



BOARD OF TRUSTEES
Regular Session and Executive Session Agenda
Monday, November 18, 2024
5:00 p.m.
Eaton Public Library
132 Maple Avenue, Eaton, CO 80615

This is also streamed virtually by GoToMeeting.

The meeting can be viewed from your computer, tablet, or smartphone.

<https://www.mylibrary.us/hpldboardmeetings>. To view the Board meeting online, use this link and select the date of the meeting you want to join. If you have public comments, you may submit questions at the time of signing up for the meeting. All participants will be muted.

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If you wish to address the Board via Public Comment, please attend the meeting in person. If you are unable to attend in person, you can submit public comments to the Board prior to the Board meeting via Formstack: https://hpld.formstack.com/forms/board_questions

The High Plains Library District Board may take action on any of the following agenda items as presented or modified prior to or during the meeting, and items necessary or convenient to effectuate the agenda items.

1.0 OPENING OF MEETING

- 1.1 Roll Call and Pledge of Allegiance
- 1.2 Approval of Agenda
- 1.3 Approval of Consent Agenda
 - a. October 7, 2024 Regular Session Meeting Minutes
 - b. November 4, 2024 Special Session Meeting Minutes
- 1.4 The Good We Do
- 1.5 Public Comment

2.0 ITEMS FOR INFORMATION/ACTION

- 2.1 New Member Library Director Introduction - (Information) - Dr. Matthew Hortt, HPLD Executive Director
- 2.2 Trustee Appointments (Information) - Dr. Matthew Hortt, HPLD Executive Director
- 2.3 2025 Board Meeting Calendar (Action) - Dr. Matthew Hortt, HPLD Executive Director
- 2.4 HR7525 / S4673 – the Special District Act - (Action) - Dr. Matthew Hortt, HPLD Executive Director
- 2.5 Guaranteed Maximum Price Approval for Carbon Valley Regional Library Remodel (Action) - Dr. Matthew Hortt, HPLD Executive Director
- 2.6 Guaranteed Maximum Price Approval for Mead Library (Action) - Dr. Matthew Hortt, HPLD Executive Director
- 2.7 Member Library List of Services – Owner's Representative Reimbursement (Action) - Dr. Matthew Hortt, HPLD Executive Director

3.0 DIRECTORS REPORT

- 3.1 Review Draft Agenda – Dr. Matthew Hortt, HPLD Executive Director
 - a. December 9, 2024 RS
- 3.2 District Updates – Dr. Matthew Hortt, HPLD Executive Director

4.0 BOARD COMMENTS

- 4.1 Chair Report
- 4.2 Vice-Chair
- 4.3 Secretary/Treasurer
- 4.4 Committees
- 4.5 Other Board Members

5.0 EXECUTIVE SESSION PURSUANT TO C.R.S. § 24-6-402(4)

- 5.1 C.R.S. § 24-6-402(4) (b) Receiving legal advice on specific legal questions from an attorney – Lochbuie case
- 5.2 C.R.S. § 24-6-402(4) (b) Receiving legal advice on specific legal questions from an attorney – Granado case

6.0 ADJOURNMENT

Upcoming meetings:

December 9, 2024, 5:00p.m.: HPLD Board of Directors Meeting - Regular Session
LINC, 801 5th Avenue, Greeley, CO 80631



DRAFT - BOARD OF TRUSTEES

Regular Session Minutes

Monday, October 7, 2024

5:00 p.m.

LINC Library Innovation Center

501 8th Avenue, Greeley, CO 80631

1.0 OPENING OF MEETING AT 5:00 PM

1.1 Roll Call and Pledge of Allegiance

All Trustees were Present unless noted:

Chair Mary Heberlee

Vice-Chair Joyce Smock

Secretary/Treasurer Nick Nakamura

Trustee Deana Lemos-Garcia was excused

Trustee Teresa Nuñez attended virtually

Trustee Gerri Holton

Trustee Michael Wailes

Quorum was established.

Also Attending were:

HPLD Staff: Dr. Matthew Hортt, Marjorie Elwood, Eric Ewing, Natalie Wertz, Niamh Mercer, and Kim Parker

Legal Counsel William Garcia

Chair Heberlee read the following statement into record:

High Plains Library District is dependent on the trust of its community to successfully achieve its mission. Therefore, it is crucial that all Trustees conduct business on behalf of the High Plains Library District with the highest level of integrity, truth, and honor, avoiding any impropriety or the appearance of impropriety.

1.2 Approval of Agenda

MOTION to approve the agenda: Trustee Gerri Holton

SECOND: Vice-Chair Joyce Smock

DISCUSSION: None

VOTE: 5:0

1.3 Approval of Consent Agenda

a. September 16, 2024 Regular and Executive Session Meeting Minutes

MOTION to approve the consent agenda: Secretary/Treasurer Nick Nakamura

SECOND: Vice-Chair Joyce Smock

DISCUSSION: None

VOTE: 5:0

1.4 The Good We Do

Dr. Hortt presented a recap and slide show of *Yes!Fest*, HPLD's Engineering and Science festival that was held on September 14th at LINC. The attendance was 1,687. One of the popular items for all ages was using a laser to draw in the dark.

