

AIA[®] Document A133[™] – 2019

Exhibit A

Guaranteed Maximum Price Amendment

This Amendment dated as of the date of last signature below, is incorporated into the accompanying AIA Document A133[™]–2019r1, Standard Form of Agreement Between Owner and Construction Manager as Constructor where the basis of payment is the Cost of the Work Plus a Fee with a Guaranteed Maximum Price dated the 13th day of June in the year 2023 (the “Agreement”).

(In words, indicate day, month, and year.)

for the following **PROJECT**:

(Name and address or location)

Everett Municipal Building – Public Works Tenant Improvements

THE OWNER:

(Name, legal status, and address)

The City of Everett
Parks & Facilities Dept.
802 E. Mukilteo Blvd., Suite 100
Everett, WA 98203

THE CONSTRUCTION MANAGER:

(Name, legal status, and address)

BN Builders, Inc.
2601 4th Ave. #350
Seattle, WA 98121

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ARTICLE A.1 GUARANTEED MAXIMUM PRICE

§ A.1.1 Guaranteed Maximum Price

Pursuant to Section 3.2.6 of the Agreement, the Owner and Construction Manager hereby amend the Agreement to establish a Guaranteed Maximum Price. As agreed by the Owner and Construction Manager, the Guaranteed Maximum Price is an amount that the Contract Sum shall not exceed. The Contract Sum consists of the Construction Manager's Fee plus Cost of the Work, as that term is defined in Article 6 of the Agreement.

§ A.1.1.1 The Contract Sum is guaranteed by the Construction Manager not to exceed «Twenty Four Million Seven Hundred Fifty Three Thousand Two Hundred Fifty Eight Dollars » (\$24,753,258«), subject to additions and deductions by Change Order as provided in the Contract Documents.

For purposes of clarity, this brings the total to the following:

Preconstruction Services	\$ 216,545
Preconstruction Svcs Amendment	\$ 30,000
Contract Sum (A.1.1.1)	\$24,753,258
Sales Tax	\$ 2,474,980
Total	\$27,474,783

§ A.1.1.2 **Itemized Statement of the Guaranteed Maximum Price.** Provided below is an itemized statement of the Guaranteed Maximum Price organized by trade categories, including allowances; the Construction Manager's contingency; alternates; the Construction Manager's Fee; and other items that comprise the Guaranteed Maximum Price as defined in Section 3.2.1 of the Agreement.

(Provide itemized statement below or reference an attachment.)

Attachment No. 1. On page 1 of Attachment No. 1, the column entitled "As-Bid Package Amounts (Permit Set)" is the itemized statement of the GMP.

§ A.1.1.3 The Construction Manager's Fee is set forth in Section 6.1.2 of the Agreement.

§ A.1.1.4 The method of adjustment of the Construction Manager's Fee for changes in the Work is set forth in Section 6.1.3 of the Agreement.

§ A.1.1.5 Alternates

§ A.1.1.5.1 Alternates, if any, included in the Guaranteed Maximum Price:

Item	Price
Alternate 1 – Exterior Hoist	(\$20,566)
Alternate 2 – 4-10's ILO 5-8's	(\$14,880)
Alternate 3C-Window Removal-Level 1,3,4,7	\$42,342
Alternate 03-HVAC Alt 01	\$303,410
Alternate 03-Plumbing Alt 01	\$333,591
Alternate 03-Elec:Gear Swap Sequencing	(\$12,703)
Page 2 of Attachment No. 1 contains additional information on Alternates.	

§ A.1.1.5.2 Subject to the conditions noted below, the following alternates may be accepted by the Owner following execution of this Exhibit A. Upon acceptance, the Owner shall issue a Modification to the Agreement.

(Insert below each alternate and the conditions that must be met for the Owner to accept the alternate.)

Item	Price	Conditions for Acceptance
N/A		

§ A.1.1.6 Unit prices, if any:

(Identify the item and state the unit price and quantity limitations, if any, to which the unit price will be applicable.)

Item	Units and Limitations	Price per Unit (\$0.00)
N/A		

ARTICLE A.2 DATE OF COMMENCEMENT AND SUBSTANTIAL COMPLETION

§ A.2.1 The date of commencement of the Work shall be:

(Check one of the following boxes.)

☒ [X] The date of execution of this Amendment.

☐ [« »] Established as follows:
(Insert a date or a means to determine the date of commencement of the Work.)

If a date of commencement of the Work is not selected, then the date of commencement shall be the date of execution of this Amendment.

§ A.2.2 Unless otherwise provided, the Contract Time is the period of time, including authorized adjustments, allotted in the Contract Documents for Substantial Completion of the Work. The Contract Time shall be measured from the date of commencement of the Work.

§ A.2.3 Substantial Completion

§ A.2.3.1 Subject to adjustments of the Contract Time as provided in the Contract Documents, the Construction Manager shall achieve Substantial Completion of the entire Work:

(Check one of the following boxes and complete the necessary information.)

☐ [« »] Not later than « » (« ») calendar days from the date of commencement of the Work.

☒ [X] By the following date: September 10, 2025

§ A.2.3.2 Subject to adjustments of the Contract Time as provided in the Contract Documents, if portions of the Work are to be completed prior to Substantial Completion of the entire Work, the Construction Manager shall achieve Substantial Completion of such portions by the following dates:

Portion of Work	Substantial Completion Date
Level 9 - Restroom Construction	July 19, 2024
Level 6 - Restroom Construction	July 19, 2024
Level 10 - Restroom Construction	October 18, 2024
Level 5 - Restroom Construction	October 22, 2024
Level 8 – Construction	November 19, 2024
Level 1 – Construction	November 22, 2024
Level 7 – Construction	December 2, 2024
Level 2 – Construction	January 16, 2025
Level 3 – Construction	January 21, 2025
Level 4 – Construction	May 21, 2025

§ A.2.3.3 If the Construction Manager fails to achieve Substantial Completion as provided in this Section A.2.3, liquidated damages shall be assessed as follows:

Construction Manager understands that if it fails to achieve Substantial Completion by the Substantial Completion Date (as specified in the GMP Amendment), Owner will suffer damages that are difficult to determine and accurately specify. Construction Manager agrees that if it fails to achieve Substantial Completion by the Substantial Completion Date, Construction Manager shall pay Owner \$1,000 as liquidated damages for each calendar day that Substantial Completion extends beyond the relevant Substantial Completion Date. The Substantial Completion Dates listed above will each separately accumulate at \$1000 per calendar day; however, in no case will the cumulative daily total of liquidated damages under this Section A.2.3 exceed \$3000 per calendar day.

Any liquidated damages assessed pursuant to this Contract shall be in lieu of all monetary liability for any and all extra costs, losses, expenses, claims, penalties and any other damages, whether special or consequential, and of whatsoever

nature incurred by Owner which are caused by any delay in achieving Substantial Completion or Final Completion, provided this limitation shall not apply to Construction Manager's duty to indemnify the Owner or to warrant Construction Manager's Work as provided in this Contract and shall not apply to any loss, damage, cost or liability incurred by Owner due to factors unrelated to Construction Manager's delay.

ARTICLE A.3 INFORMATION UPON WHICH AMENDMENT IS BASED

§ A.3.1 The Guaranteed Maximum Price and Contract Time set forth in this Amendment are based on the Contract Documents and the following:

§ A.3.1.1 The following Supplementary and other Conditions of the Contract:

Document	Title	Date	Pages
N/A			

§ A.3.1.2 The following Specifications:

(Either list the Specifications here, or refer to an exhibit attached to this Amendment.)

Attachment No. 2. The Specifications are as stated in Attachment No. 2 as issued by the Architect on the dates indicated in Attachment No. 2. For each Specification, the Specification includes the changes to that Specification listed in Attachment No. 2. Division 00 and 01 are as in the Request for Final Proposals, which is attached as Exhibit 1 to the Agreement.

Section	Title	Date	Pages
N/A			

§ A.3.1.3 The following Drawings:

(Either list the Drawings here, or refer to an exhibit attached to this Amendment.)

Attachment No. 2. The Drawings are as stated in Attachment No. 2 as issued by the Architect on the dates indicated in Attachment No. 2. For each Drawing, the Drawing includes the changes to that Drawing listed in Attachment No. 2.

Number	Title	Date
N/A		

§ A.3.1.4 The Sustainability Plan, if any:

(If the Owner identified a Sustainable Objective in the Owner's Criteria, identify the document or documents that comprise the Sustainability Plan by title, date and number of pages, and include other identifying information. The Sustainability Plan identifies and describes the Sustainable Objective; the targeted Sustainable Measures; implementation strategies selected to achieve the Sustainable Measures; the Owner's and Construction Manager's roles and responsibilities associated with achieving the Sustainable Measures; the specific details about design reviews, testing or metrics to verify achievement of each Sustainable Measure; and the Sustainability Documentation required for the Project, as those terms are defined in Exhibit C to the Agreement.)

Title	Date	Pages
N/A		

Other identifying information:

§ A.3.1.5 Allowances, if any, included in the Guaranteed Maximum Price:

(Identify each allowance.)

Item	Price
Attachment No. 3	\$1,000,000

§ A.3.1.6 Assumptions and clarifications, if any, upon which the Guaranteed Maximum Price is based:

(Identify each assumption and clarification.)

N/A

§ A.3.1.7 The Guaranteed Maximum Price is based upon the following other documents and information:
(List any other documents or information here, or refer to an exhibit attached to this Amendment.)

N/A

ARTICLE A.4 CONSTRUCTION MANAGER'S CONSULTANTS, CONTRACTORS, DESIGN PROFESSIONALS, AND SUPPLIERS

§ A.4.1 The Construction Manager shall retain the consultants, contractors, design professionals, and suppliers, identified below:
(List name, discipline, address, and other information.)

N/A

This Amendment to the Agreement entered into as of the date of last signature below. This Amendment is signed with AdobeSign, which is fully binding.



OWNER (Signature)



CONSTRUCTION MANAGER (Signature)

Cassie Franklin, Mayor, City of Everett
(Printed name and title)

Dan Huber, Senior Project Executive
(Printed name and title)

Attest:



