

Agreement No. PDB01-23

Phase 2 GMP-1 Amendment to the Progressive Design-Build Contract for the Arlington Operation Center Redevelopment Project

This Amendment to the Progressive Design-Build Contract (“Phase 2 GMP-1 Amendment”) is entered into as of the date of the last party to sign, between Snohomish County (“County”) and Cornerstone General Contractors, Inc. (“Design-Builder” or “DB”) and amends the Progressive Design-Build Contract for Arlington Operations Center Redevelopment Project between County and Design-Builder dated December 13, 2023 (“Original Agreement”).

The Original Agreement is amended as follows:

Section A: Guaranteed Maximum Price

A.1 Guaranteed Maximum Price. As agreed by the Owner and Design-Builder, the Contract Price for Phase 2 of the Granite Falls Site (“Granite Falls Phase 2 GMP”) shall not exceed One Million, Five Hundred Four Thousand, Seven Hundred Fifty-Two Dollars (\$1,504,752.00), plus sales tax, subject to additions and deductions by Change Order as provided in the Design-Build Documents.

A.2 Contingency. The Granite Falls Phase 2 GMP includes the Design-Builder’s Contingency, which shall not exceed Thirty-Three Thousand, Seven Hundred Fifty-two Dollars and Three Cents (\$33,752.03), subject to additions and deductions by Change Order as provided in the Design-Build Documents.

A.3 Allowances. Allowances included in the Granite Falls Phase 2 GMP, if any: N/A

A.4 Specifications. The Granite Falls Phase 2 GMP is based upon the following Specifications:

- AOC (Permit Set Project Manual – Volume 1) dated 05/02/25 by Dykeman
- AOC (Permit Set Project Manual – Volume 2) dated 05/02/25 by Dykeman

A.5 Drawings. The Granite Falls Phase 2 GMP is based upon the following Drawings:

- AOC (Permit Set Drawings – Volume 1) dated 05/02/25 by Dykeman

A.6 Phase 2 Proposal. The Granite Falls Phase 2 GMP is based on Design-Builder’s Phase 2 Proposal for the Granite Falls Site dated **May 22, 2025** (“Granite Falls Phase 2 Proposal”), and the scope of Granite Falls Phase 2 Work identified therein.

The Granite Falls Phase 2 Proposal is hereby incorporated and adopted as part of this GMP Amendment, and is attached hereto as the following exhibits:

Exhibit A: Scope Narrative**Exhibit A Attachment 1:** GMP-01 Cost Summary and Detail**Exhibit A Attachment 2:** GMP-01 General Conditions**Exhibit A Attachment 3:** Cornerstone Rental Rates**Exhibit B:** (Milestone Schedule)**Section B: Substantial Completion**

Design Builder shall achieve Substantial Completion of the Granite Falls Phase 2 Services no later than December 31, 2025 (the “Contract Time”).

If the Design-Builder fails to achieve Substantial Completion of the Granite Falls Phase 2 Services by the Contract Time, Owner shall assess liquidated damages at the rate of Five Hundred Dollars (\$500.00) for each calendar day the Granite Falls Phase 2 Services remain incomplete.

The Design-Builder understands that if it fails to achieve Substantial Completion of the Granite Falls Phase 2 Services by the Contract Time (as specified in this Section B), Owner will suffer damages that are difficult to determine and accurately specify. The agreed daily amount represents a reasonable estimate of Owner’s probable damages, is proportionate to the anticipated harm, and is not intended to penalize the Design-Builder. Owner may deduct accrued liquidated damages from any amounts otherwise due to the Design-Builder. This assessment of liquidated damages shall be Owner’s sole monetary remedy for delay, except that nothing herein limits Owner’s right to recover (i) direct costs arising from defects in the Work, or (ii) third-party claims not caused by delay.

Section C: Tariffs

The Granite Falls Phase 2 GMP may be adjusted by the amount of an after-imposed federal tax or duty on materials used or consumed for the Project (e.g. tariffs), in accordance with the Contract, under the following conditions. (1) The federal tax or duty must be imposed or increased after the date of bid opening; (2) Design-Builder must certify in writing that no amount for such newly imposed federal tax or duty or rate increase was included in the Granite Falls Phase 2 GMP, as a contingency reserve or otherwise, nor reimbursed; (3) the actual cost increase in Design-Builder-paid taxes must be in excess of \$500; (4) the adjustment must be the amount of actual cost(s) paid for this Project and must not include cost mark-ups, supervision, fees, general conditions, overhead or any other costs; and (5) Design-Builder must provide written notice of any change in such tax or duty no later than 14 days after Design-Builder had actual knowledge that that such new or changed tax or duty would impact the actual cost to this Project of materials used or consumed on this Project (the latest notice date is 14 days after date of first payment of such after-imposed tax or duty for Project materials). Any such request for adjustment to the Granite Falls Phase 2 GMP must be based on actual cost impact to the Project, supported by bills and records of payment for materials used or consumed on this Project and identify specific tariffs, taxes or duties that have changed and what materials on the Project have been affected. Owner may audit the records of the Design-Builder to verify changes in after-imposed or after-relieved tax or duties (e.g. tariffs). Design-Builder must give notice of any relief from any existing or after-imposed changes to tax or duty are relieved or reduced during the Contract, and Owner may request evidence and/or audit

related records, and may make adjustment to reflect any actual reduction in such tax or duty costs related to the Project.

Except as expressly provided in this Phase II GMP-1 Amendment, all terms and conditions of the Original Agreement, shall remain in full force and effect.

SNOHOMISH COUNTY:

**CORNERSTONE GENERAL
CONTRACTORS, INC.**

Title: County Executive

Title: Vice President

Approved as to form only:

Approved as to form only:

Deputy Prosecuting Attorney Date

Legal Counsel to the Contractor Date

Exhibit A

GMP-1 Scope of Work

Exhibit A – Scope Narrative

To progress the Work at the earliest possible dates, it is the intent of the parties to execute a sequence of agreements that when combined will culminate in the Total Project Guaranteed Maximum Price (GMP) for the Arlington Operations Center Project. Modifications and/or changes in scope that occur during completion of the design and progression the Work of the individual Amendments will accrue to the Total Project GMP.

The purpose of this document is to clarify the Scope of Work included in GMP-01 as fully described below.

This Narrative Document along with the below listed documents as a ‘whole’ comprise the Scope of Work.

- Exhibit A Attachment 1: GMP-01 Cost Summary and Detail
- Exhibit A Attachment 2: GMP-01 General Conditions
- Exhibit A Attachment 3: Cornerstone Rental Rates
- Exhibit B (Milestone Schedule)
- Exhibit C Permit Plan (INCLUDED IN FUTURE GMP)
- Exhibit D Safety Plan (INCLUDED IN FUTURE GMP)
- Exhibit E Quality Plan (INCLUDED IN FUTURE GMP)
- AOC Granite Falls Site (Permit Set Drawings – Volume 1) dated 04/04/25 by Dykeman
- AOC (Permit Set Project Manual – Volume 1) dated 05/02/25 by Dykeman

PHASE 2 CONSTRUCTION GMP-01 PROPOSAL AMOUNT

This Guaranteed Maximum Price (GMP) represents the value of the total project scope of work for the Arlington Operations Center (AOC) project.

Item	Total Proposal	Primary Site	Granite Falls Site
GMP-01	\$ 1,504,752	\$ TBD	\$ 1,504,752
FUTURE GMP-02	\$ TBD	\$ TBD	\$ TBD
CURRENT TOTAL PROJECT GMP	\$ 1,504,752	\$ TBD	\$ 1,504,752

SCHEDULE

The project schedule is designed to ensure that current operations are not disrupted during the construction of the Arlington Operations Center. The Phase 2 Construction period outlines a clear path to meet the county timelines and achieve the project goals efficiently. Please refer to the attached milestone schedule for specific dates. Key Dates below:

Granite Falls Site

Notice to Proceed: 6/23/25
Substantial Completion: 12/17/2025

Arlington Site (TBD FUTURE GMP)

Notice to Proceed: TBD
Substantial Completion Building: TBD
Substantial Completion Site: TBD

CLARIFICATIONS AND ASSUMPTIONS

1. The Lump Sum General Conditions for the GMP-01 scope are included in the amount of \$251,190. These will be billed monthly based on percent of Cost of Work completed. The scope is defined in Attachment 2: GMP-01 General Conditions.
2. Permits and Fees: The cost of the following permits and fees are excluded: Building Permit, Mechanical Permit, Clear & Grade Permit, Demolition Permit, Fencing Permit, Signage Permit, Utility Permits, Plumbing Permit, Health Permit, all purveyor meter costs, all developer fees from both Authorities Having Jurisdiction and Utility Providers. All other permits and fees shall be addressed in the contract documents in their relevant sections and are included as a 'cost of the work' and will be assigned to their applicable bid package.
3. Special bonding or insurance requirements of AHJ's are not included.
4. Design Build Risk Contingency is included at 3%.
5. Allowances: There are select allowances included in the GMP Estimate. Allowances are a lump sum amount used for a scope item in the estimate. In the event of a cost overrun to an allowance scope item, this shall be funded by the Owner. Savings in an allowance scope item will accrue to the Owner.
6. A fixed 'Labor Mark-Up' percentage of 15% is included on the total actual burdened labor amount for Cornerstone 'craft' employees. Cornerstone labor will be billed at paid actuals plus the 15% markup percentage. This does not include labor covered within the Lump Sum General Conditions.
7. Rentals of any Design Builder (DB) owned equipment: DB owned rental equipment (DB rentals) is defined as equipment not fully consumed in performance of the Work and not falling within the definition of "small hand tools" above (for example: forklifts, tippers, temp power, temp lighting, generators, etc). DB rentals shall be itemized and submitted for the Owner's review with each monthly billing. It is agreed that the monthly billing itemization meets all substantiation and audit requirements set forth in the contract. DB rental rates shall be established and agreed to with the Owner indicated by approval of the monthly billings. DB rental rates will be per Exhibit A Attachment 3 CGC Rental Rates.
8. Our pricing reflects current market escalation based on a notice to proceed date of 6/23/25 for Granite Falls (Arlington Site will be included in future GMP). Due to the current uncertainty of potential tariffs, we are unable to address speculative costs for future tariffs or unanticipated market escalation driven by tariffs in our pricing. Should these costs arise, appropriate notice and substantiation will be provided to support a change order to our contract.
9. Costs for Bonds and Insurance are included as pass through costs.

