

City of Redmond
Progressive Design-Build Contract
Maintenance & Operation Center Project
Contract Amendment No. 1

OWNER:

The City of Redmond
15670 NE 85th St
Redmond, WA 98073

DESIGN-BUILDER:

Lease Crutcher Lewis WA, LLC
2200 Western Ave #500
Seattle, WA 98121

PROJECT:

Maintenance & Operation Center Project

The Owner and Design-Builder hereby amend the Progressive Design-Build Contract (the "Contract") dated September 19, 2025 as stated herein. This Contract Amendment No. 1 is made as of June 2, 2026.

I. VALIDATION PHASE SCOPE AND PRICE

Contract Section 7.1: Validation Phase Price is modified as follows:

7.1 Validation Phase Price. For the completion of Validation Phase Work (Exhibit C), Owner shall pay the Design-Builder in accordance with Article 8 of this Contract for a (sum not to exceed six million one hundred forty thousand three hundred seventeen dollars (\$ 6,140,317.00) (the "Validation Phase Price").

Contract Exhibit C: Validation Phase Work is amended to include as additional scope, as attached as **Exhibit 1** to this Contract Amendment.

II. PHASE 1 SCOPE AND PRICE

Contract Section 7.2: Phase 1 Price is modified as follows:

7.2 Phase 1 Price. For completion of the Phase 1 Work (**Exhibit D**), Owner shall pay Design-Builder in accordance with Article 8 of this Contract a sum not to exceed twenty-three million three hundred twenty-nine thousand three hundred three dollars (\$ 23,329,303.00) for Phase 1 Scope of Work. Phase 1 Work shall be billed at the all-

inclusive billing rates and labor categories agreed to in the Phase 1 Amendment, and an agreed-upon not to exceed price. Any rates established shall not be subject to increase for any Phase 1 Work. Phase 1 work shall not start until after completion of Validation Phase and a written Notice to Proceed is issued by the Owner.

Contract Exhibit D: Phase 1 Work, as attached as **Exhibit 2** to this Contract Amendment, is adopted and incorporated into the Contract.

III. EARLY WORK SCOPE AND PRICE

- A. Owner and Design-Builder enter into this Contract Amendment to allow for the performance of an Early Works Package (i.e., procurement of long lead time items) before the parties have reached possible agreement on a Phase 2 scope and GMP for the whole of the Project Work.
- B. The scope of the Early Works Package is provided in the attached **Exhibit 3** to this Contract Amendment, which is incorporated herein by reference.
- C. Design-Builder agrees to perform all Early Works in accordance with the provisions of the Progressive Design-Build Contract and its associated General Conditions.
- D. The Owner shall pay Design-Builder in accordance with the terms of the Contract an Early Works Package Price calculated as follows:
 - The Cost of the Early Works Package shall include only those items expressly itemized and defined in Section 7.6.1 of the Contract.
 - Pass-Through Costs, in accordance with Section 7.6.3 of the Contract.
 - The Design-Build Fee shall be as defined in Section 7.5 of the Contract
- E. The Early Works Package Price shall be subject to and shall not exceed the Early Works Package Guaranteed Maximum Price ("Mini GMP") of twelve million two hundred seventy thousand nine hundred fifty-six dollars (\$12,270,956.00).

IV. GENERAL PROVISIONS

Neither the execution of this Contract Amendment by the Parties, nor the acceptance by the Owner of any Work provided by the Design-Builder pursuant to this Contract Amendment, shall entitle Design-Builder to perform any additional Phase 2 Work on the Project

Design-Builder's performance of additional Phase 2 Work on the Project, if any, shall be conditioned on the Parties' negotiation and execution of a GMP Amendment for the entire Project in accordance with Section 2.3 of the Contract. The execution of this Contract Amendment does not modify or limit the Owner's rights and remedies under the Contract in the event such GMP negotiations for the entire Project are unsuccessful. The execution of this Contract Amendment also does not represent a promise or commitment, express or implied, that an agreed-upon GMP for the entire Project will be achieved or that the Owner will enter into a GMP Amendment with Design-Builder for the entire Project.

If the parties reach agreement on a GMP Amendment, the Mini GMP for the Early Works Package performed pursuant to this Contract Amendment shall be merged into the negotiated GMP for the entire Project.

This Contract Amendment entered into as of the day and year first written above.