Office of the City Clerk

PROJECT: Everett Municipal Building Tenant Improvement OWNER: City of Everett ARCHITECT: Mackenzie			ESTIMATE TYPE: ISSUE DATE:		PERMIT SET GMP 2/29/2024	
BID PACKAGE DESCRIPTION	BID PACKAGE NUMBER	TOTAL ESTIMATED BID PACKAGE VALUE (100% DD 8/29/23)	AS-BID PACKAGE AMOUNTS (PERMIT SET)	ESTIMATE vs AS-BID VARIANCE	BID PACKAGE AWARDED (Y / N)	LOW BIDDER
Demolition and Abatement	BP02.41	\$ 570,584	\$ 463,415	\$ (107,169)	N	Grayhawk
Miscellaneous Structures	BP03.00	\$ 536,050	\$ 745,000	\$ 208,950	N	BNBuilders
Architectural Casework	BP06.40	\$ 867,729	\$ 850,936	\$ (16,793)	N	BNBuilders
Roofing Systems, Flashing and Trim	BP07.50	\$ 339,085	\$ 351,005	\$ 11,950	N	SQI
Interior Openings	BP08.10	\$ 1,117,039	\$ 989,306	\$ (147,733)	N	BNBuilders
GWB Wall & Ceiling Assemblies	BP09.29	\$ 2,068,157	\$ 1,780,149	\$ (278,008)	N	Enders
Floor Coverings	BP09.60	\$ 612,029	\$ 503,318	\$ (108,711)	N	345 Construction & Flooring
Painting and Coatings	BP09.90	\$ 251,125	\$ 283,230	\$ 42,105	N	Purcell Painting
Interior Specialties	BP10.00	\$ 1,195,429	\$ 1,132,000	\$ (63,429)	N	BNBuilders
Elevator	BP14.20	\$ 1,946,622	\$ 1,895,383	\$ (51,239)	N	BNBuilders
Fire Protection	BP21.00	\$ 286,340	\$ 194,481	\$ (91,859)	N	Cosco
Mechanical	BP23.00	\$ 7,344,487	\$ 5,653,997	\$ (1,690,490)	N	Holaday Parks
Electrical	BP26.00	\$ 3,921,959	\$ 3,275,119	\$ (646,840)	N	VECA Electric
Allowances	BP90.00	\$ -	\$ 1,000,000	\$ 1,000,000	N	
Alternates		\$ -	\$ 473,134	\$ 473,134	N	
Total Projected MACC		\$ 21,046,605	\$ 19,580,473	\$ (1,466,132)		
Design / Estimating Contingency	0.00%	Included Above	\$ -	\$ -		
Escalation	0.00%	Included Above	\$ -	\$ -		
Contractors Fee (% of MACC - Bid %)	5.58%	\$ 1,324,845	\$ 1,092,590	\$ (232,255)		
Negotiated Support Services (NSS)		\$ 1,458,334	\$ 2,668,269	\$ 1,209,935		
Specified General Conditions (SGCs)		\$ 525,526	\$ 813,295	\$ 287,769		
Specified General Conditions (SGCs) - Alternates		\$ -	\$ 53,509	\$ 53,509		
Spec. GC's - General Liability Insurance (Above RFFP MACC)	1.20%	\$ -	\$ 33,366	\$ 33,366		
Spec. GC's - GC P&P Bond (Above RFFP MACC)	0.80%	\$ -	\$ 22,244	\$ 22,244		
Negotiated Support Services (NSS)	EST DETAIL	Included Above	Included Above	\$ -		
Trade Package Bonds (See Sub Plan)	1.53%	Included Above	Included Above	\$ -		
GCCM Contingency (% of DCC)	2.50%	\$ 712,282	\$ 489,512	\$ (222,770)		
Guaranteed Maximum Price (GMP)	\$ 533.08	\$ 25,067,592	\$ 24,753,258	\$ (314,334)		
Preconstruction Services		\$ 216,545	\$ 246,545	\$ 30,000		
Builder's Risk Insurance	BY OWNER	\$ -	\$ -	\$ -		
GC/CM Performance & Payment Bond	Included w/SGCs	\$ -	\$ -	\$ -		
BNB Insurances	Included w/SGCs	\$ -	\$ -	\$ -		
B&O Taxes	Included w/Fee	\$ -	\$ -	\$ -		
Total Contract Cost (TCC)	\$ 537.69	\$ 25,284,137	\$ 24,999,803	\$ (284,334)		
Washington State Sales Tax	9.900%	\$ 2,503,129	\$ 2,474,980	\$ (28,148)		
Total Project Cost		\$ 27,787,266	\$ 27,474,783	\$ (312,483)		
\$ per GSF / Component GSF	\$ 590.92	\$ 47,024				



PROJECT: Everett Municipal Building - TI
OWNER: City of Everett
ARCHITECT: Mackenzie

ALTERNATE ANALYSIS

ESTIMATE TYPE: GMP
ISSUE DATE: 1/11/2024

BID PACKAGE NUMBER	BID PACKAGE TITLE	ALTERNATES									
		Alternate #1 Exterior Host	Alternate #2 4-10's LO 5-8's	Alternate #3 BP2.41 Roof Abatement	Alternate #3A BP08.10 Window Removal LVS 1-7	Alternate #3B BP08.10 Window Removal add 1 level/ea	Alternate #3C BP08.10 Window Removal LVL 1, 3, 4, 7	Alternate 03 BP23.00 HVAC ALT 01	Alternate 03 BP 23.00 PLUMBING ALT 01	Alternate 03 BP 26.00 Gear Swap Sequencing	
		ACCEPTED	REJECTED	ACCEPTED	REJECTED	REJECTED	ACCEPTED	ACCEPTED	ACCEPTED	ACCEPTED	
	Everett Municipal Building - TI										
BP 02.41	Demolition & Abatement	\$	10,890	\$ (9,800)	\$ (3,755)						
BP 03.00	Misc. Structures										
BP 06.40	Casework		\$ 45,000								
BP 07.50	Roofing	\$ (12,000)			\$ 42,000	\$ 5,000	\$ 35,000				
BP 08.10	Doors, Frames & Hardware										
BP 09.29	GW. Framing & Insulation										
BP 09.60	Flooring		\$ 3,800								
BP 09.90	Painting										
BP 10.00	Interior Specialties										
BP 14.20	Elevators										
BP 21.00	Fire Sprinkler										
BP 23.00	HVAC & Plumbing	\$ (5,000)		\$ (2,500)				\$ 197,923	\$ 200,011	\$ -	
BP 26.00	Electrical									\$ (10,500)	
ALLW	Allowances							\$ 30,000	\$ 50,000		
	MACC	\$ (17,000)	\$ 59,690	\$ (12,300)	\$ (3,755)	\$ 42,000	\$ 5,000	\$ 35,000	\$ 227,923	\$ (10,500)	
	Design / Estimating Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
	Escalation Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
	Contractor's Fee (% of MACC - Bid %)	\$ (949)	\$ 3,331	\$ (686)	\$ (210)	\$ 1,344	\$ 279	\$ 1,953	\$ 13,951	\$ (586)	
	Negotiated Support Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
	Specified General Conditions	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
	Specified General Conditions - General Liability Insurance	\$ (204)	\$ 716	\$ (45)	\$ 504	\$ 60	\$ 420	\$ 25,181	\$ 28,328	\$ -	
	Specified General Conditions - GC P&B Bond	\$ (136)	\$ 478	\$ (30)	\$ 336	\$ 40	\$ 280	\$ 1,823	\$ 2,000	\$ (84)	
	Specified General Conditions - MACC Contingency (% of DCC)	\$ (425)	\$ 1,492	\$ (308)	\$ (94)	\$ 1,050	\$ 125	\$ 875	\$ 5,698	\$ (263)	
	GMP	\$ (18,714)	\$ 65,707	\$ (13,540)	\$ (4,134)	\$ 46,234	\$ 5,504	\$ 38,528	\$ 276,078	\$ (11,558)	
	Preconstruction Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
	Builder's Risk Insurance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
	GC/CM Performance & Payment Bond Included w/ SGC's	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
	BND Insurances Included w/ SGC's	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
	B&O Taxes Included w/ Fee	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
	Total Contract Cost	\$ (18,714)	\$ 65,707	\$ (13,540)	\$ (4,134)	\$ 46,234	\$ 5,504	\$ 38,528	\$ 276,078	\$ (11,558)	
	WA STATE SALES TAX	\$ (1,853)	\$ 6,505	\$ (1,340)	\$ (409)	\$ 4,577	\$ 545	\$ 3,814	\$ 27,332	\$ (1,144)	
	Total Project Cost	\$ (20,566)	\$ 72,212	\$ (14,880)	\$ (4,543)	\$ 50,811	\$ 6,049	\$ 42,342	\$ 303,410	\$ (12,703)	

ATTACHMENT NO. 2

DRAWINGS		
SHEET NUMBER	SHEET NAME	DATE

CHANGE #1	CHANGE #2	CHANGE #3	CHANGE #4
DATE	DATE	DATE	DATE

VOLUME 1

GENERAL

G0.01	TITLE SHEET	11/6/2023
G0.02	DRAWING INDEX	11/6/2023
G0.03	PROJECT GENERAL NOTES, SYMBOLS, & ABBREVIATIONS	11/6/2023
G1.10	CODE ANALYSIS	11/6/2023
G1.11	CODE ANALYSIS - FIRST FLOOR	11/6/2023
G1.12	CODE ANALYSIS - SECOND FLOOR	11/6/2023
G1.13	CODE ANALYSIS - THIRD FLOOR	11/6/2023
G1.14	CODE ANALYSIS - FOURTH FLOOR	11/6/2023
G1.15	CODE ANALYSIS - FIFTH FLOOR	11/6/2023
G1.16	CODE ANALYSIS - SIXTH FLOOR	11/6/2023
G1.17	CODE ANALYSIS - SEVENTH FLOOR	11/6/2023
G1.18	CODE ANALYSIS - EIGHTH FLOOR	11/6/2023
G1.19	CODE ANALYSIS - NINTH FLOOR	11/6/2023
G1.20	CODE ANALYSIS - TENTH FLOOR	11/6/2023

ARCHITECTURAL

A0.01	TYPICAL ADA ACCESSIBILITY	11/6/2023	
A0.02	TYPICAL ASSEMBLY DETAILS	11/6/2023	12/6/2023
AD1.10	PARKING LEVEL DEMOLITION FLOOR PLAN	11/6/2023	
AD1.11	FIRST FLOOR DEMOLITION FLOOR PLAN	11/6/2023	
AD1.12	SECOND FLOOR DEMOLITION FLOOR PLAN	11/6/2023	12/8/2023
AD1.13	THIRD FLOOR DEMOLITION FLOOR PLAN	11/6/2023	12/8/2023
AD1.14	FOURTH FLOOR DEMOLITION FLOOR PLAN	11/6/2023	12/8/2023
AD1.15	FIFTH FLOOR DEMOLITION FLOOR PLAN	11/6/2023	
AD1.16	SIXTH FLOOR DEMOLITION FLOOR PLAN	11/6/2023	
AD1.17	SEVENTH FLOOR DEMOLITION FLOOR PLAN	11/6/2023	12/8/2023
AD1.18	EIGHTH FLOOR DEMOLITION FLOOR PLAN	11/6/2023	
AD1.19	NINTH FLOOR DEMOLITION FLOOR PLAN	11/6/2023	
AD1.20	TENTH FLOOR DEMOLITION FLOOR PLAN	11/6/2023	
AD1.81	FIRST FLOOR DEMOLITION REFLECTED CEILING PLAN	11/6/2023	
AD1.82	SECOND FLOOR DEMOLITION REFLECTED CEILING PLAN	11/6/2023	
AD1.83	THIRD FLOOR DEMOLITION REFLECTED CEILING PLAN	11/6/2023	
AD1.84	FOURTH FLOOR DEMOLITION REFLECTED CEILING PLAN	11/6/2023	
AD1.85	FIFTH FLOOR DEMOLITION REFLECTED CEILING PLAN	11/6/2023	
AD1.86	SIXTH FLOOR DEMOLITION REFLECTED CEILING PLAN	11/6/2023	
AD1.87	SEVENTH FLOOR DEMOLITION REFLECTED CEILING PLAN	11/6/2023	
AD1.88	EIGHTH FLOOR DEMOLITION REFLECTED CEILING PLAN	11/6/2023	
AD1.89	NINTH FLOOR DEMOLITION REFLECTED CEILING PLAN	11/6/2023	
AD1.90	TENTH FLOOR DEMOLITION REFLECTED CEILING PLAN	11/6/2023	
AD2.01	DEMOLITION ROOF PLAN	11/6/2023	
A1.01	SITE PLAN	11/6/2023	
A1.10	PARKING LEVEL FLOOR PLAN	11/6/2023	
A1.11	FIRST FLOOR PLAN	11/6/2023	11/30/2023
A1.12	SECOND FLOOR PLAN	11/6/2023	11/30/2023
A1.13	THIRD FLOOR PLAN	11/6/2023	12/8/2023
A1.14	FOURTH FLOOR PLAN	11/6/2023	12/8/2023
A1.15	FIFTH FLOOR PLAN	11/6/2023	
A1.16	SIXTH FLOOR PLAN	11/6/2023	
A1.17	SEVENTH FLOOR PLAN	11/6/2023	12/8/2023
A1.18	EIGHTH FLOOR PLAN	11/6/2023	
A1.19	NINTH FLOOR PLAN	11/6/2023	
A1.20	TENTH FLOOR PLAN	11/6/2023	11/30/2023
A1.40	SCHEDULE OF INTERIOR FINISHES	11/6/2023	
A1.41	FIRST FLOOR FINISH PLAN	11/6/2023	
A1.42	SECOND FLOOR FINISH PLAN	11/6/2023	11/30/2023
A1.43	THIRD FLOOR FINISH PLAN	11/6/2023	
A1.44	FOURTH FLOOR FINISH PLAN	11/6/2023	
A1.45	FIFTH FLOOR FINISH PLAN	11/6/2023	
A1.46	SIXTH FLOOR FINISH PLAN	11/6/2023	
A1.47	SEVENTH FLOOR FINISH PLAN	11/6/2023	
A1.48	EIGHTH FLOOR FINISH PLAN	11/6/2023	
A1.49	NINTH FLOOR FINISH PLAN	11/6/2023	
A1.50	TENTH FLOOR FINISH PLAN	11/6/2023	
A1.80	PARKING LEVEL REFLECTED CEILING PLAN	11/6/2023	
A1.81	FIRST FLOOR REFLECTED CEILING PLAN	11/6/2023	
A1.82	SECOND FLOOR REFLECTED CEILING PLAN	11/6/2023	
A1.83	THIRD FLOOR REFLECTED CEILING PLAN	11/6/2023	
A1.84	FOURTH FLOOR REFLECTED CEILING PLAN	11/6/2023	
A1.85	FIFTH FLOOR REFLECTED CEILING PLAN	11/6/2023	
A1.86	SIXTH FLOOR REFLECTED CEILING PLAN	11/6/2023	
A1.87	SEVENTH FLOOR REFLECTED CEILING PLAN	11/6/2023	
A1.88	EIGHTH FLOOR REFLECTED CEILING PLAN	11/6/2023	
A1.89	NINTH FLOOR REFLECTED CEILING PLAN	11/6/2023	
A1.90	TENTH FLOOR REFLECTED CEILING PLAN	11/6/2023	
A2.01	ROOF PLAN	11/6/2023	
A2.10	BUILDING ELEVATIONS	11/6/2023	
A2.11	BUILDING ELEVATIONS	11/6/2023	
A3.01	ELEVATOR CORE ENLARGED PLANS & SECTIONS	11/6/2023	
A3.02	ELEVATOR CORE SECTIONS	11/6/2023	
A4.10	ENLARGED PLANS	11/6/2023	11/30/2023
A4.11	ENLARGED PLANS	11/6/2023	
A4.12	ENLARGED PLANS	11/6/2023	
A4.20	INTERIOR ELEVATIONS	11/6/2023	11/30/2023
A4.21	INTERIOR ELEVATIONS	11/6/2023	
A4.22	INTERIOR ELEVATIONS	11/6/2023	11/30/2023
A4.23	INTERIOR ELEVATIONS	11/6/2023	11/30/2023
A4.24	INTERIOR ELEVATIONS	11/6/2023	
A4.25	INTERIOR ELEVATIONS	11/6/2023	
A4.26	INTERIOR ELEVATIONS	11/6/2023	
A5.10	EXTERIOR DETAILS	11/6/2023	12/6/2023
A5.12	ROOF DETAILS	11/6/2023	
A5.20	INTERIOR DETAILS - CEILINGS	11/6/2023	
A5.21	INTERIOR DETAILS - WALLS	11/6/2023	
A5.22	INTERIOR DETAILS - WALLS	11/6/2023	
A5.23	INTERIOR DETAILS - LOBBY	11/6/2023	
A5.24	INTERIOR DETAILS - PERMIT CENTER	11/6/2023	
A5.25	CASEWORK DETAILS	11/6/2023	