1.5 Public Comment

No public comment

2.0 ITEMS FOR INFORMATION/ACTION

2.1 Preliminary Budget (Action) - Dr. Matthew Hortt, HPLD Executive Director

Natalie Wertz, HPLD Finance Manager, presented the 2025 preliminary budget, and opened the discussion by reporting that budgeted revenues will decrease by 19.23% from this year's budget, according to the Weld County Assessor, and the main source of HPLD's revenue is the 3.177 mill levy.

Total revenue is \$57,017,912. The good news is that even with the drop in revenue, it is higher than the operations budget, which is projected to be \$30,828,607. That figure includes a 4% merit increase in salary for staff. The capital outlay, at \$29,803,444, includes the DSS expansion, Mead, and CVR and Farr refreshes. Furthermore, the Member Libraries distribution is 11,851,964.

The Finance Committee has reviewed the proposed budget and is recommending that it be approved.

MOTION to accept the proposed budget and schedule the public hearing and final vote for the December 9th board meeting: Secretary/Treasurer Nick Nakamura

SECOND: Trustee Michael Wailes

DISCUSSION: None

VOTE: 5:0

2.2 Executive Director Annual Performance Appraisal (Information) – Eric Ewing, HPLD Human Resources Associate Director

Mr. Ewing described the process, which mirrors last year's process, that will be used for Dr. Hortt's performance evaluation.

INFORMATION ONLY, NO ACTION TO BE TAKEN

2.3 2025 Holiday Schedule (Action) - Dr. Matthew Hortt, HPLD Executive Director

Each year, the Board must approve the holidays that the libraries will be closed, and Dr. Hortt presented the 2025 proposed schedule to the Board.

MOTION to approve the proposed holiday schedule for 2025: Trustee Gerri Holton

SECOND: Secretary/Treasurer Nick Nakamura

DISCUSSION: None

VOTE: 5:0

2.4 HPLD Vision and Values (Action) - Dr. Matthew Hortt, HPLD Executive Director

Dr. Hortt took the Board's feedback from the September meeting and presented two amended versions. After discussion, the following motion and vote were made.

MOTION to approve the 'Draft following Feedback' version: Trustee Teresa Nuñez

SECOND: Trustee Michael Wailes

DISCUSSION: None

VOTE: 4:1

- 2.5 Farr Regional Library Refresh Contract (Action) - Dr. Matthew Horts, HPLD Executive Director

The budget for Farr's refresh is \$850,000. Staff recommends that the Board approve the contract, which has also been approved by Legal Counsel and Wember. If the Board does approve it, PCL, the construction firm, wants to move forward as soon as possible.

MOTION to approve the refresh contract: Secretary/Treasurer Nick Nakamura

SECOND: Vice-Chair Joyce Smock

DISCUSSION: None

VOTE: 5:0

- 2.6 DSS Expansion GMP (Action) - Dr. Matthew Horts, HPLD Executive Director

The DSS expansion and refresh was approved with an overall budget of \$20,000,000. After going through the guaranteed maximum price design and development, the construction budget being proposed is \$13,731,118, which is about \$800,000 less than originally proposed, making the budget significantly less than originally planned.

MOTION to approve the Guaranteed Maximum Price for the DSS Expansion and have Dr. Horts sign it: Secretary/Treasurer Nick Nakamura

SECOND: Trustee Gerri Holton

DISCUSSION: None

VOTE: 5:0

3.0 DIRECTORS REPORT

- 3.1 Review Draft Agenda – Dr. Matthew Horts, HPLD Executive Director

- a. November 18, 2024 RS

It is possible that new Special District Act legislation may be added to the agenda

Secretary/Treasurer Nick Nakamura requested an executive session be added for updates on legal matters

- 3.2 District Updates – Dr. Matthew Horts, HPLD Executive Director

The Grover Library ribbon cutting and grand opening will be held on Saturday, November 2nd from noon to 4:00pm.

The IGA requirements with the Member Libraries were met, and a list of services were sent out by September 30th.

Board interviews are scheduled for October 25th at LINC.

Dr. Horts expressed gratitude from the Colorado Workforce Development Council for hosting them at LINC for their quarterly meeting. They were impressed, and the space and technology worked really well for what they were doing.

Dr. Horts, Legal Counsel Bill Garcia, and Wember representatives went to Mead for their town meeting, and they approved the pre-development agreement.

Fort Lupton Public and School Library hired Beth Gudmestad for their Director position, and Northern Plains Public Library hired Lisa Bugbee for their Director position.

4.0 BOARD COMMENTS

- 4.1 Chair Mary Heberlee is ever so pleased with the expansion of services we are able to do while still being careful with our money. She's also glad that Matt, Marjorie, and Bill have worked so hard on that situation. Also, Mead is the first all-new building that HPLD will have done since she's been on the board, and she's grateful that it's finally going and for all the work to get it to this point.
- 4.2 Vice-Chair Joyce Smock is glad that Natalie Wertz stays on top of our finances. Also, she went to the Foundation luncheon, and it was very nice. Chair Mary Heberlee agreed.
- 4.3 Secretary/Treasurer Nick Nakamura said kudos on the budget.
- 4.4 Other Board Members
 - Trustee Teresa Nuñez reported on the Foundation, who went through the applications for three openings on the Board. They had great applicants and selected a couple of them.
 - Trustee Gerri Holton also appreciated the thoroughness of the budget report and process. Also, Ft Lupton has a new Library Director, Beth Gudmestad, who came from the Loveland Library.
 - Trustee Michael Wailes seconded his appreciation to Natalie and said it was good news on the construction budget.

