Agreement No. PDB01-23

Phase 2 GMP-2 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-2 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 Arlington Site ("Arlington Phase 2 GMP") shall not exceed Twenty-five Million, Two Hundred Fifteen Thousand, Four Hundred Ninety Dollars ($25,215,490.00), plus sales tax, subject to additions and deductions by Change Order as provided in the Design-Build Documents. The total Guaranteed Maximum Price for the Project, with this Phase 2 GMP-2 Amendment, is Twenty-Six Million, Seven Hundred Twenty Thousand, Two Hundred Forty-Two Dollars ($26,720,242.00), plus sales tax.

A.2 Contingency. The Arlington Phase 2 GMP includes the Design-Builder's Contingency, which shall not exceed Six Hundred Eighty-eight Thousand, Seven Hundred Eighty-three Dollars ($688,783.00), subject to additions and deductions by Change Order as provided in the Design-Build Documents.

A.3 Allowances. Allowances included in the Arlington Phase 2 GMP, if any:

Division	Item	Amount	Comments
10	Monument Sign	$25,000	Design to be Finalized

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

- AOC (100% CD Set Project Manual – Volume 1) dated 06/20/25 by Dykeman
- AOC (100% CD Set Project Manual – Volume 2) dated 06/20/25 by Dykeman

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

- AOC (100% CD Drawings – Volume 1) dated 06/20/25 by Dykeman
- AOC Granite Falls Site (100% CD Set Drawings – Volume 1) dated 06/20/25 by Dykeman

A.6 Phase 2 Proposal. The Arlington Phase 2 GMP is based on Design-Builder's Phase 2 Proposal for the Arlington Site dated **June 20, 2025** ("Arlington Phase 2 Proposal"), and the scope of Arlington Phase 2 Work identified therein.

The Arlington 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-02 Cost Summary and Detail
Exhibit A Attachment 2: GMP-02 General Conditions
Exhibit A Attachment 3: Cornerstone Rental Rates
Exhibit B: Milestone Schedule
Exhibit C: AOC Permit Plan
Exhibit D: AOC Safety Plan
Exhibit E: AOC Quality Plan

Section B: Substantial Completion

Design Builder shall achieve Substantial Completion of the Arlington Phase 2 Services no later than December 28, 2026 (the "Contract Time").

If the Design-Builder fails to achieve Substantial Completion of the Arlington 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 Arlington Phase 2 Services remain incomplete.

The Design-Builder understands that if it fails to achieve Substantial Completion of the Arlington 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 Arlington 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 Arlington 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 Arlington 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 2 GMP-2 Amendment, all terms and conditions of the Original Agreement, as amended, shall remain in full force and effect.

SNOHOMISH COUNTY:

Title: County Executive

Approved as to form only:

Zachary Tomlinson Digitally signed by Zachary Tomlinson Date: 2025.06.27 09:57:01 -07'00'

Deputy Prosecuting Attorney Date

CORNERSTONE GENERAL CONTRACTORS, INC.

Samuel Comer Digitally signed by Samuel Comer Date: 2025.06.29 05:49:51 -07'00'

Title: Vice President

Approved as to form only:

Michael P. Grace Digitally signed by Michael P. Grace Date: 2025.06.29 11:42:35 -07'00'

Legal Counsel to the Contractor Date

Exhibit A
GMP-2 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-02, Total Project GMP, 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-02 Cost Summary and Detail
- Exhibit A Attachment 2: GMP-02 General Conditions
- Exhibit A Attachment 3: Cornerstone Rental Rates
- Exhibit B (Milestone Schedule)
- Exhibit C AOC Permit Plan
- Exhibit D AOC Safety Plan
- Exhibit E AOC Quality Plan
- AOC (100% CD Drawings – Volume 1) dated 06/20/25 by Dykeman
- AOC Granite Falls Site (100% CD Set Drawings – Volume 1) dated 06/20/25 by Dykeman
- AOC (100% CD Set Project Manual – Volume 1) dated 06/20/25 by Dykeman
- AOC (100% CD Set Project Manual – Volume 2) dated 06/20/25 by Dykeman

PHASE 2 CONSTRUCTION GMP-02 TOTAL PROJECT GMP 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	$ 0	$ 1,504,752
GMP-02	$ 25,215,490	$ 24,092,980	$ 1,122,510
CURRENT TOTAL PROJECT GMP	**$ 26,720,242**	**$ 24,092,980**	**$ 2,627,262**

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: 07/09/25

Substantial Completion: 01/02/2026 **(Revised Date)**

Arlington Site

Notice to Proceed: 08/01/25

Substantial Completion Building: 08/28/26

Substantial Completion Site: 12/28/26

CLARIFICATIONS AND ASSUMPTIONS

1. The Lump Sum General Conditions for the GMP-02 scope are included in the amount of $2,625,134. These will be billed monthly based on percent of Cost of Work completed. The scope is defined in Attachment 2: GMP-02 General Conditions.
2. Permits and Fees: The cost of the following permits and fees are excluded: Building Permit, Clear & Grade Permit, Demolition Permit, Fencing Permit, Signage Permit, Utility Permits, 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%.
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, tipplers, 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 8/01/25 for Arlington Site. 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.
10. Design Builder retains the ability to propose modifications to materials and design approach to maintain scope budgets during and after bidding is complete.

SPECIFIC SCOPE INCLUSIONS

Construction Administration (Design Team)

1. GMP-02 includes construction contract administration from the design team.

Division 2: Existing Conditions

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

Division 3: Concrete

2. GMP-02 includes Division 03 scope of work for the Arlington site as described in the contract documents.

Division 4: Masonry

1. GMP-02 includes Division 04 scope of work for the Arlington site as described in the contract documents.

Division 5: Metals

1. GMP-02 includes Division 05 scope of work for the Arlington site as described in the contract documents.

Division 6: Wood, Plastics & Composites

1. GMP-02 includes Division 06 scope of work for the Arlington site as described in the contract documents.

Division 7: Thermal and Moisture

1. GMP-02 includes Division 07 scope of work for the Arlington site as described in the contract documents.

Division 8: Doors & Windows

1. GMP-02 includes Division 08 scope of work for the Arlington site as described in the contract documents.

Division 9: Finishes

1. GMP-02 includes Division 09 scope of work for the Arlington site as described in the contract documents.

Division 10: Specialties

1. GMP-02 includes Division 10 scope of work for the Arlington site as described in the contract documents.

Division 11: Equipment

1. GMP-02 includes Division 11 scope of work for the Arlington site as described in the contract documents.

Division 12: Furnishings

1. GMP-02 includes Division 12 scope of work for the Arlington site as described in the contract documents.

Division 14: Conveying Systems

1. GMP-02 includes Division 14 scope of work for the Arlington site as described in the contract documents.

Division 21: Fire Protection

1. GMP-02 includes Division 21 scope of work for the Arlington site as described in the contract documents.

Division 22/23: Plumbing & HVAC

1. GMP-02 includes Division 22/23 scope of work for the Arlington site as described in the contract documents.

Division 26/27/28: Electrical

1. GMP-02 includes Division 26/27/28 scope of work for the Arlington site as described in the contract documents.

Division 31/33: EW & Utilities

1. GMP-02 includes Division 31/33 scope of work for the Arlington site as described in the contract documents.

Division 32: Landscape & Hardscapes

1. GMP-02 includes Division 32 scope of work for the Arlington site as described in the contract documents.
2. GMP-02 includes the remaining Division 32 work for the Granite Falls site not included in GMP-01. This includes landscaping and fencing.
3. GMP-02 includes covered material storage and covered parking structures at Granite falls site.

ALLOWANCES

Division	Item	Amount	Comments
10	Monument Sign	$25,000	Design to be Finalized

ALTERNATES

Division	Item	Amount	Comments
NA	NA	NA	NA

UNIT PRICES

Division	Item	Qty	Amount	Extended Amount
31	UP-01 Over-excavation and off-site disposal of un-anticipated unsuitable soils	1,000bcy	$33.00	$33,000.00
31	UP-02 Imported structural fill, supplied, placed and compacted to replace un-anticipated over-excavated materials	1,000bcy	$59.00	$59,000.00
31	UP-03 Over Excavation and Disposal of Contaminated Soils	500bcy	$120.00	$60,000.00

GENERAL EXCLUSIONS

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

Exhibit A, Attachment 1: GMP-02 Cost Summary and Detail

ARLINGTON OPERATIONS CENTER REDEVELOPMENT
GMP SUMMARY
June 20, 2025

CORNERSTONE General Contractors

SCOPE		GMP-01 TOTAL PROJECT		GMP-01 ARLINGTON SITE		GMP-01 GRANITE FALLS SITE		GMP-02 TOTAL PROJECT		GMP-02 ARLINGTON SITE		GMP-02 GRANITE FALLS SITE		TOTAL PROJECT GMP TOTAL PROJECT		TOTAL PROJECT GMP ARLINGTON SITE		TOTAL PROJECT GMP GRANITE FALLS SITE		COMMENTS
		Building (sf)	18,030	Building (sf)	#####	Building (sf)	-	Building (sf)	18,030	Building (sf)	18,030	Building (sf)	-	Building (sf)	18,030	Building (sf)	18,030	Building (sf)	-	
		Temp Facility (sf)	-	Temp Facility (sf)	-	Temp Facility (sf)	-	Temp Facility (sf)	-	Temp Facility (sf)	-	Temp Facility (sf)	-	Temp Facility (sf)	-	Temp Facility (sf)	-	Temp Facility (sf)	-	
		Demo (sf)	5,655	Demo (sf)	5,655	Demo (sf)	-	Demo (sf)	5,655	Demo (sf)	5,655	Demo (sf)	-	Demo (sf)	5,655	Demo (sf)	5,655	Demo (sf)	-	
		Site Area (acre)	10.89	Site Area (acre)	9.00	Site Area (acre)	1.89	Site Area (acre)	10.89	Site Area (acre)	9.00	Site Area (acre)	1.89	Site Area (acre)	10.89	Site Area (acre)	9.00	Site Area (acre)	1.89	
	Description	Amount	$/SF	Amount	$/SF	Amount	$/acre	Amount	$/SF	Amount	$/SF	Amount	$/acre	Amount	$/SF	Amount	$/SF	Amount	$/acre	
DIV																				
2	Existing Conditions	$ -	$ -	$ -	$0.00	$ -	$0.00	$ 177,295	$ -	$ 177,295	$9.83	$ -	$0.00	$ 177,295	$ -	$ 177,295	$9.83	$ -	$0.00	
3	Concrete	$ -	$ -	$ -	$0.00	$ -	$0.00	$ 1,195,495	$ 66.31	$ 1,195,495	$66.31	$ -	$0.00	$ 1,195,495	$ 66.31	$ 1,195,495	$66.31	$ -	$0.00	
4	Masonry	$ -	$ -	$ -	$0.00	$ -	$0.00	$ 67,711	$ 3.76	$ 67,711	$3.76	$ -	$0.00	$ 67,711	$ 3.76	$ 67,711	$3.76	$ -	$0.00	
5	Steel	$ 3,600	$ 0.20	$ -	$0.00	$ 3,600	$1,904.76	$ 1,057,857	$ 58.67	$ 1,057,857	$58.67	$ -	$0.00	$ 1,061,457	$ 58.87	$ 1,057,857	$58.67	$ 3,600	$1,904.76	
6	Wood & Plastics	$ -	$ -	$ -	$0.00	$ -	$0.00	$ -	$ -	$ -	$0.00	$ -	$0.00	$ -	$ -	$ -	$0.00	$ -	$0.00	
6	Rough Carpentry	$ -	$ -	$ -	$0.00	$ -	$0.00	$ 983,627	$ 54.56	$ 983,627	$54.56	$ -	$0.00	$ 983,627	$ 54.56	$ 983,627	$54.56	$ -	$0.00	
6	Finish & Casework	$ -	$ -	$ -	$0.00	$ -	$0.00	$ 263,705	$ 14.63	$ 263,705	$14.63	$ -	$0.00	$ 263,705	$ 14.63	$ 263,705	$14.63	$ -	$0.00	
7	Thermal and Moisture	$ -	$ -	$ -	$0.00	$ -	$0.00	$ 1,131,085	$ 62.73	$ 1,131,085	$62.73	$ -	$0.00	$ 1,131,085	$ 62.73	$ 1,131,085	$62.73	$ -	$0.00	
8	Doors and Windows	$ -	$ -	$ -	$0.00	$ -	$0.00	$ 618,376	$ 34.30	$ 618,376	$34.30	$ -	$0.00	$ 618,376	$ 34.30	$ 618,376	$34.30	$ -	$0.00	
9	Finishes	$ -	$ -	$ -	$0.00	$ -	$0.00	$ 1,077,271	$ 59.75	$ 1,077,271	$59.75	$ -	$0.00	$ 1,077,271	$ 59.75	$ 1,077,271	$59.75	$ -	$0.00	
10	Specialties	$ -	$ -	$ -	$0.00	$ -	$0.00	$ 467,059	$ 25.90	$ 465,859	$25.84	$ 1,200	$634.92	$ 467,059	$ 25.90	$ 465,859	$25.84	$ 1,200	$634.92	
11	Equipment	$ -	$ -	$ -	$0.00	$ -	$0.00	$ 3,920	$ 0.22	$ 3,920	$0.22	$ -	$0.00	$ 3,920	$ 0.22	$ 3,920	$0.22	$ -	$0.00	
12	Furnishings	$ -	$ -	$ -	$0.00	$ -	$0.00	$ 64,860	$ 3.60	$ 64,860	$3.60	$ -	$0.00	$ 64,860	$ 3.60	$ 64,860	$3.60	$ -	$0.00	
13	Special Construction	$ -	$ -	$ -	$0.00	$ -	$0.00	$ -	$ -	$ -	$0.00	$ -	$0.00	$ -	$ -	$ -	$0.00	$ -	$0.00	
14	Conveying Systems	$ -	$ -	$ -	$0.00	$ -	$0.00	$ 135,000	$ 7.49	$ 135,000	$7.49	$ -	$0.00	$ 135,000	$ 7.49	$ 135,000	$7.49	$ -	$0.00	
21	Fire Protection	$ -	$ -	$ -	$0.00	$ -	$0.00	$ 221,360	$ 12.28	$ 221,360	$12.28	$ -	$0.00	$ 221,360	$ 12.28	$ 221,360	$12.28	$ -	$0.00	
22	Plumbing	$ -	$ -	$ -	$0.00	$ -	$0.00	$ 750,650	$ 41.63	$ 750,650	$41.63	$ -	$0.00	$ 750,650	$ 41.63	$ 750,650	$41.63	$ -	$0.00	
23	HVAC	$ -	$ -	$ -	$0.00	$ -	$0.00	$ 1,323,100	$ 73.38	$ 1,323,100	$73.38	$ -	$0.00	$ 1,323,100	$ 73.38	$ 1,323,100	$73.38	$ -	$0.00	
26	Electrical	$ 80,000	$ 4.44	$ -	$0.00	$ 80,000	$42,328.04	$ 3,371,662	$ 187.00	$ 3,371,662	$187.00	$ -	$0.00	$ 3,451,662	$ 191.44	$ 3,371,662	$187.00	$ 80,000	$42,328.04	
27	Communications	$ -	$ -	$ -	$0.00	$ -	$0.00	$ -	$ -	$ -	$0.00	$ -	$0.00	$ -	$ -	$ -	$0.00	$ -	$0.00	Included with Div 26
28	Electronic Safety and Security	$ -	$ -	$ -	$0.00	$ -	$0.00	$ -	$ -	$ -	$0.00	$ -	$0.00	$ -	$ -	$ -	$0.00	$ -	$0.00	Included with Div 26
31	Earthwork	$ 188,380	$ 10.45	$ -	$0.00	$ 188,380	$99,671.96	$ 2,162,166	$ 119.92	$ 2,162,166	$119.92	$ -	$0.00	$ 2,350,546	$ 130.37	$ 2,162,166	$119.92	$ 188,380	$99,671.96	
32	Site Improvements	$ 540,021	$ 29.95	$ -	$0.00	$ 540,021	$285,725.40	$ 3,608,865	$ 200.16	$ 2,678,854	$148.58	$ 930,010	$492,068.99	$ 4,148,886	$ 230.11	$ 2,678,854	$148.58	$ 1,470,031	$777,794.39	
33	Utilities	$ 313,067	$ 17.36	$ -	$0.00	$ 313,067	$165,643.92	$ 1,071,910	$ 59.45	$ 1,071,910	$59.45	$ -	$0.00	$ 1,384,977	$ 76.82	$ 1,071,910	$59.45	$ 313,067	$165,643.92	
	Direct Cost of Work (COW)	**$ 1,125,068**	**$ 62.40**	**$ -**	$ -	**$ 1,125,068**	**$ 595,274**	**$ 19,752,975**	**$ 1,096**	**$ 18,821,764**	**$ 1,044**	**$ 931,210**	**$ 492,704**	**$ 20,878,043**	**$ 1,157.96**	**$ 18,821,764**	**$ 1,043.91**	**$ 2,056,278**	**$ 1,087,978**	
	Escalation to Bid Day/Mid Point	$ -	0.00%	$ -	0.00%	$ -	0.00%	$ 276,542	0.00%	$ 263,505	1.40%	$ 13,037	1.40%	$ 276,542	1.40%	$ 263,505	1.40%	$ 13,037	1.40%	
	Design & Estimating Contingency	$ -	0.00%	$ -	0.00%	$ -	0.00%	$ -	0.00%	$ -	0.00%	$ -	0.00%	$ -	0.00%	$ -	0.00%	$ -	0.00%	
	As Bid Adjustments	$ -	0.00%	$ -	0.00%	$ -	0.00%	$ (350,000)	0.00%	$ (350,000)	0.00%	$ -	0.00%	$ (350,000)	100.00%	$ (350,000)	100.00%	$ -	100.00%	
	Total Cost of Work (COW)	**$ 1,125,068**	**$ 62.40**	**$ -**	$ -	**$ 1,125,068**	**$ 595,274**	**$ 19,679,516**	**$ 1,091**	**$ 18,735,269**	**$ 1,039**	**$ 944,247**	**$ 499,602**	**$ 20,804,584**	**$ 1,153.89**	**$ 18,735,269**	**$ 1,039.12**	**$ 2,069,315**	**$ 1,094,876**	
	Design Build Contingency	$ 33,752	3.00%	$ -	3.00%	$ 33,752	3.00%	$ 688,783	3.50%	$ 655,734	3.50%	$ 33,049	3.50%	$ 722,535	3.47%	$ 655,734	3.50%	$ 66,801	3.50%	
	General Conditions	$ 251,190	LS	$ -	LS	$ 251,190	LS	$ 2,625,134	LS	$ 2,625,134	LS	$ -	LS	$ 2,876,324	LS	$ 2,625,134	LS	$ 251,190	LS	Supervision, Temporary construction, sanitation, etc.
	Self Performed Markup (15%)	$ -	LS	$ -	LS	$ -	LS	$ 94,289	LS	$ 94,289	LS	$ -	LS	$ 94,289	LS	$ 94,289	LS	$ -	LS	
	Phase 2 Design Administration	$ -	LS	$ -	LS	$ -	LS	$ 715,258	LS	$ 642,315	LS	$ 72,943	LS	$ 715,258	LS	$ 642,315	LS	$ 72,943	LS	
	Subtotal w/ Indirect Costs	**$ 1,410,010**	**$ 78.20**	**$ -**	$ -	**$ 1,410,010**	**$ 746,037**	**$ 23,802,980**	**$ 1,320**	**$ 22,752,741**	**$ 1,262**	**$ 1,050,239**	**$ 555,682**	**$ 25,212,990**	**$ 1,398.39**	**$ 22,752,741**	**$ 1,261.94**	**$ 2,460,249**	**$ 1,301,719**	
	Deisgn Builder Fee	$ 53,016	3.76%	$ -	3.76%	$ 53,016	3.76%	$ 894,992	3.76%	$ 855,503	3.76%	$ 39,489	3.76%	$ 948,008	3.76%	$ 855,503	3.76%	$ 92,505	3.76%	
	Subtotal w/ Fee	**$ 1,463,026**	**$ 81.14**	**$ -**	$ -	**$ 1,463,026**	**$ 774,088**	**$ 24,697,972**	**$ 1,370**	**$ 23,608,244**	**$ 1,309**	**$ 1,089,728**	**$ 576,576**	**$ 26,160,999**	**$ 1,450.97**	**$ 23,608,244**	**$ 1,309.39**	**$ 2,552,754**	**$ 1,350,664**	
	Insurance	$ 30,724	2.10%	$ -	1.19%	$ 30,724	2.10%	$ 310,279	1.26%	$ 286,706	1.19%	$ 23,573	2.10%	$ 341,003	1.30%	$ 286,706	1.19%	$ 54,296	2.10%	Pass Through Cost, calcs on GMP
	Bond	$ 11,002	0.752%	$ -	0.752%	$ 11,002	0.752%	$ 207,238	0.839%	$ 198,029	0.752%	$ 9,209	0.752%	$ 219,584	0.839%	$ 198,029	0.752%	$ 21,555	0.752%	Pass Through Cost, calcs on GMP+WSST
	GMP Total	**$ 1,504,752**	**$ 83.46**	**$ -**	**$ -**	**$ 1,504,752**	**$ 796,165**	**$ 25,215,490**	**$ 1,398.53**	**$ 24,092,980**	**$ 1,336.27**	**$ 1,122,510**	**$ 593,921**	**$ 26,720,242**	**$ 1,481.99**	**$ 24,092,980**	**$ 1,336.27**	**$ 2,627,262**	**$ 1,390,086**	
	Sales Tax	$ 136,932	9.10%	$ -	9.30%	$ 136,932	9.10%	$ 2,342,796	9.29%	$ 2,240,647	9.30%	$ 102,148	9.10%	$ 2,479,728	9.28%	$ 2,240,647	9.30%	$ 239,081	9.10%	
	Total w/ Sales Tax	**$ 1,641,684**	**$ 91.05**	**$ -**	**$ -**	**$ 1,641,684**	**$ 868,616**	**$ 27,558,285**	**$ 1,528.47**	**$ 26,333,627**	**$ 1,460.55**	**$ 1,224,659**	**$ 647,967**	**$ 29,199,970**	**$ 1,619.52**	**$ 26,333,627**	**$ 1,460.55**	**$ 2,866,343**	**$ 1,516,584**	

CORNERSTONE General Contractors

Arlington Operations Center - Arlington
Site GMP

Date: **06/20/2025**

Estimate Table

Item Code	Description	Quantity	Unit	Unit Cost	Total Subtotal	Notes
Structure Demolition						
02.4100.0010	Demo Existing Modular Building	5,153	SF	15.00	77,295.00	
Structure Demolition Totals					**$77,295.00**	
Removal And Disposal Of Contaminated Soils						
02.6100.1080	Excavation and Handling of Contaminated Soils (Allowance)	1	LS	100,000.00	100,000.00	
Removal And Disposal Of Contaminated Soils Totals					**$100,000.00**	
Concrete						
03.3000.0100	Spread Footings (24EA)	1	LS	35,938.01	35,938.01	
03.3000.0100	Continuous Footings (419 LF)	1	LS	64,630.08	64,630.08	
03.3000.0100	Deep Footings (5 EA)	1	LS	120,428.41	120,428.41	
03.3000.0100	Elevator Pit (1 EA)	1	LS	8,641.83	8,641.83	
03.3000.0100	Building Walls >8 (2,185 SF)	1	LS	107,705.50	107,705.50	
03.3000.0100	Site Walls (805 SF)	1	LS	153,235.80	153,235.80	
03.3000.0100	Site Wall Footings (805 LF)	1	LS	107,327.06	107,327.06	
03.3000.0100	CIP Stairs (125 LF)	1	LS	5,845.63	5,845.63	
03.3000.0100	Slab-on-Grade (11,048 SF)	1	LS	124,662.74	124,662.74	
03.3000.0100	Misc Concrete	1	LS	8,442.36	8,442.36	
03.3000.0100	Concrete GC's	1	LS	185,223.00	185,223.00	
03.3000.0100	Slab-on-Metal Deck (6,856 SF)	1	LS	61,975.60	61,975.60	
03.3000.0100	Equipment Pads (398sf)	1	LS	8,505.54	8,505.54	
Concrete Totals					**$992,561.56**	
Concrete Floor Finishes						
03.3500.1000	Clean & Seal Concrete Floors	2,873	SF	1.75	5,027.75	
03.3500.1020	Polished Concrete Floors - SOG	6,284	SF	7.36	46,250.24	
03.3500.1020	Polished Concrete Floors - SOMD	5,360	SF	7.36	39,449.60	
03.3500.1200	Clean & Caulk Floor Joints - SOG	817	LF	4.00	3,268.00	
03.3500.1200	Clean & Caulk Floor Joints - SOMD	696	LF	4.00	2,784.00	
Concrete Floor Finishes Totals					**$96,779.59**	
Precast Concrete						
03.4500.1000	Precast Stair Treads (Supply)	176	LF	285.00	50,160.00	
03.4500.1010	Precast Stair Treads (Install)	44	EA	250.00	11,000.00	
03.4500.1050	Precast Landings (Supply)	52	SF	140.00	7,280.00	

Estimate Detail Unit Price (by Sub Division w/o Markups)

Item Code	Description	Quantity	Unit	Unit Cost	Total Subtotal	Notes
03.4500.1060	Precast Landings (Install)	2	EA	600.00	1,200.00	
03.4500.1100	Precast Concrete Sill DET (A1/A8.02) (installed by mason)	362	LF	50.00	18,100.00	
03.4500.1100	Precast Concrete Sill 2x2 Angle Brackets (A1/A8.02) (installed by mason)	362	LF	20.00	7,240.00	
03.4500.1100	Precast Concrete Sill at Trash Enclosure DET (A2/SD1.01) (installed by mason)	20	LF	20.00	400.00	
03.4500.1100	Precast Concrete Sill at Trash Enclosure DET (A2/SD1.01) (installed by mason)	20	LF	50.00	1,000.00	
03.4500.1100	Precast Concrete Sill DET (A1/A8.02) (installed by mason)	362	LF	20.00	7,240.00	
03.4500.1100	Precast Concrete Sill 2x2 Angle Brackets (A1/A8.02) (installed by mason)	362	LF	7.00	2,534.00	
Precast Concrete Totals					**$106,154.00**	
Unit Masonry						
04.2000.0020	8" Reinforced CMU, 8x8x16 Ground Face veneer, fully grouted at trash enclosure (9'x6' walls)	120	SF	40.00	4,800.00	
04.2000.0060	4 x 8 x 16 Ground Face CMU Veneer (Running Bond)	1,151	SF	41.00	47,191.00	
04.2000.0260	Masonry Rebar Supply	0	TN	2,400.00	1,200.00	
04.2000.0310	SSTL Drip Edge w/ York Thru-Wall Flashing	363	LF	40.00	14,520.00	
Unit Masonry Totals					**$67,711.00**	
Structural Steel Framing						
05.1200.0005	Steel Fabrication - BF Beam	6	TN	5,500.00	33,000.00	
05.1200.0005	Steel Fabrication - BF Column	16	TN	5,500.00	88,000.00	
05.1200.0005	Steel Fabrication - BF HSS Brace	13	TN	5,500.00	71,500.00	
05.1200.0005	Steel Fabrication - HSS Column	16	TN	5,500.00	88,000.00	
05.1200.0005	Steel Fabrication - Canopy (A1.51)	1	TN	5,500.00	5,500.00	
05.1200.0005	Steel Fabrication - WF and HSS Beams	32	TN	5,500.00	176,000.00	
05.1200.0005	Steel Fabrication - Canopy (SD2.02)	5	TN	5,500.00	27,500.00	
05.1200.0130	Steel Erection - Building	84	TN	2,200.00	184,800.00	
05.1200.0130	Steel Erection - Canopy (SD2.02)	5	TN	2,200.00	11,000.00	
Structural Steel Framing Totals					**$685,300.00**	
Architecturally-Exposed Structural Steel Framing						

Item Code	Description	Quantity	Unit	Unit Cost	Total Subtotal	Notes
05.1300.1000	AESS Premium - Exterior Stair canopy structure	1	LS	5,000.00	5,000.00	
Architecturally-Exposed Structural Steel Framing Totals					**$5,000.00**	
Metal Decking						
05.3100.1060	Install Metal Decking	6,854	SF	1.50	10,281.00	
05.3100.1070	3" Metal Floor Decking, 20 ga	6,854	SF	5.00	34,270.00	
Metal Decking Totals					**$44,551.00**	
Cold Formed Metal Framing						
05.4000.0050	6" Metal Studs, 16 Gauge w/ 092900	0	SF	0.00	0.00	
Cold Formed Metal Framing Totals					**$0.00**	
Metal Fabrications						
05.5000.1070	Elevator Pit Ladder	1	EA	364.68	364.68	
05.5000.1070	Elevator Pit Ladder	1	EA	1,400.00	1,400.00	
05.5000.1080	Elevator Sump Pit Grating	1	EA	182.34	182.34	
05.5000.1080	Elevator Sill Angles	2	EA	364.68	729.36	
05.5000.1080	Elevator Hoist Beam	1	EA	729.36	729.36	
05.5000.1080	Elevator Sump Pit Grating	1	EA	500.00	500.00	
05.5000.1080	Elevator Sill Angles	2	EA	500.00	1,000.00	
05.5000.1080	Elevator Hoist Beam	1	EA	750.00	750.00	
05.5000.1090	Downspout Boots	12	EA	364.68	4,376.16	
05.5000.1090	Downspout Boots	12	EA	150.00	1,800.00	
05.5000.1130	Galvanized Pipe Bollard (Conc-Filled)	4	EA	729.36	2,917.44	
05.5000.1130	Galvanized Pipe Bollard (Conc-Filled)	4	EA	750.00	3,000.00	
05.5000.1170	Card Reader Post	2	EA	364.68	729.36	
05.5000.1170	Card Reader Post	2	EA	650.00	1,300.00	
05.5000.1190	Abrasive Stair Nosings (included w/ 034500 precast treads and landings)	0	LF	5.70	0.00	
05.5000.1190	Abrasive Stair Nosings (included w/ 034500 precast treads and landings)	0	LF	15.00	0.00	
05.5000.1200	Vertical Sunshade, Powder Coated 18ga Wire Mesh in Steel Frame	55	LF	121.56	6,685.80	
05.5000.1200	Vertical Sunshade, Powder Coated 18ga Wire Mesh in Steel Frame	55	LF	160.00	8,800.00	
05.5000.1220	Carpenter set embed weld plates	10	EA	364.68	3,646.80	
05.5000.1220	Carpenter set embed weld plates	10	EA	180.00	1,800.00	
05.5000.1330	Supply Loose Brick Lintel (Galvanized) (none required)	0	LF	0.00	0.00	

Item Code	Description	Quantity	Unit	Unit Cost	Total Subtotal	Notes
05.5000.1330	Supply Loose Brick Lintel (Galvanized) (none required)	0	LF	30.00	0.00	
Metal Fabrications Totals					**$40,711.30**	
Metal Stairs						
05.5100.0010	North Stair Assembly (1 Flight, 22T x 4' L)	88	LF	120.00	10,560.00	
05.5100.0010	South Stair Assembly (1 Flight, 22T x 4' L)	88	LF	120.00	10,560.00	
05.5100.0060	Guardrail w/ SSTL HR & Metal Rope (Stringer Attached)	120	LF	141.17	16,940.40	
05.5100.0060	Guardrail w/ SSTL HR & Metal Rope (Stringer Attached)	120	LF	400.00	48,000.00	
05.5100.0100	Erect Egress Stair Flight	2	EA	6,500.00	13,000.00	
Metal Stairs Totals					**$99,060.40**	
Metal Ladders						
05.5133.0030	Roof Ladder 14'6"	1	EA	3,000.00	3,000.00	
05.5133.0030	Interior Roof Access Ladder, 11'-8"	1	EA	3,500.00	3,500.00	
05.5133.0030	Roof Ladder 14'6"	1	EA	729.36	729.36	
05.5133.0030	Interior Roof Access Ladder, 11'-8"	1	EA	729.36	729.36	
Metal Ladders Totals					**$7,958.72**	
Metal Railings						
05.5200.0015	Ext Site Stairs Post Mounted 8-Line Pipe Railing w/ Handrail	38	LF	60.78	2,309.64	
05.5200.0015	Ext Site Ramps Post Mounted 8-Line Pipe Railing w/ Handrail (allowance, no elevations)	468	LF	60.78	28,445.04	
05.5200.0015	Ext Site Stairs Post Mounted 8-Line Pipe Railing w/ Handrail	38	LF	250.00	9,500.00	
05.5200.0015	Ext Site Ramps Post Mounted 8-Line Pipe Railing w/ Handrail (allowance, no elevations)	468	LF	225.00	105,300.00	
05.5200.0025	SSTL Wall Mounted Handrail	71	LF	60.78	4,315.38	
05.5200.0025	Ext Site Stairs SSTL Wall Mounted Handrail	33	LF	60.78	2,005.74	
05.5200.0025	SSTL Wall Mounted Handrail	71	LF	225.00	15,975.00	
05.5200.0025	Ext Site Stairs SSTL Wall Mounted Handrail	33	LF	225.00	7,425.00	
Metal Railings Totals					**$175,275.79**	
Rough Carpentry						
06.1000.0090	Rough Carpentry - handrail blocking	71	LF	62.78	4,457.38	