OWNER:

DESIGN-BUILDER:

(Signature)

(Name of Design-Builder)

(Signature)

(Printed Name)

(Title)

Date: _____

Date: _____

Redmond Maintenance and Operation Center Project

Progressive Design-Build Contract Summary

Amendment No.	Phase Description	Amendment Amount	Adjusted Contract Amount by Phase	Adjusted Pass Through Costs		Adjusted Total Encumbrance
				B&O Tax & Builder's Risk	Sales Tax 10.40%	
Initial Contract	Validation Services		\$ 4,973,834	\$ 24,291	\$ 519,805.00	\$ 5,517,930.00
	Phase 1 Services					
	Early Works #1					
	Phase 2 Services					
Amendment #1	Validation Amendment	\$ 1,166,483	\$ 6,140,317	\$ 364,842	\$ 4,378,963.47	\$ 46,484,381.47
	Phase 1 Services	\$ 23,329,303	\$ 23,329,303			
	Early Works #1	\$ 12,270,956	\$ 12,270,956			
	Phase 2 Services	\$ -	\$ -			

Exhibit 1

Validation Phase Work

EXTENDED VALIDATION TASK AND DELIVERABLE LIST

RMOC AMENDMENT 1

1. Extended Validation

Revise the Validation Report to account for:

- A. Alternate site location, and/or
- B. Target budget approach in lieu of target program

This scope involves issuance of an updated Validation Report documenting the aligned scope and schedule recommendations associated with a fixed budget. If an alternate site is approved for purchase, this task also accounts for revising the Validation Report to account for the unique requirements of that site in lieu of the existing site.

Deliverables include:

- a. Updated Validation Report



Redmond MOC Validation Phase

<u>Item</u>	<u>Description</u>	<u>Takeoff Qty</u>	<u>Unit Cost</u>	<u>Amount</u>
EXTENDED VALIDATION				
00.000	Design			
00.100	Design			
01	Architect - Miller Hull - Extended Validation	1.00 nte	713,548.00 /nte	713,548
Design				\$713,548
Design				\$713,548
01.000	General Conditions			
01.010	Job Staff & Support			
04	Validation Staff - Extended Validation	2.00 mos	99,032.51 /mos	198,065
Job Staff & Support				\$198,065
General Conditions				\$198,065
09.000	HVAC			
09.300	HVAC			
005	Design Build Mechanical - Extended Validation	1.00 alw	50,000.00 /alw	50,000
HVAC				\$50,000
HVAC				\$50,000
12.000	Electrical			
12.001	Electrical Subcontract			
005	Design Build Electrical - Extended Validation	1.00 alw	50,000.00 /alw	50,000
Electrical Subcontract				\$50,000
Electrical				\$50,000
NDED VALIDATION				\$1,011,613



PH I Proposal Budget/Task Summary
 Project: Redmond Maintenance & Operations Center
 Lease Crutcher Lewis + The Miller Hull Partnership + Stantec

#	Summary System		Amendment Execution	Validation Report Acceptance	September 2027	Total Cost
			Extended Validation	PH I Services	Early Procurement	
00	Design Builder (Design/Precon)		\$ 911,613	\$ 15,316,392		\$ 16,228,005
01	General Conditions					\$ -
02	Demolition					\$ -
03	Site			\$ 250,000		\$ 250,000
04	Structure			\$ -	\$ 5,292,350	\$ 5,292,350
05	Exterior Wall			\$ 375,000		\$ 375,000
06	Roofing \ Waterproofing					\$ -
07	Interior Construction			\$ 100,000		\$ 100,000
08	Vertical Transportation				\$ 350,000	\$ 350,000
09	HVAC		\$ 50,000	\$ 998,102		\$ 1,048,102
10	Plumbing			\$ 306,782		\$ 306,782
11	Fire Sprinklers			\$ 150,000		\$ 150,000
12	Electrical		\$ 50,000	\$ 2,700,444	\$ 3,050,000	\$ 5,800,444
13	Construction Support					\$ -
14	Equipment				\$ 1,050,000	\$ 1,050,000
	Subtotal		\$ 1,011,613	\$ 20,196,720	\$ 9,742,350	\$ 30,950,683
	PL/PD Insurance (included in fee)					
	SDI / Subcontractor Bonds (on sub cost)	1.223%	\$ 1,223	\$ 59,686	\$ 119,149	\$ 180,058
	Scope Coordination Contingency	10.00%	\$ 101,284	\$ 2,025,641	\$ 986,150	\$ 3,113,074
	Contractor's Contingency	4.00%				\$ -
	Payment & Performance Bond (included in fee)					
	Fee	4.70%	\$ 52,364	\$ 1,047,256	\$ 509,839	\$ 1,609,459
	Budget Subtotal		\$ 1,166,483	\$ 23,329,303	\$ 11,357,488	\$ 35,853,275
	Escalation	8.68%	-	-	913,468	\$ 913,468
	DB Contract Subtotal		1,166,483	23,329,303	12,270,956	\$ 36,766,742
	State B&O Tax*	0.492%	5,785	115,700	60,857	\$ 182,342
	State B&O Surcharge*	0.303%	\$ 3,563	\$ 71,254	\$ 37,479	\$ 112,296
	Builder's Risk*	1.00%				\$ -
	*Pass Through Costs Subtotal		\$ 9,348	\$ 186,954	\$ 98,336	\$ 294,638
	BUDGET TOTAL		\$ 1,175,831	\$ 23,516,258	\$ 12,369,292	\$ 37,061,380
	WSST (Current rate shown, rate will increase)	10.40%	\$ 122,286	\$ 2,445,691	\$ 1,286,406	\$ 3,854,384
	BUDGET TOTAL WITH WSST		\$ 1,298,118	\$ 25,961,948	\$ 13,655,698	\$ 40,915,764