5.0 ADJOURNMENT AT 6:03 PM

There being no further business,

MOTION to adjourn the meeting: Trustee Gerri Holton

SECOND: Secretary/Treasurer Nick Nakamura

DISCUSSION: None

VOTE: 5:0

Upcoming meetings:

November 18, 2024 at 5:00p.m.: HPLD Board of Directors Meeting - Regular Session
Eaton Public Library, 132 Maple Avenue, Eaton, CO 80615



**BOARD OF TRUSTEES
Special Session Minutes
Monday, November 4, 2024
3:00 p.m.**

**HPLD Administration & Support Services Building
2650 W. 29th Street, Greeley, CO 80631**

The High Plains Library District Board may take action on any of the following agenda items as presented or modified prior to or during the meeting, and items necessary or convenient to effectuate the agenda items.

1.0 OPENING OF MEETING AT 3:00PM

- 1.1 Roll Call and Pledge of Allegiance
 - Chair Mary Heberlee
 - Vice-Chair Joyce Smock arrived at 3:04pm
 - Secretary/Treasurer Nick Nakamura attended online
 - Trustee Deana Lemos-Garcia attended online
 - Trustee Teresa Nuñez attended online
 - Trustee Gerri Holton arrived at 3:02pm
 - Trustee Michael Wailes attended online

Chair Heberlee read the following statement into record:

High Plains Library District is dependent on the trust of its community to successfully achieve its mission. Therefore, it is crucial that all Trustees conduct business on behalf of the High Plains Library District with the highest level of integrity, truth, and honor, avoiding any impropriety or the appearance of impropriety.

- 1.2 Approval of Agenda
 - MOTION** to approve the agenda: Secretary/Treasurer Nick Nakamura
 - SECOND:** Trustee Teresa Nuñez
 - DISCUSSION:** None
 - VOTE: 5:0**
- 1.3 Public Comment
 - No Public Comment

2.0 ITEMS FOR INFORMATION/ACTION

- 2.1 GMP Approval for Farr Regional Library Remodel (Action) - Dr. Matthew Hortt, HPLD Executive Director
 - In April of this year, the Board approved the Farr remodel for a cost of \$850,000. At that time, the construction budget was \$420,000. After working through the Gross Maximum Price, it was set at \$376,212, which is within the budget.

MOTION to approve the Farr Remodel GMP and direct the Executive Director to sign it:
Secretary/Treasurer Nick Nakamura
SECOND: Trustee Deana Lemos-Garcia
DISCUSSION: None
VOTE: 6:0

3.0 BOARD COMMENTS

Secretary/Treasurer Nick Nakamura and Trustee Michael Wailes reported that the Grover Library grand opening was a great event and that it will be an asset to the community.

4.0 ADJOURNMENT AT 3:11PM

There being no further business,

MOTION to adjourn the meeting: Secretary/Treasurer Nick Nakamura
SECOND: Trustee Gerri Holton
DISCUSSION: None
VOTE: 6:0

Upcoming meetings:

November 18, 2024 at 5:00p.m.: HPLD Board of Directors Meeting - Regular Session
Eaton Public Library, 132 Maple Avenue, Eaton, CO 80615

HIGH PLAINS LIBRARY DISTRICT

BOARD OF TRUSTEES COMMUNICATION

Meeting date: November 18 th , 2024
Type of item: Information
Subject: New Member Library Director Introduction
Presented by: Dr. Matthew Hорт, HPLD Executive Director
Recommendation: Information only, no action to be taken

Background

Both the Fort Lupton Public & School Library and the Northern Plains Public Library have hired new Directors.

Please welcome Beth Gudmestad, the new Director of the Fort Lupton Public & School Library, and Lisa Bugbee, the new Director of the Northern Plains Public Library

Recommendation

Information only, no action to be taken

HIGH PLAINS LIBRARY DISTRICT

BOARD OF TRUSTEES COMMUNICATION

Meeting date: November 18th, 2024
Type of item: Information
Subject: Trustee Appointments
Presented by: Dr. Matthew Hortt, Executive Director
Recommendation: Item for information only, no action to be taken

Background

The Board Terms for our Region 1 Trustee, Teresa Nuñez, and Region 5 Trustee, Mary Heberlee, are set to end on December 31st, 2024. The recruitment/selection process was conducted per the Board bylaws earlier this year and requests for ratifications have been sent to our Establishing Bodies.

Considerations

- The Selection Committee recommended that Jenna Evans be appointed to the HPLD Board to serve as the Region 1 Trustee, and that Lisa Taylor be appointed to the HPLD Board to serve as the Region 5 Trustee.
- The ratification process for both candidates is underway

Recommendation

Item for information only, no action to be taken

HIGH PLAINS LIBRARY DISTRICT

BOARD OF TRUSTEES COMMUNICATION

Meeting date: November 18, 2024
Type of item: Action
Subject: Board Meeting Calendar
Presented by: Dr. Matthew Hорт, Executive Director
Recommendation: Staff recommend that the board consider and approve the 2025 Board Calendar as presented and direct staff to notice accordingly

Background

The High Plains Library Board is a Special District and as such is required to adopt a Board Calendar by January 15th and no more than 60 days prior in accordance with Colorado Revised Statute § 32-1-809 (1)(d).

