHANICAL FOR REFERENCE ONLY	7	29-May-26
Md200	BUILDING D UNDERGROUND PLAN - MECHANICAL	7	29-May-26
Md210	BUILDING D FIRST FLOOR PLAN - AREA 'A' - MECHANICAL FOR REFERENCE ONLY	7	29-May-26
Md211	BUILDING D FIRST FLOOR PLAN - AREA 'B' - MECHANICAL FOR REFERENCE ONLY	7	29-May-26
Md310	BUILDING D ROOF PLAN - AREA 'A' - MECHANICAL FOR REFERENCE ONLY	7	29-May-26

Md311	BUILDING D ROOF PLAN - AREA 'B' - MECHANICAL FOR REFERENCE ONLY	7	29-May-26
Md601	BUILDING D DETAILS - MECHANICAL FOR REFERENCE ONLY	7	29-May-26
	ELECTRICAL – BUILDING D		29-May-26
Ed001	BUILDING D SYMBOL LIST AND GENERAL NOTES - ELECTRICAL	7	29-May-26
Ed002	BUILDING D LUMINAIRE SCHEDULES - ELECTRICAL FOR REFERENCE ONLY	7	29-May-26
Ed110	BUILDING D FIRST FLOOR PLAN - AREA 'A' - LIGHTING FOR REFERENCE ONLY	7	29-May-26
Ed111	BUILDING D FIRST FLOOR PLAN - AREA 'B' - LIGHTING FOR REFERENCE ONLY	7	29-May-26
Ed200	BUILDING D UNDERGROUND PLAN - POWER	7	29-May-26
Ed210	BUILDING D FIRST FLOOR PLAN - AREA 'A' - POWER FOR REFERENCE ONLY	7	29-May-26
Ed211	BUILDING D FIRST FLOOR PLAN - AREA 'B' - POWER FOR REFERENCE ONLY	7	29-May-26
Ed401	BUILDING D ENLARGED PLANS AND SECTIONS - ELECTRICAL FOR REFERENCE ONLY	7	29-May-26
Ed501	BUILDING D SINGLE LINE DIAGRAMS - ELECTRICAL FOR REFERENCE ONLY	7	29-May-26
Ed601	BUILDING D SCHEDULES - ELECTRICAL FOR REFERENCE ONLY	7	29-May-26
	FIRE ALARM – BUILDING D		29-May-26
FAd001	BUILDING D SYMBOL LIST AND GENERAL NOTES - FIRE ALARM FOR REFERENCE ONLY	7	29-May-26
FAd201	BUILDING D FIRST FLOOR PLAN - FIRE ALARM FOR REFERENCE ONLY	7	29-May-26
FAd601	BUILDING D DETAILS - FIRE ALARM FOR REFERENCE ONLY	7	29-May-26
	TECHNOLOGY – BUILDING D		29-May-26
Td01	BUILDING D SYMBOL LIST AND GENERAL NOTES - TECHNOLOGY FOR REFERENCE ONLY	7	29-May-26
Td200	BUILDING D UNDERGROUND PLAN - TECHNOLOGY	7	29-May-26
Td210	BUILDING D FIRST FLOOR PLAN - AREA 'A' - TECHNOLOGY FOR REFERENCE ONLY	7	29-May-26
Td211	BUILDING D FIRST FLOOR PLAN - AREA 'B' - TECHNOLOGY FOR REFERENCE ONLY	7	29-May-26

Td401	BUILDING D ENLARGED PLANS - TECHNOLOGY - MDF D110A FOR REFERENCE ONLY	7	29-May-26
	GENERAL – BUILDING E		29-May-26
Ge101	COVER SHEET	9	29-May-26
Ge102	SHEET INDEX	9	11-June-26
	ARCHITECTURE – BUILDING E		29-May-26
Ae201	FLOOR PLAN GENERAL NOTES AND LEGEND	9	29-May-26
Ae202	FIRST FLOOR REFERENCE PLAN	9	29-May-26
Ae210a	FIRST FLOOR PLAN - AREA 'A'	9	11-June-26
Ae210b	FIRST FLOOR DIMENSION PLAN - AREA 'A'	9	29-May-26
Ae210c	FIRST FLOOR PATTERN & SIGNAGE PLAN - AREA 'A'	9	11-June-26
Ae211a	FIRST FLOOR - AREA 'B' - BUILDING E	9	29-May-26
Ae211b	FIRST FLOOR DIMENSION PLAN - AREA 'B'	9	29-May-26
Ae211c	FIRST FLOOR PATTERN & SIGNAGE PLAN - AREA 'B'	9	29-May-26
Ae212a	FIRST FLOOR PLAN - AREA 'C'	9	29-May-26
Ae212b	FIRST FLOOR DIMENSION PLAN - AREA 'C'	9	11-June-26
Ae212c	FIRST FLOOR PATTERN & SIGNAGE PLAN - AREA 'C'	9	29-May-26
Ae213a	CLERESTORY FLOOR PLAN - AREA A	9	29-May-26
Ae214a	CLERESTORY FLOOR PLAN - AREA B	9	29-May-26
Ae215a	CLERESTORY FLOOR PLAN - AREA C	3	29-May-26
Ae220	ENLARGED PLANS	9	29-May-26
Ae221	ENLARGED PLANS	9	29-May-26
Ae301	REFERENCE ROOF PLAN	9	29-May-26

Ae310	ROOF PLAN - AREA 'A'	9	29-May-26
Ae311	ROOF PLAN - AREA 'B'	9	29-May-26
Ae312	ROOF PLAN - AREA 'C'	9	29-May-26
Ae401	BUILDING E REFLECTED CEILING PLAN GENERAL NOTES & LEGEND	9	11-June-26
Ae402	BUILDING E FIRST FLOOR REFERENCE REFLECTED CEILING PLAN	9	11-June-26
Ae410	BUILDING E FIRST FLOOR REFLECTED CEILING PLAN – AREA 'A'	9	11-June-26
Ae411	BUILDING E FIRST FLOOR REFLECTED CEILING PLAN – AREA 'B'	9	11-June-26
Ae412	BUILDING E FIRST FLOOR REFLECTED CEILING PLAN – AREA 'C'	9	11-June-26
Ae413	BUILDING E ENLARGED REFLECTED CEILING PLAN	9	11-June-26
Ae501	EXTERIOR ELEVATIONS & GENERAL NOTES	9	23-June-26
Ae502	EXTERIOR ELEVATIONS - NORTH	9	29-May-26
Ae503	EXTERIOR ELEVATIONS - EAST	9	29-May-26
Ae504	EXTERIOR ELEVATIONS - SOUTH	9	29-May-26
Ae505	EXTERIOR ELEVATIONS - WEST	9	29-May-26
Ae601	BUILDING SECTION	9	29-May-26
Ae602	BUILDING SECTION	9	29-May-26
Ae603	BUILDING SECTION	9	29-May-26
Ae610	WALL SECTIONS	9	29-May-26
Ae611	WALL SECTIONS	9	29-May-26
Ae701	VERTICAL CIRCULATION PLANS AND SECTIONS	9	29-May-26
Ae702	VERTICAL CIRCULATION PLANS AND SECTIONS	9	29-May-26
Ae802	INTERIOR ELEVATIONS	9	29-May-26

Ae810	INTERIOR ELEVATIONS	9	29-May-26
Ae811	INTERIOR ELEVATIONS	9	29-May-26
Ae812	INTERIOR ELEVATIONS	9	29-May-26
Ae813	INTERIOR ELEVATIONS	9	29-May-26
Ae814	INTERIOR ELEVATIONS	9	29-May-26
Ae816	INTERIOR ELEVATIONS	9	29-May-26
Ae818	INTERIOR ELEVATIONS	9	29-May-26
Ae820	INTERIOR ELEVATIONS	9	29-May-26
Ae821	INTERIOR ELEVATIONS	9	29-May-26
Ae822	INTERIOR ELEVATIONS	9	29-May-26
Ae823	INTERIOR ELEVATIONS	9	29-May-26
Ae833	INTERIOR ELEVATIONS	9	29-May-26
Ae6101	LOUVER TYPES & SCHEDULE	9	29-May-26
Ae6201	DOOR TYPES & SCHEDULE	9	29-May-26
Ae6301	HM FRAME TYPES AND SCHEDULES	9	29-May-26
Ae6401	ALUMINUM STOREFRONT FRAME TYPES AND SCHEDULES	9	29-May-26
Ae6402	ALUMINUM STOREFRONT FRAME TYPES AND SCHEDULES	9	29-May-26
Ae6403	ALUMINUM STOREFRONT FRAME TYPES AND SCHEDULES	9	29-May-26
Ae6501	CURTAIN WALL TYPES & SCHEDULES	9	29-May-26
Ae6601	SKYLIGHT FRAME TYPES AND SCHEDULES	9	29-May-26
	EQUIPMENT		29-May-26
Qe000	EQUIPMENT NOTES AND SCHEDULE	9	29-May-26

Qe001	INDUSTRIAL EQUIPMENT SPECIFICATION SCHEDULE	9	29-May-26
Qe002	INDUSTRIAL EQUIPMENT SPECIFICATION SCHEDULE	9	29-May-26
Qe003	INDUSTRIAL EQUIPMENT SPECIFICATION SCHEDULE	9	29-May-26
Qe100	OVERALL FLOOR PLAN	9	29-May-26
Qe101	ENLARGED EQUIPMENT LAYOUT - AREA A	9	29-May-26
Qe102	ENLARGED EQUIPMENT LAYOUT - AREA B	9	29-May-26
Qe103	ENLARGED EQUIPMENT LAYOUT - AREA C	9	29-May-26
Qe111	OVERALL LAYOUT - CRANE COVERAGE	9	29-May-26
Qe300	ENLARGED EQUIPMENT SECTIONS	9	29-May-26
Qe301	ENLARGED EQUIPMENT SECTIONS	9	29-May-26
Qe302	ENLARGED EQUIPMENT SECTIONS	9	29-May-26
Qe303	ENLARGED EQUIPMENT SECTIONS	9	29-May-26
Qe304	ENLARGED EQUIPMENT LAYOUTS	9	29-May-26
Qe500	EQUIPMENT DETAILS	9	29-May-26
Qe501	EQUIPMENT DETAILS	9	29-May-26
Qe502	EQUIPMENT DETAILS	9	29-May-26
	STRUCTURAL – BUILDING E		29-May-26
Se001	BUILDING E - GENERAL NOTES	5	29-May-26
Se002	BUILDING E - GENERAL NOTES	4	23-June-26
Se003	BUILDING E - GENERAL NOTES	4	29-May-26
Se004	BUILDING E - GENERAL NOTES	4	29-May-26
Se005	BUILDING E - GENERAL NOTES	4	29-May-26

Se006	BUILDING E - GENERAL NOTES	4	29-May-26
Se100	BUILDING E - FLOOR LOADING DIAGRAM	2	23-June-26
Se110	BUILDING E - DIAPHRAGM SHEAR MAP	0	29-May-26
Se111	BUILDING E - WIND UPLIFT MAP	0	29-May-26
Se112	BUILDING E - SNOW DRIFT MAP	0	29-May-26
Se210f	BUILDING E - FOUNDATION PLAN - AREA 'A'	4	29-May-26
Se210g	BUILDING E -- GRADE LEVEL FRAMING PLAN - AREA 'A'	2	23-June-26
Se211f	BUILDING E - FOUNDATION PLAN - AREA 'B'	4	04-June-26
Se211g	BUILDING E - GRADE LEVEL FRAMING PLAN - AREA 'B'	3	23-June-26
Se212f	BUILDING E - FOUNDATION PLAN - AREA 'C'	4	29-May-26
Se212g	BUILDING E - GRADE LEVEL FRAMING PLAN - AREA 'C'	3	23-June-26
Se213	BUILDING E - CRANE FRAMING PLAN - AREA 'A'	0	29-May-26
Se214	BUILDING E - SECOND FLOOR FRAMING PLAN - AREA 'B'	4	29-May-26
Se215	BUILDING E - CRANE FRAMING PLAN - AREA 'C'	0	29-May-26
Se216	BUILDING E - ROOF FRAMING PLAN - AREA 'A'	0	18-June-26
Se217	BUILDING E - ROOF FRAMING PLAN - AREA 'B'	0	29-May-26
Se218	BUILDING E - ROOF FRAMING PLAN - AREA 'C'	0	29-May-26
Se301	BUILDING E - FOUNDATION DETAILS	4	29-May-26
Se302	BUILDING E - FOUNDATION DETAILS	4	04-June-26
Se303	BUILDING E - FOUNDATION DETAILS	4	29-May-26
Se310	BUILDING E - SLAB ON GRADE DETAILS	4	29-May-26
Se311	BUILDING E - SLAB ON GRADE DETAILS	4	29-May-26

Se312	BUILDING E - SLAB ON GRADE DETAILS	4	29-May-26
Se401	BUILDING E - CONCRETE PANEL ELEVATIONS	4	23-June-26
Se402	BUILDING E - CONCRETE PANEL ELEVATIONS	4	29-May-26
Se403	BUILDING E - CONCRETE PANEL ELEVATIONS	4	29-May-26
Se404	BUILDING E - CONCRETE PANEL ELEVATIONS	4	29-May-26
Se405	BUILDING E - CONCRETE PANEL ELEVATIONS	4	29-May-26
Se406	BUILDING E - CONCRETE PANEL ELEVATIONS	4	29-May-26
Se407	BUILDING E - CONCRETE PANEL ELEVATIONS	4	29-May-26
Se410	BUILDING E - CONCRETE PANEL DETAILS	4	23-June-26
Se411	BUILDING E – CONCRETE PANEL DETAILS	1	23-June-26
Se501	BUILDING E - STEEL FRAMING DETAILS	4	29-May-26
Se502	BUILDING E - STEEL FRAMING DETAILS	4	29-May-26
Se503	BUILDING E - STEEL FRAMING DETAILS	4	29-May-26
Se504	BUILDING E - STEEL FRAMING DETAILS	4	29-May-26
Se505	BUILDING E - STEEL FRAMING DETAILS	4	29-May-26
Se510	BUILDING E - STEEL METAL DECK DETAILS	4	29-May-26
Se511	BUILDING E - STEEL METAL DECK DETAILS	4	29-May-26
Se512	BUILDING E - STEEL METAL DECK DETAILS	4	29-May-26
Se513	BUILDING E - STEEL METAL DECK DETAILS	4	29-May-26
Se601	BUILDING E - STEEL BRACED FRAME ELEVATIONS	4	29-May-26
Se701	BUILDING E - NON-BEARING COLD FORMED STEEL DETAILS	4	29-May-26
Se702	BUILDING E - NON-BEARING COLD FORMED STEEL DETAILS	4	29-May-26

Se703	BUILDING E - NON-BEARING COLD FORMED STEEL DETAILS	4	29-May-26
Se704	BUILDING E - NON-BEARING COLD FORMED STEEL DETAILS	4	29-May-26
Se705	BUILDING E - NON-BEARING COLD FORMED STEEL DETAILS	1	29-May-26
	PLUMBING – BUILDING E		29-May-26
Pe001	SYMBOL LIST AND GENERAL NOTES - PLUMBING	7	29-May-26
Pe002	SCHEDULES - PLUMBING FOR REFERENCE ONLY	7	29-May-26
Pe003	SCHEDULES - PLUMBING FOR REFERENCE ONLY	7	29-May-26
Pe201	UNDERGROUND FLOOR - AREA 'A' - PLUMBING	7	29-May-26
Pe202	UNDERGROUND FLOOR - AREA 'B' - PLUMBING	7	23-June-26
Pe203	UNDERGROUND FLOOR - AREA 'C' - PLUMBING	7	29-May-26
Pe211	FIRST FLOOR PLAN - AREA 'A' - PLUMBING FOR REFERENCE ONLY	7	29-May-26
Pe211P	FIRST FLOOR - AREA 'A' - PLUMBING - PROCESS PIPING FOR REFERENCE ONLY	7	29-May-26
Pe212	FIRST FLOOR PLAN - AREA 'B' - PLUMBING FOR REFERENCE ONLY	7	29-May-26
Pe212P	FIRST FLOOR - AREA 'B' - PLUMBING - PROCESS PIPING FOR REFERENCE ONLY	7	29-May-26
Pe213	FIRST FLOOR PLAN - AREA 'C' - PLUMBING FOR REFERENCE ONLY	7	29-May-26
Pe213P	FIRST FLOOR - AREA 'C' - PLUMBING - PROCESS PIPING FOR REFERENCE ONLY	7	29-May-26
Pe221	SECOND FLOOR PLAN - PLUMBING FOR REFERENCE ONLY	7	29-May-26
Pe301	ROOF PLAN - PLUMBING FOR REFERENCE ONLY	7	29-May-26
Pe401	UNDERGROUND ENLARGED PLANS - PLUMBING	7	29-May-26
Pe402	UNDERGROUND ENLARGED PLANS - PLUMBING	7	29-May-26
Pe403	ENLARGED PLANS - PLUMBING FOR REFERENCE ONLY	7	29-May-26
Pe601	DETAILS - PLUMBING FOR REFERENCE ONLY	7	29-May-26

	MECHANICAL – BUILDING E		29-May-26
Me001	SYMBOL LIST AND GENERAL NOTES - MECHANICAL	7	29-May-26
Me002	SCHEDULES - MECHANICAL FOR REFERENCE ONLY	7	29-May-26
Me003	SCHEDULES - MECHANICAL FOR REFERENCE ONLY	7	29-May-26
Me201	UNDERGROUND PLAN - AREA 'A' - MECHANICAL	7	23-June-26
Me202	UNDERGROUND PLAN - AREA 'B' - MECHANICAL	7	29-May-26
Me203	UNDERGROUND PLAN - AREA 'C' - MECHANICAL	7	29-May-26
Me210	FIRST FLOOR PLAN - AREA 'A' - MECHANICAL FOR REFERENCE ONLY	7	29-May-26
Me211	FIRST FLOOR PLAN - AREA 'B' - MECHANICAL FOR REFERENCE ONLY	7	29-May-26
Me212	FIRST FLOOR PLAN - AREA 'C' - MECHANICAL FOR REFERENCE ONLY	7	29-May-26
Me301	ROOF PLAN - MECHANICAL FOR REFERENCE ONLY	7	29-May-26
Me501	DIAGRAMS - MECHANICAL FOR REFERENCE ONLY	7	29-May-26
Me601	DETAILS - MECHANICAL FOR REFERENCE ONLY	7	23-June-26
Me602	DETAILS - MECHANICAL FOR REFERENCE ONLY	7	29-May-26
	ELECTRICAL – BUILDING E		29-May-26
Ee001	SYMBOL LIST AND GENERAL NOTES - ELECTRICAL	7	29-May-26
Ee002	LUMINAIRE SCHEDULES - ELECTRICAL FOR REFERENCE ONLY	7	29-May-26
Ee110	FIRST FLOOR PLAN - AREA 'A' - LIGHTING FOR REFERENCE ONLY	7	29-May-26
Ee111	FIRST FLOOR PLAN - AREA 'B' - LIGHTING FOR REFERENCE ONLY	7	29-May-26
Ee112	FIRST FLOOR PLAN - AREA 'C' - LIGHTING FOR REFERENCE ONLY	7	29-May-26
Ee113	SECOND FLOOR PLAN - LIGHTING FOR REFERENCE ONLY	7	29-May-26
Ee200	BUILDING E UNDERGROUND PLAN - POWER	7	29-May-26

Ee210	FIRST FLOOR PLAN - AREA 'A' - POWER FOR REFERENCE ONLY	7	29-May-26
Ee211	FIRST FLOOR PLAN - AREA 'B' - POWER FOR REFERENCE ONLY	7	29-May-26
Ee212	FIRST FLOOR PLAN - AREA 'C' - POWER FOR REFERENCE ONLY	7	29-May-26
Ee213	SECOND FLOOR PLAN - POWER FOR REFERENCE ONLY	7	29-May-26
Ee501	SINGLE LINE DIAGRAMS - ELECTRICAL FOR REFERENCE ONLY	7	29-May-26
Ee601	SCHEDULES - ELECTRICAL FOR REFERENCE ONLY	7	29-May-26
	FIRE ALARM – BUILDING E		29-May-26
FAe001	SYMBOL LIST AND GENERAL NOTES - FIRE ALARM FOR REFERENCE ONLY	7	29-May-26
FAe201	FIRST FLOOR PLAN - AREA 'A' - FIRE ALARM FOR REFERENCE ONLY	7	29-May-26
FAe202	FIRST FLOOR PLAN - AREA 'B' - FIRE ALARM FOR REFERENCE ONLY	7	29-May-26
FAe203	FIRST FLOOR PLAN - AREA 'C' - FIRE ALARM FOR REFERENCE ONLY	7	29-May-26
FAe204	SECOND FLOOR - FIRE ALARM FOR REFERENCE ONLY	7	29-May-26
FAe701	DETAILS - FIRE ALARM FOR REFERENCE ONLY	7	29-May-26
	TECHNOLOGY – BUILDING E		29-May-26
Te001	SYMBOL LIST AND GENERAL NOTES - TECHNOLOGY FOR REFERENCE ONLY	7	29-May-26
Te200	BUILDING E UNDERGROUND PLAN – TECHNOLOGY	7	29-May-26
Te210	FIRST FLOOR PLAN - AREA 'A' - TECHNOLOGY FOR REFERENCE ONLY	7	29-May-26
Te211	FIRST FLOOR PLAN - AREA 'B' - TECHNOLOGY FOR REFERENCE ONLY	7	29-May-26
Te212	FIRST FLOOR PLAN - AREA 'C' - TECHNOLOGY FOR REFERENCE ONLY	7	29-May-26
Te213	SECOND FLOOR PLAN - TECHNOLOGY FOR REFERENCE ONLY	7	29-May-26
Te401	ENLARGED PLANS - TECHNOLOGY FOR REFERENCE ONLY	7	29-May-26
	GENERAL – BUILDING F		29-May-26

Gf101	COVER SHEET	9	29-May-26
Gf102	SHEET INDEX	9	29-May-26
	ARCHITECTURE – BUILDING F		29-May-26
Af201	FLOOR PLAN GENERAL NOTES & LEGEND	9	29-May-26
Af210a	FLOOR PLAN	9	29-May-26
Af210b	DIMENSION PLAN	9	29-May-26
Af301	ROOF PLAN	9	29-May-26
Af501	EXTERIOR ELEVATIONS & GENERAL NOTES	9	29-May-26
Af502	EXTERIOR ELEVATIONS	9	29-May-26
Af601	BUILDING SECTION	9	29-May-26
Af610	WALL SECTIONS	9	29-May-26
Af6101	LOUVER TYPES & SCHEDULES	9	29-May-26
Af6201	DOOR & HM FRAME TYPES AND SCHEDULE	9	29-May-26
	STRUCTURAL – BUILDING F		29-May-26
Sf001	BUILDING F - GENERAL NOTES	7	29-May-26
Sf002	BUILDING F - GENERAL NOTES	6	29-May-26
Sf003	BUILDING F - GENERAL NOTES	6	29-May-26
Sf004	BUILDING F - GENERAL NOTES	6	29-May-26
Sf005	BUILDING F - GENERAL NOTES	6	29-May-26
Sf210	BUILDING F - FOUNDATION PLAN	6	29-May-26
Sf301	BUILDING F - FOUNDATION DETAILS	6	29-May-26
Sf302	BUILDING F - FOUNDATION DETAILS	6	29-May-26

Sf310	BUILDING F - SLAB ON GRADE DETAILS	6	29-May-26
	PLUMBING – BUILDING F		29-May-26
Pf001	SYMBOL LIST AND GENERAL NOTES - PLUMBING	7	29-May-26
Pf002	SCHEDULES - PLUMBING	7	29-May-26
Pf003	SCHEDULES - PLUMBING	7	29-May-26
Pf100	SITE PLAN - FUEL - PLUMBING	7	29-May-26
Pf120	ENLARGED FUEL SITE PLAN - PLUMBING	7	29-May-26
Pf200	UNDERGROUND FLOOR - PLUMBING	7	29-May-26
Pf201	ENLARGED FLOOR PLAN - PLUMBING	7	29-May-26
Pf701	DETAILS - PLUMBING	7	29-May-26
Pf702	DETAILS - PLUMBING	7	29-May-26
Pf703	DETAILS - PLUMBING	7	29-May-26
Pf704	DETAILS - PLUMBING	7	29-May-26
	MECHANICAL – BUILDING F		29-May-26
Mf001	SYMBOL LIST AND GENERAL NOTES - MECHANICAL FOR REFERENCE ONLY	7	29-May-26
Mf201	FIRST FLOOR PLAN - MECHANICAL FOR REFERENCE ONLY	7	29-May-26
	ELECTRICAL – BUILDING F		29-May-26
Ef001	SYMBOL LIST AND GENERAL NOTES - ELECTRICAL FOR REFERENCE ONLY	7	29-May-26
Ef002	LUMINAIRE SCHEDULES - ELECTRICAL FOR REFERENCE ONLY	7	29-May-26
Ef101	FIRST FLOOR PLAN - LIGHTING FOR REFERENCE ONLY	7	29-May-26
Ef200	BUILDING F UNDERGROUND PLAN - POWER	7	29-May-26
Ef201	FIRST FLOOR PLAN - POWER FOR REFERENCE ONLY	7	29-May-26

Ef501	SINGLE LINE DIAGRAMS - ELECTRICAL FOR REFERENCE ONLY	7	29-May-26
	FIRE ALARM – BUILDING F		29-May-26
FAf001	SYMBOL LIST AND GENERAL NOTES - FIRE ALARM FOR REFERENCE ONLY	7	29-May-26
FAf201	FIRST FLOOR PLAN - FIRE ALARM FOR REFERENCE ONLY	7	29-May-26
FAf701	DETAILS - FIRE ALARM FOR REFERENCE ONLY	7	29-May-26
	TECHNOLOGY – BUILDING F		29-May-26
Tf001	SYMBOL LIST AND GENERAL NOTES - TECHNOLOGY FOR REFERENCE ONLY	7	29-May-26
Tf200	BUILDING F UNDERGROUND PLAN - TECHNOLOGY	7	29-May-26
Tf201	FIRST FLOOR PLAN - TECHNOLOGY FOR REFERENCE ONLY	7	29-May-26
	GENERAL – BUILDING G		29-May-26
Gg101	COVER SHEET	9	29-May-26
Gg102	SHEET INDEX	9	29-May-26
	ARCHITECTURE - BUILDING G		29-May-26
Ag201	FLOOR PLAN GENERAL NOTES & LEGEND	9	29-May-26
Ag210a	FLOOR PLAN	9	29-May-26
Ag210b	DIMENSION PLAN	9	29-May-26
Ag301	ROOF PLAN	9	29-May-26
Ag501	EXTERIOR ELEVATIONS & GENERAL NOTES	9	29-May-26
Ag502	EXTERIOR ELEVATIONS	9	29-May-26
Ag601	BUILDING SECTION	9	29-May-26
Ag610	WALL SECTIONS	9	29-May-26
Ag701	VERTICAL CIRCULATION	9	29-May-26

Ag6101	LOUVER TYPES & SCHEDULES	9	29-May-26
Ag6201	DOOR & HM FRAME TYPES AND SCHEDULE	9	29-May-26
	EQUIPMENT – BUILDING G		29-May-26
Qg000	EQUIPMENT NOTES AND SCHEDULE	9	29-May-26
Qg100	OVERALL EQUIPMENT LAYOUT	9	29-May-26
Qg500	EQUIPMENT DETAILS	9	29-May-26
	STRUCTURAL - BUILDING G		29-May-26
Sg001	BUILDING G - GENERAL NOTES	7	29-May-26
Sg002	BUILDING G - GENERAL NOTES	6	29-May-26
Sg003	BUILDING G - GENERAL NOTES	6	29-May-26
Sg004	BUILDING G - GENERAL NOTES	6	29-May-26
Sg005	BUILDING G - GENERAL NOTES	6	29-May-26
Sg210	BUILDING G - FOUNDATION PLAN	6	29-May-26
Sg301	BUILDING G - FOUNDATION DETAILS	6	29-May-26
Sg302	BUILDING G - FOUNDATION DETAILS	6	29-May-26
Sg310	BUILDING G - SLAB ON GRADE DETAILS	6	29-May-26
	PLUMBING - BUILDING G		29-May-26
Pg001	SYMBOL LIST AND GENERAL NOTES - PLUMBING	7	29-May-26
Pg200	UNDERGROUND FLOOR - PLUMBING	7	23-June-26
Pg201	FIRST FLOOR PLAN - PLUMBING FOR REFERENCE ONLY	7	29-May-26
	MECHANICAL - BUILDING G		29-May-26
Mg001	SYMBOL LIST AND GENERAL NOTES - MECHANICAL FOR REFERENCE ONLY	7	29-May-26

Mg201	FIRST FLOOR PLAN - MECHANICAL FOR REFERENCE ONLY	7	29-May-26
	ELECTRICAL - BUILDING G		29-May-26
Eg001	SYMBOL LIST AND GENERAL NOTES - ELECTRICAL FOR REFERENCE ONLY	7	29-May-26
Eg002	LUMINAIRE SCHEDULES - ELECTRICAL FOR REFERENCE ONLY	7	29-May-26
Eg101	FIRST FLOOR PLAN - LIGHTING FOR REFERENCE ONLY	7	29-May-26
Eg200	BUILDING G UNDERGROUND PLAN - POWER	7	29-May-26
Eg201	FIRST FLOOR PLAN - POWER FOR REFERENCE ONLY	7	29-May-26
Eg501	SINGLE LINE DIAGRAMS - ELECTRICAL FOR REFERENCE ONLY	7	29-May-26
	FIRE ALARM - BUILDING G		29-May-26
FAg001	SYMBOL LIST AND GENERAL NOTES - FIRE ALARM FOR REFERENCE ONLY	7	29-May-26
FAg201	FIRST FLOOR PLAN - FIRE ALARM FOR REFERENCE ONLY	7	29-May-26
FAg701	DETAILS - FIRE ALARM FOR REFERENCE ONLY	7	29-May-26
	TECHNOLOGY - BUILDING G		29-May-26
Tg001	SYMBOL LIST AND GENERAL NOTES - TECHNOLOGY FOR REFERENCE ONLY	7	29-May-26
Tg200	BUILDING G UNDERGROUND PLAN - TECHNOLOGY	7	29-May-26
Tg201	FIRST FLOOR PLAN - TECHNOLOGY FOR REFERENCE ONLY	7	29-May-26
	GENERAL – BUILDING H		29-May-26
Gh101	COVER SHEET	9	29-May-26
Gh102	SHEET INDEX	9	29-May-26
	ARCHITECTURE - BUILDING H		29-May-26
Ah201	FLOOR PLAN GENERAL NOTES & LEGEND	9	29-May-26
Ah202a	REFERENCE FLOOR PLAN	9	29-May-26

Ah210a	AREA PLAN (H1)	9	29-May-26
Ah210b	AREA PLAN - HIGH BAY (H1)	9	29-May-26
Ah211a	AREA PLAN (H2)	9	29-May-26
Ah212a	(SOUTH H.3) , AREA PLAN	9	29-May-26
Ah301	ROOF PLAN	9	29-May-26
Ah501	EXTERIOR ELEVATIONS (H1)	9	29-May-26
Ah502	EXTERIOR ELEVATIONS (H1)	9	29-May-26
Ah503	EXTERIOR ELEVATIONS (H2)	9	29-May-26
Ah504	EXTERIOR ELEVATIONS (H2)	9	29-May-26
Ah505	EXTERIOR ELEVATIONS (H3)	9	29-May-26
Ah601	BUILDING SECTIONS	9	29-May-26
Ah602	BUILDING SECTIONS	9	29-May-26
	STRUCTURAL - BUILDING H		29-May-26
Sh001	BUILDING H - GENERAL NOTES	6	29-May-26
Sh002	BUILDING H - GENERAL NOTES	6	29-May-26
Sh003	BUILDING H - GENERAL NOTES	6	29-May-26
Sh004	BUILDING H - GENERAL NOTES	5	29-May-26
Sh005	BUILDING H - GENERAL NOTES	5	29-May-26
Sh210	BUILDING H - FOUNDATION PLAN - AREA '1'	6	29-May-26
Sh211	BUILDING H - FOUNDATION PLAN - AREA '2'	6	29-May-26
Sh212	BUILDING H - FOUNDATION PLAN - AREA '3'	6	29-May-26
Sh301	BUILDING H - FOUNDATION DETAILS	6	29-May-26

Sh302	BUILDING H - FOUNDATION DETAILS	6	29-May-26
Sh310	BUILDING H - SLAB ON GRADE DETAILS	6	29-May-26
	PLUMBING - BUILDING H		29-May-26
Ph001	SYMBOL LIST AND GENERAL NOTES - PLUMBING FOR REFERENCE ONLY	3	29-May-26
Ph201	FIRST FLOOR PLAN - PLUMBING FOR REFERENCE ONLY	3	29-May-26
Ph601	RISER DIAGRAMS - PLUMBING FOR REFERENCE ONLY	3	29-May-26
Ph602	RISER DIAGRAMS - PLUMBING FOR REFERENCE ONLY	3	29-May-26
	ELECTRICAL - BUILDING H		29-May-26
Eh001	SYMBOL LIST AND GENERAL NOTES – ELECTRICAL FOR REFERENCE ONLY	3	29-May-26
Eh002	LUMINAIRE SCHEDULES - ELECTRICAL FOR REFERENCE ONLY	3	29-May-26
Eh101	FIRST FLOOR PLAN - LIGHTING FOR REFERENCE ONLY	3	29-May-26
	GENERAL - BUILDING J		29-May-26
Gj101	COVER SHEET	9	29-May-26
Gj102	SHEET INDEX	9	11-June-26
	ARCHITECTURE - BUILDING J		29-May-26
Aj201	FLOOR PLAN GENERAL NOTES & LEGEND	9	29-May-26
Aj302	ROOF PLAN	9	29-May-26
Aj210	FLOOR PLAN & DIMENSION PLAN	9	29-May-26
Aj401	BUILDING J REFLECTED CEILING PLAN GENERAL NOTES & LEGEND	10	11-June-26
Aj502	EXTERIOR ELEVATIONS	9	29-May-26
Aj601	BUILDING SECTIONS	9	29-May-26
	STRUCTURAL - BUILDING J		29-May-26

Sj001	BUILDING J - GENERAL NOTES	7	29-May-26
Sj002	BUILDING J - GENERAL NOTES	7	29-May-26
Sj003	BUILDING J - GENERAL NOTES	7	29-May-26
Sj004	BUILDING J - GENERAL NOTES	7	29-May-26
Sj005	BUILDING J - GENERAL NOTES	7	29-May-26
Sj006	BUILDING J - GENERAL NOTES	7	29-May-26
Sj210	BUILDING J - FOUNDATION PLAN	7	29-May-26
Sj211	BUILDING J - ROOF FRAMING PLAN	7	29-May-26
Sj301	BUILDING J - FOUNDATION DETAILS	7	29-May-26
Sj302	BUILDING J - SLAB ON GRADE DETAILS	7	29-May-26
Sj501	BUILDING J - STEEL FRAMING DETAILS	7	29-May-26
	PLUMBING - BUILDING J		29-May-26
Pj001	SYMBOL LIST AND GENERAL NOTES - PLUMBING	7	29-May-26
Pj201	FIRST FLOOR PLAN - PLUMBING	7	29-May-26
Pj601	RISER DIAGRAMS – PLUMBING	7	29-May-26
	ELECTRICAL - BUILDING J		29-May-26
Ej001	SYMBOL LIST AND GENERAL NOTES - ELECTRICAL FOR REFERENCE ONLY	7	29-May-26
Ej002	LUMINAIRE SCHEDULES - ELECTRICAL FOR REFERENCE ONLY	7	29-May-26
Ej101	FIRST FLOOR PLAN - LIGHTING FOR REFERENCE ONLY	7	29-May-26
	GENERAL - BUILDING K		29-May-26
Gk101	COVER SHEET	9	29-May-26
Gk102	SHEET INDEX	9	29-May-26

	ARCHITECTURE - BUILDING K		29-May-26
Ak210	FLOOR, ROOF & REFLECTED CEILING PLANS	9	11-June-26
Ak502	EXTERIOR ELEVATIONS & BUILDING SECTIONS	9	11-June-26
Ak6201	DOOR, HM FRAME, & ALUMINUM FRAME TYPES & SCHEDULE	9	29-May-26
	STRUCTURAL - BUILDING K		29-May-26
Sk001	BUILDING K - GENERAL NOTES	3	29-May-26
Sk002	BUILDING K - GENERAL NOTES	3	29-May-26
Sk003	BUILDING K - GENERAL NOTES	3	29-May-26
Sk004	BUILDING K - GENERAL NOTES	3	29-May-26
Sk210	BUILDING K - FOUNDATION AND ROOF FRAMING PLANS	3	29-May-26
Sk300	BUILDING K - FOUNDATION AND SLAB ON GRADE DETAILS	3	29-May-26
Sk700	BUILDING K - BEARING COLD FORMED STEEL DETAILS	3	29-May-26
Sk701	BUILDING K - BEARING COLD FORMED STEEL DETAILS	3	29-May-26
Sk702	BUILDING K - BEARING COLD FORMED STEEL DETAILS	3	29-May-26
Sk703	BUILDING K - BEARING COLD FORMED STEEL DETAILS	3	29-May-26
Sk704	BUILDING K - BEARING COLD FORMED STEEL DETAILS	1	29-May-26
	PLUMBING - BUILDING K		29-May-26
Pk001	SYMBOL LIST AND GENERAL NOTES - PLUMBING	7	29-May-26
Pk101	FIRST FLOOR PLAN - PLUMBING FOR REFERENCE ONLY	7	29-May-26
Pk201	UNDERGROUND FLOOR PLAN - PLUMBING	7	29-May-26
	ELECTRICAL - BUILDING K		29-May-26
Ek001	SYMBOL LIST AND GENERAL NOTES - ELECTRICAL FOR REFERENCE ONLY	7	29-May-26

Ek002	LUMINAIRE SCHEDULES - ELECTRICAL FOR REFERENCE ONLY	7	29-May-26
Ek101	FIRST FLOOR PLAN - POWER AND LIGHTING FOR REFERENCE ONLY	7	29-May-26
	TECHNOLOGY - BUILDING K		29-May-26
Tk001	SYMBOL LIST AND GENERAL NOTES - TECHNOLOGY FOR REFERENCE ONLY	7	29-May-26
Tk200	BUILDING K UNDERGROUND PLAN – TECHNOLOGY	7	29-May-26
Tk201	FIRST FLOOR PLAN - TECHNOLOGY FOR REFERENCE ONLY	7	29-May-26
	GENERAL - BUILDING T		29-May-26
Gt101	BUILDING T COVER SHEET	9	29-May-26
Gt102	BUILDING T SHEET INDEX	9	29-May-26
	ARCHITECTURE - BUILDING T		29-May-26
At201	BUILDING T FLOOR PLAN GENERAL NOTES & LEGEND	9	29-May-26
At202	BUILDING T FIRST FLOOR PLAN, RCP, & ROOF PLAN	9	29-May-26
At501	BUILDING T EXTERIOR ELEVATIONS & BUILDING SECTIONS	9	29-May-26
	STRUCTURAL - BUILDING T		29-May-26
St001	Building T BUILDING T - GENERAL NOTES	3	29-May-26
St002	Building T BUILDING T - GENERAL NOTES	3	29-May-26
St003	Building T BUILDING T - GENERAL NOTES	3	29-May-26
St004	Building T BUILDING T - GENERAL NOTES	3	29-May-26
St210	Building T BUILDING T - FOUNDATION AND ROOF FRAMING PLANS	3	29-May-26
St300	Building T BUILDING T - FOUNDATION AND SLAB ON GRADE DETAILS	3	29-May-26
St700	Building T BUILDING T - BEARING COLD FORMED STEEL DETAILS	3	29-May-26
St701	Building T BUILDING T - BEARING COLD FORMED STEEL DETAILS	3	29-May-26

St702	Building T BUILDING T - BEARING COLD FORMED STEEL DETAILS	3	29-May-26
St703	Building T BUILDING T - BEARING COLD FORMED STEEL DETAILS	3	29-May-26
St704	Building T BUILDING T - BEARING COLD FORMED STEEL DETAILS	1	29-May-26
	ELECTRICAL - BUILDING T		29-May-26
Et001	BUILDING T SYMBOL LIST AND GENERAL NOTES - ELECTRICAL	7	29-May-26
Et002	BUILDING T LUMINAIRE SCHEDULES - ELECTRICAL	7	29-May-26
Et210	BUILDING T FIRST FLOOR PLANS - POWER AND LIGHTING	7	29-May-26
	DETAILS		29-May-26
G103	SHEET INDEX	11	
A2010	FOUNDATION DETAILS (TILT-UP)	11	29-May-26
A2011	FOUNDATION DETAILS (TILT-UP)	11	29-May-26
A2012	FOUNDATION DETAILS (TILT-UP)	11	29-May-26
A2013	FOUNDATION DETAILS (TILT-UP)	7	29-May-26
A2014	FOUNDATION DETAILS (TILT-UP)	11	29-May-26
A2015	FOUNDATION DETAILS (TILT-UP)	11	29-May-26
A2018	FOUNDATION DETAILS (PEMB)	11	29-May-26
A2019	FOUNDATION DETAILS (PEMB)	11	29-May-26
A2020	FOUNDATION DETAILS (PEMB)	11	29-May-26
A2022	FOUNDATION DETAILS (BUILDING K)	11	29-May-26
A2023	FOUNDATION DETAILS (BUILDING J)	11	29-May-26
A2024	FOUNDATION DETAILS (BUILDING T)	11	29-May-26
A2025	FOUNDATION DETAILS (BUILDING K & T)	11	29-May-26

A2026	FOUNDATION DETAILS (PEMB – BUILDING F)	11	29-May-26
A2101	FLOOR TYPES, ASSEMBLIES, AND GENERAL NOTES	11	29-May-26
A3001	EXTERIOR WALL TYPES GENERAL NOTES & LEGEND	11	29-May-26
A3002	EXTERIOR WALL TYPES	11	29-May-26
A3003	EXTERIOR WALL TYPES – PEMB	11	29-May-26
A3010	EXTERIOR WALL DETAILS (TILT-UP)	7	29-May-26
A3012	EXTERIOR WALL DETAILS - PEMB	7	29-May-26
A3101	INTERIOR WALL TYPES	7	29-May-26
A4001	ROOF TYPES & CANOPY TYPES	11	29-May-26
A4010	ROOF DETAILS (TILT-UP)	7	29-May-26
A4201	SEISMIC EXPANSION JOINT	7	29-May-26
A5010	VERTICAL CIRCULATION DETAILS – ELEVATOR	7	29-May-26
A6002	OPENING PREPARATION DIAGRAMS	7	29-May-26
A6003	OPENING PREPARATION DIAGRAMS	7	29-May-26
A6004	ISOMETRIC SILL FLASHING DETAILS	7	29-May-26
A6310	HOLLOW METAL OPENING DETAILS – EXTERIOR	11	29-May-26
A7101	COLOR & MATERIAL SCHEDULE	7	29-May-26
A7012	COLOR & MATERIAL SCHEDULE	7	29-May-26

Specifications

Specification Section	Description	Rev No.	Date
03	**CONCRETE**		29-May-26
03 05 10	CONTROLLED DENSITY FILL (CDF)		29-May-26
03 10 00	CONCRETE FORMING AND ACCESSORIES		29-May-26
03 20 00	CONCRETE REINFORCING		29-May-26
03 30 00	CAST-IN-PLACE CONCRETE		29-May-26
03 35 43	POLISHED CONCRETE FINISHING		29-May-26
03 47 13	TILT-UP CONCRETE		29-May-26
05	**METALS**		29-May-26
05 12 00	STRUCTURAL STEEL FRAMING	1	11-June-26

05 12 13	ARCHITECTURALLY EXPOSED STEEL FRAMING		29-May-26
05 21 00	STEEL JOIST FRAMING		29-May-26
05 31 00	STEEL DECKING		29-May-26
05 40 00	COLD-FORMED METAL FRAMING		29-May-26
05 44 00	COLD-FORMED METAL TRUSSES		29-May-26
05 53 13	BAR GRATINGS		29-May-26
07	**THERMAL & MOISTURE PROTECTION**		29-May-26
07 11 13	BITUMINOUS DAMPPROOFING		29-May-26
07 17 00	BENTONITE WATERPROOFING		29-May-26
07 21 19	FOAMED-IN-PLACE INSULATION		29-May-26
07 21 70	SLAB & FOUNDATION INSULATION		29-May-26
11	**EQUIPMENT**		29-May-26
11 11 26	VEHICLE WASH EQUIPMENT		29-May-26
14	**CONVEYING EQUIPMENT**		29-May-26
14 45 00	VEHICLE LIFTS		29-May-26
14 24 00	HYDRAULIC ELEVATORS & CAB FINISHES		29-May-26
22	**PLUMBING**		29-May-26
22 00 00	PLUMBING BASIC REQUIREMENTS		29-May-26
22 05 29	HANGERS AND SUPPORTS FOR PLUMBING PIPING AND EQUIPMENT		29-May-26
22 05 33	HEAT TRACING FOR PLUMBING PIPING		29-May-26
22 05 53	IDENTIFICATION FOR PLUMBING PIPING AND EQUIPMENT		29-May-26
22 10 00	PLUMBING PIPING		29-May-26

22 14 29	FUEL HANDLING SYSTEM		29-May-26
22 15 00	GENERAL SERVICE COMPRESSED-AIR SYSTEMS		29-May-26
23	**HEATING, VENTILATING, AND AIR-CONDITIONING (HVAC)**		29-May-26
23 00 00	HEATING, VENTILATING AND AIR CONDITIONING (HVAC) BASIC REQUIREMENTS		29-May-26
23 05 29	HANGERS AND SUPPORTS FOR HVAC PIPING, DUCTWORK AND EQUIPMENT		29-May-26
23 05 53	IDENTIFICATION FOR HVAC PIPING, DUCTWORK AND EQUIPMENT		29-May-26
23 21 13	HVAC PIPING	1	04-June-26
23 83 16	FLOOR RADIANT HYDRONIC PIPING		29-May-26
26	**ELECTRICAL**		29-May-26
26 00 00	ELECTRICAL BASIC REQUIREMENTS		29-May-26
26 05 43	ELECTRICAL VAULTS AND UNDERGROUND RACEWAYS		29-May-26
26 05 53	IDENTIFICATION FOR ELECTRICAL SYSTEMS		29-May-26
31	**EARTHWORK**		29-May-26
31 20 00	EARTH MOVING		29-May-26
31 23 19	DEWATERING		29-May-26
31 25 00	EROSION AND SEDIMENT CONTROL		29-May-26
33	**UTILITIES**		29-May-26
33 14 00	WATER SYSTEM	1	11-June-26
33 31 13	SITE SANITARY SEWERAGE		29-May-26
33 41 16	SUBDRAINAGE PIPING		29-May-26
33 42 00	STORMWATER CONVEYANCE		29-May-26
41	**MATERIAL PROCESSING & EQUIPMENT**		29-May-26

41 22 00	CRANE AND HOISTS		29-May-26

Addenda

Addendum No.	Description	Rev No.	Date
01	Bidder Clarifications		04-June-26
02	Bidder Clarifications		11-June-26
03	Bidder Clarifications		18-June-26
04	Bidder Clarifications		23-June-26
05	Bidder Clarifications		24-June-26
06	Bidder Clarifications		26-June-26

Other

Document No.	Document Name	Rev No.	Date
	NV5 Report of Geotechnical Services		3-October-26

EXHIBIT "D"
Contract AMENDMENT #7
Allowance Items
City of Vancouver – Public Works Operations Center

ALLOWANCE ITEMS -

1. **CRWWD 24" Sanitary Design Completion Allowance =** $150,000 for Clark Regional Wastewater District 24" sanitary service design development.
2. **Wet Weather Slab Fill Allowance** = $401,128 Provide an additional 12" section of imported granular fill beneath building pads for a total 18" deep section for wet weather conditions, include additional excavation, import and grading of structural fill.
3. **Wet Weather Separation Geotextile Allowance** = $49,148 Provide geotextile separation fabric between existing subgrade and structural fill.
4. **Aggregate Pier Spoils Management Allowance** = $58,240 Provide spoils management, off-haul and disposal of material generated from the Aggregate Pier installation.
5. **Aggregate Pier Zone of Influence Remediation Allowance** = $136,125 Provide crushed aggregate backfill compacted to 95% to remediate aggregate pier zone of influence.
6. **Existing Stockpile Handling Allowance** = $120,000 Handling and relocating existing stockpiled material.
7. **Clean Material Off-Haul and Disposal Allowance =** $113,750 Off-haul and dispose of clean stockpiled material with or without organics.
8. **Crushed Aggregate Import Allowance** = $184,000 Import and place crushed aggregate base course per 31 20 00
9. **Authorized Additional Excavation Allowance** 31 20 00 1.2 H-1 Excavation below subgrade elevations or beyond indicated grade lines and dimensions as directed by the Engineer.
    a. Scale tickets shall be used as means of calculating volume, scale tickets shall be submitted for the exported authorized additional excavation and the imported replacement material by the end of each workday following the date of shipment. A conversion rate of no more than 1.85 tons/CY shall apply to exported material, and no less than 1.65 tons/CY shall apply to replacement material.
        i. Excavation, off-haul and disposal of non-contaminated material = $90,000
        ii. Import and backfill of 10,000 tons of suitable fill = $150,000
10. **Early Electrical Equipment Procurement Allowance** = $8,000,000 Early Electrical Equipment procurement for items such as generators, light poles and bases, street lighting, traffic signals, electrical distribution gear and micro grid controller, storage, and extended warranties.