Exhibit 2

Phase 1 Work

PH I TASK AND DELIVERABLE LIST

RMOC AMENDMENT 1

1. PH I Design and Permitting

Provide design, preconstruction, and permitting services for the project based on the approved Validation Report. This includes iterative advancement of the target program to ensure performance and cost investment alignment while developing project Basis of Design documentation as required to obtain building permit and set GMP. This also includes refinement of the project schedule, risk matrix, added value investment log, procurement plan, and other tools supporting the successful delivery of the project. This effort is anticipated to include 2-3 milestone-based print issuances and/or charrettes to facilitate team and client review of the design to ensure shared understanding of design intent and how performance criteria will be implemented.

This effort is also anticipated to include recurring support (PMT meetings, Big Room sessions, PWT sessions, etc.) required to facilitate delivery of the project for the duration indicated by the project schedule.

Deliverables include:

- a. Basis of Design Documents
- b. GMP Amendment
- c. Project Schedule
- d. Risk Matrix
- e. Added value investment log
- f. Procurement Plan



Redmond MOC Phase 1 Work

Item	Description	Takeoff Qty	Unit Cost	Amount
OPT 1				
00.000 Design				
00.100 Design				
01	Acoustician - TBD	1.00 alw	50,000.00 / alw	50,000
01	Architect - Miller Hull	1.00 nte	5,876,778.42 / nte	5,876,778
01	Architect - Miller Hull - Pacer	1.00 alw	283,752.00 / alw	283,752
01	Architect - Miller Hull - SCADA	1.00 alw	96,733.00 / alw	96,733
01	Civil Engineer - KPFF	1.00 alw	875,000.00 / alw	875,000
01	Civil Engineer - KPFF - SCADA	1.00 alw	40,000.00 / alw	40,000
01	Code Consultant - TBD	1.00 alw	75,000.00 / alw	75,000
01	Design Services Management Reserve	1.00 alw	400,000.00 / alw	400,000
01	Dewatering Consultant	1.00 alw	100,000.00 / alw	100,000
01	Envelope - 4EA	1.00 alw	30,000.00 / alw	30,000
01	Environmental Consultant - Shannon & Wilson	1.00 alw	264,467.50 / alw	264,468
01	Industrial Systems Engineer - Stantec	1.00 nte	1,500,000.00 / nte	1,500,000
01	Landscape - Berger	1.00 alw	600,000.00 / alw	600,000
01	Means & Methods Engineering	1.00 alw	100,000.00 / alw	100,000
01	Structural Engineer - KPFF	1.00 alw	1,280,000.00 / alw	1,280,000
01	Structural Engineer - KPFF - SCADA	1.00 alw	26,000.00 / alw	26,000
01	Traffic Consultant - Heffron	1.00 alw	56,705.00 / alw	56,705
Design				\$11,654,436