A5.26	CASEWORK DETAILS	11/6/2023		
A5.27	CASEWORK DETAILS	11/6/2023		
A5.28	INTERIOR DETAILS - FLOORING	11/6/2023		
A5.30	ELEVATOR DETAILS	11/6/2023		
A6.10	DOOR SCHEDULE AND TYPES	11/6/2023		
A6.11	WINDOW SCHEDULE	11/6/2023		
A6.12	DOOR AND RELITE DETAILS	11/6/2023		
A7.10	PARKING LEVEL SIGNAGE PLAN	11/6/2023		
A7.11	FIRST FLOOR SIGNAGE PLAN	11/6/2023		
A7.12	SECOND FLOOR SIGNAGE PLAN	11/6/2023		
A7.13	THIRD FLOOR SIGNAGE PLAN	11/6/2023		
A7.14	FOURTH FLOOR SIGNAGE PLAN	11/6/2023		
A7.15	FIFTH FLOOR SIGNAGE PLAN	11/6/2023		
A7.16	SIXTH FLOOR SIGNAGE PLAN	11/6/2023		
A7.17	SEVENTH FLOOR SIGNAGE PLAN	11/6/2023		
A7.18	EIGHTH FLOOR SIGNAGE PLAN	11/6/2023		
A7.19	NINTH FLOOR SIGNAGE PLAN	11/6/2023		
A7.20	TENTH FLOOR SIGNAGE PLAN	11/6/2023		
A7.21	SIGNAGE TYPES	11/6/2023		
A8.11	FIRST FLOOR FURNITURE PLAN	11/6/2023		
A8.12	SECOND FLOOR FURNITURE PLAN	11/6/2023	11/30/2023	
A8.13	THIRD FLOOR FURNITURE PLAN	11/6/2023		
A8.14	FOURTH FLOOR FURNITURE PLAN	11/6/2023		
A8.17	SEVENTH FLOOR FURNITURE PLAN	11/6/2023		
A8.18	EIGHTH FLOOR FURNITURE PLAN	11/6/2023		

STRUCTURAL

S0.00	STRUCTURAL GENERAL NOTES	11/6/2023	11/30/2023	
S0.20	TYPICAL INTERIOR LIGHT GAGE STEEL DETAILS	11/6/2023		12/6/2023
S0.21	TYPICAL INTERIOR LIGHT GAGE STEEL DETAILS	11/6/2023		
S5.51	DETAILS	11/6/2023	11/30/2023	

MECHANICAL

M0.01	MECHANICAL LEGEND	11/6/2023		12/8/2023
MD1.10	GARAGE MECHANICAL DEMOLITION PLAN	11/6/2023		
MD1.11	FIRST FLOOR MECHANICAL DEMOLITION PLAN	11/6/2023		
MD1.12	SECOND FLOOR MECHANICAL DEMOLITION PLAN	11/6/2023		
MD1.13	THIRD FLOOR MECHANICAL DEMOLITION PLAN	11/6/2023		
MD1.14	FOURTH FLOOR MECHANICAL DEMOLITION PLAN	11/6/2023		
MD1.15	FIFTH FLOOR MECHANICAL DEMOLITION PLAN	11/6/2023		
MD1.16	SIXTH FLOOR MECHANICAL DEMOLITION PLAN	11/6/2023		
MD1.17	SEVENTH FLOOR MECHANICAL DEMOLITION PLAN	11/6/2023		
MD1.18	EIGHTH FLOOR MECHANICAL DEMOLITION PLAN	11/6/2023		
MD1.19	NINTH FLOOR MECHANICAL DEMOLITION PLAN	11/6/2023		
MD1.20	TENTH FLOOR MECHANICAL DEMOLITION PLAN	11/6/2023		
MD2.01	OVERALL ROOF & PENTHOUSE MECHANICAL DEMOLITION PLAN	11/6/2023		
M1.01	GARAGE MECHANICAL PLAN	11/6/2023		
M1.02	FIRST FLOOR MECHANICAL PLAN	11/6/2023		12/6/2023
M1.03	SECOND FLOOR MECHANICAL PLAN	11/6/2023		12/6/2023
M1.04	THIRD FLOOR MECHANICAL PLAN	11/6/2023		12/6/2023
M1.05	FOURTH FLOOR MECHANICAL PLAN	11/6/2023		12/6/2023
M1.06	FIFTH FLOOR MECHANICAL PLAN	11/6/2023		
M1.07	SIXTH FLOOR MECHANICAL PLAN	11/6/2023		
M1.08	SEVENTH FLOOR MECHANICAL PLAN	11/6/2023		12/6/2023
M1.09	EIGHTH FLOOR MECHANICAL PLAN	11/6/2023		
M1.10	NINTH FLOOR MECHANICAL PLAN	11/6/2023		
M1.11	TENTH FLOOR MECHANICAL PLAN	11/6/2023		
M1.21	OVERALL ROOF & PENTHOUSE MECHANICAL PLAN	11/6/2023	11/30/2023	
M1.22	OVERALL ROOF & PENTHOUSE MECHANICAL PIPING PLAN	11/6/2023	11/30/2023	12/6/2023
M1.31	ROOF & PENTHOUSE MECHANICAL PHASING PLANS I	11/6/2023		12/6/2023
M1.32	ROOF & PENTHOUSE MECHANICAL PHASING PLANS II	11/6/2023		12/6/2023
M2.01	FIRST FLOOR MECHANICAL PIPING PLAN	11/6/2023	11/30/2023	12/6/2023
M2.02	SECOND FLOOR MECHANICAL PIPING PLAN	11/6/2023	11/30/2023	
M2.03	THIRD FLOOR MECHANICAL PIPING PLAN	11/6/2023	11/30/2023	
M2.04	FOURTH FLOOR MECHANICAL PIPING PLAN	11/6/2023	11/30/2023	
M2.05	FIFTH FLOOR MECHANICAL PIPING PLAN	11/6/2023	11/30/2023	
M2.06	SIXTH FLOOR MECHANICAL PIPING PLAN	11/6/2023	11/30/2023	
M2.07	SEVENTH FLOOR MECHANICAL PIPING PLAN	11/6/2023	11/30/2023	
M2.08	EIGHTH FLOOR MECHANICAL PIPING PLAN	11/6/2023	11/30/2023	
M2.09	NINTH FLOOR MECHANICAL PIPING PLAN	11/6/2023	11/30/2023	
M2.10	TENTH FLOOR MECHANICAL PIPING PLAN	11/6/2023	11/30/2023	
M3.01	FIRST FLOOR MECHANICAL REFLECTED CEILING PLAN	11/6/2023		12/6/2023
M3.02	SECOND FLOOR MECHANICAL REFLECTED CEILING PLAN	11/6/2023		12/6/2023
M3.03	THIRD FLOOR MECHANICAL REFLECTED CEILING PLAN	11/6/2023		12/6/2023
M3.04	FOURTH FLOOR MECHANICAL REFLECTED CEILING PLAN	11/6/2023		12/6/2023
M3.05	FIFTH FLOOR MECHANICAL REFLECTED CEILING PLAN	11/6/2023		
M3.06	SIXTH FLOOR MECHANICAL REFLECTED CEILING PLAN	11/6/2023		
M3.07	SEVENTH FLOOR MECHANICAL REFLECTED CEILING PLAN	11/6/2023		12/6/2023
M3.08	EIGHTH FLOOR MECHANICAL REFLECTED CEILING PLAN	11/6/2023		
M3.09	NINTH FLOOR MECHANICAL REFLECTED CEILING PLAN	11/6/2023		
M3.10	TENTH FLOOR MECHANICAL REFLECTED CEILING PLAN	11/6/2023		
M4.01	ENLARGED MECHANICAL PLANS I	11/6/2023		12/6/2023
M4.11	EXISTING MECHANICAL SECTIONS I	11/6/2023		
M5.01	MECHANICAL DETAILS I	11/6/2023		
M5.02	MECHANICAL DETAILS II	11/6/2023		
M5.03	MECHANICAL DETAILS III	11/6/2023	11/30/2023	
M6.01	MECHANICAL SCHEDULES I	11/6/2023		12/6/2023
M6.02	MECHANICAL SCHEDULES II	11/6/2023	11/30/2023	
M6.03	MECHANICAL SCHEDULES III	11/6/2023		12/6/2023
M6.04	MECHANICAL SCHEDULES IV	11/6/2023	11/30/2023	12/8/2023
M6.05	MECHANICAL SCHEDULES V	11/6/2023	11/30/2023	
M6.06	MECHANICAL SCHEDULES VI	11/6/2023	11/30/2023	
M6.07	MECHANICAL SCHEDULES VII	11/6/2023	11/30/2023	12/6/2023
M6.08	MECHANICAL SCHEDULES VIII	11/6/2023		
M6.09	MECHANICAL SCHEDULES VIII	11/6/2023	11/30/2023	
M7.01	MECHANICAL CONTROLS I	11/6/2023		
M7.02	MECHANICAL CONTROLS II	11/6/2023		12/6/2023
M7.03	MECHANICAL CONTROLS III	11/6/2023		12/6/2023
M7.04	MECHANICAL CONTROLS IV	11/6/2023		12/6/2023
M7.05	MECHANICAL CONTROLS V	11/6/2023		
M7.06	MECHANICAL CONTROLS VI	11/6/2023		