EXHIBIT "E"
Contract AMENDMENT #7
Alternate Prices
City of Vancouver – Public Works Operations Center

ALTERNATE PRICES

Add Alternate No. 001 – Provide 24" sanitary line in the Clark Regional Wastewater District, CRWWD easement. $150,000. An Allowance is included for CRWWD design finalization and development as this scope of work and design may not be complete.

EXHIBIT "F"
Contract AMENDMENT #7
Unit Prices
City of Vancouver – Public Works Operation Center

Unit Prices -

Description	UOM	Estimated QTY	Rate	Extension
BP #03B				
Wet Weather Slab Fill	TON	13,300	$30.16	$401,128
Wet Weather Separation Geotextile	SF	223,400	$0.22	$48,790
Aggregate Pier Spoils Management	TON	5,600	$10.40	$58,240
BP #22A				
Aggregate Pier Zone of Influence Remediation	TON	5,500	$24.75	$136,125
BP #31D				
Handling and Relocating Existing Stockpiles	CYD	20,000	$6.00	$120,000
Clean Material Off-Haul and Disposal	TON	35,000	$3.25	$113,750
Crushed Aggregate Import	TON	8,000	$23.00	$184,000
Authorized Additional Excavation	TON	10,000	$9.00	$90,000
Authorized Import and Backfill	TON	10,000	$15.00	$150,000

Description of Unit Prices:

BP #03B Superstructure

1. Unit Price #1 Wet Weather Structural Slab Fill: Provide an additional 12" section of imported granular fill beneath building pads for a total 18" deep section for wet weather conditions. The unit price shall include additional excavation, import and grading of structural fill.
2. Unit Price #2 Wet Weather Separation Geotextile: Provide geotextile separation fabric between existing subgrade and structural fill.
3. Unit Price #3 Agg Pier Spoils Management: Provide spoils management, off-haul and disposal of 5,600 tons of material generated from the Aggregate Pier installation.

BP #22A Under Slab Mechanical and Plumbing

1. Unit Price #1 Agg Pier Zone of Influence Remediation: Provide 5,500 tons of crushed aggregate backfill compacted to 95%

BP #31D Final Sitework and Utilities

1. Unit Price #1 Existing Stockpile Handling: Handling and relocating 20,000 CYD's of existing stockpiled material.
2. Unit Price #2 Clean Material Off-Haul and Disposal: Off-haul and dispose of 35,000 tons of clean stockpiled material with or without organics.
3. Unit Price #3 Crushed Aggregate Import: Import and place 8,000 tons of crushed aggregate base course per 31 20 00
4. Unit Price #4 Authorized Additional Excavation: 31 20 00 1.2 H-1 Excavation below subgrade elevations or beyond indicated grade lines and dimensions as directed by the Engineer.
    a. Scale tickets shall be used as means of calculating volume, scale tickets shall be submitted for the exported authorized additional excavation and the imported replacement material by the end of each workday following the date of shipment. A conversion rate of no more than 1.85 tons/CY shall apply to exported material, and no less than 1.65 tons/CY shall apply to replacement material.
        i. Excavation, off-haul and disposal of 10,000 tons of non-contaminated material
        ii. Import and backfill of 10,000 tons of suitable fill.

EXHIBIT "G"
Contract AMENDMENT #7
Early Work Negotiated Support Services
City of Vancouver – Public Works Operations Center

NEGOTIATED SUPPORT SERVICES

VPOC	8713 NE 94th Ave. Vancouver, WA 98662	
MACC #7	Through Feb 2027	
Negotiated Site Services		

Code	Description	MACC #7
150.14680000	Crane/Equipment/Field Office Pads	40,000.00
150.01320000	Survey	28,000.00
150.01842500	Forklift	34,300.00
150.01800500	Fuel & Oil	7,600.00
150.01403000	Progress Cleaning	186,330.00
150.01401500	Dump Fees and Hauling	31,500.00
150.02370000	Erosion Control	15,000.00
150.01221100	Drinking Water/Ice	880.00
150.01400500	Field Toilets	24,790.00
150.01521000	Traffic Control	-
	Mock ups	-
150.01593500	Temporary Heating/Cooling	-
150.01592000	Temporary Water	1,900.00
150.01590500	Temporary Power	21,950.00
150.01591500	Temporary Lighting	11,250.00
150.01341601	Post GMP Bid Advertising	-
150.01901000	Builders Risk	-
150.01300000	Permits/Deferred Submittals	6,000.00
150.01405500	Final Cleaning	-
150.01504000	Temporary Site Protection	20,430.00
150.01200500	Field Offices	4,500.00
150.01210500	Project Signage	-
150.01583500	Temporary Access (Scaffolding & Stairs)	11,036.00
150.01819500	Temporary Vert. Transportation	-
150.01330500	Test Engineer Services	-
150.16080000	Electrical Testing	-
150.01584000	Temporary Fire Protection	-
150.01503500	Temporary Protection	119,106.00
150.01582500	Perimeter/Opening Protection	-
150.01570500	Temporary Weather Protection	25,000.00
150.09830000	Temporary Noise Barriers	-
150.25103600	3rd Party Means and Methods Engineering	5,500.00
150.01190500	Project Specific Travel	2,500.00
Total		**$ 597,572.00**

EXHIBIT "G"
Contract AMENDMENT #7
Early Work Negotiated Support Services
City of Vancouver – Public Works Operations Center

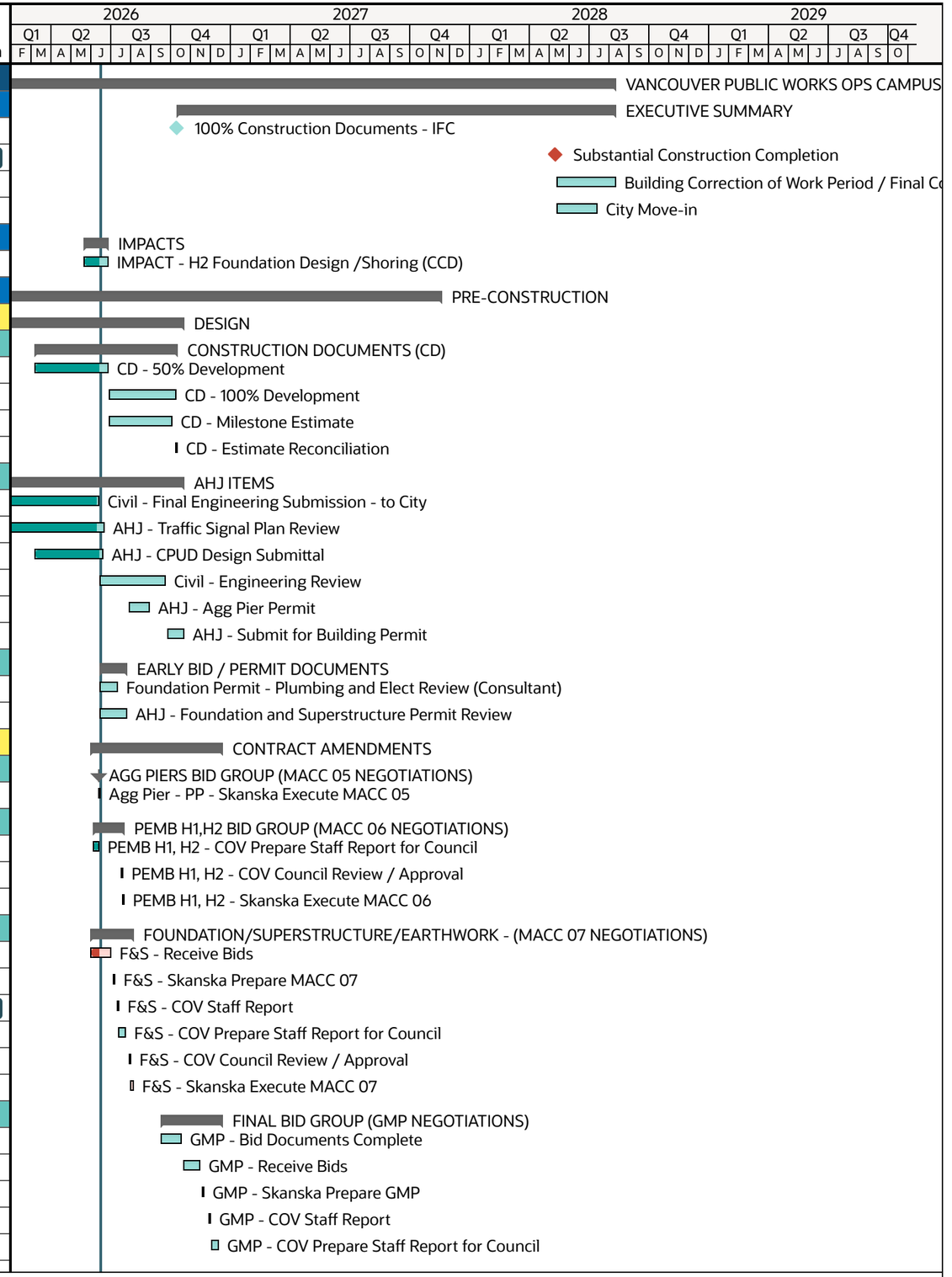
	MACC #7					
Construction	**Oct-26**	**Nov-26**	**Dec-26**	**Jan-27**	**Feb-27**	**Subtotal**
Equipment Pads/Laydown		25,000		15,000		40,000
Survey	-	20,000	-	8,000	-	28,000
Forklift	4,900	4,900	4,900	9,800	9,800	34,300
Fuel & Oil	1,200	1,200	1,200	2,000	2,000	7,600
Progress Cleaning	27,391	39,735	39,735	39,735	39,735	186,330
Dump Fees and Hauling	4,250	4,250	5,500	7,500	10,000	31,500
Erosion Control	5,000	5,000	5,000	-	-	15,000
Drinking Water/Ice	80	200	200	200	200	880
Field Toilets w/HW Station	4,100	4,100	5,530	5,530	5,530	24,790
Traffic Control	-	-	-	-	-	-
Mock ups			-			-
Temporary Heating/Cooling	-	-	-	-	-	-
Temporary Water	300	350	350	450	450	1,900
Temporary Power	18,000	450	800	1,200	1,500	21,950
Temporary Lighting	2,250	2,250	2,250	2,250	2,250	11,250
Post GMP Bid Advertising						-
Builders Risk				-		-
Permits/Deferred Submittals	1,200	1,200	1,200	1,200	1,200	6,000
Final Cleaning						-
Field Offices	6,022	3,602	3,602	3,602	3,602	20,430
Project Signage		2,500			2,000	4,500
Site Security	-	-	-	-	-	-
Temporary Access	-	-	9,300	868	868	11,036
Temporary Vert. Transportation	-	-	-	-	-	-
Test Engineer Services	-	-	-	-	-	-
Electrical Testing						-
Temporary Fire Protection						-
Temporary Protection	-	-	35,788	34,288	49,030	119,106
Perimeter/Opening Protection	-	-	-	-	-	-
Temporary Weather Protection				25,000		25,000
Temporary Noise Barriers						-
Means and Methods Engineering	-	-	5,500	-	-	5,500
Project Specific Travel		1,500			1,000	2,500
Total	74,693	116,237	120,854	156,622	129,165	597,572

EXHIBIT “H”
Contract AMENDMENT #7
Project Schedule
City of Vancouver – Public Works Operations Center

Project Schedule - Data Date June 12, 2026, Run Date: June 15, 2026

EXHIBIT D-2 SCHEDULE

ID	Name	Planned Duration	Start	Finish
VANCOUVER PUBLIC WORKS OPS CAMPUS - CURRENT		728d	29-Sep-25 A	09-Aug-28
EXECUTIVE SUMMARY		466d	08-Oct-26	09-Aug-28
DES187	100% Construction Documents - IFC	0d		08-Oct-26
EXE101	Substantial Construction Completion	0d		08-May-28 C
EXE153	Building Correction of Work Period / Final Completion / Closeout	65d	09-May-28	09-Aug-28
EXE143	City Move-in	44d	09-May-28	11-Jul-28
IMPACTS		40d	18-May-26 A	26-Jun-26
IMP 1010	IMPACT - H2 Foundation Design /Shoring (CCD)	40d	18-May-26 A	26-Jun-26
PRE-CONSTRUCTION		478d	02-Jan-26 A	17-Nov-27
DESIGN		204d	02-Jan-26 A	20-Oct-26
CONSTRUCTION DOCUMENTS (CD)		156d	03-Mar-26 A	09-Oct-26
DES300	CD - 50% Development	80d	03-Mar-26 A	25-Jun-26
DES310	CD - 100% Development	73d	26-Jun-26	08-Oct-26
DES315	CD - Milestone Estimate	69d	26-Jun-26	02-Oct-26
DES320	CD - Estimate Reconciliation	5d	05-Oct-26	09-Oct-26
AHJ ITEMS		204d	02-Jan-26 A	20-Oct-26
DES404	Civil - Final Engineering Submission - to City	80d	02-Jan-26 A	12-Jun-26
DES405	AHJ - Traffic Signal Plan Review	110d	05-Jan-26 A	19-Jun-26
DES262	AHJ - CPUD Design Submittal	40d	03-Mar-26 A	17-Jun-26
DES455	Civil - Engineering Review	71d	12-Jun-26	22-Sep-26
DES252	AHJ - Agg Pier Permit	25d	27-Jul-26	28-Aug-26
DES414	AHJ - Submit for Building Permit	20d	23-Sep-26	20-Oct-26
EARLY BID / PERMIT DOCUMENTS		30d	12-Jun-26	24-Jul-26
DES250	Foundation Permit - Plumbing and Elect Review (Consultant)	20d	12-Jun-26	10-Jul-26
DES270	AHJ - Foundation and Superstructure Permit Review	30d	12-Jun-26	24-Jul-26
CONTRACT AMENDMENTS		141d	29-May-26 A	17-Dec-26
AGG PIERS BID GROUP (MACC 05 NEGOTIATIONS)		3d	09-Jun-26 A	12-Jun-26
EWS477	Agg Pier - PP - Skanska Execute MACC 05	3d	09-Jun-26 A	12-Jun-26
PEMB H1,H2 BID GROUP (MACC 06 NEGOTIATIONS)		35d	01-Jun-26 A	20-Jul-26
EW16360	PEMB H1, H2 - COV Prepare Staff Report for Council	10d	01-Jun-26 A	12-Jun-26
EW16370	PEMB H1, H2 - COV Council Review / Approval	1d	15-Jul-26 C	15-Jul-26
EW16380	PEMB H1, H2 - Skanska Execute MACC 06	3d	16-Jul-26	20-Jul-26
FOUNDATION/SUPERSTRUCTURE/EARTHWORK - (MACC 07 NEGOTIATIONS)		46d	29-May-26 A	03-Aug-26
EW16190	F&S - Receive Bids	23d	29-May-26 A	30-Jun-26
EW16200	F&S - Skanska Prepare MACC 07	3d	01-Jul-26	06-Jul-26
EWS787	F&S - COV Staff Report	2d	07-Jul-26	08-Jul-26 C
EWS797	F&S - COV Prepare Staff Report for Council	10d	09-Jul-26	22-Jul-26
EWS807	F&S - COV Council Review / Approval	1d	27-Jul-26 C	27-Jul-26
EWS817	F&S - Skanska Execute MACC 07	5d	28-Jul-26	03-Aug-26
FINAL BID GROUP (GMP NEGOTIATIONS)		67d	14-Sep-26	17-Dec-26
EW15360	GMP - Bid Documents Complete	25d	14-Sep-26	16-Oct-26
EW15370	GMP - Receive Bids	20d	19-Oct-26	13-Nov-26
EW15380	GMP - Skanska Prepare GMP	5d	16-Nov-26	20-Nov-26
EWS487	GMP - COV Staff Report	1d	25-Nov-26 C	25-Nov-26
EWS497	GMP - COV Prepare Staff Report for Council	10d	30-Nov-26	11-Dec-26

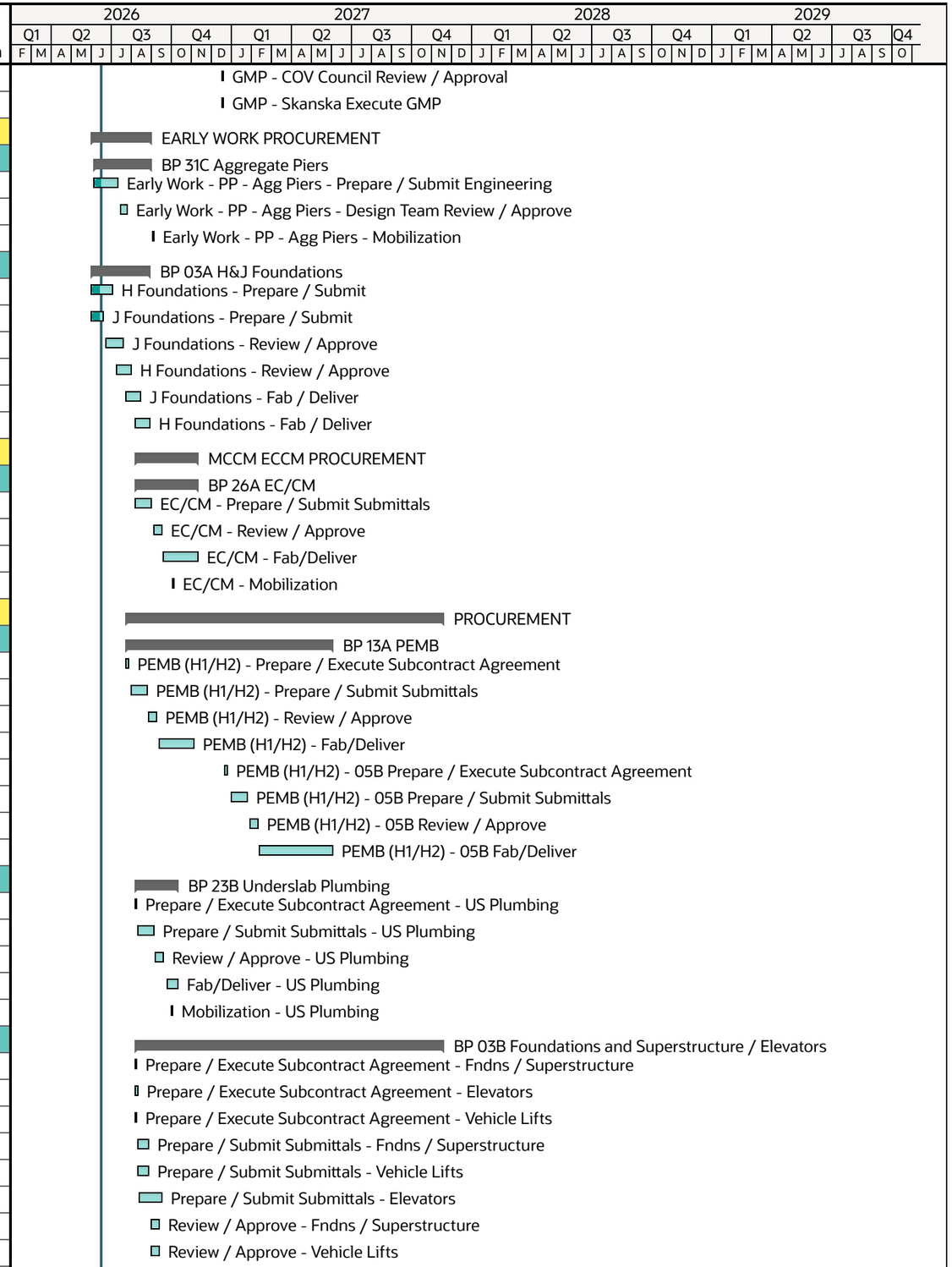


VANCOUVER PUBLIC WORKS OPS CAMPUS - CURRENT
Run Date: 15-Jun-26 10:28 a.m.

Layout Name: VPOC MACC-07 Exhibit D Schedule
Filter: Not Complete
Data Date: 12-Jun-26

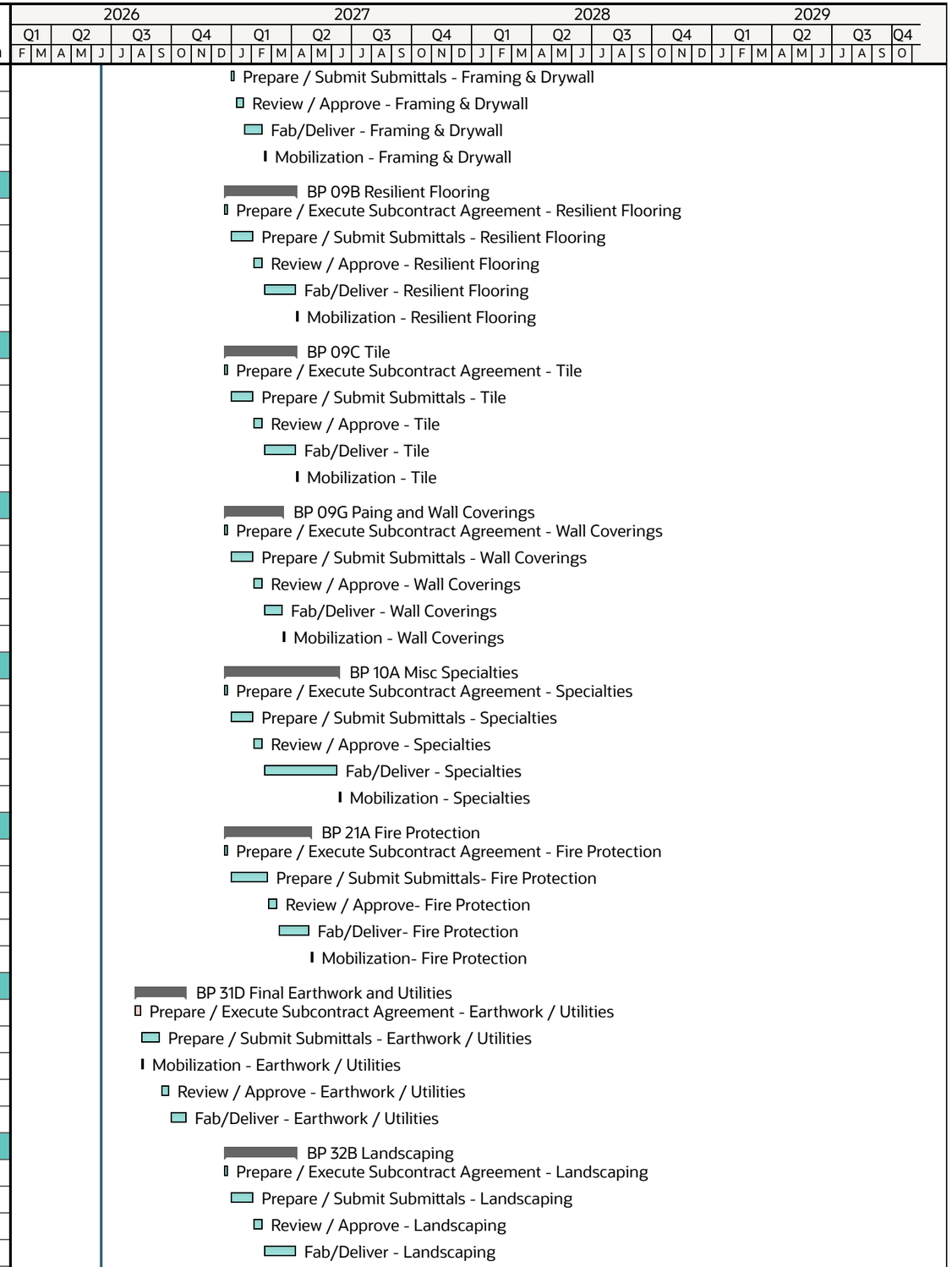
SKANSKA

ID	Name	Planned Duration	Start	Finish
EWS507	GMP - COV Council Review / Approval	1d	14-Dec-26 C	14-Dec-26
EWS517	GMP - Skanska Execute GMP	3d	15-Dec-26	17-Dec-26
EARLY WORK PROCUREMENT		66d	29-May-26 A	31-Aug-26
BP 31C Aggregate Piers		46d	01-Jun-26 A	31-Aug-26
EW14510	Early Work - PP - Agg Piers - Prepare / Submit Engineering	10d	01-Jun-26 A	10-Jul-26
EW14590	Early Work - PP - Agg Piers - Design Team Review / Approve	10d	13-Jul-26	24-Jul-26
EW14600	Early Work - PP - Agg Piers - Mobilization	1d	31-Aug-26	31-Aug-26
BP 03A H&J Foundations		65d	29-May-26 A	28-Aug-26
EW16551	H Foundations - Prepare / Submit	15d	29-May-26 A	02-Jul-26
EW16351	J Foundations - Prepare / Submit	15d	29-May-26 A	18-Jun-26
EW16361	J Foundations - Review / Approve	20d	19-Jun-26	17-Jul-26
EW16561	H Foundations - Review / Approve	20d	06-Jul-26	31-Jul-26
EW16371	J Foundations - Fab / Deliver	20d	20-Jul-26	14-Aug-26
EW16571	H Foundations - Fab / Deliver	20d	03-Aug-26	28-Aug-26
MCCM ECCM PROCUREMENT		70d	04-Aug-26	10-Nov-26
BP 26A EC/CM		70d	04-Aug-26	10-Nov-26
EW16250	EC/CM - Prepare / Submit Submittals	20d	04-Aug-26	31-Aug-26
EW16260	EC/CM - Review / Approve	10d	01-Sep-26	15-Sep-26
EW16270	EC/CM - Fab/Deliver	40d	16-Sep-26	10-Nov-26
EW16280	EC/CM - Mobilization	1d	30-Sep-26	30-Sep-26
PROCUREMENT		339d	21-Jul-26	17-Nov-27
BP 13A PEMB		220d	21-Jul-26	01-Jun-27
EWS567	PEMB (H1/H2) - Prepare / Execute Subcontract Agreement	5d	21-Jul-26	27-Jul-26
EW15580	PEMB (H1/H2) - Prepare / Submit Submittals	20d	28-Jul-26	24-Aug-26
EW15590	PEMB (H1/H2) - Review / Approve	10d	25-Aug-26	08-Sep-26
EW15600	PEMB (H1/H2) - Fab/Deliver	40d	09-Sep-26	03-Nov-26
EW16140	PEMB (H1/H2) - 05B Prepare / Execute Subcontract Agreement	5d	18-Dec-26	24-Dec-26
EW16390	PEMB (H1/H2) - 05B Prepare / Submit Submittals	20d	28-Dec-26	25-Jan-27
EW16400	PEMB (H1/H2) - 05B Review / Approve	10d	26-Jan-27	08-Feb-27
EW16410	PEMB (H1/H2) - 05B Fab/Deliver	80d	09-Feb-27	01-Jun-27
BP 23B Underslab Plumbing		48d	04-Aug-26	09-Oct-26
EWS937	Prepare / Execute Subcontract Agreement - US Plumbing	3d	04-Aug-26	06-Aug-26
EW16411	Prepare / Submit Submittals - US Plumbing	20d	07-Aug-26	03-Sep-26
EW16421	Review / Approve - US Plumbing	10d	04-Sep-26	18-Sep-26
EW16431	Fab/Deliver - US Plumbing	15d	21-Sep-26	09-Oct-26
EW16441	Mobilization - US Plumbing	1d	28-Sep-26	28-Sep-26
BP 03B Foundations and Superstructure / Elevators		329d	04-Aug-26	17-Nov-27
EWS827	Prepare / Execute Subcontract Agreement - Fndns / Superstructure	3d	04-Aug-26	06-Aug-26
EWS947	Prepare / Execute Subcontract Agreement - Elevators	5d	04-Aug-26	10-Aug-26
EWS957	Prepare / Execute Subcontract Agreement - Vehicle Lifts	3d	04-Aug-26	06-Aug-26
EW15540	Prepare / Submit Submittals - Fndns / Superstructure	15d	07-Aug-26	27-Aug-26
EW16511	Prepare / Submit Submittals - Vehicle Lifts	15d	07-Aug-26	27-Aug-26
EW16471	Prepare / Submit Submittals - Elevators	25d	11-Aug-26	15-Sep-26
EW15550	Review / Approve - Fndns / Superstructure	10d	28-Aug-26	11-Sep-26
EW16521	Review / Approve - Vehicle Lifts	10d	28-Aug-26	11-Sep-26

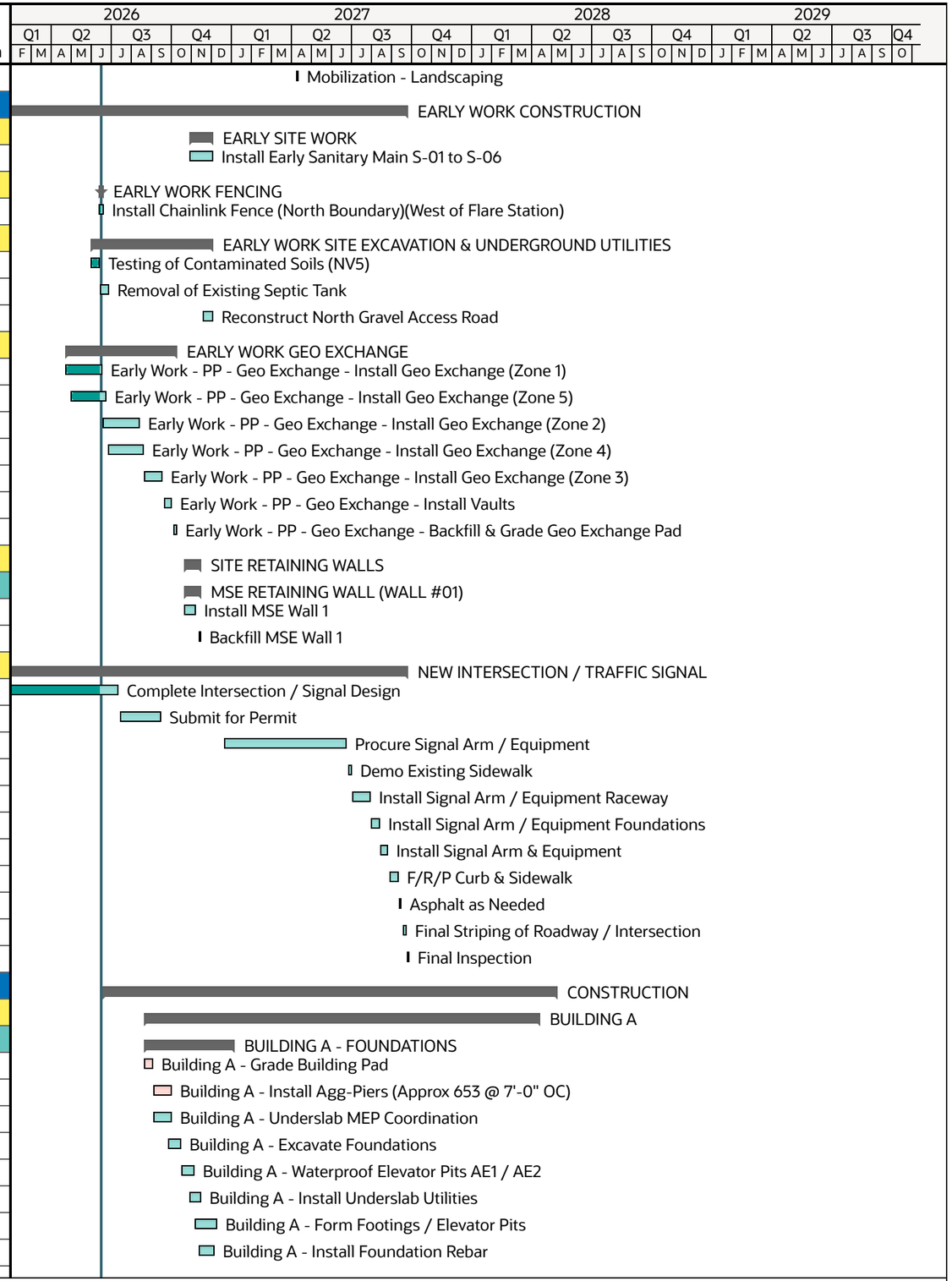


ID	Name	Planned Duration	Start	Finish
EW15560	Fab/Deliver - Fndns / Superstructure	20d	14-Sep-26	09-Oct-26
EW15530	Mobilization - Fndns / Superstructure	1d	16-Sep-26	16-Sep-26
EW16481	Review / Approve - Elevators	10d	16-Sep-26	29-Sep-26
EW16531	Fab/Deliver - Vehicle Lifts	180d	05-Mar-27	16-Nov-27
EW16491	Fab/Deliver - Elevators	80d	16-Jun-27	07-Oct-27
EW16501	Mobilization - Elevators	3d	08-Oct-27	12-Oct-27
EW16541	Mobilization - Vehicle Lifts	1d	17-Nov-27	17-Nov-27
BP 04A Masonry		78d	18-Dec-26	08-Apr-27
EWS627	Prepare / Execute Subcontract Agreement - Masonry	5d	18-Dec-26	24-Dec-26
EW15820	Prepare / Submit Submittals- Masonry	25d	28-Dec-26	01-Feb-27
EW15830	Review / Approve- Masonry	10d	02-Feb-27	15-Feb-27
EW15840	Fab/Deliver- Masonry	35d	16-Feb-27	05-Apr-27
EW15810	Mobilization- Masonry	3d	06-Apr-27	08-Apr-27
BP 05B Misc Metals		78d	18-Dec-26	08-Apr-27
EWS637	Prepare / Execute Subcontract Agreement - Misc Metals	5d	18-Dec-26	24-Dec-26
EW15860	Prepare / Submit Submittals- Misc Metals	25d	28-Dec-26	01-Feb-27
EW15870	Review / Approve- Misc Metals	10d	02-Feb-27	15-Feb-27
EW15880	Fab/Deliver- Misc Metals	35d	16-Feb-27	05-Apr-27
EW15850	Mobilization- Misc Metals	3d	06-Apr-27	08-Apr-27
BP 06A Casework and Finished Carpentry		93d	18-Dec-26	29-Apr-27
EWS647	Prepare / Execute Subcontract Agreement - Casework / Carpentry	5d	18-Dec-26	24-Dec-26
EW15900	Prepare / Submit Submittals - Casework / Carpentry	30d	28-Dec-26	08-Feb-27
EW15910	Review / Approve - Casework / Carpentry	10d	09-Feb-27	22-Feb-27
EW15920	Fab/Deliver - Casework / Carpentry	45d	23-Feb-27	26-Apr-27
EW15890	Mobilization - Casework / Carpentry	3d	27-Apr-27	29-Apr-27
BP 07A Waterproofing		43d	18-Dec-26	18-Feb-27
EWS577	Prepare / Execute Subcontract Agreement - Waterproofing	5d	18-Dec-26	24-Dec-26
EW15620	Prepare / Submit Submittals - Waterproofing	5d	28-Dec-26	04-Jan-27
EW15630	Review / Approve - Waterproofing	10d	05-Jan-27	18-Jan-27
EW15640	Fab/Deliver - Waterproofing	20d	19-Jan-27	15-Feb-27
EW15610	Mobilization - Waterproofing	3d	16-Feb-27	18-Feb-27
BP 07B Roofing and Accessories		88d	18-Dec-26	22-Apr-27
EWS657	Prepare / Execute Subcontract Agreement - Roofing & Accessories	5d	18-Dec-26	24-Dec-26
EW15940	Prepare / Submit Submittals - Roofing & Accessories	25d	28-Dec-26	01-Feb-27
EW15950	Review / Approve - Roofing & Accessories	10d	02-Feb-27	15-Feb-27
EW15960	Fab/Deliver - Roofing & Accessories	45d	16-Feb-27	19-Apr-27
EW15930	Mobilization - Roofing & Accessories	3d	20-Apr-27	22-Apr-27
BP 08B Windows, Glazing and Openings		108d	18-Dec-26	20-May-27
EWS667	Prepare / Execute Subcontract Agreement - Glazing & Openings	5d	18-Dec-26	24-Dec-26
EW15980	Prepare / Submit Submittals - Glazing & Openings	25d	28-Dec-26	01-Feb-27
EW15990	Review / Approve - Glazing & Openings	10d	02-Feb-27	15-Feb-27
EW16000	Fab/Deliver - Glazing & Openings	65d	16-Feb-27	17-May-27
EW15970	Mobilization - Glazing & Openings	3d	18-May-27	20-May-27
BP 09A Framing and Drywall		43d	18-Dec-26	18-Feb-27
EWS677	Prepare / Execute Subcontract Agreement - Framing & Drywall	5d	18-Dec-26	24-Dec-26

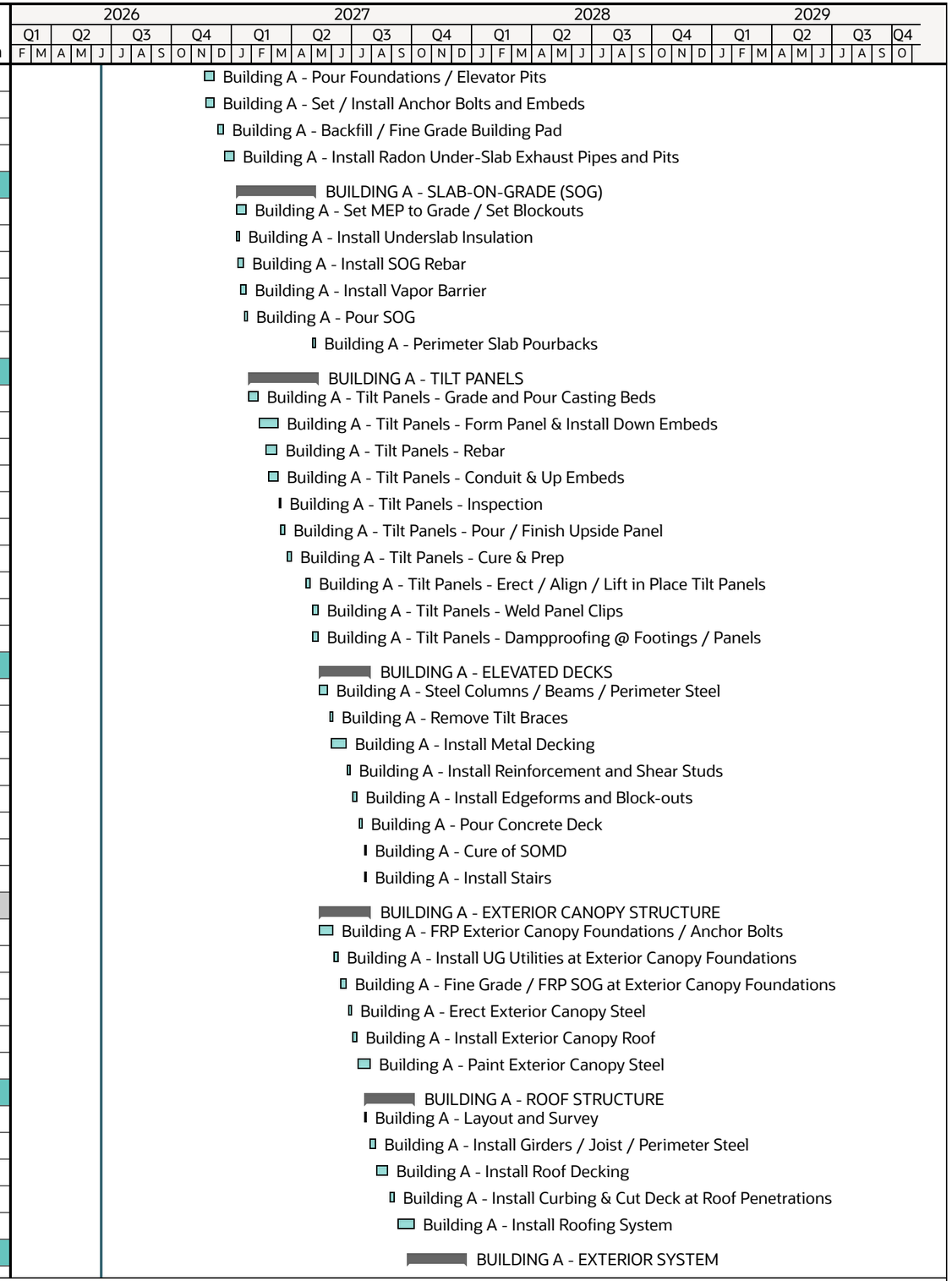
ID	Name	Planned Duration	Start	Finish
EW16020	Prepare / Submit Submittals - Framing & Drywall	5d	28-Dec-26	04-Jan-27
EW16030	Review / Approve - Framing & Drywall	10d	05-Jan-27	18-Jan-27
EW16040	Fab/Deliver - Framing & Drywall	20d	19-Jan-27	15-Feb-27
EW16010	Mobilization - Framing & Drywall	3d	16-Feb-27	18-Feb-27
BP 09B Resilient Flooring		78d	18-Dec-26	08-Apr-27
EWS597	Prepare / Execute Subcontract Agreement - Resilient Flooring	5d	18-Dec-26	24-Dec-26
EW15700	Prepare / Submit Submittals - Resilient Flooring	25d	28-Dec-26	01-Feb-27
EW15710	Review / Approve - Resilient Flooring	10d	02-Feb-27	15-Feb-27
EW15720	Fab/Deliver - Resilient Flooring	35d	16-Feb-27	05-Apr-27
EW15690	Mobilization - Resilient Flooring	3d	06-Apr-27	08-Apr-27
BP 09C Tile		78d	18-Dec-26	08-Apr-27
EWS607	Prepare / Execute Subcontract Agreement - Tile	5d	18-Dec-26	24-Dec-26
EW15740	Prepare / Submit Submittals - Tile	25d	28-Dec-26	01-Feb-27
EW15750	Review / Approve - Tile	10d	02-Feb-27	15-Feb-27
EW15760	Fab/Deliver - Tile	35d	16-Feb-27	05-Apr-27
EW15730	Mobilization - Tile	3d	06-Apr-27	08-Apr-27
BP 09G Paing and Wall Coverings		63d	18-Dec-26	18-Mar-27
EWS687	Prepare / Execute Subcontract Agreement - Wall Coverings	5d	18-Dec-26	24-Dec-26
EW16060	Prepare / Submit Submittals - Wall Coverings	25d	28-Dec-26	01-Feb-27
EW16070	Review / Approve - Wall Coverings	10d	02-Feb-27	15-Feb-27
EW16080	Fab/Deliver - Wall Coverings	20d	16-Feb-27	15-Mar-27
EW16050	Mobilization - Wall Coverings	3d	16-Mar-27	18-Mar-27
BP 10A Misc Specialties		123d	18-Dec-26	11-Jun-27
EWS587	Prepare / Execute Subcontract Agreement - Specialties	5d	18-Dec-26	24-Dec-26
EW15660	Prepare / Submit Submittals - Specialties	25d	28-Dec-26	01-Feb-27
EW15670	Review / Approve - Specialties	10d	02-Feb-27	15-Feb-27
EW15680	Fab/Deliver - Specialties	80d	16-Feb-27	08-Jun-27
EW15650	Mobilization - Specialties	3d	09-Jun-27	11-Jun-27
BP 21A Fire Protection		93d	18-Dec-26	29-Apr-27
EWS617	Prepare / Execute Subcontract Agreement - Fire Protection	5d	18-Dec-26	24-Dec-26
EW15780	Prepare / Submit Submittals- Fire Protection	40d	28-Dec-26	22-Feb-27
EW15790	Review / Approve- Fire Protection	10d	23-Feb-27	08-Mar-27
EW15800	Fab/Deliver- Fire Protection	35d	09-Mar-27	26-Apr-27
EW15770	Mobilization- Fire Protection	3d	27-Apr-27	29-Apr-27
BP 31D Final Earthwork and Utilities		58d	04-Aug-26	23-Oct-26
EWS527	Prepare / Execute Subcontract Agreement - Earthwork / Utilities	8d	04-Aug-26	13-Aug-26
EW15400	Prepare / Submit Submittals - Earthwork / Utilities	20d	14-Aug-26	11-Sep-26
EW15390	Mobilization - Earthwork / Utilities	3d	14-Aug-26	18-Aug-26
EW15410	Review / Approve - Earthwork / Utilities	10d	14-Sep-26	25-Sep-26
EW15440	Fab/Deliver - Earthwork / Utilities	20d	28-Sep-26	23-Oct-26
BP 32B Landscaping		78d	18-Dec-26	08-Apr-27
EWS697	Prepare / Execute Subcontract Agreement - Landscaping	5d	18-Dec-26	24-Dec-26
EW16100	Prepare / Submit Submittals - Landscaping	25d	28-Dec-26	01-Feb-27
EW16110	Review / Approve - Landscaping	10d	02-Feb-27	15-Feb-27
EW16120	Fab/Deliver - Landscaping	35d	16-Feb-27	05-Apr-27



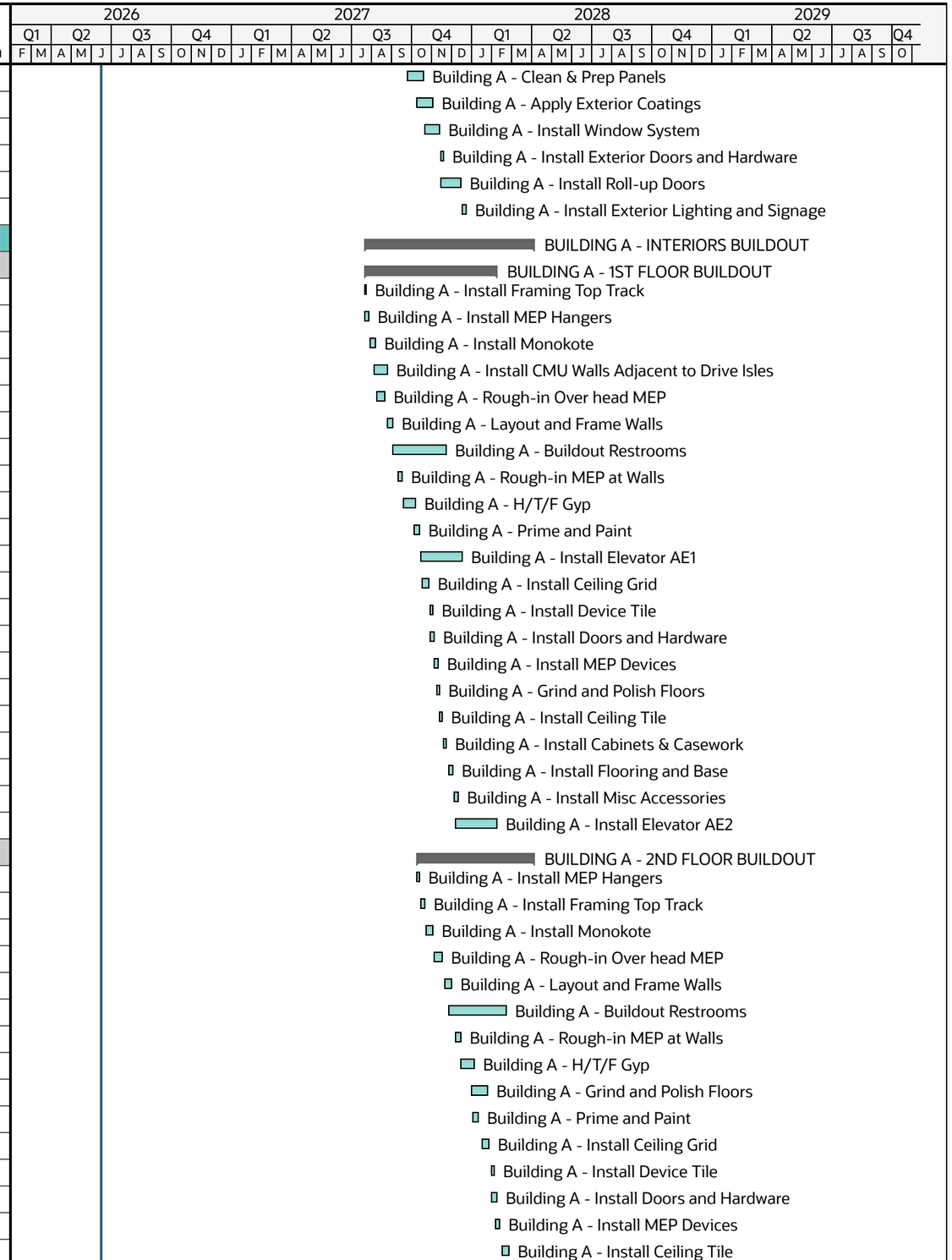
ID	Name	Planned Duration	Start	Finish
EW16090	Mobilization - Landscaping	3d	06-Apr-27	08-Apr-27
EARLY WORK CONSTRUCTION		505d	29-Sep-25 A	23-Sep-27
EARLY SITE WORK		25d	26-Oct-26	01-Dec-26
EW16451	Install Early Sanitary Main S-01 to S-06	25d	26-Oct-26	01-Dec-26
EARLY WORK FENCING		15d	10-Jun-26 A	17-Jun-26
EW15040	Install Chainlink Fence (North Boundary)(West of Flare Station)	15d	10-Jun-26 A	17-Jun-26
EARLY WORK SITE EXCAVATION & UNDERGROUND UTILITIES		129d	29-May-26 A	01-Dec-26
EW16461	Testing of Contaminated Soils (NV5)	10d	29-May-26 A	12-Jun-26
EW1200	Removal of Existing Septic Tank	10d	12-Jun-26 C	25-Jun-26
EW15180	Reconstruct North Gravel Access Road	10d	16-Nov-26	01-Dec-26
EARLY WORK GEO EXCHANGE		101d	20-Apr-26 A	07-Oct-26
EW14890	Early Work - PP - Geo Exchange - Install Geo Exchange (Zone 1)	40d	20-Apr-26 A	15-Jun-26
EW14900	Early Work - PP - Geo Exchange - Install Geo Exchange (Zone 5)	40d	27-Apr-26 A	22-Jun-26
EW14910	Early Work - PP - Geo Exchange - Install Geo Exchange (Zone 2)	40d	16-Jun-26	11-Aug-26
EW14920	Early Work - PP - Geo Exchange - Install Geo Exchange (Zone 4)	40d	23-Jun-26	18-Aug-26
EW14930	Early Work - PP - Geo Exchange - Install Geo Exchange (Zone 3)	20d	19-Aug-26	16-Sep-26
EW14950	Early Work - PP - Geo Exchange - Install Vaults	10d	17-Sep-26	30-Sep-26
EW14960	Early Work - PP - Geo Exchange - Backfill & Grade Geo Exchange Pad	5d	01-Oct-26	07-Oct-26
SITE RETAINING WALLS		20d	19-Oct-26	13-Nov-26
MSE RETAINING WALL (WALL #01)		20d	19-Oct-26	13-Nov-26
A14010	Install MSE Wall 1	15d	19-Oct-26	06-Nov-26
A14020	Backfill MSE Wall 1	5d	09-Nov-26	13-Nov-26
NEW INTERSECTION / TRAFFIC SIGNAL		505d	29-Sep-25 A	23-Sep-27
A14570	Complete Intersection / Signal Design	42d	29-Sep-25 A	10-Jul-26
A14590	Submit for Permit	45d	13-Jul-26	14-Sep-26
A14580	Procure Signal Arm / Equipment	130d	18-Dec-26	22-Jun-27
A14600	Demo Existing Sidewalk	5d	23-Jun-27	29-Jun-27
A14610	Install Signal Arm / Equipment Raceway	20d	30-Jun-27	28-Jul-27
A14620	Install Signal Arm / Equipment Foundations	10d	29-Jul-27	11-Aug-27
A14630	Install Signal Arm & Equipment	10d	12-Aug-27	25-Aug-27
A14640	F/R/P Curb & Sidewalk	10d	26-Aug-27	09-Sep-27
A14650	Asphalt as Needed	3d	10-Sep-27	14-Sep-27
A14660	Final Striping of Roadway / Intersection	5d	15-Sep-27	21-Sep-27
A14670	Final Inspection	2d	22-Sep-27	23-Sep-27
CONSTRUCTION		483d	15-Jun-26	08-May-28
BUILDING A		418d	19-Aug-26	11-Apr-28
BUILDING A - FOUNDATIONS		94d	19-Aug-26	04-Jan-27
A1650	Building A - Grade Building Pad	10d	19-Aug-26	01-Sep-26
A1660	Building A - Install Agg-Piers (Approx 653 @ 7'-0" OC)	20d	02-Sep-26	30-Sep-26
A1690	Building A - Underslab MEP Coordination	20d	02-Sep-26	30-Sep-26
A13990	Building A - Excavate Foundations	15d	24-Sep-26	14-Oct-26
A1700	Building A - Waterproof Elevator Pits AE1 / AE2	14d	15-Oct-26	03-Nov-26
A1670	Building A - Install Underslab Utilities	15d	26-Oct-26	13-Nov-26
A1010	Building A - Form Footings / Elevator Pits	22d	04-Nov-26	07-Dec-26
A1710	Building A - Install Foundation Rebar	18d	09-Nov-26	04-Dec-26