Item Code	Description	Quantity	Unit	Unit Cost	Total Subtotal	Notes
06.1000.0090	Rough Carpentry - specialties blocking (lockers, fe cab's, wb's, cubicle curtains, partitions, acc's, etc)	732	LF	24.79	18,148.11	
06.1000.0100	Detail Blocking 3x nailer, (Det 9/S6.10, 5/S6.01)	1,360	LF	18.70	25,425.20	
06.1000.0100	Detail Blocking 2x12 parapet/deck edge coping (Det A1/A8.21)	62	LF	65.78	4,078.36	
Rough Carpentry Totals					**$52,109.05**	
Mass Timber						
06.1300.0040	Supply Glulam Beams & Cols + Connection Hardware (1,955 CF, 2,482 LF, 133 EA)	1	LS	271,359.95	271,359.95	
06.1300.0050	Supply CLT Panels + Connection Hardware (5,008 CF, 14,728 sf, 39 EA)	1	LS	361,491.10	361,491.10	
06.1300.0060	Erect Timber Structure + Install Connections	1	LS	298,667.06	298,667.06	
Mass Timber Totals					**$931,518.11**	
Finish Carpentry						
06.2000.0010	Architectural Plywood (MDF Wainscot W-1)	1,736	SF	32.00	55,552.00	
06.2000.0010	Architectural Resin Panels (Richlite W-6)	269	SF	70.00	18,830.00	
06.2000.0010	3/4" Plywood Paneling "W7" (incl MDF, Elect, Storage)	3,164	SF	10.00	31,640.00	
Finish Carpentry Totals					**$106,022.00**	
Architectural Wood Casework						
06.4100.0020	Base Cabinets	71	LF	460.00	32,660.00	
06.4100.0030	Uniform Cubbies/Tall Cabinets - 5 Tiers	12	LF	660.00	7,920.00	
06.4100.0040	Upper Cabinets	73	LF	420.00	30,660.00	
06.4100.0080	Solid Surface Countertops	318	SF	200.00	63,600.00	
06.4100.0130	18" dp Clothes Shelving at Clothes Drying/Washup	24	LF	165.00	4,083.75	
06.4100.0130	12" dp Shelving at Kitchen	7	LF	165.00	1,209.45	
Architectural Wood Casework Totals					**$140,133.20**	
Wood Trim						
06.4600.0010	Wood Window Sills	268	LF	45.00	12,060.00	
Wood Trim Totals					**$12,060.00**	
Plastic Paneling						
06.6400.0020	FRP	366	SF	15.00	5,490.00	

Item Code	Description	Quantity	Unit	Unit Cost	Total Subtotal	Notes
Plastic Paneling Totals					**$5,490.00**	
Cladding Support Systems						
07.0543.0007	1” 16ga zee with ½” slot continuous perforated Zee furring	7,291	SF	6.00	43,746.00	
Cladding Support Systems Totals					**$43,746.00**	
Damp Proofing And Waterproofing						
07.1000.0010	Bituminous Dampproofing (below-grade)	1,370	SF	4.00	5,480.00	
Damp Proofing And Waterproofing Totals					**$5,480.00**	
Sheet Waterproofing						
07.1300.1040	Elevator Pit Waterproofing	1	EA	10,000.00	10,000.00	
07.1300.1050	Sheet Waterproofing (Det A1/A8.10)	2,244	SF	22.00	49,368.00	
Sheet Waterproofing Totals					**$59,368.00**	
Fluid-Applied Waterproofing						
07.1400.1030	Hot Fluid-Applied Waterproofing (215mils American HydroTech 6125 EV Hot Rubber Asphalt W/P w/ R30 XPS Insulation)	356	SF	42.00	14,952.00	
Fluid-Applied Waterproofing Totals					**$14,952.00**	
Water Repellents						
07.1900.0010	Sealer & Anti-Graffiti Coatings (Exposed Concrete at building)	967	SF	2.50	2,417.50	
07.1900.0010	Sealer & Anti-Graffiti Coatings (CMU at trash enclosure) (walls exposed on both sides)	240	SF	2.50	600.00	
07.1900.0010	Sealer & Anti-Graffiti Coatings (Exposed Concrete at service yard and site walls)	0	SF	2.50	0.00	
07.1900.0010	Sealer & Anti Graffiti (Prosoco)	1,151	SF	2.50	2,877.50	
Water Repellents Totals					**$5,895.00**	
Thermal Protection						
07.2100.0030	2" R10 Comfortboard 110 Insulation at Ext Framed Walls/Soffits	4,348	SF	8.00	34,784.00	
07.2100.0030	2" R10 Comfortboard 110 Insulation at Ext Framed Walls/Soffits	4,094	SF	8.00	32,752.00	
07.2100.0070	6" R21 Unfaced Mineral Wool Batts at Ext Framed Walls/Soffits	8,442	SF	1.85	15,617.70	
07.2100.0110	1" R10 XPS Rigid Insulation (perimeter under slab)Detail A1/A8.10	156	SF	5.00	780.00	
07.2100.0110	2" R10 XPS Rigid Insulation (2' wide under slab) Detail A1/A8.10	938	SF	6.00	5,628.00	

Item Code	Description	Quantity	Unit	Unit Cost	Total Subtotal	Notes
07.2100.0110	2" R10 XPS Rigid Insulation (Grid Line A Concrete Wall) Detail A1/A8.10	2,576	SF	6.00	15,456.00	
07.2100.0140	Closed cell spray foam at exterior parapets up to height of roofing	62	LF	9.00	558.00	
07.2100.0150	4" R11 Unfaced Sound Attenuation Batts at Interior Partitions	29,311	SF	0.60	17,586.60	
Thermal Protection Totals					**$123,162.30**	
Vapor Retarders						
07.2600.0010	2mil Vapor Barrier installed at the int face of ext walls (CertainTeed MemBrain)	8,442	SF	0.70	5,909.40	
Vapor Retarders Totals					**$5,909.40**	
Air Barriers						
07.2700.0007	VaproShield "RevealShield SA" Black	8,442	SF	8.00	67,536.00	
07.2700.0015	Vaproflashing & Liqui-flash RO's	1,243	LF	8.00	9,944.00	
Air Barriers Totals					**$77,480.00**	
Metal Roof Panels						
07.4100.0020	22ga AEP Span "Design Span HP 12" wide Roof Panel, concealed clips (incl high-temp underlayment, ½" coverboard, R-38 Polyiso, SA vapor barrier)	13,980	SF	34.00	475,320.00	
07.4100.0025	22ga Morin "SLR" standing-seam panels installed at canopies (no insulation)	82	SF	28.00	2,296.00	
07.4100.0025	Metal Roof - Canopy (SD2.02)	231	SF	28.00	6,468.00	
07.4100.0030	Associated 24ga rake, eave, valley, ridge, and counterflashing at metal roofing in color to match (included)	13,980	SF	0.00	0.00	
Metal Roof Panels Totals					**$484,084.00**	
Metal Wall Cladding						
07.4200.0020	22ga AEP Span "Flex Series" 12" wide x 2" dp concealed fastened vertical wall panels (MP-1 Parchment)	2,516	SF	24.00	60,384.00	
07.4200.0020	22ga AEP Span "Flex Series" 12" wide x 1.25" dp concealed fastened vertical wall panels (std color)	4,094	SF	24.00	98,256.00	
Metal Wall Cladding Totals					**$158,640.00**	
Composite Wall Panels						
07.4400.0030	Fundermax 8mm Phenolic panels 4x8 in size installed with exposed color matched fasteners installed over black furring	681	SF	50.00	34,050.00	VE Option: Trespa Pura 7 " plank: $39-$43/sf
Composite Wall Panels Totals					**$34,050.00**	

Item Code	Description	Quantity	Unit	Unit Cost	Total Subtotal	Notes
Sheet Metal Flashing And Trim						
07.6200.0005	Associated typical 8” stretch out base, corner and counter-flashing at Phenolic Panels	681	SF	2.50	1,702.50	
07.6200.0010	Associated typical 8” stretch out base, corner, and counterflashing at MWP	6,610	SF	1.85	12,228.50	
07.6200.0030	24ga prefinished sheet metal 6” continuous box gutter	277	LF	26.00	7,202.00	
07.6200.0030	24ga prefinished sheet metal 6” continuous box gutter at Canopy (SD2.02)	34	LF	26.00	884.00	
07.6200.0060	6" Downspouts, 22 gauge alum-zinc alloy-coated steel (12 ea/124lf)	124	LF	26.00	3,224.00	
07.6200.0070	Splash Block	8	EA	50.00	400.00	
07.6200.0070	Glulam Beam End Caps	10	EA	250.00	2,500.00	
07.6200.0070	.032" Aluminum Scupper Box & Conductor Head, Welded Joints	1	EA	945.00	945.00	
07.6200.0080	24ga 6" Pre-Finished Metal Flashing (Opening Sill)	280	LF	15.00	4,200.00	
07.6200.0080	24ga 6" Pre-Finished Metal Flashing (Opening Head)	353	LF	15.00	5,295.00	
07.6200.0080	24ga 6" Pre-Finished Metal Flashing (Opening Jamb)	585	LF	15.00	8,775.00	
07.6200.0080	24ga 6" Pre-Finished Metal Flashing (Precast Sill)	362	LF	15.00	5,430.00	
07.6200.0085	24ga 12" Pre-Finished Metal Flashing (Storefront Sill @ SOG)	25	LF	25.00	625.00	
Sheet Metal Flashing And Trim Totals					**$53,411.00**	
Flexible Flashing						
07.6500.0030	Self-Adhered Membranes (S.A.M.) at Openings	280	LF	12.00	3,360.00	
Flexible Flashing Totals					**$3,360.00**	
Roof Accessories						
07.7200.0010	Roof Hatch & Curb	1	EA	8,417.44	8,417.44	
Roof Accessories Totals					**$8,417.44**	
Roof Pavers						
07.7600.0010	Roof Pavers on Adjustable Pedestals	356	SF	60.00	21,360.00	
Roof Pavers Totals					**$21,360.00**	
Firestopping						
07.8400.0010	Firestopping (area allowance)	17,866	GSF	0.75	13,399.50	

Item Code	Description	Quantity	Unit	Unit Cost	Total Subtotal	Notes
Firestopping Totals					**$13,399.50**	
Joint Sealants						
07.9200.0010	Joint Sealants (area allowance)	17,866	GSF	1.00	17,866.00	
07.9200.0040	Brick Veneer Control Joints (25ft OC)	36	LF	14.00	504.00	
Joint Sealants Totals					**$18,370.00**	
Metal Frames						
08.1100.0125	Exterior HM Frame, 3x7 Single w/ Borrowed LIte 4'-10" x 8'-11" overall	7	EA	971.00	6,797.00	
08.1100.0125	Exterior HM Frame, 3x7	1	EA	495.00	495.00	
08.1100.0165	Exterior HM Frame, 6x7	1	EA	675.00	675.00	
08.1100.0205	Install Exterior HM Frame, Single	8	EA	300.00	2,400.00	
08.1100.0210	Install Exterior HM Frame, Pair	1	EA	450.00	450.00	
08.1100.0215	Interior HM Frame, 3x7	22	EA	465.00	10,230.00	
08.1100.0295	Interior HM Frame ,3x7 Single w/ Borrowed LIte 4'-10" x 8'-11" overall	28	EA	946.00	26,488.00	
08.1100.0295	Interior HM Frame, 3x7 Single w/ Borrowed lite 15'-9" x 8'-11" overall	1	EA	3,381.00	3,381.00	
08.1100.0305	Install Interior HM Frame, Single	22	EA	300.00	6,600.00	
08.1100.0312	Install Interior HM Frame w/ Borrowed Lite, Md	29	EA	450.00	13,050.00	
08.1100.0415	Unload, Shakeout, Inventory HMF's	60	EA	22.79	1,367.55	
Metal Frames Totals					**$71,933.55**	
Metal Doors						
08.1300.0010	Exterior HM Door, 3x7 - Type F (solid)	4	EA	1,260.00	5,040.00	Kinship/WAH
08.1300.0030	Exterior HM Door, 3x7 - Type FG (26x60 Lite)	6	EA	1,500.00	9,000.00	
Metal Doors Totals					**$14,040.00**	
Wood Doors						
08.1400.0010	Interior Wood Door, 3x7 - Type F (solid)	47	EA	738.00	34,686.00	Kinship/WAH
08.1400.0030	Interior Wood Door, 3x7 - Type FG (26x60 Lite)	4	EA	1,122.00	4,488.00	
Wood Doors Totals					**$39,174.00**	
Specialty Doors And Frames						
08.3100.0010	Access Doors and Frames (allowance)	5	EA	250.00	1,250.00	
Specialty Doors And Frames Totals					**$1,250.00**	
Sectional Doors						

Item Code	Description	Quantity	Unit	Unit Cost	Total Subtotal	Notes
08.3600.0010	Motorized Sectional Door, 10' x 9', Tempered Insulated Glass	90	SF	145.00	13,050.00	
Sectional Doors Totals					**$13,050.00**	
Aluminum Framed Entrances and Storefronts						
08.4100.0010	Aluminum Framed Storefront Entrance (Kawneer) - Exterior	55	SF	105.00	5,775.00	small qty
08.4100.0015	Aluminum Framed Storefront Entrance (Kawneer) - Interior	55	SF	80.00	4,400.00	small qty
08.4100.0020	Sunshades (w/055000 metal fabrications)	0	LF	350.00	0.00	
08.4100.0030	Exterior HD Aluminum Entrance Door (Kawneer Insulpour)	2	EA	4,000.00	8,000.00	
08.4100.0040	Interior Aluminum Entrance Door (Kawneer)	2	EA	3,000.00	6,000.00	
Aluminum Framed Entrances and Storefronts Totals					**$24,175.00**	
Windows						
08.5600.0020	Fiberglass Windows F&I (Cascadia)	1,732	SF	160.00	277,120.00	
08.5600.0030	Transaction Windows - 25 sf (CR Laurence) Interior at Lobby/Public Counter #202	1	EA	7,000.00	7,000.00	
Windows Totals					**$284,120.00**	
Door Hardware						
08.7100.0020	Exterior Door Hardware - Single WD/ HM Door w/ Exit Device	8	EA	1,755.00	14,040.00	
08.7100.0030	Exterior Door Hardware - Single AL Door w/ Exit Device & Floor Closer	1	EA	2,700.00	2,700.00	
08.7100.0040	Exterior Door Hardware - Pair HM Doors w/ Exit Device	1	EA	4,500.00	4,500.00	
08.7100.0050	Exterior Door Hardware - Pair AL Doors w/ Exit Device	1	EA	5,400.00	5,400.00	
08.7100.0070	Interior Door Hardware - Single w/ Mortise Lockset	51	EA	810.00	41,310.00	
08.7100.0140	Install Doors & Hardware (per leaf)	65	EA	600.00	39,000.00	
Door Hardware Totals					**$106,950.00**	
Access Control Hardware						
08.7400.0010	Electrified Mortise Lockset Access Control for use with Card Readers	2	EA	1,050.00	2,100.00	
08.7400.0020	Electrified Strike for use w/ Card Readers	0	EA	1,700.00	0.00	
08.7400.0030	Exit Device Access Control for use with Card Readers (Single)	6	EA	2,250.00	13,500.00	

Item Code	Description	Quantity	Unit	Unit Cost	Total Subtotal	Notes
08.7400.0040	Exit Device Access Control for use with Card Readers (Pairs)	1	EA	3,500.00	3,500.00	
08.7400.0050	Auto-Operator (Singles) (none shown / anticipated)	0	EA	5,250.00	0.00	
08.7400.0060	Auto-Operator (Pairs)	2	EA	9,000.00	18,000.00	
Access Control Hardware Totals					**$37,100.00**	
Glass Glazing						
08.8000.0010	HM Frame Sidelite Glazing	648	SF	30.00	19,440.00	
08.8000.0010	HM Door Glazing	100	SF	30.00	3,000.00	
Glass Glazing Totals					**$22,440.00**	
Louvers						
08.9100.0010	Fixed Louvers - 5x4 (2ea)	20	SF	207.17	4,143.40	
Louvers Totals					**$4,143.40**	
Gypsum Board						
09.2900.0006	Add Option for Level 5 Spray Applied Finish (Walls Only)	5,000	SF	3.00	15,000.00	
09.2900.0020	Hardlid GWB Ceiling	1,693	SF	10.00	16,930.00	
09.2900.0075	Exterior 6" Stud No Dens/X58 (0/1)	991	SF	20.45	20,265.95	
09.2900.0086	Exterior 6" Stud w/ DensElement/X58 (1/1)	8,176	SF	20.31	166,054.56	
09.2900.0225	Interior 8" Stud w/ X58 (1/1)	2,618	SF	20.56	53,826.08	
09.2900.0235	Interior 8" Stud w/ X58 (2/1)	2,692	SF	18.29	49,236.68	
09.2900.0251	Interior 6" Stud w/ X58 (1/0)	866	SF	17.90	15,501.40	
09.2900.0256	Interior 6" Stud w/ X58 (1/1)	10,484	SF	19.93	208,946.12	
09.2900.0257	Interior 6" Stud w/ X58 (2/1)	570	SF	17.66	10,066.20	
09.2900.0260	Interior 6" Stud w/ X58 (2/2)	1,787	SF	20.40	36,454.80	
09.2900.0264	Interior 3-5/8" Stud w/ X58 (1/0)	3,818	SF	15.93	60,820.74	
09.2900.0275	Interior 3-5/8" Stud w/ X58 (1/1)	5,961	SF	16.96	101,098.56	
09.2900.0315	Interior Rated Shaft CH Stud w/ 1 " CB/X58 (1/2)	515	SF	17.33	8,924.95	
Gypsum Board Totals					**$763,126.04**	
Thin-Set Tiling						
09.3000.0010	Ceramic Tile Flooring	130	SF	25.00	3,250.00	
09.3000.0020	Ceramic Wall Tile	3,146	SF	28.00	88,088.00	
09.3000.0030	Ceramic Tile Coved Base	352	LF	25.00	8,800.00	
Thin-Set Tiling Totals					**$100,138.00**	
Acoustical Ceilings						

Item Code	Description	Quantity	Unit	Unit Cost	Total Subtotal	Notes
09.5100.1000	2' X 4' Acoustical Ceiling Tile & Grid (C1A)	3,461	SF	9.50	32,879.50	
09.5100.1000	Acoustical Felt Baffle - Hanging (C2)	699	SF	30.00	20,970.00	
09.5100.1000	Tectum Panel - Ceiling Attached (C2)	56	SF	25.00	1,400.00	
09.5100.1010	2' X 4' Acoustical Ceiling Tile & Grid, Vinyl Faced (C3)	1,478	SF	8.75	12,932.50	
09.5100.1020	2' X 2' Acoustical Ceiling Tile & Grid (C1B)	636	SF	9.50	6,042.00	
Acoustical Ceilings Totals					**$74,224.00**	
Flooring Treatment						
09.6100.0010	Floor Prep - Resilient Floor	213	SF	1.10	234.30	
09.6100.0020	Moisture Mitigation (allowance)	213	SF	2.00	426.00	
Flooring Treatment Totals					**$660.30**	
Resilient Flooring						
09.6500.0010	Resilient Flooring	213	SF	15.00	3,195.00	
09.6500.0050	Rubber Base, 6"	2,933	LF	4.00	11,732.00	
Resilient Flooring Totals					**$14,927.00**	
Acoustic Finishes						
09.8400.0110	Sound Absorbing Wall Panel (Conwed)	1,817	SF	22.00	39,974.00	
Acoustic Finishes Totals					**$39,974.00**	
Painting						
09.9000.0010	Painting	17,866	GSF	4.50	80,397.00	
09.9000.0010	Stain Glulams & Exposed Face of CLT	1,700	SF	2.25	3,825.00	
Painting Totals					**$84,222.00**	
Visual Display Surfaces						
10.1100.0010	Whiteboard, 4x4 (none shown or anticipated)	0	EA	1,032.34	0.00	
10.1100.0030	Whiteboard, 5x8	3	EA	1,864.68	5,594.04	
10.1100.0140	Unload, Shakeout, Inventory Accessories	3	EA	91.17	273.51	
10.1100.0150	Tackable Wall Covering Allowance (none shown)	800	SF	35.00	28,000.00	
Visual Display Surfaces Totals					**$33,867.55**	
Signage						
10.1400.0010	Double Sided, Illuminated Monument Sign Allowance	1	EA	57,293.60	57,293.60	
10.1400.0010	Monument Sign Allowance	1	EA	42,293.60	42,293.60	

Item Code	Description	Quantity	Unit	Unit Cost	Total Subtotal	Notes
10.1400.0020	Dimensional Letters, 10" aluminum " Snohomish County" x 2 locations	30	EA	460.00	13,800.00	
10.1400.0020	Dimensional Letters, 6" aluminum " Public Works" x 2 locations, "Arlington Operations Center"	47	EA	160.00	7,520.00	
10.1400.0020	Exterior Signage Graphics (SnoCo Logo)	2	EA	6,000.00	12,000.00	
10.1400.0020	Dimensional Letters, 9" painted aluminum Address Numbers "19620"	5	EA	450.00	2,250.00	
10.1400.0050	ADA Restroom Sign w/ graphic	7	EA	155.00	1,085.00	
10.1400.0060	Max Occupancy Sign	3	EA	135.00	405.00	
10.1400.0085	Interior Directional/Informational signs	13	EA	155.00	2,015.00	
10.1400.0085	Building Identification signs	2	EA	155.00	310.00	
10.1400.0100	Fire Riser Sign	1	EA	710.00	710.00	
10.1400.0110	"In Case of Fire" Sign	2	EA	170.00	340.00	
10.1400.0150	Office Door Room ID Sign w/ paper display slot	13	EA	190.00	2,470.00	
10.1400.0150	Conference and Meeting Rooms ID Sign w/ occupancy/vacancy slider	9	EA	190.00	1,710.00	
10.1400.0160	Service Room ID signs	19	EA	110.00	2,090.00	
10.1400.0180	EVAC Map Holders	2	EA	145.00	290.00	
10.1400.0210	Glass Relite Backers	8	EA	90.00	720.00	
10.1400.0250	Decorative Vinyl Film Graphics, Window Cling, CAZ-A signs "Clean Air Zone..."	3	EA	90.00	270.00	
10.1400.0250	Custom routed wall map and letters, 2'w x 7'h, IS-A	14	SF	75.00	1,050.00	
10.1400.0250	Custom routed wall map and letters, 16'-4"w x 7'-7"h, IS-A	124	SF	75.00	9,300.00	
10.1400.0250	Custom Illuminated letters and digital display panel, 1'-4"w x 3'-8"h, IS-B	5	SF	150.00	750.00	
10.1400.0250	Custom Illuminated letters and digital display panel, 2'-2"w x 3'-8"h, IS-B	8	SF	150.00	1,200.00	
10.1400.0250	Custom Illuminated letters and digital display panel, 7'-0"w x 3'-4"h, IS-B	24	SF	100.00	2,400.00	
10.1400.0250	Decorative Vinyl Film Graphics, (Environmental Graphics applied to Richlite panels)	190	SF	35.00	6,650.00	
Signage Totals					**$168,922.20**	
Compartments And Cubicles						
10.2100.0010	Toilet Compartment - Standard	12	EA	2,650.00	31,800.00	
10.2100.0020	Toilet Compartment - ADA	4	EA	3,000.00	12,000.00	

Item Code	Description	Quantity	Unit	Unit Cost	Total Subtotal	Notes
10.2100.0030	Urinal Screen	6	EA	650.00	3,900.00	
10.2100.0040	Cubical Tracks and Curtians at Wellness (allowance)	26	LF	150.00	4,012.50	
Compartments And Cubicles Totals					**$51,712.50**	
Partitions						
10.2200.0010	Operable Folding Panel Partition, 17'-0" x 12'-0" at Roll Call	204	SF	110.00	22,440.00	
10.2200.0010	Operable Folding Panel Partition, 18'-0" x 12'-0" at Roll Call	216	SF	110.00	23,760.00	
Partitions Totals					**$46,200.00**	
Wall And Door Protection						
10.2600.0020	Stainless Steel Corner Guard, 6'-8 " height	11	EA	276.76	3,044.31	
10.2600.0020	Stainless Steel Corner Guard, 4' height	50	EA	294.34	14,717.00	
Wall And Door Protection Totals					**$17,761.31**	
Toilet, Bath, And Laundry Accessories						
10.2800.0050	TP Dispenser (Bobrick B-4288)	16	EA	195.59	3,129.36	
10.2800.0060	Automatic Soap Dispenser (Bobrick B-2012)	17	EA	207.79	3,532.47	
10.2800.0060	Wall Mounted Soap Dish (Bobrick B-6807)	4	EA	77.79	311.17	
10.2800.0060	Diaper Changing Station (Koala Kare KB200)	1	EA	1,064.68	1,064.68	
10.2800.0060	Towel Hook (Bobrick B-677)	4	EA	90.59	362.34	
10.2800.0070	Paper Towel Dispenser (Bobrick B-262)	10	EA	120.59	1,205.85	
10.2800.0075	Waste Receptacle (Bobrick B-2250)	4	EA	864.68	3,458.72	
10.2800.0080	Toilet Seat Cover Dispenser (Bobrick B-221)	16	EA	100.59	1,609.36	
10.2800.0110	Sanitary Napkin Disposal Unit (Bobrick B-270)	8	EA	100.59	804.68	
10.2800.0130	Shower Curtain & Rod (Bobrick B-207x36)	4	EA	151.17	604.68	
10.2800.0140	Folding Shower Seat (Bobrick B-918116R)	6	EA	1,714.68	10,288.08	
10.2800.0150	Grab Bar, 18" (Bobrick B-6806)	4	EA	181.17	724.68	
10.2800.0150	Grab Bar, 24" at Shower (Bobrick B-6806)	2	EA	181.17	362.34	
10.2800.0150	Grab Bar, 48" (Bobrick B-6806)	8	EA	211.17	1,689.36	
10.2800.0180	Grab Bar, 36" x 54" (Bobrick B-6806)	4	EA	332.34	1,329.36	

Item Code	Description	Quantity	Unit	Unit Cost	Total Subtotal	Notes
10.2800.0180	Grab Bar, 15" x 26" at Shower (Bobrick B-6806)	2	EA	317.34	634.68	
10.2800.0190	Combination Utility Shelf/Mop and Broom Holder (Bobrick B-239 34)	2	EA	532.34	1,064.68	
10.2800.0210	Mirror, 24" x 36" (Bobrick B-165)	14	EA	357.34	5,002.76	
10.2800.0220	Unload, Shakeout, Inventory Accessories	116	EA	15.19	1,762.62	
Toilet, Bath, And Laundry Accessories Totals					**$38,941.87**	
Fire Protection Specialties						
10.4400.0010	Fire Extinguisher, type ABC (5lb)	7	EA	125.39	877.73	
10.4400.0030	Fire Extinguisher Cabinet	7	EA	532.34	3,726.38	
10.4400.0070	Receive/Inventory/Distribute Fire Ext Equipment	14	EA	18.23	255.28	
Fire Protection Specialties Totals					**$4,859.38**	
Lockers						
10.5100.0040	Metal Lockers - 1 Tiers	139	EA	640.00	88,960.00	
10.5100.0050	Locker Room Benches - 5'	5	EA	875.00	4,375.00	
10.5100.0050	Locker Room Benches - 8'	3	EA	1,050.00	3,150.00	
10.5100.0050	Locker Room Benches - 6'	3	EA	925.00	2,775.00	
Lockers Totals					**$99,260.00**	
Storage Assemblies						
10.5600.0010	Metal Storage Shelving, 24x10x72	2	EA	832.34	1,664.68	
10.5600.0030	Metal Storage Shelving, 48x12x72	2	EA	727.34	1,454.68	
Storage Assemblies Totals					**$3,119.36**	
Misc Specialties						
10.9000.0040	Knox Box	1	EA	1,214.68	1,214.68	
Misc Specialties Totals					**$1,214.68**	
Residential Appliances						
11.3100.0010	Clothes Washer (FOIC)	1	EA	364.68	364.68	
11.3100.0010	Clothes Dryer (FOIC)	1	EA	364.68	364.68	
11.3100.0035	Full Height Refrigerator (FOIC)	2	EA	182.34	364.68	
11.3100.0040	Ice Maker (FOIC)	1	EA	364.68	364.68	
11.3100.0040	Under-Counter Refrigerator - Std (FOIC)	1	EA	364.68	364.68	
11.3100.0060	Electric Range & Oven (FOIC)	1	EA	182.34	182.34	
11.3100.0070	Under-Cabinet Vent Hood, 30" W (FOIC)	1	EA	364.68	364.68	
11.3100.0080	Countertop Microwave (FOIC)	6	EA	45.59	273.51	

Item Code	Description	Quantity	Unit	Unit Cost	Total Subtotal	Notes
11.3100.0090	Dishwasher, 24" (FOIC) (none shown)	0	EA	364.68	0.00	
11.3100.0110	Receive, Unload, Inventory, Shake Out Appliances	14	EA	91.17	1,276.38	
Residential Appliances Totals					**$3,920.31**	
Window Shades						
12.2400.0010	Roller Shades - Windows	1,449	SF	15.00	21,735.00	
12.2400.0010	Roller Shades - HM Frame & Door Glazing	748	SF	15.00	11,220.00	
12.2400.0020	Motorized Roller Shades	239	SF	30.00	7,170.00	
Window Shades Totals					**$40,125.00**	
Rugs And Mats						
12.4800.0010	Walk Off Mat	466	SF	12.50	5,825.00	
12.4800.0010	Entrance Floor Mats and Frames systems	305	SF	62.00	18,910.00	
Rugs And Mats Totals					**$24,735.00**	
Hydraulic Elevators						
14.2400.0010	Elevator (2-stops) - no jack hole	1	EA	135,000.00	135,000.00	
Hydraulic Elevators Totals					**$135,000.00**	
Water-Based Fire-Suppression Systems						
21.1000.0010	Fire Sprinkler System (incl dry system @ wash area & roof overhands greater than 4' and west deck)	17,866	GSF	12.39	221,359.74	FireShield
Water-Based Fire-Suppression Systems Totals					**$221,359.74**	
Mechanical						
23.0000.0010	Mechanical & Plumbing (~$92/sf)	1	LS	1,876,650.00	1,876,650.00	Pipe Mechanical
23.0000.0010	Geo Loop & Heat Pumps (30 loops)	1	LS	197,100.00	197,100.00	Pipe Mechanical
Mechanical Totals					**$2,073,750.00**	
Electrical/Low Voltage						
26.0000.0010	Electrical	1	LS	2,400,000.00	2,400,000.00	VECA Electric
26.0000.0020	Site Electrical	1	LS	894,162.00	894,162.00	VECA Electric
26.0000.0030	Electrical Trenching & Backfill	2,500	LF	31.00	77,500.00	
Electrical/Low Voltage Totals					**$3,371,662.00**	
Building Excavation, Backfill & Slab Prep						
31.0200.0010	Footing Excavation	709	BCY	22.00	15,598.00	
31.0200.0010	Footing Excavation (Screen Wall Footing)	354	BCY	22.00	7,788.00	
31.0200.0015	Load & Export Footing Spoils (1.4TCY/BCY)	993	TCY	37.00	36,741.00	