Design \$11,654,436

01.000 General Conditions

01.010 Job Staff & Support

03	Project Director - Design Support	99.00 wks	621.67 / wks	61,546
03	Project Director - Permit/Buyout/Procurement	25.00 wks	939.97 / wks	23,499
04	Project Executive - Design Support	99.00 wks	994.68 / wks	98,473
04	Project Executive - Permit/Buyout/Procurement	25.00 wks	1,312.97 / wks	32,824
04	Senior Precon Manager - Design Support	99.00 wks	4,973.38 / wks	492,365
04	Senior Precon Manager - Permit/Buyout/Procurement	25.00 wks	4,973.38 / wks	124,335
04	Senior Project Manager - Design Support	99.00 wks	4,973.38 / wks	492,365
04	Senior Project Manager - Permit/Buyout/Procurement	25.00 wks	4,973.38 / wks	124,335
05	Chief Estimator - Design Support	17.00 wks	1,023.93 / wks	17,407
05	Chief Estimator - Permit/Buyout/Procurement	11.00 wks	1,039.89 / wks	11,439
05	Misc Estimating Support - Design Support	12.00 wks	2,486.69 / wks	29,840
05	Misc Estimating Support - Permit/Buyout/Procurement	10.00 wks	3,481.37 / wks	34,814
06	Design Construction Integrator - Design Support	30.00 wks	895.21 / wks	26,856
06	Design Construction Integrator - Permit/Buyout/Procurement	6.00 wks	2,652.47 / wks	15,915
06	Project Controls	8.00 wks	1,243.35 / wks	9,947
10	General Supt. - Design Support	99.00 wks	994.68 / wks	98,473
10	General Supt. - Permit/Buyout/Procurement	25.00 wks	1,472.12 / wks	36,803
11	Assistant Superintendent - Permit/Buyout/Procurement	25.00 wks	2,387.22 / wks	59,681
11	Superintendent - Design Support	99.00 wks	1,022.31 / wks	101,208



Redmond MOC Phase 1 Work

Item	Description	Takeoff Qty	Unit Cost	Amount
OPT 1				
11	Superintendent - Permit/Buyout/Procurement	25.00 wks	3,899.13 /wks	97,478
13	Employee Parking (per employee)	25,436.00 hrs	1.44 /hrs	36,628
24	Project Administration	1.00 ls	5,913.93 /ls	5,914
25	Project Coordinator - Design Support	99.00 wks	497.34 /wks	49,237
25	Project Coordinator - Permit/Buyout/Procurement	25.00 wks	1,909.78 /wks	47,744
35	Assistant Project Manager - Design Support	99.00 wks	4,973.38 /wks	492,365
35	Assistant Project Manager - Permit/Buyout/Procurement	25.00 wks	4,973.38 /wks	124,335
35	Project Engineer 2 - Permit/Buyout/Procurement	25.00 wks	4,973.38 /wks	124,335
35	Project Engineer 3 - Permit/Buyout/Procurement	15.00 wks	4,973.38 /wks	74,601
35	Sr. Project Engineer 1 - Permit/Buyout/Procurement	33.00 wks	4,973.38 /wks	164,122
35	VDC Support	70.00 wks	2,859.70 /wks	200,179
58	Management Travel	18,886.00 hrs	4.62 /hrs	87,253
63	Public Relations	1.00 ls	3,000.00 /ls	3,000
63	Teaming Activities	28.50 mos	750.00 /mos	21,375
66	Postage	28.50 mos	50.00 /mos	1,425
70	Blueprint/Reproduction Costs	28.50 mos	250.00 /mos	7,125
74	Photographs - Aerial	1.00 ls	10,000.00 /ls	10,000
76	Safety Director Review	14.00 wks	876.58 /wks	12,272
Job Staff & Support				\$3,451,511
01.020 Equipment and Supplies				
10	Office Supplies & Expendables	28.50 mos	500.00 /mos	14,250
70	Pick Up Trucks	3,270.00 hrs	8.08 /hrs	26,422
85	Gas/Oil/Lubricants	3,270.00 hrs	2.89 /hrs	9,450
Equipment and Supplies				\$50,122
01.040 Office Equipment				
40	Cell Phones	28.50 mos	588.20 /mos	16,764
60	Computers	28.50 mos	815.49 /mos	23,241
110	Software	28.50 mos	2,707.60 /mos	77,167
110	Software - VDC	28.50 mos	119.17 /mos	3,396
120	Project Management System	1.00 ls	39,754.66 /ls	39,755
Office Equipment				\$160,323
General Conditions				\$3,661,955
03.000 Sitework				
03.100 Shoring				
01	Shoring Design - PH I	1.00 ls	250,000.00 /ls	250,000
Shoring				\$250,000
Sitework				\$250,000