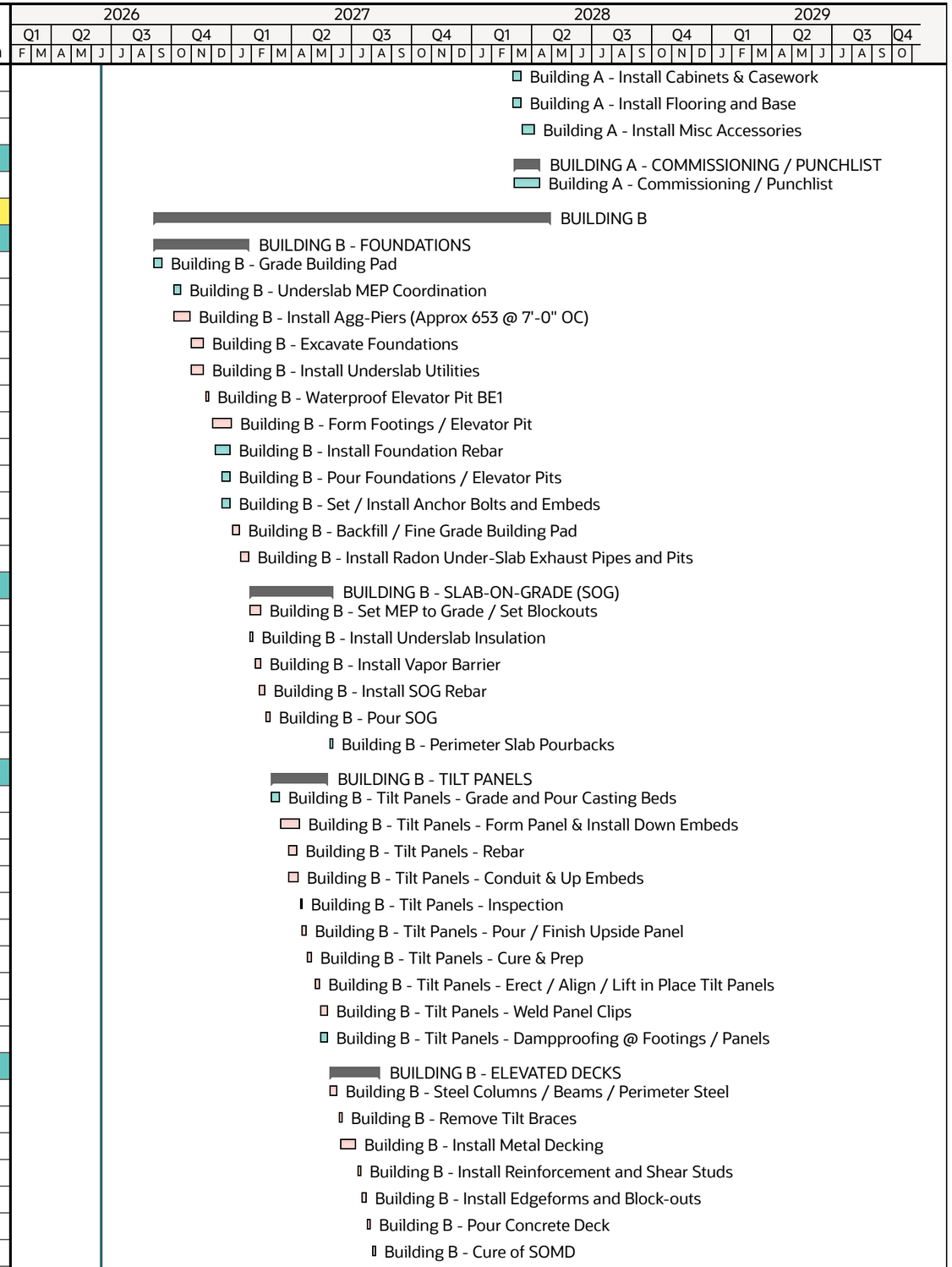
ID	Name	Planned Duration	Start	Finish
A1810	Building A - Pour Foundations / Elevator Pits	11d	18-Nov-26	04-Dec-26
A1720	Building A - Set / Install Anchor Bolts and Embeds	10d	19-Nov-26	04-Dec-26
A1680	Building A - Backfill / Fine Grade Building Pad	8d	08-Dec-26	17-Dec-26
A1461	Building A - Install Radon Under-Slab Exhaust Pipes and Pits	10d	18-Dec-26	04-Jan-27
BUILDING A - SLAB-ON-GRADE (SOG)		87d	05-Jan-27	05-May-27
A1050	Building A - Set MEP to Grade / Set Blockouts	13d	05-Jan-27	21-Jan-27
A1040	Building A - Install Underslab Insulation	5d	05-Jan-27	11-Jan-27
A1070	Building A - Install SOG Rebar	7d	08-Jan-27	18-Jan-27
A1060	Building A - Install Vapor Barrier	7d	13-Jan-27	21-Jan-27
A1080	Building A - Pour SOG	5d	19-Jan-27	25-Jan-27
A1030	Building A - Perimeter Slab Pourbacks	5d	29-Apr-27	05-May-27
BUILDING A - TILT PANELS		75d	25-Jan-27	10-May-27
A15112	Building A - Tilt Panels - Grade and Pour Casting Beds	10d	25-Jan-27	08-Feb-27
A13920	Building A - Tilt Panels - Form Panel & Install Down Embeds	22d	09-Feb-27	10-Mar-27
A13930	Building A - Tilt Panels - Rebar	12d	19-Feb-27	08-Mar-27
A13940	Building A - Tilt Panels - Conduit & Up Embeds	12d	22-Feb-27	09-Mar-27
A13950	Building A - Tilt Panels - Inspection	2d	10-Mar-27	11-Mar-27
A13960	Building A - Tilt Panels - Pour / Finish Upside Panel	6d	12-Mar-27	19-Mar-27
A13970	Building A - Tilt Panels - Cure & Prep	7d	22-Mar-27	30-Mar-27
A13980	Building A - Tilt Panels - Erect / Align / Lift in Place Tilt Panels	8d	19-Apr-27	28-Apr-27
A14110	Building A - Tilt Panels - Weld Panel Clips	8d	29-Apr-27	10-May-27
A15262	Building A - Tilt Panels - Dampproofing @ Footings / Panels	8d	29-Apr-27	10-May-27
BUILDING A - ELEVATED DECKS		55d	11-May-27	28-Jul-27
A1730	Building A - Steel Columns / Beams / Perimeter Steel	10d	11-May-27	25-May-27
A1800	Building A - Remove Tilt Braces	5d	26-May-27	01-Jun-27
A1740	Building A - Install Metal Decking	17d	28-May-27	21-Jun-27
A1760	Building A - Install Reinforcement and Shear Studs	5d	22-Jun-27	28-Jun-27
A1750	Building A - Install Edgeforms and Block-outs	7d	29-Jun-27	08-Jul-27
A1770	Building A - Pour Concrete Deck	6d	09-Jul-27	16-Jul-27
A1780	Building A - Cure of SOMD	5d	19-Jul-27	23-Jul-27
A1790	Building A - Install Stairs	5d	19-Jul-27	23-Jul-27
BUILDING A - EXTERIOR CANOPY STRUCTURE		55d	11-May-27	28-Jul-27
A15132	Building A - FRP Exterior Canopy Foundations / Anchor Bolts	15d	11-May-27	01-Jun-27
A15182	Building A - Install UG Utilities at Exterior Canopy Foundations	7d	02-Jun-27	10-Jun-27
A15192	Building A - Fine Grade / FRP SOG at Exterior Canopy Foundations	8d	11-Jun-27	22-Jun-27
A15142	Building A - Erect Exterior Canopy Steel	5d	23-Jun-27	29-Jun-27
A15152	Building A - Install Exterior Canopy Roof	5d	30-Jun-27	07-Jul-27
A15162	Building A - Paint Exterior Canopy Steel	15d	08-Jul-27	28-Jul-27
BUILDING A - ROOF STRUCTURE		55d	19-Jul-27	04-Oct-27
A1180	Building A - Layout and Survey	3d	19-Jul-27	21-Jul-27
A1190	Building A - Install Girders / Joist / Perimeter Steel	10d	26-Jul-27	06-Aug-27
A1200	Building A - Install Roof Decking	15d	05-Aug-27	25-Aug-27
A1210	Building A - Install Curbing & Cut Deck at Roof Penetrations	7d	26-Aug-27	03-Sep-27
A1220	Building A - Install Roofing System	20d	07-Sep-27	04-Oct-27
BUILDING A - EXTERIOR SYSTEM		66d	21-Sep-27	23-Dec-27



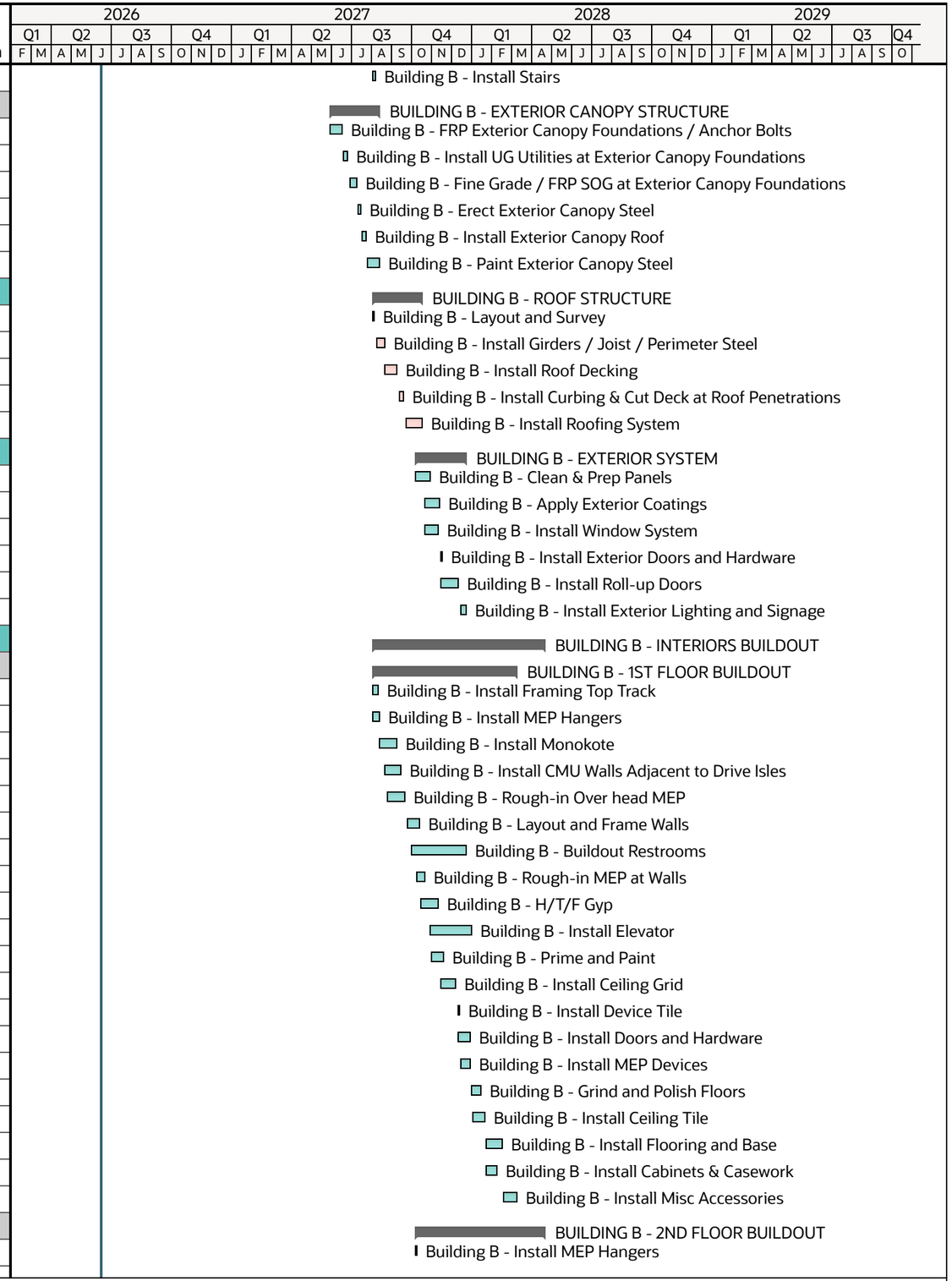
ID	Name	Planned Duration	Start	Finish
A1230	Building A - Clean & Prep Panels	20d	21-Sep-27	18-Oct-27
A1240	Building A - Apply Exterior Coatings	20d	05-Oct-27	01-Nov-27
A1250	Building A - Install Window System	18d	19-Oct-27	11-Nov-27
A1260	Building A - Install Exterior Doors and Hardware	4d	12-Nov-27	17-Nov-27
A1270	Building A - Install Roll-up Doors	20d	12-Nov-27	13-Dec-27
A1280	Building A - Install Exterior Lighting and Signage	8d	14-Dec-27	23-Dec-27
BUILDING A - INTERIORS BUILDOUT		182d	19-Jul-27	04-Apr-28
BUILDING A - 1ST FLOOR BUILDOUT		141d	19-Jul-27	07-Feb-28
A1310	Building A - Install Framing Top Track	5d	19-Jul-27	23-Jul-27
A1290	Building A - Install MEP Hangers	6d	19-Jul-27	26-Jul-27
A1300	Building A - Install Monokote	10d	26-Jul-27	06-Aug-27
A1320	Building A - Install CMU Walls Adjacent to Drive Isles	18d	02-Aug-27	25-Aug-27
A1330	Building A - Rough-in Over head MEP	12d	05-Aug-27	20-Aug-27
A1340	Building A - Layout and Frame Walls	8d	23-Aug-27	01-Sep-27
A1460	Building A - Buildout Restrooms	60d	30-Aug-27	22-Nov-27
A1350	Building A - Rough-in MEP at Walls	8d	07-Sep-27	16-Sep-27
A1360	Building A - H/T/F Gyp	15d	15-Sep-27	05-Oct-27
A1380	Building A - Prime and Paint	8d	01-Oct-27	12-Oct-27
A1370	Building A - Install Elevator AE1	45d	13-Oct-27	16-Dec-27
A1390	Building A - Install Ceiling Grid	8d	15-Oct-27	26-Oct-27
A1400	Building A - Install Device Tile	4d	27-Oct-27	01-Nov-27
A1450	Building A - Install Doors and Hardware	7d	27-Oct-27	04-Nov-27
A1410	Building A - Install MEP Devices	6d	02-Nov-27	09-Nov-27
A1500	Building A - Grind and Polish Floors	5d	05-Nov-27	11-Nov-27
A1430	Building A - Install Ceiling Tile	4d	10-Nov-27	15-Nov-27
A1470	Building A - Install Cabinets & Casework	5d	16-Nov-27	22-Nov-27
A1440	Building A - Install Flooring and Base	5d	23-Nov-27	01-Dec-27
A1475	Building A - Install Misc Accessories	7d	02-Dec-27	10-Dec-27
A1490	Building A - Install Elevator AE2	45d	03-Dec-27	07-Feb-28
BUILDING A - 2ND FLOOR BUILDOUT		127d	05-Oct-27	04-Apr-28
A1480	Building A - Install MEP Hangers	6d	05-Oct-27	12-Oct-27
A14680	Building A - Install Framing Top Track	5d	13-Oct-27	19-Oct-27
A14690	Building A - Install Monokote	10d	20-Oct-27	02-Nov-27
A14710	Building A - Rough-in Over head MEP	12d	01-Nov-27	16-Nov-27
A14720	Building A - Layout and Frame Walls	7d	17-Nov-27	29-Nov-27
A14730	Building A - Buildout Restrooms	60d	24-Nov-27	21-Feb-28
A14740	Building A - Rough-in MEP at Walls	8d	03-Dec-27	14-Dec-27
A14750	Building A - H/T/F Gyp	15d	13-Dec-27	04-Jan-28
A14940	Building A - Grind and Polish Floors	20d	28-Dec-27	25-Jan-28
A14770	Building A - Prime and Paint	7d	30-Dec-27	10-Jan-28
A14780	Building A - Install Ceiling Grid	10d	14-Jan-28	27-Jan-28
A14790	Building A - Install Device Tile	5d	28-Jan-28	03-Feb-28
A14800	Building A - Install Doors and Hardware	8d	28-Jan-28	08-Feb-28
A14810	Building A - Install MEP Devices	6d	04-Feb-28	11-Feb-28
A14820	Building A - Install Ceiling Tile	10d	14-Feb-28	25-Feb-28



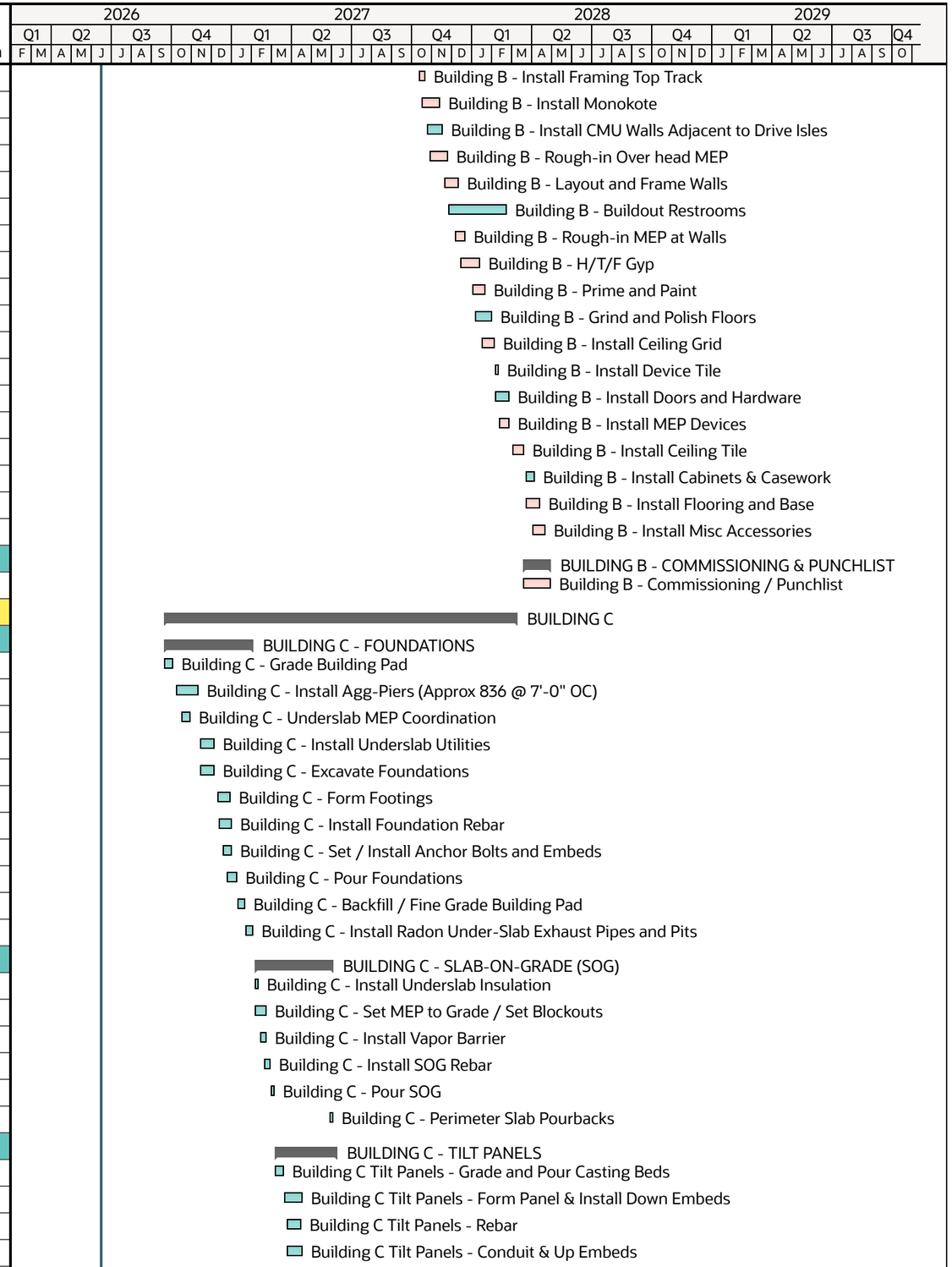
ID	Name	Planned Duration	Start	Finish
A14840	Building A - Install Cabinets & Casework	12d	28-Feb-28	14-Mar-28
A14830	Building A - Install Flooring and Base	12d	28-Feb-28	14-Mar-28
A14850	Building A - Install Misc Accessories	15d	15-Mar-28	04-Apr-28
BUILDING A - COMMISSIONING / PUNCHLIST		30d	01-Mar-28	11-Apr-28
A1170	Building A - Commissioning / Punchlist	30d	01-Mar-28	11-Apr-28
BUILDING B		420d	02-Sep-26	27-Apr-28
BUILDING B - FOUNDATIONS		100d	02-Sep-26	26-Jan-27
B13990	Building B - Grade Building Pad	10d	02-Sep-26	16-Sep-26
B14050	Building B - Underslab MEP Coordination	10d	01-Oct-26	14-Oct-26
B14000	Building B - Install Agg-Piers (Approx 653 @ 7'-0" OC)	20d	01-Oct-26	28-Oct-26
B14080	Building B - Excavate Foundations	15d	29-Oct-26	18-Nov-26
B14010	Building B - Install Underslab Utilities	15d	29-Oct-26	18-Nov-26
B14040	Building B - Waterproof Elevator Pit BE1	5d	19-Nov-26	25-Nov-26
B14020	Building B - Form Footings / Elevator Pit	22d	30-Nov-26	30-Dec-26
B15122	Building B - Install Foundation Rebar	18d	03-Dec-26	29-Dec-26
B15132	Building B - Pour Foundations / Elevator Pits	11d	14-Dec-26	29-Dec-26
B15142	Building B - Set / Install Anchor Bolts and Embeds	10d	15-Dec-26	29-Dec-26
B14030	Building B - Backfill / Fine Grade Building Pad	8d	31-Dec-26	12-Jan-27
B15041	Building B - Install Radon Under-Slab Exhaust Pipes and Pits	10d	13-Jan-27	26-Jan-27
BUILDING B - SLAB-ON-GRADE (SOG)		89d	27-Jan-27	01-Jun-27
B15193	Building B - Set MEP to Grade / Set Blockouts	13d	27-Jan-27	12-Feb-27
B15192	Building B - Install Underslab Insulation	5d	27-Jan-27	02-Feb-27
B15194	Building B - Install Vapor Barrier	7d	04-Feb-27	12-Feb-27
B15195	Building B - Install SOG Rebar	7d	10-Feb-27	18-Feb-27
B15196	Building B - Pour SOG	5d	19-Feb-27	25-Feb-27
B14190	Building B - Perimeter Slab Pourbacks	5d	26-May-27	01-Jun-27
BUILDING B - TILT PANELS		62d	25-Feb-27	25-May-27
B15102	Building B - Tilt Panels - Grade and Pour Casting Beds	10d	25-Feb-27	11-Mar-27
B14130	Building B - Tilt Panels - Form Panel & Install Down Embeds	22d	12-Mar-27	12-Apr-27
B14140	Building B - Tilt Panels - Rebar	12d	24-Mar-27	08-Apr-27
B13970	Building B - Tilt Panels - Conduit & Up Embeds	12d	25-Mar-27	09-Apr-27
B13980	Building B - Tilt Panels - Inspection	2d	12-Apr-27	13-Apr-27
B13991	Building B - Tilt Panels - Pour / Finish Upside Panel	6d	14-Apr-27	21-Apr-27
B14150	Building B - Tilt Panels - Cure & Prep	7d	22-Apr-27	30-Apr-27
B14160	Building B - Tilt Panels - Erect / Align / Lift in Place Tilt Panels	8d	03-May-27	12-May-27
B14170	Building B - Tilt Panels - Weld Panel Clips	8d	13-May-27	25-May-27
B15272	Building B - Tilt Panels - Dampproofing @ Footings / Panels	8d	13-May-27	25-May-27
BUILDING B - ELEVATED DECKS		55d	26-May-27	11-Aug-27
B14200	Building B - Steel Columns / Beams / Perimeter Steel	10d	26-May-27	08-Jun-27
B14210	Building B - Remove Tilt Braces	5d	09-Jun-27	15-Jun-27
B14220	Building B - Install Metal Decking	17d	11-Jun-27	06-Jul-27
B14230	Building B - Install Reinforcement and Shear Studs	5d	07-Jul-27	13-Jul-27
B14240	Building B - Install Edgeforms and Block-outs	7d	14-Jul-27	22-Jul-27
B14250	Building B - Pour Concrete Deck	5d	23-Jul-27	29-Jul-27
B14260	Building B - Cure of SOMD	5d	30-Jul-27	05-Aug-27



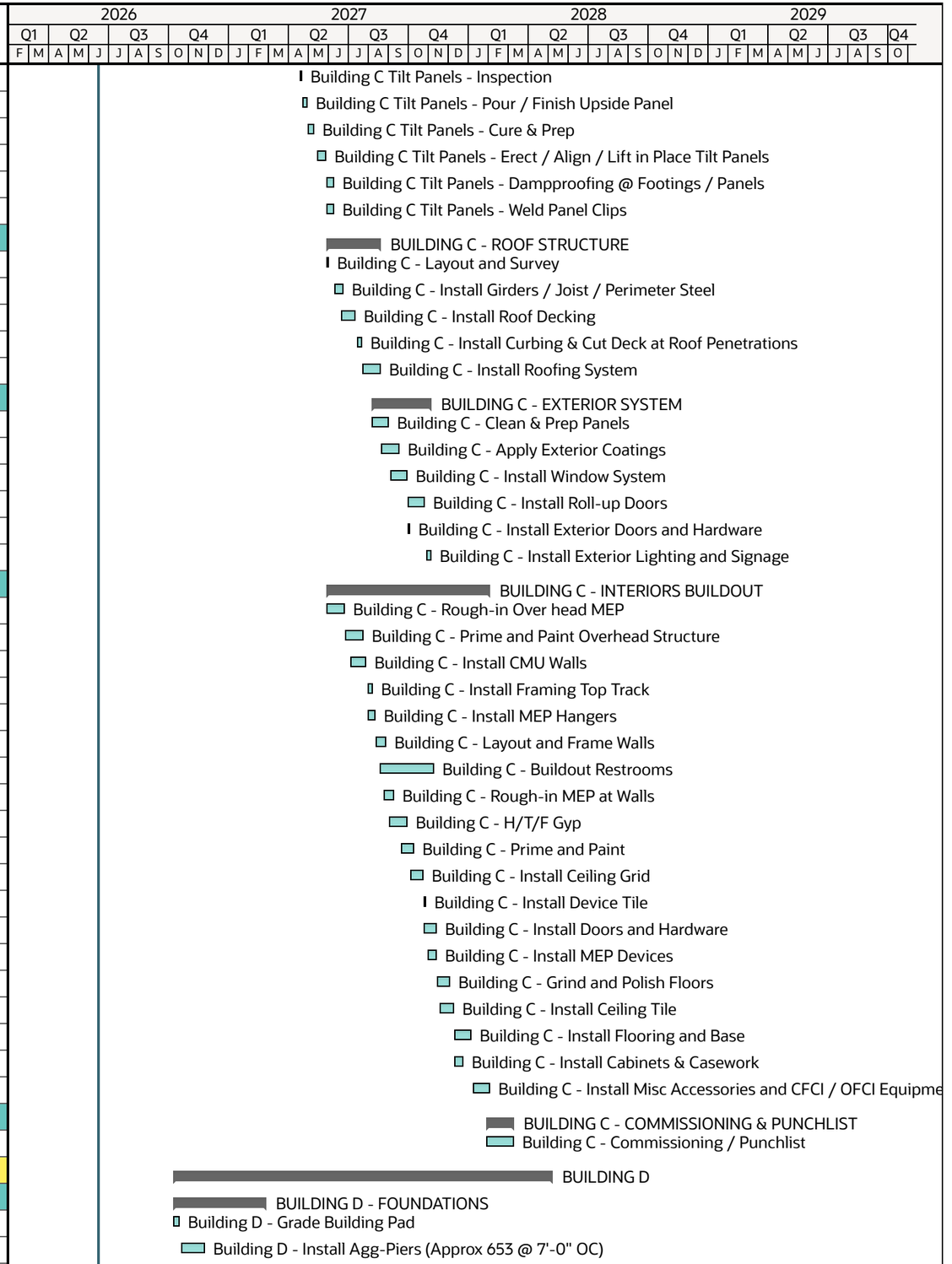
ID	Name	Planned Duration	Start	Finish
B14270	Building B - Install Stairs	5d	30-Jul-27	05-Aug-27
BUILDING B - EXTERIOR CANOPY STRUCTURE		55d	26-May-27	11-Aug-27
B15202	Building B - FRP Exterior Canopy Foundations / Anchor Bolts	15d	26-May-27	15-Jun-27
B15212	Building B - Install UG Utilities at Exterior Canopy Foundations	7d	16-Jun-27	24-Jun-27
B15222	Building B - Fine Grade / FRP SOG at Exterior Canopy Foundations	8d	25-Jun-27	07-Jul-27
B15232	Building B - Erect Exterior Canopy Steel	5d	08-Jul-27	14-Jul-27
15242	Building B - Install Exterior Canopy Roof	5d	15-Jul-27	21-Jul-27
B15252	Building B - Paint Exterior Canopy Steel	15d	22-Jul-27	11-Aug-27
BUILDING B - ROOF STRUCTURE		55d	30-Jul-27	15-Oct-27
B14280	Building B - Layout and Survey	3d	30-Jul-27	03-Aug-27
B14290	Building B - Install Girders / Joist / Perimeter Steel	10d	06-Aug-27	19-Aug-27
B14300	Building B - Install Roof Decking	15d	18-Aug-27	08-Sep-27
B14310	Building B - Install Curbing & Cut Deck at Roof Penetrations	7d	09-Sep-27	17-Sep-27
B14320	Building B - Install Roofing System	20d	20-Sep-27	15-Oct-27
BUILDING B - EXTERIOR SYSTEM		56d	04-Oct-27	22-Dec-27
B14330	Building B - Clean & Prep Panels	20d	04-Oct-27	29-Oct-27
B14340	Building B - Apply Exterior Coatings	20d	18-Oct-27	12-Nov-27
B14350	Building B - Install Window System	18d	18-Oct-27	10-Nov-27
B14360	Building B - Install Exterior Doors and Hardware	4d	11-Nov-27	16-Nov-27
B14370	Building B - Install Roll-up Doors	20d	11-Nov-27	10-Dec-27
B14380	Building B - Install Exterior Lighting and Signage	8d	13-Dec-27	22-Dec-27
BUILDING B - INTERIORS BUILDOUT		185d	30-Jul-27	20-Apr-28
BUILDING B - 1ST FLOOR BUILDOUT		153d	30-Jul-27	07-Mar-28
B14400	Building B - Install Framing Top Track	8d	30-Jul-27	10-Aug-27
B14390	Building B - Install MEP Hangers	10d	30-Jul-27	12-Aug-27
B14410	Building B - Install Monokote	20d	11-Aug-27	08-Sep-27
B14420	Building B - Install CMU Walls Adjacent to Drive Isles	18d	18-Aug-27	13-Sep-27
B14430	Building B - Rough-in Over head MEP	20d	23-Aug-27	20-Sep-27
B14440	Building B - Layout and Frame Walls	15d	21-Sep-27	11-Oct-27
B14460	Building B - Buildout Restrooms	60d	28-Sep-27	22-Dec-27
B14450	Building B - Rough-in MEP at Walls	12d	05-Oct-27	20-Oct-27
B14470	Building B - H/T/F Gyp	20d	13-Oct-27	09-Nov-27
B14480	Building B - Install Elevator	45d	27-Oct-27	31-Dec-27
B14490	Building B - Prime and Paint	15d	29-Oct-27	18-Nov-27
B14500	Building B - Install Ceiling Grid	15d	12-Nov-27	06-Dec-27
B14510	Building B - Install Device Tile	4d	07-Dec-27	10-Dec-27
B14520	Building B - Install Doors and Hardware	15d	07-Dec-27	28-Dec-27
B14530	Building B - Install MEP Devices	12d	13-Dec-27	29-Dec-27
B14700	Building B - Grind and Polish Floors	12d	29-Dec-27	14-Jan-28
B14540	Building B - Install Ceiling Tile	15d	30-Dec-27	20-Jan-28
B14550	Building B - Install Flooring and Base	18d	21-Jan-28	15-Feb-28
B14560	Building B - Install Cabinets & Casework	12d	21-Jan-28	07-Feb-28
B14565	Building B - Install Misc Accessories	15d	16-Feb-28	07-Mar-28
BUILDING B - 2ND FLOOR BUILDOUT		140d	04-Oct-27	20-Apr-28
B14575	Building B - Install MEP Hangers	5d	04-Oct-27	08-Oct-27



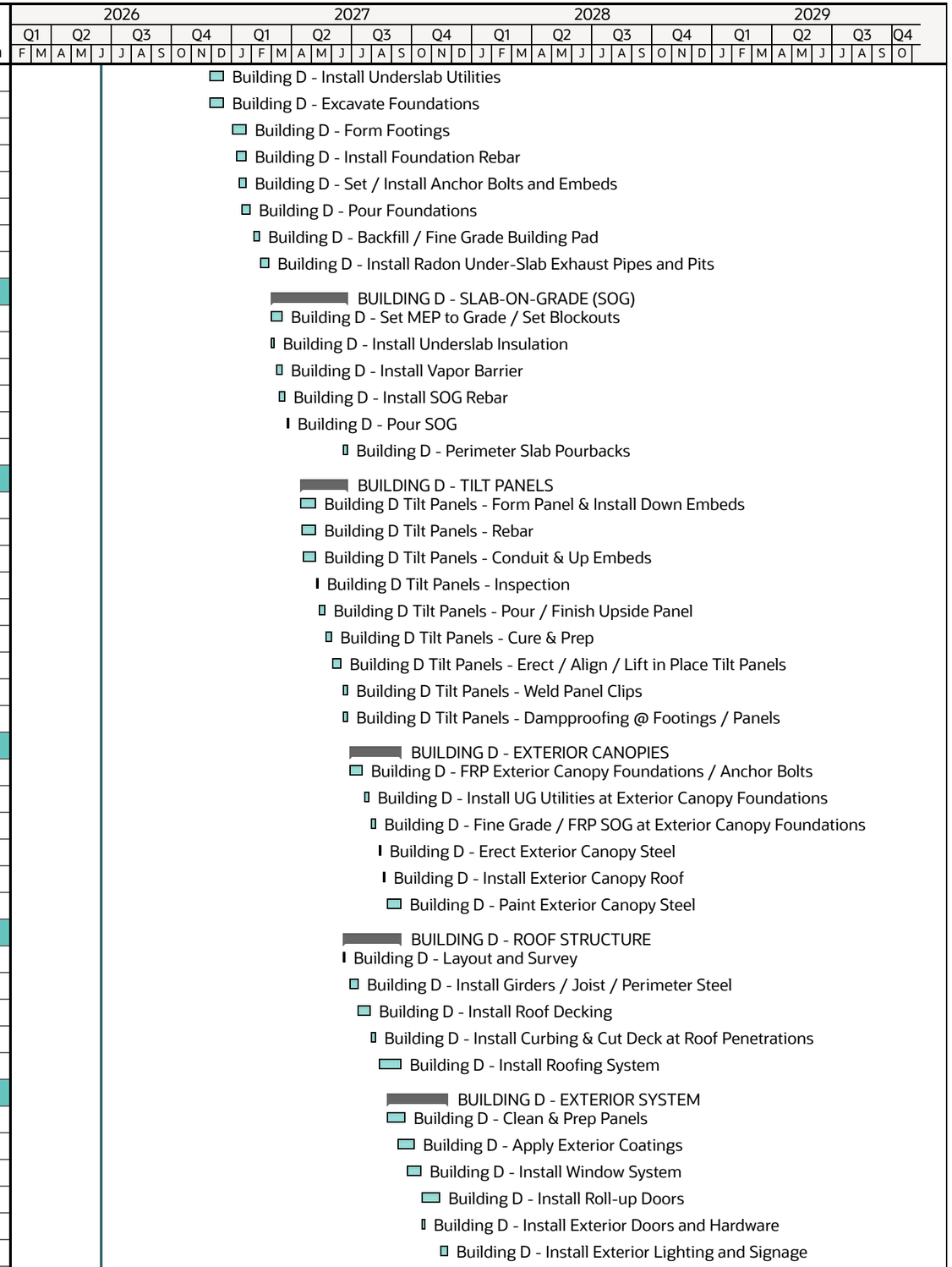
ID	Name	Planned Duration	Start	Finish
B14860	Building B - Install Framing Top Track	8d	11-Oct-27	20-Oct-27
B14870	Building B - Install Monokote	20d	15-Oct-27	11-Nov-27
B14880	Building B - Install CMU Walls Adjacent to Drive Isles	18d	22-Oct-27	16-Nov-27
B14890	Building B - Rough-in Over head MEP	20d	27-Oct-27	23-Nov-27
B14900	Building B - Layout and Frame Walls	15d	17-Nov-27	09-Dec-27
B14910	Building B - Buildout Restrooms	60d	24-Nov-27	21-Feb-28
B14920	Building B - Rough-in MEP at Walls	12d	03-Dec-27	20-Dec-27
B14930	Building B - H/T/F Gyp	20d	13-Dec-27	11-Jan-28
B14950	Building B - Prime and Paint	15d	30-Dec-27	20-Jan-28
B15040	Building B - Grind and Polish Floors	20d	04-Jan-28	31-Jan-28
B14960	Building B - Install Ceiling Grid	15d	14-Jan-28	03-Feb-28
B14970	Building B - Install Device Tile	4d	04-Feb-28	09-Feb-28
B14980	Building B - Install Doors and Hardware	15d	04-Feb-28	24-Feb-28
B14990	Building B - Install MEP Devices	12d	10-Feb-28	25-Feb-28
B15000	Building B - Install Ceiling Tile	15d	28-Feb-28	17-Mar-28
B15020	Building B - Install Cabinets & Casework	12d	20-Mar-28	04-Apr-28
B15010	Building B - Install Flooring and Base	18d	20-Mar-28	12-Apr-28
B15030	Building B - Install Misc Accessories	15d	31-Mar-28	20-Apr-28
BUILDING B - COMMISSIONING & PUNCHLIST		30d	17-Mar-28	27-Apr-28
B1240	Building B - Commissioning / Punchlist	30d	17-Mar-28	27-Apr-28
BUILDING C		373d	17-Sep-26	07-Mar-28
BUILDING C - FOUNDATIONS		95d	17-Sep-26	02-Feb-27
C14080	Building C - Grade Building Pad	12d	17-Sep-26	02-Oct-26
C14090	Building C - Install Agg-Piers (Approx 836 @ 7'-0" OC)	27d	05-Oct-26	10-Nov-26
C14140	Building C - Underslab MEP Coordination	10d	15-Oct-26	28-Oct-26
C14100	Building C - Install Underslab Utilities	15d	11-Nov-26	03-Dec-26
C14095	Building C - Excavate Foundations	15d	11-Nov-26	03-Dec-26
C14110	Building C - Form Footings	15d	08-Dec-26	29-Dec-26
C15152	Building C - Install Foundation Rebar	13d	11-Dec-26	30-Dec-26
C15172	Building C - Set / Install Anchor Bolts and Embeds	10d	16-Dec-26	30-Dec-26
C15162	Building C - Pour Foundations	11d	22-Dec-26	07-Jan-27
C14120	Building C - Backfill / Fine Grade Building Pad	8d	08-Jan-27	19-Jan-27
C15042	Building C - Install Radon Under-Slab Exhaust Pipes and Pits	10d	20-Jan-27	02-Feb-27
BUILDING C - SLAB-ON-GRADE (SOG)		85d	03-Feb-27	02-Jun-27
C15206	Building C - Install Underslab Insulation	5d	03-Feb-27	09-Feb-27
C15216	Building C - Set MEP to Grade / Set Blockouts	13d	03-Feb-27	19-Feb-27
C15226	Building C - Install Vapor Barrier	7d	11-Feb-27	19-Feb-27
C15236	Building C - Install SOG Rebar	7d	17-Feb-27	25-Feb-27
C15246	Building C - Pour SOG	5d	26-Feb-27	04-Mar-27
C14922	Building C - Perimeter Slab Pourbacks	5d	27-May-27	02-Jun-27
BUILDING C - TILT PANELS		66d	04-Mar-27	07-Jun-27
C15092	Building C Tilt Panels - Grade and Pour Casting Beds	10d	04-Mar-27	18-Mar-27
C15062	Building C Tilt Panels - Form Panel & Install Down Embeds	20d	18-Mar-27	15-Apr-27
C15072	Building C Tilt Panels - Rebar	17d	22-Mar-27	14-Apr-27
C14000	Building C Tilt Panels - Conduit & Up Embeds	17d	23-Mar-27	15-Apr-27



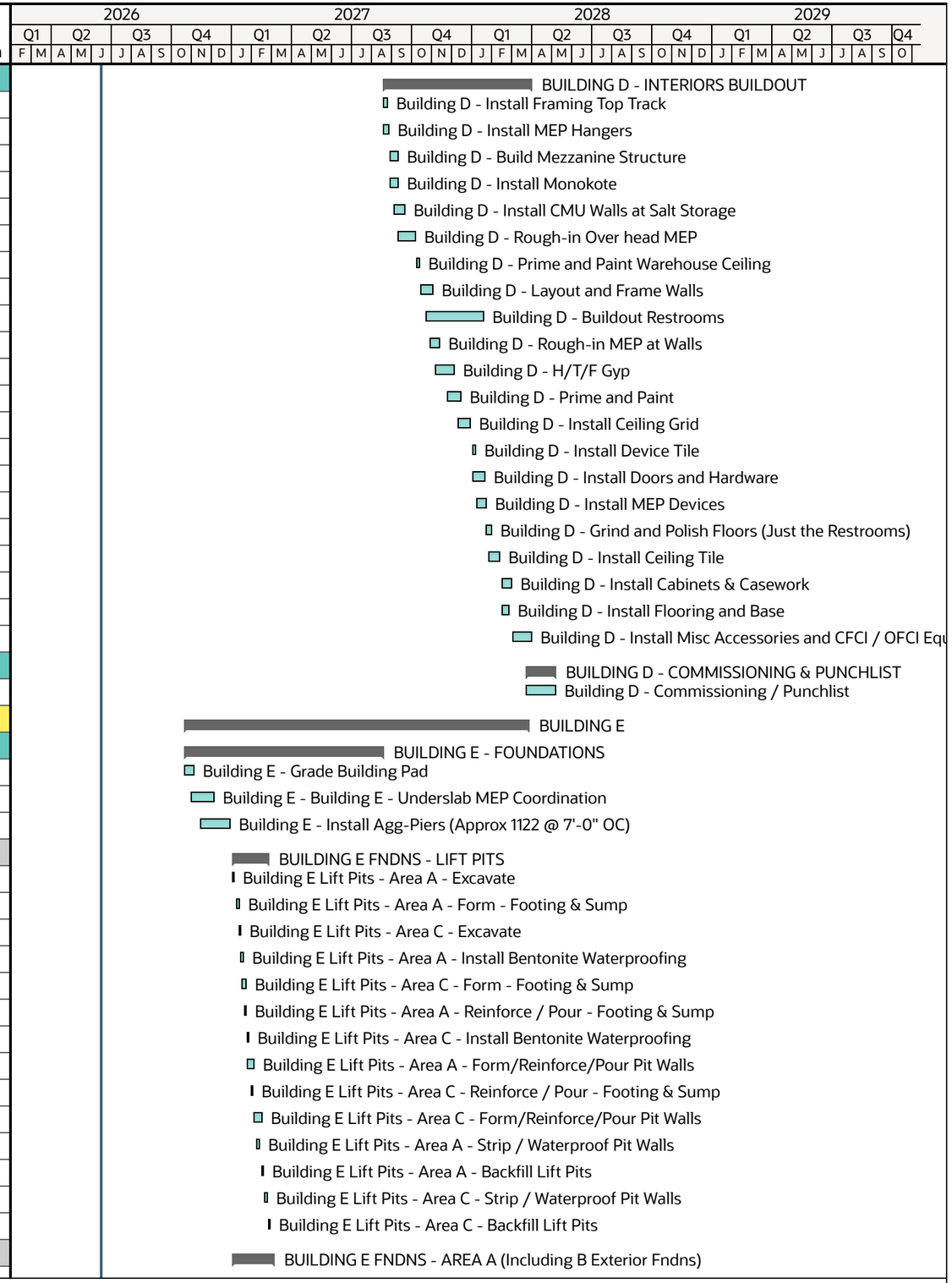
ID	Name	Planned Duration	Start	Finish
C14010	Building C Tilt Panels - Inspection	2d	15-Apr-27	19-Apr-27
C14020	Building C Tilt Panels - Pour / Finish Upside Panel	7d	19-Apr-27	28-Apr-27
C15082	Building C Tilt Panels - Cure & Prep	7d	28-Apr-27	07-May-27
C15052	Building C Tilt Panels - Erect / Align / Lift in Place Tilt Panels	10d	12-May-27	26-May-27
C15282	Building C Tilt Panels - Dampproofing @ Footings / Panels	8d	27-May-27	07-Jun-27
B15282	Building C Tilt Panels - Weld Panel Clips	8d	27-May-27	07-Jun-27
BUILDING C - ROOF STRUCTURE		58d	27-May-27	17-Aug-27
C14950	Building C - Layout and Survey	3d	27-May-27	31-May-27
C14960	Building C - Install Girders / Joist / Perimeter Steel	10d	08-Jun-27	21-Jun-27
C14970	Building C - Install Roof Decking	15d	18-Jun-27	09-Jul-27
C14980	Building C - Install Curbing & Cut Deck at Roof Penetrations	7d	12-Jul-27	20-Jul-27
C14990	Building C - Install Roofing System	20d	21-Jul-27	17-Aug-27
BUILDING C - EXTERIOR SYSTEM		66d	04-Aug-27	04-Nov-27
C15000	Building C - Clean & Prep Panels	20d	04-Aug-27	31-Aug-27
C15010	Building C - Apply Exterior Coatings	20d	18-Aug-27	15-Sep-27
C15020	Building C - Install Window System	18d	01-Sep-27	27-Sep-27
C15040	Building C - Install Roll-up Doors	20d	28-Sep-27	25-Oct-27
C15030	Building C - Install Exterior Doors and Hardware	4d	28-Sep-27	01-Oct-27
C15050	Building C - Install Exterior Lighting and Signage	8d	26-Oct-27	04-Nov-27
BUILDING C - INTERIORS BUILDOUT		173d	27-May-27	01-Feb-28
C14190	Building C - Rough-in Over head MEP	20d	27-May-27	23-Jun-27
C14170	Building C - Prime and Paint Overhead Structure	20d	24-Jun-27	22-Jul-27
C14180	Building C - Install CMU Walls	18d	01-Jul-27	27-Jul-27
C14160	Building C - Install Framing Top Track	8d	28-Jul-27	06-Aug-27
C14150	Building C - Install MEP Hangers	10d	28-Jul-27	10-Aug-27
C14200	Building C - Layout and Frame Walls	15d	09-Aug-27	27-Aug-27
C14210	Building C - Buildout Restrooms	60d	16-Aug-27	08-Nov-27
C14220	Building C - Rough-in MEP at Walls	12d	23-Aug-27	08-Sep-27
C14230	Building C - H/T/F Gyp	20d	31-Aug-27	28-Sep-27
C14250	Building C - Prime and Paint	15d	17-Sep-27	07-Oct-27
C14260	Building C - Install Ceiling Grid	15d	01-Oct-27	21-Oct-27
C14270	Building C - Install Device Tile	4d	22-Oct-27	27-Oct-27
C14280	Building C - Install Doors and Hardware	15d	22-Oct-27	11-Nov-27
C14290	Building C - Install MEP Devices	12d	28-Oct-27	12-Nov-27
C14300	Building C - Grind and Polish Floors	12d	12-Nov-27	01-Dec-27
C14310	Building C - Install Ceiling Tile	15d	15-Nov-27	07-Dec-27
C14320	Building C - Install Flooring and Base	18d	08-Dec-27	04-Jan-28
C14330	Building C - Install Cabinets & Casework	12d	08-Dec-27	23-Dec-27
C14340	Building C - Install Misc Accessories and CFCI / OFCI Equipment	20d	05-Jan-28	01-Feb-28
BUILDING C - COMMISSIONING & PUNCHLIST		30d	26-Jan-28	07-Mar-28
C1310	Building C - Commissioning / Punchlist	30d	26-Jan-28	07-Mar-28
BUILDING D		404d	05-Oct-26	05-May-28
BUILDING D - FOUNDATIONS		99d	05-Oct-26	24-Feb-27
D14170	Building D - Grade Building Pad	10d	05-Oct-26	16-Oct-26
D14180	Building D - Install Agg-Piers (Approx 653 @ 7'-0" OC)	27d	19-Oct-26	24-Nov-26