Item Code	Description	Quantity	Unit	Unit Cost	Total Subtotal	Notes
31.0200.0015	Load & Export Footing Spoils (1.4TCY/BCY) (Screen Wall Footing)	496	TCY	37.00	18,352.00	
31.0200.0030	Structural Fill - Import/Place (footings)	835	TN	45.00	37,575.00	
31.0200.0030	Structural Fill - Import/Place (Screen Wall Footing)	703	TN	45.00	31,635.00	
31.0200.0060	SOG Cap Break, 4" dp - Import/Place	383	TN	47.00	18,001.00	
Building Excavation, Backfill & Slab Prep Totals					**$165,690.00**	
Site Clearing						
31.1100.0010	Demo Asphalt Surfacing - Phase 1	60,831	SF	1.25	76,038.75	
31.1100.0010	Demo Asphalt Surfacing - Phase 2	22,354	SF	1.25	27,942.50	
31.1100.0020	Demo Wooden Deck - Phase 1	911	SF	4.00	3,644.00	
31.1100.0020	Demo Existing Concrete - Phase 2	1,577	SF	2.25	3,548.25	
31.1100.0020	Demo Wooden Deck - Phase 2	99	SF	4.00	396.00	
31.1100.0030	Demo Curb - Phase 1	760	LF	8.00	6,080.00	
31.1100.0030	Demo Curb - Phase 2	674	LF	8.00	5,392.00	
31.1100.0100	Remove Ex Light Pole - Phase 1	7	EA	1,000.00	7,000.00	
31.1100.0100	Remove Ex Boulder - Phase 2	2	EA	500.00	1,000.00	
31.1100.0100	Remove Ex Bollards - Phase 1	5	EA	500.00	2,500.00	
31.1100.0100	Remove Ex Flag Pole - Phase 2	1	EA	500.00	500.00	
31.1100.0100	Remove Ex Light Pole - Phase 2	1	EA	500.00	500.00	
31.1100.0100	Remove Ex Sign and Post - Phase 2	1	EA	250.00	250.00	
31.1100.0100	Remove Ex Sign and Post - Phase 1	7	EA	250.00	1,750.00	
31.1100.0170	Remove Existing Underground Utility - Phase 1	687	LF	22.00	15,114.00	
31.1100.0170	Remove Existing Underground Utility - Phase 2	542	LF	22.00	11,924.00	
31.1100.0180	Demo Fence - Phase 1	597	LF	10.00	5,970.00	
31.1100.0180	Demo Fence - Phase 2	1,169	LF	10.00	11,690.00	
31.1100.0270	Remove Existing CB - Phase 1	13	EA	850.00	11,050.00	
31.1100.0270	Remove Existing CB - Phase 2	7	EA	850.00	5,950.00	
31.1100.0355	Remove Trees - Phase 1	5	EA	800.00	4,000.00	
31.1100.0370	Salvage Eco Block - Phase 1	9	EA	800.00	7,200.00	
31.1100.0390	Misc Site Demo - Phase 1 (451sf of structure)	1	LS	5,000.00	5,000.00	
31.1100.0390	Misc Site Demo - Phase 2 (40lf of stair risers/treads)	1	LS	2,500.00	2,500.00	
31.1100.0420	Demo Electrical Equipment (by div 26) - Phase 1	4	EA	0.00	0.00	

Item Code	Description	Quantity	Unit	Unit Cost	Total Subtotal	Notes
31.1100.0420	Demo Electrical Equipment (by div 26) - Phase 2	1	EA	0.00	0.00	
Site Clearing Totals					**$216,939.50**	
Earth Stripping And Stockpiling						
31.1400.0010	Clear & Grub Topsoil - Phase 1	2,512	BCY	6.00	15,072.00	
31.1400.0010	Clear & Grub Topsoil - Phase 2	253	BCY	6.00	1,518.00	
31.1400.0020	Load and Haul Export Material (Topsoil) - Phase 1	3,517	TCY	28.00	98,476.00	
31.1400.0020	Load and Haul Export Material (Topsoil) - Phase 2	354	TCY	28.00	9,912.00	
Earth Stripping And Stockpiling Totals					**$124,978.00**	
Grading						
31.2200.0010	Subgrade Establishment - Heavy Duty Asphalt	16,109	SY	2.50	40,272.50	
31.2200.0012	Subgrade Establishment - Light Duty Asphalt (Phase 1)	2,633	SY	2.80	7,372.40	
31.2200.0012	Subgrade Establishment - Light Duty Asphalt (Phase 2)	3,104	SY	2.80	8,691.20	
31.2200.0020	Subgrade Establishment - Sidewalks (Phase 1)	137	SY	11.85	1,623.45	
31.2200.0020	Subgrade Establishment - Sidewalks (Phase 2)	156	SY	11.85	1,848.60	
31.2200.0020	Subgrade Establishment - Concrete Driveway	33	SY	22.50	742.50	
31.2200.0022	Subgrade Establishment - Courtyard Plaza (Phase 1)	334	SY	11.85	3,957.90	
31.2200.0022	Subgrade Establishment - Courtyard Plaza (Phase 2)	137	SY	11.85	1,623.45	
31.2200.0040	Subgrade Establishment - Landscaping	3,253	SY	2.15	6,993.95	
31.2200.0040	Subgrade Establishment - Landscaping	1,704	SY	1.60	2,726.40	
31.2200.0050	Subgrade Establishment - Cut/backfill curbs, walls, stairs, etc. (Phase 1)	1,440	LF	8.55	12,312.00	
31.2200.0050	Subgrade Establishment - Cut/backfill curbs, walls, stairs, etc. (Phase 2)	1,240	LF	8.55	10,602.00	
31.2200.0050	Subgrade Establishment - Cut/backfill curbs, walls, stairs, etc.	29	LF	8.85	256.65	
31.2200.0060	Subgrade Establishment - Building Pad	1,228	SY	3.10	3,806.80	
Grading Totals					**$102,829.80**	
Excavation And Fill						
31.2300.0010	Mobilization	6	AC	14,000.00	84,000.00	

Item Code	Description	Quantity	Unit	Unit Cost	Total Subtotal	Notes
31.2300.0020	Survey	6	AC	1,800.00	10,800.00	
31.2300.0030	Mass Grading Cut to Fill	23,933	BCY	4.00	95,732.00	
31.2300.0040	Mass Grading Cut to Export	3,291	BCY	4.00	13,164.00	
31.2300.0050	Load and Truck Export Material	4,607	TCY	28.00	128,996.00	
Excavation And Fill Totals					**$332,692.00**	
Erosion And Sedimentation Controls						
31.2500.0020	Silt Fence - Phase 1	2,738	LF	6.00	16,428.00	
31.2500.0020	Silt Fence - Phase 2	1,174	LF	6.00	7,044.00	
31.2500.0040	Construction Entrance / Site Armoring, 12" dp - Phase 1	158	TN	44.00	6,952.00	
31.2500.0040	Secondary Construction Entrance / Site Armoring, 12" dp - Phase 1	158	TN	44.00	6,952.00	
31.2500.0040	Construction Entrance / Site Armoring, 12" dp - Phase 2	157	TN	44.00	6,908.00	
31.2500.0050	Tree Protection - Phase 1	42	LF	2.00	84.00	
31.2500.0050	Tree Protection - Phase 2	7	LF	2.00	14.00	
31.2500.0060	Inlet Protection - Phase 1	8	EA	75.00	600.00	
31.2500.0060	Misc TESC Allowance	1	ALW	10,000.00	10,000.00	
31.2500.0120	Periodic Street Sweeping Allowance	10	DY	1,700.00	17,000.00	
31.2500.0190	Drainage Ditch	250	LF	6.00	1,500.00	
Erosion And Sedimentation Controls Totals					**$73,482.00**	
Shoring And Underpinning						
31.4000.0005	Soldier Pile Shoring - 48" dia Drilled Shafts w/ W39x Piles 30-40FT dp x 6ft OC w/ Conc Backfill	100	EA	0.00	0.00	
31.4000.0005	Soldier Pile Shoring - Fully Cantilevered South Wall (DBM)	1	LS	1,092,000.00	1,092,000.00	
31.4000.0010	Soldier Pile Shoring - Mobilization	1	LS	0.00	0.00	
31.4000.0020	Soldier Pile Shoring - Survey / Layout	200	HR	0.00	0.00	
31.4000.0030	Soldier Pile Shoring - Equipment Access	9,526	SF	0.00	0.00	
31.4000.0040	Soldier Pile Shoring - Design	1	LS	0.00	0.00	
31.4000.0050	Soldier Pile Shoring - Shotcrete Test Panel	1	LS	0.00	0.00	
31.4000.0055	Soldier Pile Shoring - Spoil Removal	1,000	CY	51.00	51,000.00	
31.4000.0060	Soldier Pile Shoring - Timber Lagging	9,526	SF	0.00	0.00	
31.4000.0070	Soldier Pile Shoring - Drainage Mat	9,526	SF	0.00	0.00	
31.4000.0080	Soldier Pile Shoring - Excavate Shoring Area (600SF/shift)	9,526	SF	0.00	0.00	

Item Code	Description	Quantity	Unit	Unit Cost	Total Subtotal	Notes
31.4000.0090	Soldier Pile Shoring - Waterproofing (w/ bldg per A1/A8.10)	0	SF	0.00	0.00	
31.4000.0090	Set Anchor Bolts on top of the Soldier Pile Wall	5	EA	511.00	2,555.00	
31.4000.0100	Soldier Pile Shoring - 12" dp Shotcrete Facing w/ Trowel Finish	9,526	SF	0.00	0.00	
Shoring And Underpinning Totals					**$1,145,555.00**	
Base Courses						
32.1100.0010	Import/Place CSBC - Concrete Curbs, Walls, Etc. (Phase 1)	1,440	LF	6.65	9,576.00	
32.1100.0010	Import/Place CSBC - Concrete Curbs, Walls, Etc. (Phase 2)	1,240	LF	6.65	8,246.00	
32.1100.0010	Import/Place CSBC - Concrete Curbs, Walls, Etc.	29	LF	6.65	192.85	
32.1100.0015	Import/Place CSBC - Vehicular Paving	6,646	TN	40.00	265,840.00	
32.1100.0025	Import/Place 2" CSBC - Sidewalks (Phase 1)	16	TN	120.00	1,920.00	
32.1100.0025	Import/Place CSBC - Sidewalks (Phase 2)	18	TN	120.00	2,160.00	
32.1100.0025	Import/Place CSBC - Concrete Driveway	11	TN	120.00	1,320.00	
32.1100.0030	Import/Place CSBC - Courtyard Plaza (Phase 1)	38	TN	120.00	4,560.00	
32.1100.0030	Import/Place CSBC - Courtyard Plaza (Phase 2)	16	TN	120.00	1,920.00	
Base Courses Totals					**$295,734.85**	
Flexible Paving						
32.1200.0001	Light Duty Asphalt Paving (Phase 1)	2,633	SY	0.00	0.00	
32.1200.0001	Light Duty Asphalt Paving (Phase 2)	3,104	SY	0.00	0.00	
32.1200.0003	Heavy Duty Asphalt Paving - Phase 1	15,642	SY	0.00	0.00	
32.1200.0003	Heavy Duty Asphalt Paving - Phase 2	467	SY	0.00	0.00	
32.1200.0010	3" HMA Class 1/2" Asphalt (150lb/cf) (Phase 1)	445	TN	138.75	61,743.75	
32.1200.0010	3" HMA Class 1/2" Asphalt (150lb/cf) (Phase 2)	524	TN	138.75	72,705.00	
32.1200.0010	4" HMA Class 1/2" Asphalt (150lb/cf)	3,626	TN	135.75	492,229.50	
Flexible Paving Totals					**$626,678.25**	
Concrete Paving, Curbs and Walks						
32.1310.0010	Concrete Sidewalk, 4" (Phase 1)	1,231	SF	12.19	15,005.89	
32.1310.0010	Concrete Sidewalk, 4" w/thickened edge (Phase 2)	1,403	SF	15.60	21,886.80	

Item Code	Description	Quantity	Unit	Unit Cost	Total Subtotal	Notes
32.1310.0010	Concrete Drive Approach (Phase 2)	296	SF	13.66	4,043.36	
32.1310.0010	ADA Ramp (Phase 1)	8	EA	2,421.14	19,369.12	
32.1310.0020	Concrete Plaza w/ sawcut joints (Phase 1)	3,006	SF	13.19	39,649.14	
32.1310.0020	Concrete Plaza w/ sawcut joints (Phase 2)	1,233	SF	13.19	16,263.27	
32.1310.0210	Concrete Traffic Curb (5.5" x 16") (Phase 1)	1,440	LF	39.72	57,196.80	
32.1310.0210	Concrete Traffic Curb (5.5" x 16") (Phase 2)	1,240	LF	39.72	49,252.80	
32.1310.0240	Trench Drain Concrete Surround	108	LF	89.29	9,643.32	
32.1310.0900	Eco Pans & Pumping (Phase 1)	1	LS	20,000.00	20,000.00	
32.1310.0900	Eco Pans & Pumping (Phase 2)	1	LS	20,000.00	20,000.00	
32.1310.0960	Cheek Wall (8"x24") (Phase 1)	29	LF	93.67	2,716.43	
Concrete Paving, Curbs and Walks Totals					**$275,026.93**	
Permeable Rock Base						
32.1540.0010	Permeable Ballast Drain Rock (12,249CY)	24,805	TN	29.00	719,345.00	
32.1540.0010	Permeable Ballast Drain Rock @ Media Filter (38CY)	108	TN	29.00	3,132.00	
Permeable Rock Base Totals					**$722,477.00**	
Paving Specialties						
32.1700.0010	ADA Parking Graphic - Phase 2	6	EA	150.00	900.00	
32.1700.0010	Misc Striping & Traffic Signage - Phase 2	1	ALW	5,000.00	5,000.00	
32.1700.0020	ADA Loading Zone Cross Hatching - Phase 2	1,272	SF	2.15	2,734.80	
32.1700.0030	ADA Parking Sign & Base - Phase 2	6	EA	1,000.00	6,000.00	
32.1700.0040	Directional Traffic Arrows (allowance) - Phase 2	4	EA	250.00	1,000.00	
32.1700.0050	Parking Stall Striping - Phase 1	2,752	LF	2.00	5,504.00	
32.1700.0050	Parking Stall Striping - Phase 2	1,624	LF	2.00	3,248.00	
32.1700.0060	6' Wheel Stops - Phase 1	128	EA	210.00	26,880.00	
32.1700.0060	6' Wheel Stops - Phase 2	90	EA	210.00	18,900.00	
32.1700.0070	Fire Lane Stenciled and Painted	744	LF	3.00	2,232.00	
32.1700.0090	'Stop' Sign	1	EA	960.00	960.00	
Paving Specialties Totals					**$73,358.80**	
Site Improvements						
32.2300.0410	Bike Rack, Surface Mount (single)	7	EA	886.69	6,206.81	

Item Code	Description	Quantity	Unit	Unit Cost	Total Subtotal	Notes
Site Improvements Totals					**$6,206.81**	
Fencing						
32.3100.0020	Chainlink Fencing, 6' Galv	1,402	LF	84.00	117,768.00	
32.3100.0120	Chainlink Gate, 6x8 w/ self-closing hinges	1	EA	1,464.00	1,464.00	
32.3100.0120	Chainlink Gate, 6x21	1	EA	3,843.00	3,843.00	
32.3100.0120	36' Dual Trac Aluminum cantilever Gate HySecurity SlideDriver II SD w/ 50F Operator	1	EA	96,650.00	96,650.00	
32.3100.0120	Chainlink Gate, 6x4	1	EA	732.00	732.00	
32.3100.0120	27' HySecurity SwingSmart DC 20 operator	1	EA	74,150.00	74,150.00	
Fencing Totals					**$294,607.00**	
Irrigation						
32.8000.0010	Permanent Irrigation - Planting Areas	8,916	SF	1.45	12,928.20	
32.8000.0010	Permanent Irrigation - Bioretention	1,295	SF	1.45	1,877.75	
32.8000.0010	Permanent Irrigation - Planting Areas	8,990	SF	1.45	13,035.50	
32.8000.0010	Permanent Irrigation - Lawns	25,405	SF	1.45	36,837.25	
32.8000.0020	Extended Maintenance	1	YR	25,000.00	25,000.00	
Irrigation Totals					**$89,678.70**	
Planting Preparation						
32.9100.0010	Rototill Subgrade (Lawn)	25,405	SF	1.00	25,405.00	
32.9100.0010	Rototill Subgrade (Bioretention)	1,295	SF	3.25	4,208.75	
32.9100.0010	Rototill Subgrade (Planting Beds)	17,906	SF	1.00	17,906.00	
32.9100.0015	Import/Place Topsoil (Lawn)	753	TCY	45.00	33,885.00	
32.9100.0015	Import/Place Topsoil (Bioretention)	87	TCY	90.00	7,830.00	
32.9100.0015	Import/Place Topsoil (Planting Beds)	532	TCY	45.00	23,940.00	
32.9100.0020	Finish Grading (Planting Beds)	8,916	SF	1.00	8,916.00	
32.9100.0020	Finish Grading (Bioretention)	1,295	SF	3.25	4,208.75	
32.9100.0020	Finish Grading (beds)	8,990	SF	1.00	8,990.00	
Planting Preparation Totals					**$135,289.50**	
Turf And Grasses						
32.9200.0020	Hydroseeding	25,405	SF	0.30	7,621.50	
Turf And Grasses Totals					**$7,621.50**	
Plants						
32.9300.0010	Planting (shrubs, accents, ground covers)	17,906	SF	5.00	89,530.00	

Item Code	Description	Quantity	Unit	Unit Cost	Total Subtotal	Notes
32.9300.0015	Import/Place Mulch (Planting Beds)	200	TCY	45.00	9,000.00	
32.9300.0015	Import/Place Mulch (Bioretention)	15	TCY	45.00	675.00	
32.9300.0030	Trees, medium	52	EA	800.00	41,600.00	
32.9300.0030	Trees, small	6	EA	600.00	3,600.00	
32.9300.0050	Bioretention Areas	1,295	SF	6.00	7,770.00	
Plants Totals					**$152,175.00**	
Water Utilities						
33.1000.0010	Water Pipe, 4" DI - Phase 1	40	LF	65.00	2,600.00	
33.1000.0010	Water Pipe, 4" DI - Phase 2	28	LF	65.00	1,820.00	
33.1000.0020	Water Pipe, 6" DI - Phase 1	69	LF	75.00	5,175.00	
33.1000.0020	Water Pipe, 6" DI - Phase 2	24	LF	75.00	1,800.00	
33.1000.0030	Water Pipe, 8" DI - Phase 1	716	LF	85.00	60,860.00	
33.1000.0030	Water Pipe, 8" DI - Phase 2	438	LF	85.00	37,230.00	
33.1000.0060	Fire Dept Connection (FDC) - Phase 2	1	EA	1,750.00	1,750.00	
33.1000.0070	Post Indicator Valve (PIV) - Phase 1	1	EA	7,000.00	7,000.00	
33.1000.0080	Fire Hydrant - Phase 1	2	EA	9,600.00	19,200.00	
33.1000.0080	Fire Hydrant - Phase 2	1	EA	9,600.00	9,600.00	
33.1000.0090	Water Pipe Fitting	9	EA	450.00	4,050.00	
33.1000.0100	Thrust Block - Phase 2	4	EA	250.00	1,000.00	
33.1000.0100	Thrust Block - Phase 1	6	EA	250.00	1,500.00	
33.1000.0110	Gate Valve, 2"	1	EA	500.00	500.00	
33.1000.0120	Gate Valve, 6"	2	EA	900.00	1,800.00	
33.1000.0130	Gate Valve, 8"	6	EA	2,200.00	13,200.00	
33.1000.0160	Irrigation Meter - Phase 1	1	EA	6,000.00	6,000.00	
33.1000.0160	Irrigation Backflow Assembly - Phase 1	1	EA	1,000.00	1,000.00	
33.1000.0165	Connect to Existing Water Main - Phase 2	1	EA	8,500.00	8,500.00	
33.1000.0165	Cap for future Connect in phase 2 - Phase 1	3	EA	8,500.00	25,500.00	
33.1000.0180	Connect to Existing Water Meter - Phase 1	1	EA	8,500.00	8,500.00	
33.1000.0190	Wet Tap	2	EA	3,500.00	7,000.00	
33.1000.0210	Test & Flush - Phase 1	1,030	LF	5.15	5,304.50	
33.1000.0210	Test & Flush - Phase 2	490	LF	5.15	2,523.50	
33.1000.0230	Water Pipe, 3" PE - Phase 1	180	LF	45.00	8,100.00	
33.1000.0260	DDCVA, 6"	1	EA	41,225.00	41,225.00	

Item Code	Description	Quantity	Unit	Unit Cost	Total Subtotal	Notes
Water Utilities Totals					**$282,738.00**	
Sanitary Sewerage Utilities						
33.3000.0020	Sanitary Sewer Piping, 4" PVC - Phase 1	122	LF	85.00	10,370.00	
33.3000.0040	Sanitary Sewer Clean Out (SSCO)	1	EA	750.00	750.00	
33.3000.0050	Sanitary Sewer Manhole (SSMH), 48 " - Phase 1	1	EA	5,000.00	5,000.00	
33.3000.0060	Connect to Existing Side Sewer - Phase 1	1	EA	6,000.00	6,000.00	
33.3000.0060	Sanitary Sewer Lift Station - Phase 1	1	EA	10,000.00	10,000.00	
33.3000.0090	Sewer Test & Adjust - Phase 1	122	LF	13.00	1,586.00	
Sanitary Sewerage Utilities Totals					**$33,706.00**	
Storm Drainage Utilities						
33.4000.0005	Footing Drain, 6" perf - Phase 1	929	LF	26.00	24,154.00	
33.4000.0005	Under Drain, 6" - Phase 1	315	LF	50.00	15,750.00	
33.4000.0038	Storm Pipe, 6" CPEP - Phase 1	180	LF	50.00	9,000.00	
33.4000.0040	Storm Pipe, 12" Polypropylene - Phase 1	1,756	LF	75.00	131,700.00	
33.4000.0040	Storm Pipe, 12" Polypropylene - Phase 2	168	LF	75.00	12,600.00	
33.4000.0050	Storm Pipe, 18" Polypropylene - Phase 1	193	LF	120.00	23,160.00	
33.4000.0060	Storm Pipe, 24" Polypropylene - Phase 1	56	LF	115.00	6,440.00	
33.4000.0070	Roof Drain Tightline, 6" - Phase 1	111	LF	45.00	4,995.00	
33.4000.0080	Downspout Connection (Fernco) - Phase 1	9	EA	760.00	6,840.00	
33.4000.0090	Storm Clean Out, 6" - Phase 1	10	EA	650.00	6,500.00	
33.4000.0100	Storm Catch Basin, Type 1 - Phase 1	10	EA	1,750.00	17,500.00	
33.4000.0100	Storm Catch Basin, Type 1 - Phase 2	4	EA	1,750.00	7,000.00	
33.4000.0110	Storm Catch Basin, Type 2 (48") - Phase 1	13	EA	3,665.00	47,645.00	
33.4000.0110	Storm Water Treatment System 1 - Storm Catch Basin, Type 2 (48") - Phase 1	1	EA	3,665.00	3,665.00	
33.4000.0110	Storm Water Treatment System 2 - Storm Catch Basin, Type 2 (48") - Phase 1	1	EA	3,665.00	3,665.00	
33.4000.0110	Storm Water Treatment System 3 - Storm Catch Basin, Type 2 (48") - Phase 1	1	EA	3,665.00	3,665.00	

Item Code	Description	Quantity	Unit	Unit Cost	Total Subtotal	Notes
33.4000.0135	Storm Water Treatment System 1 - Flow Control Splitter - Phase 1	1	EA	5,000.00	5,000.00	
33.4000.0135	Storm Water Treatment System 2 - Flow Control Splitter - Phase 1	1	EA	5,000.00	5,000.00	
33.4000.0135	Storm Water Treatment System 3 - Flow Control Splitter - Phase 1	1	EA	5,000.00	5,000.00	
33.4000.0140	Connect to Existing CB - Phase 1	2	EA	1,500.00	3,000.00	
33.4000.0150	Trench Drain - Phase 1	108	LF	225.00	24,300.00	
33.4000.0160	Storm Test & Adjust - Phase 1	2,185	LF	10.00	21,850.00	
33.4000.0160	Storm Water Treatment System 1 - Biopod 10x25 - Phase 1	1	EA	80,000.00	80,000.00	
33.4000.0160	Storm Water Treatment System 1 - Oil Water Separator 5x11 - Phase 1	1	EA	20,000.00	20,000.00	
33.4000.0160	Storm Water Treatment System 2 - Biopod 9x17- Phase 1	1	EA	60,000.00	60,000.00	
33.4000.0160	Storm Water Treatment System 2 - Oil Water Separator 5x7.5 - Phase 1	1	EA	15,000.00	15,000.00	
33.4000.0160	Storm Water Treatment System 3 - Biopod 7x13- Phase 1	1	EA	60,000.00	60,000.00	
33.4000.0160	Storm Water Treatment System 3 - Oil Water Separator 4x6 - Phase 1	1	EA	15,000.00	15,000.00	
33.4000.0160	Biopod 4x8- Phase 2	1	EA	35,000.00	35,000.00	
33.4000.0160	Storm Water Treatment System 1 - Presettling Structure - Phase 1	1	EA	20,000.00	20,000.00	
33.4000.0160	Storm Water Treatment System 2 - Presettling Structure - Phase 1	1	EA	20,000.00	20,000.00	
33.4000.0160	Storm Water Treatment System 3 - Presettling Structure - Phase 1	1	EA	20,000.00	20,000.00	
33.4000.0170	TV Storm - Phase 1	2,185	LF	3.00	6,555.00	
33.4000.0170	TV Storm - Phase 2	168	LF	3.00	504.00	
33.4000.0180	Vac Truck - Phase 1	8	HR	300.00	2,400.00	
33.4000.0180	Vac Truck - Phase 2	4	HR	300.00	1,200.00	
33.4000.0210	Storm Fitting - Phase 1	13	EA	100.00	1,300.00	
33.4000.0210	Storm Fitting - Phase 2	1	EA	100.00	100.00	
33.4000.0220	Area Drain	3	EA	1,635.00	4,905.00	
Storm Drainage Utilities Totals					**$750,393.00**	
Franchise Utility Trenching						
33.5100.0030	Utility Excavation (Light Pole Base) (Phase 1)	9	EA	267.00	2,403.00	
33.5100.0030	Utility Excavation (Light Pole Base) (Phase 2)	10	EA	267.00	2,670.00	

Item Code	Description	Quantity	Unit	Unit Cost	Total Subtotal	Notes
Franchise Utility Trenching Totals					**$5,073.00**	
Total						**$18,821,764.19**

Estimate Table

Item Code	Description	Quantity	Unit	Unit Cost	Total Subtotal	Notes
Metal Fabrications						
05.5000.1130	Galvanized Pipe Bollard (Conc-Filled) none shown or anticipated	4	EA	0.00	0.00	GMP-01
Metal Fabrications Totals					**$0.00**	
Misc Specialties						
10.9000.0040	Knox Box (Gate Mounted)	1	EA	1,200.00	1,200.00	
Misc Specialties Totals					**$1,200.00**	
Electrical/Low Voltage						
26.0000.0020	Site Electrical (Car Charger, Panel Relocate, UHF, Light Fixture Rework)	0	LS	80,000.00	0.00	GMP-01
Electrical/Low Voltage Totals					**$0.00**	
Site Clearing						
31.1100.0220	Sawcutting Clean Edge	0	LF	6.00	0.00	GMP-01
31.1100.0390	Misc Site Demo	0	LS	7,500.00	0.00	GMP-01
Site Clearing Totals					**$0.00**	
Earth Stripping And Stockpiling						
31.1400.0010	Clear & Grub Topsoil	1,468	BCY	0.00	0.00	GMP-01
31.1400.0020	Load Export Material (Topsoil)	2,055	TCY	0.00	0.00	GMP-01
31.1400.0050	Traffic Control Allowance	5	DY	0.00	0.00	GMP-01
Earth Stripping And Stockpiling Totals					**$0.00**	
Grading						
31.2200.0010	Subgrade Establishment - Heavy Duty Asphalt	6,480	SY	0.00	0.00	GMP-01
31.2200.0020	Subgrade Establishment - Sidewalks	182	SY	0.00	0.00	GMP-01
31.2200.0021	Subgrade Establishment - Heavy Duty Concrete	70	SY	0.00	0.00	GMP-01
31.2200.0040	Subgrade Establishment - Landscaping	1,920	SY	0.00	0.00	GMP-01
31.2200.0050	Subgrade Establishment - Cut/backfill curbs, walls, stairs, etc.	841	LF	0.00	0.00	GMP-01
Grading Totals					**$0.00**	
Excavation And Fill						
31.2300.0010	Mobilization	1	LS	0.00	0.00	GMP-01
31.2300.0020	Survey	1	LS	0.00	0.00	GMP-01
31.2300.0030	Mass Grading Cut to Fill	161	BCY	0.00	0.00	GMP-01
31.2300.0040	Mass Grading Cut to Export	1,325	BCY	0.00	0.00	GMP-01

Estimate Detail Unit Price (by Sub Division w/o Markups) **1**

Item Code	Description	Quantity	Unit	Unit Cost	Total Subtotal	Notes
31.2300.0040	Excavate Infiltration Galleries Cut to Stockpile/Export	977	BCY	0.00	0.00	GMP-01
31.2300.0040	Backfill 36" dp Native over 2' Permeable Ballast @ Infiltration Galleries	690	BCY	0.00	0.00	GMP-01
31.2300.0050	Mass Grading Load and Export Material	1,855	TCY	0.00	0.00	GMP-01
31.2300.0050	Excavate Infiltration Galleries Load and Export Material	1,368	TCY	0.00	0.00	GMP-01
31.2300.0050	Mass Grading Load and Export Excess Native Material from Infiltration Excavation	402	TCY	0.00	0.00	GMP-01
31.2300.0070	Structural Fill - Import (Mass Grading)	0	TN	32.00	0.00	
Excavation And Fill Totals					**$0.00**	
Erosion And Sedimentation Controls						
31.2500.0020	Silt Fence	731	LF	0.00	0.00	GMP-01
31.2500.0030	Temp Fencing	1,180	LF	0.00	0.00	
31.2500.0040	Construction Entrance	253	TN	0.00	0.00	GMP-01
31.2500.0100	Temp Sediment Pond w/ Overflow	1	EA	0.00	0.00	GMP-01
31.2500.0120	Periodic Street Sweeping Allowance	5	DY	0.00	0.00	GMP-01
31.2500.0190	Drainage Ditch	294	LF	0.00	0.00	GMP-01
Erosion And Sedimentation Controls Totals					**$0.00**	
Base Courses						
32.1100.0010	Import/Place 6" CSBC - Concrete Curbs, Walls, Etc.	383	LF	0.00	0.00	GMP-01
32.1100.0010	Import/Place CSBC - Concrete Curbs, Walls, Etc.	458	LF	0.00	0.00	GMP-01
32.1100.0015	Import/Place CSBC - Vehicular Paving	2,176	TN	0.00	0.00	GMP-01
32.1100.0016	Import/Place CSTC - Vehicular Paving	720	TN	0.00	0.00	GMP-01
Base Courses Totals					**$0.00**	
Flexible Paving						
32.1200.0003	Heavy Duty Asphalt Paving	6,480	SY	0.00	0.00	GMP-01
32.1200.0010	HMA Class 1/2" Asphalt (150lb/cf)	1,458	TN	0.00	0.00	GMP-01
Flexible Paving Totals					**$0.00**	
Concrete Paving, Curbs and Walks						
32.1310.0010	Concrete Sidewalk, 4"	1,638	SF	0.00	0.00	GMP-01
32.1310.0070	Detectable Warning Pattern (Truncated Domes)	8	SF	0.00	0.00	GMP-01
32.1310.0151	Heavy Concrete Paving, 6"	627	SF	0.00	0.00	GMP-01