Considerations

Colorado Revised Statute §24-6-402 (1)(d) states; Each District must Notice and include (d) The times and places designated for regularly scheduled meetings of the board during the year and the place where notice of board meetings is posted pursuant to Colorado Revised Statute § 24-6-402(2)(c), C.R.S

The Board Meeting Calendar is contingent upon the Holiday/Closure Schedule that the Board approved at the October Board meeting.

Recommendation

Staff recommend that the board consider and approve the 2025 Board Calendar as presented and direct staff to notice accordingly



Notice of High Plains Library District Board Meeting Schedule for 2025

Notice is hereby given that meetings of the High Plains Library District Board of Trustees for the calendar year 2024 will be held on the following dates, times, and locations.

<u>Date</u>	<u>Time</u>	<u>Location</u>	<u>Address</u>
Regular Session Monday, January 13	5:00 p.m.	LINC Library Innovation Center	501 8th Ave. Greeley, CO 80631
Regular Session Monday, February 17	5:00 p.m.	LINC Library Innovation Center	501 8th Ave. Greeley, CO 80631
Regular Session Monday, March 17	5:00 p.m.	LINC Library Innovation Center	501 8th Ave. Greeley, CO 80631
Regular Session Monday, April 21	5:00 p.m.	LINC Library Innovation Center	501 8th Ave. Greeley, CO 80631
Regular Session Monday May 19	5:00 p.m.	Fort Lupton Public and School Library	370 S. Rollie St. Fort Lupton, CO 80621
Regular Session Monday, June 16	5:00 p.m.	LINC Library Innovation Center	501 8th Ave. Greeley, CO 80631
Regular Session Monday, July 21	5:00 p.m.	Hudson Public Library	100 S. Beech St. Hudson, CO 80642
Regular Session Monday, August 18	5:00 p.m.	LINC Library Innovation Center	501 8th Ave. Greeley, CO 80631
Regular Session Monday, September 15	5:00 p.m.	Carbon Valley Regional Library	7 Park Ave. Firestone, CO 80504
Regular Session Monday, October 13	5:00 p.m.	LINC Library Innovation Center	501 8th Ave. Greeley, CO 80631
Regular Session Monday, November 17	5:00 p.m.	Farr Regional Library	1939 61st Ave. Greeley, CO 80634
Regular Session Monday, December 8	5:00 p.m.	LINC Library Innovation Center	501 8th Ave. Greeley, CO 80631

The Board of Trustees may change dates, locations and times at its discretion, or may add special sessions as necessary. Public notices regarding these public meetings will be posted at <https://mylibrary.us/board/>.

Complete board meeting packets are available at <https://www.mylibrary.us/board/>. Persons desiring notification of special meetings of the Board of Trustees should advise the Executive Assistant for the Board of Trustees of their desire.

HIGH PLAINS LIBRARY DISTRICT

BOARD OF TRUSTEES COMMUNICATION

Meeting date: November 18, 2024
Type of item: Action
Subject: Joining in support of H.R. 7525 / S. 4673
Presented by: Dr. Matthew Hortt
Recommendation: Staff recommend the Board direct staff to: <ul style="list-style-type: none">• Add HPLD as a supporter on the NSDC site• Generate letters of support to send to Senators Bennet and Hickenlooper

Background

The National Special Districts Coalition (NSDC), of which the Colorado Special District Association is a founding member, is actively supporting a piece of Federal legislation known as the *Special District Grant Accessibility Act*.

If passed, this legislation will

- Codify in federal law a formal definition for “special district” and
- Clarify special district eligibility for most current Federal funding opportunities as the act requires federal agencies to recognize special districts as local government for the purpose of Federal financial assistance determinations.

The NSDC is asking local special districts throughout the nation to join the list of supporters.

There are currently 24,816 districts supporting the bill. Colorado has 86 districts that have signed-on in support of the bill. Of those, 7 are library districts: Berthoud, Bud Werner / East Routt, Nederland, Penrose, Pueblo City-County, Rangeview (Anythink), and West Custer.

As the High Plains Library District could benefit from this clarification – be it through receiving federal funds or partnering with another district that has received funds, we would appreciate the Board of Trustees determining whether this is an action to take.

Considerations

This act, known as the *Special District Grant Accessibility Act*, was passed by the House of Representatives on May 6, 2024 and referred to the Senate on May 7, 2024, where it was referred to the Committee on Homeland Security and Governmental Affairs.

On July 31, 2024, the act was approved by the Committee with no amendments. If passed by the Senate, the bill will go to the President for his signature.