PLUMBING

P0.01	PLUMBING LEGEND & GENERAL NOTES	11/6/2023		
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PD1.11	FIRST FLOOR PLUMBING DEMOLITION PLAN	11/6/2023
PD1.12	SECOND FLOOR PLUMBING DEMOLITION PLAN	11/6/2023
PD1.13	THIRD FLOOR PLUMBING DEMOLITION PLAN	11/6/2023
PD1.14	FOURTH FLOOR PLUMBING DEMOLITION PLAN	11/6/2023
PD1.15	FIFTH FLOOR PLUMBING DEMOLITION PLAN	11/6/2023
PD1.16	SIXTH FLOOR PLUMBING DEMOLITION PLAN	11/6/2023
PD1.17	SEVENTH FLOOR PLUMBING DEMOLITION PLAN	11/6/2023
PD1.18	EIGHTH FLOOR PLUMBING DEMOLITION PLAN	11/6/2023
PD1.19	NINTH FLOOR PLUMBING DEMOLITION PLAN	11/6/2023
PD1.20	TENTH FLOOR PLUMBING DEMOLITION PLAN	11/6/2023
PD2.01	ROOF AND PENTHOUSE PLUMBING DEMOLITION PLAN	11/6/2023
PD4.01	ENLARGED PLUMBING DEMOLITION PLANS I	11/6/2023
P1.00	PLUMBING FOUNDATION PLAN	11/6/2023
P1.10	GARAGE PLUMBING PLAN	11/6/2023
P1.11	FIRST FLOOR PLUMBING PLAN	11/6/2023
P1.12	SECOND FLOOR PLUMBING PLAN	11/6/2023
P1.13	THIRD FLOOR PLUMBING PLAN	11/6/2023
P1.14	FOURTH FLOOR PLUMBING PLAN	11/6/2023
P1.15	FIFTH FLOOR PLUMBING PLAN	11/6/2023
P1.16	SIXTH FLOOR PLUMBING PLAN	11/6/2023
P1.17	SEVENTH FLOOR PLUMBING PLAN	11/6/2023
P1.18	EIGHTH FLOOR PLUMBING PLAN	11/6/2023
P1.19	NINTH FLOOR PLUMBING PLAN	11/6/2023
P1.20	TENTH FLOOR PLUMBING PLAN	11/6/2023
P2.01	ROOF AND PENTHOUSE PLUMBING PLAN	11/6/2023
P4.01	ENLARGED PLUMBING PLANS I	11/6/2023
P4.02	ENLARGED PLUMBING PLANS II	11/6/2023
P5.01	PLUMBING DETAILS I	11/6/2023
P5.02	PLUMBING DETAILS II	11/6/2023
P5.03	PLUMBING DETAILS III	11/6/2023
P6.01	PLUMBING SCHEDULES I	11/6/2023
P6.02	PLUMBING SCHEDULES II	11/6/2023

ELECTRICAL

E0.01	ELECTRICAL LEGEND	11/6/2023	11/30/2023	
E0.02	SYSTEMS LEGEND	11/6/2023		
E0.03	GENERAL NOTES	11/6/2023		
E0.04	LIGHTING FIXTURE SCHEDULE & SEQUENCE OF OPERATION	11/6/2023		
E0.05	ROOM LIGHTING CONTROL SCHEDULE 1	11/6/2023		
E0.06	ROOM LIGHTING CONTROL SCHEDULE 2	11/6/2023		
E0.07	MECHANICAL EQUIPMENT ELECTRICAL CONNECTION SCHEDULE 1	11/6/2023	11/30/2023	12/6/2023
E0.08	MECHANICAL EQUIPMENT ELECTRICAL CONNECTION SCHEDULE 2	11/6/2023	11/30/2023	12/6/2023
E0.09	MECHANICAL EQUIPMENT ELECTRICAL CONNECTION SCHEDULE 3	11/6/2023		
E0.10	MECHANICAL EQUIPMENT ELECTRICAL CONNECTION SCHEDULE 4	11/6/2023		
E0.11	MECHANICAL EQUIPMENT ELECTRICAL CONNECTION SCHEDULE 5	11/6/2023		
E1.01	ELECTRICAL SITE PLAN	11/6/2023	11/30/2023	12/6/2023
ED2.00	GARAGE - DEMOLITION LIGHTING PLAN	11/6/2023		
ED2.01	FIRST FLOOR - DEMOLITION LIGHTING PLAN	11/6/2023		
ED2.02	SECOND FLOOR - DEMOLITION LIGHTING PLAN	11/6/2023		
ED2.03	THIRD FLOOR - DEMOLITION LIGHTING PLAN	11/6/2023		
ED2.04	FOURTH FLOOR - DEMOLITION LIGHTING PLAN	11/6/2023		
ED2.05	FIFTH FLOOR - DEMOLITION LIGHTING PLAN	11/6/2023		
ED2.06	SIXTH FLOOR - DEMOLITION LIGHTING PLAN	11/6/2023		
ED2.07	SEVENTH FLOOR - DEMOLITION LIGHTING PLAN	11/6/2023		
ED2.08	EIGHTH FLOOR - DEMOLITION LIGHTING PLAN	11/6/2023		
ED2.09	NINTH FLOOR - DEMOLITION LIGHTING PLAN	11/6/2023		
ED2.10	TENTH FLOOR - DEMOLITION LIGHTING PLAN	11/6/2023		
ED2.11	PENTHOUSE - DEMOLITION LIGHTING PLAN	11/6/2023		
ED3.00	GARAGE - DEMOLITION POWER PLAN	11/6/2023		
ED3.01	FIRST FLOOR - DEMOLITION POWER PLAN	11/6/2023	11/30/2023	
ED3.02	SECOND FLOOR - DEMOLITION POWER PLAN	11/6/2023	11/30/2023	12/8/2023
ED3.03	THIRD FLOOR - DEMOLITION POWER PLAN	11/6/2023	11/30/2023	12/8/2023
ED3.04	FOURTH FLOOR - DEMOLITION POWER PLAN	11/6/2023	11/30/2023	12/8/2023
ED3.05	FIFTH FLOOR - DEMOLITION POWER PLAN	11/6/2023	11/30/2023	
ED3.06	SIXTH FLOOR - DEMOLITION POWER PLAN	11/6/2023	11/30/2023	
ED3.07	SEVENTH FLOOR - DEMOLITION POWER PLAN	11/6/2023	11/30/2023	12/8/2023
ED3.08	EIGHTH FLOOR - DEMOLITION POWER PLAN	11/6/2023	11/30/2023	
ED3.09	NINTH FLOOR - DEMOLITION POWER PLAN	11/6/2023	11/30/2023	
ED3.10	TENTH FLOOR - DEMOLITION POWER PLAN	11/6/2023	11/30/2023	
ED3.11	PENTHOUSE - DEMOLITION POWER PLAN	11/6/2023	11/30/2023	
ED4.01	FIRST FLOOR - SYSTEMS DEMOLITION PLAN	11/6/2023		
ED4.02	SECOND FLOOR - SYSTEMS DEMOLITION PLAN	11/6/2023		12/8/2023
ED4.03	THIRD FLOOR - SYSTEMS DEMOLITION PLAN	11/6/2023		12/8/2023
ED4.04	FOURTH FLOOR - SYSTEMS DEMOLITION PLAN	11/6/2023		12/8/2023
ED4.05	SEVENTH FLOOR - SYSTEMS DEMOLITION PLAN	11/6/2023		12/8/2023
ED4.06	EIGHTH FLOOR - SYSTEMS DEMOLITION PLAN	11/6/2023		
ED4.07	PENTHOUSE - SYSTEMS DEMOLITION PLAN	11/6/2023		
E2.00	GARAGE - LIGHTING PLAN	11/6/2023		
E2.01	FIRST FLOOR - LIGHTING PLAN	11/6/2023	11/30/2023	12/6/2023
E2.02	SECOND FLOOR - LIGHTING PLAN	11/6/2023	11/30/2023	12/6/2023
E2.03	THIRD FLOOR - LIGHTING PLAN	11/6/2023	11/30/2023	12/6/2023
E2.04	FOURTH FLOOR - LIGHTING PLAN	11/6/2023	11/30/2023	12/6/2023
E2.05	FIFTH FLOOR - LIGHTING PLAN	11/6/2023		12/6/2023
E2.06	SIXTH FLOOR - LIGHTING PLAN	11/6/2023		12/6/2023
E2.07	SEVENTH FLOOR - LIGHTING PLAN	11/6/2023	11/30/2023	12/6/2023
E2.08	EIGHTH FLOOR - LIGHTING PLAN	11/6/2023	11/30/2023	12/6/2023
E2.09	NINTH FLOOR - LIGHTING PLAN	11/6/2023		12/6/2023
E2.10	TENTH FLOOR - LIGHTING PLAN	11/6/2023		12/6/2023
E2.11	PENTHOUSE - LIGHTING PLAN	11/6/2023		
E3.00	GARAGE - POWER PLAN	11/6/2023	11/30/2023	12/6/2023
E3.01	FIRST FLOOR - POWER PLAN	11/6/2023		12/8/2023
E3.02	SECOND FLOOR - POWER PLAN	11/6/2023		12/6/2023
E3.03	THIRD FLOOR - POWER PLAN	11/6/2023		12/8/2023
E3.04	FOURTH FLOOR - POWER PLAN	11/6/2023		12/8/2023
E3.05	FIFTH FLOOR - POWER PLAN	11/6/2023		
E3.06	SIXTH FLOOR - POWER PLAN	11/6/2023		
E3.07	SEVENTH FLOOR - POWER PLAN	11/6/2023		12/8/2023
E3.08	EIGHTH FLOOR - POWER PLAN	11/6/2023		
E3.09	NINTH FLOOR - POWER PLAN	11/6/2023		
E3.10	TENTH FLOOR - POWER PLAN	11/6/2023		
E3.11	PENTHOUSE - POWER PLAN	11/6/2023	11/30/2023	
E4.00	GARAGE - SYSTEMS PLAN	11/6/2023		
E4.01	FIRST FLOOR - SYSTEMS PLAN	11/6/2023		12/6/2023
E4.02	SECOND FLOOR - SYSTEMS PLAN	11/6/2023		12/6/2023
E4.03	THIRD FLOOR - SYSTEMS PLAN	11/6/2023		12/6/2023
E4.04	FOURTH FLOOR - SYSTEMS PLAN	11/6/2023		12/6/2023
E4.05	FIFTH FLOOR - SYSTEMS PLAN	11/6/2023		12/6/2023

E4.06	SIXTH FLOOR - SYSTEMS PLAN	11/6/2023	12/6/2023	
E4.07	SEVENTH FLOOR - SYSTEMS PLAN	11/6/2023	12/6/2023	12/8/2023
E4.08	EIGHTH FLOOR - SYSTEMS PLAN	11/6/2023	12/6/2023	
E4.09	NINTH FLOOR - SYSTEMS PLAN	11/6/2023	12/6/2023	
E4.10	TENTH FLOOR - SYSTEMS PLAN	11/6/2023	12/6/2023	
E4.11	PENTHOUSE - SYSTEMS PLAN	11/6/2023	12/6/2023	
E4.30	ENLARGED POWER PLANS	11/6/2023	12/6/2023	
E4.40	ENLARGED SYSTEMS PLANS	11/6/2023		
E5.01	ELECTRICAL DETAILS	11/6/2023		
E6.01	ELECTRICAL ONE-LINE DIAGRAM	11/6/2023	11/30/2023	12/6/2023
E6.02	ELECTRICAL ONE-LINE DIAGRAM	11/6/2023	11/30/2023	12/6/2023
E6.10	ELECTRICAL LOAD CALCULATION			12/8/2023
E6.11	ELECTRICAL PANEL SCHEDULES 1	11/6/2023	11/30/2023	12/6/2023
E6.12	ELECTRICAL PANEL SCHEDULES 2	11/6/2023	11/30/2023	12/6/2023
E6.13	ELECTRICAL PANEL SCHEDULES 3	11/6/2023	11/30/2023	
E6.14	ELECTRICAL PANEL SCHEDULES 4	11/6/2023	11/30/2023	
E6.15	ELECTRICAL PANEL SCHEDULES 5	11/6/2023	11/30/2023	
E6.16	ELECTRICAL PANEL SCHEDULES 6	11/6/2023	11/30/2023	
E6.17	ELECTRICAL PANEL SCHEDULES 7	11/6/2023	11/30/2023	
E6.18	ELECTRICAL PANEL SCHEDULES 8	11/6/2023	11/30/2023	
E6.19	ELECTRICAL PANEL SCHEDULES 9	11/6/2023	11/30/2023	
E6.20	ELECTRICAL PANEL SCHEDULES 10	11/6/2023	11/30/2023	
E6.21	ELECTRICAL PANEL SCHEDULES 11	11/6/2023	11/30/2023	
E6.22	ELECTRICAL PANEL SCHEDULES 12	11/6/2023	11/30/2023	
E6.23	ELECTRICAL PANEL SCHEDULES 13	11/6/2023	11/30/2023	
E6.24	ELECTRICAL PANEL SCHEDULES 14	11/6/2023	11/30/2023	12/6/2023
E6.25	ELECTRICAL PANEL SCHEDULES 15	11/6/2023	11/30/2023	12/6/2023
E6.26	ELECTRICAL PANEL SCHEDULES 16	11/6/2023	11/30/2023	
E6.27	ELECTRICAL PANEL SCHEDULES 17	11/6/2023	11/30/2023	
E6.28	ELECTRICAL PANEL SCHEDULES 18	11/6/2023	11/30/2023	
E6.29	ELECTRICAL PANEL SCHEDULES 19	11/6/2023	11/30/2023	
E6.30	ELECTRICAL PANEL SCHEDULES 20	11/6/2023	11/30/2023	
E6.31	ELECTRICAL PANEL SCHEDULES 21	11/6/2023	11/30/2023	12/6/2023
E6.32	ELECTRICAL PANEL SCHEDULES 22		11/30/2023	
E7.01	SYSTEMS DETAILS I	11/6/2023		
E7.02	SYSTEMS DETAILS II	11/6/2023		
E7.03	SYSTEMS DETAILS III	11/6/2023		
E7.04	SYSTEMS DETAILS IV	11/6/2023		