Item Code	Description	Quantity	Unit	Unit Cost	Total Subtotal	Notes
32.1310.0210	Concrete Traffic Curb (5.5" x 16")	458	LF	0.00	0.00	GMP-01
32.1310.0240	Trench Drain Concrete Surround	180	LF	0.00	0.00	GMP-01
32.1310.0910	Traffic Curb & Gutter, 16"x12"	383	LF	0.00	0.00	GMP-01
Concrete Paving, Curbs and Walks Totals					**$0.00**	
Permeable Rock Base						
32.1540.0010	Infiltration Gallery 1 (24" dp Permeable Ballast) 28x70	290	TN	0.00	0.00	GMP-01
32.1540.0010	Infiltration Gallery 2 (24" dp Permeable Ballast) 30x64	285	TN	0.00	0.00	GMP-01
32.1540.0010	Filter Fabric	517	SY	0.00	0.00	GMP-01
Permeable Rock Base Totals					**$0.00**	
Paving Specialties						
32.1700.0050	Parking Stall Striping	281	LF	0.00	0.00	GMP-01
32.1700.0050	Misc Striping & Traffic Signage	1	LS	0.00	0.00	GMP-01
Paving Specialties Totals					**$0.00**	
Fencing						
32.3100.0020	Chainlink Fencing, 6' Galvanized	858	LF	80.00	68,640.00	
32.3100.0120	40' Dual Trac Aluminum cantilever Gate HySecurity SlideDriver II SD w/ 50F Operator	1	EA	100,000.00	100,000.00	
Fencing Totals					**$168,640.00**	
Storage Bunker						
32.3200.0010	Covered Storage Bunker - Fabric Structure (2ea 70'x120')	16,800	GSF	34.00	571,200.00	
32.3200.0010	Uncovered Storage Bunker - Eco Block, 30"x30"x60"	60	EA	400.00	24,000.00	
32.3200.0010	Covered Parking	1,440	GSF	90.00	129,600.00	
Storage Bunker Totals					**$724,800.00**	
Irrigation						
32.8000.0010	Permanent Irrigation (Heads, Branch Lines, Fittings) - Plantings	3,940	SF	1.10	4,334.00	
32.8000.0010	Permanent Irrigation (Heads, Branch Lines, Fittings) - Lawns	12,424	SF	1.10	13,666.40	
32.8000.0010	Permanent Irrigation (Heads, Branch Lines, Fittings) - Bioretention	907	SF	0.00	0.00	GMP-01
32.8000.0020	Plant Establishment, Watering, Maintenance	1	YR	0.00	0.00	GMP-01
32.8000.0030	Irrigation Mainline, 3/4"	1,238	LF	15.00	18,570.00	
Irrigation Totals					**$36,570.40**	

Item Code	Description	Quantity	Unit	Unit Cost	Total Subtotal	Notes
Planting Preparation						
32.9100.0010	Rototill Subgrade (Planting Beds)	3,940	SF	0.00	0.00	GMP-01
32.9100.0010	Rototill Subgrade (Lawn)	12,424	SF	0.00	0.00	GMP-01
32.9100.0010	Rototill Subgrade (Bioretention)	907	SF	0.00	0.00	GMP-01
32.9100.0015	Import/Place 8" Topsoil (Planting Beds)	117	TCY	0.00	0.00	GMP-01
32.9100.0015	Import/Place Topsoil (Lawn)	369	TCY	0.00	0.00	GMP-01
32.9100.0015	Import/Place Topsoil (Bioretention)	61	TCY	0.00	0.00	GMP-01
32.9100.0020	Finish Grading(Planting Beds)	3,940	SF	0.00	0.00	GMP-01
32.9100.0020	Finish Grading (Bioretention)	907	SF	0.00	0.00	GMP-01
Planting Preparation Totals					**$0.00**	
Turf And Grasses						
32.9200.0020	Hydroseeding	12,424	SF	0.00	0.00	GMP-01
Turf And Grasses Totals					**$0.00**	
Plants						
32.9300.0010	Planting (shrubs, accents, ground covers)	3,940	SF	0.00	0.00	GMP-01
32.9300.0015	Import/Place Mulch	44	TCY	0.00	0.00	GMP-01
32.9300.0015	Import/Place Mulch (Bioretention)	11	TCY	0.00	0.00	GMP-01
32.9300.0030	Trees, medium	7	EA	0.00	0.00	GMP-01
32.9300.0030	Trees, small	9	EA	0.00	0.00	GMP-01
32.9300.0050	Bioretention Areas	907	SF	0.00	0.00	GMP-01
Plants Totals					**$0.00**	
Water Utilities						
33.1000.0110	Gate Valve	1	EA	0.00	0.00	GMP-01
33.1000.0110	Yard Hydrant	1	EA	0.00	0.00	GMP-01
33.1000.0190	Wet Tap 2" to main	1	EA	0.00	0.00	GMP-01
33.1000.0230	Water Pipe, 3/4" PE pipe	150	LF	0.00	0.00	GMP-01
33.1000.0230	Water Pipe, 2" PE pipe	11	LF	0.00	0.00	GMP-01
33.1000.0250	Irrigation Meter	1	EA	0.00	0.00	GMP-01
33.1000.0250	Irrigation Backflow	1	EA	0.00	0.00	GMP-01
Water Utilities Totals					**$0.00**	
Storm Drainage Utilities						
33.4000.0020	Storm Pipe, 6" PVC perforated underdrain at infiltration galleries	395	LF	0.00	0.00	GMP-01
33.4000.0040	Storm Pipe, 12" CPEP	72	LF	0.00	0.00	GMP-01

Item Code	Description	Quantity	Unit	Unit Cost	Total Subtotal	Notes
33.4000.0040	Storm Test & Adjust	72	LF	0.00	0.00	GMP-01
33.4000.0090	Storm Clean Out, 6"	2	EA	0.00	0.00	GMP-01
33.4000.0100	Storm Catch Basin, Type 1	2	EA	0.00	0.00	GMP-01
33.4000.0110	Storm Catch Basin, Type 2 (48")	2	EA	0.00	0.00	GMP-01
33.4000.0130	Water Quality Vault 8x12	2	EA	0.00	0.00	GMP-01
33.4000.0150	Trench Drain	180	LF	0.00	0.00	GMP-01
33.4000.0210	Storm Fitting	4	EA	0.00	0.00	GMP-01
Storm Drainage Utilities Totals					**$0.00**	
Franchise Utility Trenching						
33.5100.0020	Electrical Trenching & Backfill	351	LF	0.00	0.00	GMP-01
Franchise Utility Trenching Totals					**$0.00**	
Total						**$931,210.40**

CORNERSTONE General Contractors

Arlington Operations Center - Arlington
Site GMP General Conditions
Date: **06/20/2025**

Estimate Table

Item Code	Description	Quantity	Unit	Unit Cost	Total Subtotal	Notes
General Project Information						
01.0005.0010	Construction Start Date (08/01/25)	0		0.00	0.00	
01.0005.0020	Construction Finish Date (12/31/26)	0		0.00	0.00	
01.0005.0100	Construction Duration - Months	16	MO	0.00	0.00	
01.0005.0110	Construction Duration - Weeks	70	WK	0.00	0.00	
01.0005.0200	Building Gross Square Feet	18,030	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	16	MO	300.00	4,800.00	
01.0010.0200	BIM Coordinator	40	HR	130.00	5,200.00	
01.0010.0400	Builders Risk Premium - Pass Through	0	NIC	0.00	0.00	
01.0010.0410	Builders Risk Deductible	1	LS	10,000.00	10,000.00	
Professional Services Totals					**$20,000.00**	
Permits & Fees						
01.0020.0010	Business License	1	YR	1,000.00	1,000.00	
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	5,000.00	5,000.00	
01.0020.0200	Utility Connection Fees - by Owner	0	LS	0.00	0.00	
Permits & Fees Totals					**$14,000.00**	
Construction Services						
01.0030.0100	Registered Survey	1	LS	20,000.00	20,000.00	
01.0030.0110	Final Property Survey	1	LS	7,500.00	7,500.00	
01.0030.0150	General Layout (.0025/SF)	80	HR	117.12	9,369.60	
01.0030.0200	Aerial Photography	16	MO	400.00	6,400.00	BY OWNER
01.0030.0210	Progress Photo's - General	16	MO	200.00	3,200.00	
01.0030.0220	Drone Rental	16	MO	200.00	3,200.00	
01.0030.0300	Utility Locates	1	LS	5,000.00	5,000.00	
01.0030.0400	Web Camera - Equipment	1	LS	7,500.00	7,500.00	
01.0030.0410	Web Camera - Monthly	16	MO	350.00	5,600.00	
01.0030.0420	Web Camera - Install	1	EA	2,147.20	2,147.20	

Estimate Detail Unit Price (by Sub Division w/o Markups) **1**

Item Code	Description	Quantity	Unit	Unit Cost	Total Subtotal	Notes
01.0030.0600	Pest Control - Set up	1	LS	3,000.00	3,000.00	
01.0030.0610	Pest Control - Monthly	16	MO	500.00	8,000.00	
01.0030.0700	Procore Usage Fees (~.14%)	1	LS	37,800.00	37,800.00	
Construction Services Totals					**$118,716.80**	
Project Personnel						
01.0040.0030	Project Manager	70	WK	5,600.00	392,000.00	
01.0040.0050	Superintendent	70	WK	6,200.00	434,000.00	
01.0040.0060	Assistant Superintendent	35	WK	4,900.00	171,500.00	
01.0040.0080	Project Engineer	70	WK	3,100.00	217,000.00	
01.0040.0090	Project Intern	12	WK	1,000.00	12,000.00	
01.0040.0100	Administrative Support (4 hrs/wk)	240	HR	30.00	7,200.00	
01.0040.0800	Employee Training/Safety	60	WK	200.00	12,000.00	
Project Personnel Totals					**$1,245,700.00**	
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)	5	EA	500.00	2,500.00	
01.0060.0030	Office Furniture (Conference)	1	EA	1,600.00	1,600.00	
01.0060.0035	Plan Table Setup	1	LS	2,542.40	2,542.40	
01.0060.0040	Office Setup - Labor	24	HR	102.12	2,450.88	
01.0060.0050	Office Setup - Material	1	LS	1,500.00	1,500.00	
01.0060.0100	Office Equip - Printer/Scanner/Copier	16	MO	300.00	4,800.00	
01.0060.0130	Office Equip - Monitors	2	EA	2,000.00	4,000.00	
01.0060.0300	Office Supplies	16	MO	200.00	3,200.00	
01.0060.0310	Misc Printing Costs	16	MO	150.00	2,400.00	
01.0060.0320	Postage/UPS/Overnight	16	MO	100.00	1,600.00	
Field Office Expenses Totals					**$26,593.28**	
Temporary Facilities						
01.0070.0010	Trailer (sngl) - Delivery/Setup/ Removal	1	EA	2,000.00	2,000.00	
01.0070.0020	Trailer (dbl) - Delivery/Setup/Removal	0	EA	3,500.00	0.00	
01.0070.0030	Trailer (sngl) - Rental	16	MO	1,200.00	19,200.00	
01.0070.0040	Trailer (dbl) - Rental	0	MO	2,500.00	0.00	
01.0070.0050	Trailer - Stairs/Decks	1	LS	5,584.80	5,584.80	

Item Code	Description	Quantity	Unit	Unit Cost	Total Subtotal	Notes
01.0070.0070	Temp Storage - Delivery/Removal	1	EA	1,000.00	1,000.00	
01.0070.0080	Temp Storage - Rental	16	MO	300.00	4,800.00	
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	30	WK	204.24	6,127.20	
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	5	EA	908.48	4,542.40	
01.0070.0240	Protect Floors (polish concrete)	0	SF	5.54	0.00	
01.0070.0250	Protect Floors (other)	2,000	SF	3.01	6,021.20	
01.0070.0260	Misc Protect Finishes - Labor (8 hrs/ wk)	26	WK	408.48	10,620.48	
01.0070.0270	Misc Protect Finishes - Material	1	LS	3,000.00	3,000.00	
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	160	HR	102.12	16,339.20	
01.0070.0520	Misc Temp Construction - Material	1	LS	7,500.00	7,500.00	
Temporary Facilities Totals					**$98,355.92**	
Moving and Transportation						
01.0080.0010	Equipment Trucking	1	LS	7,500.00	7,500.00	
01.0080.0020	Jobsite Trucking	80	HR	118.08	9,446.40	
Moving and Transportation Totals					**$16,946.40**	
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	16	MO	600.00	9,600.00	
01.0090.0100	Temp Power - Service Connection Fee	1	LS	7,500.00	7,500.00	
01.0090.0110	Temp Power - Monthly Consumption	16	MO	750.00	12,000.00	
01.0090.0120	Temp Power - Service Equipment Set-up	1	LS	35,000.00	35,000.00	
01.0090.0130	Temp Power - Service Equipment Rental	16	MO	1,200.00	19,200.00	

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	16	MO	375.00	6,000.00	
01.0090.0160	Temp Power - Cords & Power Boxes Set-up	40	HR	102.12	4,084.80	
01.0090.0170	Temp Power - Cords & Power Boxes Move/Maintain	48	WK	306.66	14,719.58	
01.0090.0180	Temp Power - Cords & Power Boxes Rental	18,030	SF	0.55	9,916.50	
01.0090.0200	Temp Lighting - Set-up	80	HR	102.12	8,169.60	
01.0090.0210	Temp Lighting - Move/Maintain	48	WK	306.66	14,719.58	
01.0090.0230	Temp Lighting - Lighting Rental	18,030	SF	0.20	3,606.00	
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)	16	MO	2,640.00	42,240.00	
01.0090.0410	Temp Sanitation - Hand Washing Stations (1) ea)	16	MO	850.00	13,600.00	
Temporary Power & Utilities Totals					**$220,356.06**	
Temporary Heating & Ventilation						
01.0100.0050	Temp Enclosure - Labor (15 hrs/wk)	26	WK	1,361.61	35,401.94	
01.0100.0060	Temp Enclosure - Materials	1	LS	17,500.00	17,500.00	
01.0100.0070	Temp Heat - Set-Up	40	HR	102.12	4,084.80	
01.0100.0080	Temp Heat - Move/Maintain (8 hrs/wk)	32	WK	816.96	26,551.20	
01.0100.0090	Temp Heat - Equipment Rentals	18,030	SF	0.65	11,719.50	
01.0100.0100	Temp Heat - Fans	12	EA	350.00	4,200.00	
01.0100.0110	Temp Heat - Fuel	8	MO	1,000.00	8,000.00	
Temporary Heating & Ventilation Totals					**$107,457.44**	
Equipment & Hoisting						
01.0110.0020	Forklift 10K - Rental	16	MO	4,800.00	76,800.00	
01.0110.0030	Forklift - Operator	70	WK	2,917.71	204,240.00	
01.0110.0040	Forklift - Fuel	16	MO	500.00	8,000.00	
01.0110.0050	Forklift - Maintenance & Repair	16	MO	500.00	8,000.00	
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	16	MO	1,000.00	16,000.00	
01.0110.0950	Small Tools & Consumables	564,908	$L	0.12	67,789.06	
Equipment & Hoisting Totals					**$385,829.06**	
Quality Control						

Item Code	Description	Quantity	Unit	Unit Cost	Total Subtotal	Notes
01.0130.0010	Mockup - Labor	80	HR	102.12	8,169.60	
01.0130.0020	Mockup - Materials	1	LS	5,000.00	5,000.00	
01.0130.0060	Moisture Testing Equipment	1	LS	3,500.00	3,500.00	
01.0130.0500	Moisture Mitigation - Labor (40 hrs/wk ave)	8	WK	4,084.80	32,678.40	
01.0130.0505	Moisture Mitigation - Material	1	LS	15,000.00	15,000.00	
Quality Control Totals					**$64,348.00**	
Safety						
01.0140.0020	Temp Railing - Labor	500	LF	10.21	5,106.00	
01.0140.0030	Temp Railing - Materials	500	LF	4.50	2,250.00	
01.0140.0100	Site Safety Support (2 hr/wk)	70	WK	180.00	12,600.00	
01.0140.0200	Safety Equipment/First Aid	14	MO	500.00	7,000.00	
01.0140.0210	Temp Fire Extinguishers	14	EA	150.00	2,100.00	1 per 3000 SF
01.0140.0230	Temp Safety Signage	1	LS	3,000.00	3,000.00	
01.0140.0330	Traffic Control	1	LS	15,000.00	15,000.00	
Safety Totals					**$47,056.00**	
Cleaning						
01.0150.0010	Periodic Cleanup - Labor (20 hrs/wk)	70	WK	1,856.73	129,970.91	
01.0150.0020	Periodic Cleanup - Materials	70	WK	500.00	35,000.00	
01.0150.0030	Tippler Rental (3 ea)	14	MO	975.00	13,650.00	
01.0150.0100	Dumpsters	18,030	SF	0.85	15,325.50	
01.0150.0200	Street Cleaning	26	EA	800.00	20,800.00	
01.0150.0300	Final Cleaning - Building	18,030	SF	0.95	17,128.50	
01.0150.0320	Window Washing	5,000	SF	1.00	5,000.00	
Cleaning Totals					**$236,874.91**	
Project Start-up & Closeout						
01.0160.0010	As-Built/Record Drawings	1	LS	5,000.00	5,000.00	
01.0160.0020	O&M Manuals	1	LS	2,000.00	2,000.00	
Project Start-up & Closeout Totals					**$7,000.00**	
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	14	MO	600.00	8,400.00	
Security Totals					**$15,900.00**	
Total						**$2,625,133.87**

Estimate Detail Unit Price (by Sub Division w/o Markups)

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

CORNERSTONE General Contractors

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, Utra 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				

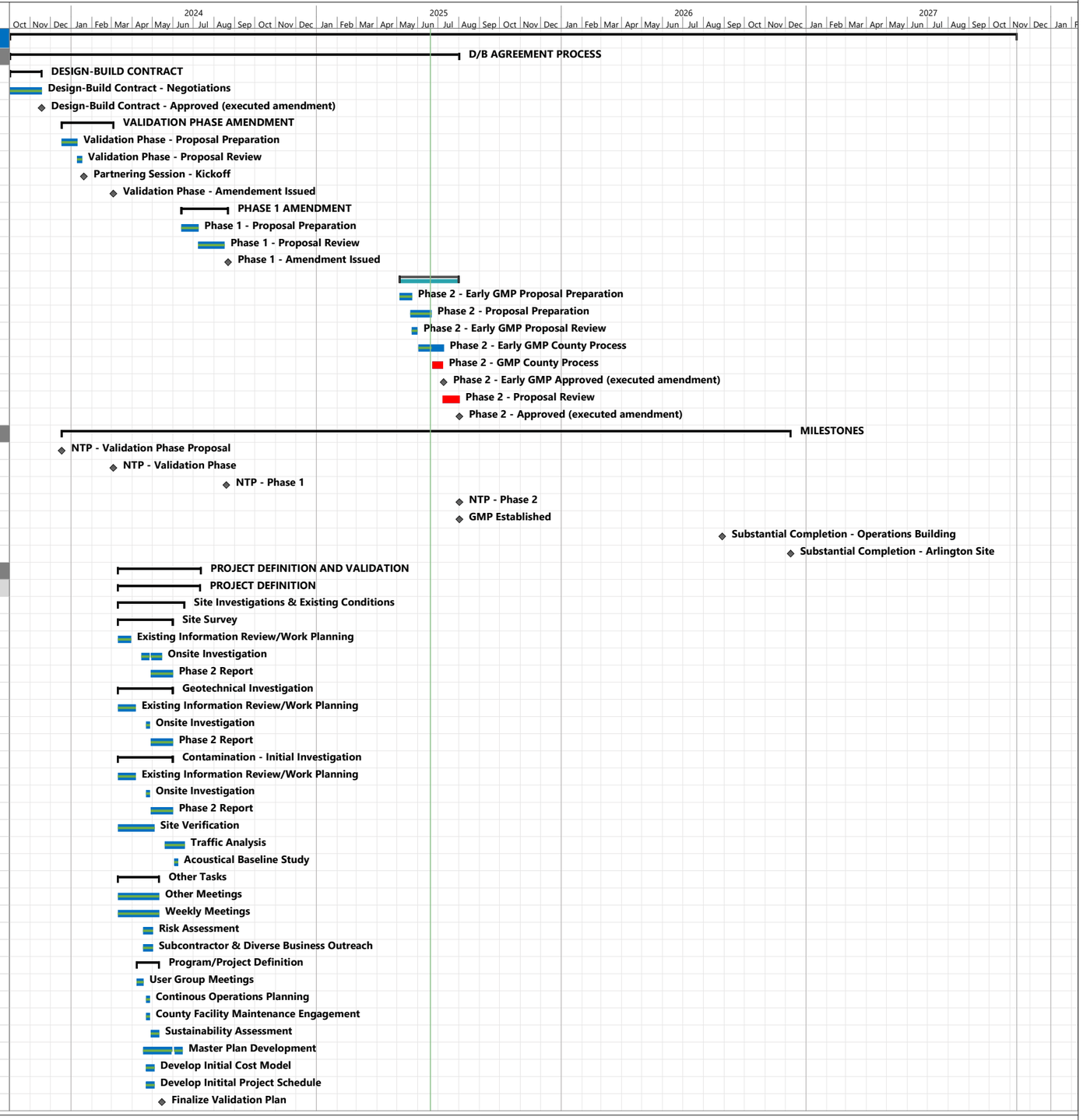
Exhibit B

ARLINGTON OPERATIONS CENTER

MILESTONE SCHEDULE

CORNERSTONE General Contractors + DYKEMAN ARCHITECTURE + DESIGN

ID	Task Name	Duration	Start	Finish	Comments
1	**ARLINGTON OPERATIONS CENTER**	**210.8 wks**	**Mon 10/2/23**	**Wed 11/10/27**	
2	**D/B AGREEMENT PROCESS**	**93.8 wks**	**Mon 10/2/23**	**Fri 8/1/25**	
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	4.4 wks	Wed 5/21/25	Fri 6/20/25	
17	Phase 2 - Early GMP Proposal Review	1 wk	Fri 5/23/25	Fri 5/30/25	
18	Phase 2 - Early GMP County Process	5.3 wks	Mon 6/2/25	Wed 7/9/25	
21	Phase 2 - GMP County Process	2 wks	Mon 6/23/25	Mon 7/7/25	
19	Phase 2 - Early GMP Approved (executed amendment)	0 days	Wed 7/9/25	Wed 7/9/25	
22	Phase 2 - Proposal Review	3.8 wks	Tue 7/8/25	Fri 8/1/25	
23	Phase 2 - Approved (executed amendment)	0 days	Fri 8/1/25	Fri 8/1/25	
24	**MILESTONES**	**152 wks**	**Mon 12/18/23**	**Tue 12/8/26**	
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	Fri 8/1/25	Fri 8/1/25	*Milestone*
29	GMP Established	0 wks	Fri 8/1/25	Fri 8/1/25	*Milestone*
30	Substantial Completion - Operations Building	0 days	Fri 8/28/26	Fri 8/28/26	*Milestone*
31	Substantial Completion - Arlington Site	0 wks	Tue 12/8/26	Tue 12/8/26	*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	

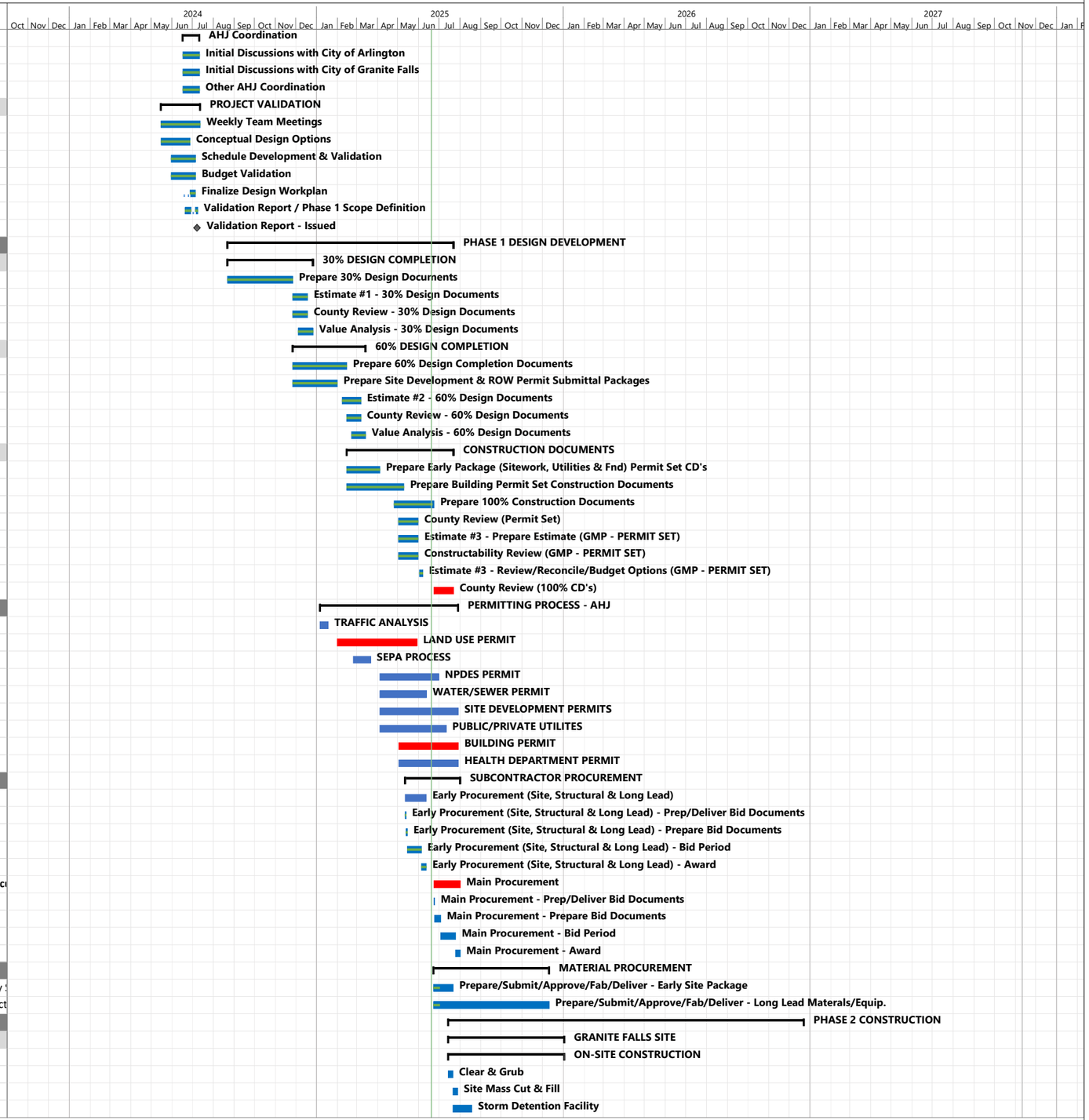


ARLINGTON OPERATIONS CENTER

MILESTONE SCHEDULE

CORNERSTONE General Contractors + DYKEMAN ARCHITECTURE + DESIGN

ID	Task Name	Duration	Start	Finish	Comments
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 Documer	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 proc**
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	
145	Main Procurement - Bid Period	15 days	Thu 7/3/25	Fri 7/25/25	
146	Main Procurement - Award	5 days	Fri 7/25/25	Fri 8/1/25	
147	**MATERIAL PROCUREMENT**	**24 wks**	**Mon 6/23/25**	**Wed 12/10/25**	
148	Prepare/Submit/Approve/Fab/Deliver - Early Site Package	4 wks	Mon 6/23/25	Mon 7/21/25	Procurement to Support Early S
149	Prepare/Submit/Approve/Fab/Deliver - Long Lead Materals/Equip.	120 days	Mon 6/23/25	Wed 12/10/25	Procurement to Support Struct
150	**PHASE 2 CONSTRUCTION**	**73.9 wks**	**Mon 7/14/25**	**Tue 12/22/26**	**SCHEDULE PLACEHOLDER**
190	**GRANITE FALLS SITE**	**24 wks**	**Mon 7/14/25**	**Fri 1/2/26**	
191	**ON-SITE CONSTRUCTION**	**24 wks**	**Mon 7/14/25**	**Fri 1/2/26**	
192	Clear & Grub	5 days	Mon 7/14/25	Mon 7/21/25	
193	Site Mass Cut & Fill	1 wk	Mon 7/21/25	Mon 7/28/25	
194	Storm Detention Facility	1 mon	Mon 7/21/25	Mon 8/18/25	



ARLINGTON OPERATIONS CENTER

MILESTONE SCHEDULE

CORNERSTONE General Contractors + DYKEMAN ARCHITECTURE + DESIGN

ID	Task Name	Duration	Start	Finish	Comments
195	UG Utilities (Storm, Water, Sewer, Gas, Elec.)	1 mon	Mon 7/21/25	Mon 8/18/25	
196	Grading/Misc Site Work	1 mon	Mon 7/28/25	Mon 8/25/25	
197	Hardscapes & Exterior Finishes	1 mon	Mon 8/25/25	Tue 9/23/25	
198	Landscaping	0.5 mons	Tue 9/23/25	Tue 10/7/25	
199	Pre-Engineered Covered Parking Structure	12 wks	Tue 9/23/25	Wed 12/17/25	
200	Norseman Fabric Buildings	12 wks	Tue 9/23/25	Wed 12/17/25	
201	Punchlist	30 days	Tue 9/23/25	Tue 11/4/25	
202	AHJ Inspections & Approvals	10 days	Wed 12/17/25	Fri 1/2/26	
203	Substantial Completion	0 days	Fri 1/2/26	Fri 1/2/26	**Milestone**
204	**OFF-SITE CONSTRUCTION**	**10.4 wks**	**Mon 7/14/25**	**Thu 9/25/25**	
205	Clear & Grub	2 days	Mon 7/14/25	Wed 7/16/25	
206	Site Mass Cut & Fill	1 wk	Wed 7/16/25	Wed 7/23/25	
207	UG Utilities (Storm, Water, Sewer, Gas, Elec.)	1 wk	Wed 7/16/25	Wed 7/23/25	
208	Grading/Misc Site Work	1 wk	Wed 7/23/25	Wed 7/30/25	
209	Hardscapes & Exterior Finishes	2 wks	Wed 7/30/25	Wed 8/13/25	
210	Landscaping	1 wk	Wed 8/13/25	Wed 8/20/25	
211	Punchlist	30 days	Wed 8/13/25	Thu 9/25/25	
212	AHJ Inspections & Approvals	10 days	Wed 8/20/25	Thu 9/4/25	
213	Substantial Completion	0 days	Thu 9/4/25	Thu 9/4/25	**Milestone**
151	**ARLINGTON SITE**	**71 wks**	**Mon 8/4/25**	**Tue 12/22/26**	
152	**SITE CONSTRUCTION - PHASE 1**	**52 wks**	**Mon 8/4/25**	**Fri 8/7/26**	
153	Clear & Grub	10 days	Mon 8/4/25	Fri 8/15/25	
154	Site Mass Cut & Fill	10 wks	Mon 8/11/25	Mon 10/20/25	
155	Shoring Walls	10 wks	Mon 8/11/25	Mon 10/20/25	
156	Storm Detention Facility	3 mons	Mon 8/18/25	Mon 11/10/25	
157	UG Utilities (Storm, Water, Sewer, Gas, Elec.)	6 mons	Mon 8/18/25	Thu 2/5/26	
158	Grading/Misc Site Work	8 mons	Tue 9/16/25	Thu 4/30/26	
159	Hardscapes & Exterior Finishes	2 mons	Fri 5/1/26	Fri 6/26/26	
160	Landscaping	2 mons	Thu 5/28/26	Wed 7/22/26	
161	Punchlist	30 days	Mon 6/29/26	Fri 8/7/26	
162	AHJ Inspections & Approvals	10 days	Thu 7/23/26	Wed 8/5/26	
163	Substantial Completion	0 days	Wed 8/5/26	Wed 8/5/26	**Milestone**
173	**BUILDING CONSTRUCTION**	**55 wks**	**Tue 9/16/25**	**Mon 10/12/26**	
174	Foundations, SOG, Underslab MEP RI	2.5 mons	Tue 9/16/25	Mon 11/24/25	
175	Structure & Applicable MEP RI	2.5 mons	Tue 11/25/25	Thu 2/5/26	
176	Roofing & Flashings	1 mon	Fri 2/6/26	Thu 3/5/26	
177	Window Systems	1 mon	Fri 2/6/26	Thu 3/5/26	
178	Exterior Cladding Systems	2 mons	Fri 2/6/26	Thu 4/2/26	
179	Interior Framing, MEP RI, GWB, Tape and Finish	3 mons	Fri 2/6/26	Thu 4/30/26	
180	Interior Finishes	4 mons	Fri 4/3/26	Fri 7/24/26	
181	Start Up & Testing	1.5 mons	Mon 7/6/26	Fri 8/14/26	
182	AHJ Inspections & Approvals	1 mon	Mon 8/3/26	Fri 8/28/26	
183	Building Flush	0.5 mons	Mon 8/17/26	Fri 8/28/26	
185	Punch List	30 days	Mon 8/17/26	Mon 9/28/26	
186	Commissioning	2 mons	Mon 8/17/26	Mon 10/12/26	
184	Substantial Completion - Building	0 days	Fri 8/28/26	Fri 8/28/26	**Milestone**
187	**County Move in / FFE Install**	**4 wks**	**Mon 8/17/26**	**Mon 9/14/26**	
188	County Install FF&E	4 wks	Mon 8/17/26	Mon 9/14/26	
189	Owner Move In	4 wks	Mon 8/17/26	Mon 9/14/26	
164	**SITE CONSTRUCTION - PHASE 2**	**16 wks**	**Mon 8/31/26**	**Tue 12/22/26**	
165	Demo Existing Operations Building	2 wks	Mon 8/31/26	Mon 9/14/26	
166	UG Utilities (Storm, Water, Sewer, Gas, Elec.)	3 wks	Tue 9/15/26	Mon 10/5/26	
167	Grading/Misc Site Work	1 mon	Tue 9/15/26	Mon 10/12/26	
168	Hardscapes & Exterior Finishes	1 mon	Tue 10/13/26	Mon 11/9/26	
169	Landscaping	1 mon	Tue 10/27/26	Mon 11/23/26	
170	Punchlist	30 days	Tue 11/10/26	Tue 12/22/26	
171	AHJ Inspections & Approvals	10 days	Tue 11/24/26	Tue 12/8/26	
172	Substantial Completion	0 days	Tue 12/8/26	Tue 12/8/26	**Milestone**
214	CLOSEOUT & WARRANTY	48 wks	Wed 12/9/26	Wed 11/10/27	SCHEDULE PLACEHOLDER
215	Administrative Closeout	60 days	Wed 12/9/26	Wed 3/3/27	
216	Warranty	12 mons	Wed 12/9/26	Wed 11/10/27	