Redmond MOC Phase 1 Work

Item	Description	Takeoff Qty	Unit Cost	Amount
OPT 1				
05.000 Exterior Wall				
05.300 Metal Panels				
001	Metal Wall Panel Partner Precon - TBD	1.00 LS	250,000.00 /LS	250,000
Metal Panels				\$250,000
05.800 Glass Package				
010	Curtainwall Partner Precon - TBD	1.00 LS	125,000.00 /LS	125,000
Glass Package				\$125,000
Exterior Wall				\$375,000
07.000 Interior Construction				
07.200 Drywall / Plaster				
001	Framing Drywall Partner Precon - TBD	1.00 ls	100,000.00 /ls	100,000
Drywall / Plaster				\$100,000
Interior Construction				\$100,000
09.000 HVAC				
09.300 HVAC				
005	Design Build Mechanical - MOC	1.00 alw	971,477.49 /alw	971,477
005	Design Build Mechanical - SCADA	1.00 alw	26,625.00 /alw	26,625
HVAC				\$998,102
HVAC				\$998,102
10.000 Plumbing				
10.100 Plumbing				
005	Design Build Plumbing - MOC	1.00 alw	306,782.37 /alw	306,782
Plumbing				\$306,782
Plumbing				\$306,782
11.000 Fire Sprinklers				
11.100 Fire Sprinklers				
001	Design Build Fire Sprinklers - TBD - MOC	1.00 ls	150,000.00 /ls	150,000



Redmond MOC Phase 1 Work

<u>Item</u>	<u>Description</u>	<u>Takeoff Qty</u>	<u>Unit Cost</u>	<u>Amount</u>
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OPT 1

Fire Sprinklers	\$150,000
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Fire Sprinklers	\$150,000
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12.000 Electrical**12.001 Electrical Subcontract**

005	Design Build Electrical - BHC	1.00	alw	121,000.00	/alw	121,000
005	Design Build Electrical - MOC	1.00	alw	1,934,671.00	/alw	1,934,671
005	Design Build Electrical -SCADA	1.00	alw	644,773.00	/alw	644,773

Electrical Subcontract	\$2,700,444
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Electrical	\$2,700,444
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OPT 1	\$20,196,720
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Phase I Amendment Rate Sheets

Lease Crutcher Lewis

Based on the contract, our team understands the intent of reimbursable salaried labor costs in the final (GMP) agreement to be based on actual salaried labor cost plus an auditable burden rate. Therefore, we recommend use of the same approach in the Phase 1 contract amendment to provide continuity of accounting and auditability for contract costs. We also believe this provides the best value to City of Redmond, since it ties our hourly cost to actuals, rather than escalating a rate to cover future salary actions.

For the purpose of providing a proposal cost, Lewis has provided a blended average rate as part of the collateral shared with this proposal based on our proposed staffing to complete the Phase I scope of work.

Miller Hull + Stantec

Similar to the logic above, Miller Hull and Stantec have provided proposals based on blended rates that assume an escalation of 5% per year from current rates for the purpose of compiling a cost for PH I services. The roles listed are listed for clarity and completeness, and time charged will still be subject to the chargeable cost provisions of the contract.

Miller Hull roles and rates are shown on page two of this Exhibit. The Miller Hull rates shown are the current 2026 rates applicable to the roles listed. These actual rates will be re-documented annually given the duration of the work.

As a related note, MHP will charge 10% OHP markup on sub-consultants and reimbursables. Stantec expenses will be subject to a reduced 5% OHP markup.

Stantec rates for specific project personnel are shown on page 3 of this Exhibit. These rates are presented as blended averages for the PH I proposal to inform the NTE amount of Stantec's services, which means that actual billings in initial portions of PH I will be lower than the rates shown. The actual rates can be verified annually upon request.



Miller Hull:

Category/Career Stage	2026 Billing Rates
Partner	\$330
Principal I	\$305
Principal II	\$285
Senior Associate I	\$270
Senior Associate II	\$260
Associate I	\$250
Associate II	\$230
Architect 9	\$265
Architect 8	\$250
Architect 7	\$235
Architect 6	\$210
Architect 5	\$190
Architect 4	\$170
Architect 3	\$160
Architect 2	\$130
Architect 1	\$120
Interior Design 8	\$215
Interior Design 7	\$205
Interior Design 6	\$195
Interior Design 5	\$185
Interior Design 4	\$165
Interior Design 3	\$155
Interior Design 2	\$135
Project Accountant	\$170
Contract Specialist	\$150
Administrative Assistant	\$145
Office Manager	\$145