FIRE ALARM

FA0.01	FIRE ALARM / EMERGENCY COMMUNICATION LEGEND AND NOTES	11/6/2023
FA0.02	FIRE ALARM / EMERGENCY COMMUNICATION RISER DIAGRAM AND NOTES	11/6/2023
FA1.00	FIRE ALARM / EMERGENCY COMMUNICATION SYSTEM - GARAG PLAN	11/6/2023
FA1.01	FIRE ALARM / EMERGENCY COMMUNICATION SYSTEM - FIRST FLOOR PLAN	11/6/2023
FA1.02	FIRE ALARM / EMERGENCY COMMUNICATION SYSTEM - SECOND FLOOR PLAN	11/6/2023
FA1.03	FIRE ALARM / EMERGENCY COMMUNICATION SYSTEM - THIRD FLOOR PLAN	11/6/2023
FA1.04	FIRE ALARM / EMERGENCY COMMUNICATION SYSTEM - FOURTH FLOOR PLAN	11/6/2023
FA1.05	FIRE ALARM / EMERGENCY COMMUNICATION SYSTEM - FIFTH FLOOR PLAN	11/6/2023
FA1.06	FIRE ALARM / EMERGENCY COMMUNICATION SYSTEM - SIXTH FLOOR PLAN	11/6/2023
FA1.07	FIRE ALARM / EMERGENCY COMMUNICATION SYSTEM - SEVENTH FLOOR PLAN	11/6/2023
FA1.08	FIRE ALARM / EMERGENCY COMMUNICATION SYSTEM - EIGHTH FLOOR PLAN	11/6/2023
FA1.09	FIRE ALARM / EMERGENCY COMMUNICATION SYSTEM - NINTH FLOOR PLAN	11/6/2023
FA1.10	FIRE ALARM / EMERGENCY COMMUNICATION SYSTEM - TENTH FLOOR PLAN	11/6/2023
FA1.11	FIRE ALARM / EMERGENCY COMMUNICATION SYSTEM - ROOF PLAN	11/6/2023

FIRE PROTECTION

FX1.01	FIRE PROTECTION FIRST FLOOR PLAN	11/6/2023
FX1.02	FIRE PROTECTION SECOND FLOOR PLAN	11/6/2023
FX1.03	FIRE PROTECTION THIRD FLOOR PLAN	11/6/2023
FX1.04	FIRE PROTECTION FOURTH FLOOR PLAN	11/6/2023
FX1.05	FIRE PROTECTION FIFTH FLOOR PLAN	11/6/2023
FX1.06	FIRE PROTECTION SIXTH FLOOR PLAN	11/6/2023
FX1.07	FIRE PROTECTION SEVENTH FLOOR PLAN	11/6/2023
FX1.08	FIRE PROTECTION EIGHTH FLOOR PLAN	11/6/2023
FX1.09	FIRE PROTECTION NINTH FLOOR PLAN	11/6/2023
FX1.10	FIRE PROTECTION TENTH FLOOR PLAN	11/6/2023

SPECIFICATIONS

SECTION NUMBER	DESCRIPTION	DATE
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DIVISION 00

00 01 07	Seals Page	11/30/2023
00 01 10	Table of Contents	11/30/2023
00 50 00	Contracting Forms and Supplements - GCCM Agreement	2/3/2023
00 50 01.1	GMP Amendment - AIA A133 Exhibit A-2019	2/3/2023
00 50 02	Cost Responsibility Matrix	2/3/2023
00 50 02.1	Attachment No. 1 - Cost Responsibility Matrix	2/3/2023
00 50 03	Attachment No. 2 - Form of Construction Cost Estimate	2/3/2023
00 50 04	Attachment No. 3 - Form of Cost Summary	2/3/2023
00 50 05	Attachment No. 4 - Form of Contract Documents	2/3/2023
00 50 06	Attachment No. 5 - List of Negotiated Support Services	2/3/2023
00 50 07	Attachment A1 - Scope of Work for Preconstruction Services	2/3/2023
00 50 08	GCCM Preconstruction Work Plan	2/3/2023
00 50 08.1	Attachment A2 - GCCM Preconstruction Work Plan	2/3/2023
00 50 09	Attachment B - Insurance Requirements	2/3/2023
00 50 10	Attachment C - Prevailing Wage Rate Information	2/3/2023
00 68 00	Apprentice Utilization Reporting	2/3/2023
00 72 00	General Conditions of the Contract for Construction	2/3/2023

DIVISION 01

01 11 00	Summary of Work	2/3/2023
01 25 00	Substitutions	2/3/2023
01 26 00	Construction Change Directive AIA Document G714 - 2017	2/3/2023
01 26 00	Change Order AIA Document G714-2017	2/3/2023
01 26 00	Contract Modifications	2/3/2023
01 26 00	PR GCCM Summary	2/3/2023
01 26 00	PR Sub Summary	2/3/2023
01 29 76	Application Certification of Payment AIA G702-1992	2/3/2023
01 29 76	Certificate of Payment of Labor and Materials	2/3/2023
01 29 76	Monthly Subcontractor List and Certifications	2/3/2023

01 29 76	Progress Payments_GCCM	2/3/2023
01 29 76	Retainage Bond	2/3/2023
01 29 76	Retainage Escrow Agreement	2/3/2023
01 29 76	Schedule of Values	2/3/2023
01 29 76	Statement of Intent to Pay Prevailing Wages	2/3/2023
01 31 00	Architect's Supplemental Instructions AIA G710-2017	2/3/2023
01 31 00	Everett Request for Information	2/3/2023
01 31 00	Project Management Coordination	2/3/2023
01 31 19	Project Meetings	2/3/2023
01 32 16	Construction Progress Schedule	2/3/2023
01 32 16	Short Interval Schedule	2/3/2023
01 32 16.1	Sample Pages_OAC	2/3/2023
01 33 00	Electronic Data Release	2/3/2023
01 33 00	Submittal Procedures_GCCM	2/3/2023
01 35 23	Safety Requirements_GCCM	2/3/2023
01 42 00	References	2/3/2023
01 45 00	Contractor Quality Control Daily Report	2/3/2023
01 45 00	Contractor Quality Control	2/3/2023
01 45 23	Testing and Inspection_GCCM	2/3/2023
01 50 00	Temporary FACILITIES AND CONTROLS GCCM	2/3/2023
01 50 00	Utility Shutdown Request	2/3/2023
01 71 23	Field Engineering	2/3/2023
01 73 39	Cutting and Patching_GCCM	2/3/2023
01 74 00	Construction Waste Management	2/3/2023
01 75 00	Test Engineer Services_GCCM	2/3/2023
01 77 00	Asbestos-free Certification	2/3/2023
01 77 00	Closeout Procedures	2/3/2023
01 77 00	Lead-free Certification	2/3/2023
01 78 36	Warranties	2/3/2023
01 91 00	Commissioning	2/3/2023

DIVISION 02

02 41 00	Demolition	11/6/2023
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DIVISION 03

03 30 00	Cast-in-Place Concrete	11/6/2023
03 35 11	Concrete Floor Finishes	11/6/2023

DIVISION 05

05 12 00	Structural Steel Framing	11/6/2023
05 40 00	Cold-Formed Metal Framing	11/6/2023
05 50 00	Metal Fabrications	11/6/2023

DIVISION 06

06 10 00	Rough Carpentry	11/6/2023	
06 20 00	Finish Carpentry	11/6/2023	
06 41 00	Architectural Wood Casework	11/6/2023	11/30/2023
06 83 16	Fiberglass Reinforced Paneling	11/6/2023	

DIVISION 07

07 01 50.19	Preparation for Re-Roofing	11/6/2023	
07 21 00	Thermal Insulation	11/6/2023	11/30/2023
07 26 00	Vapor Retarders	11/6/2023	
07 27 00	Air Barriers	11/6/2023	
07 52 00	Modified Bituminous Membrane Roofing	11/6/2023	11/30/2023
07 62 00	Sheet Metal Flashing and Trim	11/6/2023	
07 72 00	Roof Accessories	11/6/2023	11/30/2023
07 90 05	Joint Sealers	11/6/2023	

DIVISION 08

08 11 13	Hollow Metal Doors and Frames	11/6/2023	
08 14 16	Flush Wood Doors	11/6/2023	12/6/2023
08 43 13	Aluminum-Framed Storefronts	11/6/2023	
08 56 59	Service and Teller Window Units	11/6/2023	
08 71 00	Door Hardware	11/6/2023	
08 80 00	Glazing	11/6/2023	

DIVISION 09

09 05 61	Common Work Results for Flooring Preparation	11/6/2023	
09 21 16	Gypsum Board Assemblies	11/6/2023	12/12/2023
09 30 00	Tiling	11/6/2023	
09 51 00	Acoustical Ceilings	11/6/2023	12/6/2023
09 54 26	Suspended Wood Ceilings	11/6/2023	
09 65 00	Resilient Flooring	11/6/2023	
09 68 13	Tile Carpeting	11/6/2023	
09 72 00	Wall Coverings	11/6/2023	
09 84 14	Acoustic Stretched-Fabric Wall and Ceiling Systems	11/6/2023	
09 84 30	Sound-Absorbing Wall and Ceiling Units	11/6/2023	
09 90 00	Painting and Coating	11/6/2023	11/30/2023
09 93 00	Staining and Transparent Finishes	11/6/2023	11/30/2023

DIVISION 10

10 11 00	Visual Display Units	11/6/2023
10 12 00	Display Cases	11/6/2023
10 14 00	Signage	11/6/2023
10 21 13.16	Plastic-Laminate-Clad Toilet Compartments	11/6/2023
10 26 01	Wall and Corner Guards	11/6/2023
10 28 00	TOILET ACCESSORIES	11/6/2023
10 44 00	Fire Protection Specialties	11/6/2023
10 82 13	Exterior Grilles and Screens	11/6/2023

DIVISION 11

11 30 13	Residential Appliances	11/6/2023
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DIVISION 12

12 24 00	Window Shades	11/6/2023
12 36 00	Countertops	11/6/2023

DIVISION 13

13 08 00	Seismic Restraint For Non-Structural Components	11/6/2023		
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DIVISION 14

14 21 00	Electric Traction Elevators	11/6/2023		
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DIVISION 20

20 00 00	General Mechanical Requirements	11/6/2023		
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DIVISION 21

21 13 15	Wet Pipe Automatic Sprinkler Systems for Tenant Improvements	11/6/2023		
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DIVISION 22

22 05 13	Common Motor Requirements for Plumbing Equipment	11/6/2023		
22 05 17	Sleeves and Sleeve Seals for Plumbing Piping	11/6/2023		
22 05 23	General-Duty Valves for Plumbing Piping	11/6/2023		
22 05 48	Vibration and Seismic Controls for Plumbing Piping and Equipment	11/6/2023		
22 07 19	Plumbing Piping Insulation	11/6/2023		
22 10 05	Plumbing Piping	11/6/2023		
22 10 06	Plumbing Piping Specialties	11/6/2023		
22 30 00	Plumbing Equipment	11/6/2023		
22 40 00	Plumbing Fixtures	11/6/2023		