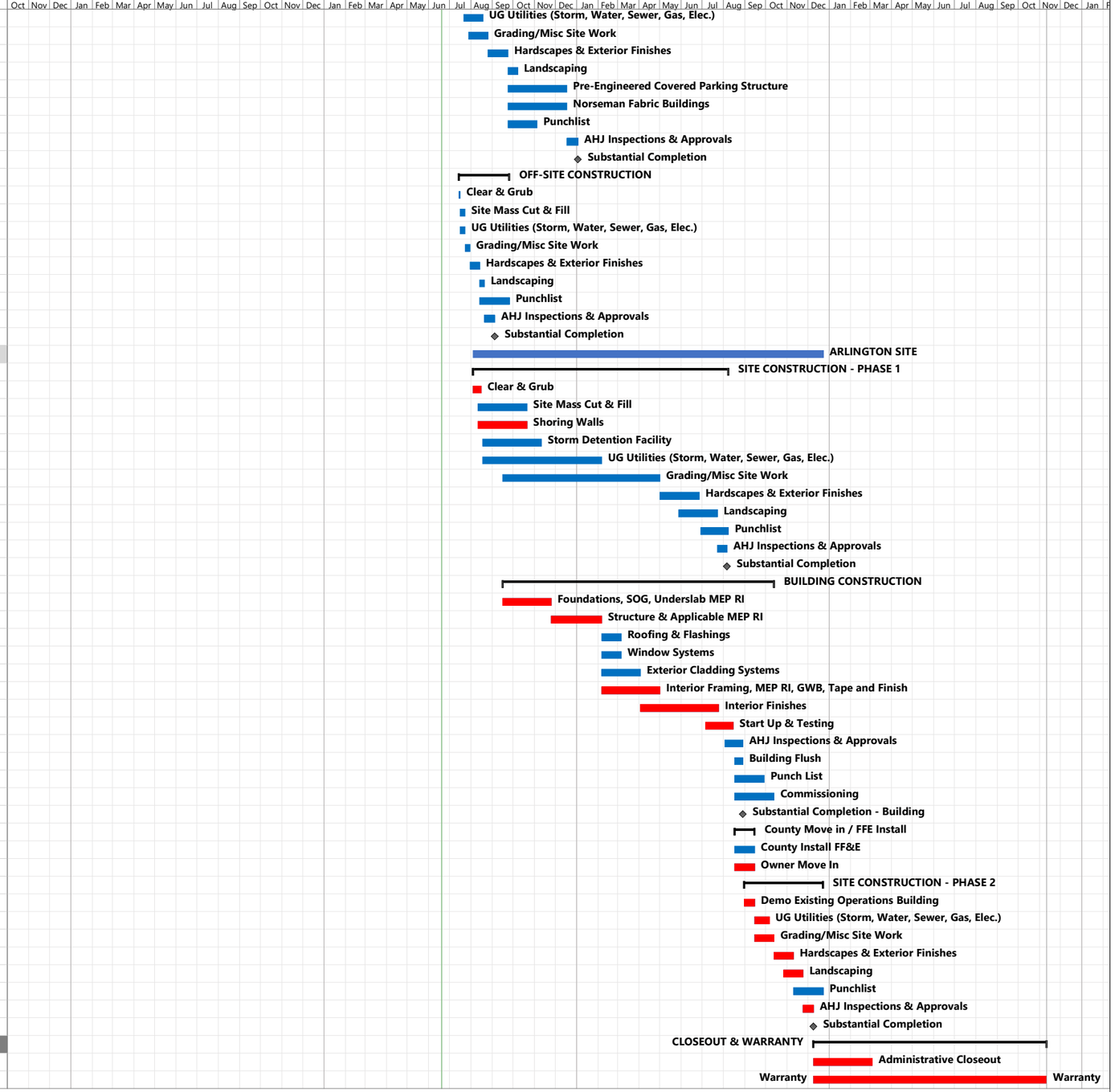


Exhibit C
Permit Plan

Arlington Operations Center Permit Plan

Status	Submittal	1st Submittal/ Issued	Comments Received-1	2nd Submittal	Comments Received-2	3rd Submittal	Approval Received	Permit Issuance Pending	Permit Issued	Responsible Party	Notes
LAND USE PERMIT											
✓	General Information Meeting	-	-	-	-	-	-	-	-	-	7/10/2024
✓	Planned Action SEPA	02/10/25	-	-	-	-	-	-	-	SPG	3/7/25: comment period ends; 2/21/25: Notice of Application advertised
	Special Use Permit Application	02/10/25	03/12/25	-	-	-		Final Geotechnical Report ; follow up public works comments		SPG	PLN #1316; **6/19/25: Awaiting final traffic response**
✓	Notice of Complete Application	-	-	-	-	-	2/19/2025	-	-	-	-
✓	Design Review	02/10/25	02/26/25	04/06/25	-	-	-	-	-	SPG	PLN #1317
✓	Planning Commission Meeting	-	-	-	-	-	04/15/25	-	-	DA	Unanimous approval
✓	Design Review Board Approval	-	-	-	-	-	04/22/25	-	-	DA	DRB approval received
CIVIL CONSTRUCTION / PUBLIC WORKS PERMIT											
✓	Site Development Drawings	04/08/25								DA	
	Public Works 1st Review	04/08/25	05/12/25							DA	PWD3964
COMMERCIAL BUILDING PERMIT (CBP)											
	Building Permit	05/09/25								Dykeman	CBP6487
ELECTRICAL REVIEW											
	Electrical Permit									VECA	Will be over the counter
MECHANICAL REVIEW											
	Mechanical Permit	05/09/25									Submitted with building permit
PLUMBING											
	Plumbing Permit	05/09/25									Submitted with building permit
ENERGY LIFE CYCLE COST ANALYSIS (ELCCA)											
	ELCCA									Hargis	
ENVIRONMENTAL PROTECTION AGENCY (EPA)											
	NPDES	05/20/25								RM	
	SWPPP	05/20/25								RM	
ARLINGTON MUNICIPAL AIRPORT AND FAA											
	Avigation Easement										**6/19/25: Emailed AMA re: 2003 easement and vicinity map**
	FAA Form 7460-01										N/A
DEMOLITION PERMIT											
	Commercial Demolition Permit										
OTHER UTILITY APPROVALS											
	Snohomish County PUD										
DEFERRED SUBMITTALS											
	HVAC									Delta	
	Fire Sprinkler									Pipe	
	Fire Alarm									VECA	
	Signage									Subcontractor	
	Emergency Responder Radio									Subcontractor	
	Traffic Control Plans									Cornerstone	
	Low Voltage									VECA	

Granite Falls Site Permit Plan

Status	Submittal	Ist Submittal/Issued	Comments Received-1	2nd Submittal	Comments Received-2	3rd Submittal	Approval Received	Permit Issuance Pending	Permit Issued	Responsible Party	Notes
LAND USE PERMIT											
✓	Pre-Application	-	-	-	-	-	-				08/07/24
✓	Land Use Application	02/14/25	03/05/25	04/09/25	-	-				SPG	MPLU 2025-003
CIVIL CONSTRUCTION / FILL AND GRADING / PUBLIC WORKS PERMIT											
✓	Site Development Drawings	04/07/25	04/18/25	05/06/25	5/13/2025	-	5/14/2025		5/14/2025	Dykeman	6/19/25: Pending stormwater maintenance agreement
ENVIRONMENTAL PROTECTION AGENCY (EPA)											
	NPDES	05/20/25								RM	
	SWPPP	05/20/25								RM	
ELECTRICAL REVIEW											
	Electrical Permit									VECA	
PLUMBING											
	Plumbing Permit									Pipe	**Not Applicable**
OTHER UTILITY APPROVALS											
	Water - Snohomish County PUD										
DEFERRED SUBMITTALS											
	Traffic Control Plans									Cornerstone	If required

CORNERSTONE
General Contractors

SITE-SPECIFIC ACCIDENT PREVENTION & SAFETY PLAN

Prepared For:

Snohomish County

Arlington Operations Center

Prepared By:

Melissa Castor

Director of Safety and Field Operations

Cornerstone General Contractors, Inc.

425-418-5023 | MelissaC@CornerstoneGCI.com

TABLE OF CONTENTS

GENERAL INSTRUCTIONS

A. Overview

Industrial injuries create a no-win situation for everyone involved. Employees experience pain, suffering and incapacitation while the company suffers from the loss of the injured person's contributions. This document is designed to assist all personnel in assuring that such an undesirable situation will not develop in this company. It provides information and guidance for the establishment and maintenance of an injury-free work environment.

B. Procedures

This document contains guidance for safety procedures to be followed and forms to be used. Supervisors are expected to integrate the procedures into the appropriate work activity and employees are expected to apply them on the job. The forms are to be used if they apply to the job concerned.

C. Dissemination

A copy of this manual will be issued to all supervisors. A copy of the policy statement will be posted in the CGC office trailer in the Site Specific Safety Plan.

COMPANY POLICY LETTER

Safety and Health Policy for Cornerstone General Contractors.

The purpose of this policy is to develop a high standard of safety throughout all operations of Cornerstone General Contractors and to ensure that no employee is required to work under any conditions, which are hazardous or unsanitary.

We believe that each employee has the right to derive personal satisfaction from his/her job and the prevention of occupational injury or illness is of such consequence to this belief that it will be given top priority at all times.

It is our intention here at Cornerstone General Contractors to initiate and maintain complete accident prevention and safety training programs. Each individual from top management to the working person is responsible for the safety and health of those persons in their charge and coworkers around them. By accepting mutual responsibility to operate safely, we will all contribute to the well-being of our employees.

Dave Flynn, President

RESPONSIBILITIES

A. Management Officials

Active participation in and support of safety and health programs is essential. Management officials will display their interest in safety and health matters at every opportunity. At least one manager (Project Manager or Superintendent) will participate in the safety meetings, incident investigations and inspections. Each manager will establish realistic goals for implementing instructions for meeting the goals. Goals and implementing instructions shall be within the framework established by this document.

B. Supervisors

The safety and health of the employees they supervise is a primary responsibility of the supervisors. To accomplish this obligation, supervisors will:

1. Orientate all employees to safety and health rules, regulations, policies and procedures.
2. Require the proper care and use of all required personal protective equipment.
3. Identify and eliminate job hazards quickly.
4. Inform and train employees on the hazardous chemicals and/or procedures they MAY encounter under normal working conditions or during an emergency situation.
5. Receive and take initial action on employee suggestions, awards or disciplinary measures.
6. Conduct stretch and flex meetings the first five minutes of each work shift to discuss safety and health matters and work plans for the workday.
7. Conduct walk-around safety inspections at the beginning of each job, and at least weekly thereafter.
8. Train employees (new and experienced) in the safe and efficient methods of accomplishing each job or task as necessary.
9. Review injury trends and establish prevention measures.
10. Attend safety meetings and actively participate in the proceedings.
11. Participate in incident investigations and inspections.
12. Promote employee participation in the safety and health program.
13. Actively follow the progress of injured workers and display an interest in their rapid recovery and return to work.

A. Employees

Observe the items of responsibility established in this document as well as job safety rules which may apply to specific task assignments.

1 Observe all company safety and health rules and apply the principles of accident prevention in my day to day duties
2 Report any job related injury, illness or property damage to my supervisor and Report hazardous conditions (unsafe equipment, floors, material, etc.) or acts promptly to my supervisor.
3 Observe all hazard warnings and no smoking signs.
4 Keep aisles, walkways and work areas clear of slipping and tripping hazards
5 Keep all emergency equipment such as fire extinguishers clear of obstacles.
6 Keep exits and stairways clear of obstacles.
7 Not report to work under the influence of alcoholic beverages and to not consume them on company premises.
8 Not report to work under the influence of Prescription or over the counter drugs that could affect my judgment.
9 Not use illicit or illegal drugs.
10 Refrain from fighting, horseplay, or distracting my fellow workers.
11 Remain in my own work area unless I am instructed otherwise.
12 Operate only the equipment for which I am authorized and properly trained and observe safe operating procedures for this equipment.
13 Follow proper lifting procedures at all times.
14 Be alert to see that all guards and other protective devices are in their proper places before operating any equipment.
15 Not wear cut-off pants, shorts, or tank tops. I will wear a shirt at all times with a sleeve.
16 Wear suitable footwear for the environment.
17 Wear a hard hat whenever there is an overhead hazard or on a job site that requires hard hat usage.
18 Wear proper eye and face protection for all tasks that expose them to recognized hazards to the eyes.
19 Wear vests of highly visible materials, or equivalent distinguishing clothing when performing duties in areas that are exposed to the danger of moving vehicles
20 Attend weekly Site Safety Meetings and other training sessions as directed

Safety Disciplinary Policy

Management is expecting all employees to comply with all safety and health standards. Discipline has several different meanings: Instruction, Training by instruction and exercise, and Punishment.
It is fairly clear that punishment is not the first definition of discipline. However, in business, discipline may very well mean some sort of punitive action. Cornerstone General Contractors strongly believes that all employees that arrive on the job should be able to leave the job in the same condition as when they arrived. We also understand that accidents do happen. Each accident will be fully investigated and evaluated for preventative measures. If during the course of an investigation employees are determined to have violated safety standards, they will be held accountable. All violations of safety standards are taken seriously. The offense will dictate the consequences. Disciplinary action taken by management will range from verbal warnings, assigned training to immediate dismissal.

- First offense will result in a minimum of a verbal warning with a note placed in the employees file.
- Second offense may result in a suspension without pay with a note placed in the employees file.
- Third offense may result in immediate termination.

Procedure for Injury or Illness on the Job

A. Owner or lead person immediately takes charge

1. Supervise and administer first aid within scope of training (Good Samaritan Law applies).
2. Arrange for transportation (ambulance, helicopter, company vehicle, etc.), depending on the seriousness of the injury. Protect the injured person from further injury.
3. Notify owner or top management, if not already present.
    a. Notify Melissa Castor – (425)418-5023
4. Do not move anything unless necessary, pending investigation of the incident.
5. Accompany or take injured person(s) to doctor, hospital, home etc. (depending on the extent of injuries).
6. Take injured person to designated urgent care for project.
7. Remain with the injured person until relieved by other authorized persons (manager, EMT, doctor, etc.).
8. When the injured person's immediately family is known, the owner or supervisor should properly notify family members, preferable in person, or have an appropriate person do so if necessary.

B. Documentation

1. When the employee requires medical attention from a doctor, the Physician's Release Form (Activity Prescription Form) must be filled out by the doctor before the employee may return to work. The Employee must fill out a Personal Injury/Incident Report and the Supervisor must complete a Supervisor Accident Report

2. Minor injuries – requiring doctor or outpatient care: After the emergency actions following an injury, an investigation of the incident will be conducted by the immediate supervisor and any witness to determine the causes. The findings must be documented on our investigation form.

3. Major injuries – fatality or hospitalization: Top management must see that the Department of Labor and Industries is notified as soon as possible, but at least within 8 hours of the incident.

4. The findings must be documented on our incident investigation report form and recorded on the OSHA 300 log, if applicable.

C. Near Misses

1. All near-miss incidents (close calls) must be investigated.

2. Review the findings at the weekly safety meetings or sooner if the situation warrants.

CORNERSTONE
General Contractors

SUPERVISORS ACCIDENT REPORT

Date of Report_____/_____/_____

_____ _____
Injured Workers Last Name Injured Workers First Name Middle Int. Trade

_____/_____/_____ _____:_____am/pm _____
Date of Accident Time of Accident Jobsite or Job Number

Did Injury Require A Doctors Visit? Yes / No

Part of body Injured and Type of Injury (smashed left thumb):

_____

_____

How did Injury Occur? (In Detail)

_____

_____Witness Statement

(include Company and Phone#)

_____

_____

_____

_____
Signature / Date

CORNERSTONE
General Contractors

PERSONAL INJURY and INCIDENT REPORT

Date of Report_____/_____/_____

_____ _____/_____/_____
Last Name First Name Middle Int. Date of Birth

Craft_____ Time with Company/on Project_____

_____/_____/_____ _____:_____am/pm _____
Date of Accident Time of Accident Jobsite or Job Number

Part of body Injured and Type of Injury (smashed left thumb):

_____

_____

How did Injury/Incident Occur? _____

_____

_____

_____

_____

_____

_____

_____

_____

Signature / Date

Crisis Management Plan

1. Jobsite
    a. *Superintendent*
    b. *Project Manager*
        i. Handle Initial phone calls from:
            1. Media
            2. Family
            3. Subcontractors
        ii. Handle accident paperwork as requested
2. Front Office- Refer phone calls to designated phone's voicemail (Key Team to designate which phone). Key Team appointee to screen calls, prioritize, designate who should respond to miscellaneous, and bring important voice mails to crisis management team to determine response and who responds.
    a. *Primary: Sam Comer*
    b. *Backup: Bryan Gormley*
    c. *Secondary Backup: Melissa Castor*
3. Key Crisis Management Team
    a. *Members:*
        i. Office Leadership: Dave, Bryan, Sam, Ken
        ii. Safety: Melissa Castor and Steve Andrews
        iii. On Site Leadership: Superintendent & Project Manager
    b. *Action: (See Key Office Team Emergency Action Checklist)*
        i. Notify Lawyer
        ii. Notify Insurance Company (if necessary)
        iii. Notify Labor & Industries (if necessary)
        iv. Analyze situation
        v. Coordinate family support
        vi. Prepare news release (if necessary)
        vii. Notify next of Kin
        viii. Coordinate grief counseling
        ix. Fatality notify next of kin in person
4. Go to Job Team
    a. *Superintendent*
        i. Jobsite Control
    b. *Project Manager*
        i. Work with Superintendent
        ii. Coordinate Subcontractors
        iii. Take Phone Calls
    c. *Project Engineer/Foreman*
        i. Gather Roster of everyone onsite
    d. *Safety: Melissa Castor*
        a. *Accident Investigation*
            i. Take Pictures

ii. Get Written Statements

e. *3rd Part: Signature Safety Steve Andrews*

a. Assist in Accident Investigation

b. Advise as necessary

Superintendent's Emergency Action Checklist

Call 911 KEEP CALM

First 10 minutes on the scene

- ☐ Render First aid, if needed and take care of injured workers
- ☐ Stop all work on the project. Get control. Contact key personnel on site and assign initial duties
- ☐ Control the situation, restrict access to the jobsite to emergency personnel and those you determine crucial to the situation.
- ☐ Determine what happened, find out the number of injured persons or fatalities, extent of injuries, and what hospital they have been transported to
- ☐ Notify the office and request Management Key Team (Dave, Bryan, and Sam) for assistance
- ☐ Assign PE/Foreman to obtain on-site roster
- ☐ Refer requests for information to the company spokesperson.
- ☐ STOP assess all the information you have received

First ½ Hour on the scene:

- ☐ Prepare for the possibility you may have media show up during the emergency. Refer to the prepared media statement and post sign on door.
- ☐ Has a company representative been assigned to stay with our employee?
- ☐ Have family or necessary support persons been notified. (Coordinate with Key Team: Dave, Bryan, Sam)
- ☐ STOP assess all the information you have received

After The incident has been controlled:

- ☐ Follow up with Management Key Team to check status of injured and ensure that contact with family members has been made.
- ☐ Remember – Do not sign anything without company approval. (Excluding Government agency or Police) All written documentation goes back to main office for review prior to being distributed to anyone.

KEY TEAM Emergency Action Checklist

First 10 minutes after accident is reported

- ☐ Contact all Management Team Members
- ☐ Determine level of assistance and assign support to the jobsite
- ☐ Determine what happened, find out the number of injured persons or fatalities, extent of injuries, and what hospital they have been transported to.
- ☐ Notify superintendent to stay at the jobsite (Team determines)

First Hour after accident is reported

- ☐ Assign someone to follow up at the hospital
- ☐ Has the family been notified?
- ☐ Is a drug test required? (If yes, always accompany the person to the clinic).

Within 2 hours

- ☐ Has a contact person been appointed for the company and do they have a statement ready
- ☐ Does the office administrative assistant have a response prepared for questions and phone calls?
- ☐ Is it necessary/required to notify L&I?
- ☐ Should we contact our attorney
- ☐ STOP assess all the information you have received

End of the Day

- ☐ Management team meets to review situation and prepare for tomorrow
- ☐ Conduct an in house debriefing with company employees involved in the incident. Review the day's events and what is expected in the next 24 hours.
- ☐ Review Crisis Management Plan
- ☐ Consider the need for counselors
- ☐ Review the prepared statements for tomorrow

Basic Rules for Accident Investigation

- The purpose of an investigation is to find the cause of an incident and prevent future occurrences, not to fix blame. An unbiased approach is necessary to obtain objective findings.

- Visit the incident scene as soon as possible – while facts are fresh and before witnesses forget important details.

- If possible, interview the injured worker at the scene of the incident and "walk" him or her through a re-enactment. Be careful not to actually repeat the act that caused the injury.

- All interviews should be conducted as privately as possible. Interview witnesses one at a time. Talk with anyone who has knowledge of the incident, even if they did not actually witness the mishap.

- Consider taking the signed statements in cases where facts are unclear or there is an element of controversy.

- Graphically document details of the incident: area, tools, and equipment. Use sketches, diagrams, and photos as needed, and take measurements when appropriate.

- Focus on causes and hazards. Develop an analysis of what happened, how it happened, and how it could have been prevented. Determine what caused the incident itself (unsafe equipment/condition, unsafe act, etc), not just the injury.

- How will you prevent such incidents in the future? Every investigation should include an action plan.

- If a third party or defective product contributed to the incident, save any evidence. It could be critical to the recovery of the claim costs.

* All information gathered including statements must be turned in to Cornerstone General Contractors' office to be part of the investigation record.

FIRST AID

A. Purpose: To afford the employees immediate and effective attention should an injury result, the superintendent will ensure that a certified first aider(s) will be available.

All supervisors or persons in charge of crews will be first aid trained unless their duties require them to be away from the jobsite. If so, other persons who are certified in first aid will be designated as the recognized first aider.

First aid kits will be located at all jobsites in the CGC office trailer. The superintendent is designated to ensure that the first aid kits are properly maintained and stocked.

FIRST AID PROCEDURES

We have first aid qualified workers here but we do not have "designated" first-aiders. First aid at the job site is done on a Good Samaritan basis.

If first aid trained personnel are involved in a situation involving blood, they should:

1. Avoid skin contact with blood/other potentially infectious materials by letting the victim help as much as possible, and by using gloves.

2. Remove clothing, etc. with blood on it after rendering help.

3. Wash thoroughly with soap and water to remove blood. A 10% chlorine bleach solution is good for disinfecting areas contaminated with blood (spills, etc.).

4. Report such first aid incidents within the shift to supervisors (time, date, flood presence, exposure, names of others helping).

Hepatitis B vaccinations will be provided as soon as possible but not later than 24 hours after the first aid incident. If an exposure incident occurs, we will immediately make available appropriate:

1. Post exposure evaluation
2. Follow-up treatment

Weekly Site Safety Meetings /Toolbox Talks

We believe that hard work and perseverance are required for the prevention of injuries and illnesses, with the crew leader being the key to a successful result.

A. Purpose: To assist in the detection and elimination of unsafe conditions and work procedures.

B. Procedures:
The following guidelines will be followed:

a. These meetings are held at the beginning of each job and at least weekly thereafter, according to the various circumstances involved or when necessary to clear working procedures. No set pattern will suit all cases. It is important that the crew leader talk daily on injury prevention and immediately upon witnessing an unsafe act.

b. The attendance and subjects discussed will be documented and maintained on file for one year at Cornerstone General Contractors' office.

c. Copies of the minutes will be made available to the employees in the CGC Safety meeting binder

C. Scope of Activities:

1. Conduct in-house safety inspections with supervisor concerned.
2. Investigate incidents to uncover trends.
3. Review incident reports to determine means or elimination.
4. Accept and evaluate employee suggestions.
5. Review job procedures and recommend improvements
6. Monitor the safety program effectiveness.
7. Promote and publicize safety.

How to hold a *good* safety meeting

1. Be certain everyone knows the time and place of the next meeting.

2. Insist that everyone attend. Before the next meeting, remind those who were late or failed to attend that **attendance is not optional**.

3. Pick an appropriate topic to current hazards on the jobsite.

4. Don't waste time – give the meeting your undivided attention.

5. Discuss current job site safety events, injuries and close calls.

6. Encourage employees to discuss safety problems as they arise. Do not save safety concerns for the meeting. Allow some time for employee questions or input at the end of the meeting.

7. Invite managers or foreman to speak. Ask fellow employees to speak on a safety topic.

8. If you prevented *one* injury, it is time well spent. Your topic may be one that some employees have heard many times, but there may be one person who is new or has never been told of the safety requirement for that topic. Repeating topics several times during the course of a project is beneficial as long as it applies to the work being done.

9. Follow up on employee concerns or questions and get back to them with the answer before the next meeting.

10. Be certain to document the attendance and the topics discussed.

WEEKLY WALK-AROUND SAFETY INSPECTIONS

Walk-around safety inspections will be conducted at the beginning of each job, and at least weekly thereafter.

- The inspections will be documented and maintained until the completion of the job.

- At the end of the project the records of the walk-around inspections will be kept at the office for 1 year.

CORNERSTONE
General Contractors

Walk Around Job Safety Inspection Checklist

Project: _____ Project No.: _____ Date: _____

Project Superintendent: _____ Inspected By: _____

		Yes	No	N/A	Action (continue on back)
1.	**Accident Prevention Plan**: Tailored to the project.				
2.	**Site Orientation**:				
3.	**First Aid**: Supplies adequate and readily available.				
4.	**Accident Reporting / Investigation**:				
5.	**Hazard Communication Program**: SDS;				
6.	**Safety Signs**: Posted; other signs as needed.				
7.	**Sanitary**: Clean, sanitizer, seat gaskets; sufficient #.				
8.	**Drinking water**: Clean containers; cups; trash can.				
9.	**Asbestos / Lead**: Awareness Training; Abatement.				
10.	**General Housekeeping and Material Storage**: Neat; walkways clear; safe stacking.				
11.	**Public Safety**: Flagger, cones, signs, barricades, fence.				
12.	**Fire**: Fire extinguishers properly located; 1/3000 sf in wood; checked, shaken & signed monthly.				
13.	**Welding and cutting**: Hot work permit; fire watch; fire extinguisher.				
14.	**Flammable Liquids**: Correct storage; No Smoking signs; spill prevention.				
15.	**Tools:** Cords checked; guards operating and in use; springs in nail guns.				
16.	**Powder Actuated Tool:** Sign posted; tool locked up; qualified operator; hearing protection; safety glasses; shot disposed of.				
17.	**PPE:** Hardhats; work boots; eye, hand, hearing protection.				
18.	**Respirators:** Medical Questionnaire; fit tested; used for silica or fumes.				
19.	**Excavation and Trenching**: Competent person; side slopes; shoring when over 4' deep; spoils at least 2' from edge.				
20.	**Rebar:** Verts capped; safe hoisting.				
21.	**Guardrails:** Slab edges; window openings, floor openings.				
22.	**Handrails:** Stairs.				
23.	**Manlifts:** Operator trained; safety harness; avoid electrical; daily inspections documented; manuals on board.				
24.	**Scaffold**: Competent person; daily inspection documented; properly planked; guardrails; toe boards; user training; no work zone.				
25.	**Ladders**: Good condition; proper use; 3' above; tied-off.				
26.	**Fall Protection**: JHA; 5000 # anchors; life lines; harnesses; lanyards, yoyo's etc. inspected and good.				
27.	**Forklift, Crane, and Hoisting**: Daily inspection documented; qualified operator; site orientation; qualified rigger.				
28.	**Confined Space Entry**: Competent person; entry plan; warning sign; rescue equipment; air monitored and documented on log.				
29.	**Electrical**: GFCI; Cords checked for wear; protected from vehicles; cords not tripping hazard.				
30.	**Lighting**: Adequate lighting; light cords up.				
31.	**LOTOTO**: Lockout kit on hand; Lock Out/Tag Out/Try Out used where needed.				

General Safety Rules for Construction

1. Always store materials in a safe manner. Tie down or support piles if necessary to prevent falling, rolling, or shifting.

2. Shavings, dust scraps, oil or grease should not be allowed to accumulate. Good housekeeping is a part of the job.

3. Trash piles must be removed as soon as possible. Trash is a safety and fire hazard.

4. Remove or bend over the nails in lumber that has been used or removed from a structure.

5. Immediately remove all loose materials from stairs, walkways, ramps, platforms, etc.

6. Do not block aisles, traffic lanes, fire exits, gangways, or stairs.

7. Avoid shortcuts – use ramps, stairs, walkways, ladders, etc.

8. Standard guardrails must be erected around all floor openings and excavations must be properly marked. Contact your supervisor for the correct specifications.

9. Do not remove, deface or destroy any warning, danger sign, or barricade, or interfere with any form of protective device or practice provided for your use or that is being used by other workers.