Recommendation

Staff recommend the Board direct staff to:

- Add HPLD as a supporter on the NSDC site
- Generate letters of support to send to Senators Bennet and Hickenlooper

HIGH PLAINS LIBRARY DISTRICT

BOARD OF TRUSTEES COMMUNICATION

Meeting date: November 18 th , 2024
Type of item: Action
Subject: Guaranteed Maximum Price Approval for Carbon Valley Regional Library Remodel
Presented by: Dr. Matthew Horts, HPLD Executive Director
Recommendation: Staff Recommend the Board Approve the GMP and direct the Executive Director to sign the document

Background

In April 2024, the Board approved the selection of PCL as the construction firm to work on completing both the Carbon Valley & Farr Regional Libraries' remodeling projects. The overall budget for the Carbon Valley Regional Library is set at \$1,500,000. The Board approved the contract in September of this year.

Considerations

- The Guaranteed Maximum Price (GMP) for the Carbon Valley Refresh is \$863,334
- The GMP Doc also includes an alternate for Amphitheater Site Improvements at a cost of \$100,049. This is an optional alternative that may be pursued depending on project savings and contingency
- The GMP is within Budget \$880,000
- Construction is set to begin on 12/24/2024

Recommendation

Staff Recommend the Board Approve the GMP and direct the Executive Director to sign the document

AIA® Document A133® – 2019 Exhibit A

Guaranteed Maximum Price Amendment

This Amendment dated the 11 day of November in the year 2024, is incorporated into the accompanying AIA Document A133™–2019, Standard Form of Agreement Between Owner and Construction Manager as Constructor where the basis of payment is the Cost of the Work Plus a Fee with a Guaranteed Maximum Price dated the 15 day of April in the year 2024 (the "Agreement")

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

for the following **PROJECT:**

(Name and address or location)

Carbon Valley Regional Library Refresh
7 Park Ave, Firestone, CO 80504

THE OWNER:

(Name, legal status, and address)

High Plains Library District
Dr. Matt Hortt
2650 W 29th St. Greeley, CO 80631

THE CONSTRUCTION MANAGER:

(Name, legal status, and address)

PCL Construction Services, Inc.
2000 S Colorado Blvd, Ste 2-500, Denver, CO 80222

TABLE OF ARTICLES

- A.1 GUARANTEED MAXIMUM PRICE**
- A.2 DATE OF COMMENCEMENT AND SUBSTANTIAL COMPLETION**
- A.3 INFORMATION UPON WHICH AMENDMENT IS BASED**
- A.4 CONSTRUCTION MANAGER'S CONSULTANTS, CONTRACTORS, DESIGN PROFESSIONALS, AND SUPPLIERS**

ARTICLE A.1 GUARANTEED MAXIMUM PRICE

§ A.1.1 Guaranteed Maximum Price

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

§ A.1.1.1 The Contract Sum is guaranteed by the Construction Manager not to exceed Eight Hundred Sixty Three Thousand Three Hundred and Thirty Four Dollars (\$ 863,334), subject to additions and deductions by Change Order as provided in the Contract Documents.

ADDITIONS AND DELETIONS:

The author of this document has added information needed for its completion. The author may also have revised the text of the original AIA standard form. An *Additions and Deletions Report* that notes added information as well as revisions to the standard form text is available from the author and should be reviewed. A vertical line in the left margin of this document indicates where the author has added necessary information and where the author has added to or deleted from the original AIA text.

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

AIA Document A201™–2017, General Conditions of the Contract for Construction, is adopted in this document by reference. Do not use with other general conditions unless this document is modified.

§ 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.)

See attached Exhibit A documents for reference

§ 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
BOH LED Conversion	\$1,807
Safety Glass Film at Employee Lounge	\$3,424
Window Relocation at Story Time Room	\$2,640

§ 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
Amphitheater Site Improvements	\$100,049	GMP Savings or Additional Funding

§ 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)
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ARTICLE A.2 DATE OF COMMENCEMENT AND SUBSTANTIAL COMPLETION

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

(Paragraphs deleted)

be established as follows:

(Insert a date or a means to determine the date of commencement of the Work.)

December 20, 2024

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:

(Paragraph deleted)

Not later than April 16, 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
-----------------	-----------------------------

§ A.2.3.3 If the Construction Manager fails to achieve Substantial Completion as provided in this Section A.2.3, liquidated damages, if any, shall be assessed as set forth in Section 6.1.6 of the Agreement.

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
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§ A.3.1.2 The following Specifications:
(Either list the Specifications here, or refer to an exhibit attached to this Amendment.)

Section	Title	Date	Pages
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§ A.3.1.3 The following Drawings:
(Either list the Drawings here, or refer to an exhibit attached to this Amendment.)

Carbon Valley Regional Library – Construction Document Set 10/07/2024

Number	Title	Date
		10/07/2024

§ 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
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Other identifying information:

§ A.3.1.5 Allowances, if any, included in the Guaranteed Maximum Price:
(Identify each allowance.)

Item	Price
Scraping of Existing Flooring Adhesive	\$13,360
Temporary Partition Walls	\$22,542

Mural Supply and Install	\$4,922
Floor Register Cleaning	\$1,807

§ A.3.1.6 Assumptions and clarifications, if any, upon which the Guaranteed Maximum Price is based:
(Identify each assumption and clarification.)