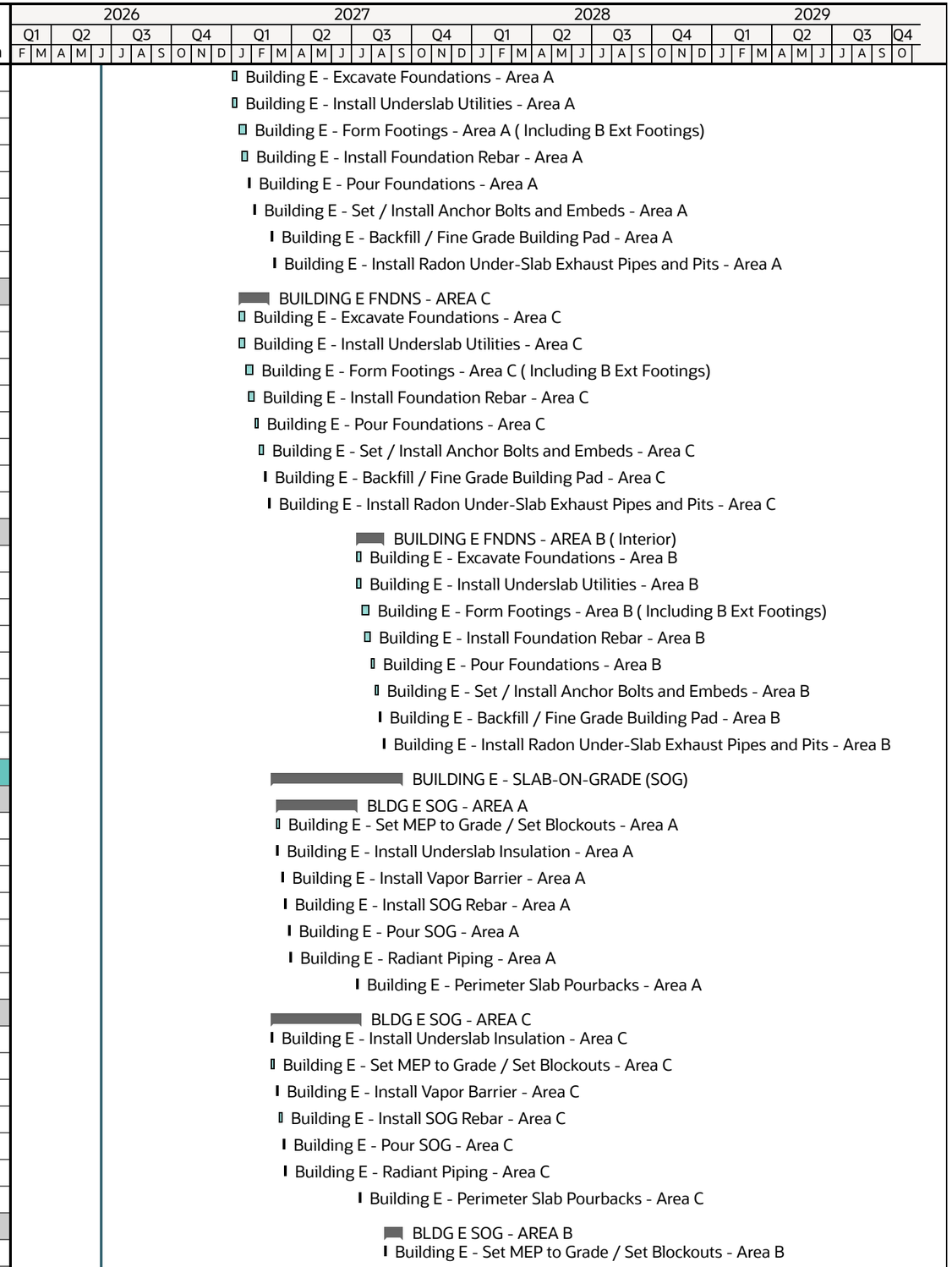
ID	Name	Planned Duration	Start	Finish
D14190	Building D - Install Underslab Utilities	15d	25-Nov-26	17-Dec-26
D14260	Building D - Excavate Foundations	15d	25-Nov-26	17-Dec-26
D14200	Building D - Form Footings	15d	31-Dec-26	21-Jan-27
D15182	Building D - Install Foundation Rebar	13d	06-Jan-27	22-Jan-27
D15202	Building D - Set / Install Anchor Bolts and Embeds	10d	11-Jan-27	22-Jan-27
D15192	Building D - Pour Foundations	11d	15-Jan-27	29-Jan-27
D14210	Building D - Backfill / Fine Grade Building Pad	8d	01-Feb-27	10-Feb-27
D15043	Building D - Install Radon Under-Slab Exhaust Pipes and Pits	10d	11-Feb-27	24-Feb-27
BUILDING D - SLAB-ON-GRADE (SOG)		84d	25-Feb-27	23-Jun-27
D15266	Building D - Set MEP to Grade / Set Blockouts	13d	25-Feb-27	15-Mar-27
D15256	Building D - Install Underslab Insulation	5d	25-Feb-27	03-Mar-27
D15276	Building D - Install Vapor Barrier	7d	05-Mar-27	15-Mar-27
D15286	Building D - Install SOG Rebar	7d	11-Mar-27	19-Mar-27
D15296	Building D - Pour SOG	5d	22-Mar-27	26-Mar-27
D15102	Building D - Perimeter Slab Pourbacks	7d	15-Jun-27	23-Jun-27
BUILDING D - TILT PANELS		52d	12-Apr-27	24-Jun-27
D14480	Building D Tilt Panels - Form Panel & Install Down Embeds	18d	12-Apr-27	06-May-27
D14230	Building D Tilt Panels - Rebar	15d	14-Apr-27	05-May-27
D14030	Building D Tilt Panels - Conduit & Up Embeds	15d	15-Apr-27	06-May-27
D14040	Building D Tilt Panels - Inspection	2d	06-May-27	10-May-27
D14050	Building D Tilt Panels - Pour / Finish Upside Panel	8d	10-May-27	20-May-27
D14240	Building D Tilt Panels - Cure & Prep	7d	20-May-27	31-May-27
D14250	Building D Tilt Panels - Erect / Align / Lift in Place Tilt Panels	10d	31-May-27	14-Jun-27
D15293	Building D Tilt Panels - Weld Panel Clips	8d	15-Jun-27	24-Jun-27
D15292	Building D Tilt Panels - Dampproofing @ Footings / Panels	8d	15-Jun-27	24-Jun-27
BUILDING D - EXTERIOR CANOPIES		55d	25-Jun-27	13-Sep-27
D18010	Building D - FRP Exterior Canopy Foundations / Anchor Bolts	15d	25-Jun-27	16-Jul-27
D18020	Building D - Install UG Utilities at Exterior Canopy Foundations	7d	19-Jul-27	27-Jul-27
D18030	Building D - Fine Grade / FRP SOG at Exterior Canopy Foundations	8d	28-Jul-27	06-Aug-27
D18040	Building D - Erect Exterior Canopy Steel	5d	09-Aug-27	13-Aug-27
D18050	Building D - Install Exterior Canopy Roof	5d	16-Aug-27	20-Aug-27
D18060	Building D - Paint Exterior Canopy Steel	15d	23-Aug-27	13-Sep-27
BUILDING D - ROOF STRUCTURE		63d	15-Jun-27	13-Sep-27
D15060	Building D - Layout and Survey	3d	15-Jun-27	17-Jun-27
D15070	Building D - Install Girders / Joist / Perimeter Steel	10d	25-Jun-27	09-Jul-27
D15080	Building D - Install Roof Decking	15d	08-Jul-27	28-Jul-27
D15090	Building D - Install Curbing & Cut Deck at Roof Penetrations	7d	29-Jul-27	06-Aug-27
D15100	Building D - Install Roofing System	25d	09-Aug-27	13-Sep-27
BUILDING D - EXTERIOR SYSTEM		66d	23-Aug-27	23-Nov-27
D15160	Building D - Clean & Prep Panels	20d	23-Aug-27	20-Sep-27
D15170	Building D - Apply Exterior Coatings	20d	07-Sep-27	04-Oct-27
D15180	Building D - Install Window System	18d	21-Sep-27	14-Oct-27
D15200	Building D - Install Roll-up Doors	20d	15-Oct-27	11-Nov-27
D15190	Building D - Install Exterior Doors and Hardware	4d	15-Oct-27	20-Oct-27
D15210	Building D - Install Exterior Lighting and Signage	8d	12-Nov-27	23-Nov-27



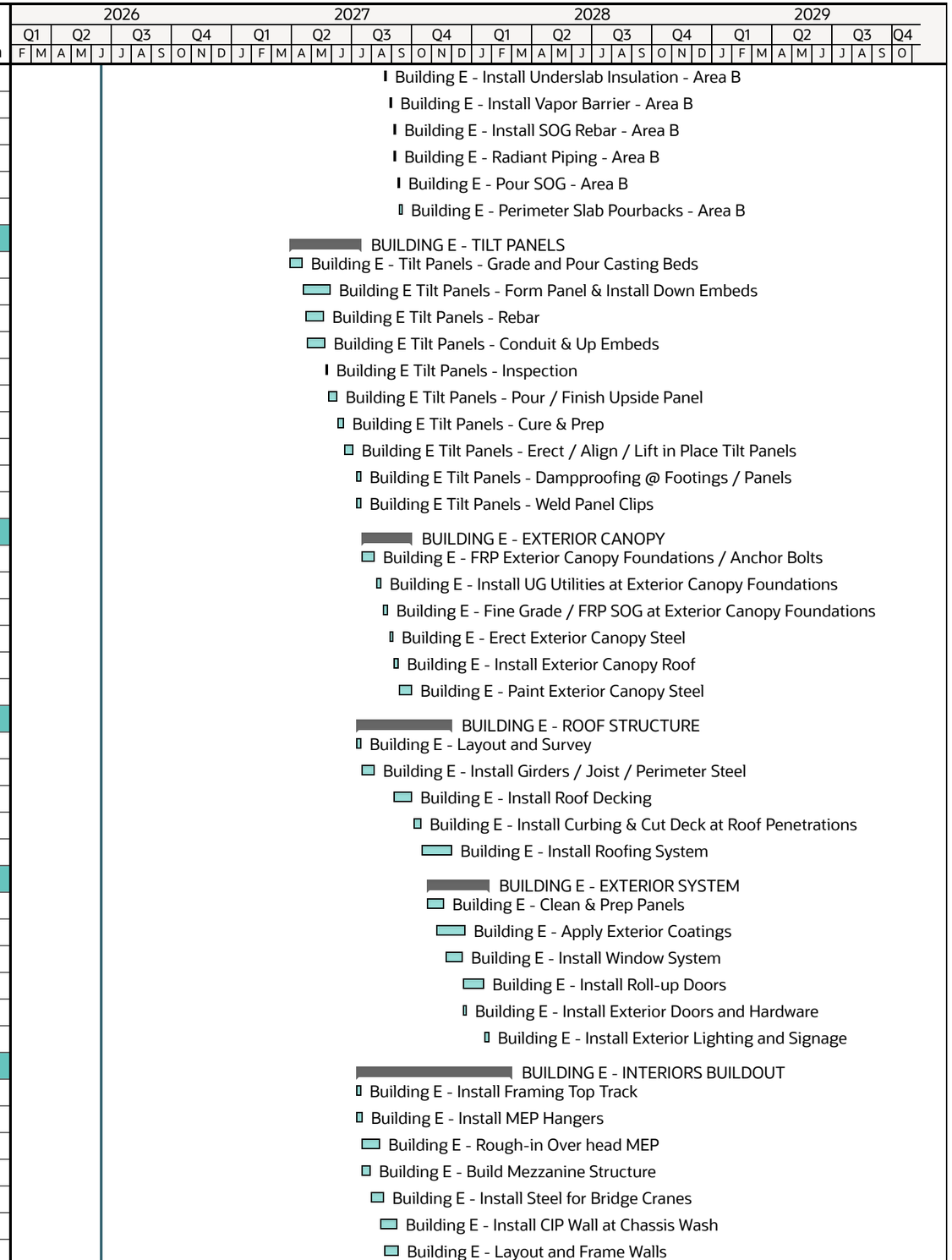
ID	Name	Planned Duration	Start	Finish
BUILDING D - INTERIORS BUILDOUT		160d	16-Aug-27	31-Mar-28
D14280	Building D - Install Framing Top Track	8d	16-Aug-27	25-Aug-27
D14270	Building D - Install MEP Hangers	10d	16-Aug-27	27-Aug-27
D14360	Building D - Build Mezzanine Structure	10d	26-Aug-27	09-Sep-27
D14290	Building D - Install Monokote	10d	26-Aug-27	09-Sep-27
D14300	Building D - Install CMU Walls at Salt Storage	12d	02-Sep-27	20-Sep-27
D14310	Building D - Rough-in Over head MEP	20d	08-Sep-27	05-Oct-27
D14470	Building D - Prime and Paint Warehouse Ceiling	5d	06-Oct-27	12-Oct-27
D14320	Building D - Layout and Frame Walls	15d	13-Oct-27	02-Nov-27
D14330	Building D - Buildout Restrooms	60d	20-Oct-27	17-Jan-28
D14340	Building D - Rough-in MEP at Walls	12d	27-Oct-27	11-Nov-27
D14350	Building D - H/T/F Gyp	20d	04-Nov-27	03-Dec-27
D14370	Building D - Prime and Paint	15d	22-Nov-27	14-Dec-27
D14380	Building D - Install Ceiling Grid	15d	08-Dec-27	29-Dec-27
D14390	Building D - Install Device Tile	4d	30-Dec-27	05-Jan-28
D14400	Building D - Install Doors and Hardware	15d	30-Dec-27	20-Jan-28
D14410	Building D - Install MEP Devices	12d	06-Jan-28	21-Jan-28
D14420	Building D - Grind and Polish Floors (Just the Restrooms)	7d	21-Jan-28	31-Jan-28
D14430	Building D - Install Ceiling Tile	15d	24-Jan-28	11-Feb-28
D14450	Building D - Install Cabinets & Casework	12d	14-Feb-28	29-Feb-28
D14440	Building D - Install Flooring and Base	10d	14-Feb-28	25-Feb-28
D14460	Building D - Install Misc Accessories and CFCI / OFCI Equipment	25d	28-Feb-28	31-Mar-28
BUILDING D - COMMISSIONING & PUNCHLIST		35d	20-Mar-28	05-May-28
D1380	Building D - Commissioning / Punchlist	35d	20-Mar-28	05-May-28
BUILDING E		365d	19-Oct-26	27-Mar-28
BUILDING E - FOUNDATIONS		212d	19-Oct-26	18-Aug-27
E14260	Building E - Grade Building Pad	13d	19-Oct-26	04-Nov-26
E14360	Building E - Building E - Underslab MEP Coordination	25d	29-Oct-26	04-Dec-26
E14270	Building E - Install Agg-Piers (Approx 1122 @ 7'-0" OC)	32d	11-Nov-26	29-Dec-26
BUILDING E FNDNS - LIFT PITS		40d	30-Dec-26	24-Feb-27
E17100	Building E Lift Pits - Area A - Excavate	3d	30-Dec-26	04-Jan-27
E17110	Building E Lift Pits - Area A - Form - Footing & Sump	6d	05-Jan-27	12-Jan-27
E17170	Building E Lift Pits - Area C - Excavate	3d	11-Jan-27	13-Jan-27
E17120	Building E Lift Pits - Area A - Install Bentonite Waterproofing	4d	13-Jan-27	18-Jan-27
E17180	Building E Lift Pits - Area C - Form - Footing & Sump	6d	14-Jan-27	21-Jan-27
E17130	Building E Lift Pits - Area A - Reinforce / Pour - Footing & Sump	3d	19-Jan-27	21-Jan-27
E17190	Building E Lift Pits - Area C - Install Bentonite Waterproofing	4d	22-Jan-27	27-Jan-27
E17140	Building E Lift Pits - Area A - Form/Reinforce/Pour Pit Walls	10d	22-Jan-27	04-Feb-27
E17200	Building E Lift Pits - Area C - Reinforce / Pour - Footing & Sump	3d	28-Jan-27	01-Feb-27
E17210	Building E Lift Pits - Area C - Form/Reinforce/Pour Pit Walls	10d	02-Feb-27	15-Feb-27
E17150	Building E Lift Pits - Area A - Strip / Waterproof Pit Walls	5d	05-Feb-27	11-Feb-27
E17160	Building E Lift Pits - Area A - Backfill Lift Pits	2d	12-Feb-27	15-Feb-27
E17220	Building E Lift Pits - Area C - Strip / Waterproof Pit Walls	5d	16-Feb-27	22-Feb-27
E17230	Building E Lift Pits - Area C - Backfill Lift Pits	2d	23-Feb-27	24-Feb-27
BUILDING E FNDNS - AREA A (Including B Exterior Fndns)		46d	30-Dec-26	04-Mar-27



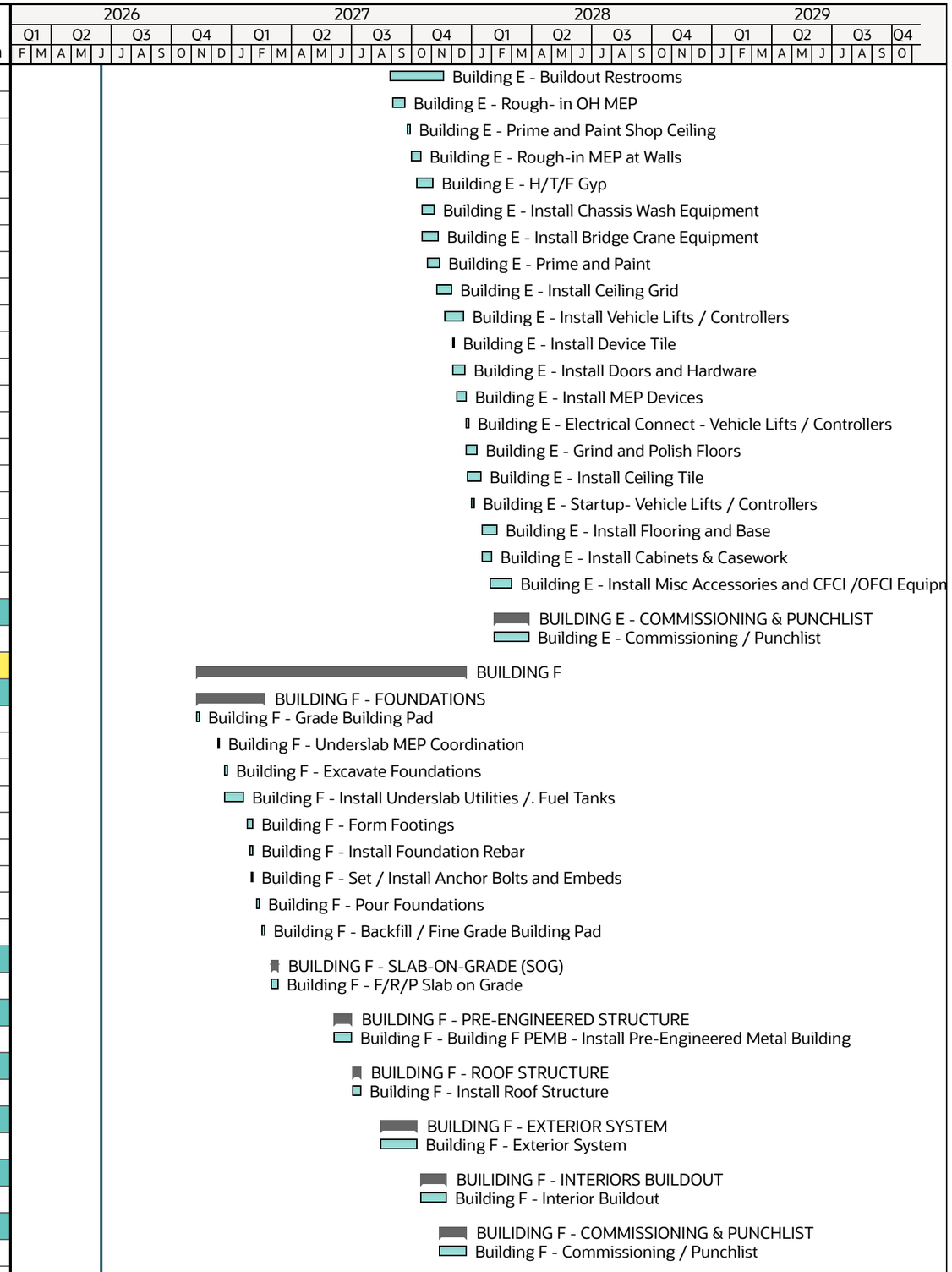
ID	Name	Planned Duration	Start	Finish
E14350	Building E - Excavate Foundations - Area A	7d	30-Dec-26	08-Jan-27
E14280	Building E - Install Underslab Utilities - Area A	7d	30-Dec-26	08-Jan-27
E14290	Building E - Form Footings - Area A (Including B Ext Footings)	9d	11-Jan-27	21-Jan-27
E15212	Building E - Install Foundation Rebar - Area A	8d	14-Jan-27	25-Jan-27
E15222	Building E - Pour Foundations - Area A	5d	25-Jan-27	29-Jan-27
E15232	Building E - Set / Install Anchor Bolts and Embeds - Area A	5d	01-Feb-27	05-Feb-27
E14300	Building E - Backfill / Fine Grade Building Pad - Area A	3d	25-Feb-27	01-Mar-27
E14320	Building E - Install Radon Under-Slab Exhaust Pipes and Pits - Area A	3d	02-Mar-27	04-Mar-27
BUILDING E FNDNS - AREA C		33d	11-Jan-27	24-Feb-27
E17250	Building E - Excavate Foundations - Area C	7d	11-Jan-27	19-Jan-27
E17260	Building E - Install Underslab Utilities - Area C	7d	11-Jan-27	19-Jan-27
E17270	Building E - Form Footings - Area C (Including B Ext Footings)	9d	20-Jan-27	01-Feb-27
E17280	Building E - Install Foundation Rebar - Area C	8d	25-Jan-27	03-Feb-27
E17290	Building E - Pour Foundations - Area C	5d	03-Feb-27	09-Feb-27
E17300	Building E - Set / Install Anchor Bolts and Embeds - Area C	5d	10-Feb-27	16-Feb-27
E17310	Building E - Backfill / Fine Grade Building Pad - Area C	3d	17-Feb-27	19-Feb-27
E17320	Building E - Install Radon Under-Slab Exhaust Pipes and Pits - Area C	3d	22-Feb-27	24-Feb-27
BUILDING E FNDNS - AREA B (Interior)		33d	05-Jul-27	18-Aug-27
E17330	Building E - Excavate Foundations - Area B	7d	05-Jul-27	13-Jul-27
E17340	Building E - Install Underslab Utilities - Area B	7d	05-Jul-27	13-Jul-27
E17350	Building E - Form Footings - Area B (Including B Ext Footings)	9d	14-Jul-27	26-Jul-27
E17360	Building E - Install Foundation Rebar - Area B	8d	19-Jul-27	28-Jul-27
E17370	Building E - Pour Foundations - Area B	5d	28-Jul-27	03-Aug-27
E17380	Building E - Set / Install Anchor Bolts and Embeds - Area B	5d	04-Aug-27	10-Aug-27
E17390	Building E - Backfill / Fine Grade Building Pad - Area B	3d	11-Aug-27	13-Aug-27
E17400	Building E - Install Radon Under-Slab Exhaust Pipes and Pits - Area B	3d	16-Aug-27	18-Aug-27
BUILDING E - SLAB-ON-GRADE (SOG)		142d	25-Feb-27	15-Sep-27
BLDG E SOG - AREA A		88d	05-Mar-27	08-Jul-27
E15316	Building E - Set MEP to Grade / Set Blockouts - Area A	5d	05-Mar-27	11-Mar-27
E15306	Building E - Install Underslab Insulation - Area A	2d	05-Mar-27	08-Mar-27
E15326	Building E - Install Vapor Barrier - Area A	4d	15-Mar-27	18-Mar-27
E15336	Building E - Install SOG Rebar - Area A	3d	19-Mar-27	23-Mar-27
E15346	Building E - Pour SOG - Area A	3d	24-Mar-27	26-Mar-27
E15280	Building E - Radiant Piping - Area A	2d	26-Mar-27	29-Mar-27
D15220	Building E - Perimeter Slab Pourbacks - Area A	4d	05-Jul-27	08-Jul-27
BLDG E SOG - AREA C		98d	25-Feb-27	14-Jul-27
E17420	Building E - Install Underslab Insulation - Area C	2d	25-Feb-27	26-Feb-27
E17410	Building E - Set MEP to Grade / Set Blockouts - Area C	5d	25-Feb-27	03-Mar-27
E17430	Building E - Install Vapor Barrier - Area C	4d	05-Mar-27	10-Mar-27
E17440	Building E - Install SOG Rebar - Area C	3d	11-Mar-27	15-Mar-27
E17460	Building E - Pour SOG - Area C	3d	16-Mar-27	18-Mar-27
E17450	Building E - Radiant Piping - Area C	2d	18-Mar-27	19-Mar-27
D15306	Building E - Perimeter Slab Pourbacks - Area C	4d	09-Jul-27	14-Jul-27
BLDG E SOG - AREA B		19d	19-Aug-27	15-Sep-27
E17470	Building E - Set MEP to Grade / Set Blockouts - Area B	3d	19-Aug-27	23-Aug-27



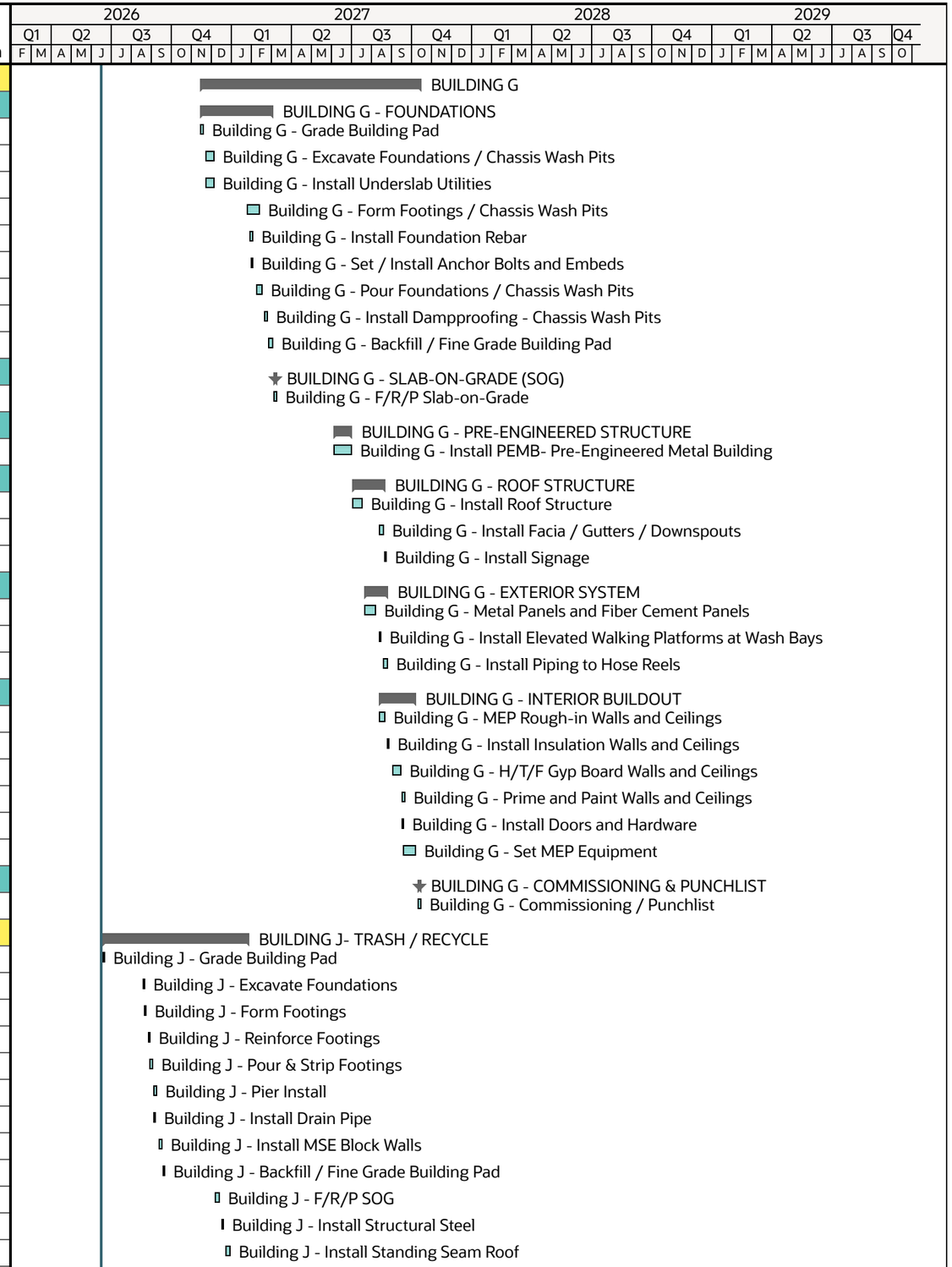
ID	Name	Planned Duration	Start	Finish
E17480	Building E - Install Underslab Insulation - Area B	2d	19-Aug-27	20-Aug-27
E17490	Building E - Install Vapor Barrier - Area B	3d	27-Aug-27	31-Aug-27
E17500	Building E - Install SOG Rebar - Area B	3d	01-Sep-27	03-Sep-27
E17510	Building E - Radiant Piping - Area B	2d	02-Sep-27	03-Sep-27
E17520	Building E - Pour SOG - Area B	3d	07-Sep-27	09-Sep-27
D15316	Building E - Perimeter Slab Pourbacks - Area B	4d	10-Sep-27	15-Sep-27
BUILDING E - TILT PANELS		76d	26-Mar-27	14-Jul-27
E17240	Building E - Tilt Panels - Grade and Pour Casting Beds	15d	26-Mar-27	16-Apr-27
E14620	Building E Tilt Panels - Form Panel & Install Down Embeds	30d	16-Apr-27	28-May-27
E14630	Building E Tilt Panels - Rebar	20d	20-Apr-27	18-May-27
E14060	Building E Tilt Panels - Conduit & Up Embeds	20d	21-Apr-27	19-May-27
E14070	Building E Tilt Panels - Inspection	4d	19-May-27	25-May-27
E14080	Building E Tilt Panels - Pour / Finish Upside Panel	10d	25-May-27	08-Jun-27
E14330	Building E Tilt Panels - Cure & Prep	7d	08-Jun-27	17-Jun-27
E14340	Building E Tilt Panels - Erect / Align / Lift in Place Tilt Panels	10d	17-Jun-27	01-Jul-27
E15356	Building E Tilt Panels - Dampproofing @ Footings / Panels	8d	05-Jul-27	14-Jul-27
E15302	Building E Tilt Panels - Weld Panel Clips	8d	05-Jul-27	14-Jul-27
BUILDING E - EXTERIOR CANOPY		55d	15-Jul-27	30-Sep-27
E18010	Building E - FRP Exterior Canopy Foundations / Anchor Bolts	15d	15-Jul-27	04-Aug-27
E18020	Building E - Install UG Utilities at Exterior Canopy Foundations	7d	05-Aug-27	13-Aug-27
E18030	Building E - Fine Grade / FRP SOG at Exterior Canopy Foundations	8d	16-Aug-27	25-Aug-27
E18040	Building E - Erect Exterior Canopy Steel	5d	26-Aug-27	01-Sep-27
E18050	Building E - Install Exterior Canopy Roof	5d	02-Sep-27	09-Sep-27
E18060	Building E - Paint Exterior Canopy Steel	15d	10-Sep-27	30-Sep-27
BUILDING E - ROOF STRUCTURE		103d	05-Jul-27	29-Nov-27
E15110	Building E - Layout and Survey	7d	05-Jul-27	13-Jul-27
E15120	Building E - Install Girders / Joist / Perimeter Steel	15d	15-Jul-27	04-Aug-27
E15130	Building E - Install Roof Decking	20d	02-Sep-27	30-Sep-27
E15140	Building E - Install Curbing & Cut Deck at Roof Penetrations	10d	01-Oct-27	14-Oct-27
E15150	Building E - Install Roofing System	30d	15-Oct-27	29-Nov-27
BUILDING E - EXTERIOR SYSTEM		66d	22-Oct-27	27-Jan-28
E15220	Building E - Clean & Prep Panels	20d	22-Oct-27	18-Nov-27
E15230	Building E - Apply Exterior Coatings	30d	05-Nov-27	20-Dec-27
E15240	Building E - Install Window System	18d	19-Nov-27	16-Dec-27
E15260	Building E - Install Roll-up Doors	20d	17-Dec-27	17-Jan-28
E15250	Building E - Install Exterior Doors and Hardware	4d	17-Dec-27	22-Dec-27
E15270	Building E - Install Exterior Lighting and Signage	8d	18-Jan-28	27-Jan-28
BUILDING E - INTERIORS BUILDOUT		167d	05-Jul-27	29-Feb-28
E14380	Building E - Install Framing Top Track	8d	05-Jul-27	14-Jul-27
E14370	Building E - Install MEP Hangers	10d	05-Jul-27	16-Jul-27
E14410	Building E - Rough-in Over head MEP	20d	15-Jul-27	11-Aug-27
E14400	Building E - Build Mezzanine Structure	10d	15-Jul-27	28-Jul-27
E14460	Building E - Install Steel for Bridge Cranes	15d	29-Jul-27	18-Aug-27
E14610	Building E - Install CIP Wall at Chassis Wash	18d	12-Aug-27	07-Sep-27
E14420	Building E - Layout and Frame Walls	15d	19-Aug-27	09-Sep-27



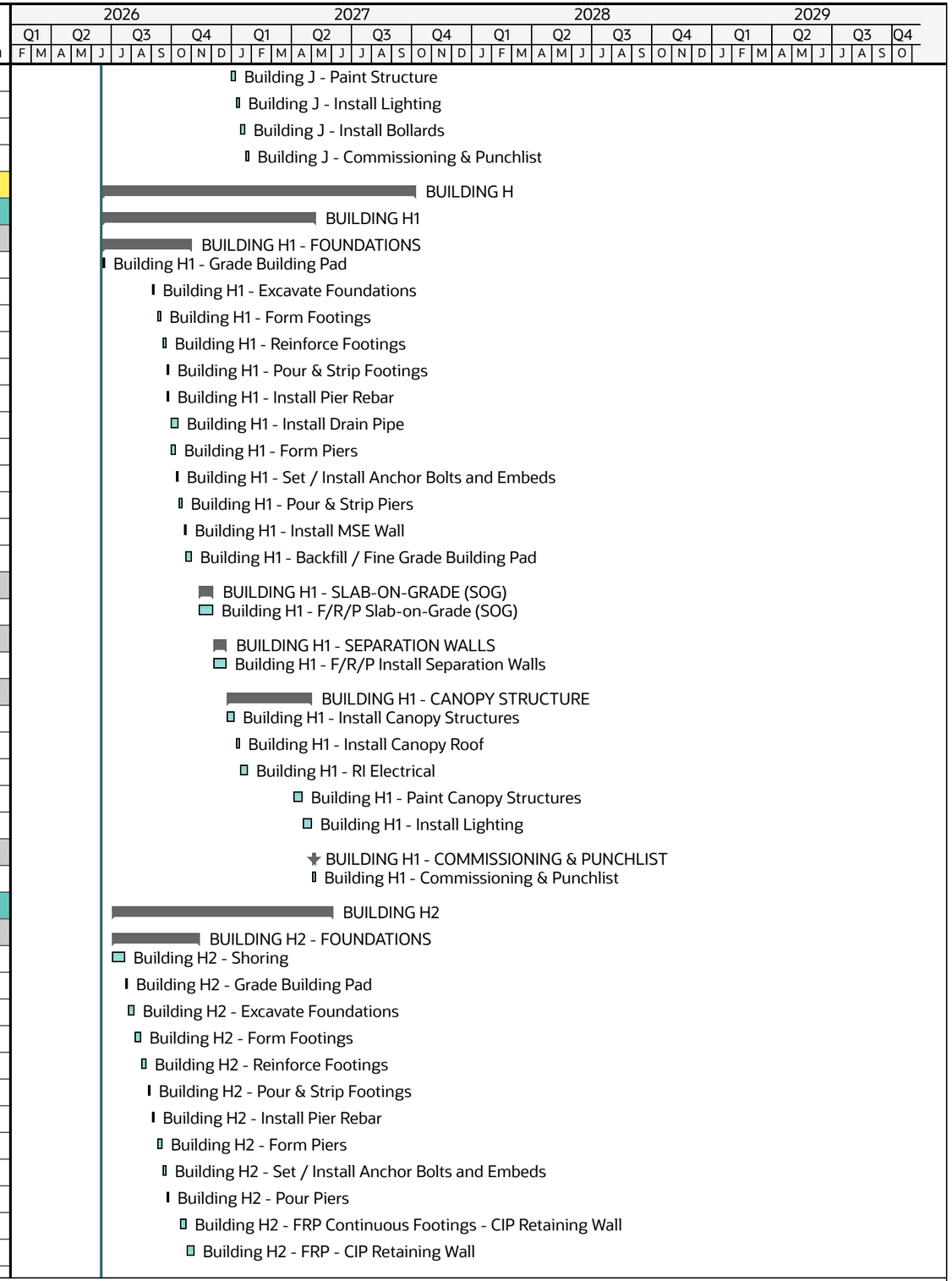
ID	Name	Planned Duration	Start	Finish
E14430	Building E - Buildout Restrooms	60d	26-Aug-27	18-Nov-27
E14570	Building E - Rough- in OH MEP	15d	30-Aug-27	20-Sep-27
E14580	Building E - Prime and Paint Shop Ceiling	5d	21-Sep-27	27-Sep-27
E14440	Building E - Rough-in MEP at Walls	12d	28-Sep-27	13-Oct-27
E14450	Building E - H/T/F Gyp	20d	06-Oct-27	02-Nov-27
E14600	Building E - Install Chassis Wash Equipment	15d	14-Oct-27	03-Nov-27
E14590	Building E - Install Bridge Crane Equipment	20d	14-Oct-27	10-Nov-27
E14470	Building E - Prime and Paint	15d	22-Oct-27	11-Nov-27
E14480	Building E - Install Ceiling Grid	15d	05-Nov-27	29-Nov-27
E15290	Building E - Install Vehicle Lifts / Controllers	20d	18-Nov-27	17-Dec-27
E14490	Building E - Install Device Tile	4d	30-Nov-27	03-Dec-27
E14500	Building E - Install Doors and Hardware	15d	30-Nov-27	20-Dec-27
E14510	Building E - Install MEP Devices	12d	06-Dec-27	21-Dec-27
E15300	Building E - Electrical Connect - Vehicle Lifts / Controllers	5d	20-Dec-27	27-Dec-27
E14520	Building E - Grind and Polish Floors	12d	21-Dec-27	07-Jan-28
E14530	Building E - Install Ceiling Tile	15d	22-Dec-27	13-Jan-28
E15310	Building E - Startup- Vehicle Lifts / Controllers	5d	28-Dec-27	04-Jan-28
E14540	Building E - Install Flooring and Base	18d	14-Jan-28	08-Feb-28
E14550	Building E - Install Cabinets & Casework	12d	14-Jan-28	31-Jan-28
E14560	Building E - Install Misc Accessories and CFCI /OFCI Equipment	25d	26-Jan-28	29-Feb-28
BUILDING E - COMMISSIONING & PUNCHLIST		40d	01-Feb-28	27-Mar-28
E1450	Building E - Commissioning / Punchlist	40d	01-Feb-28	27-Mar-28
BUILDING F		286d	05-Nov-26	22-Dec-27
BUILDING F - FOUNDATIONS		72d	05-Nov-26	18-Feb-27
F14350	Building F - Grade Building Pad	5d	05-Nov-26	11-Nov-26
F14410	Building F - Underslab MEP Coordination	5d	07-Dec-26	11-Dec-26
F14440	Building F - Excavate Foundations	5d	18-Dec-26	24-Dec-26
F14370	Building F - Install Underslab Utilities /. Fuel Tanks	20d	18-Dec-26	18-Jan-27
F14380	Building F - Form Footings	7d	22-Jan-27	01-Feb-27
F15242	Building F - Install Foundation Rebar	4d	27-Jan-27	01-Feb-27
F15262	Building F - Set / Install Anchor Bolts and Embeds	3d	28-Jan-27	01-Feb-27
F15252	Building F - Pour Foundations	5d	05-Feb-27	11-Feb-27
F14390	Building F - Backfill / Fine Grade Building Pad	5d	12-Feb-27	18-Feb-27
BUILDING F - SLAB-ON-GRADE (SOG)		10d	25-Feb-27	10-Mar-27
F1470	Building F - F/R/P Slab on Grade	10d	25-Feb-27	10-Mar-27
BUILDING F - PRE-ENGINEERED STRUCTURE		20d	02-Jun-27	29-Jun-27
F14400	Building F - Building F PEMB - Install Pre-Engineered Metal Building	20d	02-Jun-27	29-Jun-27
BUILDING F - ROOF STRUCTURE		10d	30-Jun-27	14-Jul-27
F1490	Building F - Install Roof Structure	10d	30-Jun-27	14-Jul-27
BUILDING F - EXTERIOR SYSTEM		40d	13-Aug-27	08-Oct-27
F1500	Building F - Exterior System	40d	13-Aug-27	08-Oct-27
BUILIDING F - INTERIORS BUILDOUT		30d	12-Oct-27	22-Nov-27
F1510	Building F - Interior Buildout	30d	12-Oct-27	22-Nov-27
BUILIDING F - COMMISSIONING & PUNCHLIST		30d	09-Nov-27	22-Dec-27
F1520	Building F - Commissioning / Punchlist	30d	09-Nov-27	22-Dec-27



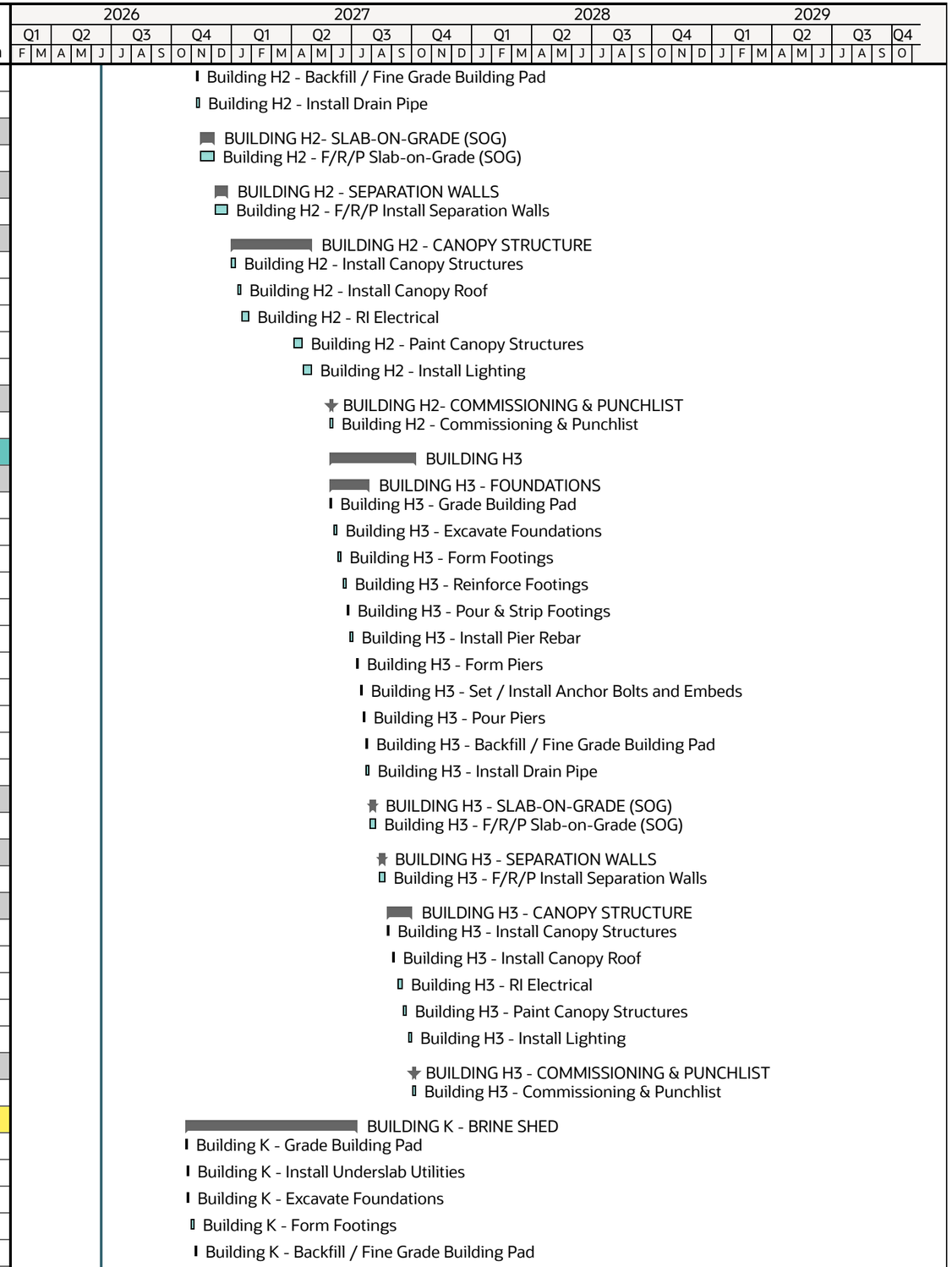
ID	Name	Planned Duration	Start	Finish
BUILDING G		233d	12-Nov-26	13-Oct-27
BUILDING G - FOUNDATIONS		74d	12-Nov-26	01-Mar-27
G1540	Building G - Grade Building Pad	5d	12-Nov-26	18-Nov-26
G1580	Building G - Excavate Foundations / Chassis Wash Pits	10d	19-Nov-26	04-Dec-26
G1570	Building G - Install Underslab Utilities	10d	19-Nov-26	04-Dec-26
G1590	Building G - Form Footings / Chassis Wash Pits	15d	22-Jan-27	11-Feb-27
G15272	Building G - Install Foundation Rebar	4d	27-Jan-27	01-Feb-27
G15292	Building G - Set / Install Anchor Bolts and Embeds	3d	28-Jan-27	01-Feb-27
G15282	Building G - Pour Foundations / Chassis Wash Pits	7d	05-Feb-27	15-Feb-27
G15302	Building G - Install Dampproofing - Chassis Wash Pits	5d	16-Feb-27	22-Feb-27
G1600	Building G - Backfill / Fine Grade Building Pad	5d	23-Feb-27	01-Mar-27
BUILDING G - SLAB-ON-GRADE (SOG)		5d	02-Mar-27	08-Mar-27
G1610	Building G - F/R/P Slab-on-Grade	5d	02-Mar-27	08-Mar-27
BUILDING G - PRE-ENGINEERED STRUCTURE		20d	02-Jun-27	29-Jun-27
G1620	Building G - Install PEMB- Pre-Engineered Metal Building	20d	02-Jun-27	29-Jun-27
BUILDING G - ROOF STRUCTURE		37d	30-Jun-27	20-Aug-27
G1630	Building G - Install Roof Structure	12d	30-Jun-27	16-Jul-27
G1670	Building G - Install Facia / Gutters / Downspouts	7d	09-Aug-27	17-Aug-27
G1680	Building G - Install Signage	3d	18-Aug-27	20-Aug-27
BUILDING G - EXTERIOR SYSTEM		27d	19-Jul-27	24-Aug-27
G1640	Building G - Metal Panels and Fiber Cement Panels	15d	19-Jul-27	06-Aug-27
G1690	Building G - Install Elevated Walking Platforms at Wash Bays	5d	09-Aug-27	13-Aug-27
G1700	Building G - Install Piping to Hose Reels	7d	16-Aug-27	24-Aug-27
BUILDING G - INTERIOR BUILDOUT		42d	09-Aug-27	06-Oct-27
G1650	Building G - MEP Rough-in Walls and Ceilings	10d	09-Aug-27	20-Aug-27
G1710	Building G - Install Insulation Walls and Ceilings	5d	23-Aug-27	27-Aug-27
G1720	Building G - H/T/F Gyp Board Walls and Ceilings	10d	30-Aug-27	13-Sep-27
G1730	Building G - Prime and Paint Walls and Ceilings	5d	14-Sep-27	20-Sep-27
G1740	Building G - Install Doors and Hardware	2d	14-Sep-27	15-Sep-27
G1750	Building G - Set MEP Equipment	15d	16-Sep-27	06-Oct-27
BUILDING G - COMMISSIONING & PUNCHLIST		5d	07-Oct-27	13-Oct-27
G1660	Building G - Commissioning / Punchlist	5d	07-Oct-27	13-Oct-27
BUILDING J- TRASH / RECYCLE		156d	15-Jun-26	26-Jan-27
J1860	Building J - Grade Building Pad	2d	15-Jun-26	16-Jun-26
J1880	Building J - Excavate Foundations	2d	17-Aug-26	18-Aug-26
J1890	Building J - Form Footings	3d	19-Aug-26	21-Aug-26
J1971	Building J - Reinforce Footings	3d	24-Aug-26	26-Aug-26
J1972	Building J - Pour & Strip Footings	4d	27-Aug-26	01-Sep-26
J1973	Building J - Pier Install	4d	02-Sep-26	08-Sep-26
J1870	Building J - Install Drain Pipe	3d	02-Sep-26	04-Sep-26
J1983	Building J - Install MSE Block Walls	5d	09-Sep-26	15-Sep-26
J1900	Building J - Backfill / Fine Grade Building Pad	2d	16-Sep-26	17-Sep-26
J1910	Building J - F/R/P SOG	6d	04-Dec-26	11-Dec-26
J1920	Building J - Install Structural Steel	5d	14-Dec-26	18-Dec-26
J1930	Building J - Install Standing Seam Roof	5d	21-Dec-26	28-Dec-26