10. Get help with heavy or bulky materials to avoid injury to yourself or damage to material.

11. Keep all tools away from the edges of scaffolding, platforms, shaft openings, etc.

12. Do not use tools with split, broken, or loose handles. Keep cutting tools sharp and carry all tools in a container.

13. Know the correct use of hand and power tools. Use the right tool for the job.

14. Know the location and use of fire extinguishing equipment and the procedure for sounding a fire alarm.

15. Flammable liquids shall be used only in small amounts at the job location and in approved safety cans.

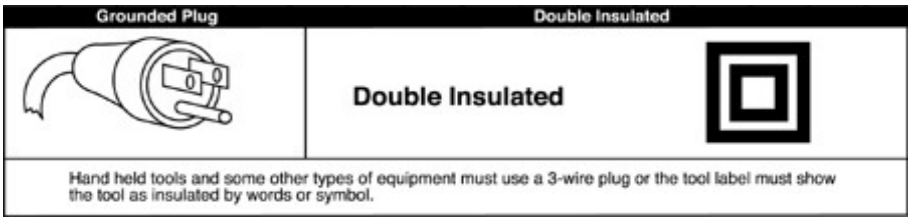
16. Proper guards or shields must be installed on all power tools before use. Do not use any tools without the guards in their proper working condition. No “homemade” handles or extensions (cheaters) will be used!

17. All electrical power tools (unless double insulated), extension cords, and equipment must be properly grounded.

18. All electrical power tools and extension cords must be properly insulated. Damaged cords must be replaced.

19. Do not operate any power tool or equipment unless you are trained in its operation and authorized by your firm to do so.

20. All electrical power equipment and tools must be grounded or double insulated.



21. Use tools only for their designed purpose.

Ladder Safety Rules

General:

- Inspect before use for physical defects.
- Ladders are not to be painted except for numbering or company marking purposes.
- Do not use ladders for skids, braces, workbenches, or any purpose other than climbing.
- When you are ascending or descending a ladder, do not carry objects that will prevent you from grasping the ladder with both hands.
- Always face the ladder when ascending and descending.
- If you must place a ladder over a doorway, barricade the door to prevent its use and post a warning sign.
- Only one person is allowed on a ladder at a time.
- Do not jump from a ladder when descending.
- All joints between steps, rungs, and side rails must be tight.
- Safety feet must be in good working order and in place.
- Rungs must be free of grease and/or oil.

Stepladders

- Do not place tools or materials on the steps or platform of a stepladder
- Do not use the top two steps of a stepladder as a step or stand.
- Always level all four feet and lock spreaders in place.
- Do not use a stepladder as a straight ladder.

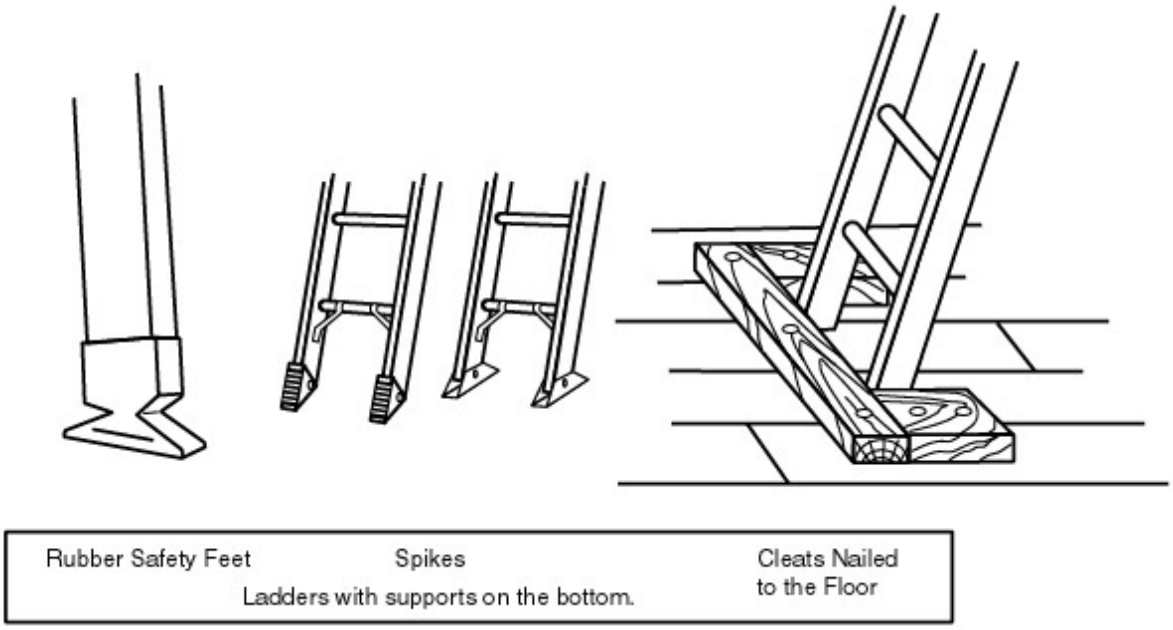
Straight type or extension ladders

- All straight or extension ladders must extend at least three feet beyond the supporting object when used as an access to an elevated work area.

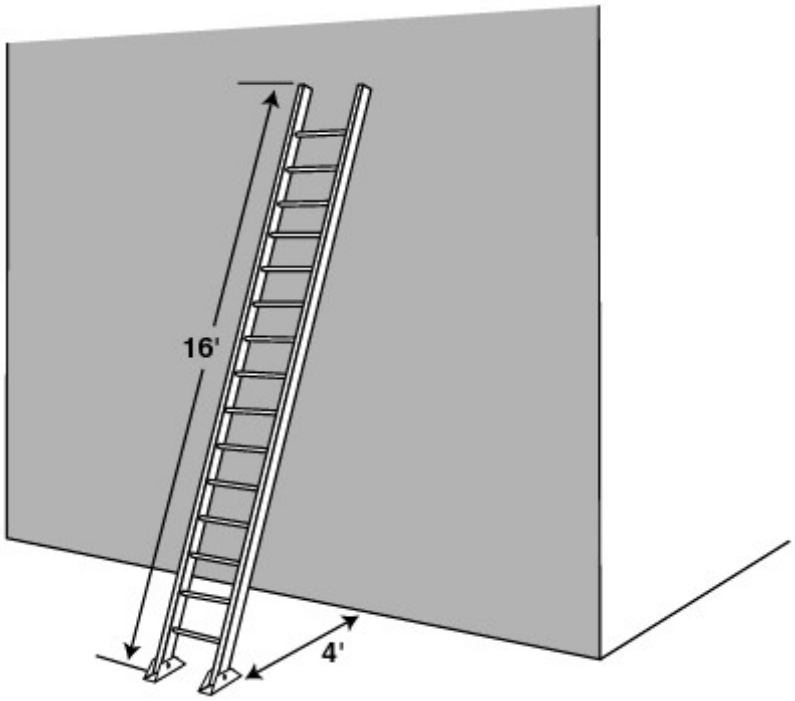
- After raising the extension portion of a two or more stage ladder to the desired height, check to ensure that the safety dogs or latches are engaged.

- All extension or straight ladders must be secured or tied off at the top.

- All ladders must be equipped with safety (non-skid) feet.



- Portable ladders must be used at such a pitch that the horizontal distance from the top support to the foot of the ladder is about one-quarter of the working length of the ladder.


16'
4'

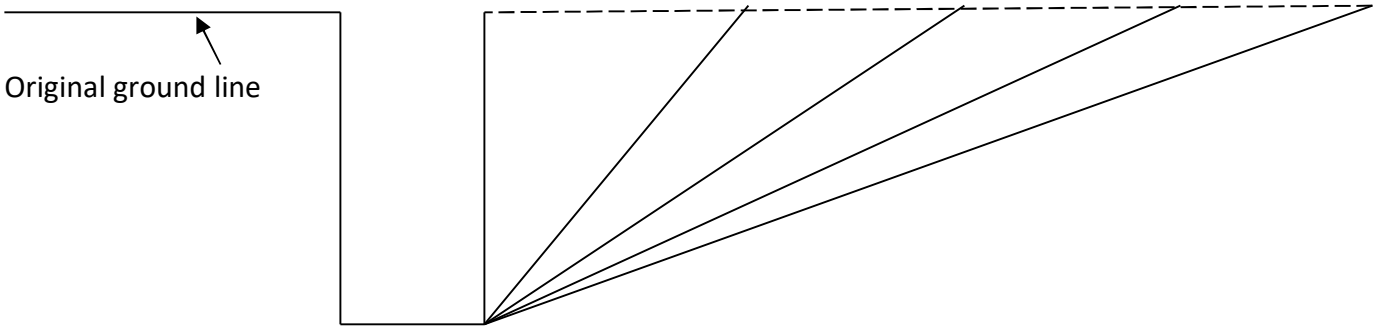
Trenching and Excavating

1. The determination of the angle of slope and design of the supporting system shall be based on careful evaluation of pertinent factors, such as:

    a. Depth and/or cut/soils classification
    b. Possible variation in water content of the material while excavation is open
    c. Anticipated changes in materials from exposure to air, sun, water, or freezing
    d. Loading imposed by structures, equipment, or overlaying or stored material
    e. Vibration from equipment, blasting, traffic, or other sources

Approximate Angle of Slope for sloping of sides of excavations

		Type A	**Type B**	**Type C**	
		Cohesive and cemented soils. Unconfined compressive strength of 1.5 tsf* or greater.	Non-cohesive Granular soils. Unconfined compressive strength >0.5 tsf but <1.5 tsf*.	Compacted sharp sand. Unconfined compressive strength of 0.5 tsf* or less.	
The presence of ground water requires special treatment	Solid rock and compact shale (90°)	¾:1 (63°26')	1:1 (45°)	1 ½:1 (33°41')	Well rounded loose sand 2:1 (26°34')



*tsf = ton per square foot

2. Walkways or bridges with standard railings **must be provided** when employees or equipment are required to cross over excavations.
3. The walls and faces of all excavations in which employees are exposed to danger from moving ground **must be guarded** by a shoring system, sloping of the ground, or some other equivalent means.
4. **No person must be permitted** under loads handled by power shovels, derricks, or hoists.
5. **All employees must be protected** with personal protective equipment for the protection of the head, eyes, respiratory system, hands, feet, and other parts of the body.

EXCAVATION PERMIT

CORNERSTONE General Contractors

EXCAVATION INFORMATION

Permit #:_____ Date:_____

Company Name:_____ Shift:_____

Excavation Location: _____

Soil Classification: ☐ Type A ☐ Type B ☐ Type C

Excavation Length, Width & Depth:

_____X_____X_____

NOTE: Trenches over 4 feet deep will use a protective system.

Protective System Used: ☐ Yes ☐ No

Type: ☐ **Shielding (Box)** ☐ **Sloping** ☐ **Shoring** ☐ **Benching (*A and B Only*)** ☐ **Other:**

Weather: _____

Competent Person: _____

EXCAVATION REQUIREMENTS

YES	NO	N/A	GENERAL
☐	☐	☐	Protective system used in any trench/excavation greater than 4 feet deep
☐	☐	☐	Spoils, materials & equipment set back ≥ 2 feet from the edges of the excavation
☐	☐	☐	Engineering designs for sheeting &/or manufacturer's data on trench box capabilities on site
☐	☐	☐	Adequate signs posted and barricades provided
☐	☐	☐	Employee training conducted prior to beginning work
YES	**NO**	**N/A**	**UTILITIES**
☐	☐	☐	Utility company contacted & given 24 hours notice &/or utilities already located & marked
☐	☐	☐	Utility locations (overhead & underground) reviewed with operator & employees
☐	☐	☐	Utilities protected, supported or removed when excavation opened
☐	☐	☐	Hand Digging or Vacuum Truck around live utilities
☐	☐	☐	Spotter required when excavator operator has overhead or boom blocks view.
☐	☐	☐	Set Monuments (staked Locator for future dig or visualization)
☐	☐	☐	Identify location of previously installed utilities (Line and Elevation,discuss with installer).
YES	**NO**	**N/A**	**HAZARDOUS CONDITIONS**
☐	☐	☐	Employees protected from water accumulations (continuous dewatering)
☐	☐	☐	Air monitoring & ventilation provided for potentially hazardous atmospheres
☐	☐	☐	Emergency equipment available where hazardous atmospheres may or do exist
YES	**NO**	**N/A**	**ENTRY & EXIT**
☐	☐	☐	Ladders no further than 25 feet from ANY employee in ANY direction
☐	☐	☐	Ladders extend 3 feet above excavation edge and secured
☐	☐	☐	Wood ramps constructed of uniform material thickness & cleated together at bottom
☐	☐	☐	Employees protected from cave-ins where entering/exiting the excavation

Cornerstone Superintendent: _____ Date: _____

Start Time :_____ Completed Time:_____Permit Closed By:_____

Scaffold Safety Rules

1. General

   Before starting work on a scaffold, inspect it for the following:

   a. Are guardrails, toeboards, and planking in place and secure?

   b. Are locking pins at each joint in place?

   c. Are all wheels on moveable scaffolds locked?

2. Do not attempt to gain access to a scaffold by climbing on it (unless it is specifically designed for climbing – always use a ladder.

3. Scaffolds and their components must be capable of supporting four times the maximum intended load.

4. Any scaffold, including accessories such as braces, brackets, trusses, screw legs, ladders, etc., damaged or weakened in any way, must be immediately repaired or replaced.

5. Scaffold planks must extend over their end supports not less than 6 inches nor more than 12 inches, unless otherwise specifically required.

6. Scaffold platforms must be at least 18 inches wide unless otherwise specifically required or exempted.

7. Where persons are required to work or pass under the scaffold, scaffolds shall be provided with a screen between the toeboard and guardrail, extending along the entire opening. The screen must be made of No. 18 gauge U.S. Standard wire, ½ inch mesh or equivalent protection.

8. All scaffolds must be erected level and plumb, and on a solid footing.

9. Do not change or remove scaffold members unless authorized.

10. Do not allow workers to ride on a rolling scaffold when it is being moved. Remove or secure all materials and tools on deck before moving.

11. Do not alter any scaffold member by welding, burning, cutting, drilling, or bending.

CORNERSTONE
General Contractors

SCAFFOLD SAFETY CHECKLIST

PROJECT: _____ DATE OF INSPECTION: _____

Competent Person: _____

Yes	No	
_____	_____	Have competent persons been in charge of erection of scaffold?
_____	_____	Is the frame spacing and sill size capable of carrying intended loadings?
_____	_____	Are scaffold components and planking in safe condition for use and is plank graded for scaffold use?
_____	_____	Are sills properly placed and adequate sized along with screw jacks or base plates been used to level and plumb scaffold instead of unstable objects such as concrete blocks, loose bricks, etc.?
_____	_____	Are all scaffold legs braced with braces properly attached?
_____	_____	Is guard railing in place on all open sides and ends above 10' ?
_____	_____	Is scaffold within 14”of working surface on all open sides?(16” for Plasters)
_____	_____	Has proper access been provided?
_____	_____	Are toeboards installed properly?
_____	_____	Has overhead protection been provided where necessary?
_____	_____	Has scaffold been tied to structure at least every 30' in length and 26' in height?
_____	_____	Have freestanding towers been guyed or tied every 26' in height?
_____	_____	Have brackets and accessories been properly placed ?(Brackets, Putlogs, Clamps, Nuts and Bolts Tightened)
_____	_____	Is scaffold free of makeshift devices or ladders to increase height?
_____	_____	Are working level plat-forms fully planked between guard rails?
_____	_____	Does plank have minimum 12" overlap and extend 6" beyond supports?
_____	_____	Have hazardous conditions been provided for? (Power lines, Wind, Uplift)
_____	_____	Have personnel been instructed in the safe use of the equipment?
_____	_____	Have personnel been instructed in the safe removal of workers & other emergency procedures?
_____	_____	Have personnel signed the training record?

Fall Protection

1.0 Introduction

Approximately 40% of fatal injuries in the construction industry are due to falls. Cornerstone General Contractors, we feel this is unacceptable. The purpose of this fall protection and walking working surfaces program is to protect the safety and health of all employees and properly train and evaluate employees who are performing work where fall hazards exist. Fall protection is required at a height of 4 feet. At 10 feet or more a written Fall Restraint or Arrest Plan will be completed before any employees begin work. The employees on that specific job will be trained in the fall hazards and the method used to implement fall protection.

2.0 Responsibilities

1. Management

Management is responsible for the administration of this program and will audit and make changes when necessary to ensure success of the program.

2. Program Administrator/Safety Director

a. Develop specific policies and procedures pertaining to fall protection and walking working surfaces
b. Implement a training program based on the general principles of fall protection and walking working surfaces
c. Coordinate the training for fall protection and walking working surfaces
d. Maintain the training certification records of employee training sessions
e. Review the effectiveness of the program

3. Supervisors

a. Ensure that employees have received appropriate training at their jobsites
b. Provide observations and feedback to employees to ensure jobsite safety
c. Ensure that fall protection equipment is properly inspected and maintained in a safe operating condition
d. Provide program feedback to the safety director

4. Employees

a. Utilizing personal fall arrest systems (PFAS) or other fall protection equipment on which they have been specifically trained and authorized
b. Work in a safe manner and utilize safe work practices
c. Inspect the fall protection equipment at the beginning of day or prior to each work shift
d. Report all equipment defects to supervisors immediately
e. Wear appropriate personal protective equipment
f. Notify supervisor of jobsite conditions where safety hazards exist

3.0 Fall Protection Systems

1. Covers

- All covers will be secured to prevent accidental displacement.
- Covers will be marked with “HOLE” or “COVER.”
- Covers located in roadways will be capable of supporting twice the axle load of the largest vehicle that might cross them.
- Covers will be capable of supporting twice the weight of employees, equipment, and materials that may cross them.

2. Guardrail Systems

Guardrail systems will be erected at unprotected edges, ramps, runways, and/or holes to protect employees from hazards. The following are the specifications for the erection of guardrail systems.

a. Toprails will be:
   - At least ¼ inch in diameter
   - Flagged every six feet or less with a high visibility material if wire rope is used
   - Inspected by competent person as frequently as necessary to ensure strength and stability
   - Forty-two inches (plus or minus three inches) above the walking/ working level
   - Capable of withstanding at least 200 pounds of force applied in any direction on the toprail without failure
   - Adjusted to accommodate the height of stilts, if they are in use

b. Midrails will be:
   - Constructed of screens, mesh, intermediate vertical members, and/or solid panels
   - A minimum of 21 inches high
   - Capable of withstanding at least 150 pounds of force applied in any direction on the midrail without failure

c. Gates or removable guardrail sections are to be placed across openings of hoisting areas or holes when they are not in use to prevent access.

3. Personal Fall Arrest Systems (PFAS)

a. Personal fall arrest systems will be issued to and used by employees as determined by the competent person and/or qualified person, and may consist of anchorage, connectors, body harness, deceleration device, lifeline, and/or suitable combinations.

4. Personal Fall Restraint Systems

a. Personal fall restraint systems will be rigged to prevent the user from falling any distance.

b. Fall restraint systems will use fall arrest system components and follow manufacturer’s instructions.

5. Safety Monitoring System

a. Fall restraint systems will use fall arrest system components and follow manufacturer’s instructions. A safety monitor system may be used in conjunction with a warning line system as a method of fall protection during roofing work on low pitched roofs or leading edge work on low pitched surfaces. The warning line is not required when performing roofing work on

low pitched roofs less than 50 feet wide. For information on determining roof widths, see WAC 296-155-24623

6. Warning Line Systems

a. A warning line system will not be used as fall protection on roof slopes greater than 4 in 12.

b. Warning line systems consisting of supporting stanchions and ropes, wires, or chains will be erected around all sides of roof work areas.

- Lines will be flagged at six foot intervals with high visibility materials.

c. Employees will be allowed in the area between a roof edge and a warning line when the employees are equipped with appropriate fall protection.

4.0 Training

All employees who may be exposed to fall hazards are required to receive training on how to recognize hazards, and how to minimize their exposure. Employees will receive training as soon after employment as possible, and before they are required to work in areas where fall hazards exist.

1. A record of employees who have received training and training dates will be maintained by the Safety Department. Training of employees by a competent person will include:

   a. Nature of the fall hazards employees may be exposed to

   b. Correct procedures for erecting, maintaining, disassembling, and inspecting fall protection systems

   c. Use and operation of controlled access zones, guardrails, personal fall arrest systems, safety nets, warning lines, and safety monitoring systems

   d. Role of each employee in the Safety Monitoring System (if this system is used)

   e. Limitations of the use of mechanical equipment during roofing work on low slope roofs (if applicable)

   f. Correct procedures for equipment and materials handling, and storage and erection of overhead protection

FALL RESTRAINT AND ARREST PLAN

Job Number**:** _____ Name:_____

Job Address: _____ City: _____

Foreman: _____ Phone_____

		The Fall Hazards of this project are:	**Method of Fall Protection used**
1.	____	Floor edges / openings	_____
2.	____	Roof edges / openings	_____
3.	____	Elevator shaft and pit	_____
4.	____	Scaffolding	_____
5.	____	Ladders	_____
6.	____	Stairwell	_____
7.	____	Window/Door openings	_____
8.	____	Man lifts	_____
9.	____	_____	_____
10.	____	_____	_____

A. Guardrails
B. Handrails
C. Toe boards
D. Safety Harness/Lanyard/Lifeline
F. Wood cover over openings
G. Warning Line System
H. Other: _____

Equipment Inspection List:
A visual inspection of all safety equipment will be done before each use. Any defective equipment will be tagged and removed from use immediately. The manufacturers recommendations for maintenance and inspection will be followed.

Body Harness: Belt and rings, “D” rings, grommets, attachments and buckles, frayed or broken strands,

Lanyards: Hardware Snaps and thimbles, check all double latches

—Inspect for burn holes and rips, stitching, rips soft spots and general deterioration

Safety Rope: Frayed or broken strands, mildew, snaps

Overhead Protection:
Workers in or passing through the area of work above must wear hard hats. Toe boards or safety barriers will be used to keep tools and/or debris from falling on workers below. Safety barriers when used will be positioned at least 5' out from hazard to keep workers away from the area of danger.

Injured Worker Removal:
A worker that is held in the air by fall arrest gear or has fallen on an upper level will be rescued using the following method and equipment

_____

Emergency Information:

Nearest Phone _____Emergency Medical Phone: 911

Location of First Aid Kit _____

The Fall Protection Plan has been review by the following personnel assigned to this job site.

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
Supervisor	**Date**

Motorized Vehicles and Equipment

1. Do not ride on motorized vehicles or equipment unless a proper seat is provided for each rider.
2. Always be seated when riding authorized vehicles (unless they are designed for standing).
3. Do not operate any motorized vehicle or equipment unless you are specifically authorized to do so by your supervisor.
4. Always use your seat belts in the correct manner.
5. Obey all speed limits and other traffic regulations.
6. Always be aware of pedestrians and give them the right-of-way.
7. Always inspect your vehicle or equipment before and after daily use.
8. Never mount or dismount any vehicles or equipment while they are still in motion.
9. Do not dismount any vehicle without first shutting down the engine, setting the parking brake and securing the load.
10. Do not allow other persons to ride the hook or block, dump box, forks, bucket or shovel of any equipment.
11. Each operator must be knowledgeable of all hand signals and obey them.
12. Each operator is responsible for the stability and security of his/her load.

CORNERSTONE
General Contractors

Forklift Inspection

Item	M	T	W	Th	F	Sa	Su	Comments
Month and Week Ending								
Owners Manual								
Tires/Brakes								
Leaking hoses / Fluid levels								
Seatbelt								
Lights and Signals								
Back-up Alarm								
Capacity/Load chart								
Item	**M**	**T**	**W**	**Th**	**F**	**Sa**	**Su**	**Comments**
Month and Week Ending								
Owners Manual								
Tires/Brakes								
Leaking hoses / Fluid levels								
Seatbelt								
Lights and Signals								
Back-up Alarm								
Capacity/Load chart								
Item	**M**	**T**	**W**	**Th**	**F**	**Sa**	**Su**	**Comments**
Month and Week Ending								
Owners Manual								
Tires/Brakes								
Leaking hoses / Fluid levels								
Seatbelt								
Lights and Signals								
Back-up Alarm								
Capacity/Load chart								
Item	**M**	**T**	**W**	**Th**	**F**	**Sa**	**Su**	**Comments**
Month and Week Ending								
Owners Manual								
Tires/Brakes								
Leaking hoses / Fluid levels								
Seatbelt								
Lights and Signals								
Back-up Alarm								
Capacity/Load chart								

CORNERSTONE
General Contractors

Manlift Inspection

Item	M	T	W	Th	F	Sa	Su	Comments
Month and Week Ending								
Owners Manual								
Tires/Brakes								
Leaking hoses / fluid								
Loose wires								
Structural defects								
Back-up Alarm /Warning devices								
Check controls (platform & ground)								

Item	M	T	W	Th	F	Sa	Su	Comments
Month and Week Ending								
Owners Manual								
Tires/Brakes								
Leaking hoses / fluid								
Loose wires								
Structural defects								
Back-up Alarm /Warning devices								
Check controls (platform & ground)								

Item	M	T	W	Th	F	Sa	Su	Comments
Month and Week Ending								
Owners Manual								
Tires/Brakes								
Leaking hoses / fluid								
Loose wires								
Structural defects								
Back-up Alarm /Warning devices								
Check controls (platform & ground)								

Item	M	T	W	Th	F	Sa	Su	Comments
Month and Week Ending								
Owners Manual								
Tires/Brakes								
Leaking hoses / fluid								
Loose wires								
Structural defects								
Back-up Alarm /Warning devices								
Check controls (platform & ground)								

Materials Handling Safety

General material storage safety:

- Make sure that all materials stored in tiers are stacked, racked, blocked, interlocked, or otherwise secured to prevent sliding, falling, or collapse.

- Post conspicuously the maximum safe load limits of floors within buildings and structures, in pounds per square foot, in all storage areas, except for floor or slab on grade. Do not exceed the maximum safe loads.

- Keep aisles and passageways clear to provide for the free and safe movement of material handling equipment or employees. Keep these areas in good repair.

- Do not store materials on scaffolds or runways in excess of supplies needed for immediate operations.

- Use ramps, blocking, or grading when a difference in road or working levels exists to ensure the safe movement of vehicles between the two levels.

- Do not place materials stored inside buildings under construction within 6 feet of any hoist way or inside floor openings, or within 10 feet of an exterior wall which does not extend above the top of the material stored.

- When working on stored materials in silos, hoppers, tanks, and similar storage areas, use personal fall arrest equipment meeting the requirements of Chapter 296-155 Part C-1.

- Segregate non-compatible materials in storage.

- Stack bagged materials by stepping back the layers and cross-keying the bags.

- Remove all nails from used lumber before stacking.

- If not racked, stack and block structural steel, poles, pipe, bar stock, and other cylindrical materials as to prevent spreading or tilting.

General Rigging Equipment Safety:

- Inspect rigging equipment for material handling prior to use on each shift and as necessary during its use to ensure that it is safe. Remove defective rigging equipment from service.

- Never load rigging equipment in excess of its recommended safe working load.

- Remove rigging equipment when not in use from the immediate work area so as not to present a hazard to employees.

Disposal of waste materials:

- Whenever materials are dropped more than 20 feet to any point lying outside the exterior walls of the building, use an enclosed chute of wood or equivalent material.

- When debris is dropped without the use of chutes, make sure that the area onto which the material is dropped is completely enclosed with barricades at least 42 inches high and 20 feet back from the projected edge of the opening above. Post at each level warning signs of the hazard of falling materials. Do not remove debris in this lower area until debris handling ceases above.

- Remove all scrap lumber, waste material, and rubbish from the immediate work area as the work progresses.

- Make sure to comply with local fire regulations if disposing of waste material or debris by burning.

  Keep all solvent waste, oil rags, and flammable liquids in fire-resistant covered containers until removed from the work site.

Forklift safety

Employees must be trained on specific equipment that they will be operating.

Fire Prevention and Protection

General Fire Safety

Portable fire extinguishers are provided and are located throughout the jobsite. Fire extinguishers are in readily accessible locations. Fire extinguishers are recharged regularly and the date of last inspection noted on their tags. All employees are periodically instructed in the use of extinguishers and fire protection procedures. Notify the Management of any damage to fire protection equipment.

Smoking

You can help prevent fires by observing the smoking rules:

1. Smoking is not allowed on the site.

2. Smoking is not permitted in rest rooms.

3. Smoking is not permitted in company vehicles.

If you are not sure about where you may smoke, ask the supervisor.

Fire Extinguishers

All extinguishers must be serviced, maintained and tagged at intervals not to exceed one year. Extinguishers should be placed free from obstructions or blockage. All extinguishers must be fully charged and in their designated places unless in use. **Only trained personnel will use fire extinguishers.** Fire extinguishers are selected for the types of materials and placed in areas where they are to be used. These fire extinguishers are classified as follows:

1. Class A - Ordinary combustible materials fires.

2. Class B - Flammable liquid, gas or grease fires.

3. Class C - Energized-electrical equipment fires.

Appropriate fire extinguishers must be mounted within 75 ft. of outside areas containing flammable liquids, and within 10 ft. of any inside storage area for such materials

Combustible Materials

All combustible scrap, debris and waste materials (e.g., oily rags, etc.) must be stored in covered metal receptacles and removed from the work site promptly. Proper storage to minimize the risk

of fire, including spontaneous combustion must be practiced. Only approved containers and tanks are to be used for the storage and handling of flammable and combustible liquids. All connections on drums and combustible liquid piping, vapor and liquid must be kept tight. All flammable liquids should be kept in closed containers when not in use (e.g., parts-cleaning tanks, pans, etc.). Bulk drums of flammable liquids must be grounded and bonded to containers during dispensing. Storage rooms for flammable and combustible liquids must have explosion-proof lights. Storage rooms for flammable and combustible liquids should have mechanical or gravity ventilation. Liquefied petroleum gas must be stored, handled, and used in accordance with safe practices and standards. No smoking signs must be posted on liquefied petroleum gas tanks. Liquefied petroleum storage tanks should be guarded to prevent damage from vehicles. All solvent wastes and flammable liquids should be kept in fire-resistant, covered containers until they are removed from the work site. Vacuuming should be used whenever possible rather than blowing or sweeping combustible dust. Fire separators should be placed between containers of combustibles or flammables when stacked one upon another to assure their support and stability. "NO SMOKING" rules will be enforced in areas involving storage and use of hazardous materials. "NO SMOKING" signs shall be posted where appropriate in areas where flammable or combustible materials are used and/or stored. Safety cans must be used for dispensing flammable or combustible liquids at point of use. All spills of flammable or combustible liquids must be cleaned up promptly.

Class A Combustibles

Class A combustibles are common materials such as wood, paper, cloth, rubber, plastics, etc. Fires in any of these fuels can be extinguished with water as well as other agents specified for Class A fires. They are the most common fuels to be found in non-specialized operating areas of the work place such as offices. Safe handling of Class A combustibles means:

1. Disposing of waste daily.

2. Keeping work area clean and free of fuel paths, which can spread a fire, once started.

3. Keeping combustibles away from accidental ignition sources such as hot plates, soldering irons, or other heat or spark-producing devices.

4. Keeping all rubbish, trash, or other waste in metal or metal-lined receptacles with tight-fitting covers when in or adjacent to buildings. (Exception: wastebaskets of metal or of other material and design approved for such use, which are emptied each day, need not be covered.)

5. Using safe ash trays for disposal of smoking materials and making sure that the contents are extinguished and cold to the touch before emptying them into a safe receptacle.

6. Planning the use of combustibles in any operation so that excessive amounts need not be stored.

7. Storing paper stock in metal cabinets and rags in metal bins with automatically closing lids.

8. Making frequent inspections and checks for noncompliance with these rules in order to catch fires in the potential stage.

Class B Combustibles

Class B combustibles are flammable and combustible liquids (including oils, greases, tars, oil-base paints, lacquers) and flammable gases. Flammable aerosols (i.e., spray cans) are treated here. Cryogenic and pressurized flammable gases are treated elsewhere in this manual. The use of water to extinguish Class B fires (by other than trained firefighters) can cause the burning liquid to spread carrying the fire with it. Flammable-liquid fires are usually best extinguished by excluding the air around the burning liquid. Generally, this is accomplished by using one of several approved types of fire-extinguishing agents, such as the following: Carbon dioxide ABC multipurpose dry chemical Halon 1301 (used in built-in, total-flood systems) or Halon 1211 (used in portable extinguishers.) Fires involving flammable gases are usually controlled by eliminating the source of fuel, i.e., closing a valve. Technically, flammable and combustible liquids do not burn. However, under appropriate conditions, they generate sufficient quantities of vapors to form ignitable vapor-air mixtures. As a general rule, the lower the flash point of a liquid, the greater the fire and explosion hazard. It should be noted that many flammable and combustible liquids also pose health hazards. NOTE: The flash point of a liquid is the minimum temperature at which it gives off sufficient vapor to form an ignitable mixture with the air near the surface of the liquid or within the vessel used. It is the responsibility of the user to ensure that all Class B combustibles are properly identified, labeled, handled, and stored. If assistance is required, contact the Responsible Safety Office. Safe handling of Class B combustibles means:

1. Using only approved containers, tanks, equipment, and apparatus for the storage, handling, and use of Class B combustibles.