SPECIFIC SCOPE INCLUSIONS

Division 2: Existing Conditions

1. GMP-01 includes Division 02 scope of work for the Granite Falls site as described in the contract documents.

Division 3: Concrete

1. Will be included in future GMP.

Division 4: Masonry

1. Will be included in future GMP.

Division 5: Metals

1. Four (4) Steel Bollards at the Granite Falls Site.

Division 6: Wood, Plastics & Composites

1. Will be included in future GMP.

Division 7: Thermal and Moisture

1. Will be included in future GMP.

Division 8: Doors & Windows

1. Will be included in future GMP.

Division 9: Finishes

1. Will be included in future GMP.

Division 10: Specialties

1. Will be included in future GMP.

Division 11: Equipment

1. Will be included in future GMP.

Division 12: Furnishings

1. Will be included in future GMP.

Division 14: Conveying Systems

1. Will be included in future GMP.

Division 21: Fire Protection

1. Will be included in future GMP.

Division 22/23: Plumbing & HVAC

1. Will be included in future GMP.

Division 26/27/28: Electrical

1. GMP-01 includes Division 26/27/28 scope of work for the Granite Falls site as described in the contract documents.

Division 31/33: EW & Utilities

2. GMP-01 includes Division 31 and 33 scope of work for the Granite Falls site as described in the contract documents.

Division 32: Landscape & Hardscapes

2. Will be included in future GMP.

ALLOWANCES

Division	Item	Amount	Comments
NA	NA	NA	NA

ALTERNATES

Division	Item	Amount	Comments
NA	NA	NA	NA

UNIT PRICES

Division	Item	Amount	Comments
31	UP-01	\$TBD	TBD
31	UP-02	\$TBD	TBD
31	UP-03	\$TBD	TBD

GENERAL EXCLUSIONS

1. Washington State Sales Tax
2. All permits and fees
3. All FF&E costs
4. Franchise utility company fees and charges
5. Electrical primary service entries
6. Special inspections
7. Municipal ROW & Utility bonds & requirements
8. Connection fees and assessments
9. Fees and /or improvements for tenant easements/agreements
10. Gas & Water Meters
11. On-site Security Services beyond what is included in general conditions
12. Any scope not identified in the Amendment. The remaining scope will be included in future Amendments.
13. Engineered dewatering system

Exhibit A, Attachment 1: GM-1 Cost Summary and Detail

ARLINGTON OPERATIONS CENTER REDEVELOPMENT
GMP-01 SUMMARY
May 22, 2025



SCOPE		GMP-01						COMMENTS	
		TOTAL PROJECT		ARLINGTON SITE		GRANITE FALLS SITE			
		Building (sf)	18,030	Building (sf)	18,030	Building (sf)	-		
		Temp Facility (sf)	-	Temp Facility (sf)	-	Temp Facility (sf)	-		
		Demo (sf)	5,655	Demo (sf)	5,655	Demo (sf)	-		
Description		Amount	\$/SF	Amount	\$/SF	Amount	\$/SF		
DIV	BUILDING								
2	Existing Conditions	\$ -	\$ -	\$ -	\$0.00	\$ -	\$0.00	Steel Bollards	
3	Concrete	\$ -	\$ -	\$ -	\$0.00	\$ -	\$0.00		
4	Masonry	\$ -	\$ -	\$ -	\$0.00	\$ -	\$0.00		
5	Steel	\$ 3,600	\$ 0.20	\$ -	\$0.00	\$ 3,600	\$0.20		
6	Wood & Plastics	\$ -	\$ -	\$ -	\$0.00	\$ -	\$0.00		
6	Rough Carpentry	\$ -	\$ -	\$ -	\$0.00	\$ -	\$0.00		
6	Finish & Casework	\$ -	\$ -	\$ -	\$0.00	\$ -	\$0.00		
7	Thermal and Moisture	\$ -	\$ -	\$ -	\$0.00	\$ -	\$0.00		
8	Doors and Windows	\$ -	\$ -	\$ -	\$0.00	\$ -	\$0.00		
9	Finishes	\$ -	\$ -	\$ -	\$0.00	\$ -	\$0.00		
10	Specialties	\$ -	\$ -	\$ -	\$0.00	\$ -	\$0.00		
11	Equipment	\$ -	\$ -	\$ -	\$0.00	\$ -	\$0.00		
12	Furnishings	\$ -	\$ -	\$ -	\$0.00	\$ -	\$0.00		
13	Special Construction	\$ -	\$ -	\$ -	\$0.00	\$ -	\$0.00	Granite Falls Storage Building Future GMP	
14	Conveying Systems	\$ -	\$ -	\$ -	\$0.00	\$ -	\$0.00		
21	Fire Protection	\$ -	\$ -	\$ -	\$0.00	\$ -	\$0.00		
22	Plumbing	\$ -	\$ -	\$ -	\$0.00	\$ -	\$0.00		
23	HVAC	\$ -	\$ -	\$ -	\$0.00	\$ -	\$0.00		
26	Electrical	\$ 80,000	\$ 4.44	\$ -	\$0.00	\$ 80,000	\$4.44		
27	Communications	\$ -	\$ -	\$ -	\$0.00	\$ -	\$0.00		
28	Electronic Safety and Security	\$ -	\$ -	\$ -	\$0.00	\$ -	\$0.00		
31	Earthwork	\$ 188,380	\$ 10.45	\$ -	\$0.00	\$ 188,380	\$10.45		
32	Site Improvements	\$ 540,021	\$ 29.95	\$ -	\$0.00	\$ 540,021	\$29.95		
33	Utilities	\$ 313,067	\$ 17.36	\$ -	\$0.00	\$ 313,067	\$17.36		
Direct Cost of Work (COW)		\$ 1,125,068	\$ 62.40	\$ -	\$ -	\$ 1,125,068	\$ 595,274.07		
Escalation to Bid Day/Mid Point		\$ -	0.00%	\$ -	0.00%	\$ -	0.00%		
Design & Estimating Contingency		\$ -	0.00%	\$ -	0.00%	\$ -	0.00%		
Total Cost of Work (COW)		\$ 1,125,068	\$ 62.40	\$ -	\$ -	\$ 1,125,068	\$ 595,274.07		
Design Build Contingency		\$ 33,752	3.00%	\$ -	3.00%	\$ 33,752	3.00%		
General Conditions		\$ 251,190	LS	\$ -	LS	\$ 251,190	LS		
Subtotal w/ Indirect Costs		\$ 1,410,010	\$ 78.20	\$ -	\$ -	\$ 1,410,010	\$ 746,037.06	Supervision, Temporary construction, sanitation, etc.	
Deisgn Builder Fee		\$ 53,016	3.76%	\$ -	3.76%	\$ 53,016	3.76%		
Subtotal w/ Fee		\$ 1,463,026	\$ 81.14	\$ -	\$ -	\$ 1,463,026	\$ 774,088.05		
Insurance		\$ 30,724	2.10%	\$ -	1.19%	\$ 30,724	2.10%	Pass Through Cost	
Bond		\$ 11,002	0.752%	\$ -	0.752%	\$ 11,002	0.752%	Pass Through Cost	
GMP Total		\$ 1,504,752	\$ 83.46	\$ -	\$ -	\$ 1,504,752	\$ 796,165		
Sales Tax		\$ 136,932	9.10%	\$ -	9.30%	\$ 136,932	9.10%		
Total w/ Sales Tax		\$ 1,641,684	\$ 91.05	\$ -	\$ -	\$ 1,641,684	\$ 868,616		

GMP-01 - Granite Falls Earthwork & Utilities
Detail Unit Price (by Location/by Sub Division)