ID	Name	Planned Duration	Start	Finish
J1940	Building J - Paint Structure	5d	29-Dec-26	05-Jan-27
J1950	Building J - Install Lighting	5d	06-Jan-27	12-Jan-27
J1960	Building J - Install Bollards	5d	13-Jan-27	19-Jan-27
J1970	Building J - Commissioning & Punchlist	5d	20-Jan-27	26-Jan-27
BUILDING H		334d	15-Jun-26	06-Oct-27
BUILDING H1		228d	15-Jun-26	06-May-27
BUILDING H1 - FOUNDATIONS		98d	15-Jun-26	30-Oct-26
H1880	Building H1 - Grade Building Pad	5d	15-Jun-26	19-Jun-26
H1910	Building H1 - Excavate Foundations	5d	31-Aug-26	04-Sep-26
H1870	Building H1 - Form Footings	5d	08-Sep-26	14-Sep-26
H2010	Building H1 - Reinforce Footings	5d	15-Sep-26	21-Sep-26
H2020	Building H1 - Pour & Strip Footings	3d	22-Sep-26	24-Sep-26
H2040	Building H1 - Install Pier Rebar	4d	22-Sep-26	25-Sep-26
H1890	Building H1 - Install Drain Pipe	10d	28-Sep-26	09-Oct-26
H2060	Building H1 - Form Piers	6d	28-Sep-26	05-Oct-26
H2050	Building H1 - Set / Install Anchor Bolts and Embeds	3d	06-Oct-26	08-Oct-26
H2030	Building H1 - Pour & Strip Piers	6d	09-Oct-26	16-Oct-26
H2560	Building H1 - Install MSE Wall	2d	19-Oct-26	20-Oct-26
H1900	Building H1 - Backfill / Fine Grade Building Pad	8d	21-Oct-26	30-Oct-26
BUILDING H1 - SLAB-ON-GRADE (SOG)		15d	09-Nov-26	01-Dec-26
H1920	Building H1 - F/R/P Slab-on-Grade (SOG)	15d	09-Nov-26	01-Dec-26
BUILDING H1 - SEPARATION WALLS		15d	02-Dec-26	22-Dec-26
H1930	Building H1 - F/R/P Install Separation Walls	15d	02-Dec-26	22-Dec-26
BUILDING H1 - CANOPY STRUCTURE		90d	23-Dec-26	29-Apr-27
H1960	Building H1 - Install Canopy Structures	7d	23-Dec-26	04-Jan-27
H2000	Building H1 - Install Canopy Roof	5d	05-Jan-27	11-Jan-27
H2190	Building H1 - RI Electrical	10d	12-Jan-27	25-Jan-27
H1970	Building H1 - Paint Canopy Structures	10d	02-Apr-27	15-Apr-27
H2180	Building H1 - Install Lighting	10d	16-Apr-27	29-Apr-27
BUILDING H1 - COMMISSIONING & PUNCHLIST		5d	30-Apr-27	06-May-27
H1980	Building H1 - Commissioning & Punchlist	5d	30-Apr-27	06-May-27
BUILDING H2		236d	29-Jun-26	02-Jun-27
BUILDING H2 - FOUNDATIONS		96d	29-Jun-26	11-Nov-26
H1680	Building H2 - Shoring	15d	29-Jun-26	20-Jul-26
H2200	Building H2 - Grade Building Pad	3d	21-Jul-26	23-Jul-26
H2210	Building H2 - Excavate Foundations	7d	24-Jul-26	03-Aug-26
H2220	Building H2 - Form Footings	8d	04-Aug-26	13-Aug-26
H2240	Building H2 - Reinforce Footings	6d	14-Aug-26	21-Aug-26
H2250	Building H2 - Pour & Strip Footings	5d	24-Aug-26	28-Aug-26
H2230	Building H2 - Install Pier Rebar	5d	31-Aug-26	04-Sep-26
H2260	Building H2 - Form Piers	6d	08-Sep-26	15-Sep-26
H2270	Building H2 - Set / Install Anchor Bolts and Embeds	4d	16-Sep-26	21-Sep-26
H2280	Building H2 - Pour Piers	2d	22-Sep-26	23-Sep-26
H2310	Building H2 - FRP Continuous Footings - CIP Retaining Wall	8d	12-Oct-26	21-Oct-26
H2320	Building H2 - FRP - CIP Retaining Wall	10d	22-Oct-26	04-Nov-26



ID	Name	Planned Duration	Start	Finish
H2290	Building H2 - Backfill / Fine Grade Building Pad	4d	05-Nov-26	10-Nov-26
H2300	Building H2 - Install Drain Pipe	5d	05-Nov-26	11-Nov-26
BUILDING H2- SLAB-ON-GRADE (SOG)		15d	11-Nov-26	03-Dec-26
H1750	Building H2 - F/R/P Slab-on-Grade (SOG)	15d	11-Nov-26	03-Dec-26
BUILDING H2 - SEPARATION WALLS		15d	04-Dec-26	24-Dec-26
H1760	Building H2 - F/R/P Install Separation Walls	15d	04-Dec-26	24-Dec-26
BUILDING H2 - CANOPY STRUCTURE		88d	28-Dec-26	29-Apr-27
H2330	Building H2 - Install Canopy Structures	7d	28-Dec-26	06-Jan-27
H2340	Building H2 - Install Canopy Roof	5d	07-Jan-27	13-Jan-27
H2350	Building H2 - RI Electrical	10d	14-Jan-27	27-Jan-27
H2360	Building H2 - Paint Canopy Structures	10d	02-Apr-27	15-Apr-27
H2370	Building H2 - Install Lighting	10d	16-Apr-27	29-Apr-27
BUILDING H2- COMMISSIONING & PUNCHLIST		5d	27-May-27	02-Jun-27
H1810	Building H2 - Commissioning & Punchlist	5d	27-May-27	02-Jun-27
BUILDING H3		93d	27-May-27	06-Oct-27
BUILDING H3 - FOUNDATIONS		42d	27-May-27	26-Jul-27
H2380	Building H3 - Grade Building Pad	3d	27-May-27	31-May-27
H2390	Building H3 - Excavate Foundations	5d	01-Jun-27	07-Jun-27
H2400	Building H3 - Form Footings	5d	08-Jun-27	14-Jun-27
H2410	Building H3 - Reinforce Footings	5d	15-Jun-27	21-Jun-27
H2420	Building H3 - Pour & Strip Footings	3d	22-Jun-27	24-Jun-27
H2430	Building H3 - Install Pier Rebar	5d	25-Jun-27	01-Jul-27
H2440	Building H3 - Form Piers	5d	05-Jul-27	09-Jul-27
H2450	Building H3 - Set / Install Anchor Bolts and Embeds	4d	12-Jul-27	15-Jul-27
H2460	Building H3 - Pour Piers	2d	16-Jul-27	19-Jul-27
H2490	Building H3 - Backfill / Fine Grade Building Pad	4d	20-Jul-27	23-Jul-27
H2500	Building H3 - Install Drain Pipe	5d	20-Jul-27	26-Jul-27
BUILDING H3 - SLAB-ON-GRADE (SOG)		10d	26-Jul-27	06-Aug-27
H2120	Building H3 - F/R/P Slab-on-Grade (SOG)	10d	26-Jul-27	06-Aug-27
BUILDING H3 - SEPARATION WALLS		10d	09-Aug-27	20-Aug-27
H2130	Building H3 - F/R/P Install Separation Walls	10d	09-Aug-27	20-Aug-27
BUILDING H3 - CANOPY STRUCTURE		27d	23-Aug-27	29-Sep-27
H2510	Building H3 - Install Canopy Structures	5d	23-Aug-27	27-Aug-27
H2520	Building H3 - Install Canopy Roof	5d	30-Aug-27	03-Sep-27
H2530	Building H3 - RI Electrical	7d	07-Sep-27	15-Sep-27
H2540	Building H3 - Paint Canopy Structures	5d	16-Sep-27	22-Sep-27
H2550	Building H3 - Install Lighting	5d	23-Sep-27	29-Sep-27
BUILDING H3 - COMMISSIONING & PUNCHLIST		5d	30-Sep-27	06-Oct-27
H2160	Building H3 - Commissioning & Punchlist	5d	30-Sep-27	06-Oct-27
BUILDING K - BRINE SHED		180d	21-Oct-26	07-Jul-27
K1980	Building K - Grade Building Pad	2d	21-Oct-26	22-Oct-26
K2000	Building K - Install Underslab Utilities	3d	23-Oct-26	27-Oct-26
K2010	Building K - Excavate Foundations	2d	23-Oct-26	26-Oct-26
K2020	Building K - Form Footings	5d	28-Oct-26	03-Nov-26
K2030	Building K - Backfill / Fine Grade Building Pad	2d	04-Nov-26	05-Nov-26



ID	Name	Planned Duration	Start	Finish
K2040	Building K- F/R/P SOG	6d	14-Dec-26	21-Dec-26
K1780	Building K - Install Brine Tanks	10d	22-Dec-26	06-Jan-27
K2050	Building K - Install PEMB	5d	02-Jun-27	08-Jun-27
K1990	Building K - Install Doors and Windows	10d	09-Jun-27	22-Jun-27
K2060	Building K - Install Electrical / Lighting	5d	09-Jun-27	15-Jun-27
K2070	Building K - Install Heater and Equipment	5d	23-Jun-27	29-Jun-27
K2080	Building K - Commissioning & Punchlist	5d	30-Jun-27	07-Jul-27
BUILDING T- FIRE TESTING		133d	22-Dec-26	29-Jun-27
T2090	Building T - Grade Building Pad	2d	22-Dec-26	23-Dec-26
K2100	Building T - Excavate Foundations	2d	24-Dec-26	28-Dec-26
K2090	Building T - Install Underslab Utilities	3d	24-Dec-26	29-Dec-26
K2110	Building T - Form Footings	4d	30-Dec-26	05-Jan-27
K2120	Building T - Backfill / Fine Grade Building Pad	2d	06-Jan-27	07-Jan-27
K2130	Building T- F/R/P SOG	6d	08-Jan-27	15-Jan-27
K2140	Building T - Install PEMB	5d	09-Jun-27	15-Jun-27
K2160	Building T- Install Electrical / Lighting	5d	16-Jun-27	22-Jun-27
K2150	Building T - Install Door	4d	16-Jun-27	21-Jun-27
K2170	Building T - Commissioning / Punchlist	5d	23-Jun-27	29-Jun-27
SITEWORK		410d	28-Sep-26	08-May-28
SITE GRADING		55d	28-Sep-26	15-Dec-26
S1626	Site Grading - Cut & Rough Grade Site	25d	28-Sep-26	30-Oct-26
S1627	Site Grading - Install Access Roads	20d	12-Oct-26	06-Nov-26
S1628	Site Grading - Grade Storm Swales	20d	19-Oct-26	13-Nov-26
S1629	Site Grading - Install Underground Piping	20d	09-Nov-26	08-Dec-26
S1630	Site Grading - Install Manholes & Catch Basins	20d	16-Nov-26	15-Dec-26
SITE LIGHTING		169d	09-Dec-26	06-Aug-27
S1621	Site Lighting - Install Underground Raceway	20d	09-Dec-26	07-Jan-27
S1622	Site Lighting - Install Pole Bases	15d	23-Dec-26	14-Jan-27
S1623	Site Lighting - Install Light Poles	15d	05-Jul-27	23-Jul-27
S1624	Site Lighting - Pull Wire & Terminate	10d	19-Jul-27	30-Jul-27
S1625	Site Lighting - Energize & Test	5d	02-Aug-27	06-Aug-27
CURBS		75d	15-Jan-27	29-Apr-27
S1530	Curb - Grade	25d	15-Jan-27	18-Feb-27
S1611	Curb - FPS	30d	19-Feb-27	01-Apr-27
S1612	Curb - Backfill	20d	02-Apr-27	29-Apr-27
PARKING LOT		60d	19-Feb-27	13-May-27
S1540	Parking Lot - Set Manholes and Catch Basins to Grade	20d	19-Feb-27	18-Mar-27
S1615	Parking Lot - Grade & Compact Lot	40d	19-Mar-27	13-May-27
Base Sect AC		40d	06-Jul-27	30-Aug-27
S1550	Base Sect AC	40d	06-Jul-27	30-Aug-27
SIDEWALKS		45d	30-Apr-27	05-Jul-27
S1560	Sidewalks	45d	30-Apr-27	05-Jul-27
GENERATORS		60d	11-Oct-27	06-Jan-28
S1570	Set 300 kW Generator #1 (2) / Set / Make-up Transformer	40d	11-Oct-27	07-Dec-27
S1640	Set 300 kW Generator #2 (2) / Set / Make-up Transformer	35d	15-Nov-27	06-Jan-28

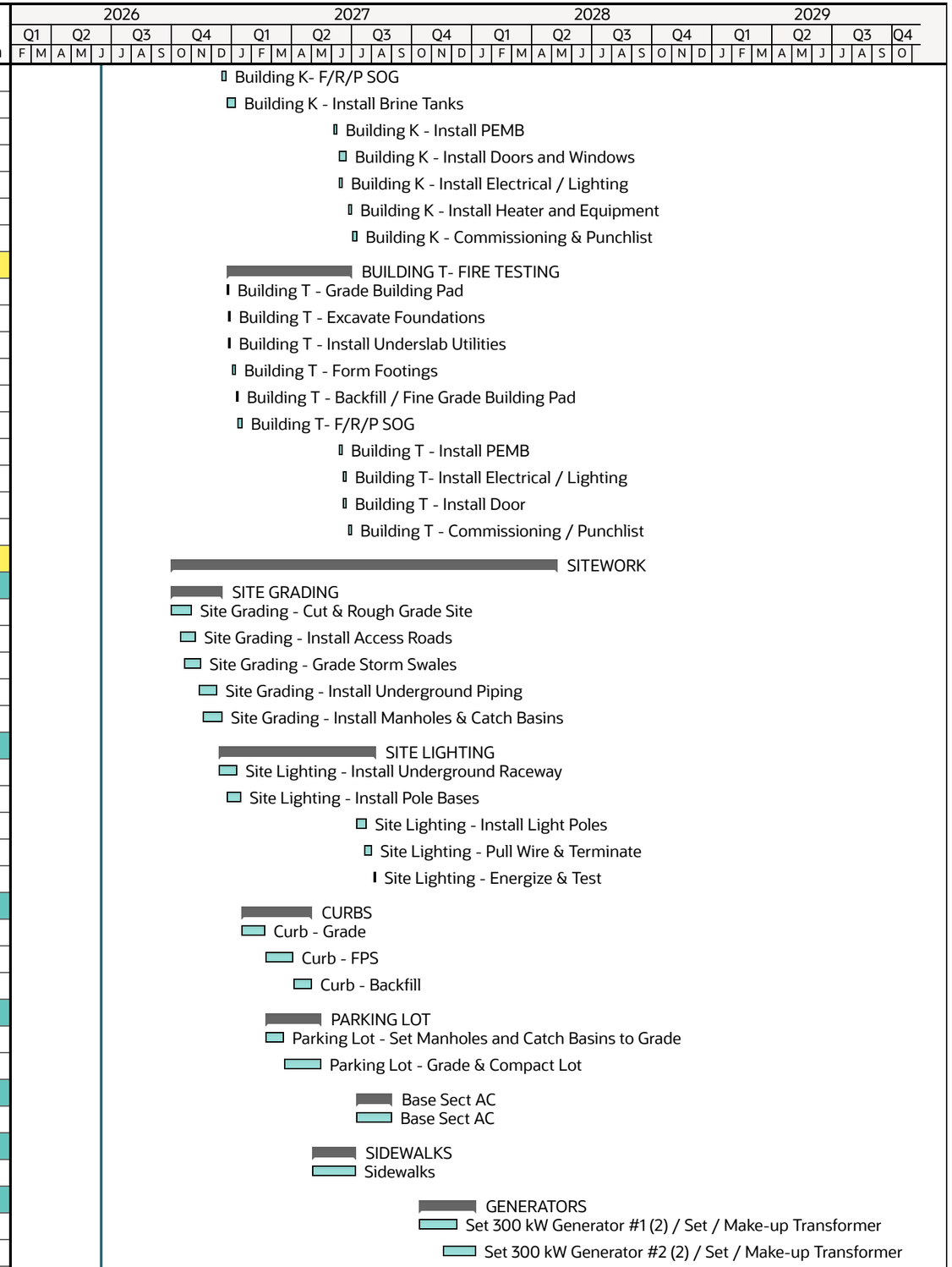


EXHIBIT D-2 SCHEDULE

ID	Name	Planned Duration	Start	Finish
IRRIGATION & LANDSCAPING		70d	31-Aug-27	09-Dec-27
S1616	Rough Grade Landscape Areas	20d	31-Aug-27	28-Sep-27
S1617	Install Landscape Irrigation	20d	15-Sep-27	12-Oct-27
S1618	Soil Amendments	20d	06-Oct-27	02-Nov-27
S1610	Planting Trees & Shrubs	25d	20-Oct-27	23-Nov-27
S1619	Mulch Landscape Areas	10d	24-Nov-27	09-Dec-27
2nd Lift AC		20d	10-Dec-27	10-Jan-28
S1580	2nd Lift AC	20d	10-Dec-27	10-Jan-28
STRIPING & SITE FURNISHINGS		54d	17-Dec-27	03-Mar-28
S1590	Place Bollards & Signage	45d	17-Dec-27	21-Feb-28
S1620	Install Striping & Wheelstops	20d	25-Jan-28	21-Feb-28
S1650	Site Work Punchlist	9d	22-Feb-28	03-Mar-28
COMMISSIONING & PUNCHLIST		37d	17-Mar-28	08-May-28
S1600	Final Commissioning / Punchlist	37d	17-Mar-28	08-May-28

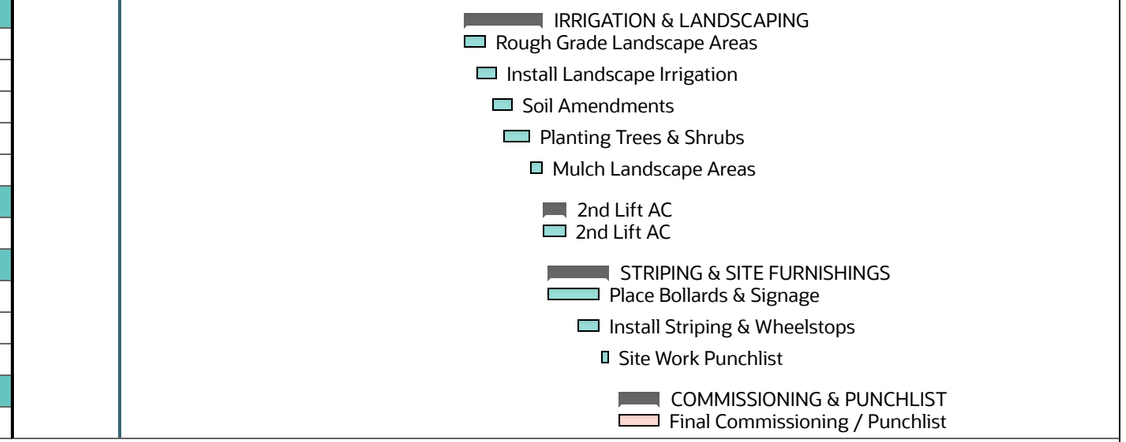


EXHIBIT "I"
Contract AMENDMENT #7
Early Work General Conditions
City of Vancouver – Public Works Operations Center

GENERAL CONDITIONS

No change

EXHIBIT "J"
MACC-7 (Contract AMENDMENT #7)
Bid Package Tabulations
City of Vancouver – Public Works Operations Campus

Bid Package 03B, 22A and 31D Bid Tab and Bids

BIDTAB

SKANSKA BP03B SUPERSTRUCTURE

Skanska USA Building
1010 NW Flanders St, Ste 500
Portland OR

BID OPENING: June 30, 2026

ENGINEER'S ESTIMATE: $32,071,000 - $37,272,000

	ITEM	QUANTITY	UNIT	UNIT PRICE	AMOUNT
1.	Tilt Up Concrete	1	LS	$ 9,700,000.00	$ 9,700,000.00
2.	Structural Concrete	1	LS	$ 8,559,000.00	$ 8,559,000.00
3.	Concrete Reinforcing	1	LS	$ 2,670,000.00	$ 2,670,000.00
4.	Special Concrete Floor Finishes	1	LS	$ 246,206.00	$ 246,206.00
5.	Below Grade Waterproofing/Damproffing	1	LS	$ 301,387.00	$ 301,387.00
6.	Under Slab Insulation	1	LS	$ 205,000.00	$ 205,000.00
7.	Structural Steel/Steel Finishes & Coatings	1	LS	$ 8,622,236.00	$ 8,622,236.00
8.	Steel Decking and Roof Joists	1	LS	$ 1,689,379.00	$ 1,689,379.00
9.	Structural Excacation	1	LS	$ 673,317.00	$ 673,317.00
10.	Hydraulic Elecators and Cab Finishes	1	LS	$ 483,461.00	$ 483,461.00
11.	Vehicle Lifts	1	LS	$ 3,246,060.00	$ 3,246,060.00
12.	Unit Price #1 Wet Weather Slab Fill	13,300	TONS	$ 30.16	$ 401,128.00
13.	Unit Price #2 Wet Weather Separation Geotextile	223,400	SF	$ 0.22	$ 49,148.00
14.	Unit Price #3 Agg Pier Spoils Management	5,600	TONS	$ 10.40	$ 58,240.00
15.	Trench Safety RCW 39.04.180	1	LS		$ 5,200.00
	GRAND TOTAL				**$ 36,909,762.00**

JUN 30 2026 AM8:34

Skanska USA Building Inc.
1010 NW Flanders St.
Suite 500
Portland, OR 97209

SKANSKA
VPOC
BPO3B SUPERSTRUCTURE

Skanska USA Building, Inc.
Vancouver Public Works Operations Center
Bid Form

BID FORM

(To be submitted no later than 11:00 AM on June 30th, 2026)

TO: The City of Vancouver

Attn: Anna Vogel
City of Vancouver City Hall
415 W 6th St, Vancouver, WA 98660

Or Mailed:
Attn: Anna Vogel
City of Vancouver
Procurement Department
PO Box 1995, Vancouver, WA 98668-199

Or Electronically Submitted:
Cityofvancouver.bonfirehub.com

The undersigned submits the following proposal.

ADDENDA:

Receipt of Addenda numbered 1 through 6 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 #03B - Superstructure:

Description of Bid Item:	Unit of Measure	Bid Amount
Tilt up Concrete	LS	$9,700,000.00
Structural Concrete	LS	$8,559,000.00
Concrete Reinforcing	LS	$2,670,000.00
Special Concrete Floor Finishes	LS	$246,206.00
Below Grade Waterproofing/Damproofing	LS	$301,387.00
Under slab Insulation	LS	$205,000.00

 Initials of Bidder's Representative

Skanska USA Building, Inc.
Vancouver Public Works Operations Center
Bid Form

Structural Steel/Steel Finishes & Coatings	LS	$8,622,236.00
Steel Decking and Roof Joists	LS	$1,689,379.00
Structural Excavation	LS	$673,317.00
Hydraulic Elevators and Cab Finishes	LS	$483,461.00
Vehicle Lifts	LS	$3,246,060.00
Unit Price #1: Wet Weather Slab Fill	13,300 tons x $ 30.16 /ton	$401,128.00
Unit Price #2: Wet Weather Separation Geotextile	223,400sf x $ 0.22 /sf	$48,790.00
Unit Price #3 Agg Pier Spoils Management	5,600 tons x $ 10.40 /ton	$58,240.00
Trench Safety RCW 39.04.180	LS	$5,200.00
	Total Bid:	**$**36,909,404.00

II. TOTAL BID:

Totals of Part I Above (do NOT include State Sales Tax):

Thirty Six Million, Nine Hundred Nine Thousand, Four Hundred Four Dollars
Print Dollar Amount

$36,909,404.00
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.

Skanska USA Building, Inc.
Vancouver Public Works Operations Center
Bid Form

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:

Skanska USA Building, Inc.
Legal Name of Bidder

By (Authorized Signature)

MARK ENGLEKING
Printed Name

VICE PRESIDENT, ACCOUNT MANAGER
Title

1010 NW Flanders St. Suite 500
Street Address

Portland OR
City State

(503) 382-0900 (503) 382-0901
Telephone Fax No.

Mark.Engleking@skanska.com
Email

CC SKANSU985RT
State of Washington Contractor's License No.

The firm represented by the above signature is:
Sole Proprietorship ____
Partnership ____
Corporation X
State of Incorporation DE
Other ____

Document A310™ – 2010

Conforms with The American Institute of Architects AIA Document 310

Bid Bond

CONTRACTOR:
(Name, legal status and address)

Skanska USA Building Inc.
1010 NW Flanders St., Suite 500
Portland, OR 97209

SURETY:
(Name, legal status and principal place of business)

Zurich American Insurance Company
1299 Zurich Way
Schaumburg, IL 60196-1056

Mailing Address for Notices

1299 Zurich Way
Schaumburg, IL 60196-1056

OWNER:
(Name, legal status and address)

City of Vancouver
P O Box 1995
Vancouver, WA 98668

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 (5%) of Amount Bid

PROJECT:
(Name, location or address, and Project number, if any)

City of Vancouver Public Works Operations Center
Bid Package #03B – Superstructure

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 12th day of June, 2026

(Witness) MARIL ENGLEKING

(Witness) M. Martinez

Skanska USA Building Inc.
(Principal) *(Seal)*

By:
(Title) EVP-General Manager

Zurich American Insurance Company
(Surety) *(Seal)*

By:
(Title) Patricia S. Arana, Attorney-in-Fact

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

Civil Code § 1189

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)
) ss
County of Los Angeles)

On June 12, 2026, before me, Maria Pena, Notary Public, personally appeared Patricia S. Arana, 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.

MARIA PENA
Notary Public - California
Los Angeles County
Commission # 2419224
My Comm. Expires Oct 2, 2026

Signature: _____
Maria Pena, Notary Public

(Seal)

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 **C.K. NAKAMURA, Lisa L. THORNTON, E.S. ALBRECHT, JR., Maria PENA, Noemi QUIROZ, Natalie K. TROFIMOFF, Patricia S. ARANA, Tim M. TOMKO of Los Angeles, California, Jessica ROSSER of Dallas, Texas,** 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 1st day of August A.D. 2025.

ATTEST:
ZURICH AMERICAN INSURANCE COMPANY
COLONIAL AMERICAN CASUALTY AND SURETY COMPANY
FIDELITY AND DEPOSIT COMPANY OF MARYLAND

By: Christopher Nolan
Vice President

By: Daniel Lutes
Secretary

State of Maryland
County of Baltimore

On this 1st day of August A.D. 2025, before the subscriber, a Notary Public of the State of Maryland, duly commissioned and qualified, **Christopher Nolan, Vice President and Daniel Lutes, 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

ZURICH AMERICAN INSURANCE COMPANY
FEDERAL INSURANCE COMPANY
LIBERTY MUTUAL INSURANCE COMPANY
THE CONTINENTAL INSURANCE COMPANY
BERKSHIRE HATHAWAY SPECIALTY INSURANCE COMPANY

June 12, 2026

City of Vancouver
P O Box 1995
Vancouver, WA 98668

Re: **Skanska USA Building Inc.**
City of Vancouver Public Works Operations Center
Bid Package #03B – Superstructure
Estimated Contract Value: $37,000,000.00 +/-

To Whom It May Concern:

Zurich American Insurance Company, Federal Insurance Company, Liberty Mutual Insurance Company, The Continental Insurance Company and Berkshire Hathaway Specialty Insurance Company ("co-surety") are privileged to act as the co-surety for Skanska USA Building Inc. ("Skanska"), a subsidiary of Skanska USA, Inc. As Skanska's co-surety, we have always been impressed by our client's diverse capabilities, past project experience, track record of performance and depth of the company's professional staff.

Throughout our relationship, the co-surety has provided all of the surety bonds that Skanska's clients have requested. With respect to Skanska's current bonding requirements, please be advised that the co-surety is willing to support individual projects with contract values approaching $2,500,000,000 with corresponding backlogs approaching $13,000,000,000. Subject to underwriting particulars expressed in the following paragraph, Skanska has the ability to provide Performance and Payment Bonds in the amount equal to or greater than 100% of the estimated construction costs of the Project should Skanska be awarded a contract.

As is customary within the surety industry, the execution of any bonds would be subject to, but not necessarily limited to receipt and favorable review of all contract terms and conditions, bond forms, confirmation of project financing and all current underwriting information needed at the time of the request for bonds is made by Skanska to its co-surety. Please understand that any arrangement for surety bonds is a matter strictly between Skanska and its co-surety. As such, we assume no liability to you or any third party by the issuance of this letter.

Each of the surety companies are fully licensed and authorized to conduct surety business in all fifty States and each is listed in the US Department of Treasury's listing of Approved Sureties (Department Circular 570). Each surety company has a Company Policyholder rating of 'A' or better by A.M. Best Company, all with a Financial Size Category 'XV' or greater.

Please feel free to contact this office at (213) 443-2440 should you have any questions regarding the bonding capacity or technical ability of Skanska USA Building Inc.

Sincerely,

ZURICH AMERICAN INSURANCE COMPANY
FEDERAL INSURANCE COMPANY
LIBERTY MUTUAL INSURANCE COMPANY
THE CONTINENTAL INSURANCE COMPANY
BERKSHIRE HATHAWAY SPECIALTY INSURANCE COMPANY

Patricia S. Arana, Attorney-in-Fact

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT — Civil Code § 1189

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)
) ss
County of Los Angeles)

On June 12, 2026, before me, Maria Pena, Notary Public, personally appeared Patricia S. Arana, 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.

MARIA PENA
Notary Public - California
Los Angeles County
Commission # 2419224
My Comm. Expires Oct 2, 2026

Signature: _____

(Seal)

Maria Pena, Notary Public

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 **C.K. NAKAMURA, Lisa L. THORNTON, E.S. ALBRECHT, JR., Maria PENA, Noemi QUIROZ, Natalie K. TROFIMOFF, Patricia S. ARANA, Tim M. TOMKO of Los Angeles, California, Jessica ROSSER of Dallas, Texas,** 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 1st day of August A.D. 2025.

ATTEST:
ZURICH AMERICAN INSURANCE COMPANY
COLONIAL AMERICAN CASUALTY AND SURETY COMPANY
FIDELITY AND DEPOSIT COMPANY OF MARYLAND

By: Christopher Nolan
Vice President

By: Daniel Lutes
Secretary

State of Maryland
County of Baltimore

On this 1st day of August A.D. 2025, before the subscriber, a Notary Public of the State of Maryland, duly commissioned and qualified, **Christopher Nolan, Vice President and Daniel Lutes, 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

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 Wisconsin corporation, **WESTCHESTER FIRE INSURANCE COMPANY** and **ACE AMERICAN INSURANCE COMPANY** corporations of the Commonwealth of Pennsylvania, do each hereby constitute and appoint E.S. Albrecht, Jr., Patricia S. Arana, C.K. Nakamura, Maria Pena, Noemi Quiroz, Lisa L. Thornton, Tim M. Tomko and Natalie K. Trofimoff of Los Angeles, California; Jessica Rosser of Dallas, Texas; Michael Grossi, Wing Ho, Chad Karasaki, Clarence Regalado and Arlene Tanaka of Honolulu, Hawaii ----------

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 **25th** day of **June, 2024.**

Rupert HD Swindells, Assistant Secretary

Warren Eichhorn, Vice President

STATE OF NEW JERSEY
County of Hunterdon ss.

On this **25th** day of **June, 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 June 12, 2026.

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

Liberty Mutual Insurance Company
The Ohio Casualty Insurance Company
West American Insurance Company

Certificate No: 8213811-977459

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, Autumn Stockton; C. K. Nakamura; Carlos A. Albelo; E. S. Albrecht, Jr.; Elizabeth Perison; Jessica Rosser; Lisa L. Thornton; Maria Pena; Natalie K. Trofimoff; Noemi Quiroz; Patricia S. Arana; S. Nicole Evans; Tim M. Tomko

all of the city of Los Angeles state of CA 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 14th day of April, 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 14th day of April, 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 12th day of June, 2026.

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.

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

Lisa L Thornton, E S Albrecht Jr, C K Nakamura, Maria Pena, Noemi Quiroz, Tim M Tomko, Natalie K Trofimoff, Patricia S Arana, Individually

of Los Angeles, 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 12th day of February, 2026.

The Continental Insurance Company

Larry Kasten — Vice President

State of South Dakota, County of Minnehaha, ss:

On this 12th day of February, 2026, 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.

K. WALSH
NOTARY PUBLIC
SOUTH DAKOTA

My Commission Expires December 4, 2031

K. Walsh — 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-Laws 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 12th day of June, 2026.

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.

Berkshire Hathaway Specialty Insurance

Power Of Attorney

BERKSHIRE HATHAWAY SPECIALTY INSURANCE COMPANY
NATIONAL INDEMNITY COMPANY / NATIONAL LIABILITY & FIRE INSURANCE COMPANY

Know all men by these presents, that **BERKSHIRE HATHAWAY SPECIALTY INSURANCE COMPANY**, a corporation existing under and by virtue of the laws of the State of Nebraska and having an office at One Lincoln Street, 23rd Floor, Boston, Massachusetts 02111, **NATIONAL INDEMNITY COMPANY**, a corporation existing under and by virtue of the laws of the State of Nebraska and having an office at 3024 Harney Street, Omaha, Nebraska 68131 and **NATIONAL LIABILITY & FIRE INSURANCE COMPANY**, a corporation existing under and by virtue of the laws of the State of Connecticut and having an office at 100 First Stamford Place, Stamford, Connecticut 06902 (hereinafter collectively the "Companies"), pursuant to and by the authority granted as set forth herein, do hereby name, constitute and appoint: **Patricia S. Arana, Noemi Quiroz, Jeffrey Strassner, Natalie K. Trofimoff, CK Nakamura, William Phillips, Jr., Maria Pena, 333 South Hope Street, Suite 3750 of the city of Los Angeles, State of California,** their true and lawful attorney(s)-in-fact to make, execute, seal, acknowledge, and deliver, for and on their behalf as surety and as their act and deed, any and all undertakings, bonds, or other such writings obligatory in the nature thereof, in pursuance of these presents, the execution of which shall be as binding upon the Companies as if it has been duly signed and executed by their regularly elected officers in their own proper persons. **This authority for the Attorney-in-Fact shall be limited to the execution of the attached bond(s) or other such writings obligatory in the nature thereof.**

In witness whereof, this Power of Attorney has been subscribed by an authorized officer of the Companies, and the corporate seals of the Companies have been affixed hereto this date of August 24, 2023. This Power of Attorney is made and executed pursuant to and by authority of the Bylaws, Resolutions of the Board of Directors, and other Authorizations of **BERKSHIRE HATHAWAY SPECIALTY INSURANCE COMPANY, NATIONAL INDEMNITY COMPANY** and **NATIONAL LIABILITY & FIRE INSURANCE COMPANY**, which are in full force and effect, each reading as appears on the back page of this Power of Attorney, respectively. **The following seals of the Companies and signatures by an authorized officer of the Company may be affixed by facsimile or digital format, which shall be deemed the equivalent of and constitute the written signature of such officer of the Companies and original seals of the Companies for all purposes regarding this Power of Attorney, including satisfaction of any signature and seal requirements on any and all undertakings, bonds, or other such writings obligatory in the nature thereof, to which this Power of Attorney applies.**

BERKSHIRE HATHAWAY SPECIALTY INSURANCE COMPANY,

By: _____
David Fields, Executive Vice President

NATIONAL INDEMNITY COMPANY, NATIONAL LIABILITY & FIRE INSURANCE COMPANY,

By: _____
David Fields, Vice President

NOTARY
State of Massachusetts, County of Suffolk, ss:
On this 24th day of August, 2023, before me appeared David Fields, Executive Vice President of BERKSHIRE HATHAWAY SPECIALTY INSURANCE COMPANY and Vice President of NATIONAL INDEMNITY COMPANY and NATIONAL LIABILITY & FIRE INSURANCE COMPANY, who being duly sworn, says that his capacity is as designated above for such Companies; that he knows the corporate seals of the Companies; that the seals affixed to the foregoing instrument are such corporate seals; that they were affixed by order of the board of directors or other governing body of said Companies pursuant to its Bylaws, Resolutions and other Authorizations, and that he signed said instrument in that capacity of said Companies.
[Notary Seal]

JOHN C. SKINNER
Notary Public, Commonwealth of Massachusetts
My Commission Expires January 22, 2027

_____
Notary Public

I, Ralph Tortorella, the under signed, Officer of **BERKSHIRE HATHAWAY SPECIALTY INSURANCE COMPANY, NATIONAL INDEMNITY COMPANY** and **NATIONAL LIABILITY & FIRE INSURANCE COMPANY**, 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 in full force and effect and has not been revoked. IN TESTIMONY WHEREOF, see hereunto affixed the seals of said Companies this June 12, 2026.

_____
Ralph Tortorella, Officer

To verify the authenticity of this Power of Attorney please contact us at: BHSI Surety Department, Berkshire Hathaway Specialty Insurance Company, One Lincoln Street, 23rd Floor Boston, MA 02111 | (770) 625-2516 or by email at Jennifer.Porter@bhspecialty.com *THIS POWER OF ATTORNEY IS VOID IF ALTERED*

To notify us of a claim please contact us on our 24-hour toll free number at (855) 453-9675, via email at claimsnotice@bhspecialty.com, via fax to (617) 507-8259, or via mail.

BERKSHIRE HATHAWAY SPECIALTY INSURANCE COMPANY (BYLAWS)

ARTICLE V.

CORPORATE ACTIONS

. . . .

EXECUTION OF DOCUMENTS:

. . . .

Section 6.(b) The President, any Vice President or the Secretary, shall have the power and authority:

(1) To appoint Attorneys-in-fact, and to authorize them to execute on behalf of the Company bonds and other undertakings, and

(2) To remove at any time any such Attorney-in-fact and revoke the authority given him.

NATIONAL INDEMNITY COMPANY (BY-LAWS)

Section 4. Officers, Agents, and Employees:

A. The officers shall be a President, one or more Vice Presidents, a Secretary, one or more Assistant Secretaries, a Treasurer, and one or more Assistant Treasurers none of whom shall be required to be shareholders or Directors and each of whom shall be elected annually by the Board of Directors at each annual meeting to serve a term of office of one year or until a successor has been elected and qualified, may serve successive terms of office, may be removed from office at any time for or without cause by a vote of a majority of the Board of Directors, and shall have such powers and rights and be charged with such duties and obligations as usually are vested in and pertain to such office or as may be directed from time to time by the Board of Directors; and the Board of Directors or the officers may from time to time appoint, discharge, engage, or remove such agents and employees as may be appropriate, convenient, or necessary to the affairs and business of the corporation.

NATIONAL INDEMNITY COMPANY (BOARD RESOLUTION ADOPTED AUGUST 6, 2014)

RESOLVED, That the President, any Vice President or the Secretary, shall have the power and authority to (1) appoint Attorneys-in-fact, and to authorize them to execute on behalf of this Company bonds and other undertakings and (2) remove at any time any such Attorney-in-fact and revoke the authority given.

NATIONAL LIABILITY & FIRE INSURANCE COMPANY (BY-LAWS)

ARTICLE IV

Officers

Section 1. Officers, Agents and Employees:

A. The officers shall be a president, one or more vice presidents, one or more assistant vice presidents, a secretary, one or more assistant secretaries, a treasurer, and one or more assistant treasurers, none of whom shall be required to be shareholders or directors, and each of whom shall be elected annually by the board of directors at each annual meeting to serve a term of office of one year or until a successor has been elected and qualified, may serve successive terms of office, may be removed from office at any time for or without cause by a vote of a majority of the board of directors. The president and secretary shall be different individuals. Election or appointment of an officer or agent shall not create contract rights. The officers of the Corporation shall have such powers and rights and be charged with such duties and obligations as usually are vested in and pertain to such office or as may be directed from time to time by the board of directors; and the board of directors or the officers may from time to time appoint, discharge, engage, or remove such agents and employees as may be appropriate, convenient, or necessary to the affairs and business of the Corporation.

NATIONAL LIABILITY & FIRE INSURANCE COMPANY (BOARD RESOLUTION ADOPTED AUGUST 6, 2014)

RESOLVED, That the President, any Vice President or the Secretary, shall have the power and authority to (1) appoint Attorneys-in-fact, and to authorize them to execute on behalf of this Company bonds and other undertakings and (2) remove at any time any such Attorney-in-fact and revoke the authority given.

BIDTAB

SKANSKA - BP22A Under Slab Mechanical and Plumbing

BID OPENING: June 30, 20206

ENGINEER'S ESTIMATE: $2,000, 000 to $2,500,000

	ITEM	QUANTITY	UNIT	JRT Mechanical 2211 SE Grace Ave Battle Ground WA 98604		Piper Mechanical 9321 NE 72nd Ave, Ste B6 Vancouver WA		Hydro-Temp Mechanical 28465 SW Boberg Rd Willsonville OR		EK Plumbing, Inc 508 SE 1st St Battle Ground WA 98604		Arctic 2310 NE Columbia Blvd Portland OR		Apollo Sheet Metal, Inc 7555 SW Tech Center Dr Tigard OR		McDonald Miller Facility Solutions 17930 International Blvd, Suite 120 Seatac WA	
				UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT
1.	BP #22A Under slab Mechanical and Plumbing	1	LS	$ 2,096,000.00	$ 2,096,000.00	$ 2,280,501.00	$ 2,280,501.00	$ 2,362,700.00	$ 2,362,700.00	$ 2,923,500.00	$ 2,923,500.00	$ 3,007,210.00	$ 3,007,210.00	$ 3,607,119.00	$ 3,607,119.00	$ 3,663,000.00	$ 3,663,000.00
2.	Unit Price #1 Agg Pier Zone of Influence Remediation	5,500	CYD	$ 24.75	$ 136,125.00	$ 32.86	$ 180,730.00	$ 105.00	$ 577,500.00	$ 31.00	$ 170,500.00	$ 23.23	$ 127,765.00	$ -	$ -	$ 40.00	$ 220,000.00
7.	Trench Safety RCW 39.04.180	1	LS	$ 8,960.00	$ 8,960.00	$ 8,348.00	$ 8,348.00	$ 113,000.00	$ 113,000.00	$ 20,000.00	$ 20,000.00	$ 7,370.00	$ 7,370.00	$ 139,601.00	$ 139,601.00	$ 105,298.00	$ 105,298.00
	GRAND TOTAL				**$ 2,241,085.00**		**$ 2,469,579.00**		**$ 3,053,200.00**		**$ 3,114,000.00**		**$ 3,142,345.00**		**$ 3,746,720.00**		**$ 3,988,298.00**

AIA® Document A310™ – 2010

Bid Bond

CONTRACTOR:
(Name, legal status and address)
JRT Mechanical, Inc.
2211 SE Grace Ave
Battle Ground, WA 98604

SURETY:
(Name, legal status and principal place of business)
United Fire & Casualty Company
118 Second Ave SE
Cedar Rapids, IA 52407

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
1010 NW Flanders, Ste 500
Portland OR 97209

BOND AMOUNT: FIVE PERCENT OF THE TOTAL AMOUNT BID (5%)

PROJECT: Vancouver Public Works Operations Center
Bid Package #22A - Under Slab Mechanical and Plumbing
(Name, location or address, and Project number, if any)
Vancouver, WA

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 30th day of June, 2026

	JRT Mechanical, Inc
(Witness)	*(Principal)* *(Seal)*
	(Title)
	United Fire & Casualty Company
(Witness) Jason Valle, Attorney-In-Fact	*(Surety)*
	(Title) Steve Shike, Attorney-In-Fact

UNITED FIRE & CASUALTY COMPANY CORPORATE SEAL CEDAR RAPIDS IOWA

Init.

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UNITED FIRE & CASUALTY COMPANY, CEDAR RAPIDS, IA
UNITED FIRE & INDEMNITY COMPANY, WEBSTER, TX
FINANCIAL PACIFIC INSURANCE COMPANY, LOS ANGELES, CA
CERTIFIED COPY OF POWER OF ATTORNEY
(original on file at Home Office of Company – See Certification)

Inquiries: Surety Department
118 Second Ave SE
Cedar Rapids, IA 52401

KNOW ALL PERSONS BY THESE PRESENTS, That United Fire & Casualty Company, a corporation duly organized and existing under the laws of the State of Iowa; United Fire & Indemnity Company, a corporation duly organized and existing under the laws of the State of Texas; and Financial Pacific Insurance Company, a corporation duly organized and existing under the laws of the State of California (herein collectively called the Companies), and having their corporate headquarters in Cedar Rapids, State of Iowa, does make, constitute and appoint

STEVE SHIKE, JASON VALLE, EACH INDIVIDUALLY

their true and lawful Attorney(s)-in-Fact with power and authority hereby conferred to sign, seal and execute in its behalf all lawful bonds, undertakings and other obligatory instruments of similar nature provided that no single obligation shall exceed $40,000,000.00 and to bind the Companies thereby as fully and to the same extent as if such instruments were signed by the duly authorized officers of the Companies and all of the acts of said Attorney, pursuant to the authority hereby given and hereby ratified and confirmed.

The Authority hereby granted shall expire the 1st day of December, 2027 unless sooner revoked by United Fire & Casualty Company, United Fire & Indemnity Company, and Financial Pacific Insurance Company.

This Power of Attorney is made and executed pursuant to and by authority of the following bylaw duly adopted by the Boards of Directors of United Fire & Casualty Company, United Fire & Indemnity Company, and Financial Pacific Insurance Company.

"Article VI – Surety Bonds and Undertakings"

Section 2, Appointment of Attorney-in-Fact. "The President or any Vice President, or any other officer of the Companies may, from time to time, appoint by written certificates attorneys-in-fact to act in behalf of the Companies in the execution of policies of insurance, bonds, undertakings and other obligatory instruments of like nature. The signature of any officer authorized hereby, and the Corporate seal, may be affixed by facsimile to any power of attorney or special power of attorney or certification of either authorized hereby; such signature and seal, when so used, being adopted by the Companies as the original signature of such officer and the original seal of the Companies, to be valid and binding upon the Companies with the same force and effect as though manually affixed. Such attorneys-in-fact, subject to the limitations set of forth in their respective certificates of authority shall have full power to bind the Companies by their signature and execution of any such instruments and to attach the seal the Companies thereto. The President or any Vice President, the Board of Directors or any other officer of the Companies may at any time revoke all power and authority previously given to any attorney-in-fact.