2. Making sure that all containers are conspicuously and accurately labeled as to their contents.

3. Dispensing liquids from tanks, drums, barrels, or similar containers only through approved pumps taking suction from the top or through approved self-closing valves or faucets.

4. Storing, handling, and using Class B combustibles only in approved locations, where vapors cannot reach any source of ignition, including heating equipment, electrical equipment, oven flame, mechanical or electrical sparks, etc.

5. Never cleaning with flammable liquids within a building except in a closed machine approved for the purpose.

6. Never storing, handling, or using Class B combustibles in or near exists, stairways, or other areas normally used for egress. In rooms or buildings, storing flammable liquids in excess of 10 gallons in approved storage cabinets or special rooms approved for the purpose.

7. Knowing the locations of the nearest portable fire extinguishers rated for Class B fires and how to use them.

8. Never smoking, welding, cutting, grinding, using an open flame or unsafe electrical appliances or equipment, or otherwise creating heat that could ignite vapors near any Class B combustibles.

Electrical Fires

There are many combustible materials, including electrical equipment, oxidizing chemicals, fast-reacting or explosive compounds, and flammable metals, which present specialized fire safety and extinguishing problems. Refer to other appropriate chapters of this manual for safe handling advice. If in doubt, request advice from the Safety Director.

Fueling

Where flammable liquids are used, employees will be trained to deal with spillage during fueling operations. Training will include:

1. How fuel spills will be cleaned.

2. The types and designs of fueling hoses and the specific types of fuel it can handle, whether fueling is being done with a nozzle that is a gravity flow system or self-closing,

3. How to avoid spills and recognition that if a spill does occur, the safety of restarting an engine.

Employees must be aware that an open flame or light near any fuel is prohibited when fueling or the transfer of fuel is occurring. "NO SMOKING" signs will be posted conspicuously.

Portable Heaters

Approved Equipment: Only heaters approved for construction use and installed by a licensed rental company shall be used.

Clearances: Maintain required clearance from combustible materials as specified by the manufacturer.

Stable Positioning: Place heating devices on a level, non-combustible surface.

1. When using temporary heating devices in enclosed spaces, mechanical ventilation must be provided to prevent oxygen deficiency and carbon monoxide buildup if fresh air is not adequate.
2. Carbon monoxide alarms must be used periodically in enclosed areas where fuel-burning heaters are operating.
3. Fire extinguishers must be readily available near all heating devices.
4. Any malfunctioning heating device must be removed from service immediately and repaired by the rental company supplying the heater.
5. In case of fire, follow the site's emergency response plan and evacuate as necessary.

Hotwork Permit

Permit #: _____ Date: _____

Company: _____ Shift: _____

Location: _____

Protective System Used: ☐ Yes ☐ No

Type:

☐ **Welding** ☐ **Sodering**
☐ **Cutting/Burning** ☐ **Open flame Heater**
☐ **Other:**

Competent Person _____

HOT WORK REQUIREMENTS

YES	NO	N/A	GENERAL
☐	☐	☐	Removed or protected combustibles within 35 feet.(wood,paper,cardboard,debris)
☐	☐	☐	Removed ALL flammables within 50 feet. (gasoline,solvent,paint,)
☐	☐	☐	Fire extinguisher at work location.(inspected and charged)
☐	☐	☐	Fire blankets or barriers provided
☐	☐	☐	Adequate barricades to provide protection to workers using walkway below work area.
☐	☐	☐	Firewatch needed/provided. Additional FW provided for other side of wall or floor below. (trained and qualified)

YES	NO	N/A	FACILITY INFORMATION
☐	☐	☐	Is work inside building or on roof.
☐	☐	☐	Has appropriate staff been notified. (building owner, maintenance, private fire department)
☐	☐	☐	Have active HVAC, sprinklers and alarm systems been protected or deactivated?
☐	☐	☐	FW provided during breaks and lunch.
☐	☐	☐	

YES	NO	N/A	CONFINED SPACE
☐	☐	☐	Is work in or near a confined space.
☐	☐	☐	Confined space permit completed
☐	☐	☐	Air monitoring & ventilation provided for potentially hazardous atmospheres
☐	☐	☐	Emergency equipment available where hazardous atmospheres may or do exist

YES	NO	N/A	COMPLETION OF WORK
☐	☐	☐	Work stopped minimum of 60 mins before end of shift.
☐	☐	☐	FW provided during breaks and lunch.
☐	☐	☐	Fire watch remains in place for 60 minutes post work per NFPA requirements

Cornerstone Superintendent:_____

Date:_____ Start Time:_____ Completed Time:_____

PERSONAL PROTECTIVE EQUIPMENT

Safety Equipment

Proper safety equipment is necessary for your protection. The Company provides the best protective equipment it is possible to obtain. Use all safeguards, safety appliances, or devices furnished for your protection and comply with all regulations that may concern or affect your safety. Wear your gear properly. Your supervisor will advise you as to what protective equipment is required for your job. Certain jobs require standard safety apparel and appliances for the protection of the employee. Your supervisor is aware of the requirements and will furnish you with the necessary approved protective appliances. These items shall be worn and effectively maintained as a condition of your continued employment. Safety goggles, glasses and face shields shall correspond to the degree of hazard, i.e., chemical splashes, welding flashes, impact hazard, dust, etc. Do not alter or replace an approved appliance without permission from your supervisor. Rubber gloves and rubber aprons shall be worn when working with acids, caustics or other corrosive materials. Specified footwear must be worn. No jewelry shall be worn around power equipment. Hearing protection appliances (approved muffs or plugs) shall be worn by all employees working within any area identified as having excess noise levels. Your supervisor will instruct you in the proper use of the appliance

Eye and Face Protection

Eye protection will be required on all Cornerstone General Contractors projects 100% of the time, and jobsites except for office spaces or designated break areas.

Employees will be required to wear the proper eye and face protection for all tasks that expose them to recognized hazards to the eyes. Face and eye protection equipment shall be kept clean and in good repair

Employees shall be provided with eye and face protective equipment when machines or operations present potential eye or face injury from physical, chemical, or radiation agents.

Hardhats

Hard hats are to be worn at all times while on the construction project. Exceptions shall be made while in a Field Office or in the enclosed cabs of equipment. Chin straps shall be used when hats are subject to falling off due to conditions.

Hard hats shall meet or exceed the specifications contained in American National Standards Institute (ANSI) Z89.1-1969, Safety Requirements for Industrial Head Protection

Cornerstone General Contractors provides appropriate head protection devices for employees to protect them from head or other injuries that could result from their working environment. Some head protection devices are available from stock. The supervisor must also maintain sufficient supply of head protection devices for visitors in the area.

Exceptions to wearing hardhats may be made with the prior written approval of the Cornerstone General Contractors Operations manager or Superintendent.

Hearing protection

Exposing the ear to high levels of noise may cause hearing loss. This loss can be temporary or permanent. Temporary hearing loss or auditory fatigue occurs after a few minutes exposure to an intense noise but is recoverable following a period of time away from the noise. If the noise exposure is repeated, there may be only a partial hearing recovery and the loss becomes permanent. Typically, significant hearing losses occur first in the frequency range of 3,000 to 6,000 hertz (Hz). Losses in this frequency range are not critical to speech perception, and the individual usually is completely unaware of this initial symptom. With longer exposures, the hearing loss spreads to lower frequencies, which will affect speech perception. Workers' Compensation laws regard hearing losses in the speech frequency range of 500 to 3,000 Hz as being compensable. The evaluation of hearing loss due to noise is complicated by the fact that hearing acuity normally decreases with increasing age. Further, the losses associated with age are quite similar to those caused by excessive noise since the hearing for high frequency sounds is most affected in both instances. Hearing impairment may also result from infections, tumors, and degenerative diseases.

Noise exposure can be reduced by using engineering controls, administrative procedures, or personal protective devices. Engineering Controls Reduction of noise production at the source: Proper design of new machines Modification of present machines Proper repair and upkeep of equipment Use of appropriate mufflers Use of vibration dampeners on machines Reduction of noise transmission: Increase distance between noise and personnel exposed Construction of barriers between noise source and personnel Sound treatment of ceilings and walls Administrative Procedures: Job schedule changes Personnel rotation Personnel Protective Devices: Ear plugs Earmuffs Federal and state occupational safety and health regulations require that whenever employees are exposed to excessive noise levels, feasible engineering or administrative controls must be used to reduce these levels. When these control measures cannot be completely accomplished and/or while such controls are being initiated, personnel must be protected from the effects of excessive noise levels. Such protection can, in most cases, be provided by wearing suitable protective hearing devices. Only approved plugs should be used. Ear plugs should be cleaned daily to prevent ear infections. Protection greater than that provided by a single device can be obtained by wearing ear plugs under an earmuff. While the reduction provided by wearing both devices simultaneously is considerably less than the sum of the individual attenuations, it is still greater than when either device is worn separately.

- Hearing protectors will be available, at no cost, for all job sites. Workers shall be oriented to their location, use and importance. Information shall be reviewed annually.
- Workers are expected to wear provided hearing protectors whenever exposed to a noise level above 85 db, using the above quick indication as a guideline. When the daily noise exposure is composed of two or more periods of noise of different levels, their combined effect must be considered rather than the individual effect of each. Exposure to continuous noise above 115 dBA is not permitted without ear protection. Personnel must not be exposed to impact noises exceeding 140 dBA. Impact noises occur at intervals of greater than one per second. For example, the noise made by a metal shear

- Noise from chainsaws, concrete grinding, jackhammers, generators, compressors, fire alarm signals, sanders, shotcrete operation and power actuated tools are all examples of noise for which protection should be worn. The best defense is to move out of the area where the noise is being produced. If you must work in the area, wear your hearing protectors.

Respirator Safety

Any operation that generates harmful airborne levels of dusts, fumes, sprays, mists, fogs, smokes, vapors, or gases or that may involve oxygen-deficient atmospheres requires the use of effective safety controls. This must be accomplished, as much as feasible, by accepted engineering control measures (for example, enclosure or confinement of the operation, general and local ventilation, and substitution of less toxic materials). When effective engineering controls are not feasible, or while they are being instituted, appropriate respiratory protection must be used in accordance with Cornerstone General Contractors requirements as prescribed by OSHA in ANSI 288.2-1980, Standard Practices for Respiratory Protection.

To ensure that the respiratory protection program is conducted in accordance with ANSI 288.2-1980, certain responsibilities are required of each employee, supervisor, and Safety Director. Employees are responsible for: Wearing the respirator in accordance with the instructions and training received. Maintaining and storing the respirator in good condition. Returning the respirator at the end of the required use for overhaul, cleaning, and disinfection. Supervisors are responsible for: Identifying those employees who may need to use respiratory protection (Safety Director will provide assistance upon request in this determination). Ensuring that their employees have been properly trained and fitted. Ensuring that their employees use the respirators as required. The Safety Director is responsible for: Providing respiratory equipment. Maintaining the equipment in good condition. Fitting employees with proper respirators and providing training for their use. Evaluating employee exposures and work conditions, including inspection of respirator use. All persons wearing a respirator will have a current fit test and medical approval.

Protective Gloves

Cornerstone General Contractors provides proper hand protection to employees exposed to known hand hazards. The supervisor must obtain the suitable hand protection and ensure that it is used. The individual department must maintain a supply of special or infrequently used hand protection. Assistance in selecting the proper hand protection may be obtained by consulting the Safety Director.

Protective Shoes

Cornerstone General Contractors requires the wearing of appropriate footwear for the task. For certain types of work the wearing of safety shoes is required by Company policy or by federal regulations. Examples are when employees are exposed to foot injuries from hot, corrosive, or poisonous substances; or in abnormally wet locations

High visibility garments

When employees' duties are performed in close proximity to moving vehicles, employees will wear a high-visibility safety vest, shirt, or jacket that is fluorescent yellow-green, fluorescent orange-red, or fluorescent red in color. This garment must always be worn as an outer garment.

A high-visibility garment (vest, jacket, shirt with reflective material 360 degrees) that meets Class 2 specifications is required before sunrise and after sunset.

Heat Stress

How do you prevent heat illness?

- Supply adequate water and encourage workers who work in hot weather to drink regularly, even when not thirsty. A small amount of water every 15 minutes is recommended rather that a large amount after hours of sweating.

- Inform workers they should avoid alcohol or drinks with caffeine before or during work in hot weather.

- Adjusting to work in heat takes time. Allow workers to acclimatize. Start slower and work up to your normal pace.

- Wear lightweight, loose-fitting, light-colored, breathable (e.g. cotton) clothing and a hat.

- Allow workers to take regular breaks from the sun. Loosen or remove clothing that restricts cooling.

- Watch workers for symptoms of heat-related illness. This is especially important for non-acclimatized workers, those returning from vacations and for all workers during heat-wave events.

- If exertion causes someone's heart to pound or makes them gasp for breath, become lightheaded, confused, weak or faint, they should STOP all activity and get into a cool area or at least into the shade, and rest.

When Temperatures are above 89 degrees
- Provide water that is cool enough to drink
- Allow and encourage workers to take additional paid preventative cool-down rest to protect from overheating

When temperatures are at or above 100 degrees
- Provide shade or other ways for employees to cool down
- Ensure workers have paid cool down rest periods of at least 10 minutes every 2 hours.

The two major heat-related illnesses are heat exhaustion and heat stroke. Heat exhaustion, if untreated, may progress to deadly heat stroke. **Heat stroke is very dangerous and frequently fatal.** If workers show symptoms, *always take this seriously* and have them take a break and cool down before returning to work. *Stay with them*. If symptoms worsen or the worker does not recover within about 15 minutes, call 911 and have them transported and medically evaluated. *Do not delay transport.*

Heat Stroke or Heat Exhaustion?

The telling difference is mental confusion or disorientation in ALL heat stroke victims

You can ask these 3 questions: What is your name? What day is this? Where are we?

If a worker can't answer these questions, assume it is heat stroke.

What are the symptoms of heat exhaustion and heat stroke?

Heat Exhaustion	Heat Stroke
• Heavy sweating • Exhaustion, weakness • Fainting / Lightheadedness • Paleness • Headache • Clumsiness, dizziness • Nausea or vomiting • Irritability	• Sweating may or may not be present • Red or flushed, hot dry skin • Any symptom of heat exhaustion but more severe • Confusion / Bizarre behavior • Convulsions before or during cooling • Collapse • Panting/rapid breathing • Rapid, weak pulse • Note: May resemble a heart attack

What do you do if someone is suffering from heat exhaustion or heat stroke?

Heat Exhaustion	Heat Stroke (medical emergency)
Move the worker to a cool, shaded area to rest; **do not leave them alone.**	Get medical help immediately, call 911 and transport as soon as possible.
Loosen and remove heavy clothing that restricts evaporative cooling.	Move the worker to a cool, shaded area and remove clothing that restricts cooling.
Give cool water to drink, about a cup every 15 minutes	Do not give the worker water to drink until instructed by medical personnel
Fan the worker, spray with cool water, or apply a wet cloth to their skin to increase evaporative cooling.	Cool the worker rapidly using whatever methods you can. For example, immerse the worker in a tub of cool water; place the worker in a cool shower; spray the worker with cool water from a garden hose; sponge the worker with cool water; or, wrap the worker in a cool, wet sheet and fan them vigorously. Continue cooling until medical help arrives.
Do not further expose the worker to heat that day. Have them rest and continue to drink cool water or electrolyte drinks	Recovery should be rapid. Call 911 if they do not feel better in a few minutes. If emergency medical personnel are delayed, call the hospital emergency room for further instruction.

Heat Stress Check List

- Does the worksite have temperature extremes (above 85 degrees in higher humidity, above 90-95 degrees in lower humidity) that may cause heat stress?

- Do employees do heavy labor or wear heavy protective clothing? (increases heat stress conditions)

- Do employees have access to adequate drinking water at all times?

- Are employees allowed work breaks during prolonged heavy labor?

- Do workers have access to shade during breaks?

- Have employees been trained on the symptoms of heat-related illness (heat exhaustion and heat stroke)?

- Are employees trained on first aid measures for heat-related illness?

Hazardous Communication

Purpose

The purpose of the Hazard Communication Standard is to ensure that the hazards of all chemicals produced or used are evaluated, and that information concerning their hazards is transmitted to employers and employees. This is accomplished by means of a comprehensive hazard communication program which includes container labeling and other forms of warning, Safety Data Sheets (SDS) and employee training.

Objective

The objective of this program is to protect the health of the employees and provide a safe working environment by informing the employees of the physical health hazards of materials used on the job site. This written program shall identify procedures and provide information to employees on materials and/or substances they may encounter in the workplace that may be hazardous or potentially hazardous

Management of Cornerstone General Contractors will have responsibility for coordination of the hazard communication program. Management will also have responsibility for compliance with the program as outlined.

Employers Responsibilities

1. Procure Safety Data Sheets from vendors prior to or concurrent with delivery of materials.

~~2.~~ Maintain an organized file of all relevant Safety Data Sheets at the office or other locations as necessary. It is acceptable to use internet files rather than have files on site.

3. Provide the General Contractors and subcontractor(s) a copy of this procedure.

4. Provide Safety Data Sheets (SDS) to employees as requested.

5. Ensure that all Cornerstone General Contractors employees have been trained in the proper handling of hazardous substances used during their work tasks.

Foreman Responsibilities

1. Identify all tasks requiring the use of regulated or hazardous substances.

2. Provide any needed personal protective equipment.

3. Review the SDS for all hazardous substances with the employees involved before the task begins.

4. Ensure that required labeling practices are being followed.

5. Assist with training employees in the proper handling, storage, disposal and clean-up techniques for hazardous substances.

Employees Responsibilities

1. Obey established rules and the requirements of this Hazard Communication Program.

2. Use personal protective equipment as required by company procedures.

3. Inform your supervisor of:

a. Any symptoms of overexposure that may possibly be related to hazardous substances.
b. Missing labels on containers.
c. The use of unapproved containers for hazardous substances.
d. Any hazardous substance on site, which is not on, the hazardous substance list and inventory

Hazards

Review any specific hazards on the job site. You are to provide information to the employees about the types of hazards generally found on this jobsite. There are two types of hazards, Physical and Health.

PHYSICAL: Physical hazards are substances which easily explode or react dangerously.

HEALTH: Health hazards are associated with materials which can be irritating, corrosive, sensitizing or toxic. These substances may affect your skin, eyes, mucous membranes, lungs or other body organs. They may cause cancer in humans and the severity of the health hazard depends on how toxic and duration of the exposure to the chemical.

Training

All management, supervisors, and employees working on sites exposed to hazardous substances, health hazards, or safety hazards, and their supervisors and management responsible for the site, shall receive training before they are permitted to engage in hazardous waste operations.

Safety Data Sheets (SDS)

All known hazardous substances used by Cornerstone General Contractors will have an SDS on file for that product unless readily available on Internet. SDSs provide vital information about the hazardous materials in your work area.

Each SDS can tell you how to protect yourself and your co-workers. You can find out everything you need to know to work safely with these materials, including any proper procedures for handling or use, any safety equipment or other precautions to take.

Training will include familiarization and location of all sections on the SDS.

When a new product containing a potentially hazardous substance is purchased at any branch, SDS will be made available.

Container Labeling

All containers of hazardous substances used will be properly labeled. The label will be the employee's immediate source of information, with the SDS as a backup. In addition, smaller or secondary containers, whose contents have been taken from the original, will also have a label with the proper information. All labels will include:

a. Contents of the container

b. Identity of hazardous chemical

c. Appropriate hazard meanings

d. Name and address of the manufacturer

Non-Routine Tasks

Periodically, Cornerstone General Contractors employees may encounter and be required to perform tasks which are non-routine which may expose them to in some way to hazardous materials/substances. Employees will be informed in advance by their supervisor of any hazards they may be exposed to, applicable safety measures and emergency response procedures.

Confined Space Entry Program

Purpose
To protect employees from hazards when entering and working in confined spaces. This program applies to all confined spaces in your workplace, employees that will enter another employer's confined space(s) and contractors/subcontractors that will enter Cornerstone General Contractors confined space(s).

Policy
No person(s) shall enter a confined space (i.e. any manhole, tank or vessel) without the approval of Superintendent or Safety Director, and until all the confined space procedures have been completed. This policy applies to all Cornerstone GCI personnel and Contractors/Subcontractors.

Training
All employees involved in confined space activities will be trained to understand the knowledge and skills necessary to safely perform their assigned duties.

Procedure
Safety Director and Superintendent will identify all permit-required and/or alternative method confined spaces.

a) Identify the type of confined space (permit-required and/or alternative methods).

b) Verify that all employees involved in the confined space operation have been properly trained on their roles, how to identify, evaluate and eliminate hazards (potential and/or real hazards), use and maintenance of equipment, methods used to test and monitor the atmosphere within the space, how to prevent unauthorized entry, and rescue procedures. Please see additional information on training in the training section of this chapter.

c) Complete the Confined Space Entry Permit Form and document if entry is permit-required and/or alternative methods on the form.

d) Evaluate the actual and potential hazards of each confined space.

e) Document actual and potential hazards on the Confined Space Entry Permit. This information must be made available to employees. Allow entrants and/or their representatives the opportunity to observe any monitoring or testing, or any actions to eliminate or control hazards. For permit-required confined spaces the affected employees must be informed about the existence, location and danger in the workplace by: Posting danger signs or using any other equally effective means to inform employees.

f) Utilize physical barricades, guardrails, signage, covers, etc. to prevent unauthorized employees from entering permit-required and/or alternative methods confined spaces.

Entry Requirements for Permit-Required Entry

1. Obtain a Confined Space Entry Permit Form and the proper equipment to test and ventilate the confined space for oxygen, combustible gases and vapors and toxic gases and vapors from the Program Administrator or Entry Supervisor.

2. Complete the Confined Space Entry Permit Form and mark the box for permit-required confined space.

3. Post the Confined Space Entry permit at the entry of the location or by any other equally effective means. Permit-Required Entry Permits must be kept for at least one year. You must keep permit-required entry permits that show the actual atmosphere an employee entered or worked in, as employee exposure records per WAC 296-802.

4. The permit must be filled out completely and signed by the entry supervisor, the entrant(s) and the attendant.

5. Implement all measures necessary to prevent unauthorized entry into permit-required confined spaces.

6. Test for atmospheric hazards, in this order: Oxygen, combustible gases and vapors, toxic gases and vapors. Allow each entrant or their authorized representative an opportunity to observe the testing. This includes pre-entry and subsequent/continual monitoring of the permit-required confined spaces. Testing must be done before entry and during entry.

7. Ventilation shall be maintained at all times when employees are working in permit-required confined spaces.

8. Provide adequate rescue and emergency services during permit-required confined space entry operations. The following is not considered adequate rescue and emergency services: Planning to rely on a rescue service and posting a contact number (like 911) without contacting them to verify that they can provide adequate rescue services. Information on what is required of a rescue service can be found in the Roles and Responsibilities section of this chapter.

9. If rescue services aren't available, the program administrator or the entry supervisor will be responsible for determining if the contractor will provide a rescue team or if non-entry rescue methods will be used. Non-Entry rescue service information can be found in the Roles and Responsibilities section of this chapter.

10. An attendant shall be stationed outside the permit-required confined space. The attendant must meet the requirements established in the Roles and Responsibilities section of this chapter. They must also continuously maintain an accurate count of entrant(s) in the space. The attendant will also maintain communication with the entrant(s) as necessary to monitor their status or alert them of the need to evacuate the permit-required confined space. The attendant will perform non-entry rescues as specified in the rescue procedure and has the means to call for rescue and other emergency services as soon as entrant(s) may need assistance to escape from the permit-required confined space. The attendant can terminate and order entrant(s) to exit the permit-required confined space at any time during the entry.

11. When entry operations are complete, including securing an entrance cover, the Confined Space Entry Permit can be cancelled, and the entry terminated.

Entry Requirements for Alternative Methods Entry

1. Obtain a Confined Space Entry Permit Form and the proper equipment to test and ventilate the confined space for oxygen, combustible gases and vapors and toxic gases and vapors from the Program Administrator or Entry Supervisor.

2. Complete the Confined Space Entry Permit Form and mark the box for alternative methods confined space.

3. Implement all measures necessary to prevent unauthorized entry into permit-required confined spaces.

4. Test for atmospheric hazards, in this order: Oxygen, combustible gases and vapors, toxic gases and vapors. Allow each entrant or their authorized representative an opportunity to observe the testing. This includes pre-entry and subsequent/continual monitoring of the permit-required confined spaces. Testing must be done before entry and during entry.

5. Ventilation shall be maintained at all times when employees are working in alternative methods confined spaces.

6. Evacuate employees from the space immediately when any of the following occurs: Detection of a hazardous atmosphere by air-monitoring instruments, failure of air-monitoring instruments, failure of ventilation systems and/or if there is an introduction of a hazard, a hazard develops, or conditions change within the alternative methods confined space. If an alternative method confined space is evacuated it cannot be re-entered as alternative methods confined space unless the conditions that caused the evacuation are corrected and you must treat any re-entry as a new entry

CONFINED SPACE ENTRY PERMIT

Permit Number:_____

Location of Space to be Entered: _____

PERMIT REQUIRED CONFINED SPACE ENTRY PERMIT

Good on this date only: ___/___/___ from __:__am/pm to __:__am/pm

Printed Name & Signature of Person Completing Permit

_____

Printed Name & Signature of Entry Supervisor_____

Authorized entry workers	Authorized entry workers	Attendant

Entry Supervisor _____

VESSEL PREPARATION/MEASURES TO ISOLATE SPACE

1. Work area isolated with signs and barriers? ❒Yes ❒No
2. All energy sources locked/tagged out? ❒Yes ❒No
3. All input lines capped/blinded? ❒Yes ❒No
4. Vessel cleaned/purged? ❒Yes ❒No
6. Ventilation provided 30 minutes before entry? ❒Yes ❒No

ACCEPTABLE ENTRY CONDITIONS

1. >10% LEL ❒Yes ❒No
2. Oxygen Deficiency, >19.5% ❒Yes ❒No
3. IDLH Concentrations ❒Yes ❒No
4. Other (Explain):_____

PRE-ENTRY ATMOSPHERIC TESTING	Reading:	Time	Initials
1. Test for oxygen content	_____%O^2	___:___	_____
2. Test for flammables	_____%LEL	___:___	_____
3. Test for toxics (specify)_____	PPM of _____(TLV=___)	___:___	_____

PERIODIC ATMOSPHERIC TESTING

Testing shall be repeated every ____minutes unless conditions change, than testing shall be performed immediately!

EMERGENCY RESCUE PROCEDURES

1. Location of written emergency/rescue plan

_____

2. Type of emergency/rescue team required ❒ Onsite ❒ Offsite Phone

_____

3. Emergency rescue equipment needed

_____

4. Procedures for notifying rescue team

_____

COMMUNICATION PROCEDURES

Equipment to be used (radios, intercoms, visual, alarms)

_____

SAFETY EQUIPMENT

1. Portable atmospheric monitor required? ❒ Yes ❒ No
2. Safety harness & lifeline? ❒ Yes ❒ No
3. Hoisting equipment? ❒ Yes ❒ No
4. Have all tools/equipment been inspected? ❒ Yes ❒ No

SITE EQUIPMENT

1. Portable ventilation equipment? ❒ Yes ❒ No
2. Ladders/access equipment? ❒ Yes ❒ No
3. Portable lighting? ❒ Yes ❒ No

CONTRACTOR NOTIFICATION :

1. Planned time/date of entry? ❒ Yes ❒ No
   Note:_____
2. Contractor and site personnel working in space? ❒ Yes ❒ No

EMPLOYEE TRAINING AND PRE-ENTRY BRIEFING

1. Does this job require special training ❒Yes ❒No
2. Mandatory pre-entry training conducted on ___/___/___
3. Attendant training conducted on ___/___/___

I certify that I have inspected the work area for safety and reviewed all of the safety precautions on this permit.

Permit authorized by (Signature) _____

NON-PERMIT SPACE RECLASSIFICATION WORKSHEET

This worksheet is to be used to certify that the hazards have been eliminated and the confined space is safe for entry. If an entry is needed to eliminate or verify the elimination of a hazard, then a full Permit-Required Confined Space program is required. Once it has been determined that all the hazards have been eliminated, then the space can be reclassified as a non-permit space. Reclassification is valid only as long as all hazards remain eliminated.

1) Permit Space Location

2) A Are there any hazardous atmospheres present or potentially present? Yes ___ No ___

B Is continuous forced-air ventilation needed to maintain acceptable levels? Yes ___ No ___

C Is air monitoring required? Yes ___ No ___

Atmospheric Testing Record

Substance	Acceptable Level	Readings
Oxygen	**19.5% - 23.5%**	
Explosive gas/vapor	**<10% LFL**	
Explosive dust	**<LFL (5 feet visibility)**	
Carbon monoxide	**<35 ppm**	
Hydrogen sulfide	**<10 ppm**	

NOTE: *If hazardous atmospheres are present or ventilation is needed to control levels, then* **RECLASSIFYING THE SPACE IS NOT POSSIBLE**.

3) Is an engulfment hazard present? Yes ___ No ___

4) Is there an entrapment hazard? Yes ___ No ___

5) Have all hazardous energy sources (including chemical and physical hazards) been eliminated? Yes ___ No ___

6)Is it necessary to enter the permit space to eliminate the hazard or to determine if the hazard has been eliminated? Yes ___ No ___

7) Has a procedure been instituted to re-evaluate the space and reclassify it back to a permit space if the need arises? Yes ___ No ___

8) Have all employees participating in the entry operation had an opportunity to review this safe entry certification form? Yes ___ No ___

_____ _____

Signature of certifying individual Date

1

Lockout/Tagout Procedures

Purpose
Establish minimum requirements for the lockout of energy isolating devices to ensure that the machine or equipment is isolated from all potentially hazardous energy and locked out before employees perform any hookup, servicing or maintenance activities where the unexpected energization, start up, or release of stored energy could cause injury.

Responsibility
Appropriate employees will be instructed in the safety significance of the lockout procedure by the Superintendent any time a lockout situation occurs. Each new or transferred affected employee, and other employees whose work operations are or may be in the area, will be instructed in the purpose and use of the lockout procedure. The Safety Department will conduct an annual audit to ensure that lockout procedures are being utilized.

Basic Rules for Using Lockout System Procedure
All equipment will be locked out to protect against accidental or inadvertent operation when such operation could cause injury to personnel. Do not attempt to operate any switch, valve, or other energy isolating device where it is locked out.

Preparation for Lockout
The Superintendent will conduct a survey to locate and identify all isolating devices to be certain which switch(s), valve(s), or other energy isolating devices apply to the equipment to be locked out. More than one energy source (electrical, mechanical, air, or others) may be involved.

Sequence of Lockout System Procedure:
1. Notify all affected employees that a lockout system will be utilized and the reason therefore. The authorized employee will know the type and magnitude of energy that the machine or the equipment utilizes and will understand the hazards involved.

2. If the machine or the equipment is operating, shut it down through the normal stopping procedure. (Depress stop button, open toggle switch, etc.).

3. Operate the switch, valve, or other energy isolating device(s) so that the equipment is isolated from its energy source(s). Stored energy (such as that in springs, elevated machine members, rotating flywheels, hydraulic systems, air, gas, steam, or water pressure, etc.) must be dissipated or restrained by methods such as repositioning, blocking, bleeding down, etc.

4. Lockout the energy isolating devices with assigned individual lockout device.

5. After ensuring that no personnel are exposed, and as a check on having disconnected the energy sources, operate the push button or other normal operating controls to make certain the equipment will not operate. **CAUTION: Return operating control(s) to "neutral" or "off" position after the test.**

6. The equipment is now locked out.

Restoring Machines or Equipment to Normal Production Operations
1. After servicing and/or maintenance are complete and the equipment is ready for normal production operations, check the area around the machines or the equipment to ensure that no personnel are exposed.