Item Code	Description	Quantity	Unit	Unit Cost	Total Subtotal	Notes
L2 On Site						
05.5000 Metal Fabrications						
05.5000.1130	Galvanized Pipe Bollard (Conc-Filled) none shown or anticipated	4	EA	900.00	3,600	
05.5000 - Metal Fabrications Totals					\$3,600	
10.9000 Misc Specialties						
10.9000.0040	Knox Box (Gate Mounted)	0	EA	1,264.68	0	Future GMP
10.9000 - Misc Specialties Totals					\$0	
26.0000 Electrical/Low Voltage						
26.0000.0020	Site Electrical (Car Charger, Panel Relocate, UHF, Light Fixture Rework)	1	LS	80,000.00	80,000	VECA
26.0000 - Electrical/Low Voltage Totals					\$80,000	
31.1100 Site Clearing						
31.1100.0390	Misc Site Demo	1	LS	7,500.00	7,500	
31.1100 - Site Clearing Totals					\$7,500	
31.1400 Earth Stripping And Stockpiling						
31.1400.0010	Clear & Grub Topsoil	1,435	BCY	6.00	8,610	
31.1400.0020	Load Export Material (Topsoil)	2,009	TCY	28.00	56,252	
31.1400 - Earth Stripping And Stockpiling Totals					\$64,862	
31.2200 Grading						
31.2200.0010	Subgrade Establishment - Heavy Duty Asphalt	6,480	SY	2.50	16,200	
31.2200.0040	Subgrade Establishment - Landscaping	1,819	SY	2.15	3,910	
31.2200 - Grading Totals					\$20,111	
31.2300 Excavation And Fill						
31.2300.0010	Mobilization	1	LS	15,000.00	15,000	
31.2300.0020	Survey	1	LS	9,000.00	9,000	
31.2300.0030	Mass Grading Cut to Fill	294	BCY	4.00	1,176	
31.2300.0040	Mass Grading Cut to Export	622	BCY	8.00	4,976	
31.2300.0050	Load and Truck Export Material	871	TCY	30.00	26,130	
31.2300 - Excavation And Fill Totals					\$56,282	
31.2500 Erosion And Sedimentation Controls						
31.2500.0020	Silt Fence	731	LF	6.00	4,386	

05/22/2025

1

GMP-01 - Granite Falls Earthwork & Utilities
Detail Unit Price (by Location/by Sub Division)



Item Code	Description	Quantity	Unit	Unit Cost	Total Subtotal	Notes
31.2500.0030	Temp Fencing	1,180	LF	0.00	0	
31.2500.0040	Construction Entrance	253	TN	44.00	11,132	
31.2500.0100	Temp Sediment Pond w/ Overflow	1	EA	1,200.00	1,200	
31.2500.0120	Periodic Street Sweeping Allowance	5	DY	1,700.00	8,500	
31.2500.0190	Drainage Ditch	294	LF	6.00	1,764	
31.2500 - Erosion And Sedimentation Controls Totals					\$26,982	
32.1100 Base Courses						
32.1100.0015	Import/Place CSBC - Vehicular Paving	2,160	TN	45.00	97,200	
32.1100.0016	Import/Place CSTC - Vehicular Paving	720	TN	60.00	43,200	
32.1100 - Base Courses Totals					\$140,400	
32.1200 Flexible Paving						
32.1200.0003	Heavy Duty Asphalt Paving	6,480	SY	0.00	0	
32.1200.0010	HMA Class 1/2" Asphalt (150lb/cf)	1,458	TN	125.00	182,250	
32.1200 - Flexible Paving Totals					\$182,250	
32.1310 Concrete Paving, Curbs and Walks						
32.1310.0240	Trench Drain Concrete Surround	180	LF	57.00	10,260	
32.1310 - Concrete Paving, Curbs and Walks Totals					\$10,260	
32.1540 Permeable Rock Base						
32.1540.0010	Infiltration Gallery 1 (24" dp Permeable Ballast) 28x70	411	TN	45.00	18,495	
32.1540.0010	Infiltration Gallery 2 (24" dp Permeable Ballast) 30x64	403	TN	45.00	18,135	
32.1540.0010	Filter Fabric	517	SY	4.45	2,300	
32.1540 - Permeable Rock Base Totals					\$38,931	
32.1700 Paving Specialties						
32.1700.0050	Parking Stall Striping	284	LF	3.50	994	
32.1700.0050	Misc Striping & Traffic Signage	1	LS	2,000.00	2,000	
32.1700 - Paving Specialties Totals					\$2,994	
32.3100 Fencing						
32.3100.0020	Chainlink Fencing, 6' Galvanized	0	LF	80.00	0	Future GMP
32.3100.0120	40' Dual Trac Aluminum cantilever Gate HySecurity SlideDriver II SD w/ 50F Operator	0	EA	100,000.00	0	Future GMP
32.3100 - Fencing Totals					\$0	
32.3200 Storage Bunker						

05/22/2025

2

GMP-01 - Granite Falls Earthwork & Utilities
Detail Unit Price (by Location/by Sub Division)



Item Code	Description	Quantity	Unit	Unit Cost	Total Subtotal	Notes
32.3200.0010	Covered Storage Bunker - Fabric Structure (2ea 70'x120')	0	GSF	34.00	0	Future GMP
32.3200.0010	Uncovered Storage Bunker - Eco Block, 30"x30"x60"	0	EA	400.00	0	Future GMP
32.3200.0010	Covered Parking	0	GSF	100.00	0	Future GMP
32.3200 - Storage Bunker Totals					\$0	
32.8000 Irrigation						
32.8000.0010	Permanent Irrigation (Heads, Branch Lines, Fittings) - Plantings	3,940	SF	0.00	0	Future GMP
32.8000.0010	Permanent Irrigation (Heads, Branch Lines, Fittings) - Lawns	0	SF	1.50	0	Future GMP
32.8000.0020	Irrigation Meter	1	EA	4,600.00	4,600	
32.8000.0020	Irrigation Backflow	1	EA	4,300.00	4,300	
32.8000.0020	Yard Hydrant	1	EA	2,000.00	2,000	
32.8000.0020	1" Gate Vavle	1	EA	1,000.00	1,000	
32.8000.0030	Irrigation Mainline, 3/4"	0	LF	45.00	0	Future GMP
32.8000 - Irrigation Totals					\$11,900	
32.9100 Planting Preparation						
32.9100.0010	Rototill Subgrade (Planting Beds)	3,940	SF	0.25	985	Future GMP
32.9100.0010	Rototill Subgrade (Lawn)	12,424	SF	0.25	3,106	Future GMP
32.9100.0015	Import/Place 8" Topsoil (Planting Beds)	117	TCY	40.00	4,680	Future GMP
32.9100.0015	Import/Place Topsoil (Lawn)	369	TCY	40.00	14,760	Future GMP
32.9100.0020	Finish Grading(Planting Beds)	3,940	SF	0.25	985	Future GMP
32.9100 - Planting Preparation Totals					\$24,516	
32.9200 Turf And Grasses						
32.9200.0020	Hydroseeding	12,424	SF	0.30	3,727	Future GMP
32.9200 - Turf And Grasses Totals					\$3,727	
32.9300 Plants						
32.9300.0010	Planting (shrubs, accents, ground covers)	3,940	SF	5.50	21,670	Future GMP
32.9300.0015	Import/Place Mulch	44	TCY	45.00	1,980	Future GMP
32.9300.0030	Trees, medium	7	EA	750.00	5,250	Future GMP
32.9300 - Plants Totals					\$28,900	
33.1000 Water Utilities						
33.1000.0165	Water Meter & RPBA, 2"	1	EA	15,000.00	15,000	
33.1000.0190	Wet Tap 2" to main	1	EA	3,500.00	3,500	

05/22/2025

3

GMP-01 - Granite Falls Earthwork & Utilities
Detail Unit Price (by Location/by Sub Division)



Item Code	Description	Quantity	Unit	Unit Cost	Total Subtotal	Notes
33.1000.0230	Water Pipe, 3/4" PE pipe	150	LF	45.00	6,750	
33.1000.0230	Water Pipe, 2" PE pipe	11	LF	45.00	495	
33.1000 - Water Utilities Totals					\$25,745	
33.4000 Storm Drainage Utilities						
33.4000.0020	Storm Pipe, 6" PVC perforated underdrain at infiltration galleries	395	LF	50.00	19,750	
33.4000.0040	Storm Pipe, 12" CPEP	72	LF	63.00	4,536	
33.4000.0040	Storm Test & Adjust	72	LF	14.00	1,008	
33.4000.0090	Storm Clean Out, 6"	2	EA	650.00	1,300	
33.4000.0100	Storm Catch Basin, Type 1	2	EA	3,100.00	6,200	
33.4000.0110	Storm Catch Basin, Type 2 (48")	2	EA	4,600.00	9,200	
33.4000.0130	Water Quality Vault 8x12	2	EA	80,000.00	160,000	
33.4000.0150	Trench Drain	180	LF	170.00	30,600	
33.4000.0210	Storm Fitting	4	EA	0.00	0	
33.4000 - Storm Drainage Utilities Totals					\$232,594	
33.4726 Storm Drainage Detention Facilities						
33.4726.0100	Crushed Rock Base Import/Place	1,223	TN	37.00	45,251	
33.4726 - Storm Drainage Detention Facilities Totals					\$45,251	
33.5100 Franchise Utility Trenching						
33.5100.0020	Electrical Trenching & Backfill	351	LF	27.00	9,477	
33.5100 - Franchise Utility Trenching Totals					\$9,477	
L2 - On Site Totals					\$1,016,282	
L4 Off Site / Right of Way						
31.1100 Site Clearing						
31.1100.0220	Sawcutting Clean Edge	383	LF	6.00	2,298	
31.1100 - Site Clearing Totals					\$2,298	
31.1400 Earth Stripping And Stockpiling						
31.1400.0050	Traffic Control Allowance	0	DY	1,200.00	0	
31.1400 - Earth Stripping And Stockpiling Totals					\$0	
31.2200 Grading						
31.2200.0020	Subgrade Establishment - Sidewalks	182	SY	11.85	2,156	
31.2200.0021	Subgrade Establishment - Heavy Duty Concrete	70	SY	7.55	528	
31.2200.0040	Subgrade Establishment - Landscaping	101	SY	2.15	217	