DIVISION 23

23 05 13	Motors & Variable Drives	11/6/2023		
23 05 23	Valves for HVAC Piping	11/6/2023		
23 05 29	Hangers & Supports for HVAC Piping & Equipment	11/6/2023		
23 05 48	Vibration & Seismic Control	11/6/2023		
23 05 53	Mechanical Identification for HVAC Piping & Equipment	11/6/2023		
23 05 93	Air System Testing & Balancing	11/6/2023		
23 05 95	Water System Balancing	11/6/2023		
23 07 13	Equipment Ductwork Insulation	11/6/2023		
23 07 19	HVAC Piping Insulations	11/6/2023		
23 09 00	Energy Management & Controls (DDC)	11/6/2023	12/6/2023	12/8/2023
23 11 19	HVAC Piping Specialties	11/6/2023		
23 11 23	Pumps for HVAC Equipment	11/6/2023		12/8/2023
23 20 00	Hydronic System	11/6/2023		12/8/2023
23 21 00	Sleeves & Seals for HVAC Piping & Equipment	11/6/2023		
23 23 00	Refrigerant Piping System	11/6/2023		
23 25 00	Water Treatment (Hydronic Systems)	11/6/2023		
23 31 13	Steel Ductwork	11/6/2023		
23 33 00	HVAC Specialties	11/6/2023	12/6/2023	
23 34 23	Exhaust Fans	11/6/2023		
23 36 00	VAV Terminal Box Units	11/6/2023		
23 37 00	Air Terminals	11/6/2023		
23 52 33	Boiler (Electric)	11/6/2023		
23 64 00	Air Cooled Chillers	11/6/2023	12/6/2023	
23 73 00	Air Handling Units with Coils	11/6/2023	12/6/2023	
23 81 45	Variable Refrigerant Zone System	11/6/2023		
23 90 00	Mechanical Demolition	11/6/2023		

DIVISION 26

26 00 00	Electrical General Conditions	11/6/2023		
26 00 05	Electrical-Existing Systems	11/6/2023		
26 05 19	Wires and Cables	11/6/2023	12/6/2023	
26 05 26	Grounding	11/6/2023		
26 05 32	Outlet and Pull Boxes	11/6/2023		
26 05 33	Raceway	11/6/2023		
26 05 34	Metal Clad Cable (Type MC) and Fittings	11/6/2023		
26 05 39C	Floor Outlet Devices Poke Through	11/6/2023		
26 05 73	Electrical System Studies	11/6/2023		
26 09 23	Network Digital Lighting Control System		11/30/2023	
26 22 13	Dry-Type Transformers	11/6/2023		
26 24 13	Switchboards	11/6/2023		
26 24 16	Panelboards	11/6/2023		
26 24 19	Motor Controllers	11/6/2023		
26 27 26	Switches Receptacles	11/6/2023		
26 28 13	Fuses	11/6/2023		
26 28 16	Disconnects & Fused Switches	11/6/2023		
26 32 13.16	Emergency Generator	11/6/2023		
26 36 23	Automatic Transfer Switches Time Delay Neutral	11/6/2023		
26 43 00	TVSS_TPS & IT	11/6/2023		
26 50 00	Lighting	11/6/2023		

DIVISION 27

27 00 00	Low Voltage Systems General Requirements	11/6/2023		
27 05 28	Pathways for Communications Systems	11/6/2023		
27 20 00	Data and Voice Infrastructure	11/6/2023		

DIVISION 28

28 13 00	Access Control System	11/6/2023		
28 16 00	Intrusion Alarm System	11/6/2023		
28 31 76	Fire Alarm and Emergency Comm System	11/6/2023		12/12/2023

APPENDIX

Appendix A	Asbestos Report	11/6/2023		
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ATTACHMENT NO. 3

Everett Municipal Building TI
Allowance Log
12/21/2023

Allowance #	Allowance Description		Allowance Value
GC-01	Fire Stopping at Existing Rated Assemblies	\$	50,000
GC-02	Major Floor Prep	\$	200,000
GC-03	Elevator Maintenance	\$	25,000
GC-04	Spray-Applied Fireproofing Patching	\$	30,000
GC-05	Post-Tensioned Concrete Coordination / Relocation Requirements	\$	60,000
GC-06	MEP Design Coordination and Phasing	\$	75,000
GC-07	Building Controls Design Coordination and Phasing	\$	30,000
GC-08	Additional Hazardous Material Abatement	\$	15,000
GC-09	Temporary Fans and Dehus GWB	\$	30,000
GC-10	Elevator Design	\$	120,000
	Front Entry Lobby Coordination/Work	\$	20,000
	Electrical Design (Power main, Low volt, Data, Fire, etc.)	\$	100,000
	Shaft Scaffold HVAC	\$	75,000
SUBTOTAL - GC Allowances			\$ 830,000
BP03.00-01	Generator Pad	\$	20,000
BP09.29-01	Backing & Blocking	\$	25,000
BP09.29-02	Patching of Existing Walls	\$	50,000
BP09.29-03	Patching of Elevator Shafts & Fronts	\$	25,000
BP09.29-04	New GWB at Existing Restrooms	\$	50,000
SUBTOTAL - Bid Package Allowances			\$ 170,000
TOTAL			\$ 1,000,000











EMB - Public Works TI - GCCM GMP Amendment _SD

Final Audit Report

2024-04-05

Created:	2024-04-03
By:	Marista Jorve (mjorve@everettwa.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAAIZjOC8ZLDJ0BpF-21I4CD7EHRgOOUXyL

"EMB - Public Works TI - GCCM GMP Amendment _SD" History

-  Document created by Marista Jorve (mjorve@everettwa.gov)
2024-04-03 - 10:32:46 PM GMT
-  Document emailed to Ruben Sanchez (rsanchez@everettwa.gov) for approval
2024-04-03 - 10:33:18 PM GMT
-  Email viewed by Ruben Sanchez (rsanchez@everettwa.gov)
2024-04-03 - 10:47:00 PM GMT
-  Document approved by Ruben Sanchez (rsanchez@everettwa.gov)
Approval Date: 2024-04-03 - 10:48:18 PM GMT - Time Source: server
-  Document emailed to Dan Huber (dan.huber@bnbbuilders.com) for signature
2024-04-03 - 10:48:19 PM GMT
-  Email viewed by Dan Huber (dan.huber@bnbbuilders.com)
2024-04-04 - 7:22:56 PM GMT
-  Document e-signed by Dan Huber (dan.huber@bnbbuilders.com)
Signature Date: 2024-04-04 - 7:23:23 PM GMT - Time Source: server
-  Document emailed to Tim Benedict (TBenedict@everettwa.gov) for approval
2024-04-04 - 7:23:24 PM GMT
-  Email viewed by Tim Benedict (TBenedict@everettwa.gov)
2024-04-04 - 7:31:28 PM GMT
-  Document approved by Tim Benedict (TBenedict@everettwa.gov)
Approval Date: 2024-04-04 - 7:31:48 PM GMT - Time Source: server

 Document emailed to Cassie Franklin (cfranklin@everettwa.gov) for signature


2024-04-04 - 7:31:49 PM GMT

 Email viewed by Cassie Franklin (cfranklin@everettwa.gov)

2024-04-05 - 3:11:59 PM GMT

 Document e-signed by Cassie Franklin (cfranklin@everettwa.gov)

Signature Date: 2024-04-05 - 3:12:06 PM GMT - Time Source: server

 Document emailed to Marista Jorve (mjorve@everettwa.gov) for signature

2024-04-05 - 3:12:08 PM GMT

 Document e-signed by Marista Jorve (mjorve@everettwa.gov)

Signature Date: 2024-04-05 - 3:12:39 PM GMT - Time Source: server

 Agreement completed.

2024-04-05 - 3:12:39 PM GMT

PERFORMANCE BOND

Bond No.: 30212396

The City of Everett has awarded to BNBuilders, Inc. (Principal), a contract for the construction of the project designated as Everett Municipal Building – Public Works Tenant Improvements, Project No. 22-101, in Everett, Washington (Contract), and said Principal is required to furnish a bond for performance of all obligations under the Contract.

The Principal, and Western Surety Company (Surety), a corporation organized under the laws of the State of South Dakota and licensed to do business in the State of Washington as surety and named in the current list of "Surety Companies Acceptable in Federal Bonds" as published in the Federal Register by the Audit Staff Bureau of Accounts, U.S. Treasury Dept., are jointly and severally held and firmly bound to the City of Everett in the sum of Twenty Seven Million Four Hundred Seventy* US Dollars (\$ 27,474,783.00), which is the Contract Sum plus sales tax, subject to the provisions herein.

*Four Thousand Seven Hundred Eighty Three and no/100ths

This statutory performance bond shall become null and void, if and when the Principal, its heirs, executors, administrators, successors, or assigns shall well and faithfully perform all of the Principal's obligations under the Contract and fulfill all the terms and conditions of all duly authorized modifications, additions, and changes to said Contract that may hereafter be made, at the time and in the manner therein specified; and if such performance obligations have not been fulfilled, this bond shall remain in full force and effect.

The Surety agrees to indemnify, defend, and protect the City of Everett against any claim of direct or indirect loss resulting from the failure of the Principal, its heirs, executors, administrators, successors, or assigns (or any of the employees, subcontractors, or lower tier subcontractors of the Principal) to faithfully perform the Contract.

The Surety for value received agrees that no change, extension of time, alteration or addition to the terms of the Contract, the specifications accompanying the Contract, or to the work to be performed under the Contract shall in any way affect its obligation on this bond, and waives notice of any change, extension of time, alteration or addition to the terms of the Contract or the work performed. The Surety agrees that modifications and changes to the terms and conditions of the Contract that increase the total amount to be paid the Principal shall automatically increase the obligation of the Surety on this bond and notice to Surety is not required for such increased obligation.

This bond may be executed in two (2) original counterparts, and shall be signed by the parties' duly authorized officers. This bond will only be accepted if it is accompanied by a fully executed and original power of attorney for the officer executing on behalf of the surety. The Surety agrees to be bound by the laws of the state of Washington and subjected to the jurisdiction of the state of Washington.

PRINCIPAL BNBuilders, Inc.

Printed Name: Richard Finley

Title: CFO

SURETY Western Surety Company

Printed Name: Susan B. Larson

Title: Attorney-in-Fact



STANDARD BOND FORM
OFFICE OF THE CITY ATTORNEY
APPROVED AS TO FORM
APPROVED AS TO CITY CHARTER § 4.1

Local Office/ Agent of Surety:
Name: Parker, Smith & Feek
Address: 2233 112th Ave NE, Bellevue, WA 98004
Phone Number: (425) 709-3600
Email: psfsurety@psfinc.com

PAYMENT BOND

Bond No. 30212396

The City of Everett has awarded to BNBuilders, Inc. (Principal), a contract for the construction of the project designated as Everett Municipal Building – Public Works Tenant Improvements, in Everett, Washington (Contract), and said Principal is required under the terms of that Contract to furnish a payment bond in accord with Title 39.08 Revised Code of Washington (RCW) and (where applicable) 60.28 RCW.

The Principal, and Western Surety Company (Surety), a corporation organized under the laws of the State of South Dakota and licensed to do business in the State of Washington as surety and named in the current list of "Surety Companies Acceptable in Federal Bonds" as published in the Federal Register by the Audit Staff Bureau of Accounts, U.S. Treasury Dept., are jointly and severally held and firmly bound to the City of Everett in the sum of Twenty Seven Million Four Hundred Seventy Four * US Dollars (\$ 27,474,783.00), which is the Contract Sum plus sales tax, subject to the provisions herein.

*Thousand Seven Hundred Eighty Three and no/100ths

This statutory payment bond shall become null and void, if and when the Principal, its heirs, executors, administrators, successors, or assigns shall pay all persons in accordance with RCW Titles 39.08 and 39.12 including all workers, laborers, mechanics, subcontractors, and material suppliers, and all persons who shall supply such contractor or subcontractor with provisions and supplies for the carrying on of such work, and all taxes incurred on said Contract under Title 50 and 51 RCW and all taxes imposed on the Principal under Title 82 RCW; and if such payment obligations have not been fulfilled, this bond shall remain in full force and effect.

The Surety agrees to indemnify, defend, and protect the City of Everett against any claim of direct or indirect loss resulting from the failure of the Principal, its heirs, executors, administrators, successors, or assigns, (or the subcontractors or lower tier subcontractors of the Principal) to pay all laborers, mechanics, subcontractors, lower tier subcontractors materialpersons, and all persons who shall supply such contractor or subcontractors with provisions and supplies for the carrying on of such work.