IN WITNESS WHEREOF, the COMPANIES have each caused these presents to be signed by its vice president and its corporate seal to be hereto affixed this 1st day of December, 2025

UNITED FIRE & CASUALTY COMPANY
UNITED FIRE & INDEMNITY COMPANY
FINANCIAL PACIFIC INSURANCE COMPANY

By: Kyanna M Saylor
Vice President

State of Iowa, County of Linn, ss:

On 1st day of December, 2025, before me personally came Kyanna M. Saylor to me known, who being by me duly sworn, did depose and say; that she resides in Cedar Rapids, State of Iowa; that she is a Vice President of United Fire & Casualty Company, a Vice President of United Fire & Indemnity Company, and a Vice President of Financial Pacific Insurance Company the corporations described in and which executed the above instrument; that she knows the seal of said corporations; 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 corporations and that she signed her name thereto pursuant to like authority, and acknowledges same to be the act and deed of said corporations.

Judith A. Jones
Iowa Notarial Seal
Commission number 173041
My Commission Expires 04/23/2027

Judith A Jones
Notary Public
My commission expires: 04/23/2027

I, Mary A. Bertsch, Assistant Secretary of United Fire & Casualty Company and Assistant Secretary of United Fire & Indemnity Company, and Assistant Secretary of Financial Pacific Insurance Company, do hereby certify that I have compared the foregoing copy of the Power of Attorney and affidavit, and the copy of the Section of the bylaws and resolutions of said Corporations as set forth in said Power of Attorney, with the ORIGINALS ON FILE IN THE HOME OFFICE OF SAID CORPORATIONS, and that the same are correct transcripts thereof, and of the whole of the said originals, and that the said Power of Attorney has not been revoked and is now in full force and effect.

In testimony whereof I have hereunto subscribed my name and affixed the corporate seal of the said Corporations this 30th day of June, 2026.

By: Mary A Bertsch
Assistant Secretary,
UF&C & UF&I & FPIC

BPOA0045 122017

Skanska USA Building, Inc.
Vancouver Public Works Operations Center
Bid Form

BID FORM

(To be submitted no later than 11:00 AM on June 30th, 2026)

TO: The City of Vancouver

Attn: Anna Vogel
City of Vancouver City Hall
415 W 6th St, Vancouver, WA 98660

Or Mailed:
Attn: Anna Vogel
City of Vancouver
Procurement Department
PO Box 1995, Vancouver, WA 98668-199

Or Electronically Submitted:
Cityofvancouver.bonfirehub.com

The undersigned submits the following proposal.

ADDENDA:

Receipt of Addenda numbered _1___ through __6__ 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 #22A Under slab Mechanical and Plumbing:

Description of Bid Item:	Unit of Measure	Bid Amount
BP #22A Under slab Mechanical and Plumbing	$2,096,000.00 LS	$ 2,096,000.00
Unit Price #1 Agg Pier Zone of Influence Remediation	5,500 tons x $ 24.75 /ton	$ 136,125.00
Trench Safety RCW 39.04.180	$8,960.00 LS	$ 8,960.00
	Total Bid:	**$** 2,241,085.00

II. TOTAL BID:

Totals of Part I Above (do NOT include State Sales Tax):

Skanska USA Building, Inc.
Vancouver Public Works Operations Center
Bid Form

two million two hundred forty one thousand eighty five dollars Dollars
Print Dollar Amount

$ 2,241,085.00
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.

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.

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.

Skanska USA Building, Inc.
Vancouver Public Works Operations Center
Bid Form

BIDDER INFORMATION:

JRT Mechanical
Legal Name of Bidder

By (Authorized Signature)

John Tapani
Printed Name

Estimator/Owner
Title

2211 se grace ave
Street Address

Battle Ground WA
City State

360 666 0330 360 666 0829
Telephone Fax No.

johnt@jrtmechanical.com
Email

JRTMEI*066KE
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 _____

ecpowerslife.com

July 6th, 2026

Skanska
Attn: Derek Bourque

Re: 26915 – VPWOC Underground Electrical **Rev: 1**

EC Electric proposes a lump sum budget of **$1,868,879** for consideration as a best value solution for your project located in Vancouver, Washington. This budget covers all labor, materials, permits, and project management necessary for successful completion. Our experienced team is dedicated to providing timely delivery, high-quality workmanship, and cost-effective solutions tailored to your specific needs.

Proposal Scope Breakdown

Please see **Attachment – A** for cost breakdowns.

Alternates (not included in above pricing):

Please see **Attachment** - **B** for the Alternate(s) cost breakdowns.

- Temporary Construction Power **$361,951**

General Clarifications

- Proposal pricing is based on the following documents:
  - Superstructure Bid Package Drawings dated: 05.29.26
  - Superstructure Bid Package Specifications dated: 05.29.26
- Project Schedule:
  - Proposal pricing is based on the Exhibit D-1 construction schedule with an anticipated construction start date in mid to late 2026.
  - Work schedule is anticipated to be a standard 5x8's work schedule, with work performed Monday through Friday, 6:30am through 3:00pm.
- This proposal is subject to the successful negotiation of a mutually agreeable contract.
- Warranty for items not furnished by EC Electric are limited to installation of that equipment; the supplier shall carry the warranty for the equipment being supplied.
- No daily labor incentives have been included in this proposal.
- Labor rates are based on current union agreement through 2026 and include burden. Labor rates will be adjusted accordingly after approval of subsequent union agreements.
- EC Electric excludes all future cost increases associated with Tariff related impacts post bid submission. EC Electric looks to work closely with our supply chain partners to mitigate said impacts and pledge to work closely with our clients in order to maintain project budget and schedule.
- Existing electrical installations assumed to be installed per code requirements.
- Electrical permits are included.
- Payment and Performance Bond included.
- Proposal pricing is valid for 30 days.

Scope of Work Clarifications

- **Overall Site**
  - Electrical Power Distribution
    - Underground conduits for power distribution for new service utility feeds to all campus buildings. Multiple PVC conduits in duct banks with mule tape will be provided as shown on drawings E101- E104 to tie into existing utility provider distribution systems. No concrete encapsulation was identified in the narrative.
    - Copper/aluminum cabling is not included at this time.
    - Pricing subject to change based on finalized conduit quantities and sizing upon Clark Public Utility drawing completion.
  - Telecommunications Distribution
    - Telecommunications service connections to all buildings on campus have been identified and will connect to service provider distribution system as shown on drawing T-101. To meet this requirement multiple PVC conduits with mule tape will be provided to tie into existing service provider distribution system.
    - Telecommunication vaults with traffic rated lids are included. No concrete encapsulation was identified in the narrative.
    - Fiber and copper cabling is not included at this time.
  - Fire Alarm Distribution
    - Fire Alarm service connections between FACP's and NAC panels shown in buildings on sheet FA101 have been identified. To meet this requirement PVC conduits with mule tape will be provided to tie buildings and hand-holes together as required.
    - Fiber and copper cabling is not included at this time.

- **Underslab Building Distribution**
  - Building A
    - Power and Data conduits to (6) Floor Boxes
    - Power and Data conduits feeding Building A and continuing to feed Buildings A & F
  - Building B
    - Power and Data conduits to (1) Floor Box
    - Power and Data conduits feeding Building B and continuing to feed Buildings C & G
  - Building C
    - Power and Data conduits to (3) Floor Boxes and (6) Electrical Panels
    - Power and Data conduits feeding Building C and continuing to feed Buildings A & B
  - Building D
    - Power and Data conduits to (1) Floor Box and (2) Electrical Panels
    - Power and Data conduits feeding Building D and continuing to feed Building F
  - Building E
    - Power and Data conduits to (3) Floor Boxes
    - Power and Data conduits feeding Chassis Wash Equipment and Repair Bays
    - Power and Data conduits feeding Bldg E and through to Bldg T
  - Building F
    - Power and Data conduits to Fuel Storage Tanks and Pump Islands
    - Power and Data conduits feeding Building F
  - Building G
    - Power and Data conduits to Wash Bays
    - Power and Data conduits feeding Building G
  - Building K
    - Data conduits feeding Building K

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Scope of Work Clarifications for Alternate(s)

- **Temp Power Distribution**
  - Underground conduit for temporary power feeds to campus buildings shown on VPOC Exhibit X-1. PVC conduits and power conductors will be provided as required. No concrete encapsulation was identified in the narrative.
  - 200A 120/208V Service at Building A
  - 200A 120/208V Service at Building B
  - 200A 120/208V Service at Building C
  - 200A 120/208V Service at Building D
  - 200A 120/208V Service at Building E
  - 50A 120/208V Spider Box at Building F
  - 50A 120/208V Spider Box at Building G

Exclusions

- EV Charger bases and underground conduits
- Light Pole bases and underground conduits
- Conduit fill – empty conduit and pull lines only (except temp power)
- Premium or overtime pay.
- Hazardous material handling and disposal.
- Structural steel, framing, or metal fabrication.
- Roof penetrations and/or repair.
- Any and/or all cutting, patching, and painting has been excluded.
- Concrete encasement, housekeeping pads, and all grouting.

Thank you for the opportunity to provide this proposal. Please feel free to call me with any questions or comments, or if we can be of any further assistance. We are looking forward to working with you on this project.

Respectfully,

AN E-J GROUP COMPANY

Shawn Leonard

T: (503) 347-8993
E: Shawn.Leonard@ecpowerslife.com | W: ECPowersLife.com
A: 2121 NW Thurman St, Portland, OR 97210

ecpowerslife.com

Attachment - A

Additional cost breakouts by major electrical system and building program area.

ATTACHMENT A						
Description	**Labor**		**Materials**		**Total**	
SITE Utility	$	232,689	$	171,161	$	403,850
SITE Telecom	$	144,549	$	106,328	$	250,877
SITE Fire Alarm	$	98,716	$	72,614	$	171,330
Underslab Building A	$	17,628	$	16,468	$	34,096
Underslab Building B	$	24,679	$	18,887	$	43,566
Underslab Building C	$	42,307	$	32,921	$	75,228
Underslab Building D	$	21,154	$	16,293	$	37,447
Underslab Building E	$	28,205	$	22,548	$	50,753
Underslab Building F	$	14,102	$	10,373	$	24,476
Underslab Building G	$	7,051	$	5,187	$	12,238
Underslab Building K	$	3,526	$	2,593	$	6,119
SITE Excavation Budget	$	-	$	614,800	$	614,800
SITE BIM	$	-	$	128,827	$	128,827
Payment and Performance Bond	$	-	$	15,273	$	15,273
	$	**634,605**	**$**	**1,234,273**	**$**	**1,868,879**

Attachment - B

Additional cost breakouts for Alternates.

ATTACHMENT B						
Description	**Labor**		**Materials**		**Total**	
Site Temp Power	$	165,858	$	54,893	$	220,751
Site Temp Power Excavation	$	-	$	141,200	$	141,200
	$	**165,858**	**$**	**196,093**	**$**	**361,951**

Total $2,230,830

BIDTAB

SKANSKA - BP31D FINAL SITEWORK AND UTILITIES

BID OPENING: June 30, 20206

ENGINEER'S ESTIMATE: $8,732,000 to $110,147,000

				Colf Construction LLC 2112 NE Minnehaha Vancouver WA 98665		Coffman Excavation 13014 Clackamas River Drive Oregon City, OR		Goodfellow Bros 7515 NE Ambassador Place, Ste E Portland OR 97220		Granite Construction Company 16821 SE McGilvray Blvd Ste 210B Vancouver WA 98683	
	ITEM	QUANTITY	UNIT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT
1.	BP 31D Earthwork & Utilities	1	LS	$ 8,440,000.00	$ 8,440,000.00	$ 8,525,500.00	$ 8,525,500.00	$ 8,710,000.00	$ 8,710,000.00	$ 9,049,941.50	$ 9,049,941.50
2.	Unit Price #1 Existing Stockplie Handling	20,000	CYD	$ 6.00	$ 120,000.00	$ 3.50	$ 70,000.00	$ 7.00	$ 140,000.00	$ 19.00	$ 380,000.00
3.	Unit Price #2 Clean Material Off-Haul and Disposal	35,000	TONS	$ 3.25	$ 113,750.00	$ 13.50	$ 472,500.00	$ 17.00	$ 595,000.00	$ 20.00	$ 700,000.00
4.	Unit Price #3 Crushed Aggregate Import	8,000	TONS	$ 23.00	$ 184,000.00	$ 32.75	$ 262,000.00	$ 39.00	$ 312,000.00	$ 40.00	$ 320,000.00
5.	Unit Price #4 Authorized Additional Excavation	10,000	TONS	$ 9.00	$ 90,000.00	$ 15.85	$ 158,500.00	$ 17.00	$ 170,000.00	$ 76.50	$ 765,000.00
6.	Unit Price #4 Authorized Additional Excavation Import & Backfi	10,000	TONS	$ 15.00	$ 150,000.00	$ 36.50	$ 365,000.00	$ 39.00	$ 390,000.00	$ -	$ -
7.	Trench Safety RCW 39.04.180	1	LS	$ 5,000.00	$ 5,000.00	$ 15,000.00	$ 15,000.00	$ 100,000.00	$ 100,000.00	$ 30,071.50	$ 30,071.50
	GRAND TOTAL				**$ 9,102,750.00**		**$ 9,868,500.00**		**$ 10,417,000.00**		**$ 11,245,013.00**
Additive Alternate #1											
1.	Add 24" Sanitary in CRWWD Easement	1	LS	$ 150,000.00	$ 150,000.00	$ 111,781.00	$ 111,781.00	$ 1,876,350.00	$ 1,876,350.00	$ 631,830.00	$ 631,830.00
	GRAND TOTAL				**$ 150,000.00**		**$ 111,781.00**		**$ 1,876,350.00**		**$ 631,830.00**

JUN 30 2026 AM10:48

SEALED BID FOR: CITY OF VANCOUVER OPERATIONS CENTER
BID PACKAGE #31D

ATTN: ANNA VOGEL, PROCURMENT MANAGER
CITY OF VANCOUVER CITY HALL
415 W6TH ST, VANCOUVER, WA 98660

DATE: TUESDAY, JUNE 30TH, 2026 @ 11:00 AM

FROM: COLF CONSTRUCTION LLC
LIC. #: COLFCCL894BQ
PO BOX 1434
VANCOUVER, WA 98668

City of Vancouver Public Works Operations Center:

REQUEST FOR BIDS

Bid Package # 31D

Final Sitework and Utilities

SKANSKA

Non-Mandatory Pre-Bid Conference In Person:
1:00PM on June 5th, 2026
8713 Northeast 94th Ave
Vancouver WA 98662
https://maps.app.goo.gl/F2VoiyTn3EnvGFMa9

Sealed Bids Due In Person:
11:00 AM on June 30th, 2026
City of Vancouver City Hall
Attn: Anna Vogel, City of Vancouver, Procurement Manager

Sealed Bids May also be Mailed:
Attn: Anna Vogal
City of Vancouver
Procurement Department
P.O. Box 1995, Vancouver WA, 98668-1995

Sealed bids may also be submitted through
Cityofvancouver.bonfirehub.com

Skanska USA Building, Inc.
Vancouver Public Works Operations Center
Bid Form

BID FORM

(To be submitted no later than 11:00 AM on June 30th, 2026)

TO: The City of Vancouver

Attn: Anna Vogel
City of Vancouver City Hall
415 W 6th St, Vancouver, WA 98660

Or Mailed:
Attn: Anna Vogel
City of Vancouver
Procurement Department
PO Box 1995, Vancouver, WA 98668-199

Or Electronically Submitted:
Cityofvancouver.bonfirehub.com

The undersigned submits the following proposal.

ADDENDA:

Receipt of Addenda numbered 1 through 6 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 #31D Sitework and Utilities:

Description of Bid Item:	Unit of Measure	Bid Amount
BP #31D Earthwork & Utilities	8,440,000.00 LS	$ 8,440,000.00
Unit Price #1 Existing Stockpile Handling	20,000 CYD's x $ 6 /CYD	$ 120,000.00
Unit Price #2 Clean Material Off-Haul and Disposal	35,000 tons x $ 3.25 /ton	$ 113,750.00
Unit Price #3 Crushed Aggregate Import	8,000 tons x $ 23.00 /ton	$ 184,000.00
Unit Price #4 Authorized Additional Excavation: Excavation, off-haul & disposal	10,000 tons x $ 9.00 /ton	$ 90,000.00

Skanska USA Building, Inc.
Vancouver Public Works Operations Center
Bid Form

Unit Price #4 Authorized Additional Excavation: Import and backfill	10,000 tons x $ 15 00 /ton	$ 150,000 00
Trench Safety RCW 39.04.180	5,000 00 LS	$ 5,000 00
	Total Bid:	$ 9,102,750 00

II. TOTAL BID:

Totals of Part I Above (do NOT include State Sales Tax):

Nine Million One Hundred two Thousand seven hundred fifty Dollars

Print Dollar Amount

$ 9,102,750 00

Numerical Dollar Amount

Additive Alternate #1: Not to be included in the Total Bid Value

Add 24" Sanitary in CRWWD Easement	150,000 00 LS	$ 150,000 00

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.

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.

Skanska USA Building, Inc.
Vancouver Public Works Operations Center
Bid Form

BIDDER INFORMATION:

Colf Construction LLC
Legal Name of Bidder

By (Authorized Signature)

Garrett Colf
Printed Name

Estimator
Title

2112 Ne Minnehaha St
Street Address

Vancouver WA, 98665
City State

360-949-6719 360-694-3875
Telephone Fax No.

garrett@colf.com
Email

COLFCCL894BQ
State of Washington Contractor's License No.

The firm represented by the above signature is:
Sole Proprietorship [redacted]
Partnership
Corporation
State of Incorporation
Other

AIA® Document A310™ – 2010

Bid Bond

CONTRACTOR:
(Name, legal status and address)
Colf Construction, LLC
2112 NE Minnehaha St
Vancouver, WA 98665

SURETY:
(Name, legal status and principal place of business)
Travelers Casualty and Surety Company of America
One Tower Square
Hartford, CT 06183

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
Final Sitework and Utilities, Bid Package #31D
Vancouver, WA

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

Init.

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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 23rd day of June, 2026

	Colf Construction, LLC
	(Contractor as Principal) *(Seal)*
(Witness)	By: Garrett Colf
	(Title) Vice President
	Travelers Casualty and Surety Company of America
	(Surety) *(Seal)*
R. A. Fix	By: Chris A. Fix
(Witness)	*(Title)* Attorney in Fact, Chris A. 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 **CHRIS A 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 23rd day of June, 2026.

_____
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.

COLF CONSTRUCTION

SWORN STATEMENT OF BIDDER RESPONSIBILITY

Compliance with RCW 39.04.350(1)(g)

Project: Vancouver Public Works Operations Center — Bid Package #31D, Final Sitework & Utilities (MACC07). **Owner:** City of Vancouver. **GC/CM:** Skanska USA Building, Inc.

STATE OF WASHINGTON) ss. COUNTY OF CLARK)

The undersigned, being first duly sworn upon oath in accordance with chapter 5.50 RCW, and being a duly authorized representative of Colf Construction LLC (the "Bidder"), hereby certifies and states as follows:

1. The Bidder is Colf Construction LLC, a limited liability company organized under the laws of the State of Washington, submitting a bid for the above-referenced Bid Package #31D.

2. In compliance with the bidder responsibility criteria set forth in RCW 39.04.350(1)(g), the Bidder certifies that, during the three-year period immediately preceding the date of this bid, the Bidder has **NOT** been determined — by a final and binding citation and notice of assessment issued by the Washington State Department of Labor and Industries, or through a civil judgment entered by a court of limited or general jurisdiction — to have willfully violated, as defined in RCW 49.48.082, any provision of chapter 49.46, 49.48, or 49.52 RCW.

3. The Bidder further certifies that it meets the responsibility criteria of RCW 39.04.350(1)(a) through (g), including possession of a current certificate of registration in compliance with chapter 18.27 RCW, a current Washington Unified Business Identifier number, industrial insurance coverage, an employment security department number, and a state excise tax registration number, each as required.

4. The Bidder understands that this sworn statement is a material representation upon which the Owner and GC/CM will rely, and that any false statement herein may subject the Bidder to disqualification and to applicable penalties under law.

Colf Construction LLC

Signature of Authorized Representative

Garrett Colf	**Vice President**
Printed Name	Title

NOTARY ACKNOWLEDGMENT

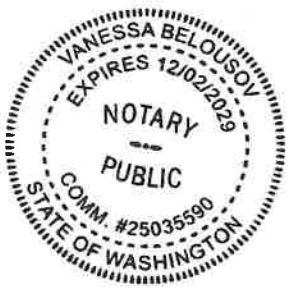
SUBSCRIBED AND SWORN to before me this 30 day of June, 2026, by Garrett Colf, as Vice President of Colf Construction LLC, who is personally known to me or who produced satisfactory evidence of identification, and who executed the foregoing instrument as the free and voluntary act of said limited liability company for the uses and purposes therein mentioned.

Notary Public in and for the State of Washington

Printed Name: VanessaBelousov

Residing at: Washougal, WA

My commission expires: 12/02/2029



COLF CONSTRUCTION

CERTIFICATION OF EXPERIENCE MODIFICATION RATE

Four-Year EMR History — Below 1.00

To: Skanska USA Building, Inc. / City of Vancouver. **Re:** Vancouver Public Works Operations Center, Bid Package #31D, Final Sitework & Utilities (MACC07).

Colf Construction LLC hereby certifies that its Experience Modification Rate (EMR), as determined by the Washington State Department of Labor & Industries experience factor, has remained below 1.00 for each of the most recent reporting years, as set forth below:

Effective Date	Experience Modification Rate (EMR)
01/01/2025	**0.6968**
01/01/2024	**0.6000**
01/01/2023	**0.6339**
01/01/2022	**0.8452**
Four-Year Average	**0.6940**

All values reflect the Washington State Department of Labor & Industries experience factor (EMR) assigned to Colf Construction LLC effective the date shown. Each year listed is below the industry baseline of 1.00, reflecting a workers' compensation loss experience better than the state average for the contractor's risk classifications.

The undersigned, a duly authorized representative of Colf Construction LLC, certifies that the foregoing information is true and correct to the best of their knowledge and belief. Documentation from the contractor's workers' compensation carrier or the Washington State Department of Labor & Industries is available upon request.

Colf Construction LLC

Signature of Authorized Representative

Garrett Colf
Printed Name

Vice President
Title

Date: 6/30/26

Washington State Department of Transportation

Subcontractor List

Prepared in compliance with RCW 39.30.060 as amended

To Be Submitted with the Bid Proposal

Project Name VPOC BP31D - City of Vancouver Operations Center

Failure to list subcontractors with whom the bidder, if awarded the contract, will directly subcontract for performance of the work of structural steel installation, rebar installation, heating, ventilation and air conditioning, plumbing, as described in Chapter 18.106 RCW, and electrical, as described in Chapter 19.28 RCW or naming more than one subcontractor to perform the same work will result in your bid being non-responsive and therefore void.

Subcontractor(s) with whom the bidder will directly subcontract that are proposed to perform the work of structural steel installation, rebar installation, heating, ventilation and air conditioning, plumbing, as described in Chapter 18.106 RCW, and electrical as described in Chapter 19.28 RCW must be listed below. The work to be performed is to be listed below the subcontractor(s) name.

If RCW 39.30.060 requires a proof of license, the license number of that Subcontractor is required. To the extent the Project includes one or more categories of work referenced in RCW 39.30.060, and no subcontractor is listed below to perform such work, the bidder certifies that the work will either (i) be performed by the bidder itself, or (ii) be performed by a lower tier subcontractor who will not contract directly with the bidder.

Subcontractor Name (and License Number if required): Colf Construction
Work to be performed: Structural Steel

Subcontractor Name (and License Number if required): NA
Work to be performed: HVAC

Subcontractor Name (and License Number if required): NA
Work to be performed: Plumbing

Subcontractor Name (and License Number if required): NA
Work to be performed: Rebar Installation

Subcontractor Name (and License Number if required):
Work to be performed:

* Bidder's are notified that it is the opinion of the enforcement agency that PVC or metal conduit, junction boxes, etc, are considered electrical equipment and therefore considered part of electrical work, even if the installation is for future use and no wiring or electrical current is connected during the project.

Bid Packages #03B, #22A, #31D
ADDENDUM 1 – June 5, 2026

INDEX TO MACC07 ADDENDUM 1:

Item I: Page 1 Substitutions Requests
Item II: Page 1 Changes to Prior Addenda
Item III: Page 1 Changes to Bidding Requirements, Contract Forms and Conditions of The Contract
Item IV: Pages 2-3 Bid Questions and Clarifications Generated During the Bidding Period
Attachments:
Pages 4 – 9: BP #22A 00020 Instructions to Bidders
Pages 10 – 30: Exhibit D-1 Schedule
Pages 31 – 86: Division 00 Specifications
Pages 87 – 286: Division 01 Specifications
Pages 287 - 291: Specification 07 19 00 Water Repellents
Page 292: TCF CAD Release
Pages 293 – 294: MSI CAD Release
Pages 295 – 350: TCF Addendum #1
Pages 351 – 354: TCF Specification 23 21 13 HVAC Piping
Pages 355 – 358: TCF Foundation Details & General Drawings

This addendum forms a part of the Contract Documents and modifies the Original Bidding Documents. Acknowledge receipt of this Addendum by inserting its number and date in space provided in Bid Form. Failure to do so may subject Bidder to disqualification.

I. SUBSTITUTION REQUEST REVIEW:

APPROVALS: The manufacturers noted below, and elsewhere in this addendum, are approved, subject to full compliance with all requirements of the Contract Documents. Bidders are cautioned to bear in mind that the listing of a manufacturer in this Addendum does not necessarily grant approval of a manufacturer's standard production product, but rather that the manufacturer is approved to bid their product with whatever modifications are necessary to match the standards of quality listed, to assure true competitive bidding. Any manufacturer who submitted for substitution who is not listed herein or within previous and/or subsequent addenda shall be assumed to have been rejected.

A. Approved Substitution: None

II. CHANGES TO PRIOR ADDENDA:

A. None.

III. CHANGES TO BIDDING REQUIREMENTS, CONTRACT FORMS AND CONDITIONS OF THE CONTRACT:

A. None

IV. Bid Questions and Clarifications Generated During the Bidding Period:

1. **Question: BP #03B Superstructures** – Spec section 05 12 00 2.3 identifies different primer systems for interior and exterior exposed structure. Reflected ceiling plans are required to identify areas of exposed overhead structure. Please provide RCP's so exposed interior and exterior overhead framing can be identified and quantified.

   Answer: TCF will provide Reflected Ceiling Plans in forthcoming Addendum 2.

2. **Question: BP #03B Superstructures** – Structural grade level framing plans call out Radon pit below per Mech, provide #5 @15" O. C. EA way bot at radon pit. Please advise if these are actual concrete pits with pit walls. Or if the additional reinforcing called out is intended for the slab on grade reinforcing mat. As an example, reference Sa210g between grids Ba/Ca and 2a/3a.

   Answer: Radon pits are simply a thickened rock base allowing a ventilation pickup point pipe per Mechanical, at all slabs on grade in enclosed space. Provide the bottom matt of reinforcing in typically thick slab per structural note. Refer to 32 11 23 - aggregate base course specification for Radon Rock specification. Refer to Floor Type A1 & A2 for more slab on grade information at these "Pits".

3. **Question: BP #03B Superstructures** – Architectural Building Area H, Bays H1 and H2 include hatching for salt-sealer at slabs. Please advise if the salt sealer is to be applied to the Bay H1 and H2 slabs and cast in place walls. Please also advise if Spec section 07 19 00 Water Repellents from the Early Earthwork Bid Set, dated July 18, 2025 is the correct specification for this salt sealer.

   Answer: Confirmed and yes as is correct sealer for exterior application. Please utilize previously issued specification from the Early Earthwork Bid Set as mentioned. Note it is also to be applied at the extent of slabs on grade for building J depicted by extents shown in Sj210 - Building J -Foundation Plan. Spec section 07 19 00 Water Repellents has been included with this bid addendum.

4. **Question: BP #22A Under slab Mechanical & Plumbing** – 23 21 13 2.1 is titled Uninsulated Geo-Exchange Water Piping, Buried. Paragraph A.2 in this section references Insulation: Closed cell polyurethane, thermal conductivity 0.16, ASTM C-591 Please clarify the intent for the insulation noted above and if insulation is required for below grade geo-exchange water piping.

   Answer: This paragraph needs deleted. We will delete it as part of Addendum 1. There are a couple other minor edits to this same specification section that we would also like to make. Revised specification to be included in addenda.

5. **Question: BP #22A Under slab Mechanical & Plumbing** – Is there a project schedule available with Exhibit D? I don't see it attached to exhibit D.

   Answer: Exhibit D-1 the project schedule has been included with this bid addendum.

6. **Question: BP #31D Final Sitework and Utilities** – Is there any chance you could provide us with the CAD files for the project?

Answer: Civil CAD surface files are available to bidders. Please complete and return the CAD release forms included with this bid addendum. The completed release forms may be returned via email, or through Building Connected. Once the release forms are submitted we will issue civil CAD surface files.

7. **Question: BP #31D Final Sitework and Utilities** – I can't seem to find any schedule or starting date. What is the approximate starting date?

   Answer: Exhibit D-1 the project schedule has been included with this bid addendum.

Bid Packages #03B, #22A, #31D
ADDENDUM 2 – June 12, 2026

INDEX TO MACC07 ADDENDUM 2:

Item I: Page 1 Substitutions Requests
Item II: Page 1 Changes to Prior Addenda
Item III: Page 1 Changes to Bidding Requirements, Contract Forms and Conditions of The Contract
Item IV: Pages 2-5 Bid Questions and Clarifications Generated During the Bidding Period
Attachments:
Pages 6 – 12: TopCon Earthwork Site Balancing Analysis
Page 13: Tree Area Fill Map for Reference
Pages 14 – 15: Early Work Grading Scope Extents for Reference
Pages 16 – 22: Prebid Conference Meeting Agenda and Sign-in
Pages 23 – 133: TCF Addendum #2

This addendum forms a part of the Contract Documents and modifies the Original Bidding Documents. Acknowledge receipt of this Addendum by inserting its number and date in space provided in Bid Form. Failure to do so may subject Bidder to disqualification.

I. SUBSTITUTION REQUEST REVIEW:

APPROVALS: The manufacturers noted below, and elsewhere in this addendum, are approved, subject to full compliance with all requirements of the Contract Documents. Bidders are cautioned to bear in mind that the listing of a manufacturer in this Addendum does not necessarily grant approval of a manufacturer's standard production product, but rather that the manufacturer is approved to bid their product with whatever modifications are necessary to match the standards of quality listed, to assure true competitive bidding. Any manufacturer who submitted for substitution who is not listed herein or within previous and/or subsequent addenda shall be assumed to have been rejected.

A. Approved Substitution: None

II. CHANGES TO PRIOR ADDENDA:

A. None.

III. CHANGES TO BIDDING REQUIREMENTS, CONTRACT FORMS AND CONDITIONS OF THE CONTRACT:

A. None

IV. Bid Questions and Clarifications Generated During the Bidding Period:

1. **Clarification: BP #31D Final Sitework and Utilities** – Provide site balancing information.

   Answer: Site balancing report provided in this addendum. Earth-moving import and export base scope shall consider the following:
   - Bidders shall disregard the 'Tree Area' and 'Area Without Existing' in the site balancing report. The cut/fill analysis by Dirt Logic is comparing finish grade to the interim existing grade. Bidders must calculate volumes and quantities for hardscapes, landscape topsoil, crushed aggregate base course, curbs, sidewalks, concrete paving, etc.
   - Approximate BCY volume of site logistics aggregate are to be calculated by bidders. This is the crushed aggregate volumes above and beyond the design crushed aggregate base course. See Exhibit X-1 for additional aggregate depths/sections included for temporary equipment pads included within the scope of this bid package.
   - Excess material off-haul is included in the base scope/bid and is separate from the requested unit pricing.
   - See table 1 for additional cut and fill information.
   - Interim Existing Grade CAD file has been provided for reference.

   Table 1:

Information	Quantity (CYD)
Cut/Fill analysis net data import. This value does not account for asphalt paving, concrete, or crushed aggregate base course. Bidders are responsible to calculate volumes for hardscapes and crushed aggregate base course. This value excludes 'Area without Existing' and 'Tree Area' volumes.	- 1,150
Approx. Fill Volume to remain onsite for the 'Tree Area'. For reference, refer to 'Tree Area Fill' map.	- 4,150
Approx. Amount Assumed to be exported and disposed of by others as part of the Early Sitework Scope	- 7,200

2. **Question: BP #03B Superstructures** – Aa224 provides the overall distance for skybridges between buildings A&B in the enlarged skybridge plan. Structural drawings Sa212 - Sa215 and Sb212 - Sb215 show partial framing plans for Buildings A & B however, the partial bridge plans do not terminate on given match lines and do not appear to reflect the complete bridge framing floor plan. Sa530 provides bridge truss elevations; however, the middle section of the bridge floor and roof framing is not defined without enlarged bridge framing plans. Please provide an enlarged roof and floor framing plan for the sky bridges.

   Answer: Floor and Roof framing plans for the skybridges will be issued in final addendum.

3. **Question: BP #03B Superstructures** – Foundation details for vehicle lift pit/sump on A2016 is calling for both bentonite waterproofing and bituminous waterproofing. Please clarify the intended system as both systems can't occur at the same location and transitioning between two systems seems unnecessary.

Answer: The waterproofing system for both elevator pits and vehicle lift pits consist of Bentonite against the concrete surfaces, and drainage mat over the bentonite system. The foundation details will reflect this design.

4. **Question: BP #03B Superstructures** – Spec section 07 11 13-1.1 B.2 calls for bituminous dampproofing at Interior, below-grade surfaces of applied bentonite system at elevator pits. Similar to the question above, both systems can't occur at the same location. Is dampproofing intended for the interior side of the elevator pits? Please clarify the intended dampproofing application.

   Answer: The waterproofing system for both elevator pits and vehicle lift pits consist of Bentonite against the concrete surfaces, and molded-sheet drainage panels over the bentonite waterproofing (not damproofing) system. The drainage mat system is found in 07 11 13-2.5, a paragraph in Bituminous Damproofing section. The foundation details will reflect this design.

5. **Question: BP #22A Underslab Mechanical and Plumbing** – Plumbing drawing Pa003 includes plumbing fixture schedules which include OWS-1B and OWS-2A oil water separators. The civil drawings and specifications also include oil water separators per spec section 33 31 13 and related sewer plans. We have not been able to locate OWS-1B or OWS-2A within the plumbing floor plans and since they are traffic rated we believe they would be located in slab on grade. Please advise if oil water separators exist within the plumbing design. If they do, please ensure they are marked in the floor plans. If they do not exist please update the Plumbing Device Schedule on Pa003.

   Answer: All Oil Water Separators shall be in scope outside the building footprints or projected roof areas of canopied facilities. Please exclude from plumbing scope, conveying into site utilities scope. The final Addendum will include the revised sheet Pa003 with updated Device Schedule.

6. **Question: BP #22A Underslab Mechanical and Plumbing** – Both plumbing and civil design reference flexible connections for example see C420 overall sewer plan Note 2. General Plumbing sheet notes A also call for flexible connections at the building utility connections within 2'-0" of building face. To avoid both Plumbing and Civil bidders from including flexible connections, please clarify which trade/bid package is to include the flexible connections.

   Answer: Since the flexible connections occur within 2'-0" of the building, BP #22A underground plumbing and mechanical shall include the flexible connections within their bid and scope of work. With the exception of fire protection water which BP #31D is to bring into the building. Flexible connections for fire protection water shall be by BP# 31D.

7. **Question: BP #22A Underslab Mechanical and Plumbing** – It appears (according to the prebid conference letter) that buildings F, H, J, and K will not be included in the bid package for BP 22A; only buildings A, B, C, D, E & G. Can you please confirm?

   Answer: See below for BP 22A plumbing and mechanical scope for the following buildings, in addition to Buildings A-E and G. Building H.1: Excluded from BP22A, no applicable plumbing or mechanical scope Building H.2: Provide domestic water, sanitary and CB-1 to oil/water separator by Civil Building H.3: SD and downspout boots Building J: Excluded from BP22A, no applicable plumbing or mechanical scope Building G: Provide under slab sanitary and slab fixtures, domestic water, and storm drain and downspout boots.

8. **Question: BP #22A Underslab Mechanical and Plumbing** – The plumbing spec calls for backfill material to be 3/4" minus crushed rock (22 10 00 page 8). 1. Can you please confirm native soils are unsuitable for backfill? 2. In the case where native soils are not suitable for backfill, can we export trench spoils on site or will they need to be taken off site?

   Answer: Trench spoils generated by BP22A under slab plumbing and mechanical are to be exported off-site by the BP22A subcontractor.

9. **Question: BP #31D Final Sitework and Utilities** – Site concrete flatwork, HMA paving, and pavement markings/striping. The Exhibit A scope and assigned specification sections for BP #31D cover earthwork, ESC, aggregate base course (32 11 23), water, sanitary, subdrainage, and storm. There is no concrete flatwork spec (03 30 00), no HMA paving spec, and no pavement-marking spec in the assigned list, and the architectural reference legend notes "ASPHALT PAVING – SEE CIVIL" without a corresponding 31D scope line. Please confirm which package carries: (a) site concrete flatwork (sidewalks, driveways, aprons, equipment pads, curb & gutter), (b) HMA paving, and (c) pavement striping/markings. We read these as outside 31D based on the assigned specs; please confirm or correct.

   Answer: Site concrete, asphalt paving and pavement markings are not included in any of the currently bidding bid packages. These scope will bid with the final 100% Construction Documents in October 2026.

10. **Question: BP #31D Final Sitework and Utilities** – Aggregate base course specification reference. Exhibit A assigns 32 11 23 Aggregate Base Course to 31D. The site aggregate (CSBC/CSTC outside the building footprint) appears to be governed by the Civil specification / WSDOT 9-03.9(3) rather than 32 11 23, which addresses building/structural base. Please confirm the controlling specification for site aggregate base and top course so our gradations and pay basis are correct.

    Answer: Confirmed by TCF. WSDOT 9-03.9(3) applies to CSBC/CSTC for site work.

11. **Question: BP #31D Final Sitework and Utilities** – Earthwork balance – topsoil stockpile vs. import/off-haul. Exhibit A §C requires maintaining a 20,000 CY topsoil stockpile for landscaping and off-hauling all other excess, and references an existing ~1,540 CY crushed aggregate stockpile available to this package. Please confirm (a) the topsoil stockpile is a retained quantity (not off-hauled and re-imported), and (b) the ~1,540 CY aggregate stockpile is creditable against our base course import. This affects our cut/fill/import balance.

    Answer: (a) Correct, there are multiple topsoil stockpiles on site. 20,000 CYD's of topsoil is to be retained on site for landscaping, the remaining stockpiles are to be off-hauled and disposed of off-site. (b) The ~1,540 CYD's of crushed aggregate can be used in lieu of imported base course by the successful BP31D bidder.

12. **Question: BP #31D Final Sitework and Utilities** – Water service material conflict. Plans show HDPE for the water service; Spec 33 14 00 specifies Municipex PEX-A or Type K copper. Please confirm the controlling material so we carry the correct service pipe.

    Answer: The City requires PEX-A or Type "K" Copper for 1 and 2-inch lines. The drawings will be updated accordingly.

13. **Question: BP #31D Final Sitework and Utilities** – Backflow assembly type. Plans indicate a DDCA (fire); Spec references DCVA per AWWA C510. Please confirm the required assembly type for the fire and domestic services.

    Answer: DCDA per COV Detail W-22, note 7. The drawings and specs will be updated accordingly

14. **Question: BP #31D Final Sitework and Utilities** – 94th Avenue frontage restoration. We understand 94th Ave is a County road with minimum restoration at utility tie-ins of full-lane, 25' each direction (Exhibit A §J.5). Please confirm whether any frontage improvements beyond tie-in restoration are in 31D.

    Answer: Frontage improvements beyond tie-in restorations are deferred to a later bid package.

15. **Question: BP #31D Final Sitework and Utilities** – Spec section 33 42 00 - 2.9 describes perforated pipe details in underground infiltration systems. Please provide perforated pipe detail information (dimensions, etc.) within the infiltration facility if they're required. Please confirm both material types are acceptable.

    Answer: Perforated pipes are required within infiltration facilities. A profile and cross-sectional detail will be added to the drawings. Either material type will be accepted.

16. **Question: BP #22A Underslab Mechanical and Plumbing** – The elevator sumps on the below grade plans would typically be installed during rough in as they sit on top of the concrete in elevator pit.

    Answer: Elevator sump pumps shall be excluded along with sump pump piping above slab or pit. Any piping located below slab, or in the slab shall be included in the BP #22A scope.

17. **Question: BP #31D Final Sitework and Utilities** – Per the pre-bid meeting discussion, please advise if rough grading the building pads is included in Bid Package BP #31D, or BP 03B.

    Answer: BP #31D scope shall include rough grading the building pads.

    BP 03B Superstructure is responsible for handling and off-haul of spoils generated from structural excavation. The site is a net export, and spoils must be removed off-hauled and properly disposed of off site.

Bid Packages #03B, #22A, #31D
ADDENDUM 3 – June 19, 2026

INDEX TO MACC07 ADDENDUM 3:

Item I: Page 1 Substitutions Requests
Item II: Page 1 Changes to Prior Addenda
Item III: Page 1 Changes to Bidding Requirements, Contract Forms and Conditions of The Contract
Item IV: Pages 2-3 Bid Questions and Clarifications Generated During the Bidding Period
Attachments:
Pages 4 – 25: Schedule Exhibit D-1
Pages 26 – 28: TCF Drawings from Addendum #2
Pages 29 – 52: TCF Addendum #3

This addendum forms a part of the Contract Documents and modifies the Original Bidding Documents. Acknowledge receipt of this Addendum by inserting its number and date in space provided in Bid Form. Failure to do so may subject Bidder to disqualification.

I. SUBSTITUTION REQUEST REVIEW:

APPROVALS: The manufacturers noted below, and elsewhere in this addendum, are approved, subject to full compliance with all requirements of the Contract Documents. Bidders are cautioned to bear in mind that the listing of a manufacturer in this Addendum does not necessarily grant approval of a manufacturer's standard production product, but rather that the manufacturer is approved to bid their product with whatever modifications are necessary to match the standards of quality listed, to assure true competitive bidding. Any manufacturer who submitted for substitution who is not listed herein or within previous and/or subsequent addenda shall be assumed to have been rejected.

A. Approved Substitution: None

II. CHANGES TO PRIOR ADDENDA:

A. None.

III. CHANGES TO BIDDING REQUIREMENTS, CONTRACT FORMS AND CONDITIONS OF THE CONTRACT:

A. None

IV. Bid Questions and Clarifications Generated During the Bidding Period:

1. **Clarification:** Drawings Aa412, Ae210a, and A3010 were omitted from Addendum #2 and are incorporated in Addendum #3.

2. **Question: BP #22A Underslab Mechanical and Plumbing** – Is 22 14 29 Fuel Handling Systems, equipment and piping included in the underground plumbing scope of work?

   Answer: No, fuel handling systems, equipment, and piping is to be excluded.

3. **Question: BP #22A Underslab Mechanical and Plumbing** – Please clarify plumbing scope for buildings F, G, K and T.

   Answer:
   Building F: Under slab plumbing, mechanical and the fuel handling equipment is excluded from BP#22A.
   Building G: Under slab plumbing/mechanical is included in BP #22A scope of work.
   Building K: Under slab plumbing/mechanical is included in BP #22A scope of work.
   Building T: No plumbing scope, excluded from BP#22A.

4. **Question: BP #22A Underslab Mechanical and Plumbing** – The plumbing spec calls for backfill material to be 3/4" minus crushed rock (22 10 00 page 8). 2. In the case where native soils are not suitable for backfill, can we export trench spoils on site or will they need to be taken off site?
   Note Addendum 2, part 2 was not answered. Part 1 was answered by contractor.

   Answer: Trench spoils may be used as borrow, consistent with Section 31 20 00, provided they are free of contaminants and/or unsuitable material.
   Any excess material shall be hauled off and exported from the site as part of the BP#22A scope.

5. **Question: BP #31D Final Sitework and Utilities** – Please advise if MSE wall is required in this bid package. Please advise if the access road included in this scope.

   Answer: The MSE retaining walls, Retaining Wall #1 and soldier pile retaining walls, Retaining Wall #2 are included in the early work scope and excluded from the BP 03B and BP 31D.
   The gravel access road north of Retaining Wall #1 and the ramp is also part of the early work scope and excluded from the sitework scopes currently bidding.

6. **Question: BP #03B Superstructures** – Please confirm if Dampproofing is going to be applied to the full extents of building A and B. Detail 1 of A2010 is called out in certain parts of both buildings but left out in other areas. Please confirm that dampproofing is required for all enclosed buildings (not buildings H1,H2,H3 and J).

   Answer: Confirmed. Sequential foundation detail sheets make the note in graphic box "FOR CALLOUTS IN COMMON SEE DETAIL 1/A2010". Please note these details apply to all tilt-up structures including A, B, C, D & E.

7. **Question: BP #31D Final Sitework and Utilities** – Please confirm that Buildings A, B, C, D and E have the following aggregate section below floor slabs as per the Structural General Notes "Aggregate Piers". Reference Sa001 2nd Paragraph as an example.

   1) 6-Inch Capillary Break Gravel Layer Over

   2) Geogrid (Mirafi BXG120) Over

   3) 6-Inches of Crushed Gravel"

   Answer: Unconfirmed. Addendum 4 to be issued on June 23rd will DELETE the structural requirements for items 2 & 3 per the GeoTechnical engineer of record.
   For Item #1, refer to Specification Div 32 section 32 11 23 - AGGREGATE BASE COURSE for capillary break required, noting as defined term the "RADON ROCK". Also refer to Architectural sheet A2101 Floor Assembly types for thicknesses.

8. **Question: BP #03B Superstructures** – Please confirm the pressure washer training scope is excluded from Spec 11 11 26 - 3.5.A.1.

   Answer: The hot water pressure washer is not included in this bid package and can be excluded.

Bid Packages #03B, #22A, #31D
ADDENDUM 4 – June 23, 2026

INDEX TO MACC07 ADDENDUM 4:

Item I: Page 1 Substitutions Requests
Item II: Page 1 Changes to Prior Addenda
Item III: Page 1 Changes to Bidding Requirements, Contract Forms and Conditions of The Contract
Item IV: Pages 2-3 Bid Questions and Clarifications Generated During the Bidding Period
Attachments:
Pages 4 – 5: Approved Substitution Request
Page 6: Temporary Utilities Logistic Plan
Pages 7 – 8: Construction Logistic Plans
Pages 9 – 99: TCF Addendum #4

This addendum forms a part of the Contract Documents and modifies the Original Bidding Documents. Acknowledge receipt of this Addendum by inserting its number and date in space provided in Bid Form. Failure to do so may subject Bidder to disqualification.

I. SUBSTITUTION REQUEST REVIEW:

APPROVALS: The manufacturers noted below, and elsewhere in this addendum, are approved, subject to full compliance with all requirements of the Contract Documents. Bidders are cautioned to bear in mind that the listing of a manufacturer in this Addendum does not necessarily grant approval of a manufacturer's standard production product, but rather that the manufacturer is approved to bid their product with whatever modifications are necessary to match the standards of quality listed, to assure true competitive bidding. Any manufacturer who submitted for substitution who is not listed herein or within previous and/or subsequent addenda shall be assumed to have been rejected.

A. Approved Substitution: Open-web steel joist, see approved substitution request.

II. CHANGES TO PRIOR ADDENDA:

A. None.

III. CHANGES TO BIDDING REQUIREMENTS, CONTRACT FORMS AND CONDITIONS OF THE CONTRACT:

A. None

IV. Bid Questions and Clarifications Generated During the Bidding Period:

1. **Question: BP #03B Superstructure** – There is a W18x50 beam that runs along gridline AD on sheet Sd213. This beam is currently shown as a single piece measuring close to 100'-0" long. This is not feasible and would require a splice. Could you please provide an approved splicing detail for this W18x50?

   Answer: A full penetration weld splice would be structurally acceptable at contractor's option.

2. **Question: BP #31D Final Sitework and Utilities** – Can we get CADS for the hard surface line work? This would allow us to put the sections in for each area. CAD Data Needed (DWG): - Site Layout (Curb, Sidewalk, Buildings, etc.) - Any X-Ref's may need to be attached.

   Answer: Files will be included with Addendum 4.

3. **Question: BP #03B Superstructure** - Both Building A and B show an enclosure pour strip. Please confirm that an enclosure pour strip is needed on the following sheets: Sc210g, Sc211g, Sc212g, Sd210g, Sd211g, Se210g, Se211g, Se212g.

   Answer: Confirmed, pour strips for buildings C, D, and E are indicated in structural details. Extent and locations to be confirmed with the general contractor based on means and methods. Building A-E will all include enclosure pour back strips for concrete tilt panels.

4. **Question: BP #31D Final Sitework and Utilities** –

   1. Is the sidewalk prep outside the building envelope supposed to be covered under package 31D?

   2. Are the driveway approaches to be removed and replaced as part of bid package 31D?

   Answer:
   1. Sidewalk prep outside the building envelope, including crushed aggregate base course, is included in bid package 31D.

   2. The two approaches off 94th shall be excluded.

5. **Question: BP #31D Final Sitework and Utilities** - I'm not seeing taxes broken out on the bid forms, how are we to address Washington sales tax in this bid?

   Answer: Bids shall include all taxes except Washington State Sales Tax.

6. **Question: BP #03B Superstructure** - "Quantities" Skanska's Exhibit X-1 does not include a drawing scale, in order to obtain quantities for the logistics portion of the scope. Could you please provide all bidders with the following quantities –

1. SF of 24" Thick Crane Road
2. SF of 18" Thick Haul Road
3. SF of 8" Thick Laydown
4. LF of Temp Waterline and Line Size
5. Electrical trenching excluded as this is not listed in Exhibit A

Answer:

1. See attached updated Exhibit X-1 documents with quantities included in the legend.
2. See attached updated Exhibit X-1. Temp water service shall include approximately 2,500 lineal feet of 2" header and 2,900 lineal feet of 1" service to each building.
3. Electrical trenching is excluded from BP 31D.