05/22/2025

4

GMP-01 - Granite Falls Earthwork & Utilities
Detail Unit Price (by Location/by Sub Division)



Item Code	Description	Quantity	Unit	Unit Cost	Total Subtotal	Notes
31.2200.0050	Subgrade Establishment - Cut/backfill curbs, walls, stairs, etc.	841	LF	8.85	7,442	
31.2200 - Grading Totals					\$10,345	
32.1100 Base Courses						
32.1100.0010	Import/Place 6" CSBC - Concrete Curbs, Walls, Etc.	383	LF	6.65	2,546	
32.1100.0010	Import/Place CSBC - Concrete Curbs, Walls, Etc.	458	LF	6.65	3,045	
32.1100.0015	Import/Place CSBC - Vehicular Paving	16	TN	45.00	720	
32.1100 - Base Courses Totals					\$6,313	
32.1310 Concrete Paving, Curbs and Walks						
32.1310.0010	Concrete Sidewalk, 4"	1,638	SF	12.50	20,475	
32.1310.0070	Detectable Warning Pattern (Truncated Domes)	8	SF	63.00	504	
32.1310.0151	Heavy Concrete Paving, 6"	627	SF	11.00	6,897	
32.1310.0210	Concrete Traffic Curb (5.5" x 16")	458	LF	42.00	19,236	
32.1310.0910	Traffic Curb & Gutter, 16"x12"	383	LF	48.00	18,384	
32.1310 - Concrete Paving, Curbs and Walks Totals					\$65,496	
32.8000 Irrigation						
32.8000.0010	Permanent Irrigation (Heads, Branch Lines, Fittings) - Bioretention	907	SF	1.50	1,360	
32.8000.0020	Plant Establishment, Watering, Maintenance	1	YR	7,500.00	7,500	
32.8000 - Irrigation Totals					\$8,861	
32.9100 Planting Preparation						
32.9100.0010	Rototill Subgrade (Bioretention)	907	SF	0.25	226	
32.9100.0015	Import/Place Topsoil (Bioretention)	61	TCY	90.00	5,490	
32.9100.0020	Finish Grading (Bioretention)	907	SF	0.25	226	
32.9100 - Planting Preparation Totals					\$5,944	
32.9300 Plants						
32.9300.0015	Import/Place Mulch (Bioretention)	11	TCY	45.00	495	
32.9300.0030	Trees, small	9	EA	500.00	4,500	
32.9300.0050	Bioretention Areas	907	SF	5.00	4,535	
32.9300 - Plants Totals					\$9,530	
L4 - Off Site / Right of Way Totals					\$108,786	
Totals					\$1,125,068	

05/22/2025

5

GMP-01 - Granite Falls Earthwork & Utilities
Detail Unit Price (by Location/by Sub Division)



Subtotal Details

Description	Percentage	Amount	Type	Cost Types	Total	Compound
Design & Estimating Contingency	0.0000%	0.00	Markup	All Cost Types	0.00	no
Forecast Escalation	0.0000%	0.00	Markup	All Cost Types	0.00	no
Sub-Total (Subtotal)					\$1,125,067.55	

Subtotal Details

Description	Percentage	Amount	Type	Cost Types	Total	Compound
Design Build Risk Contingency	3.0000%	0.00	Markup	All Cost Types	33,752.03	no
General Conditions & Staffing	0.0000%	251,190.00	Lump Sum	All Cost Types	251,190.00	no
Labor Markup	15.0000%	0.00	Markup	Lab	0.00	no
Sub-Total (Subtotal)					\$1,410,009.58	

Subtotal Details

Description	Percentage	Amount	Type	Cost Types	Total	Compound
Design Builder Fee	3.7600%	0.00	Markup	All Cost Types	53,016.36	no
Sub-Total (Total Construction Cost)					\$1,463,025.94	

Granite Falls General Conditions - GMP

Date: 05/22/2025

Item Code	Description	Quantity	Unit	Unit Cost	Total Subtotal	Notes
General Project Information						
01.0005.0010	Construction Start Date (07/01/25)	0		0.00	0.00	
01.0005.0020	Construction Finish Date (12/31/25)	0		0.00	0.00	
01.0005.0100	Construction Duration - Months	6	MO	0.00	0.00	
01.0005.0110	Construction Duration - Weeks	26	WK	0.00	0.00	
01.0005.0200	Building Gross Square Feet	0	GSF	0.00	0.00	
01.0005.0210	Site Area	0	SF	0.00	0.00	
General Project Information Totals					\$0.00	
Professional Services						
01.0010.0060	Turbidity Monitoring	6	MO	300.00	1,800.00	
01.0010.0200	BIM Coordinator	8	HR	130.00	1,040.00	
01.0010.0400	Builders Risk Premium - By Owner	0	NIC	0.00	0.00	
01.0010.0410	Builders Risk Deductible	0	LS	10,000.00	0.00	
Professional Services Totals					\$2,840.00	
Permits & Fees						
01.0020.0010	Business License - Granite Falls	1	YR	500.00	500.00	
01.0020.0100	Street Use Permit Fees	1	LS	5,000.00	5,000.00	
01.0020.0110	Building Permit Fees - by Owner	0	LS	0.00	0.00	
01.0020.0150	Ecology Permit Fee	1	LS	3,000.00	3,000.00	
01.0020.0190	Misc Permit & Fees	1	LS	2,500.00	2,500.00	
01.0020.0200	Utility Connection Fees - by Owner	0	LS	0.00	0.00	
Permits & Fees Totals					\$11,000.00	
Construction Services						
01.0030.0100	Registered Survey	1	LS	10,000.00	10,000.00	
01.0030.0110	Final Property Survey	0	LS	7,500.00	0.00	
01.0030.0150	General Layout	20	HR	117.12	2,342.40	
01.0030.0200	Aerial Photography	0	MO	400.00	0.00	BY OWNER
01.0030.0210	Progress Photo's - General	3	MO	200.00	600.00	
01.0030.0220	Drone Rental	0	MO	200.00	0.00	
01.0030.0300	Utility Locates	1	LS	5,000.00	5,000.00	
01.0030.0400	Web Camera - Equipment	0	LS	7,500.00	0.00	
01.0030.0410	Web Camera - Monthly	0	MO	350.00	0.00	
01.0030.0420	Web Camera - Install	0	EA	2,147.10	0.00	

Item Code	Description	Quantity	Unit	Unit Cost	Total Subtotal	Notes
01.0030.0600	Pest Control - Set up	0	LS	3,000.00	0.00	
01.0030.0610	Pest Control - Monthly	0	MO	500.00	0.00	
01.0030.0700	Procure Usage Fees (~.14%)	0	%	1,000,000.00	10,000.00	
Construction Services Totals					\$27,942.40	
Project Personnel						
01.0040.0030	Project Manager	0	WK	5,600.00	0.00	
01.0040.0050	Superintendent	0	WK	6,200.00	0.00	
01.0040.0060	Assistant Superintendent	12	WK	4,900.00	58,800.00	
01.0040.0080	Project Engineer	0	WK	3,100.00	0.00	
01.0040.0090	Project Intern	0	WK	1,000.00	0.00	
01.0040.0100	Administrative Support (4 hrs/wk)	0	HR	30.00	0.00	
01.0040.0800	Employee Training/Safety	12	WK	200.00	2,400.00	
Project Personnel Totals					\$61,200.00	
Relocation & Travel						
01.0050.0040	Parking - On Site	0	WK	0.00	0.00	
Relocation & Travel Totals					\$0.00	
Field Office Expenses						
01.0060.0010	Office Furniture (staff)	0	EA	500.00	0.00	
01.0060.0030	Office Furniture (Conference)	0	EA	1,600.00	0.00	
01.0060.0035	Plan Table Setup	0	LS	704.24	0.00	
01.0060.0040	Office Setup - Labor	0	HR	102.12	0.00	
01.0060.0050	Office Setup - Material	0	LS	750.00	0.00	
01.0060.0100	Office Equip - Printer/Scanner/Copier	0	MO	300.00	0.00	
01.0060.0130	Office Equip - Monitors	0	EA	2,000.00	0.00	
01.0060.0300	Office Supplies	3	MO	100.00	300.00	
01.0060.0310	Misc Printing Costs	3	MO	75.00	225.00	
01.0060.0320	Postage/UPS/Overnight	3	MO	50.00	150.00	
Field Office Expenses Totals					\$675.00	
Temporary Facilities						
01.0070.0010	Trailer (sngl) - Delivery/Setup/Removal	0	EA	2,000.00	0.00	
01.0070.0020	Trailer (dbl) - Delivery/Setup/Removal	0	EA	3,500.00	0.00	
01.0070.0030	Trailer (sngl) - Rental	3	MO	1,200.00	3,600.00	
01.0070.0040	Trailer (dbl) - Rental	0	MO	2,500.00	0.00	
01.0070.0050	Trailer - Stairs/Decks	0	LS	5,584.80	0.00	