The Surety for value received agrees that no change, extension of time, alteration or addition to the terms of the Contract, the specifications accompanying the Contract, or to the work to be performed under the Contract shall in any way affect its obligation on this bond, and waives notice of any change, extension of time, alteration or addition to the terms of the Contract or the work performed. The Surety agrees that modifications and changes to the terms and conditions of the Contract that increase the total amount to be paid the Principal shall automatically increase the obligation of the Surety on this bond and notice to Surety is not required for such increased obligation.

This bond may be executed in two (2) original counterparts, and shall be signed by the parties' duly authorized officers. This bond will only be accepted if it is accompanied by a fully executed and original power of attorney for the officer executing on behalf of the surety. The Surety agrees to be bound by the laws of the state of Washington and subjected to the jurisdiction of the state of Washington.

PRINCIPAL BNBuilders, Inc.

Richard Finley

Printed Name: Richard Finley

Title: CFO

SURETY Western Surety Company

Susan B. Larson

Printed Name: Susan B. Larson

Title: Attorney-in-Fact



STANDARD BOND FORM
OFFICE OF THE CITY ATTORNEY
APPROVED AS TO FORM
APPROVED AS TO CITY CHARTER § 4.1

Local Office/ Agent of Surety:
Name: Parker, Smith & Feek
Address: 2233 112th Ave NE, Bellevue, WA 98004
Phone Number: (425) 709-3600
Email: psfsurety@psfinc.com

Western Surety Company

POWER OF ATTORNEY APPOINTING INDIVIDUAL ATTORNEY-IN-FACT

Know All Men By These Presents, That WESTERN SURETY COMPANY, a South Dakota corporation, is a duly organized and existing corporation having its principal office in the City of Sioux Falls, and State of South Dakota, and that it does by virtue of the signature and seal herein affixed hereby make, constitute and appoint

Susan B Larson, Deanna M French, Ronald J Lange, Scott Fisher, Elizabeth R Hahn, Jana M Roy, Scott McGilvray, Mindee L Rankin, Roger Kaltenbach, John R Claeys, Guy P Armfield, Nicholas Fredrickson, Scott Garcia, Andrew Kerslake, Derek Sabo, Charla M Boadle, Alec Gumpfer, Katelyn Cooper, Individually, of Bellevue, WA
William M Smith, Gregory C Ryerson, Individually, of Portland, OR

its true and lawful Attorney(s)-in-Fact with full power and authority hereby conferred to sign, seal and execute for and on its behalf bonds, undertakings and other obligatory instruments of similar nature

- In Unlimited Amounts -

and to bind it thereby as fully and to the same extent as if such instruments were signed by a duly authorized officer of the corporation and all the acts of said Attorney, pursuant to the authority hereby given, are hereby ratified and confirmed.

This Power of Attorney is made and executed pursuant to and by authority of the Authorizing By-Laws and Resolutions printed at the bottom of this page, duly adopted, as indicated, by the shareholders of the corporation.

In Witness Whereof, WESTERN SURETY COMPANY has caused these presents to be signed by its Vice President and its corporate seal to be hereto affixed on this 1st day of March, 2024.



WESTERN SURETY COMPANY

Larry Kasten, Vice President

State of South Dakota }
County of Minnehaha } ss

On this 1st day of March, 2024, before me personally came Larry Kasten, to me known, who, being by me duly sworn, did depose and say: that he resides in the City of Sioux Falls, State of South Dakota; that he is a Vice President of WESTERN SURETY COMPANY described in and which executed the above instrument; that he knows the seal of said corporation; that the seal affixed to the said instrument is such corporate seal; that it was so affixed pursuant to authority given by the Board of Directors of said corporation and that he signed his name thereto pursuant to like authority, and acknowledges same to be the act and deed of said corporation.

My commission expires

March 2, 2026



M. Bent, Notary Public

CERTIFICATE

I, Paula Kolsrud, Assistant Secretary of WESTERN SURETY COMPANY do hereby certify that the Power of Attorney hereinabove set forth is still in force, and further certify that the By-Law and Resolutions of the corporation printed below this certificate are still in force. In testimony whereof I have hereunto subscribed my name and affixed the seal of the said corporation this 11th day of March, 2024.



WESTERN SURETY COMPANY

Paula Kolsrud, Assistant Secretary

Authorizing By-Laws and Resolutions

ADOPTED BY THE SHAREHOLDERS OF WESTERN SURETY COMPANY

This Power of Attorney is made and executed pursuant to and by authority of the following By-Law duly adopted by the shareholders of the Company.

Section 7. All bonds, policies, undertakings, Powers of Attorney, or other obligations of the corporation shall be executed in the corporate name of the Company by the President, Secretary, and Assistant Secretary, Treasurer, or any Vice President, or by such other officers as the Board of Directors may authorize. The President, any Vice President, Secretary, any Assistant Secretary, or the Treasurer may appoint Attorneys in Fact or agents who shall have authority to issue bonds, policies, or undertakings in the name of the Company. The corporate seal is not necessary for the validity of any bonds, policies, undertakings, Powers of Attorney or other obligations of the corporation. The signature of any such officer and the corporate seal may be printed by facsimile.

This Power of Attorney is signed by Larry Kasten, Vice President, who has been authorized pursuant to the above Bylaw to execute power of attorneys on behalf of Western Surety Company.

This Power of Attorney may be signed by digital signature and sealed by a digital or otherwise electronic-formatted corporate seal under and by the authority of the following Resolution adopted by the Board of Directors of the Company by unanimous written consent dated the 27th day of April, 2022:

“RESOLVED: That it is in the best interest of the Company to periodically ratify and confirm any corporate documents signed by digital signatures and to ratify and confirm the use of a digital or otherwise electronic-formatted corporate seal, each to be considered the act and deed of the Company.”

Go to www.cnasurety.com > Owner / Obligor Services > Validate Bond Coverage, if you want to verify bond authenticity.

PERFORMANCE BOND

Bond No.: 30212396

The City of Everett has awarded to BNBuilders, Inc. (Principal), a contract for the construction of the project designated as Everett Municipal Building – Public Works Tenant Improvements, Project No. 22-101, in Everett, Washington (Contract), and said Principal is required to furnish a bond for performance of all obligations under the Contract.

The Principal, and Western Surety Company (Surety), a corporation organized under the laws of the State of South Dakota and licensed to do business in the State of Washington as surety and named in the current list of "Surety Companies Acceptable in Federal Bonds" as published in the Federal Register by the Audit Staff Bureau of Accounts, U.S. Treasury Dept., are jointly and severally held and firmly bound to the City of Everett in the sum of Twenty Seven Million Four Hundred Seventy* US Dollars (\$ 27,474,783.00), which is the Contract Sum plus sales tax, subject to the provisions herein.

*Four Thousand Seven Hundred Eighty Three and no/100ths

This statutory performance bond shall become null and void, if and when the Principal, its heirs, executors, administrators, successors, or assigns shall well and faithfully perform all of the Principal's obligations under the Contract and fulfill all the terms and conditions of all duly authorized modifications, additions, and changes to said Contract that may hereafter be made, at the time and in the manner therein specified; and if such performance obligations have not been fulfilled, this bond shall remain in full force and effect.

The Surety agrees to indemnify, defend, and protect the City of Everett against any claim of direct or indirect loss resulting from the failure of the Principal, its heirs, executors, administrators, successors, or assigns (or any of the employees, subcontractors, or lower tier subcontractors of the Principal) to faithfully perform the Contract.

The Surety for value received agrees that no change, extension of time, alteration or addition to the terms of the Contract, the specifications accompanying the Contract, or to the work to be performed under the Contract shall in any way affect its obligation on this bond, and waives notice of any change, extension of time, alteration or addition to the terms of the Contract or the work performed. The Surety agrees that modifications and changes to the terms and conditions of the Contract that increase the total amount to be paid the Principal shall automatically increase the obligation of the Surety on this bond and notice to Surety is not required for such increased obligation.

This bond may be executed in two (2) original counterparts, and shall be signed by the parties' duly authorized officers. This bond will only be accepted if it is accompanied by a fully executed and original power of attorney for the officer executing on behalf of the surety. The Surety agrees to be bound by the laws of the state of Washington and subjected to the jurisdiction of the state of Washington.

PRINCIPAL BNBuilders, Inc.

Richard Finlay

Printed Name: Richard Finlay

Title: CFO

SURETY Western Surety Company

Susan B. Larson

Printed Name: Susan B. Larson

Title: Attorney-in-Fact



STANDARD BOND FORM
OFFICE OF THE CITY ATTORNEY
APPROVED AS TO FORM
APPROVED AS TO CITY CHARTER § 4.1

Local Office/ Agent of Surety:
Name: Parker, Smith & Feek
Address: 2233 112th Ave NE, Bellevue, WA 98004
Phone Number: (425) 709-3600
Email: psfsurety@psfinc.com

PAYMENT BOND

Bond No. 30212396

The City of Everett has awarded to BNBuilders, Inc. (Principal), a contract for the construction of the project designated as Everett Municipal Building – Public Works Tenant Improvements, in Everett, Washington (Contract), and said Principal is required under the terms of that Contract to furnish a payment bond in accord with Title 39.08 Revised Code of Washington (RCW) and (where applicable) 60.28 RCW.

The Principal, and Western Surety Company (Surety), a corporation organized under the laws of the State of South Dakota and licensed to do business in the State of Washington as surety and named in the current list of "Surety Companies Acceptable in Federal Bonds" as published in the Federal Register by the Audit Staff Bureau of Accounts, U.S. Treasury Dept., are jointly and severally held and firmly bound to the City of Everett in the sum of Twenty Seven Million Four Hundred Seventy Four * US Dollars (\$ 27,474,783.00), which is the Contract Sum plus sales tax, subject to the provisions herein.

*Thousand Seven Hundred Eighty Three and no/100ths

This statutory payment bond shall become null and void, if and when the Principal, its heirs, executors, administrators, successors, or assigns shall pay all persons in accordance with RCW Titles 39.08 and 39.12 including all workers, laborers, mechanics, subcontractors, and material suppliers, and all persons who shall supply such contractor or subcontractor with provisions and supplies for the carrying on of such work, and all taxes incurred on said Contract under Title 50 and 51 RCW and all taxes imposed on the Principal under Title 82 RCW; and if such payment obligations have not been fulfilled, this bond shall remain in full force and effect.

The Surety agrees to indemnify, defend, and protect the City of Everett against any claim of direct or indirect loss resulting from the failure of the Principal, its heirs, executors, administrators, successors, or assigns, (or the subcontractors or lower tier subcontractors of the Principal) to pay all laborers, mechanics, subcontractors, lower tier subcontractors materialpersons, and all persons who shall supply such contractor or subcontractors with provisions and supplies for the carrying on of such work.

The Surety for value received agrees that no change, extension of time, alteration or addition to the terms of the Contract, the specifications accompanying the Contract, or to the work to be performed under the Contract shall in any way affect its obligation on this bond, and waives notice of any change, extension of time, alteration or addition to the terms of the Contract or the work performed. The Surety agrees that modifications and changes to the terms and conditions of the Contract that increase the total amount to be paid the Principal shall automatically increase the obligation of the Surety on this bond and notice to Surety is not required for such increased obligation.

This bond may be executed in two (2) original counterparts, and shall be signed by the parties' duly authorized officers. This bond will only be accepted if it is accompanied by a fully executed and original power of attorney for the officer executing on behalf of the surety. The Surety agrees to be bound by the laws of the state of Washington and subjected to the jurisdiction of the state of Washington.

PRINCIPAL BNBuilders, Inc.