See attached Exhibit A documents for reference

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

See attached Exhibit A documents for reference

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

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

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

 OWNER *(Signature)*

 CONSTRUCTION MANAGER *(Signature)*

(Dr. Matt Hortt – Executive Director)
(Row deleted)

(Mauricio Ramos – District Manager)

Additions and Deletions Report for

AIA® Document A133® – 2019 Exhibit A

This Additions and Deletions Report, as defined on page 1 of the associated document, reproduces below all text the author has added to the standard form AIA document in order to complete it, as well as any text the author may have added to or deleted from the original AIA text. Added text is shown underlined. Deleted text is indicated with a horizontal line through the original AIA text.

Note: This Additions and Deletions Report is provided for information purposes only and is not incorporated into or constitute any part of the associated AIA document. This Additions and Deletions Report and its associated document were generated simultaneously by AIA software at 14:07:39 ET on 11/12/2024.

PAGE 1

This Amendment dated the 11 day of November in the year 2024, is incorporated into the accompanying AIA Document A133™-2019, Standard Form of Agreement Between Owner and Construction Manager as Constructor where the basis of payment is the Cost of the Work Plus a Fee with a Guaranteed Maximum Price dated the 15 day of April in the year 2024 (the "Agreement")

...

Carbon Valley Regional Library Refresh
7 Park Ave, Firestone, CO 80504

...

High Plains Library District
Dr. Matt Hortt
2650 W 29th St. Greeley, CO 80631

...

PCL Construction Services, Inc.
2000 S Colorado Blvd, Ste 2-500, Denver, CO 80222

...

§ **A.1.1.1** The Contract Sum is guaranteed by the Construction Manager not to exceed Eight Hundred Sixty Three Thousand Three Hundred and Thirty Four Dollars (\$ 863,334), subject to additions and deductions by Change Order as provided in the Contract Documents.

PAGE 2

See attached Exhibit A documents for reference

...

<u>BOH LED Conversion</u>	<u>\$1,807</u>
<u>Safety Glass Film at Employee Lounge</u>	<u>\$3,424</u>
<u>Window Relocation at Story Time Room</u>	<u>\$2,640</u>

...

<u>Amphitheater Site Improvements</u>	<u>\$100,049</u>	<u>GMP Savings or Additional Funding</u>
---------------------------------------	------------------	--

...

§ A.2.1 The date of commencement of the Work shall be:
(Check one of the following boxes.)

☐ The date of execution of this Amendment.

☐ Established ~~be established~~ as follows:

...

December 20, 2024

...

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

☐ Not later than () calendar days from the date of commencement of the Work. Not later than April 16, 2025

☐ By the following date:

PAGE 3

Carbon Valley Regional Library – Construction Document Set 10/07/2024

...

10/07/2024

...

<u>Scraping of Existing Flooring Adhesive</u>	<u>\$13,360</u>
<u>Temporary Partition Walls</u>	<u>\$22,542</u>
<u>Mural Supply and Install</u>	<u>\$4,922</u>
<u>Floor Register Cleaning</u>	<u>\$1,807</u>

PAGE 4

See attached Exhibit A documents for reference

...

See attached Exhibit A documents for reference

...

(Dr. Matt Hortt – Executive Director)

(Printed name and title)

(Mauricio Ramos – District Manager)

(Printed name and title)

Certification of Document's Authenticity

AIA® Document D401™ – 2003

I, Rebecca Jackson, hereby certify, to the best of my knowledge, information and belief, that I created the attached final document simultaneously with its associated Additions and Deletions Report and this certification at 14:07:39 ET on 11/12/2024 under Order No. 3104240282 from AIA Contract Documents software and that in preparing the attached final document I made no changes to the original text of AIA® Document A133™ – 2019 Exhibit A, Guaranteed Maximum Price Amendment, other than those additions and deletions shown in the associated Additions and Deletions Report.

(Signed)

(Title)

(Dated)



Date **November 08, 2024**

Time **9:09:42 AM**

BE Number **BE240025**

Opportunity No

Owner File No

Estimator

FGMP Estimate Report

Project **High Plains Library District - Carbon Valley Regional Library**

Location **CO, USA**

Owner **HPLD & Wember**

Designer **VFLA**

Project Start **January 1, 2025**

Completion **April 30, 2025**

Based on information presently available and furnished to PCL by the owner, architect and/ or others and various assumptions which have been made as to facts not yet known, this construction cost estimate has been prepared and furnished for the sole purpose of providing approximation of anticipated construction cost. This construction estimate should not, at this time, be relied upon as a commitment that the contemplated project can or will be constructed for the estimated cost.