7. **Question: BP #03B Superstructure -** "Clarification" Skanska's Exhibit X-1 shows both a 41' wide and 27' wide casting slabs outside of Buildings A, B and C. Is it the responsibility of the Earthwork contractor to remove these castings slabs after the completion of the concrete panel tilts, and if so, what is the square footage and thickness of the casting slabs?

   Answer: Casting slab quantities and thickness have been added to the updated site logistics plans, Exhibit X-1. Removal and disposal of the casting slabs shall be included in BP 31DS scope of work.

SUBSTITUTION REQUEST FORM

TO: Skanska USA Building INC

PROJECT: City of Vancouver Public Works Operations Center

We hereby submit for consideration, the following product instead of specified item for above project:

Section: 05 21 00 **Specified Item:** Open-Web Steel Joist

Proposed Substitution: Pre-approve New Millennium as an acceptable joist supplier

Attach complete technical data, including laboratory tests and samples, as applicable.

Detailed comparison of the significant qualities (size, weight, durability, performance and similar characteristics, and including visual effect where applicable) for the proposed substitution in comparison with the original requirements.

List completely, installation changes and changes to Drawings and Specifications required by proposal.

Fill in Blanks Below:

A. Does substitution require change in Drawing dimensions? No

B. Will Undersigned pay for resulting building design changes including engineering and detailing costs? Yes

C. What effect does substitution have on other trades? No effect

D. Differences between proposed substitution and specified item? Similar product, manufactured by different mill.

E. Manufacturer's guarantees and warranties of proposed and specified items are:

Same Same ____ Different (Explain on attachment)

F. Name and address of 3 similar projects on which product was used, and date of installation:
TSA Checkpoint - Kahului, Maui, Hawaii - 2025
Pepperdine Athletics Center - 24255 Pacific Coast HWY, Malibu, CA 90263 - 2024
USPS P&DC and VMF - 7007 NE Cornfoot Rd., Portland, OR 97218 - 2017

G. Contract completion date is: Same Same ____ Different (Explain on attachment)

Undersigned attests that the function and quality of the proposed items is equivalent or superior to the specified item and waives its rights to additional payment and time arising in any way from the substitution, including without limitation costs or time that may subsequently be necessitated by failure of the substitution to perform adequately, and for the required work to make corrections thereof.

Submitted by:
Brandon Gjerman
Signature
Firm
SunSteel LLC
Address
312 SE Stonemill, DR Suite 147, Vancouver WA 98684
Date 06.18.2026
E-mail Bgjerman@sunsteelllc.com
Telephone & Fax 360.605.8044

For use by Architect:
____ Accepted ____ Accepted as Noted
____ Not Accepted ____ Received Too Late
By
Date
Remarks

End of Form

SKANSKA

Bid Package #31D
ADDENDUM 5 – June 24, 2026

INDEX TO MACC07 ADDENDUM 5:

Item I: Page 1 Substitutions Requests
Item II: Page 1 Changes to Prior Addenda
Item III: Page 1 Changes to Bidding Requirements, Contract Forms and Conditions of The Contract
Item IV: Page 1 Bid Questions and Clarifications Generated During the Bidding Period
Attachments:
Pages 2 – 4: Revised Bid Form

This addendum forms a part of the Contract Documents and modifies the Original Bidding Documents. Acknowledge receipt of this Addendum by inserting its number and date in space provided in Bid Form. Failure to do so may subject Bidder to disqualification.

I. SUBSTITUTION REQUEST REVIEW:

APPROVALS: The manufacturers noted below, and elsewhere in this addendum, are approved, subject to full compliance with all requirements of the Contract Documents. Bidders are cautioned to bear in mind that the listing of a manufacturer in this Addendum does not necessarily grant approval of a manufacturer's standard production product, but rather that the manufacturer is approved to bid their product with whatever modifications are necessary to match the standards of quality listed, to assure true competitive bidding. Any manufacturer who submitted for substitution who is not listed herein or within previous and/or subsequent addenda shall be assumed to have been rejected.

A. Approved Substitution: None.

II. CHANGES TO PRIOR ADDENDA:

A. None.

III. CHANGES TO BIDDING REQUIREMENTS, CONTRACT FORMS AND CONDITIONS OF THE CONTRACT:

A. None.

IV. BID QUESTIONS AND CLARIFICATIONS GENERATED DURING THE BIDDING PERIOD:

A. None.

Bid Package #31D
ADDENDUM 6 – June 26, 2026

INDEX TO MACC07 ADDENDUM 6:

Item I: Page 1 Substitutions Requests
Item II: Page 1 Changes to Prior Addenda
Item III: Page 1 Changes to Bidding Requirements, Contract Forms and Conditions of The Contract
Item IV: Page 1 Bid Questions and Clarifications Generated During the Bidding Period
Attachments: None

This addendum forms a part of the Contract Documents and modifies the Original Bidding Documents. Acknowledge receipt of this Addendum by inserting its number and date in space provided in Bid Form. Failure to do so may subject Bidder to disqualification.

I. SUBSTITUTION REQUEST REVIEW:

APPROVALS: The manufacturers noted below, and elsewhere in this addendum, are approved, subject to full compliance with all requirements of the Contract Documents. Bidders are cautioned to bear in mind that the listing of a manufacturer in this Addendum does not necessarily grant approval of a manufacturer's standard production product, but rather that the manufacturer is approved to bid their product with whatever modifications are necessary to match the standards of quality listed, to assure true competitive bidding. Any manufacturer who submitted for substitution who is not listed herein or within previous and/or subsequent addenda shall be assumed to have been rejected.

A. Approved Substitution: None.

II. CHANGES TO PRIOR ADDENDA:

A. None.

III. CHANGES TO BIDDING REQUIREMENTS, CONTRACT FORMS AND CONDITIONS OF THE CONTRACT:

A. None.

IV. BID QUESTIONS AND CLARIFICATIONS GENERATED DURING THE BIDDING PERIOD:

A. BP #31D Final Sitework and Utilities Unit Pricing Clarification:

1. **Unit Price #1 Existing Stockpile Handling** and relocating 20,000 CYD's of existing stockpiled material will be handled as a unit price and is intended for the landscape topsoil to remain on site per scope of work item C.2 underlined below.

   Subcontractor will perform mass cut and fill, import and export as required to bring existing grades to final grades shown on the Contract Documents. Subcontractor shall maintain a topsoil stockpile of 20,000 cubic yards for landscape planting. All other remaining spoils or excess material shall be off hauled.

2. **Unit Price #2 Clean Material Off-Haul and Disposal:** This unit price is for additional material off-haul above and beyond that required for and described in the Contract Documents and Earth Moving – Mass Grading scope of work. This unit price does NOT apply to the base scope.

3. **Unit Price #3 Crushed Aggregate Import:** This unit price is for import and placement of additional aggregate above and beyond the crushed aggregate base course within the base scope.
4. **Unit Price #4 Authorized Additional Excavation:** This is a two-part unit price, entered as two separate line items on the bid form. The first part includes over-excavation, off-haul and disposal of non-contaminated/clean material. The second part is import and backfill of suitable materials. If crushed aggregate fill were to be required, Unit Price #3 would apply.

Staff Report: 148-26

To: Mayor and City Council
From: City Manager
Date: July 27, 2026

Subject

Contract - Software Services Agreement for Vancouver Fire Department - Fire and Life Safety Inspection and Fire Code Compliance - Records Management System Award

Key Points

- The City of Vancouver (Vancouver Fire Department) was notified that the current Records Management System (RMS) product will be ending its software solution as of April 2027.
- On April 8, 2026, the City issued a Request for Proposal (RFP) 27-26 to solicit proposals for a Fire and Life Safety Code Inspection and Fire Code Compliance software solution.
- The recommended five-year contract award is $94,000 in Years 1 – 5 to Concourse Tech Incorporated.

Strategic Plan Alignment

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

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

Present Situation

Fire and life safety code compliance is achieved through a comprehensive fire and life safety inspection program for commercial businesses and multi-family occupancies by the Vancouver Fire Department, Fire Marshal's Office (FMO) personnel. Fire and life safety inspections increase community resilience, ensure Washington state fire code compliance, increase public safety, and reduce risk while concurrently enhancing firefighter safety. In addition, the program ensures all required fire protection equipment is operational and will activate as designed (examples: fire sprinkler systems, fire alarm systems, smoke control systems, etc.). Furthermore, fire protection equipment compliance is achieved through a partnership with private industry (licensed/endorsed fire protection system contractors) and FMO personnel.

A replacement software solution is required for the administration of the City of Vancouver's Fire and Life Safety Code Compliance program. For this purpose, an "off-the-shelf" RMS system was recommended, and the City issued RFP # on April 8, 2026, with proposals due April 29, 2026. Six proposals were received, and staff (Fire, Information Technology, Finance, and Procurement) reviewed and specific staff members scored all proposals. Two high-scoring vendors demonstrated their systems to City staff. All staff agreed to recommend Concourse's web platform for Fire and Life Safety Inspection and Compliance, data integration, analysis, and finance. Concourse confirmed that they could customize and launch a hazardous materials registration program for Vancouver by March or April 2027.

Concourse has implemented and currently operates long-term RMS products and licensing in

hundreds of cities across the United States. This system will provide a single point of entry for property and business owners and fire protection contractors. Concourse will integrate seamlessly with the City's existing financial and code. The workflow is completely customizable and will allow city staff to manage registrations, view reports, assist residents, refund payments, and revoke licenses. Workflow automation includes automated task assignments and due dates, automated and/or customizable alerts via email, and the creation of notifications for outstanding and overdue tasks. The system allows unlimited city users and registrants and will track all external and internal communications. All data captured or created can be exported into other city systems and databases, ensuring sync with city processes.

Advantage(s)

1. Cost-effective solution, less expensive and faster to implement than developing a complete custom system.
2. Vendor proven history, support and system maintenance for updates, glitch fixes, and high-level and best practices for cybersecurity.
3. Able to meet the City of Vancouver's implementation timeline.
4. End-user ease for property and business owners, property management, and fire protection contractors to easily navigate without extensive city staff intervention.

Challenge(s)

The City is on a short timeline with the end-of-service notification of the current software product and onboarding a new solution before April 2027.

Budget Impact

Year 1 – 5, including the implementation costs, is $94,000. Year 1 costs will be absorbed within the Fire Department's current FY 25/26 budget. Years 2 - 5 are $94,000 annually over the 5-year contract and will be submitted as a new, ongoing decision package for Years 2 and 3 during the 2027-28 biennial budget cycle for those annual costs. The overall Fire and Life Safety Inspection program is funded through inspection fees.

Prior Council Review

None

Action Requested

On Monday, July 27, 2026, authorize the City Manager, or designee, to execute a software services agreement between the City of Vancouver and Concourse Tech Incorporated, for an estimated amount not to exceed $480,000 over 5 years to implement and manage the Concourse Records Management System, and authorize the City Manager to take any legal action necessary to enforce the terms of the same.

Staff Contact

Heidi Scarpelli, Fire Marshal, Anna Vogel, Procurement Manager, heidi.scarpelli@cityofvancouver.us, anna.vogel@cityofvancouver.us

Attachments:

1. Contract

City of Vancouver, Washington - Software Services Agreement

This Software Services Agreement ("Agreement") is entered and effective on the last date signed below ("Effective Date") by and between the City of Vancouver, a Washington municipal corporation with its principal location at 415 W. 6th Street , Vancouver, Washington 98660 ("City") and Concourse Tech Inc a Delaware Profit Corporation with its principal location at 169 Madison Ave, Suite 15520, New York, NY 10016 (the "Service Provider"). Together, the City and Service Provider are the "Parties".

Recitals

1. Service Provider provides a fire and life safety software solution per RFP 27-26 and the Service Provider's proposal (the "Services").
2. The City desires to engage Service Provider to provide the Services.
3. Service Provider desires to provide City with the Services pursuant to the terms and conditions of this Agreement.

Agreement

The Parties agree as follows:

1. **Services**. Service Provider will provide the Services as stated on the applicable purchase order, notice to proceed, or other ordering document ("Purchase Order") issued under this Agreement.

2. **Professional Services**. The Parties will work together on implementation of the Services pursuant to Exhibit 2 – Professional Services and associated Statement(s) of Work, as applicable.

3. **License Grant**. Service Provider grants City a non-exclusive, worldwide, irrevocable during the Term license to use the Services for City business purposes.

4. **Acceptable Use Policy**. City will comply with Service Provider's Acceptable Use Policy ("AUP") as provided by Service Provider in Exhibit 4.

5. **City Data**.
   5.1. *Ownership; License Grant*. "City Data" means any and all data City provides to Service Provider or to the Services in connection with the use of the Services and any data generated by Service Provider in connection with providing the Services to City except for data generated by the Services for Service Provider's internal business purposes, which is Service Provider data. City owns all City Data. City licenses City Data to Service Provider solely for the purposes of providing the Services to City or improving the Services for City. Service Provider shall not use City Data for any other purpose, including as artificial intelligence training data.

5.2. *City Data Self Export and Retention.* Provider will ensure that City can access and export City Data from the Services at any time. Service Provider will make available common exportable formats. Service Provider will ensure that City is able to set specific retention periods and purge City Data (individual records or records sets).

5.3. *Developer API*. If applicable, Service Provider will provide City with access to its developer API to allow City to develop integrations with other City services. Service Provider will provide any developer terms it may require as Exhibit 5 to this Agreement.

6. **Service Provider Intellectual Property**. Service Provider maintains all right title and interest in and to its intellectual property in the Services, subject only to the license granted to City under this Agreement. City maintains all right, title and interest in and to City Data**.**

7. **Fees; Payment.**

7.1. *Fees*. City will pay the undisputed fees for the Services provided by Service Provider as stated in the applicable Purchase Order and invoiced to City, within 30 days of the City's receipt of the invoice ("Fees"). Service Provider will send invoices to software@cityofvancouver.us.

7.2. *Fee Disputes*. City will pay all undisputed amounts pursuant to this Section 7. City may withhold payment of amounts that City disputes in good faith. City will notify Service Provider of any disputed amounts within 30 days of invoice date. The Parties will mutually agree in writing regarding the resolution of any dispute, within 60 days from the invoice date.

7.3. *Taxes*. City will pay all applicable taxes related to its receipt of the Services, including any sales, use, excise, or other tax required by law and any governmental fee, duty, or charges that may be imposed related to the Services received under this Agreement. City will have no responsibility for any taxes imposed on Service Provider's income.

7.4. *Fee Increases*. Service Provider shall not increase the Services fees during the Term or any Renewal Term, except on a per license basis at the same rate as the initial Purchase Order for any increases made under Section 7.5.

7.5. *License Increases and Decreases*. City may increase at any time during the Term or increase or decrease individual licenses, as applicable, in connection with a Renewal Term (as defined in Section 10).

8. **Service Level Agreement**. City will accept Service Provider's Service Level Agreement if it conforms to or exceeds the minimum requirements stated in Exhibit 1.

9. **Training**. Service Provider will provide initial and ongoing training for the Services for City users and technical support employees, subject to professional services terms and related fees, as applicable.

10. **Term**. The initial term of this Agreement is five years ("Initial Term"). The Parties may mutually agree in writing to extend the term not less than 60 days prior to the end of the

then-current term for up to five additional years (each, a "Renewal Term"). The Parties may terminate during the Initial Term or Renewal Term pursuant to Section 11. Together, the Initial Term and any Renewal Term are the "Term". The Parties may not extend the Term beyond ten years. The Parties will comply with Section 11.2 in connection with expiration of the Term under this Section 10.

11. **Termination; Transition Assistance**.

11.1. *Events of Termination*.

11.1.1. For Convenience. The City may terminate this Agreement at any time with 30 days' prior written notice to Service Provider. This City will pay Service Provider all fees due for Services provided through the termination date. Service Provider will refund any City prepayments within 30 days of the termination date.

11.1.2. For Material Breach. City or Service Provider may terminate the Agreement for material breach by a party following written notice of the breach and 10 business days' opportunity to cure the breach. The Parties may mutually agree in writing to extend the cure period. In the event of a Security Breach as defined in Exhibit 3 – Data Security, Section 14.1.2, 14.1.4, 14.1.5, or 14.1.6, City may terminate the Agreement immediately without liability to Service Provider.

11.1.3. For Uptime Percentage Failures. City may terminate the Agreement immediately if Service Provider fails to meet its uptime percentage in any three months during the Term. Service Provider will refund any City prepayments within 30 days of the termination date.

11.2. *Effect of Termination; Transition Assistance*.

11.2.1. Final Payment. If applicable, City will pay Service Provider the undisputed amount due as of the termination effective date, within 30 days of the termination effective date.

11.2.2. License Termination. All licenses will terminate as of the termination effective date. City will cease use of the Services except as necessary to transition the Services during the Transition Assistance Period (defined in Section 11.2.5).

11.2.3. Return of City Data. Service Provider will work with City to ensure that all City Data is either exported from the Services or transitioned to another service provider in compliance with all City requirements provided in writing to Service Provider. Service Provider will work in good faith with City for up to six months following the termination effective date to resolve any data export or transition errors or inconsistencies. Service Provider shall securely purge all City Data from the Services after the end of the Transition Assistance Period as instructed in writing by the City. Service Provider may retain City Data in its database backups, support requests and tickets, audit logs, and server system logs. Service Provider's database backups that include City Data must be purged within 12 months of the end of the Transition Assistance Period.

11.2.4. Service Provider Confidential Information. Upon written request City will either return or destroy Service Provider's Confidential Information in its possession except that it may retain copies of such information as may be required for recordkeeping purposes under Applicable Laws.

11.2.5. Transition Assistance. Upon notice of termination, the Parties will mutually agree in writing to a transition plan within 30 days, or later if mutually agreed by the Parties in writing. Service Provider will provide all assistance City requires to transition City Data in the Services from Service Provider to another service provider or to the City ("Transition Assistance Period") at the then-current monthly cost of the Services.

12. **Confidential Information; Public Disclosure Compliance**

12.1. *Confidential Information*. Any record of City business, including this Agreement, related records, and City Data, is a public record under the Washington Public Records Act, codified at chapter 42.56 RCW ("PRA"). City may be required to disclose this Agreement or related records, including records in Contractor's possession, pursuant to a public disclosure request. City will provide third-party notice to Contractor before disclosing records. Public records may be subject to exemptions from disclosure under the PRA. City agrees to withhold its release of the requested records in dispute for a reasonable amount of time (approximately 10 days) to allow Contractor an opportunity to seek judicial protection pursuant to RCW 42.56.540 as adopted or amended.

12.2. *Public Disclosure Compliance*. City will comply with the PRA in its receipt of and response to any public disclosure request for responsive records related to this Agreement, subject to applicable exemptions. Under RCW 42.56.060, City will have no liability to Contractor for disclosure of Contractor information acting in good faith pursuant to its obligations under the PRA.

12.3. *Subpoenas.* If either Party receives a subpoena requiring the disclosure of the other Party's information, that Party will notify the other party and provide a reasonable time for the affected party to obtain a protective order prior to disclosing information. If a Party is prohibited by a court with jurisdiction over the matter from disclosing the subpoena, that Party will provide only the specific information required to be released under the subpoena on the advice of counsel.

12.4. *City Data Confidentiality*. Notwithstanding Section 12.1-3, Service Provider will maintain the confidentiality of all City Data in its possession in conformance with Exhibit 3 – Data Security.

13. **Data Security**. Service Provider's obligations regarding the security of City Data are set forth in Exhibit 3 – Data Security.

14. **Representations and Warranties**.

14.1. *By Service Provider*. Service Provider represents and warrants:

14.1.1. it is lawfully formed and in good standing under the laws of its state of formation and is licensed to do business in the State of Washington;

14.1.2. 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;

14.1.3. it will provide the Services in a professional manner using skilled personnel in conformance with industry standards. Service Provider will reperform any Services that breach this representation and warranty at no cost to City;

14.1.4. it is or will become compliant with the federal E-Verify program within 60 days of the Effective Date by entering a Memorandum of Understanding (MOU) with the Department of Homeland Security's E-Verify program;

14.1.5. it does not discriminate against any of its employees or applicants for employment on the basis of race, color, creed, religion, sex (including gender identity, sexual orientation, and pregnancy), national origin, citizenship or immigration status, age (40 or older), the presence of any sensory, mental, or physical disability or the use of a trained dog guide or service animal by a person with a disability, genetic information, honorably discharged veteran or military status, or any other class protected by federal, state, or local employment discrimination laws.

14.1.6. the Services contain no malicious code that could adversely impact either City access to the Services or City Data.

14.2. *By City*. City represents and warrants it is a municipal corporation lawfully formed and in good standing under the laws of the State of Washington.

14.3. *Breach of Representation and Warranty*. The Parties agree a breach by a Party of this Section 14 is a material breach of the Agreement.

15. **Indemnification**. Service Provider shall indemnify, defend, and hold harmless City and its officers, councilmembers, commissioners, employees, volunteers, and agents, from any claim, liability, loss, cost, expense, suit, and damages including attorney's fees and consulting fees relating to (a) a third party claim asserting a violation of the intellectual property rights in relation to the Services; (b) its negligence or willful misconduct; (c) material breach of the Agreement; (d) non-compliance with Applicable Laws; (e) a Security Breach as defined in Exhibit 3 – Data Security; (f) a third-party WPRA claim involving Service Provider information; and (g) Service Provider's court action to enjoin release of Service Provider information under the WPRA. City will promptly notify Service Provider of a claim under this Section 15 and will provide reasonable cooperation to Service Provider in the defense of the claim. Service Provider will have control over defense and settlement of the claim, except that Service Provider will not enter any settlement or related agreement without City's prior written consent. Notwithstanding the preceding sentence, City may participate in the defense or settlement of any claim with counsel of its own choosing.

16. **Limitation of Liability**. EXCEPT FOR A BREACH OF OBLIGATIONS IN EXHIBIT 3 - DATA SECURITY, SERVICE PROVIDER'S INDEMNIFICATION OBLIGATIONS, OR SERVICE PROVIDER'S NEGLIGENCE OR WILLFUL MISCONDUCT, IN NO EVENT WILL A PARTY BE LIABLE TO THE OTHER UNDER THIS AGREEMENT FOR ANY CONSEQUENTIAL, INCIDENTAL, INDIRECT, SPECIAL, OR PUNITIVE DAMAGES INCLUDING LOST PROFITS, LOST BUSINESS, DAMAGE TO REPUTATION REGARDLESS OF WHETHER THE LIABILITY IS BASED ON BREACH OF CONTRACT, TORT, STRICT LIABILITY OR OTHERWISE, EVEN IF ADVISED OF THE POSSIBILITY OF SUCH

DAMAGES OR IF SUCH DAMAGES WERE FORESEEABLE.

17. **Insurance**. Service Provider shall maintain insurance during the Term, through a provider licensed to do business in the State of Washington, sufficient to meet its obligations under this Agreement in amounts not less than:

COVERAGE	LIMITS OF LIABILITY
I. Commercial General Liability:	
Policy shall include Bodily Injury, Property Damage, Personal Injury and Broad Form Contractual Liability	
Each Occurrence	$1,000,000
General Aggregate Per Occurrence	$2,000,000
Products & Completed Operations Aggregate	$2,000,000
Personal and Advertising Injury	$1,000,000
Blanket Contractual Liability	$1,000,000
II. Technology Errors & Omissions	
Policy shall include coverage against claims related to intellectual property infringement, privacy violations, data breaches, information theft, damage to or destruction of City Data, intentional and/or unintentional release of City Data, and alteration of City Data, extortion, and network security.	$2,000,000

17.1. *Compliance with other Insurance Policies.* Service Provider will remain compliant with all other insurance obligations it may have pursuant to its personnel or Applicable Laws.

17.2. *Coverage Trigger*. Service Provider's insurance must be on an "occurrence" basis rather than claims made. This type of coverage must be indicated on the Certificate of Insurance.

17.3. *Additional Insured Requirement.* The City of Vancouver, its Agents, Representatives, Officers, Directors, Elected and Appointed Officials, and Employees must be named as additional insureds where permissible under applicable law. The required Additional Insured endorsements shall be at least as broad as ISO CG 20 10 11 85, or its equivalent CG 20 10 07 04 and CG 20 37 07 04 must be included with the Certificate of Insurance.

a. *Certificates*. The City of Vancouver shall be listed on the Certificate of Insurance as the Certificate Holder. Service Provider will provide the Certificate of Insurance to City upon request on an ACORD or comparable form.

18. **Audit Rights**. City or its designated agent may audit Service Provider's compliance with this Agreement. City will provide Service Provider with reasonable prior notice of an audit. Service Provider will provide any City-related financial reports and security compliance documentation upon written request for audit purposes. The Parties may mutually agree in writing to an alternative to an in-person audit.

19. **General Provisions**.

19.1. *Cooperative Purchasing*: The Washington State Interlocal Cooperation Act, RCW 39.34 ("ICA"), authorizes public agencies to cooperatively purchase goods and services if all parties agree. By executing this Agreement, Service Provider agrees that other public agencies may purchase services under this Agreement at their own cost in compliance with the ICA. City will have no liability or obligation to Service Provider related to that separate agency agreement.

19.2. *Relationship of the Parties*. The relationship of the Parties under this Agreement is that of independent contractors. Service Provider is solely responsible for the manner, method, and means of providing the Services. Service Provider and its employees are not City employees and will not be entitled to or receive any benefits under this Agreement. Service Provider will pay all Service Provider personnel and pay all taxes, contributions, and benefits that may be required related to its personnel. Neither Party may bind the other except as expressly stated in this Agreement.

19.3. *Subcontractors*. Service Provider will not use subcontractors to provide the Services except with the City's prior written consent. Service Provider is solely responsible for its subcontractors' compliance with this Agreement and will pass through the terms of this Agreement to all subcontractors.

19.4. *Compliance with Law*. The Parties shall comply with all applicable federal, state, and local laws, rules, and regulations ("Applicable Laws") in the performance and receipt of the Services. Service Provider shall modify the Services as necessary to comply with Applicable Laws.

19.5. *Permits, Licenses, Certifications*. Service Provider is responsible for obtaining any license, permit or certificate that may be required by any federal, state or local law in connection with the performance of Service Provider's obligations under this Agreement, including any business license. Contractor may contact the State of Washington Business License Service (BLS) at: 800-451-7985, www.bls.dor.wa.gov/cities/vancouver.aspx or visit the City's website found at www.cityofvancouver.us/businesslicense for assistance with the determination.

19.6. *Americans with Disabilities Act Accessibility*. Service Provider will ensure the Services are minimally compliant with WCAG 2.1 Level AA in compliance with the Americans with Disabilities Act. Service Provider will certify its compliance by providing an accessibility conformance report to City upon request.

19.7. *Publicity.* Neither party may use the other party's name or trademarks for any purpose without the prior written consent of the other party.

19.8. *Survival*. Sections 5.1, 11, 12, 13, 15, 16, and 20 will survive termination of this Agreement.

19.9. *Waiver*. A party's waiver of any term of this Agreement must be in writing and be signed by the party waiving compliance.

19.10. *Remedies*. Remedies under this Agreement are cumulative; exercise of one remedy will not exclude or waive any other remedy.

19.11. *Assurances*. City may require Service Provider to make written assurances of its ability to perform under the Agreement, including as stated in Exhibit 3 – Data Security.

19.12. *Third Party Beneficiaries*. There are no third-party beneficiaries under this Agreement.

19.13. *Counterparts*. This Agreement may be signed in counterparts. Each counterpart will be deemed an original and together the separate parts will form one Agreement.

19.14. *Order of Precedence*. If there is a conflict between the terms of any document, the order of precedence is as follows: Amendments to this Agreement; this Agreement; City Purchase Orders (if applicable); Contractor's responsive proposal to City's solicitation; and City's solicitation. The Parties agree that terms included on any Purchase Order or other document provided by Contractor are not part of this Agreement.

19.15. *Assignment*. Service Provider shall not assign this Agreement without the express written consent of the City. Any assignment in violation of this subsection is null and void. Subject to this Section 19.15, this Agreement is binding on permitted assigns.

19.16. *Notices*. All notices will be hand delivered, sent by certified mail, or sent by electronic mail with receipt confirmed by a Party. Notice will be effective when received if hand delivered, on the delivery date if certified mail, or when an email is acknowledged by a Party. Notice must be addressed to the Parties at:

For City:

If by mail or email: City of Vancouver, Attn: Anna Vogel, Procurement Manager, P.O. Box 1995, Vancouver, WA 98668 Email to:anna.vogel@cityofvancouver.us

If by in person delivery: City of Vancouver, Attn: Anna Vogel, Procurement Manager, 415 W 6th Street, Vancouver, WA 98660

For Service Provider:

Name: Kelsey Shaner
Address: 169 Madison Avenue, Suite 15520
City, State, Zip: New York, NY 10016
Email: sales@concoursetech.com

A party may update this section of this Agreement by written notice to the other Party.

19.17. *Severability*. If a court with jurisdiction over the matter determines that any clause of this Agreement is unenforceable, it shall revise the clause to reflect the intent of the Parties as closely as possible. If revision is not possible, the Court shall strike the clause and the remainder of the Agreement will remain in full force and effect.

19.18. *Governing Law; Venue*. This Agreement is governed by the laws of the State of Washington without regard to its conflict of laws provisions. Venue for any action arising under this Agreement will be the state or federal courts for Clark County, Washington. The Parties waive any claim of inconvenient forum.

19.19. *Amendment*. This Agreement may not be altered except by written amendment, which must be signed by the Parties to this Agreement.

19.20. *Entire Agreement*. This Agreement, together with its exhibits and any amendments, is the entire agreement between the Parties and supersedes all other agreements between them whether written or oral in nature.

[Signature page follows.]

Signature Page

By their duly authorized signatories below, the Parties enter this Agreement as of the Effective Date.

CITY OF VANCOUVER
A municipal corporation

Lon Pluckhahn, City Manager

Date

Attest:

Anthony Glenn, Deputy City Clerk

Approved as to form:

City Attorney's Office

CONTRACTOR:
Concourse Tech

Signature

Printed Name /Title

Date

Exhibit 1 – Service Level Agreement

City will accept Service Provider's Service Level Agreement if it conforms to at least the following requirements.

1. **Uptime Percentage**. Service Provider will maintain a 99.8% uptime percentage, except for scheduled maintenance, which may not exceed 4 hours per month. Emergency maintenance will be calculated into total uptime for the purposes of determining the uptime percentage. The uptime percentage calculation will be as follows:

   (Total minutes for month – 240 – Unplanned outage) / (Total – 240) >= 99.8%

2. **Service Credits**. City and Service Provider will meet to discuss corrective actions following the first uptime percentage that is not at least 99.8%. In the second month during the Term that Service Provider misses its uptime percentage, Service Provider will refund 50% of that month's; subscription fee. In the third month during the Term that Service Provider misses its uptime percentage, Service Provider will refund 100% of that month's; subscription fee and City may terminate pursuant to Section 11.1.4 of the Agreement.

3. **Support Response Times**. City measures response time from the point when City sends the request to Service Provider to when Service Provider responds to and resolves the request.
   3.1. *Severity Level 1 Issues*: A Severity Level 1 issue is an issue with the Services that prevents the City from accessing the Services or prevents the City from completing critical business processes. Service Provider has provided no workaround. For any Severity Level 1 issue, Service Provider will respond within 15 minutes of receipt of request and will remain accessible for troubleshooting from the time a Severity 1 issue is logged until it is resolved. Service Provider will work to resolve the problem until the Services resume normal operation, escalating the issue as necessary if the resolution time is longer than one hour. Service Provider will maintain communication with City during resolution of the Severity Level 1 issue to ensure City is fully informed through the resolution process.
   3.2. *Severity Level 2 Issues*: A Severity Level 2 issue is an issue with the Services that prevents the City from completing one or more critical business processes with a significant impact. Service Provider has provided no workaround. For any Severity Level 2 issue, Service Provider will respond within 1 hour of receipt of request and will remain accessible for troubleshooting from the time a Severity 2 issue is logged until it is resolved. Service Provider will work to resolve the problem until the Services resume normal operation, escalating the issues as necessary if the resolution time is longer than 4 hours. Service Provider will maintain communication with City during resolution of the Severity Level 2 issue to ensure City is fully informed through the resolution process.

3.3. *Severity Level 3 Issues*: A Severity Level 3 issue is an issue with the Services that prevents the City from completing one or more important business processes. A workaround exists but makes it more difficult to complete the business process. For any Severity Level 3 issue, Service Provider will respond within 4 hours of receipt of request. Service Provider will work to resolve the problem until the Services resume normal operation, escalating the issue as necessary if the resolution time is longer than 24 hours. Service Provider will update City during resolution of the Severity Level 3 issue to ensure City is aware of the resolution timeline.

3.4. *Severity Level 4 Issues*: A Severity Level 4 issue is an issue with the Services that disrupts important City business processes where a workaround exists that does not make it more difficult to complete those processes. For any Severity Level 4 issue, Service Provider will respond within 24 hours of receipt of request. Service Provider will work to resolve the problem until the Services resume normal operation, escalating the issue as necessary if the resolution time is longer than 48 hours. Service Provider will update City during resolution of the Severity Level 3 issue to ensure City is aware of the resolution timeline.

3.5. *System Availability*. Service Provider will send all communications regarding planned and unplanned outages to help.desk@cityofvancouver.us.

Exhibit 2 - Professional Services Terms

The terms in this Exhibit 2 are specific to professional services Service Provider may provide to City as part of implementing the Services.

1. **Professional Services Representation and Warranty**. Service Provider will provide the professional services in a professional manner using skilled personnel in conformance with industry standards. Service Provider will reperform any professional services that breach this representation and warranty at no cost to City.
2. **Implementation**. The Parties will mutually agree on an implementation timeline, which will be incorporated as an Amendment to this Agreement.
3. **Delays**. If either Party is delayed in the implementation process for reasons beyond a Party's reasonable control, the affected Party will notify the other Party as soon as reasonably possible so that the Parties may negotiate a reasonable extension to the implementation timeline, which will be confirmed in writing and be incorporated as an Amendment to this Agreement.
4. **Key Personnel**. Service Provider will appoint a key person to work with City and will maintain continuity with the key person to the extent possible throughout the implementation process.
5. **Payment**. Payment for the professional services will be pursuant to Section 7 of the Agreement.
6. **Expenses**. City will reimburse Contractor for the following travel expenses identified in its proposal upon submission of receipts to City: airfare, mileage at the approved IRS rate and lodging at the U.S. General Services Administration rates. For the avoidance of doubt, City will not reimburse Service Provider wages incurred during travel time. City will not reimburse any expenses beyond those preapproved in writing, including personnel time overages. City will pay only those personnel hours that are preapproved in writing. Service Provider will not include any flat hourly fee on its expense invoice, City will pay only actual time incurred by Service Provider personnel.
7. **On-Premises Personnel**. While on City premises, Service Provider personnel shall (i) comply with City rules and regulations regarding personal and professional conduct generally applicable to such City facilities (including compliance with City's dress code, City identification badge requirements, and adherence to City's regulations and general safety practices and procedures), (ii) comply with City requests related to personal and professional conduct, and (iii) otherwise conduct themselves in a businesslike and professional manner.
8. **Deliverables**. City must approve any deliverables related to the implementation in writing.

Exhibit 3 – Data Security

This Data Security Exhibit sets forth Service Provider's minimum obligations with respect to its data security practices to ensure the confidentiality, integrity, and availability of City Data in the Services.

1. **Security Practices**. Service Provider shall develop, implement and maintain appropriate administrative, physical, and technical safeguards that are designed to ensure the confidentiality, integrity and availability of City Data. Service Provider will enact safeguards that are compliant with industry best practices for the specific City Data in the Services.
2. **Compliance with Data Protection Laws**. Service Provider acknowledges that compliance with Applicable Laws under Section 19.4 of the Agreement includes compliance with all applicable federal, state, and local data protection laws in its provision of the Services.
3. **Compliance with Service Provider Policies**. Service Provider will comply with its policies and procedures related to privacy and data protection, including any privacy policy or notice in effect.
4. **Minimum Safeguards**. Service Provider shall implement at least the following security safeguards:
   4.1. *Least Privilege*. Service Provider will ensure only Authorized Persons have access to City Data. Service Provider will implement authentication and access controls to enforce least privilege. "Authorized Persons" means Service Provider's authorized employees and authorized subcontractors that have a legitimate need to access City Data to perform obligations under the Agreement. Service Provider shall ensure all Authorized Persons are subject to confidentiality obligations at least as protective as those in this Agreement.
   4.2. *Software Development Lifecycle*. Service Provider shall ensure NIST's Secure Software Development Framework is reflected in its Software Development Lifecycle design.
   4.3. *Site Security*. Service Provider shall ensure its locations, data centers, disaster recovery and back up sites are secure from unauthorized entry.
   4.4. *Vulnerability Management*. Service Provider shall maintain a vulnerability management program and regularly patch such vulnerabilities; all Critical and High vulnerabilities must be patched within thirty days of discovery.
   4.5. *Data Encryption*. Service Provider shall encrypt all City Data in transit and at rest. Service Provider shall ensure any mobile media that may contain City Data is encrypted. Service Provider shall ensure its internal networks including wireless networks encrypt network activity. Service Provider encryption in transit must be FIPS 140-2 validated ("certified") by the Cryptographic Module Validation Program and use minimal 128-bit strength symmetric cipher key. Service Provider encryption at rest must be FIPS 197 certified and at least 256-bit strength.
   4.6. *Data Segregation*. Depending on tenant type, Service Provider shall ensure City Data is logically or physically separated from other customer or Service Provider data.
   4.7. *Background Checks*. Service Provider will complete a background check for all Authorized Persons.
   4.8. *Security Training*. Service Provider shall provide all Authorized Persons with training on information security and data privacy knowledge at least once per year.

5. **Location of City Data**. Service Provider shall maintain City Data solely in data centers that are geographically distinct and support high availability of City Data and that are compliant with Applicable Laws.
6. **Security Breaches**. A "Security Breach" is any suspected or actual unauthorized access to or use of City Data in Service Provider's possession.
    6.1.1. *Notice*. Service Provider will notify City within 72 hours of any Security Breach. Notice will include details regarding the Security Breach including impacted parties, specific data, and mitigation. Service Provider will call 360.487.8888 (if after hours, follow prompt to connect to on-call personnel); email City with a read receipt to help.desk@cityofvancouver.us; and email to the City personnel contact for the Agreement.
    6.1.2. *Coordination*. Immediately after Service Provider provides notification of a Security Breach the Parties will begin working together to contain, mitigate, investigate, respond to and remediate the Security Breach. Service Provider will cooperate with all City requests in relation to the Security Breach in compliance with Applicable Laws.
    6.1.3. *Root Cause Analysis*. As soon as possible following the Security Breach, Service Provider will complete a root cause analysis and will provide a plan to City for remediation and prevention.
    6.1.4. *Third-Party Notice*. Service Provider will work together with City to ensure compliance with RCW 19.255.010 if necessary and will make no statement or send notice to any third party regarding the Security Breach without City's prior written consent.
    6.1.5. *Costs*. In addition to its indemnification obligations, Service Provider will reimburse City for all reasonable costs City incurs associated with any Security Breach, including forensic investigation, costs of providing notice to impacted parties, call centers and credit monitoring as applicable. Service Provider will pay or reimburse City for any regulatory fines or other legal costs the City incurs associated with the Security Breach.
7. **SOC II Type 2 Reports**. Service Provider will provide an annual SOC II Type 2 report for a period covering at least 6 months that addresses Service Provider's security, availability, processing integrity, confidentiality, and privacy controls applicable to Service Provider and the Services under the Agreement as well as Service Provider's data centers, if such provider releases their SOC II Type 2 report to third parties. SOC II Type 2 Reports are exempt from public disclosure requirements under RCW 42.56.420(4) and the City will notify Service Provider pursuant to Section 12.1.
8. **Business Continuity and Disaster Recovery**. Service Provider will maintain a business continuity plan and a disaster recovery plan. Service Provider will provide executive summaries of these plans upon City's request. Service Provider's backup or disaster recovery sites that maintain City Data must be at least 250 miles from any other data center that hosts City Data to ensure geographic separation.
9. **Audit; Service Provide Annual Audit**; **Questionnaires**.
    9.1. *Audit Acknowledgement*. Service Provider acknowledges that compliance with Section 18 of the Agreement includes City's audit of Service Provider's security practices as required by this Exhibit.

9.2. *Service Provider Annual Audit*. Service Provider will audit compliance with this Agreement internally at least annually. The audit will include a penetration test performed by a qualified third-party vendor with information security expertise as well as a network-level vulnerability assessment. Service Provider will provide its annual audit report upon request. Service Provider will remediate any deficiencies identified in the audit at its own expense and provide updates to City upon request.

9.3. *Information Security Questionnaire*. Service Provider will complete City's information security questionnaire upon request from City, at least annually, at no additional cost to City.

Exhibit 4 – Service Provider Acceptable Use Policy – Not provided

Exhibit 5 – Service Provider API Developer Terms - Not Provided

A RESOLUTION of the City Council of the City of Vancouver approving an amended resolution and agreement contract with PALISADES WEST LLC for limited property tax exemption.

Staff Report: 149-26

To: Mayor and City Council
From: City Manager
Date: July 27, 2026

Subject
Palisades Apartments Multi-Family Tax Exemption 1st Amended Agreement

Key Points

- On February 23, 2026, the Vancouver City Council adopted a resolution to approve a multifamily tax exemption for the Palisades, a market-rate rental housing development.
- The initial MFTE agreement specifically listed "heat-pump" style electric water heaters as part of the climate action measures for the residential units.
- The final building design does not functionally allow for heat-pump style water heaters.
- The applicant is now proposing an amendment to use standard electric water heaters.
- All residential units will remain electricity based.

Strategic Plan Alignment
Economic Opportunity – a place where a wide variety of businesses of all sizes grow and thrive.

Housing and Human Needs – meeting basic needs and partnering with organizations to support the community.

Present Situation

On February 23, 2026, the Vancouver City Council adopted a resolution to approve a multifamily tax exemption for the Palisades, a market-rate, mixed-use development including 165 new residential rental units as well as 15,000 square feet of leasable commercial space, 13 extended-stay hotel units, and 207 associated parking spaces. As part of the climate action measures, heat-pump water heaters were specifically listed in the MFTE agreement. However, the heat-pump style water heaters require placement on the exterior wall of the units and the final building design will not allow for this. To maintain transparency and for future tracking of project requirements, it was determined that a formal amendment to the original resolution and agreement was appropriate to clearly document the change. City climate action staff have reviewed the proposed equipment revision and concluded that the proposed modifications continue to satisfy the City's climate action goals.

Advantage(s)

- The proposed change will be documented in the amended agreement for future reference.

- Climate action goals are maintained.

Challenge(s)
None

Budget Impact
None. The proposed amendment does not have an impact on then the City budget.

Prior Council Review
Monday, February 23, 2026, City council adopted a resolution authorizing a multifamily tax exemption for the Palisades Apartments and mixed-used development.

Action Requested
On Monday, July 27, 2026, approve an amended resolution and agreement for the Palisades mixed-use multifamily tax exemption.

Staff Contact
Bryan Monroe, Associate Housing Project Coordinator, bryan.monroe@cityofvancouver.us

Attachments:
1. Resolution- Amended
2. Contract- Amended

7/27/2026

RESOLUTION NO. M-____

A RESOLUTION of the City Council of the City of Vancouver approving an amended resolution and agreement contract with PALISADES WEST LLC for limited property tax exemption.

WHEREAS, the City of Vancouver desires to stimulate new construction of multi-family housing in specifically designated urban areas in order to reduce development pressure on single-family residential neighborhoods, to increase and improve housing opportunities, and to encourage development densities supportive of tenant use, and

WHEREAS, the City is interested in promoting new housing in the target areas of the City of Vancouver; and

WHEREAS, the Applicant submitted an initial application for the City's multifamily tax exemption program outlining the proposed development of 165 new multi-family residential housing units including specific climate action green building measures to be constructed with the project at 19104 and 19110 SE Brady Road, Camas WA 98607, Specifically Assessor's tax lots 986050747 & 986050748 (Property);

WHEREAS, the Vancouver City Council approved the initial Resolution M-4372 and contract exhibit on February 23, 2026,

WHEREAS, following Resolution M-4372 hearing, it was discovered that the final building design specifications would not functionally allow for use of exterior direct vent heat-pump style water heaters.

WHEREAS, the Applicant is requesting an amendment to the original contract agreement to replace the specified electric heat-pump style water heaters with standard electric water heater units.

WHEREAS, the City climate action staff has determined that the proposed change to standard electric water heater units still satisfies the intent and objectives of the City's climate action measures,

WHEREAS, the City has determined that the improvements to the Property will, if completed as proposed, satisfy the requirements for a Final Certificate of Tax Exemption.

NOW, THEREFORE,

BE IT RESOLVED BY THE CITY OF VANCOUVER:

Section 1. Amended Agreement contract attached hereto as Exhibit A between PALISADES WEST LLC and the City of Vancouver, a Washington Municipal Corporation, is approved.

Section 2. The City Manager is hereby authorized to finalize and execute the MFTE Agreement (attached as Exhibit A) as well as negotiate and execute any necessary amendments and other related documents, provided that they are consistent with the requirements of VMC 3.05.

ADOPTED at a regular session of the Vancouver City Council this 27th day of July 2026.

_____
Anne McEnerny-Ogle, Mayor

Attest:

_____
Anthony Glenn, Deputy City Clerk

Approved as to form:

_____
Nena Cook, City Attorney

Exhibit A

1st AMENDED CONTRACT
for
MULTI-FAMILY HOUSING LIMITED PROPERTY TAX EXEMPTION

THIS 1st AMENDED CONTRACT is entered into this 27th day of July 2026, by and between PALISADES WEST LLC, and its successors and assigns hereinafter referred to as "Applicant", and the CITY OF VANCOUVER, a Washington Charter City of the First Class (hereinafter referred to as "City").

WITNESSETH:

WHEREAS, the City desires to stimulate new construction of multi-family housing in certain designated urban areas in order to reduce development pressure on single-family residential neighborhoods, to increase and improve housing opportunities, and to encourage development densities supportive of transit use, and

WHEREAS, the City has, pursuant to authority granted to it under the Revised Code of Washington (RCW), designated various Residential Target Areas for the provision of limited property tax exemptions for new multi-family residential housing, and

WHEREAS, the City is interested in promoting new housing in the East Vancouver residential target area of the City of Vancouver, and

WHEREAS, the City has, as set forth at Chapter 3.22 of the Vancouver Municipal Code ("VMC"), enacted a program whereby property owners may qualify for a Final Certificate of Tax Exemption which certifies to the Clark County Assessor and Treasurer that the Applicant is eligible to receive a limited property tax exemption, and

WHEREAS, the Applicant is interested in receiving a limited property tax exemption for constructing a mixed-use multiple building development, including 165 units of new multi-family residential housing within a designated Residential Target Area identified in Chapter 3.22 VMC, and

WHEREAS, the Applicant agrees to pay a fee in lieu of providing affordability in the amount of $1,635,591.13 prior to the issuance of the final MFTE certificate, unless applicant chooses to defer fee payment until year six of the exemption per VMC 3.22.00 (D)(9)(a).

WHEREAS, the Applicant has submitted to the City a complete application for the City's limited tax exemption program outlining the proposed development of new multi-family residential housing to be constructed on property described in the legal description in Exhibit A (Property) for an 8-year market rate tax exemption, and

WHEREAS, the City has determined that the Applicant's proposed development outlined herein will satisfy the requirements for a Final Certificate of Tax Exemption.

NOW THEREFORE, the City and Applicant mutually agree as follows:

1. The City agrees to issue the Applicant a Conditional Certificate of Tax Exemption.

2. The Applicant agrees to construct on the Property multi-family residential housing as described in the most recent site plans, floor plans, and elevations on file with the City as of the date of City Council approval of this Contract. In no event shall such construction provide fewer than 165 new permanent multi-family residential units.

3. The Applicant agrees to implement the green building improvements listed in Exhibit B prior to issuance of the final MFTE certificate.

4. The Applicant agrees to pay a fee in lieu of providing affordability in the amount of $1,635,591.13 prior to the issuance of the final MFTE certificate, unless applicant chooses to defer fee payment per VMC 3.22.00 (D)(9)(a).

5. The Applicant agrees to complete construction of the agreed upon improvements within three years from the of City Council approval of this Contract, or within any extension thereof granted by the City.

6. The Applicant agrees, upon completion of the building improvements and upon issuance by the City of a temporary or permanent certificate of occupancy, to file with the City's Director of Economic Prosperity and Housing ("Director") the following:
   (a) A statement of expenditures made with respect to each multi-family housing unit and the total expenditures made with respect to the entire property;
   (b) A description of the completed work and a statement of qualifications for the exemption; and
   (c) A statement that the work was completed within the required three-year period or any authorized extension or any extension thereof.
   (d) Electronic copies of as-built site plan and building floor plans.

7. The City agrees, conditioned on the Applicant's successful completion of the Property improvements and on the Applicant's filing of the materials described in Paragraph 6 above, and the payment of the fee-in-lieu described in paragraph 4 above (or approved fee in lieu deferral application) to file a Final Certificate

of Tax Exemption with the Clark County Treasurer and Assessor.

8. The Applicant agrees, within 30 days following the first anniversary of the City's filing of the Final Certificate of Tax Exemption, and each year thereafter for a period of eight years, to file a notarized declaration with the Director indicating the following:
   (a) A statement identifying the total number of occupied and vacant multi-family units receiving a property tax exemption;
   (b) A certification that the property continues to be in compliance with this Contract, Chapter 3.22 VMC, and Chapter 84.14 RCW;
   (c) A description of any improvements or changes to the property constructed after the issuance of the certificate of tax exemption; and
   (d) The total monthly rent for each unit.