Stantec:

Estimated Blended Hourly Rates

Task	Bill Rate
Industrial Labor	
Klun, Samuel Allen	\$ 174.00
Kowalewski, Sylvia	\$ 198.00
Plotkin, David Kozolchyk	\$ 302.00
Shipley, Greg	\$ 291.00
Strehlow, Ben	\$ 214.00
Sunder, Dominic	\$ 174.00
Weiche, Ethan	\$ 174.00
Weismantel, Jared	\$ 250.00
Electrical Labor	
Fonslow, Daryl	\$ 291.00
Huynh, Tai Ba	\$ 198.00
Lyons, Adam	\$ 238.00
Fueling Labor	
Azad, Baby Ramona	\$ 226.00
Guthrie, Reb	\$ 291.00



PH I Proposal Budget/Task Summary
 Project: Redmond Maintenance & Operations Center
 Lease Crutcher Lewis + The Miller Hull Partnership + Stantec

#	Summary System	Amendment Execution	Validation Report Acceptance	September 2027	
		Extended Validation	PH I Services	Early Procurement	Total Cost
00	Design Builder (Design/Precon)	\$ 911,613	\$ 15,316,392		\$ 16,228,005
01	General Conditions				\$ -
02	Demolition				\$ -
03	Site		\$ 250,000		\$ 250,000
04	Structure		\$ -	\$ 5,292,350	\$ 5,292,350
05	Exterior Wall		\$ 375,000		\$ 375,000
06	Roofing \ Waterproofing				\$ -
07	Interior Construction		\$ 100,000		\$ 100,000
08	Vertical Transportation			\$ 350,000	\$ 350,000
09	HVAC	\$ 50,000	\$ 998,102		\$ 1,048,102
10	Plumbing		\$ 306,782		\$ 306,782
11	Fire Sprinklers		\$ 150,000		\$ 150,000
12	Electrical	\$ 50,000	\$ 2,700,444	\$ 3,050,000	\$ 5,800,444
13	Construction Support				\$ -
14	Equipment			\$ 1,050,000	\$ 1,050,000
	Subtotal	\$ 1,011,613	\$ 20,196,720	\$ 9,742,350	\$ 30,950,683
	PL/PD Insurance (included in fee)				
	SDI / Subcontractor Bonds (on sub cost) 1.223%	\$ 1,223	\$ 59,686	\$ 119,149	\$ 180,058
	Scope Coordination Contingency 10.00%	\$ 101,284	\$ 2,025,641	\$ 986,150	\$ 3,113,074
	Contractor's Contingency 4.00%				\$ -
	Payment & Performance Bond (included in fee)				
	Fee 4.70%	\$ 52,364	\$ 1,047,256	\$ 509,839	\$ 1,609,459
	Budget Subtotal	\$ 1,166,483	\$ 23,329,303	\$ 11,357,488	\$ 35,853,275
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	State B&O Tax* 0.492%	5,785	115,700	60,857	\$ 182,342
	State B&O Surcharge* 0.303%	\$ 3,563	\$ 71,254	\$ 37,479	\$ 112,296
	Builder's Risk* 1.00%				\$ -
	*Pass Through Costs Subtotal	\$ 9,348	\$ 186,954	\$ 98,336	\$ 294,638
	BUDGET TOTAL	\$ 1,175,831	\$ 23,516,258	\$ 12,369,292	\$ 37,061,380
	WSST (Current rate shown, rate will increase) 10.40%	\$ 122,286	\$ 2,445,691	\$ 1,286,406	\$ 3,854,384
	BUDGET TOTAL WITH WSST	\$ 1,298,118	\$ 25,961,948	\$ 13,655,698	\$ 40,915,764

Exhibit 3
Early Works

EARLY WORKS TASK AND DELIVERABLE LIST

RMOC AMENDMENT 1

1. Early Procurements

Provide contracts, shop drawing reviews, and commitment funding releases required to secure long-lead materials as design advances. Some examples of long lead materials contemplated include:

- Mass timber
- Structural Steel
- Stairs
- Elevators
- Electrical Switchgears, BESS, and Generator(s)
- Maintenance Bay and Shop Specialty Equipment

This funding is intended to be released as allowances to support securing the materials identified in the schedule as “Long Lead Submittals/Procurements,” at a minimum, but is recommended to be made flexible in the event additional materials can be released early to mitigate risk and ensure the timely arrival of materials on site. This allows the fixed value to have a maximized purchasing power once design certainty reaches the point needed to secure materials.