**FGMP Estimate Summary**BE Number **BE240025**

Opportunity No

Owner File No

Project **High Plains Library District - Carbon Valley Regional Library**Location **[ProjectLocation], CO**Owner **HPLD & Wember**Designer **VFLA**

Project Start

Jan 01, 2025

Completion

Apr 30, 2025

Functional Units

Area

38,000 SF

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Summary Item Description	Quantity	UOM	Total Cost
Direct Costs			
Carbon Valley Regional Library	38,000	SF	
01 00 00 - General Requirements	1	LS	20,678
02 00 00 - Existing Conditions	1	LS	53,122
06 00 00 - Wood, Plastics, and Composites	1	LS	74,679
07 00 00 - Thermal and Moisture Protection	1	LS	1,400
08 00 00 - Openings	1	LS	63,028
09 00 00 - Finishes	1	LS	259,150
10 00 00 - Specialties	1	LS	10,604
11 00 00 - Equipment	1	LS	6,249
12 00 00 - Furnishings	1	LS	3,424
13 00 00 - Special Construction	1	LS	22,542
21 00 00 - Fire Suppression	1	LS	19,772
22 00 00 - Plumbing	1	LS	10,327
23 00 00 - Heating, Ventilating, and Air-Conditioning (HVAC)	1	LS	18,260
26 00 00 - Electrical	1	LS	59,518
Carbon Valley Regional Library	38,000	SF	622,753
Direct Costs			622,753
CONTINGENCY			
Contractor Controlled Contingencies	1	LS	31,138
CONTINGENCY			31,138
General Expense Costs			
Carbon Valley Regional Library	38,000	SF	



FGMP Estimate Summary

BE Number **BE240025**
Opportunity No
Owner File No
Project **High Plains Library District - Carbon Valley Regional Library**
Location **[ProjectLocation], CO**
Owner **HPLD & Wember**
Designer **VFLA**

Project Start **Jan 01, 2025**
Completion **Apr 30, 2025**
Functional Units
Area **38,000 SF**

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Summary Item Description	Quantity	UOM	Total Cost
Preconstruction Services	1	LS	4,355
General Conditions	1	LS	158,218
Umbrella & General Liability	1	LS	12,518
Builder's Risk	1	LS	3,022
Performance & Payment Bond Rate	1	LS	8,633
Carbon Valley Regional Library	38,000	SF	186,746
General Expense Costs			186,746
Total Cost			840,637
Fee			22,697
Total Bid			863,334
Alternates			
Amphitheater Site Improvements	1	LS	100,049
Alternates			100,049
Total Bid (including extras)			963,383

**FGMP Estimate Detail**BE Number **BE240025**

Opportunity No

Owner File No

Project **High Plains Library District - Carbon Valley Regional Library**Location **, CO**Owner **HPLD & Wember**Designer **VFLA**

Project Start

Jan 01, 2025

Completion

Apr 30, 2025

Functional Units

Area

38,000 SF

Proprietary and Confidential

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01 00 00 - General Requirements**1.00 LS**

Row #	Summary Item Description	Quantity UOM	Total Cost
01 00 00 - General Requirements	1.00	LS	
Dumpsters	4 PULLS	3,200	
Housekeeping	160 HRS	12,232	
Layout	1 LS	2,500	
Dust control - Fans/Filters/Maintenance	2,496 SF	2,746	
01 00 00 - General Requirements			1.00 LS
			20,678

**FGMP Estimate Detail**BE Number **BE240025**

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02 00 00 - Existing Conditions **1.00** **LS**

Row #	Summary Item Description	Quantity UOM	Total Cost
02 00 00 - Existing Conditions	1.00	LS	
	Selective Demolition	1 LS	53,122
02 00 00 - Existing Conditions			53,122

02 00 00 - Existing Conditions **1.00** **LS**

**FGMP Estimate Detail**BE Number **BE240025**

Opportunity No

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Project **High Plains Library District - Carbon Valley Regional Library**Location **, CO**Owner **HPLD & Wember**Designer **VFLA**

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06 00 00 - Wood, Plastics, and Composites 1.00 LS

Row #	Summary Item Description	Quantity UOM	Total Cost
06 00 00 - Wood, Plastics, and Composites	1.00	LS	
	Millwork Package	1 LS	74,679
06 00 00 - Wood, Plastics, and Composites			74,679

06 00 00 - Wood, Plastics, and Composites 1.00 LS

**FGMP Estimate Detail**BE Number **BE240025**

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Project **High Plains Library District - Carbon Valley Regional Library**Location **, CO**Owner **HPLD & Wember**Designer **VFLA**

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07 00 00 - Thermal and Moisture Protection**1.00 LS**

Row #	Summary Item Description	Quantity UOM	Total Cost
07 00 00 - Thermal and Moisture Protection	1.00	LS	
	Caulking & sealants	35,000 SF	1,400
07 00 00 - Thermal and Moisture Protection			1,400

**FGMP Estimate Detail**BE Number **BE240025**

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Functional Units

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08 00 00 - Openings**1.00 LS**

Row #	Summary Item Description	Quantity UOM	Total Cost
08 00 00 - Openings	1.00	LS	
	DFH bid	1 LS	22,597
	Glazing Bid	1 LS	37,791
	Window Relocation	1 LS	2,640
08 00 00 - Openings		1.00 LS	63,028

**FGMP Estimate Detail**BE Number **BE240025**

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09 00 00 - Finishes**1.00 LS**

Row #	Summary Item Description	Quantity UOM	Total Cost
09 00 00 - Finishes	1.00	LS	
Flooring Finishes	1.00 LS		
Flooring Base Bid	1 LS	150,490	
Flooring Finishes	1.00 LS	150,490	
Wall Finishes	1.00 LS		
Paint & Wallcovering bid	1 LS	41,776	
Wall Finishes	1.00 LS	41,776	
Drywall & Framing Scope	1.00 LS		
Base drywall & framing bid	1 LS	66,884	
Drywall & Framing Scope	1.00 LS	66,884	
09 00 00 - Finishes	1.00 LS	259,150	
09 00 00 - Finishes	1.00	LS	