9. The Applicant agrees to maintain the Property including all improvements in compliance with all applicable City codes and requirements.

10. If the Applicant converts the multi-family residential housing units constructed under this Contract to another use, the Applicant shall notify the Clark County Assessor and Treasurer and the City Economic Prosperity and Housing Director within 60 days of such change in use.

11. The Applicant agrees to notify the Economic Prosperity and Housing Director promptly of any transfer of the Applicant's ownership interest in the site or in the improvements made to the site under this Contract.

12. Applicant acknowledges that if any portion of the project property exempted by the MFTE Program is transferred to a separate ownership entity, an application for modification of the tax exemption certificate may be required to be reviewed and approved by City Council. If the new ownership interest declines to participate in the MFTE program, the entire exemption will be cancelled, and the Applicant will be subject to any taxes, interest, and penalties from the Clark County Tax Assessor.

13. The City reserves the right to cancel the Final Certificate of Tax Exemption should the Applicant, its successors and assigns, fail to comply with any of the terms and conditions of this Contract. Cancellation of the Final Certificate of Tax Exemption may subject the Applicant to potential tax liability as further described in RCW 84.14;

14. No modifications of this Contract shall be made unless mutually agreed upon by the parties in writing.

15. This agreement is conditioned upon the receipt of mutual benefits – each of which is conditioned upon the others. Therefore, absent an amendment to this agreement, the parties agree that if any aspect of this agreement should be

declared invalid by a court of competent jurisdiction, the entire agreement shall be deemed null and any Certificate of Tax Exemption that has been issued shall be canceled.

16. Applicant agrees that this Contract is subject to the Vancouver Multi-Family Housing Tax Exemption set forth at Vancouver Municipal Code, Chapter3.22.

CITY OF VANCOUVER

_____
Lon Pluckhahn, City Manager

Attest:

_____
Lisa Brandl, Deputy City Clerk

PALISADES WEST LLC

_____
Name Title

Approved as to form:

_____
Nena Cook, City Attorney

AMENDED CONTRACT
EXHIBIT A
LEGAL DESCRIPTION

Tax lot 986050748:

LOT 7 OF THE COLUMBIA PALISADES PLAT RECORDED IN BOOK 312 PAGE 032, REOCORDS OF CLARK COUNTY

Tax lot 986050747:
LOT 6 OF THE COLUMBIA PALISADES PLAT RECORDED IN BOOK 312 PAGE 032, REOCORDS OF CLARK COUNTY

AMENDED
CONTRACT

EXHIBIT B

GREEN BUILDING
ELEMENTS

- Buildings are Washington Energy Code compliant
- 21 EV parking stalls
- Solar carport installations 76kW/25 stalls)
- Electric water heaters
- Rooftop gardens
- 1st floor bird friendly glass
- 80-85% reflective roof materials
- Dark Sky compliant lighting
- Sustainable building materials

Compliance of above noted features to be confirmed prior to issuance of final MFTE certificate.

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CITY OF VANCOUVER

_____
Lon Pluckhahn, City Manager

Attest:

_____
Anthony Glenn, Deputy City Clerk

PALISADES WEST LLC

_____
Name Title

Approved as to form:

_____
Nena Cook, City Attorney

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EXHIBIT A
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CONTRACT

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GREEN BUILDING
ELEMENTS

- Buildings are Washington Energy Code compliant
- 21 EV parking stalls
- Solar carport installations 76kW/25 stalls)
- Electric water heaters
- Rooftop gardens
- 1st floor bird friendly glass
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- Dark Sky compliant lighting
- Sustainable building materials

Compliance of above noted features to be confirmed prior to issuance of final MFTE certificate.

To: Mayor and City Council
From: City Manager
Date: July 27, 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 July 27, 2026.

Staff Contact
,

Attachments:
1. AP Claims Report - 07-27-2026

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: $ 7,040,010.53

On Council Meeting Date: Monday, July 27, 2026

Mayor _____

Council Member _____

Council Member _____

Auditing Officer Cyndi A. Turner

Reporting Period	Payment Categories	Payment Categories Total
July 13, 2026 - July 19, 2026	Accounts Payable Checks (See Attached)	$ 7,025,684.67
July 13, 2026 - July 19, 2026	Hansen City Payments (See Attached)	9,644.36
July 13, 2026 - July 19, 2026	Visa Refunds (See Attached)	4,681.50
July 13, 2026 - July 19, 2026	Payroll Checks (See Attached)	-
	TOTAL	**$ 7,040,010.53**

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
Supplier Payment	Check	32210	7/15/2026	1,111.78	A-Line Asphalt Maintenance Inc	
Supplier Payment	Check	32211	7/15/2026	33,598.51	Anderson Glass Co	
Supplier Payment	Check	32212	7/15/2026	39,286.96	Arborscape Ltd Inc	
Supplier Payment	Check	32213	7/15/2026	8,460.85	Authentic8 Inc	
Supplier Payment	Check	32214	7/15/2026	11,700.00	Baynard Cooke Law PLLC	
Supplier Payment	Check	32215	7/15/2026	2,867.77	Boly/Welch Inc	
Supplier Payment	Check	32216	7/15/2026	150.00	CDS Airbrushing & Coaching LLC	
Supplier Payment	Check	32217	7/15/2026	10,742.06	CFM Strategic Communications, Inc.	
Supplier Payment	Check	32218	7/15/2026	8.74	Cintas	
Supplier Payment	Check	32219	7/15/2026	407.63	Clark County Fire District 5	
Supplier Payment	Check	32220	7/15/2026	857.48	Clark County Public Utility District No. 1	
Supplier Payment	Check	32221	7/15/2026	40,609.88	Clary Longview LLC	
Supplier Payment	Check	32222	7/15/2026	6,206.15	Columbia Resource Company	
Supplier Payment	Check	32223	7/15/2026	118.63	Comcast Holdings Corporation - Remit-To: Comcast Business - City of Industry	
Supplier Payment	Check	32224	7/15/2026	7,668.58	Core and Main LP - Remit-To: Core and Main LP	
Supplier Payment	Check	32225	7/15/2026	3,766.66	Davidson Benefits Planning	
Supplier Payment	Check	32226	7/15/2026	8,732.59	Esix Sportswear	
Supplier Payment	Check	32227	7/15/2026	30,557.65	Grade Werks Excavating LLC	
Supplier Payment	Check	32228	7/15/2026	8,961.38	H&H Wood Recyclers	
Supplier Payment	Check	32229	7/15/2026	279.65	Harold LeMay Enterprises	
Supplier Payment	Check	32230	7/15/2026	7,546.07	Iron Horse LLC	
Supplier Payment	Check	32231	7/15/2026	1,470.15	Jamestown Networks	
Supplier Payment	Check	32232	7/15/2026	7,011.15	KDAnalytical Consulting LLC	
Supplier Payment	Check	32233	7/15/2026	1,892.00	Keller Rohrback LLP	
Supplier Payment	Check	32234	7/15/2026	1,691.41	Kurita America Inc - Remit-To: US Water - Minneapolis	
Supplier Payment	Check	32235	7/15/2026	34,299.57	L.N. Curtis & Sons	
Supplier Payment	Check	32236	7/15/2026	19,733.23	L.N. Curtis & Sons - Remit-To: Supplier L.N. Curtis & Sons	

*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	32237	7/15/2026	9,245.94	Lakeside Industries Inc - Remit-To: Lakeside - LB Seattle	
Supplier Payment	Check	32238	7/15/2026	500.00	Latino Community Resource Group	
Supplier Payment	Check	32239	7/15/2026	1,503.45	Loomis Armored US LLC - Remit-To: Loomis - Palatine	
Supplier Payment	Check	32240	7/15/2026	185.13	Mark IV Enterprises Inc	
Supplier Payment	Check	32241	7/15/2026	6,131.60	McFarlanes Bark Inc	
Supplier Payment	Check	32242	7/15/2026	4,676.63	Northwest Natural Gas Company - Remit-To: NW Natural - Portland	
Supplier Payment	Check	32243	7/15/2026	2,940.30	Overton Safety Training Inc	
Supplier Payment	Check	32244	7/15/2026	25,792.17	Parametrix, Inc	
Supplier Payment	Check	32245	7/15/2026	161,948.80	Parkeon	
Supplier Payment	Check	32246	7/15/2026	280.00	Porter W Yett Company	
Supplier Payment	Check	32247	7/15/2026	2,047.65	River City Environmental	
Supplier Payment	Check	32248	7/15/2026	84,427.45	Selectron Technologies, Inc	
Supplier Payment	Check	32249	7/15/2026	10,494.69	Sheadel Construction LLC	
Supplier Payment	Check	32250	7/15/2026	280.05	Software House International SHI - Remit-To: SHI - Dallas	
Supplier Payment	Check	32251	7/15/2026	15.16	State of Oregon Department of Transportation - Remit-To: OR DMV - Salem	
Supplier Payment	Check	32252	7/15/2026	303.28	State of Washington Department of Licensing - Remit-To: Notary Public Program	
Supplier Payment	Check	32253	7/15/2026	8.81	Stericycle Inc - Remit-To: Shred-It	
Supplier Payment	Check	32254	7/15/2026	1,089.00	Sunbelt Controls Inc - Remit-To: Sunbelt Controls - Pasadena	
Supplier Payment	Check	32255	7/15/2026	557.57	SWARCO McCain, Inc.	
Supplier Payment	Check	32256	7/15/2026	1,000.00	Talx UCM Services Inc	
Supplier Payment	Check	32257	7/15/2026	1,250.00	The Bank Of New York Mellon Trust Company	
Supplier Payment	Check	32258	7/15/2026	4,260.00	Triangle Resources Inc	
Supplier Payment	Check	32259	7/15/2026	4,732.00	Univar Solutions USA Inc - Remit-To: Supplier Univar Solutions USA Inc	

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INVOICE PAYMENTS REPORT

Payment Category	Payment Type	Transaction Reference	Payment Date	Payment Amount	Payment Payee	Memo
Supplier Payment	Check	32260	7/15/2026	108.90	Vancouver Granite Works Inc	
Supplier Payment	Check	32261	7/15/2026	101.43	Vestis Group, Inc - Remit-To: Vestis - Pasadena	
Supplier Payment	Check	32262	7/15/2026	245.04	W.B. Sprague Co. Inc.	
Supplier Payment	Check	32263	7/15/2026	55,630.87	Waste Connections of Washington - Remit-To: Waste Connections - Vancouver	
Supplier Payment	Check	32264	7/15/2026	15,190.64	Waste Connections of Washington - Remit-To: Waste Connections - Vancouver	
Supplier Payment	Check	32265	7/15/2026	100.00	Willis Towers Watson Insurance Services West inc	
Supplier Payment	Check	32266	7/15/2026	4,291.05	Wolff Specialties LLC	
Supplier Payment	Check	32267	7/15/2026	2,347.78	Zayo Group Holding Inc - Remit-To: Zayo Group Holding Inc	
Miscellaneous Payment	Check	32268	7/15/2026	200.00	Allisha Mauger	Refund overcharge of permit
Miscellaneous Payment	Check	32269	7/15/2026	700.00	Edith Martinez	Damage deposit refund
Miscellaneous Payment	Check	32270	7/15/2026	50.00	EOCF CLOVER SPEARS	Damage deposit refund
Miscellaneous Payment	Check	32271	7/15/2026	100.00	Forest Ridge Neighborhood Association	2025 Resource Conservation Challenge
Miscellaneous Payment	Check	32272	7/15/2026	100.00	Northwood Neighborhood Association	2025 Resource Conservation Challenge
Miscellaneous Payment	Check	32273	7/15/2026	500.00	Ory Fitim	Damage deposit refund
Miscellaneous Payment	Check	32274	7/15/2026	131.95	Patrick Kelly	2026 - July Mileage Reimbursement
Miscellaneous Payment	Check	32275	7/15/2026	626.18	Stephen Brian Whittington	Claim Payment - DOI: 06/16/2026 - RISK
Miscellaneous Payment	Check	32276	7/15/2026	600.00	Tina Adair	Damage deposit refund
Miscellaneous Payment	Check	32277	7/15/2026	120.00	Woodland Meadows Neighborhood Association	2025 Recycle U
Ad Hoc Payment	Check	32278	7/15/2026	150.55	Avery Assets Llc	2412 LINCOLN AVE ,VANCOUVER,WA,98660
Ad Hoc Payment	Check	32279	7/15/2026	192.81	Bennett,Barbara J	14810 NE 34TH ST ,VANCOUVER,WA,98682
Ad Hoc Payment	Check	32280	7/15/2026	59.39	Busimitch LLC	9301 NE PINECREEK ST ,VANCOUVER,WA,98664
Ad Hoc Payment	Check	32281	7/15/2026	264.86	Cann,Theresa	16810 SE 34TH WAY ,VANCOUVER,WA,98683
Ad Hoc Payment	Check	32282	7/15/2026	43.88	Colson,Robert	3515 I ST ,VANCOUVER,WA,98663

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Ad Hoc Payment	Check	32283	7/15/2026	201.00	Estate of Cathryn Treadwell-Nelson	3205 SE BALBOA DR ,VANCOUVER,WA,98683
Ad Hoc Payment	Check	32284	7/15/2026	82.88	Gowans,Zachary or Sena	10406 NE 154TH PL ,VANCOUVER,WA,98682
Ad Hoc Payment	Check	32285	7/15/2026	249.39	Jerry Lehman Living Trust	Utility Refund for 9310 NE BURTON RD
Ad Hoc Payment	Check	32286	7/15/2026	196.00	Lynch,Yvonne Rae	17728 SE 17TH WAY ,VANCOUVER,WA,98683
Ad Hoc Payment	Check	32287	7/15/2026	161.69	McCoy,Monica	4109 NE 131ST AVE ,VANCOUVER,WA,98682
Ad Hoc Payment	Check	32288	7/15/2026	370.40	Odosi,Teresa	8113 NE 158TH CT ,VANCOUVER,WA,98682
Ad Hoc Payment	Check	32289	7/15/2026	128.72	Personal Property Management	2323 NE GENERAL ANDERSON AVE ,VANCOUVER,WA,98661
Ad Hoc Payment	Check	32290	7/15/2026	8.12	Sally NG Wong	820 NE 154TH AVE ,VANCOUVER,WA,98684
Ad Hoc Payment	Check	32291	7/15/2026	92.24	The Whittum Living Trust	1825 SE 125TH AVE ,VANCOUVER,WA,98683
Ad Hoc Payment	Check	32292	7/15/2026	440.70	Wood,Elijah or Micaela	2614 NE 176TH AVE ,VANCOUVER,WA,98684
Miscellaneous Payment	Check	32293	7/16/2026	5,832.50	State of Washington State Treasurer	2nd Qtr 2026 A8 Form
Expense Payment	Direct Deposit	EFT-00360318	7/16/2026	1,442.57	Anne McEnerny-Ogle	Employee Reimbursement
Expense Payment	Direct Deposit	EFT-00360319	7/16/2026	446.80	Becky Rude	Employee Reimbursement
Expense Payment	Direct Deposit	EFT-00360320	7/16/2026	633.65	Justin Ventura	Employee Reimbursement
Expense Payment	Direct Deposit	EFT-00360321	7/16/2026	222.81	James Lewis	Employee Reimbursement
Expense Payment	Direct Deposit	EFT-00360322	7/16/2026	637.38	Patrick Moore	Employee Reimbursement
Cash Advance Payment	Direct Deposit	EFT-00360323	7/16/2026	374.00	James Porter	Travel Advance
Cash Advance Payment	Direct Deposit	EFT-00360324	7/16/2026	290.25	Charlie Ahn	Travel Advance
Expense Payment	Direct Deposit	EFT-00360325	7/16/2026	44.25	Tom O'Connor	Employee Reimbursement
Supplier Payment	EFT	EFT-00360326	7/16/2026	325,000.00	Vancouver USA Regional Tourism Office	
Supplier Payment	EFT	EFT-00360327	7/16/2026	423.50	KFPro, Inc	
Supplier Payment	EFT	EFT-00360328	7/16/2026	27,519.05	Halbert Construction Services LLC	
Supplier Payment	EFT	EFT-00360329	7/16/2026	2,725.24	PBS Engineering and Environmental Inc	

*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-00360330	7/16/2026	1,832.60	Rock Creek Communications, LLC	
Supplier Payment	EFT	EFT-00360331	7/16/2026	76,066.46	Legendary Solutions LLC	
Supplier Payment	EFT	EFT-00360332	7/16/2026	18,665.71	Jacobs Engineering Group Inc	
Supplier Payment	EFT	EFT-00360333	7/16/2026	18,000.00	Azavar Audit Solutions, Inc.	
Supplier Payment	EFT	EFT-00360334	7/16/2026	3,920.14	Accurate Investigation Services	
Supplier Payment	EFT	EFT-00360335	7/16/2026	1,120.00	Rotschy Inc	
Supplier Payment	EFT	EFT-00360336	7/16/2026	540.00	SC Beholdings LLC	
Supplier Payment	EFT	EFT-00360337	7/16/2026	17,573.50	Sazan Group, Inc	
Supplier Payment	EFT	EFT-00360338	7/16/2026	7,354.02	PC Specialists Inc - Remit-To: TIG - San Diego	
Supplier Payment	EFT	EFT-00360339	7/16/2026	184,929.47	Del Sol Inc	
Supplier Payment	EFT	EFT-00360340	7/16/2026	6,638.00	The Suddath Companies	
Supplier Payment	EFT	EFT-00360341	7/16/2026	60,286.76	Live Love Outreach	
Supplier Payment	EFT	EFT-00360342	7/16/2026	5,477.88	Bound Tree Medical LLC	
Supplier Payment	EFT	EFT-00360343	7/16/2026	566.00	Coffman Engineers Inc	
Supplier Payment	EFT	EFT-00360344	7/16/2026	4,250.00	JCI Jones Chemicals, Inc.	
Supplier Payment	EFT	EFT-00360345	7/16/2026	5,770.17	Lakeyland Inc	
Supplier Payment	EFT	EFT-00360346	7/16/2026	113,194.60	Halme Excavating Inc	
Supplier Payment	EFT	EFT-00360347	7/16/2026	890.80	Distinctive Landscape LLC	
Supplier Payment	EFT	EFT-00360348	7/16/2026	63,940.82	Whitney Equipment Company Inc	
Supplier Payment	EFT	EFT-00360349	7/16/2026	907.50	LMCA, Inc.	
Supplier Payment	EFT	EFT-00360350	7/16/2026	859,905.68	Lakeside Industries Inc	
Supplier Payment	EFT	EFT-00360351	7/16/2026	850,097.50	Nutter Corporation	
Supplier Payment	EFT	EFT-00360352	7/16/2026	91,496.36	Prospect Construction Inc	
Supplier Payment	EFT	EFT-00360353	7/16/2026	61,787.41	Stellar J Corporation	
Supplier Payment	EFT	EFT-00360354	7/16/2026	17,378.56	Brown and Caldwell - Remit-To: Brown & Caldwell - San Francisco	
Supplier Payment	EFT	EFT-00360355	7/16/2026	32,402.50	Consor North America Inc - Remit-To: Consor North America	
Supplier Payment	EFT	EFT-00360356	7/16/2026	21,008.00	Clark EMS Physicians, LLC	
Supplier Payment	EFT	EFT-00360357	7/16/2026	21,692.88	Consolidated Electrical Distribution	
Supplier Payment	EFT	EFT-00360358	7/16/2026	13,851.93	Passport Labs Inc. - Remit-To: Passport Labs Inc	
Supplier Payment	EFT	EFT-00360359	7/16/2026	3,296.80	Waxie's Enterprises Inc	
Supplier Payment	EFT	EFT-00360360	7/16/2026	14,237.01	Jay Dallum	
Supplier Payment	EFT	EFT-00360361	7/16/2026	3,582.00	Jasmine Alayadhi	

*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-00360362	7/16/2026	10,545.00	America Cleaning Solutions	
Supplier Payment	EFT	EFT-00360363	7/16/2026	62,726.40	Aramsco	
Supplier Payment	EFT	EFT-00360364	7/16/2026	4,000.00	The Amy VanCamp Experience LLC	
Supplier Payment	EFT	EFT-00360365	7/16/2026	92,036.21	Mayer Reed Inc.	
Supplier Payment	EFT	EFT-00360366	7/16/2026	4,495.43	FuelCare Inc	
Supplier Payment	EFT	EFT-00360367	7/16/2026	6,005.76	Tacoma Abatement Company, LLC	
Supplier Payment	EFT	EFT-00360368	7/16/2026	49,098.76	Northwest Staffing Resources Inc - Remit-To: Northwest Staffing Resources	
Supplier Payment	EFT	EFT-00360369	7/16/2026	488.48	Harry's Key Service Inc	
Supplier Payment	EFT	EFT-00360370	7/16/2026	41,908.95	Wilson Oil Inc. - Remit-To: Wilson Oil Inc	
Supplier Payment	EFT	EFT-00360371	7/16/2026	21,356.68	Wallis Engineering PLLC - Remit-To: Wallis Engineering	
Supplier Payment	EFT	EFT-00360372	7/16/2026	73,973.88	MacKay & Sposito, LLC	
Supplier Payment	EFT	EFT-00360373	7/16/2026	72,730.00	Holt Services Inc	
Supplier Payment	EFT	EFT-00360374	7/16/2026	1,619.00	Rapid Response Bio Clean Inc.	
Supplier Payment	EFT	EFT-00360375	7/16/2026	2,680.90	State of Washington Auditor's Office	
Supplier Payment	EFT	EFT-00360376	7/16/2026	82,265.13	Opsis Architecture LLP	
Supplier Payment	EFT	EFT-00360377	7/16/2026	27,373.04	HDR Engineering, Inc	
Supplier Payment	EFT	EFT-00360378	7/16/2026	13,475.00	In-Accord Inc	
Supplier Payment	EFT	EFT-00360379	7/16/2026	8,617.47	Operations Management International Inc	
Supplier Payment	EFT	EFT-00360380	7/16/2026	46,908.91	Share	
Supplier Payment	EFT	EFT-00360381	7/16/2026	2,500.00	Advanced American Construction Inc	
Supplier Payment	EFT	EFT-00360382	7/16/2026	637.68	Ahamay LLC	
Supplier Payment	EFT	EFT-00360383	7/16/2026	247,696.85	BlueScope Construction Inc.	
Supplier Payment	EFT	EFT-00360384	7/16/2026	8,188.75	OAC Services, Inc.	
Supplier Payment	EFT	EFT-00360385	7/16/2026	975.74	McKinstry Co., LLC	
Supplier Payment	EFT	EFT-00360386	7/16/2026	34,866.14	George Elevator Service LLC	
Supplier Payment	Manual Wire		7/13/2026	1,485,866.82	Internal Revenue Service	
Supplier Payment	Manual Wire		7/14/2026	20,495.69	Bank Of America N.A. - Remit-To: Charlotte NC	

*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		7/14/2026	891,255.56	State of Washington Department of Retirement Systems (DRS)	
Supplier Payment	Manual Wire		7/14/2026	57,866.95	State of Oregon Department of Revenue	
Supplier Payment	Manual Wire		7/15/2026	1,063.96	JP Morgan Chase Bank, N.A.	
Supplier Payment	Manual Wire		7/15/2026	177.65	Bank Of America N.A. - Remit-To: Account Analysis	
Supplier Payment	Manual Wire		7/16/2026	237.00	KFPro, Inc	
Supplier Payment	Manual Wire		7/17/2026	6,105.14	Superion, LLC	
Hansen Refunds	City Payments		7/20/2026	9,644.36	City Payments	Posted 07-13-26 - 07-19-26
VISA Refunds	Credit Card		7/20/2026	1,446.00	City Payments	Park Class Refund FCC 07-13-26 - 07-19-26
VISA Refunds	Credit Card		7/20/2026	1,935.50	City Payments	Park Class Refund MCC 07-13-26 - 07-19-26
VISA Refunds	Credit Card		7/20/2026	1,300.00	City Payments	Special Events Refund 07-13-26 - 07-19-26
		Payment Category	**Description**	**Total Amount**		
		Checks	Total of all check payments	703,025.18		
		Direct Deposit	Total of all direct deposit payments	4,091.71		
		EFT	Total of all EFT payments	3,855,499.01		
		Manual Wire	Total of all manual wire payments	2,463,068.77		
		Hansen Total	Total of all hansen payments	9,644.36		
		VISA Total	Total of all visa payments	4,681.50		
		Payroll Total (Separate Excel Sheet)	Total of all payroll payments	-		
		Grand Total	**All payments**	**7,040,010.53**		

*Please contact Procurement Services if you would like to review the justification for EMERGENCY procurement.

Payroll Council Report

Payroll council report for the period July 13, 2026 - July 19, 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	
N/A	07/10/26	7/10/26 NACHA Return	$	(107.04)
N/A	07/14/26	7/10/26 NACHA Return	$	(1,208.92)
360309	07/14/26	Replacement for NACHA return	$	1,208.92
360310	07/14/26	Replacement for NACHA return	$	107.04
		Total		**-**

A RESOLUTION relating to the extension of a development agreement approved pursuant to chapter 36.70B RCW; extending the date of vesting of various development regulations under which the HP Inc. Section 30 development may occur; authorizing the City Manager to execute an amendment to the development agreement; and providing for an effective date.

Staff Report: 150-26

To: Mayor and City Council
From: City Manager
Date: July 27, 2026

Subject
HP Inc. Development Agreement Amendment

Key Points

- The proposed Amendment to the development agreement extends the expiration date from December 16, 2034 (with an optional 5-year extension) to December 16, 2045 with an optional 5-year extension.
- The extension gives HP Inc. more certainty to deliver on its long-term campus vision.
- This extension gives HP Inc. more confidence to continue investing in the community and bringing more jobs.

Strategic Plan Alignment
Economic Opportunity – a place where a wide variety of businesses of all sizes grow and thrive

Present Situation
Background

The HP Inc. Development Agreement, effective December 16, 2019, establishes a long-term (15 years with a 5-year option to extend subject to Council approval) framework for redeveloping a 98-acre reclaimed gravel mine into a modern employment campus. The agreement vests development standards to the historic Employment Center Mixed Use (ECX) zoning designation and authorizes up to 1.5 million square feet of mixed-use space, including office, research and development (R&D), and manufacturing facilities. Key administrative and operational elements defined in the agreement include Master Planning procedures, permitting processes, and fee calculation methodologies.

To ensure project viability throughout the term, the agreement reserves necessary transportation and utility capacities while detailing the infrastructure improvements required to support the campus. These infrastructure commitments are tied to specific development thresholds and include provisions for impact fee credits and City-backed funding:

- Phase 1 Funding: The City is committed to contributing $3.5 million in infrastructure investments during the initial phase of development.
- Phase 2 Funding: An additional $6.5 million City contribution is triggered once HP Inc. submits building permit applications that meet or exceed a cumulative threshold of 330,000 gross

square feet.

Proposed Amendment
HP Inc. has expressed concerns that potential future changes to development and land use codes in the Vancouver Municipal Code (VMC) could prevent them from building the campus in a cohesive or consistent manner. Because HP has identified Vancouver as a preferred location for future employment growth, they are seeking a long-term commitment and regulatory certainty from the City to ensure they have time to complete their planned buildout without changes to the allowed uses or design requirements. This predictability ensures the multi-phase buildout can progress over time without loss of utility and transportation reserved capacity or unexpected shifts in permitted uses, zoning standards, or design guidelines that would necessitate disruptive, mid-stream modifications to the approved master plan. As such, HP Inc. has proposed an amendment to the development agreement that extends the term for an additional 11 years and retains the optional 5-year extension subject to Council approval.

Advantage(s)

1. The proposed master plan aligns with the City's goals, particularly around the creation of living wage jobs and commitment to green building best practices.
2. The extension allows for a more realistic timeline for the planned development to occur.
3. The extension allows for a more cohesive buildout by ensuring utility and transportation capacity is reserved and design requirements do not change throughout the buildout of the site.

Challenge(s)
None

Budget Impact
No changes to budget impacts are anticipated as part of this proposed amendment as the financial commitments under the original Development Agreement remain unchanged.

Prior Council Review

- December 16, 2019 - City Council authorized execution of HP Development Agreement
- April 28, 2025 - City Council approved HP East Master Plan

Action Requested
On Monday, July 27, 2026, finalize and approve the resolution to amend the HP Development Agreement and authorize the City Manager, or designee, to finalize and execute the same.

Staff Contact
Chim Chune Ko, Principal Project Manager, ChimChune.Ko@cityofvancouver.us

Attachments:
1. Presentation
2. Resolution
3. Development Agreement Amendment - HP Inc Development Agreement Amendment

CITY OF Vancouver WASHINGTON

HP Development Agreement Amendment

Patrick Quinton – Director, Economic Prosperity & Housing
Chim Chune Ko – Real Estate Project Manager, Economic Prosperity & Housing

July, 27 2026

Agenda

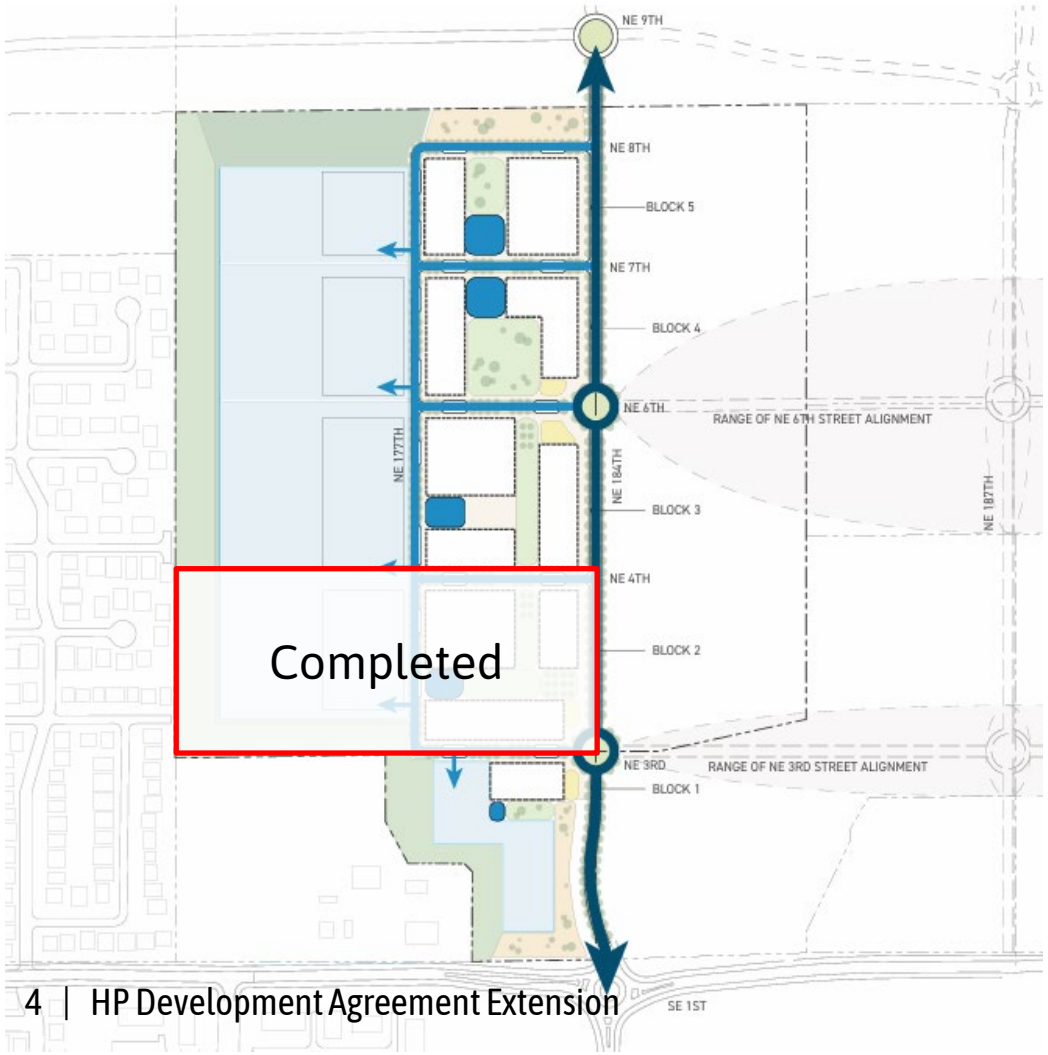
- Context
- Approved Master Plan
- Current Development Agreement
- The Proposed Change
- Staff Analysis
- Discussion
- Requested Action

Context

- Master plan is approved
  - Originally approved in 2023, the HP East was approved in 2025
  - Covers 98 acres of Section 30
  - Up to 1,500,000 SF of mixed office, and research and development
  - Other site improvements such as parking and landscaping
- Work to Date
  - Phase 1: 215,062 SF building completed (~14% of master plan)
  - City investment of $3.5M for Phase 1 (between 184th and the pump station)
- Future Phases
  - City investment of $6.5M in future phases
  - No other phases have submitted for building permit

Approved Master Plan

Original



HP East

Current Development Agreement

- Effective December 16, 2019
  - Term 15 years (expiration December 16, 2034)
  - One 5-year extension (extends agreement to December 16, 2039)
- Vests mix of uses and standards
- Defines process for Master Plan and building permit review process and fees
- Reserves transportation and utility capacity and identifies needed improvements
- Details impact fee credits and required City infrastructure investments
  - Tied to certain thresholds of development
- Provided Business License Surcharge fee reduction (expired in 2024)

The Proposed Change

Provide long term certainty

- Extend the terms of the agreement by an additional 11 years
  - New expiration date of 2045
  - Optional 5-year extension subject to Council approval (2050)

Staff Analysis

- The proposed master plan aligns with the City's goals, particularly around supporting the creation of living wage jobs
- The extension allows for a more realistic timeline for the planned development to occur
- The extension allows for a more cohesive buildout by ensuring utility and transportation capacity is reserved and design requirements do not change throughout the buildout of the site

Discussion

Requested Action

On Monday, July 27, 2026, finalize and approve the resolution to amend the Development Agreement and authorize the City Manager or designee to finalize and execute the same.

Thank you

7/27/2026

RESOLUTION NO. M- [Resolution Number]

A RESOLUTION relating to the extension of a development agreement approved pursuant to chapter 36.70B RCW; extending the date of vesting of various development regulations under which the HP Inc. Section 30 development may occur; authorizing the City Manager to execute an amendment to the development agreement; and providing for an effective date.

WHEREAS, pursuant to RCW 36.70B.170, a city may enter into a development agreement for real property within its jurisdiction;

WHEREAS, on December 16, 2019, by adoption of Resolution M-4054, the Vancouver City Council found that it was in the mutual interest of the City and HP Inc. to enter into a development agreement recorded in the Clark County Auditor's file number 5684394 AGR to allow development of an employment center by one of the City's major local employers in what is commonly referred to as Section 30 (the "HP Development Agreement");

WHEREAS, on October 5, 2009, the City adopted the Section 30 Subarea Plan ("Subarea Plan") through adoption of an amendment to the Comprehensive Plan, directing how future development was intended to occur in Section 30; and zoned the property in Section 30 as the Employment Center Mixed-Use ("ECX") and the Subarea Plan was implemented by chapter 20.690 VMC;

WHEREAS, the ECX zoning and regulations under chapter 20.690 VMC were major inducements for HP Inc. to enter the HP Development Agreement;

WHEREAS, the original expiration of the HP Development Agreement is scheduled for December 16, 2034;

WHEREAS, the City has changed the regulatory framework for the HP Property that is vested under the Development Agreement pursuant to amendments to the VMC;

WHEREAS, HP Inc. desires to maintain its vested rights to certain development standards under the HP Development Agreement; and

WHEREAS, the Parties agree it is appropriate to extend the expiration date of the HP Development Agreement an additional 11 years from December 16, 2034 to December 16, 2045.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF VANCOUVER:

Section 1. Approval of First Amendment to the Development Agreement between the City of Vancouver and HP Inc. relating to the Development Commonly Known as Project Greenfield. The City Council approves the First Amendment to the Development Agreement by and between the City of Vancouver and HP Inc. Relating to the Development Commonly Known as Project Greenfield, and the City Manager or designee is authorized to finalize and execute the same.

Section 2. Effective Date. This Resolution is effective upon adoption.

Adopted this 27th day, of July, 2026.

_____
Anne McEnerny-Ogle, Mayor

Attest:

_____
Anthony Glenn, Deputy City Clerk

Approved as to form:

_____
Nena Cook, City Attorney

AFTER RECORDING RETURN TO:
Jennifer Bragar
Tomasi Bragar DuBay
121 SW Morrison Street, Suite 1850
Portland, OR 97204

DOCUMENT TITLE: First Amendment to Development Agreement

GRANTOR: HP Inc., a Delaware corporation

GRANTEE: City of Vancouver, a Washington municipal corporation

ABBREV. LEGAL DESCRIPTION: #11, 13, 17, 23, 56, 57, 64 SEC 30 T2N R3EWM

ASSESSOR'S PROPERTY TAX PARCEL/ACCOUNT NUMBER: 176374000

FIRST AMENDMENT TO DEVELOPMENT AGREEMENT BETWEEN THE CITY OF VANCOUVER AND HP INC. RELATING TO THE DEVELOPMENT COMMONLY KNOWN AS PROJECT GREENFIELD

This FIRST AMENDMENT TO DEVELOPMENT AGREEMENT (this "Amendment") is entered into this __th day of _____, 2026, between the City of Vancouver (the "City") a municipal corporation under the laws of the State of Washington and HP Inc., a Delaware corporation ("Developer" or "HP") (collectively the "Parties"), pursuant to RCW 36.70B.170-.210 and chapter 20.250 VMC.

RECITALS

WHEREAS, the City is a first-class city incorporated under the laws of the State of Washington and has the authority to enact laws and enter into agreements to promote the health, safety and welfare of its citizens including the authority to regulate land use and development of property;

WHEREAS, on December 16, 2019, by adoption of Resolution M-4054, the Vancouver City Council found that it was in the mutual interest of the City and HP to enter into a development agreement recorded in the Clark County Auditor's file number 5684394 AGR to allow development of an employment center by one of the City's major local employers in what is commonly referred to as Section 30 (the "HP Development Agreement");

WHEREAS, Developer owns approximately 97 acres located at 18208 SE 1st Street, Vancouver, WA 98684 (the "HP Property"), more particularly described in the attached Exhibit 1;

WHEREAS, HP is a Delaware corporation that has had a presence in the City for 45 years;

WHEREAS, HP's community involvement and commitment will continue well into the future as a result of this Amendment;

WHEREAS, the Developer intends to develop the HP Property to accommodate a national, multi-building development of up to 1,500,000 gross square feet of building space, with office, research and development, industrial services, manufacturing and production, light industrial uses, as well as the potential for occupant-supported small scale retail, restaurant, accessory uses, and related parking and associated onsite improvements across the HP Property (the "Project");

WHEREAS, buildout of the Project is expected to occur in multiple phases over the next 19 years;

WHEREAS, Developer may purchase additional property in the future within Section 30 and the Developer anticipates, with the City's consent, annexing such additional property into this HP Development Agreement ("Annexed Property");

WHEREAS, Section 30 consists of approximately 553 acres of land historically used for aggregate extraction and processing, where 140 acres of Section 30 property is publicly-owned property held by Clark County, City of Vancouver, and the Bonneville Power Administration;

WHEREAS, in 2009 the City adopted the Section 30 Urban Employment Center plan (the "Subarea Plan") through adoption of an amendment to the Comprehensive Plan that establishes planning goals and policies for timely and predictable redevelopment of Section 30 following cessation of aggregate activities, and the Subarea Plan was implemented by chapter 20.690 VMC;

WHEREAS, the Developer's Project was the first project in Section 30 to implement the Subarea Plan and requires a significant public and private investment to fund common infrastructure including, but not limited to, streets, sidewalks, power, gas, communications, stormwater, and water and sewer utilities that will benefit the Project, future development in Section 30, and the general public by fulfilling the goals of the Subarea Plan;

WHEREAS, the Subarea Plan anticipated that development would occur parcel by parcel, as compared to Developer's Project of up to 97 acres;

WHEREAS, the City has determined that this Amendment will facilitate orderly buildout of the planned improvements, will further promote growth management and planning objectives of the City for Section 30, and will improve the economic vitality of the City;

WHEREAS, the Parties intend that they will take further actions and execute further documents necessary or appropriate to implement the intent of this Amendment;

WHEREAS, the Washington State Legislature enacted RCW 36.70B.170-.210 to strengthen the land use planning process and reduce the costs of development by authorizing the City to enter into a private agreement with a landowner regarding the development of its real property located within the City's jurisdiction; and

WHEREAS, pursuant to RCW 36.70B.200 and VMC 20.250.050, this Amendment was subject to public notice on or about _____ __, 2026, and a hearing was held before the City of Vancouver Council on _____ __, 2026. The City authorized execution of this Amendment by Resolution No. _____ adopted on _____ __, 2026.

AMENDED TERMS

1. Exhibits. The attached Exhibit 1 replaces Exhibit 1 and Exhibit 2 in the HP Development Agreement.

2. Term. Section 3(b) of the HP Development Agreement is amended and replaced as follows:

> "The term of this agreement shall terminate on December 16, 2045, subject to the option to extend. Developer shall have one five-year option to extend this Agreement, subject to approval by the City Council in its sole discretion through a Type I review process. Subsequent requests may be approved by the City as an amendment to this Agreement."

3. Vested Rights. The Parties agree that all vested rights in the HP Development Agreement Section 10 apply to this Amendment and carry-forward unchanged to the amended term.

4. Except as modified by this Amendment, the provisions, conditions and terms of the HP Development Agreement remain unchanged and in full force and effect. In the case of any inconsistency between the provisions of the HP Development Agreement and this Amendment, the provisions of this Amendment shall govern and control.

5. This Amendment may be signed in multiple or counterpart copies, each of which constitutes an original and which together form one amendment to the HP Development Agreement.

Dated this _____ day of _____, 2026.

CITY OF VANCOUVER, a municipal corporation

By:_____
Lon Pluckhahn, City Manager

Attest

_____
Anthony Glenn, Deputy City Clerk
City of Vancouver

Approved as to form

_____
Nena Cook, City Attorney

HP INC., a Delaware corporation

By:_____
Loren Mallory, Sub-Regional Delivery Manager

[notary pages follow]

STATE OF WASHINGTON)
) ss.
County of Clark)

I certify that I know or have satisfactory evidence that Lon Pluckhahn is the person who appeared before me, and said person acknowledged that (he/she) signed this instrument, on oath stated that (he/she) was authorized to execute the instrument and acknowledged it as the City Manager of the City of Vancouver to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

GIVEN under my hand and official seal on _____, 2026.

_____
Notary Public for Washington

STATE OF WASHINGTON)
) ss.
County of Clark)

I certify that I know or have satisfactory evidence that _____ is the person who appeared before me, and said person acknowledged that (he/she) signed this instrument, on oath stated that (he/she) was authorized to execute the instrument and acknowledged it as the _____ of HP INC. to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

GIVEN under my hand and official seal on _____, 2026.

_____
Notary Public for Washington

Exhibit "1" – HP Property Legal Description

PIN:176374000 – 18208 SE 1ST Street, Vancouver, WA 98684

A Parcel of land, located in the Southwest One-Quarter and the Southeast One-Quarter of Section 30, Township 2 North, Range 3 East of the Willamette Meridian in the City of Vancouver, Clark County, Washington being all of that Property described as "Adjusted Parcel 2" in Exhibit "C" of that DECLARATION OF BOUNDARY LINE ADJUSTMENT AND SPECIAL WARRANTY DEED to HP Inc., a Delaware Corporation, recorded April 7, 2022, under Auditor's File Number 6035925.

EXCEPTING THEREFROM any portion of the above described Parcel of land lying within that Property described in Exhibit "A" and depicted in Exhibit "C" of that QUITCLAIM DEED to THE CITY OF VANCOUVER, a municipal corporation of the State of Washington, recorded August 11, 2023, under Auditor's File Number 6136763.

ALSO EXCEPTING THEREFROM any portion of the above described Parcel of land lying within that Property described in the Exhibit "A" and depicted in Exhibit "C" of that QUITCLAIM DEED to THE CITY OF VANCOUVER, a municipal corporation of the State of Washington, recorded April 14, 2026, under Auditor's File Number 6316831.

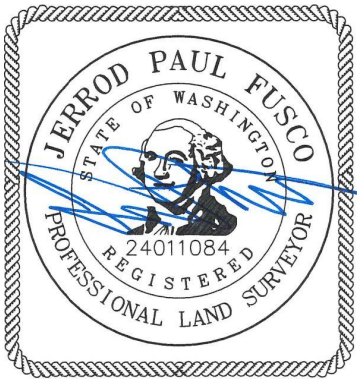
This Parcel of land contains 95.29 Acres, more or less.

See the attached Exhibit "B" for a depiction of the above described Parcel of land, by reference is made a part herein.

Surveyor: Jerrod Paul Fusco, PLS

Firm: Harper Houf Peterson Righellis Inc.

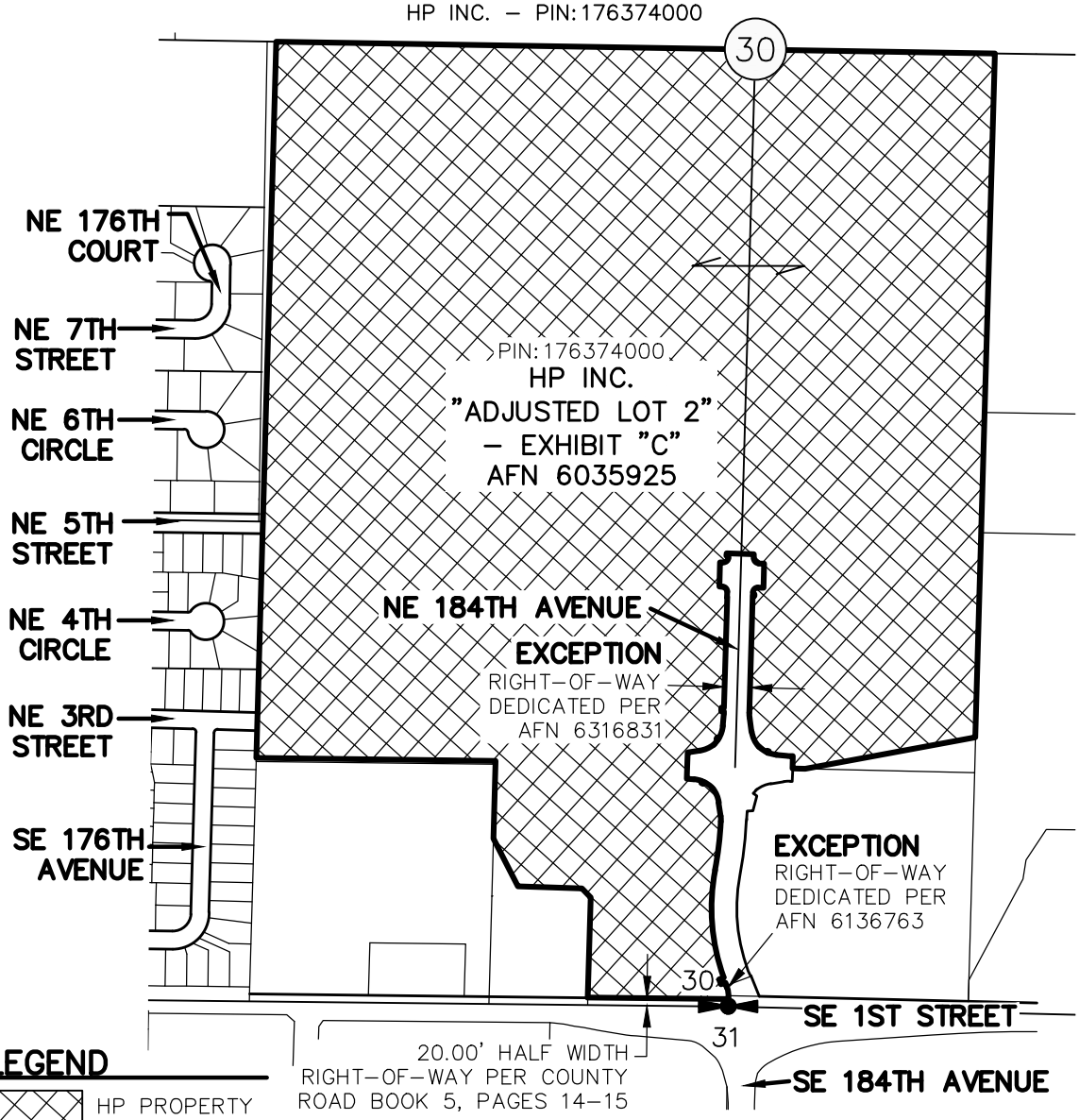
Project: ZGF-40



Signed: 06/23/2026
Expires: 01/30/2028

EXHIBIT "1"

HP INC. – PIN:176374000



LEGEND

HP PROPERTY
±95.29 ACRES

JERROD PAUL FUSCO
STATE OF WASHINGTON
24011084
REGISTERED
PROFESSIONAL LAND SURVEYOR

SIGNED: 06/23/2026
EXPIRES: 01/30/2028

N

0 250 500

SCALE: 1"=500'

ABBREVIATIONS

AFN = AUDITOR'S FILE NUMBER
PIN = PARCEL IDENTIFICATION NUMBER

HHPR Harper Houf Peterson Righellis Inc.

ENGINEERS♦PLANNERS
LANDSCAPE ARCHITECTS♦SURVEYORS

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ZGF–40 JPF 06/23/2026 PAGE 2 OF 2