Printed Name: Richard Finlay

Title: CFO

SURETY Western Surety Company

Printed Name: Susan B. Larson

Title: Attorney-in-Fact



STANDARD BOND FORM
OFFICE OF THE CITY ATTORNEY
APPROVED AS TO FORM
APPROVED AS TO CITY CHARTER § 4.1

Local Office/ Agent of Surety:
Name: Parker, Smith & Feek
Address: 2233 112th Ave NE, Bellevue, WA 98004
Phone Number: (425) 709-3600
Email: psfsurety@psfinc.com

Western Surety Company

POWER OF ATTORNEY APPOINTING INDIVIDUAL ATTORNEY-IN-FACT

Know All Men By These Presents, That WESTERN SURETY COMPANY, a South Dakota corporation, is a duly organized and existing corporation having its principal office in the City of Sioux Falls, and State of South Dakota, and that it does by virtue of the signature and seal herein affixed hereby make, constitute and appoint

Susan B Larson, Deanna M French, Ronald J Lange, Scott Fisher, Elizabeth R Hahn, Jana M Roy, Scott McGilvray, Mindee L Rankin, Roger Kaltenbach, John R Claeys, Guy P Armfield, Nicholas Fredrickson, Scott Garcia, Andrew Kerslake, Derek Sabo, Charla M Boadle, Alec Gumpfer, Katelyn Cooper, Individually, of Bellevue, WA
William M Smith, Gregory C Ryerson, Individually, of Portland, OR

its true and lawful Attorney(s)-in-Fact with full power and authority hereby conferred to sign, seal and execute for and on its behalf bonds, undertakings and other obligatory instruments of similar nature

- In Unlimited Amounts -

and to bind it thereby as fully and to the same extent as if such instruments were signed by a duly authorized officer of the corporation and all the acts of said Attorney, pursuant to the authority hereby given, are hereby ratified and confirmed.

This Power of Attorney is made and executed pursuant to and by authority of the Authorizing By-Laws and Resolutions printed at the bottom of this page, duly adopted, as indicated, by the shareholders of the corporation.

In Witness Whereof, WESTERN SURETY COMPANY has caused these presents to be signed by its Vice President and its corporate seal to be hereto affixed on this 1st day of March, 2024.



WESTERN SURETY COMPANY

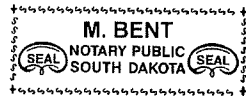
Larry Kasten, Vice President

State of South Dakota }
County of Minnehaha } ss

On this 1st day of March, 2024, before me personally came Larry Kasten, to me known, who, being by me duly sworn, did depose and say: that he resides in the City of Sioux Falls, State of South Dakota; that he is a Vice President of WESTERN SURETY COMPANY described in and which executed the above instrument; that he knows the seal of said corporation; that the seal affixed to the said instrument is such corporate seal; that it was so affixed pursuant to authority given by the Board of Directors of said corporation and that he signed his name thereto pursuant to like authority, and acknowledges same to be the act and deed of said corporation.

My commission expires

March 2, 2026



M. Bent, Notary Public

CERTIFICATE

I, Paula Kolsrud, Assistant Secretary of WESTERN SURETY COMPANY do hereby certify that the Power of Attorney hereinabove set forth is still in force, and further certify that the By-Law and Resolutions of the corporation printed below this certificate are still in force. In testimony whereof I have hereunto subscribed my name and affixed the seal of the said corporation this 11th day of March, 2024.



WESTERN SURETY COMPANY

Paula Kolsrud, Assistant Secretary

Authorizing By-Laws and Resolutions

ADOPTED BY THE SHAREHOLDERS OF WESTERN SURETY COMPANY

This Power of Attorney is made and executed pursuant to and by authority of the following By-Law duly adopted by the shareholders of the Company.

Section 7. All bonds, policies, undertakings, Powers of Attorney, or other obligations of the corporation shall be executed in the corporate name of the Company by the President, Secretary, and Assistant Secretary, Treasurer, or any Vice President, or by such other officers as the Board of Directors may authorize. The President, any Vice President, Secretary, any Assistant Secretary, or the Treasurer may appoint Attorneys in Fact or agents who shall have authority to issue bonds, policies, or undertakings in the name of the Company. The corporate seal is not necessary for the validity of any bonds, policies, undertakings, Powers of Attorney or other obligations of the corporation. The signature of any such officer and the corporate seal may be printed by facsimile.

This Power of Attorney is signed by Larry Kasten, Vice President, who has been authorized pursuant to the above Bylaw to execute power of attorneys on behalf of Western Surety Company.

This Power of Attorney may be signed by digital signature and sealed by a digital or otherwise electronic-formatted corporate seal under and by the authority of the following Resolution adopted by the Board of Directors of the Company by unanimous written consent dated the 27th day of April, 2022:

"RESOLVED: That it is in the best interest of the Company to periodically ratify and confirm any corporate documents signed by digital signatures and to ratify and confirm the use of a digital or otherwise electronic-formatted corporate seal, each to be considered the act and deed of the Company."

Go to www.cnasurety.com > Owner / Obligor Services > Validate Bond Coverage, if you want to verify bond authenticity.

BOND NO. 30212397

RETAINAGE BOND

KNOW ALL MEN BY THESE PRESENTS, that BNBuilders, Inc., a corporation organized under the laws of the State of Washington, and registered to do business in the State of Washington as a contractor, as Principal, and Western Surety Company, a corporation organized under the laws of the State of South Dakota and registered to transact business in the State of Washington as Surety, their heirs, executors, administrators, successors and assigns, are jointly and severally held and bound to the City of Everett, Washington, hereinafter called "City", and are similarly held and bound unto the beneficiaries of the trust fund created by RCW Chapter 60.28, in the sum of One Million Two Hundred Forty Nine Thousand Nine Hundred Ninety and 15/100ths Dollars (\$ 1,249,990.15) plus five (5%) percent of any increases that may occur under the Contract (as defined below), the payment of which, well and truly to be paid, we bind ourselves, our heirs, executors and successors, jointly and severally, formally by these presents.

THE CONDITIONS OF THE ABOVE OBLIGATION ARE THAT:

WHEREAS, the Principal has executed a contract (the "Contract") with the City known as:

PROJECT NAME: EVERETT MUNICIPAL BUILDING – PUBLIC WORKS TENANT IMPROVEMENTS

PROJECT NUMBER: 22-101

WHEREAS, said Contract and RCW Chapter 60.28 require the City to withhold from monies earned by the Principal during the progress of the construction, hereinafter referred to as "earned retained funds";

WHEREAS, the Principal requested that the City accept a retainage bond and release earned retained funds to Principal, as allowed under RCW Chapter 60.28; and

NOW, THEREFORE, the condition of this obligation is such that the Surety is held and bound to the City to indemnify, defend and hold the City harmless from any and all loss, costs or damages that the City may sustain by reason of release of said earned retained

funds to Principal, then this obligation to be null and void, otherwise to remain in full force and effect.

PROVIDED, HOWEVER, it is expressly understood and agreed that:

1. Any suit or action under this bond must be instituted within the time period, if any, provided by applicable law. The bond shall be subject to all claims and liens provided for by law or Contract against the earned retained funds and in the same manner and priority as set forth for retained percentages in RCW Chapter 60.28 and the Contract.

2. The Surety hereby consents to and waives notice of any extension in the time for performance of the Contract, assignment of obligations under the Contract, or Contract alteration, termination, amendment or change order. This expressly includes, but is not limited to, consent to and waiver of any notice with respect to increases in the Contract price by change order. Upon any such Contract price increase, the amount of this bond automatically increases by an amount equal to 5% of Contract price increase.

3. Until written release of this obligation by the City, this bond may not be terminated or canceled by the Principal or Surety for any reason. Any extension of time for the Principal's performance on the Contract, assignment of obligations under the Contract, or Contract alteration, amendment or change order shall not release the Surety from its obligation under this bond.



4. RCW Chapter 60.28 authorizes the City to substitute a retainage bond in lieu of earned retained funds and the Surety hereby waives any defense that this bond is void or otherwise not authorized by law.


5. Any claim or suit against the City to foreclose the liens provided for by RCW Chapter 60.28 shall be effective against the Principal and Surety and any judgment under RCW Chapter 60.28 against the City shall be conclusive against the Principal and the Surety.

6. The laws of the State of Washington shall apply to the determination of the rights and obligations of the parties hereunder. Venue for any dispute or claim hereunder shall be the state courts of Washington in Snohomish County, Washington.

[signatures on following page]

SIGNED AND SEALED THIS 11th of March, 2024.

<u>Western Surety Company</u> Surety By: <u></u> Typed/Printed Name: <u>Susan B. Larson</u> Title: <u>Attorney-in-Fact</u>	<u>BNBuilders, Inc.</u> Principal By: <u></u> Typed/Printed Name: <u>Richard Finlay</u> Title: <u>CFO</u>
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STANDARD RETAINAGE BOND FORM
OFFICE OF THE CITY ATTORNEY
APPROVED AS TO FORM
APPROVED AS TO CITY CHARTER § 4.1

Western Surety Company

POWER OF ATTORNEY APPOINTING INDIVIDUAL ATTORNEY-IN-FACT

Know All Men By These Presents, That WESTERN SURETY COMPANY, a South Dakota corporation, is a duly organized and existing corporation having its principal office in the City of Sioux Falls, and State of South Dakota, and that it does by virtue of the signature and seal herein affixed hereby make, constitute and appoint

Susan B Larson, Deanna M French, Ronald J Lange, Scott Fisher, Elizabeth R Hahn, Jana M Roy, Scott McGilvray, Mindee L Rankin, Roger Kaltenbach, John R Claeys, Guy P Armfield, Nicholas Fredrickson, Scott Garcia, Andrew Kerslake, Derek Sabo, Charla M Boadle, Alec Gumpfer, Katelyn Cooper, Individually, of Bellevue, WA
William M Smith, Gregory C Ryerson, Individually, of Portland, OR

its true and lawful Attorney(s)-in-Fact with full power and authority hereby conferred to sign, seal and execute for and on its behalf bonds, undertakings and other obligatory instruments of similar nature

- In Unlimited Amounts -

and to bind it thereby as fully and to the same extent as if such instruments were signed by a duly authorized officer of the corporation and all the acts of said Attorney, pursuant to the authority hereby given, are hereby ratified and confirmed.

This Power of Attorney is made and executed pursuant to and by authority of the Authorizing By-Laws and Resolutions printed at the bottom of this page, duly adopted, as indicated, by the shareholders of the corporation.

In Witness Whereof, WESTERN SURETY COMPANY has caused these presents to be signed by its Vice President and its corporate seal to be hereto affixed on this 1st day of March, 2024.



WESTERN SURETY COMPANY

Larry Kasten, Vice President

State of South Dakota } ss
County of Minnehaha }

On this 1st day of March, 2024, before me personally came Larry Kasten, to me known, who, being by me duly sworn, did depose and say: that he resides in the City of Sioux Falls, State of South Dakota; that he is a Vice President of WESTERN SURETY COMPANY described in and which executed the above instrument; that he knows the seal of said corporation; that the seal affixed to the said instrument is such corporate seal; that it was so affixed pursuant to authority given by the Board of Directors of said corporation and that he signed his name thereto pursuant to like authority, and acknowledges same to be the act and deed of said corporation.

My commission expires

March 2, 2026



M. Bent, Notary Public

CERTIFICATE

I, Paula Kolsrud, Assistant Secretary of WESTERN SURETY COMPANY do hereby certify that the Power of Attorney hereinabove set forth is still in force, and further certify that the By-Law and Resolutions of the corporation printed below this certificate are still in force. In testimony whereof I have hereunto subscribed my name and affixed the seal of the said corporation this 11th day of March, 2024.



WESTERN SURETY COMPANY

Paula Kolsrud, Assistant Secretary

Authorizing By-Laws and Resolutions

ADOPTED BY THE SHAREHOLDERS OF WESTERN SURETY COMPANY

This Power of Attorney is made and executed pursuant to and by authority of the following By-Law duly adopted by the shareholders of the Company.

Section 7. All bonds, policies, undertakings, Powers of Attorney, or other obligations of the corporation shall be executed in the corporate name of the Company by the President, Secretary, and Assistant Secretary, Treasurer, or any Vice President, or by such other officers as the Board of Directors may authorize. The President, any Vice President, Secretary, any Assistant Secretary, or the Treasurer may appoint Attorneys in Fact or agents who shall have authority to issue bonds, policies, or undertakings in the name of the Company. The corporate seal is not necessary for the validity of any bonds, policies, undertakings, Powers of Attorney or other obligations of the corporation. The signature of any such officer and the corporate seal may be printed by facsimile.

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“RESOLVED: That it is in the best interest of the Company to periodically ratify and confirm any corporate documents signed by digital signatures and to ratify and confirm the use of a digital or otherwise electronic-formatted corporate seal, each to be considered the act and deed of the Company.”

Go to www.cnasurety.com > Owner / Obligor Services > Validate Bond Coverage, if you want to verify bond authenticity.