Deliverables include:

- a. Contracts for early procurement materials
- b. If applicable, shop drawings and/or material deposits for early procurement materials



Redmond MOC Early Works

Item	Description	Takeoff Qty	Unit Cost	Amount
Early Procurement				
04.000 Structure				
04.500 Buy Structural Steel				
001	Garage Steel - Material Deposit/Mill Order	1.00 ls	805,000.00 /ls	805,000
001	MOC Steel - Material Deposit/Mill Order	1.00 ls	750,000.00 /ls	750,000
001	Site Steel - Material Deposit/Mill Order	1.00 ls	916,350.00 /ls	916,350
Buy Structural Steel				\$2,471,350
04.590 Steel Stairs				
001	Garage Stairs - Material Deposit	1.00 ls	25,000.00 /ls	25,000
001	MOC Stairs - Material Deposit	1.00 ls	150,000.00 /ls	150,000
Steel Stairs				\$175,000
04.800 Mass Timber				
250	MOC Mass Timber - Material Deposit	1.00 LS	2,646,000.00 /LS	2,646,000
Mass Timber				\$2,646,000
Structure				\$5,292,350
08.000 Vertical Transportation				
08.100 Elevators				
001	Garage Elevators - Material Deposit and Shipping	1.00 LS	175,000.00 /LS	175,000
001	MOC Elevators - Material Deposit and Shipping	1.00 LS	175,000.00 /LS	175,000
Elevators				\$350,000
Vertical Transportation				\$350,000
12.000 Electrical				
12.001 Electrical Subcontract				
005	Site BESS + Generator Deposits	3.00 LS	350,000.00 /LS	1,050,000
005	Site Switchgear - Deposit/Early Procurement	2.00 LS	1,000,000.00 /LS	2,000,000
Electrical Subcontract				\$3,050,000
Electrical				\$3,050,000
14.000 Value Adds				
14.001 Value Adds				
01	MOC Specialty Equipment - Deposit/Early Procurement	1.00 ls	750,000.00 /ls	750,000
01	Site Specialty Equipment - Deposit/Early Procurement	1.00 ls	300,000.00 /ls	300,000



Redmond MOC Early Works

Item	Description	Takeoff Qty	Unit Cost	Amount
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Early Procurement

Value Adds		\$1,050,000
Value Adds		\$1,050,000
Early Procurement		\$9,742,350



PH I Proposal Budget/Task Summary
 Project: Redmond Maintenance & Operations Center
 Lease Crutcher Lewis + The Miller Hull Partnership + Stantec

#	Summary System	Amendment Execution	Validation Report Acceptance	September 2027	
		Extended Validation	PH I Services	Early Procurement	Total Cost
00	Design Builder (Design/Precon)	\$ 911,613	\$ 15,316,392		\$ 16,228,005
01	General Conditions				\$ -
02	Demolition				\$ -
03	Site		\$ 250,000		\$ 250,000
04	Structure		\$ -	\$ 5,292,350	\$ 5,292,350
05	Exterior Wall		\$ 375,000		\$ 375,000
06	Roofing \ Waterproofing				\$ -
07	Interior Construction		\$ 100,000		\$ 100,000
08	Vertical Transportation			\$ 350,000	\$ 350,000
09	HVAC	\$ 50,000	\$ 998,102		\$ 1,048,102
10	Plumbing		\$ 306,782		\$ 306,782
11	Fire Sprinklers		\$ 150,000		\$ 150,000
12	Electrical	\$ 50,000	\$ 2,700,444	\$ 3,050,000	\$ 5,800,444
13	Construction Support				\$ -
14	Equipment			\$ 1,050,000	\$ 1,050,000
	Subtotal	\$ 1,011,613	\$ 20,196,720	\$ 9,742,350	\$ 30,950,683
	PL/PD Insurance (included in fee)				
	SDI / Subcontractor Bonds (on sub cost) 1.223%	\$ 1,223	\$ 59,686	\$ 119,149	\$ 180,058
	Scope Coordination Contingency 10.00%	\$ 101,284	\$ 2,025,641	\$ 986,150	\$ 3,113,074
	Contractor's Contingency 4.00%				\$ -
	Payment & Performance Bond (included in fee)				
	Fee 4.70%	\$ 52,364	\$ 1,047,256	\$ 509,839	\$ 1,609,459
	Budget Subtotal	\$ 1,166,483	\$ 23,329,303	\$ 11,357,488	\$ 35,853,275
	Escalation 8.68%	-	-	913,468	\$ 913,468
	DB Contract Subtotal	1,166,483	23,329,303	12,270,956	\$ 36,766,742
	State B&O Tax* 0.492%	5,785	115,700	60,857	\$ 182,342
	State B&O Surcharge* 0.303%	\$ 3,563	\$ 71,254	\$ 37,479	\$ 112,296
	Builder's Risk* 1.00%				\$ -
	*Pass Through Costs Subtotal	\$ 9,348	\$ 186,954	\$ 98,336	\$ 294,638
	BUDGET TOTAL	\$ 1,175,831	\$ 23,516,258	\$ 12,369,292	\$ 37,061,380
	WSST (Current rate shown, rate will increase) 10.40%	\$ 122,286	\$ 2,445,691	\$ 1,286,406	\$ 3,854,384
	BUDGET TOTAL WITH WSST	\$ 1,298,118	\$ 25,961,948	\$ 13,655,698	\$ 40,915,764