Item Code	Description	Quantity	Unit	Unit Cost	Total Subtotal	Notes
01.0070.0070	Temp Storage - Delivery/Removal	0	EA	1,000.00	0.00	
01.0070.0080	Temp Storage - Rental	0	MO	300.00	0.00	
01.0070.0100	Project Sign	1	EA	2,620.64	2,620.64	
01.0070.0110	Safety Postings & Bulletin Board	1	EA	250.00	250.00	
01.0070.0120	Temp Fence - Rental	1,000	LF	4.75	4,750.00	
01.0070.0130	Temp Fence - Gates	2	EA	2,000.00	4,000.00	
01.0070.0140	Temp Fence - Move/Maintain	4	WK	204.24	816.96	
01.0070.0200	Temp Stair Tower - Setup/Remove	0	EA	3,000.00	0.00	
01.0070.0210	Temp Stair Tower - Rental	0	MO	3,800.00	0.00	
01.0070.0225	Temp Construction Doors	0	EA	908.48	0.00	
01.0070.0240	Protect Floors (polish concrete)	0	SF	5.54	0.00	
01.0070.0250	Protect Floors (other)	0	SF	3.01	0.00	
01.0070.0260	Misc Protect Finishes - Labor (8 hrs/wk)	0	WK	408.48	0.00	
01.0070.0270	Misc Protect Finishes - Material	0	LS	3,000.00	0.00	
01.0070.0300	Covered Walkways - East Pedestrian Canpoy	0	LS	25,000.00	0.00	
01.0070.0310	Access Scaffolding/Platforms - Setup/Remove	0	EA	65,000.00	0.00	
01.0070.0320	Access/Scaffolding Platforms - Rental	0	MO	3,000.00	0.00	
01.0070.0510	Misc Temp Construction - Labor	40	HR	102.12	4,084.80	
01.0070.0520	Misc Temp Construction - Material	1	LS	5,000.00	5,000.00	
Temporary Facilities Totals					\$25,122.40	
Moving and Transportation						
01.0080.0010	Equipment Trucking	1	LS	5,000.00	5,000.00	
01.0080.0020	Jobsite Trucking	0	HR	118.08	0.00	
Moving and Transportation Totals					\$5,000.00	
Temporary Power & Utilities						
01.0090.0010	Tele/Data - Equipment	1	LS	2,500.00	2,500.00	
01.0090.0020	Tele/Data - Set-up	1	LS	2,500.00	2,500.00	
01.0090.0030	Tele/Data - Monthly Consumption	3	MO	600.00	1,800.00	
01.0090.0100	Temp Power - Service Connection Fee	0	LS	7,500.00	0.00	
01.0090.0110	Temp Power - Monthly Consumption	0	MO	750.00	0.00	
01.0090.0120	Temp Power - Service Equipment Set-up	1	LS	7,500.00	7,500.00	
01.0090.0130	Temp Power - Service Equipment Rental	3	MO	1,200.00	3,600.00	

Granite Falls General Conditions - GMP

Date: 05/22/2025



Item Code	Description	Quantity	Unit	Unit Cost	Total Subtotal	Notes
01.0090.0140	Temp Power - PDU Equipment Set-up	1	LS	5,000.00	5,000.00	
01.0090.0150	Temp Power - PDU Equipment Rental	3	MO	375.00	1,125.00	
01.0090.0160	Temp Power - Cords & Power Boxes Set-up	16	HR	102.12	1,633.92	
01.0090.0170	Temp Power - Cords & Power Boxes Move/Maintain	3	WK	306.70	920.10	
01.0090.0180	Temp Power - Cords & Power Boxes Rental	0	SF	0.55	0.00	
01.0090.0200	Temp Lighting - Set-up	0	HR	102.12	0.00	
01.0090.0210	Temp Lighting - Move/Maintain	0	WK	306.67	0.00	
01.0090.0230	Temp Lighting - Lighting Rental	0	SF	0.20	0.00	
01.0090.0300	Temp Water - Devices & Fee's	1	LS	5,000.00	5,000.00	
01.0090.0320	Temp Water - Set-up	1	LS	5,000.00	5,000.00	
01.0090.0400	Temp Sanitation - Toilet Rental (8 ea)	3	MO	660.00	1,980.00	
01.0090.0410	Temp Sanitation - Hand Washing Stations (1) ea)	3	MO	850.00	2,550.00	
Temporary Power & Utilities Totals					\$41,109.02	
Temporary Heating & Ventilation						
01.0100.0050	Temp Enclosure - Labor (15 hrs/wk)	0	WK	1,361.60	0.00	
01.0100.0060	Temp Enclosure - Materials	0	LS	17,500.00	0.00	
01.0100.0070	Temp Heat - Set-Up	0	HR	102.12	0.00	
01.0100.0080	Temp Heat - Move/Maintain (8 hrs/wk)	0	WK	816.96	0.00	
01.0100.0090	Temp Heat - Equipment Rentals	0	SF	0.65	0.00	
01.0100.0100	Temp Heat - Fans	0	EA	350.00	0.00	
01.0100.0110	Temp Heat - Fuel	0	MO	1,000.00	0.00	
Temporary Heating & Ventilation Totals					\$0.00	
Equipment & Hoisting						
01.0110.0020	Forklift 8K - Rental	3	MO	3,500.00	10,500.00	
01.0110.0030	Forklift - Operator	12	WK	1,021.20	12,254.40	
01.0110.0040	Forklift - Fuel	3	MO	500.00	1,500.00	
01.0110.0050	Forklift - Maintenance & Repair	3	MO	500.00	1,500.00	
01.0110.0310	Crane - Rental	0	MO	0.00	0.00	
01.0110.0600	Rigging Materials	1	LS	5,000.00	5,000.00	
01.0110.0900	Other Equipment - Rental	3	MO	1,000.00	3,000.00	
01.0110.0950	Small Tools & Consumables	0	\$L	0.12	0.00	
Equipment & Hoisting Totals					\$33,754.40	
Quality Control						

Item Code	Description	Quantity	Unit	Unit Cost	Total Subtotal	Notes
01.0130.0010	Mockup - Labor	0	HR	102.12	0.00	
01.0130.0020	Mockup - Materials	0	LS	5,000.00	0.00	
01.0130.0060	Moisture Testing Equipment	0	LS	3,500.00	0.00	
01.0130.0500	Moisture Mitigation - Labor (40 hrs/wk ave)	0	WK	4,084.80	0.00	
01.0130.0505	Moisture Mitigation - Material	0	LS	15,000.00	0.00	
Quality Control Totals					\$0.00	
Safety						
01.0140.0020	Temp Railing - Labor	0	LF	10.21	0.00	
01.0140.0030	Temp Railing - Materials	0	LF	4.50	0.00	
01.0140.0100	Site Safety Support (2 hr/wk)	12	WK	360.00	4,320.00	
01.0140.0200	Safety Equipment/First Aid	3	MO	500.00	1,500.00	
01.0140.0210	Temp Fire Extinguishers	2	EA	150.00	300.00	1 per 3000 SF
01.0140.0230	Temp Safety Signage	1	LS	1,500.00	1,500.00	
01.0140.0330	Traffic Control	1	LS	5,000.00	5,000.00	
Safety Totals					\$12,620.00	
Cleaning						
01.0150.0010	Periodic Cleanup - Labor (20 hrs/wk)	12	WK	408.48	4,901.76	
01.0150.0020	Periodic Cleanup - Materials	12	WK	250.00	3,000.00	
01.0150.0030	Tippler Rental (1 ea)	3	MO	325.00	975.00	
01.0150.0100	Dumpsters	5,000	SF	0.85	4,250.00	
01.0150.0200	Street Cleaning	4	EA	800.00	3,200.00	
01.0150.0300	Final Cleaning - Building	0	SF	0.95	0.00	
01.0150.0320	Window Washing	0	SF	1.00	0.00	
Cleaning Totals					\$16,326.76	
Project Start-up & Closeout						
01.0160.0010	As-Built/Record Drawings	1	LS	2,500.00	2,500.00	
01.0160.0020	O&M Manuals	0	LS	2,000.00	0.00	
Project Start-up & Closeout Totals					\$2,500.00	
Security						
01.0170.0010	Security Guard (108 hrs/wk)	0	WK	3,000.00	0.00	
01.0170.0020	Security Service: Motion Camera Set-up	1	LS	7,500.00	7,500.00	
01.0170.0030	Security Service: Monthly Monitory	6	MO	600.00	3,600.00	
Security Totals					\$11,100.00	
Total						\$251,189.98