2. After all tools have been removed from the machine or the equipment, guards have been reinstalled, and the employees are in the clear, remove all lockout devices. Operate the energy isolating devices to restore energy to the machine or the equipment.

Procedure Involving More Than One Person (If Applicable)

In the preceding steps, if more than one individual is required to lockout equipment, each person will place his/her own personal lockout device on the energy isolating device(s). When an energy isolating device cannot accept multiple locks or tags, a multiple lockout device (hasp) may be used. If group lockout is used, a single device may be used to lockout the machine or the equipment with the key being placed in the lockout box or cabinet which allows the use of multiple locks to secure it. Each employee will then use his/her own lock to secure the box or cabinet. As each person no longer needs to maintain his or her lockout protection, that person will remove his/her lock from the box or cabinet. Those employees authorized for group lockouts will be identified by the Lockout Procedure Summary.

Silica Exposure Plan

Purpose

The purpose of the Respirable Silica Dust Program is to provide a safe work environment and ensure the proper protection when working around respirable silica dust. The following will explain to you how we are exposed to silica dust, the health effects of silica dust exposure and how to protect workers from exposure.

Responsibilities

Superintendent: The **Superintendent** is responsible to help identify Silica exposure on the job site and ensure there is a Competent Person writing Silica Exposure Control Plans and following protocol for proper protection of the employees working on the site.

Any time there is exposure to Silica dust on our projects a Competent Person is required to evaluate the hazard, fill out a Written Exposure Control Plan, train workers and ensure that proper guidelines of OSHA/L&I Table 1 are followed.

Individual: Individual workers are required to use the control methods recommended by the Competent Person and report any visible dust. Engineering controls are the preferred method to control the silica dust hazard with PPE as the last option.

Sources of Silica

Crystalline silica is a common mineral that is found in construction materials such as sand, stone, concrete, brick, and mortar. When workers cut, grind, drill, or crush materials that contain crystalline silica, very small dust particles are created. These tiny particles (known as “respirable” particles) can travel deep into workers’ lungs and cause silicosis. Respirable crystalline silica activities include saw cutting concrete, grinding concrete, drilling concrete, chipping concrete, sweeping up concrete and other dust, patching concrete, dry packing and grouting.

Health Effects

The primary health side effect of over exposure to respirable silica dust, is that a worker could contract Pulmonary Silicosis. Pulmonary Silicosis occurs when scar tissue forms in the lungs, because the jagged shape of the silica dust cannot be expelled by the normal working of the cilia in the lungs. Because the jagged particles cannot be removed, white blood cells attack the particles and scar tissue is formed in the lungs. The more scar tissue that is formed, less oxygen transfer can occur. There is no known cure for Pulmonary Silicosis. Other side effects of over exposure to silica could include Kidney disease, tuberculosis, bronchitis, and cancer. Anyone who believes that they may have been overexposed to silica dust is encouraged to have a physical.

Methods of Protection

There are three primary means of protection from silica dust.

a. **Engineering Method:** This method is one where an engineering solution is employed in place of personal protective equipment. For instance, the area where concrete saw cutting or concrete drilling is taking place can be wetted down with water. Vacuum attachments can be obtained and put on grinders to help eliminate dust for that activity. Sweeping compounds or water may be used to control

dust from sweeping.

b. **Personal Protective Equipment:** Personal protective equipment is the second method. It consists of wearing a respirator with an APF >10 with HEPA filter cartridges designed to filter out silica dust. Two strap paper dust mask respirators can be used if they are N 99 or greater. (Only Medically cleared and trained workers may wear a respirator) See Written Respirator Program for procedures.

c. **Signs:** Signs must be posted to warn others of the potential risk of silica exposure when respiratory protection is required. The signs must read:

DANGER
RESPIRABLE CRYSTALLINE SILICA MAY CAUSE CANCER
CAUSES DAMAGE TO LUNGS
WEAR RESPIRATORY PROTECTION IN THIS AREA
AUTHORIZED PERSONNEL ONLY

Procedures

Before any work is performed which has the potential to generate Silica dust certain steps must be taken. The Competent Person (CP) shall refer to the partial *Table 1* (below the full and complete table WAC 296-840-110) and determine the best method for control. The (CP) then will fill out a Written Exposure Control Plan (available in Forms Section) to ensure that the Tool and dust control systems are compliant, and all workers involved are trained in accordance with the manufacturer's instructions and the below training guidelines. Signs are to be posted as need to prevent un-authorized access.

Control Methods

Table 1 (Located in the forms section on the Silica Written Exposure Control Plan) will be used to provide exposure control methods for the task performed.
Tasks which are not referenced in Table 1 such as clean up, sweeping and vacuum dust removal will follow the below guidelines:

(1) You must not allow dry sweeping or dry brushing where such activity could contribute to employee exposure to respirable crystalline silica unless wet sweeping, HEPA-filtered vacuuming or other methods that minimize the likelihood of exposure are not feasible.
(2) You must not allow compressed air to be used to clean clothing or surfaces where such activity could contribute to employee exposure to respirable crystalline silica unless:
(a) The compressed air is used in conjunction with a ventilation system that effectively captures the dust cloud created by the compressed air; or
(b) No alternative method is feasible.

SILICA WRITTEN EXPOSURE CONTROL PLAN

This plan is to be completed by the onsite Competent Person to control Respirable Silica exposure at the _____ Project. (All workers to sign below.)

Company performing work: _____

Competent Person: _____ Date: _____

Description of Task (activity): _____

_____

Equipment used:

☐ Stationary Masonry Saw ☐ Handheld Power Saw (any blade diameter)

☐ Handheld Power Saw for cutting fiber-cement board (blade diameter 8 inches or less)

☐ Handheld and stand mounted Impact and rotary Hammer drills ☐ Walk behind saws

☐ Jackhammers and Handheld power chipping tools ☐ Handheld grinders (no Mortar removal)

☐ Handheld Grinders for mortar removal (tuckpointing) ☐ HEPA Vac ☐ Sweeping Agent

Control Methods used as defined in Table 1:

☐ Tool is operated and maintained in accordance with manufacture's instructions to minimize dust.

☐ Tool is equipped with an integrated water delivery system that continuously feeds water to the blade.

☐ Tool is equipped with an integrated water delivery system that continuously feeds water as stream or spray to the point of impact or contact surface.

☐ Tool is equipped with a commercially available shroud or cowling utilizing a HEPA dust control system with pre-filter bag which provides a minimum of 125 CFM.

Respiratory Protection:

Respiratory Protection must be in compliance with WAC 296-842 which includes, but not limited to: written respirator program (located in APP), medical evaluation, fit testing and training.

1. Work is performed Outdoors and Table 1 requires: ☐ No Respirator ☐ Respirator with APF 10

2. Work is performed indoors and Table 1 requires: ☐ No Respirator ☐ Respirator with APF 10

Work Practices:	**Housekeeping:**
▪ Verify shrouds and Hoses are not kinked or dammaged ▪ Check Vacuum for efficiency - clogged filters ▪ If visible dust is observed, check and adjust Controls as needed. ▪ Keep others out of work area by use of : signs and barricades or work schedule.	▪ Silica containing dust must be cleaned up using wet-methods or HEPA vacuum ▪ Never use compressed air, blower or dry sweep silica dusts ▪ Always contain dusts from vacuum bags and filters keeping them sealed in plastic bags.

The above guidelines are used to control exposure to Respirable Silica Dust during the described Task (activity). In the event Visible dust increases, contact the Competent Person to re-evaluate the controls.

EQUIPMENT / TASK	ENGINEERING AND WORK PRACTICE CONTROL METHODS	REQUIRED RESPIRATORY PROTECTION	
		0 - 4 Hours	4 -10 Hours
Stationary Masonry Saws	Use saw equipped with integrated water delivery system that continuously feeds water to the blade	None	None
Handheld Power Saws (any blade diameter)	Use saw equipped with integrated water delivery system that continuously feeds water to the blade. Operate and maintain tool in accordance with manufacturer's instructions to minimize dust emissions.	*Outdoors* None	*Outdoors* APF 10
		Indoors APF 10	*Indoors* APF 10
Handheld Power saws for cutting Fiber-cement board with Blade Dia. Less than 8 inches	For tasks performed <u>outdoors only:</u> Use saw equipped with commercially available dust collection system. Operate and maintain tool in accordance with manufacturer's instructions to minimize dust emissions. Dust collector must provide the air flow recommended by the tool manufacturer, or greater, and have a filter with 99 percent or greater efficiency.	None	None
Walk-behind saws	Use saw equipped with integrated water delivery system that continuously feeds water to the blade. Operate and maintain tool in accordance with manufacturer's instructions to minimize dust emissions.	*Outdoors* None	*Outdoors* None
		Indoors APF 10	*Indoors* APF 10
Handheld and Stand-Mounted drills(Core) including (RotoHammers)	Use drill equipped with commercially available shroud or cowling with dust collection system. Operate and maintain tool in accordance with manufacturer's instructions to minimize dust emissions. Dust collector must provide the air flow recommended by the tool manufacturer, or greater, and have a filter with 99 percent or greater efficiency and a filter-cleaning mechanism. Use a HEPA-filtered vacuum when cleaning holes.	None	None
Jackhammers and handheld powered chipping tools	Use tool with water delivery system that supplies a continuous stream or spray of water at the point of impact. **OR** Use tool equipped with commercially available shroud and dust collection system. Operate and maintain tool in accordance with manufacturer's instructions to minimize dust emissions. Dust collector must provide the air flow recommended by the tool manufacturer, or greater, and have a filter with 99 percent or greater efficiency and a filter-cleaning mechanism.	*Outdoors* None	*Outdoors* APF 10
		Indoors APF 10	*Indoors* APF 10
Handheld Grinders for Mortar removal (i.e.,tuckpointing)	Use grinder equipped with commercially available shroud and dust collection system. Operate and maintain tool in accordance with manufacturer's instructions to minimize dust emissions. Dust collector must provide 25 cubic feet per minute (cfm) or greater of airflow per inch of wheel diameter and have a filter with 99 percent or greater efficiency and a cyclonic pre-separator or filter-cleaning mechanism.	*Indoors or Outdoors* APF 10	*Indoors or Outdoors* APF 25
Handheld Grinders for uses other than mortar removal	For tasks performed outdoors only: Use grinder equipped with integrated water delivery system that continuously feeds water to the grinding surface. Operate and maintain tool in accordance with manufacturer's instructions to minimize dust emissions. **OR** Use grinder equipped with commercially available shroud and dust collection system. Operate and maintain tool in accordance with manufacturer's instructions to minimize dust emissions. Dust collector must provide 25 cfm or greater of airflow per inch of wheel diameter and have a filter with 99 percent or greater efficiency and a cyclonic pre-separator or filter-cleaning mechanism.	*Outdoors* None	*Outdoors* None
		Indoors None	*Indoors* APF 10

ALCOHOL AND DRUG ABUSE POLICY

Cornerstone General Contractor's employees are the company's most valuable resource and, for that reason, employees' health and safety is of paramount concern. Cornerstone General Contractors will not tolerate any drug or alcohol use or abuse which imperils the health and well-being of its employees or threatens its business. Employees who use illegal drugs or abuse other controlled substances or alcohol, on or off duty, tend to be less productive, less reliable, and prone to greater absenteeism resulting in the potential for increased costs, delay and risk to the company's business. Employees have the right to work in a drug-free environment and to work with persons free from the effects of drugs.

Cornerstone is therefore committed to maintaining a safe workplace free from the influence of alcohol and drugs. In addition, Cornerstone is committed to compliance with the requirements of the Drug-Free Workplace Act of 1988, Public Law 100-440, and the Drug-Free Workforce Interim Rule promulgated by the United States Department of Defense.

PROHIBITIONS

Cornerstone General Contractors Company policy prohibits the following:

1. Use, possession, manufacture, distribution, dispensation, or sale of illegal drugs on company premises or company business, in company-supplied vehicles or during working hours;

2. Unauthorized used or possession, or any manufacture, distribution, dispensation, or sale of a controlled substance on company premises or company business, in company-supplied vehicles or during work hours;

3. Unauthorized use, manufacture, distribution, dispensation, or possession or any sale of alcohol on company premises or company business, in company-supplied vehicles or during working hours;

4. Storing in a locker, desk, automobile, or other repository on company premises any illegal drug, and controlled substance whose use is unauthorized, or any alcohol;

5. Being under the influence of a controlled substance or illegal drugs or alcohol on company premises or company business, in company-supplied vehicles or during working hours;

6. Failing to adhere to the requirements of any drug or alcohol treatment or counseling program in which the employee is enrolled;

7. Conviction under any criminal drug statue for a violation occurring in the workplace (this applies only to employees directly engaged in the performance of a federal contract); and

8. Failure to notify the company of any arrest or conviction under any criminal drug statue within five days of the arrest or conviction (this applies only to employees directly engaged in the performance of a federal contract).

Crane Program

Cornerstone General Contractors will verify the crane delivered to the jobsite meets the requirements of DOSH/OSHA as well as specific job requirements. Including the necessary components specified to meet the configuration and capacity for the lift. Cornerstone General Contractors will verify that all information is current (inspections, testing, maintenance, load /capacity charts, and insurances) as required by DOSH/OSHA.

Cornerstone General Contractors will verify that personnel meet the requirements for a competent and/or qualified person for the purposes of inspections, maintenance, repair, transport, assembly, and disassembly.

Cornerstone General Contractors will verify crane operators are qualified to perform the tasks that will be required for the crane to be operated and have current credentials per DOSH.

Cornerstone General Contractors will verify there is a qualified site supervisor's involved with lifts per DOSH. The duties will be verified on the pre-lift checklist.

Cornerstone General Contractors will verify there is a qualified lift director on site and involved with lifts per DOSH. The duties will be verified on the pre-lift checklist.

Cornerstone General Contractors will verify the riggers meet the qualification requirements whenever workers are within the fall zone and hooking, unhooking, or guiding a load, or doing the initial connection of a load to a component or structure. The rigger will inspect the rigging to be used before each lift.

Cornerstone General Contractors will verify the signalpersons meet the qualification requirements whenever workers *are* signaling a crane. That when working within the limits of electrical lines a dedicated spotter/signalman will be used.

Crane Lift Checklist

**This form in addition to copies of the crane's annual inspection, pick plan, crane operator card, and rigger/signalperson card must be submitted to the superintendent prior to crane operation on site.*

Project Location_____ Job #_____
Superintendent_____ Date _____
Crane Type/Size: _____

Crane Information:	**Yes**	**No**	**Comments**
Annual State Inspections			
Testing			
Maintenance			
Load /capacity charts			
Insurances			
Assembly records			
Disassembly records			
Qualified/Certified Operator current for crane used			
Qualified/Certified Rigger current			
Qualified/Certified Signalperson current			
The site supervisor's ensure the following	**Yes**	**No**	**Comments**
Site Supervisor:			
The crane meets the requirements of Part L prior to initial site usage			
Determining if additional regulations are applicable to crane operations.			
That a qualified person is designated as the lift director			
That crane operations are coordinated with other job site activities that will be affected by or will affect lift operations.			
That the area for the crane is adequately prepared			
Access roads for the crane and associated equipment			
Sufficient room to assemble and disassemble the crane			
Levelness			
Surface conditions			
Support capability			
Excavations/slopes			
Underground utilities/subsurface construction			
Proximity to power lines			
Obstructions to crane operation			

Lift zone set up (restrict unauthorized access)			
Conditions which may adversely affect crane operations are addressed. poor soil, wind velocity, Heavy rain, fog, extreme cold, lighting			
Crane operation near electric power line requirements have been met			
Voltage			
Distance			
Assembly and disassembly of a crane is supervised by an assembly/disassembly director			
A/D Director:			
Multiple crane lifts (documented)			
Multiple load line lifts (documented)			
Lifting personnel(documented)			
rigging crew is supervised by a qualified rigger			
Lift Director's duties include/verified	**Yes**	**No**	**Comments**
Lift Director:			
present at the job site and overseeing the lifting operations;			
Stopping crane operations if alerted to an unsafe condition			
Ensure preparation of the area is sufficient to support crane prior to operation			
Ensuring necessary traffic controls are in place			
Ensuring that personnel involved in crane operations understand their assigned duties, and the associated hazards			
Addressing safety concerns raised by the operator or other personnel and deciding if it is necessary to overrule those concerns and directs crane operations to continue.			
Assigning qualified signal person(s)			
Allowing crane operation near electric power lines only when the requirements determined by the site supervisor have been met			
Ensuring precautions are implemented when special lifts are conducted (multiple crane/line lifts, lifting personnel.)			
Ensuring that the applicable requirements are met when lifting personnel			
Informing the crane operator of the weight of loads to be lifted, as well as the lifting, moving, and placing locations for these loads			
verification that this weight does not exceed the crane's rated capacity			

Ensuring rigging is performed by a qualified rigger.			
Ensuring that the load is properly rigged and balanced			

Protection from Wildfire Smoke

Introduction: health effects of wildfire smoke

Although there are many hazardous chemicals in wildfire smoke, the main harmful pollutant for people who are not very close to the fire is "particulate matter," the tiny particles suspended in the air. Particulate matter can irritate the lungs and cause persistent coughing, phlegm, wheezing, or difficulty breathing.

The following table summarizes the key requirements of the wildfire smoke rule for covered employers.

Current $PM_{2.5}$ ($\mu g/m^3$)	NowCast Air Quality Index for $PM_{2.5}$	Required Protections
0.0 - 20.4	0 - 71	• Prepare a written wildfire smoke response plan. • Provide wildfire smoke training to employees. • Watch the $PM_{2.5}$ conditions and forecasts. • Prepare a two-way communication system. • Make provisions for prompt medical attention, and permit that medical attention without retaliation.
20.5 - 35.4	72 - 100	All of the above and: • Notify employees of $PM_{2.5}$ conditions. • Ensure only trained employees work outdoors. • Consider implementing exposure controls • Consider providing voluntary use respirators.
35.5 - 250.4	101 - 350	All of the above and: • Implement exposure controls. • Make N95 respirators available for voluntary use.
250.5 - 500.3	351 - 848	All of the above and:

		• Ensure workers experiencing symptoms requiring immediate medical attention be moved to a location that ensures sufficient clean air. • Directly distribute N95 respirators to employees for voluntary use.
500.4 - 554.9	849 - 956	All of the above and: • Implement a complete required use respiratory protection program, including fit-testing, medical evaluations, requiring employees to be clean-shaven, and requiring the use of particulate respirators.
555 or more	957 or more	All of the above and: • Require respirators with an assigned protection factor (APF) of 25 or more.

Sensitive groups. People with preexisting health conditions and those who are sensitive to air pollution who are among those most likely to experience health problems from exposure to wildfire smoke. Examples of sensitive groups include:

• People with lung diseases such as asthma or chronic obstructive pulmonary disease (COPD), including bronchitis and emphysema, and those who smoke;
• People with respiratory infections, such as pneumonia, acute bronchitis, bronchiolitis, colds, flu, or those with, or recovering from COVID-19;
• People with existing heart or circulatory problems, such as irregular heart beat, congestive heart failure, coronary artery disease, angina, and those who have had a heart attack or stroke;
• Children under eighteen years old, and adults over age sixty-five;
• Pregnant women;
• People with diabetes;
• People with other medical or health conditions which can be exacerbated by exposure to wildfire smoke as determined by a physician.

Air Quality Monitoring and Communication

Cornerstone Supervisors will determine the air quality for exposure to PM2.5 before each shift using one of the below methods:

(a) NowCast AQI, available at:
• U.S. EPA AirNow website https://www.airnow.gov/;
• "EPA AirNow" mobile app (free);
(b) NowCast WAQA, available at:
• Washington Air Monitoring Network website https://enviwa.ecology.wa.gov/home/map;

• "Air Quality WA" mobile app (free);

Cornerstone will communicate wildfire smoke hazards of AQI 71 or more, as needed via two-way communication, tool box talk, or signage. Employees are encouraged to inform their supervisor, site supervision, or safety professional when air quality is worsening, or adverse symptoms are noticed that could be related to wildfire smoke exposure.

How to properly put on, use, and maintain the respirators provided by the employer.

To get the most protection from a respirator, there must be a tight seal around the face. A respirator will provide much less protection if facial hair interferes with the seal. Loose-fitting powered air purifying respirators may be worn by people with facial hair since they do not have seals that are affected by facial hair.

The proper way to put on a respirator depends on the type and model of the respirator. For those who use an N95 or other filtering facepiece respirator mask that is made of filter material:

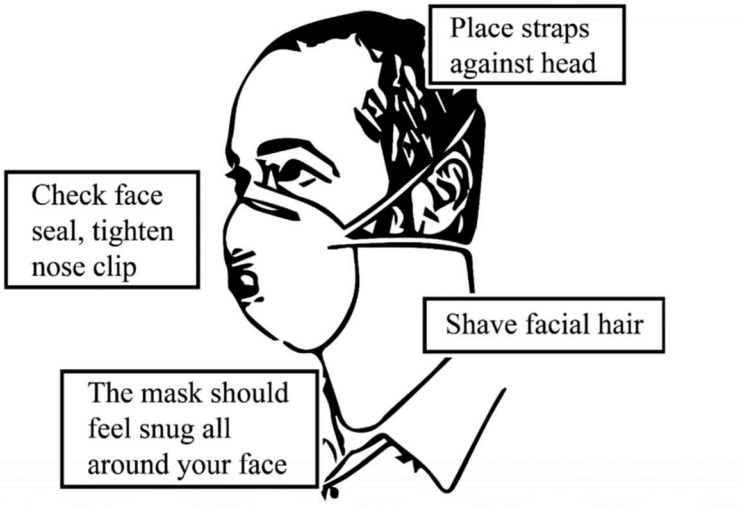
(a) Place the mask over the nose and under the chin, with one strap placed below the ears and one strap above.

(b) Pinch the metal part (if there is one) of the respirator over the top of the nose so it fits securely.

(c) Perform a seal check:

(i) Cover the respirator with both hands and exhale. If air leaks where the respirator seals against the face, readjust the respirator and nosepiece and try again. When a proper fit is achieved, the respirator should bulge from the face and not leak around the seal.

(ii) Cover the respirator with both hands and inhale. If air leaks where the respirator seals against the face, readjust the respirator and nosepiece and try again. When a proper fit is achieved, the respirator should collapse slightly and not leak around the seal.



COVID-19 Policy Addendum

Cornerstone General Contractors takes the health and safety of our employees, subcontractors, and visitors very seriously. This addendum supersedes all previous Covid-19 policies and follows recent CDC guidelines for the workplace. Reference the CDC Covid 19 in the workplace best practice for additional guidance. Additional requirements may be implemented by owner/school district where work is being performed.

Outdoor Heat Exposure

Purpose: To help prevent heat-related illnesses and injuries.

Which workers does this program cover?

Anyone working outdoors more than 15 minutes in any 60-minute period in temperatures:

- As low as 52°F when wearing clothing that is non-breathable or provides a vapor barrier like rain gear, chemical resistant suits, or Level A suits.
- At 80°F when wearing any other type of clothing like typical shirts and pants.

(Table 1 WAC 296-62-09530)

Prevention measures to follow:

Workers and supervisors share responsibility for safety at the jobsite and be trained in outdoor heat exposure risks. This includes watching out for yourself and others because heat illness can become a life-threatening condition quickly if unnoticed or ignored. Speak up if you notice anything that could be unsafe or result in someone getting hurt or sick.

1. **Worksite is set up for shade whenever possible**

2. **Work is scheduled to reduce heat exposure**

3. **Hydration**

Don't wait to be thirsty to drink water, and don't drink it all at once. In fact, it's best to start drinking water before work. Drink small amounts often throughout the day to stay hydrated. Additional water breaks are allowed during hot days.

Drink at least 1 cup every 15-20 minutes

Sport drinks low in sugar are okay. Avoid drinks with caffeine and high sugar content like sodas because they won't hydrate you.

4. **Adjusting to heat (acclimatization)**

It takes about two weeks to fully adjust to hot working conditions. This adjustment is lost if you are away from the hot conditions for a week or more. Acclimatization is especially critical for heavy work in hot temperatures.

Employees need to be aware of:

- How heat can make them sick, and how to recognize the common signs and symptoms of heat-related illness in themselves and coworkers. Four most common conditions are heat rash, heat cramps, heat exhaustion and heat stroke.

- The environmental factors that increase risk for heat-related illness such as higher temperatures, humidity, sunlight (working under direct sunlight makes it feel about 15 degrees hotter), additional sources of heat like powered equipment and asphalt, no wind, level of physical activity, and wearing of personal protective equipment (PPE) or layers of clothing.

- Personal factors that may increase susceptibility to heat-related illness including age, not being acclimatized, having medical conditions such as hormonal and heart issues and diabetes, dehydration, and use of substances that can affect the body's response to heat like drugs, alcohol, caffeine, nicotine, and medications.

- The importance of acclimatization (to get used to the conditions). It takes about 5 days to start and two weeks to be fully acclimated.

- How to immediately report signs or symptoms of heat-related illness they experience or observe in coworkers, and how to **immediately** respond to prevent the situation from becoming a medical emergency. How to identify and what to do during a heat-related medical emergency (e.g., potential heat stroke).

Supervisors need to know the following (in addition to what is detailed for employees above):

- The procedures to follow to implement the heat-related illness prevention plan including the acclimatization schedule, how to keep track of environmental conditions throughout the day, when to increase the number of breaks or stop work early, to check that workers are accessing shade and water (especially for mobile operations), encourage them to stay hydrated, and communicate with lone workers to ensure they are safe.

- What the Supervisor needs to do if an employee shows signs and symptoms of possible heat-related illness including appropriate emergency response procedures including how to transport any affected employees to a medical service provider.

- When Temperatures are above 90 degrees
    - Provide enough sufficiently cool water available for each employee to drink at least a quart an hour;
    - Provide sufficient shade that is large enough for and close enough to workers;
    - Encourage and allow workers to take paid preventative cool-down breaks as needed; and
    - Require a 15-minute, paid cool-down break every two hours.
    - Maintain consistent communication with all employees
    - Implement buddy system where practical

5. **Responding to reports or observations of heat-related illness.**

Let a supervisor or someone nearby know if you or a co-worker is experiencing any signs or symptoms of heat-related illness, and take immediate action to ensure things don't get dangerously worse.

1. Time is critical. Get the worker away from the hot area into a cool shaded area. Quick action increases the chances for a full recovery.

2. Let the worker rest and drink cool water.

3. Never leave an employee who is experiencing heat-related problems alone, things could get worse.

4. If the employee does not respond quickly, call emergency medical services. If the employee receives medical attention get a written authorization from the provider that the worker can get back to work and if there is any restriction or limitations.

The two major heat-related illnesses are heat exhaustion and heat stroke. Heat exhaustion, if untreated, may progress to deadly heat stroke. **Heat stroke is very dangerous and frequently fatal.** If workers show symptoms, *always take this seriously* and have them take a break and cool down before returning to work. *Stay with them*. If symptoms worsen or the worker does not recover within about 15 minutes, call 911 and have them transported and medically evaluated. *Do not delay transport.*

Heat Stroke or Heat Exhaustion?

The telling difference is mental confusion or disorientation in ALL heat stroke victims
You can ask these 3 questions: What is your name? What day is this? Where are we?
If a worker can't answer these questions, assume it is heat stroke.
What are the symptoms of heat exhaustion and heat stroke?

Heat Exhaustion	Heat Stroke
• Heavy sweating • Exhaustion, weakness • Fainting / Lightheadedness • Paleness • Headache • Clumsiness, dizziness • Nausea or vomiting • Irritability	• Sweating may or may not be present • Red or flushed, hot dry skin • Any symptom of heat exhaustion but more severe • Confusion / Bizarre behavior • Convulsions before or during cooling • Collapse • Panting/rapid breathing • Rapid, weak pulse • Note: May resemble a heart attack

What do you do if someone is suffering from heat exhaustion or heat stroke?

Heat Exhaustion	**Heat Stroke (medical emergency)**
Move the worker to a cool, shaded area to rest; **do not leave them alone.**	Get medical help immediately, call 911 and transport as soon as possible.
Loosen and remove heavy clothing that restricts evaporative cooling.	Move the worker to a cool, shaded area and remove clothing that restricts cooling.
Give cool water to drink, about a cup every 15 minutes	Do not give the worker water to drink until instructed by medical personnel
Fan the worker, spray with cool water, or apply a wet cloth to their skin to increase evaporative cooling.	Cool the worker rapidly using whatever methods you can. For example, immerse the worker in a tub of cool water; place the worker in a cool shower; spray the worker with cool water from a garden hose; sponge the worker with cool water; or, wrap the worker in a cool, wet sheet and fan them vigorously. Continue cooling until medical help arrives.
Do not further expose the worker to heat that day. Have them rest and continue to drink cool water or electrolyte drinks	Recovery should be rapid. Call 911 if they do not feel better in a few minutes. If emergency medical personnel are delayed, call the hospital emergency room for further instruction.

Arlington Operations Center
Snohomish County
Quality Control Plan

1. Quality Control Philosophy

Cornerstone is committed to delivering the Arlington Operations Center project with exceptional quality through a proactive, collaborative, and efficient quality management process. Our approach emphasizes early coordination, continuous verification, and corrective action to ensure compliance with contract requirements, functional performance, and long-term durability without overburdening the project team with unnecessary documentation.

2. Roles & Responsibilities

Project Engineer (Quality Lead): The Project Engineer will lead the implementation of the Quality Control Plan. Responsibilities include documentation, submittal and material compliance, coordination of inspections, and issue resolution. The Project Engineer reports to the Project Manager and works closely with the Superintendent and trade partners.

Superintendent(s): Responsible for daily execution and verification of construction activities. The Superintendent supports quality through proactive planning and immediate field resolution.

Project Manager: Provides oversight and ensures the QC process aligns with contract requirements and project goals.

Trade Partners: All subcontractors are required to comply with the project QC Plan and participate in preparatory meetings, inspections, and issue resolution.

3. Three-Phase Quality Control Process

We implement a streamlined version of the **USACE Three-Phase Control System**:

Phase 1: Preparatory Phase

Conducted prior to the start of each definable feature of work (DFOW).

- Review contract drawings/specifications
- Confirm submittals are approved and materials are on site
- Validate work plans (means, methods, sequencing)
- Coordinate with design team as needed
- Identify inspection/test requirements

- Document meeting summary

Phase 2: Initial Phase

Conducted at the beginning of each DFOW.

- Inspect first work-in-place for conformance
- Confirm alignment with tolerances, layout, finish expectations
- Identify and correct potential issues early
- Involve owner reps or consultants when applicable
- Document with photos and brief notes

Phase 3: Follow-Up Phase

Ongoing inspections during execution.

- Daily visual inspections by Superintendent and Project Engineer
- Verification of corrections and punch items
- Track testing and inspection outcomes
- Ensure continued compliance

4. Submittals & Shop Drawings

The Project Engineer will maintain and track all submittals using the project management platform (e.g., Procore). Material compliance will be verified prior to installation. Any deviations from approved submittals will be logged and resolved prior to proceeding.

5. Testing & Inspection Plan

Testing and special inspections will be coordinated by the Project Engineer per project specifications, including:

- Soils and compaction
- Concrete slump, air content, and strength
- Steel welds and bolt torque
- Rebar and embed inspections
- Mechanical and electrical system tests

Reports will be reviewed, logged, and any nonconformities addressed through corrective action tracking.

6. Deficiency & Corrective Action Log

The Project Engineer will maintain a log of all deficiencies and non-conforming work:

- Each issue will be assigned to a responsible party
- Status updates tracked until resolution
- Summary reviewed in weekly team meetings

Root cause reviews will be conducted for repeat issues.

7. Commissioning & Closeout

QC efforts will continue through system startup and project closeout. The Project Engineer will coordinate with commissioning agents and ensure:

- Pre-functional and functional checklists are completed
- Systems are verified and documented
- Punch lists are generated and resolved
- Turnover package meets contract requirements

8. Continuous Improvement

Weekly coordination meetings will include a QC review led by the Project Engineer. Lessons learned will be logged and shared with the broader team to inform future scopes and phases.