PH I Proposal Budget/Task Summary

Project: Redmond Maintenance & Operations Center

Lease Crutcher Lewis + The Miller Hull Partnership + Stantec

#	Summary System	Amendment Execution	Validation Report Acceptance	September 2027	
		Extended Validation	PH I Services	Early Procurement	Total Cost
00	Design Builder (Design/Precon)	\$ 911,613	\$ 15,316,392		\$ 16,228,005
01	General Conditions				\$ -
02	Demolition				\$ -
03	Site		\$ 250,000		\$ 250,000
04	Structure		\$ -	\$ 5,292,350	\$ 5,292,350
05	Exterior Wall		\$ 375,000		\$ 375,000
06	Roofing \ Waterproofing				\$ -
07	Interior Construction		\$ 100,000		\$ 100,000
08	Vertical Transportation			\$ 350,000	\$ 350,000
09	HVAC	\$ 50,000	\$ 998,102		\$ 1,048,102
10	Plumbing		\$ 306,782		\$ 306,782
11	Fire Sprinklers		\$ 150,000		\$ 150,000
12	Electrical	\$ 50,000	\$ 2,700,444	\$ 3,050,000	\$ 5,800,444
13	Construction Support				\$ -
14	Equipment			\$ 1,050,000	\$ 1,050,000
	Subtotal	\$ 1,011,613	\$ 20,196,720	\$ 9,742,350	\$ 30,950,683
	PL/PD Insurance (included in fee)				
	SDI / Subcontractor Bonds (on sub cost) 1.223%	\$ 1,223	\$ 59,686	\$ 119,149	\$ 180,058
	Scope Coordination Contingency 10.00%	\$ 101,284	\$ 2,025,641	\$ 986,150	\$ 3,113,074
	(Coordination Contingency Reduced to 6% for D. Ops) 6.00%				\$ -
	Contractor's Contingency 4.00%				\$ -
	Payment & Performance Bond (included in fee)				
	Fee 4.70%	\$ 52,364	\$ 1,047,256	\$ 509,839	\$ 1,609,459
	Budget Subtotal	\$ 1,166,483	\$ 23,329,303	\$ 11,357,488	\$ 35,853,275
	Escalation 8.68%	-	-	913,468	\$ 913,468
	DB Contract Subtotal	1,166,483	23,329,303	12,270,956	\$ 36,766,742
	State B&O Tax* 0.492%	5,785	115,700	60,857	\$ 182,342
	State B&O Surcharge* 0.303%	\$ 3,563	\$ 71,254	\$ 37,479	\$ 112,296
	Builder's Risk* 1.00%				\$ -
	*Pass Through Costs Subtotal	\$ 9,348	\$ 186,954	\$ 98,336	\$ 294,638
	BUDGET TOTAL	\$ 1,175,831	\$ 23,516,258	\$ 12,369,292	\$ 37,061,380
	WSST (Current rate shown, rate will increase) 10.40%	\$ 122,286	\$ 2,445,691	\$ 1,286,406	\$ 3,854,384
	Estimated Soft Cost 13.3%	\$ 156,386	\$ 3,127,662	\$ 1,645,116	\$ 4,929,164
	(Soft cost reduced to 11% for D. Ops) 11.0%				\$ -
	BUDGET TOTAL WITH SOFT & WSST	\$ 1,454,503	\$ 29,089,611	\$ 15,300,814	\$ 45,844,928