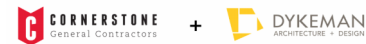
Exhibit A, Attachment 3: Cornerstone Rental Rates

Arlington Operations Center
CGC Owned Equipment Bill Rates
May 22, 2025



ITEM DESCRIPTION	MONTHLY BILL RATE	ITEM DESCRIPTION	MONTHLY BILL RATE	ITEM DESCRIPTION	MONTHLY BILL RATE	ITEM DESCRIPTION	MONTHLY BILL RATE
Electronics		Temp Power		Equipment		Heating/Dehumidifaction/Fans	
Walky Talkie w/ remote speaker	\$ 15.05	Power Distribution Cord, 50A - 50 ft	\$ 82.50	Rotary Hammer 1", Bosch - Electric	\$ 247.00	Fan, Turbo - 12"	\$ 120.00
Monitor, 50" w/ wall mount - conference room	\$ 85.38	Power Distribution Cord - Y	\$ 63.00	Weed Whacker - Gas	\$ 180.00	Propane Tank - 25 gal	\$ 71.00
Projector, OH	\$ 86.81	Power Distribution Cord, 50A - 100 ft	\$ 157.00	Chainsaw, 20" - Gas	\$ 262.00	Fan, 36" - Electric	\$ 150.00
Digital Plan Table Station w/ desktop, monitor	\$ 192.11	Power Distribution Boxes (spiders)	\$ 63.00	Backpack Blower - Gas	\$ 285.00	Heater, portable, 300K BTU - Propane	\$ 300.00
Combination Copier, Printer, Scanner	\$ 192.11	Generator - 2500 W - Gas	\$ 307.00	Welder, portable - Electric	\$ 172.00	Heater, 50K BTU, 208, 3PH - Electric	\$ 157.00
BIM Station w/ computer, monitor, software	\$ 192.11	Generator - 3500 W - Gas	\$ 307.00	Hot Saw - Gas	\$ 300.00	Heater, 1.5M BTU - Propane	\$ 1,065.00
Plotter	\$ 149.42	Generator - 4500 W - Gas	\$ 390.00	Floor Sander/Buffer - Electric	\$ 300.00	Gas Hose, 2" - 100ft	\$ 46.06
Furnishings		Generator - 5500 W - Gas	\$ 390.00	Slab Saw, walk behind - Gas	\$ 390.00	Forklift	
Folding Table - 6 ft	\$ 6.40	Generator - 25KVA - Deisel	\$ 930.00	Pressure Washer, Cold, 4000 PSI - Gas	\$ 472.00	Forklift, 5000#, Industrial - Propane	\$ 997.00
Chair - Office	\$ 10.15	Generator - 36KVA - Deisel	\$ 117.00	Water Trailer w/ hose, trailer mounted - Gas	\$ 592.00	Forklift, 7000#, Industrial - Propane	\$ 1,237.00
4x8 White Board	\$ 16.01	Generator - 150KVA - Deisel	\$ 2,070.00	Street Sweeper, driving - Diesel	\$ 2,235.00	Forklift, 8000#, 4WD, Reach - Diesel	\$ 2,242.00
File Cabinet - Lateral/Vertical	\$ 10.67	Temp Power - PDU Skid	\$ 434.00	Air Compressor w/ hose, trailer mounted - Diesel	\$ 847.00	Forklift, 10000#, 4WD, Reach - Diesel	\$ 3,637.00
Desk	\$ 11.25	Temp Power - Connex	\$ 723.00	Tractor, 4WD, w/ backhoe attach	\$ 2,287.00	Forklift Accessory	
Refrigerator	\$ 4.96	Temp Lighting		90lb jack hammer	\$ 225.00	Attachment - Hook	\$ 337.00
Plan Table - Built	\$ 21.35	Light - Hanging LED	\$ 82.00	Rivet Buster	\$ 322.00	Attachment - Boom Mast	\$ 262.00
Conference Table - Built	\$ 64.04	Light - Plant - Gas Light Stand	\$ 592.00	Fuel Tank - 100 gal	\$ 412.00	Attachment - Swing Carriage	\$ 157.00
Survey Equipment		Light, string, flourescent - 100 ft	\$ 82.00	Welder, cart - Electric	\$ 348.00	Misc	
Data Collector / Tablet	\$ 675.00	Light, string, LED - 100 ft	\$ 82.00	Dewatering/Pumps		Road Plate, 8' x 10', w/ lift chain and tool	\$ 138.00
Robotic Total Station, w/ stand & poles	\$ 1,800.00	Safety		Trash Pump, 2" - Gas	\$ 307.00	Hand Truck w/ pneumatic tires	\$ 63.00
Laser Level, w/ stand & poles	\$ 585.00	Harness, Tux, Hi Vis	\$ 26.00	Trash Pump, 3" - Gas	\$ 427.00	Pallet Jack, 5000#	\$ 240.00
Builders Level w/ Tripod	\$ 210.00	Horiz Lifeline w/ tensioner, 60 ft	\$ 34.72	Trash Pump, 4" - Gas	\$ 457.00	Steel Drywall Cart w/ casters	\$ 82.00
Line & Point Laser, 5 way	\$ 30.00	Exofit NEX Harness	\$ 34.72	Pump, 1 1/4" Dischange, 1/4 HP - Electric	\$ 322.00	Tilt Truck, 1/2 cy, Rubbermaid	\$ 105.00
Ladder		True Look Web Cam	\$ 250.00	Hose, discharge, 50 ft - 2"	\$ 52.00	Tilt Truck, 3/4 cy, Rubbermaid	\$ 105.00
Ladder, 24 ft, 300# - Extension	\$ 19.21	Scaffolding		Pump, 2" submersible - Electric	\$ 322.00	Tippler - 2 cy	\$ 120.00
Ladder, 6 ft, 300# - Step	\$ 19.21	Baker Scaffold, 5x3 ft, w/ casters & rails	\$ 68.00	Hose, suction - 2"	\$ 78.00	C-Slab Grabber Guardrail System Bracket	\$ 5.79
Ladder, 28 ft, 300# - Extension	\$ 19.21	Scaffold, Ultra Pro	\$ 25.46	Hose, discharge - 2"	\$ 82.00	Utility Cart, 2 shelf, Rubbermaid	\$ 1.80
Ladder, 32 ft, 300# - Extension	\$ 19.21	Tool - Small		Hose, discharge - 3"	\$ 97.00	Conex	\$ 149.08
Ladder, 8 ft, 300# - Step	\$ 10.67	Grinder, 4.5" - Electric	\$ 82.00	Hose, suction - 3"	\$ 105.00	Gar Bro Bucket, 1/2 CY	\$ 272.00
Ladder, 40 ft, 300# - Extension	\$ 19.21	Wet Dry Vac, 14 gal	\$ 180.00	Trailer		Gang Box - Job Box	\$ 146.00
Ladder, 10 ft, 300# - Step	\$ 10.67	Circular Saw, 7.25" - Electric	\$ 82.00	Dump Trailer	\$ 750.00	Steel Sheet (4'x6')	\$ 69.71
Ladder, 12 ft, 300# - Step	\$ 10.67	Wet Dry Vac, 16 gal	\$ 180.00	Utility Trailer, 12', w/ side panels	\$ 161.76	Rigging - Chain sling w/ hooks	\$ 25.00
Vehicle		Rotary Hammer 1-9/16" - Battery	\$ 247.00	Deckover Trailer, 24'	\$ 640.37	Eco-Pan	\$ 83.25
ATV Cub Cadet - Diesel	\$ 784.00	1/4" Impact Driver Kit, DeWalt, Battery	\$ 75.00	Tilt-Bed Trailer, 24'	\$ 640.37	Storage Container	\$ 150.00
Golf Cart	\$ 784.00	3-Tool Pack Kit w/ battery, Milwaukee	\$ 125.00	Gooseneck Trailer, 24'	\$ 640.37		
Truck, 4WD, Toyota Flatbed - Job Truck	\$ 123.95	Table Saw - Electric	\$ 57.87				

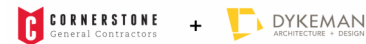
MILESTONE SCHEDULE



ID	Task Name	Duration	Start	Finish	Comments
1	ARLINGTON OPERATIONS CENTER	210.6 wks	Mon 10/2/23	Tue 11/9/27	
2	D/B AGREEMENT PROCESS	93.6 wks	Mon 10/2/23	Thu 7/31/25	
3	DESIGN-BUILD CONTRACT	7 wks	Mon 10/2/23	Fri 11/17/23	
4	Design-Build Contract - Negotiations	35 days	Mon 10/2/23	Fri 11/17/23	
5	Design-Build Contract - Approved (executed amendment)	0 days	Fri 11/17/23	Fri 11/17/23	
6	VALIDATION PHASE AMENDMENT	10.6 wks	Mon 12/18/23	Mon 3/4/24	
7	Validation Phase - Proposal Preparation	3 wks	Mon 12/18/23	Tue 1/9/24	
8	Validation Phase - Proposal Review	1 wk	Wed 1/10/24	Tue 1/16/24	
9	Partnering Session - Kickoff	0 wks	Fri 1/19/24	Fri 1/19/24	
10	Validation Phase - Amendement Issued	0 wks	Mon 3/4/24	Mon 3/4/24	
11	PHASE 1 AMENDMENT	9.7 wks	Thu 6/13/24	Thu 8/22/24	
12	Phase 1 - Proposal Preparation	3.2 wks	Thu 6/13/24	Mon 7/8/24	
13	Phase 1 - Proposal Review	5.8 wks	Mon 7/8/24	Fri 8/16/24	
14	Phase 1 - Amendment Issued	0 wks	Thu 8/22/24	Thu 8/22/24	
15	PHASE 2 AMENDMENT (GMP APPROVALS)	12.4 wks	Mon 5/5/25	Thu 7/31/25	
16	Phase 2 - Early GMP Proposal Preparation	2.8 wks	Mon 5/5/25	Thu 5/22/25	
20	Phase 2 - Proposal Preparation	4 wks	Wed 5/21/25	Wed 6/18/25	
17	Phase 2 - Early GMP Proposal Review	1 wk	Fri 5/23/25	Fri 5/30/25	
18	Phase 2 - Early GMP County Process	4 wks	Mon 6/2/25	Fri 6/27/25	
21	Phase 2 - GMP County Process	2 wks	Thu 6/19/25	Wed 7/2/25	
19	Phase 2 - Early GMP Approved (executed amendment)	0 days	Fri 6/27/25	Fri 6/27/25	
22	Phase 2 - Proposal Review	4 wks	Thu 7/3/25	Thu 7/31/25	
23	Phase 2 - Approved (executed amendment)	0 days	Thu 7/31/25	Thu 7/31/25	
24	MILESTONES	151.8 wks	Mon 12/18/23	Mon 12/7/26	
25	NTP - Validation Phase Proposal	0 wks	Mon 12/18/23	Mon 12/18/23	*Milestone*
26	NTP - Validation Phase	0 days	Mon 3/4/24	Mon 3/4/24	*Milestone*
27	NTP - Phase 1	0 wks	Mon 8/19/24	Mon 8/19/24	*Milestone*
28	NTP - Phase 2	0 wks	Thu 7/31/25	Thu 7/31/25	*Milestone*
29	GMP Established	0 wks	Thu 7/31/25	Thu 7/31/25	*Milestone*
30	Substantial Completion - Operations Building	0 days	Thu 8/27/26	Thu 8/27/26	*Milestone*
31	Substantial Completion - Arlington Site	0 wks	Mon 12/7/26	Mon 12/7/26	*Milestone*
32	PROJECT DEFINITION AND VALIDATION	17.44 wks	Mon 3/11/24	Fri 7/12/24	
33	PROJECT DEFINITION	17.29 wks	Mon 3/11/24	Thu 7/11/24	
34	Site Investigations & Existing Conditions	14 wks	Mon 3/11/24	Mon 6/17/24	
35	Site Survey	11.75 wks	Mon 3/11/24	Fri 5/31/24	
36	Existing Information Review/Work Planning	3 wks	Mon 3/11/24	Fri 3/29/24	
37	Onsite Investigation	4.38 wks	Mon 4/15/24	Tue 5/14/24	
38	Phase 2 Report	4.75 wks	Mon 4/29/24	Fri 5/31/24	
39	Geotechnical Investigation	11.75 wks	Mon 3/11/24	Fri 5/31/24	
40	Existing Information Review/Work Planning	4 wks	Mon 3/11/24	Fri 4/5/24	
41	Onsite Investigation	1 wk	Mon 4/22/24	Fri 4/26/24	
42	Phase 2 Report	4.75 wks	Mon 4/29/24	Fri 5/31/24	
43	Contamination - Initial Investigation	11.75 wks	Mon 3/11/24	Fri 5/31/24	
44	Existing Information Review/Work Planning	4 wks	Mon 3/11/24	Fri 4/5/24	
45	Onsite Investigation	1 wk	Mon 4/22/24	Fri 4/26/24	
46	Phase 2 Report	4.75 wks	Mon 4/29/24	Fri 5/31/24	
47	Site Verification	8 wks	Mon 3/11/24	Fri 5/3/24	
48	Traffic Analysis	4 wks	Mon 5/20/24	Mon 6/17/24	
49	Acoustical Baseline Study	1 wk	Mon 6/3/24	Fri 6/7/24	
50	Other Tasks	9 wks	Mon 3/11/24	Fri 5/10/24	
53	Other Meetings	9 wks	Mon 3/11/24	Fri 5/10/24	
54	Weekly Meetings	9 wks	Mon 3/11/24	Fri 5/10/24	
51	Risk Assessment	2 wks	Wed 4/17/24	Wed 5/1/24	
52	Subcontractor & Diverse Business Outreach	2 wks	Wed 4/17/24	Wed 5/1/24	
59	Program/Project Definition	5 wks	Mon 4/8/24	Fri 5/10/24	
60	User Group Meetings	1.5 wks	Mon 4/8/24	Wed 4/17/24	
61	Continous Operations Planning	1 wk	Mon 4/22/24	Fri 4/26/24	
62	County Facility Maintenance Engagement	1 wk	Mon 4/22/24	Fri 4/26/24	
63	Sustainability Assessment	2 wks	Mon 4/29/24	Fri 5/10/24	
64	Master Plan Development	7.9 wks	Wed 4/17/24	Fri 6/14/24	
65	Develop Initial Cost Model	2 wks	Mon 4/22/24	Fri 5/3/24	
66	Develop Initital Project Schedule	2 wks	Mon 4/22/24	Fri 5/3/24	
67	Finalize Validation Plan	0 wks	Wed 5/15/24	Wed 5/15/24	

ARLINGTON OPERATIONS CENTER

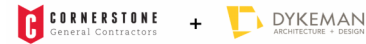
MILESTONE SCHEDULE



Task Name	Duration	Start	Finish	Comments	2024	2025	2026	2027
55	AHJ Coordination	3.49 wks	Mon 6/17/24	Thu 7/11/24				
56	Initial Discussions with City of Arlington	3.49 wks	Mon 6/17/24	Thu 7/11/24				
57	Initial Discussions with City of Granite Falls	3.49 wks	Mon 6/17/24	Thu 7/11/24				
58	Other AHJ Coordination	3.49 wks	Mon 6/17/24	Thu 7/11/24				
68	PROJECT VALIDATION	7.94 wks	Wed 5/15/24	Fri 7/12/24				
69	Weekly Team Meetings	7.94 wks	Wed 5/15/24	Fri 7/12/24				
70	Conceptual Design Options	5.96 wks	Wed 5/15/24	Thu 6/27/24				
71	Schedule Development & Validation	4.97 wks	Thu 5/30/24	Fri 7/5/24				
72	Budget Validation	4.97 wks	Thu 5/30/24	Fri 7/5/24				
73	Finalize Design Workplan	1 wk	Thu 6/13/24	Fri 7/5/24				
74	Validation Report / Phase 1 Scope Definition	1.63 wks	Thu 6/20/24	Mon 7/8/24				
75	Validation Report - Issued	0 wks	Mon 7/8/24	Mon 7/8/24				
76	PHASE 1 DESIGN DEVELOPMENT	46.5 wks	Thu 8/22/24	Tue 7/22/25	SCHEDULE PLACEHOLDER			
77	30% DESIGN COMPLETION	17.5 wks	Thu 8/22/24	Thu 12/26/24				
78	Prepare 30% Design Documents	13.5 wks	Thu 8/22/24	Tue 11/26/24				
79	Estimate #1 - 30% Design Documents	3 wks	Tue 11/26/24	Wed 12/18/24				
81	County Review - 30% Design Documents	3 wks	Tue 11/26/24	Wed 12/18/24				
80	Value Analysis - 30% Design Documents	3 wks	Wed 12/4/24	Thu 12/26/24				
82	60% DESIGN COMPLETION	15 wks	Tue 11/26/24	Fri 3/14/25				
83	Prepare 60% Design Completion Documents	11 wks	Tue 11/26/24	Fri 2/14/25				
84	Prepare Site Development & ROW Permit Submittal Packages	9 wks	Tue 11/26/24	Fri 1/31/25				
85	Estimate #2 - 60% Design Documents	4 wks	Fri 2/7/25	Fri 3/7/25				
86	County Review - 60% Design Documents	3 wks	Fri 2/14/25	Fri 3/7/25				
87	Value Analysis - 60% Design Documents	3 wks	Fri 2/21/25	Fri 3/14/25				
88	CONSTRUCTION DOCUMENTS	22 wks	Fri 2/14/25	Tue 7/22/25				
89	Prepare Early Package (Sitework, Utilities & Fnd) Permit Set CD's	7 wks	Fri 2/14/25	Fri 4/4/25				
90	Prepare Building Permit Set Construction Documents	12.1 wks	Fri 2/14/25	Fri 5/9/25				
92	Prepare 100% Construction Documents	8 wks	Fri 4/25/25	Mon 6/23/25				
91	County Review (Permit Set)	4 wks	Fri 5/2/25	Fri 5/30/25				
93	Estimate #3 - Prepare Estimate (GMP - PERMIT SET)	20 days	Fri 5/2/25	Fri 5/30/25				
94	Constructability Review (GMP - PERMIT SET)	20 days	Fri 5/2/25	Fri 5/30/25				
95	Estimate #3 - Review/Reconcile/Budget Options (GMP - PERMIT SET)	5 days	Mon 6/2/25	Fri 6/6/25				
96	County Review (100% CD's)	4 wks	Mon 6/23/25	Tue 7/22/25				
97	PERMITTING PROCESS - AHJ	28.9 wks	Mon 1/6/25	Tue 7/29/25	SCHEDULE PLACEHOLDER			
98	TRAFFIC ANALYSIS	2 wks	Mon 1/6/25	Fri 1/17/25				
104	LAND USE PERMIT	16.6 wks	Fri 1/31/25	Thu 5/29/25				
100	SEPA PROCESS	4 wks	Mon 2/24/25	Fri 3/21/25				
117	NPDES PERMIT	12 wks	Fri 4/4/25	Mon 6/30/25				
120	WATER/SEWER PERMIT	9.6 wks	Fri 4/4/25	Thu 6/12/25				
123	SITE DEVELOPMENT PERMITS	16 wks	Fri 4/4/25	Tue 7/29/25				
126	PUBLIC/PRIVATE UTILITES	13.6 wks	Fri 4/4/25	Fri 7/11/25				
130	BUILDING PERMIT	12 wks	Fri 5/2/25	Tue 7/29/25				
133	HEALTH DEPARTMENT PERMIT	12 wks	Fri 5/2/25	Tue 7/29/25				
136	SUBCONTRACTOR PROCUREMENT	11.5 wks	Mon 5/12/25	Fri 8/1/25	SCHEDULE PLACEHOLDER			
137	Early Procurement (Site, Structural & Long Lead)	4.4 wks	Mon 5/12/25	Wed 6/11/25				
138	Early Procurement (Site, Structural & Long Lead) - Prep/Deliver Bid Documents	1 day	Mon 5/12/25	Mon 5/12/25				
139	Early Procurement (Site, Structural & Long Lead) - Prepare Bid Documents	2 days	Tue 5/13/25	Wed 5/14/25				
140	Early Procurement (Site, Structural & Long Lead) - Bid Period	14 days	Thu 5/15/25	Wed 6/4/25				
141	Early Procurement (Site, Structural & Long Lead) - Award	5 days	Thu 6/5/25	Wed 6/11/25				
142	Main Procurement	5.6 wks	Mon 6/23/25	Fri 8/1/25	*Select packages may be procured			
143	Main Procurement - Prep/Deliver Bid Documents	1 day	Mon 6/23/25	Tue 6/24/25				
144	Main Procurement - Prepare Bid Documents	7 days	Tue 6/24/25	Thu 7/3/25				

ARLINGTON OPERATIONS CENTER

MILESTONE SCHEDULE



ID	Task Name	Duration	Start	Finish	Comments
195	UG Utilities (Storm, Water, Sewer, Gas, Elec.)	1 mon	Tue 7/8/25	Mon 8/4/25	
196	Grading/Misc Site Work	1 mon	Tue 7/15/25	Mon 8/11/25	
197	Hardscapes & Exterior Finishes	1 mon	Tue 8/12/25	Tue 9/9/25	
198	Landscaping	0.5 mons	Wed 9/10/25	Tue 9/23/25	
199	Pre-Engineered Covered Parking Structure	12 wks	Wed 9/10/25	Wed 12/3/25	
200	Norseman Fabric Buildings	12 wks	Wed 9/10/25	Wed 12/3/25	
201	Punchlist	30 days	Wed 9/10/25	Tue 10/21/25	
202	AHJ Inspections & Approvals	10 days	Thu 12/4/25	Wed 12/17/25	
203	Substantial Completion	0 days	Wed 12/17/25	Wed 12/17/25	**Milestone**
204	OFF-SITE CONSTRUCTION	10.4 wks	Mon 6/30/25	Thu 9/11/25	
205	Clear & Grub	2 days	Mon 6/30/25	Tue 7/1/25	
206	Site Mass Cut & Fill	1 wk	Wed 7/2/25	Wed 7/9/25	
207	UG Utilities (Storm, Water, Sewer, Gas, Elec.)	1 wk	Wed 7/2/25	Wed 7/9/25	
208	Grading/Misc Site Work	1 wk	Thu 7/10/25	Wed 7/16/25	
209	Hardscapes & Exterior Finishes	2 wks	Thu 7/17/25	Wed 7/30/25	
210	Landscaping	1 wk	Thu 7/31/25	Wed 8/6/25	
211	Punchlist	30 days	Thu 7/31/25	Thu 9/11/25	
212	AHJ Inspections & Approvals	10 days	Thu 8/7/25	Wed 8/20/25	
213	Substantial Completion	0 days	Wed 8/20/25	Wed 8/20/25	**Milestone**
151	ARLINGTON SITE	71 wks	Fri 8/1/25	Mon 12/21/26	
152	SITE CONSTRUCTION - PHASE 1	52 wks	Fri 8/1/25	Thu 8/6/26	
153	Clear & Grub	10 days	Fri 8/1/25	Thu 8/14/25	
154	Site Mass Cut & Fill	10 wks	Fri 8/8/25	Fri 10/17/25	
155	Shoring Walls	10 wks	Fri 8/8/25	Fri 10/17/25	
156	Storm Detention Facility	3 mons	Fri 8/15/25	Fri 11/7/25	
157	UG Utilities (Storm, Water, Sewer, Gas, Elec.)	6 mons	Fri 8/15/25	Wed 2/4/26	
158	Grading/Misc Site Work	8 mons	Mon 9/15/25	Wed 4/29/26	
159	Hardscapes & Exterior Finishes	2 mons	Thu 4/30/26	Thu 6/25/26	
160	Landscaping	2 mons	Wed 5/27/26	Tue 7/21/26	
161	Punchlist	30 days	Fri 6/26/26	Thu 8/6/26	
162	AHJ Inspections & Approvals	10 days	Wed 7/22/26	Tue 8/4/26	
163	Substantial Completion	0 days	Tue 8/4/26	Tue 8/4/26	**Milestone**
173	BUILDING CONSTRUCTION	55 wks	Mon 9/15/25	Fri 10/9/26	
174	Foundations, SOG, Underslab MEP RI	2.5 mons	Mon 9/15/25	Fri 11/21/25	
175	Structure & Applicable MEP RI	2.5 mons	Mon 11/24/25	Wed 2/4/26	
176	Roofing & Flashings	1 mon	Thu 2/5/26	Wed 3/4/26	
177	Window Systems	1 mon	Thu 2/5/26	Wed 3/4/26	
178	Exterior Cladding Systems	2 mons	Thu 2/5/26	Wed 4/1/26	
179	Interior Framing, MEP RI, GWB, Tape and Finish	3 mons	Thu 2/5/26	Wed 4/29/26	
180	Interior Finishes	4 mons	Thu 4/2/26	Thu 7/23/26	
181	Start Up & Testing	1.5 mons	Fri 7/3/26	Thu 8/13/26	
182	AHJ Inspections & Approvals	1 mon	Fri 7/31/26	Thu 8/27/26	
183	Building Flush	0.5 mons	Fri 8/14/26	Thu 8/27/26	
185	Punch List	30 days	Fri 8/14/26	Fri 9/25/26	
186	Commissioning	2 mons	Fri 8/14/26	Fri 10/9/26	
184	Substantial Completion - Building	0 days	Thu 8/27/26	Thu 8/27/26	**Milestone**
187	County Move in / FFE Install	4 wks	Fri 8/14/26	Fri 9/11/26	
188	County Install FF&E	4 wks	Fri 8/14/26	Fri 9/11/26	
189	Owner Move In	4 wks	Fri 8/14/26	Fri 9/11/26	
164	SITE CONSTRUCTION - PHASE 2	16 wks	Fri 8/28/26	Mon 12/21/26	
165	Demo Existing Operations Building	2 wks	Fri 8/28/26	Fri 9/11/26	
166	UG Utilities (Storm, Water, Sewer, Gas, Elec.)	3 wks	Mon 9/14/26	Fri 10/2/26	
167	Grading/Misc Site Work	1 mon	Mon 9/14/26	Fri 10/9/26	
168	Hardscapes & Exterior Finishes	1 mon	Mon 10/12/26	Fri 11/6/26	
169	Landscaping	1 mon	Mon 10/26/26	Fri 11/20/26	
170	Punchlist	30 days	Mon 11/9/26	Mon 12/21/26	
171	AHJ Inspections & Approvals	10 days	Mon 11/23/26	Mon 12/7/26	
172	Substantial Completion	0 days	Mon 12/7/26	Mon 12/7/26	**Milestone**
214	CLOSEOUT & WARRANTY	48 wks	Tue 12/8/26	Tue 11/9/27	SCHEDULE PLACEHOLDER
215	Administrative Closeout	60 days	Tue 12/8/26	Tue 3/2/27	
216	Warranty	12 mons	Tue 12/8/26	Tue 11/9/27	