**FGMP Estimate Detail**BE Number **BE240025**

Opportunity No

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10 00 00 - Specialties**1.00 LS**

Row #	Summary Item Description	Quantity UOM	Total Cost
10 00 00 - Specialties	1.00	LS	
Specialties Bid	1 LS		10,604
10 00 00 - Specialties			10,604

**FGMP Estimate Detail**BE Number **BE240025**

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11 00 00 - Equipment 1.00 LS

Row #	Summary Item Description	Quantity UOM	Total Cost
11 00 00 - Equipment		1.00 LS	
	Appliance bid	1 LS	6,249
11 00 00 - Equipment		1.00 LS	6,249

11 00 00 - Equipment 1.00 LS

**FGMP Estimate Detail**BE Number **BE240025**

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12 00 00 - Furnishings**1.00 LS**

Row #	Summary Item Description	Quantity UOM	Total Cost
12 00 00 - Furnishings		1.00 LS	
	Safety Glass Film at Lounge	1 LS	3,424
12 00 00 - Furnishings			1.00 LS 3,424

**FGMP Estimate Detail**BE Number **BE240025**

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13 00 00 - Special Construction**1.00 LS**

Row #	Summary Item Description	Quantity UOM	Total Cost
13 00 00 - Special Construction		1.00 LS	
	Temp Plastic Partition Walls Supply	1 LS	12,757
	Install/Uninstall/Reinstall	128 HR	9,786
13 00 00 - Special Construction		1.00 LS	22,542

**FGMP Estimate Detail**BE Number **BE240025**

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21 00 00 - Fire Suppression 1.00 LS

Row #	Summary Item Description	Quantity UOM	Total Cost
21 00 00 - Fire Suppression	1.00	LS	
	Fire Sprinkler Modification Bid	1 LS	19,772
<hr/>			
21 00 00 - Fire Suppression		1.00 LS	19,772

21 00 00 - Fire Suppression 1.00 LS



FGMP Estimate Detail

BE Number **BE240025**
Opportunity No
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Project **High Plains Library District - Carbon Valley Regional Library**
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Area **38,000 SF**

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22 00 00 - Plumbing **1.00** **LS**

Row #	Summary Item Description	Quantity UOM	Total Cost
22 00 00 - Plumbing	1.00	LS	
Plumbing Bid	1 LS		10,327
22 00 00 - Plumbing	1.00	LS	10,327

22 00 00 - Plumbing **1.00** **LS**

**FGMP Estimate Detail**BE Number **BE240025**

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Project **High Plains Library District - Carbon Valley Regional Library**Location **, CO**Owner **HPLD & Wember**Designer **VFLA**

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23 00 00 - Heating, Ventilating, and Air-Conditioning (HVAC) 1.00 LS

Row #	Summary Item Description	Quantity UOM	Total Cost
23 00 00 - Heating, Ventilating, and Air-Conditioning (HVAC)	1.00	LS	
HVAC Bid		1 LS	18,260
23 00 00 - Heating, Ventilating, and Air-Conditioning (HVAC)			1.00 LS 18,260

23 00 00 - Heating, Ventilating, and Air-Conditioning (HV 1.00 LS



FGMP Estimate Detail

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Location **, CO**

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26 00 00 - Electrical **1.00** **LS**

Row #	Summary Item Description	Quantity UOM	Total Cost
26 00 00 - Electrical	1.00	LS	
	Electrical Bid	1 LS	57,711
	LED Conversion	1 LS	1,807
26 00 00 - Electrical		1.00 LS	59,518

26 00 00 - Electrical **1.00** **LS**



FGMP Estimate Detail

BE Number **BE240025**
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Project **High Plains Library District - Carbon Valley Regional Library**
Location **, CO**
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Designer **VFLA**

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Functional Units
Area **38,000 SF**

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Contractor Controlled Contingencies 1.00 LS

Row #	Summary Item Description	Quantity UOM	Total Cost
Contractor Controlled Contingencies		1.00 LS	
	Construction Contingency	622,752.99 DC	31,138
Contractor Controlled Contingencies		1.00 LS	31,138

Contractor Controlled Contingencies 1.00 LS



FGMP Estimate Detail

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Area **38,000 SF**

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Preconstruction Services 1.00 LS

Row #	Summary Item Description	Quantity UOM	Total Cost
Preconstruction Services 1.00 LS			
	Preconstruction Services	1 LS	4,355
Preconstruction Services			4,355



FGMP Estimate Detail

BE Number **BE240025**
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General Conditions **1.00** **LS**

Row #	Summary Item Description	Quantity UOM	Total Cost
General Conditions		1.00	LS
	Allowed General Conditions	1 LS	158,218
General Conditions		1.00 LS	158,218

General Conditions **1.00** **LS**



FGMP Estimate Detail

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Umbrella & General Liability 1.00 LS

Row #	Summary Item Description	Quantity UOM	Total Cost
	Umbrella & General Liability	1.00 LS	
	Umbrella & General Liability	863,334.20 TB	12,518
	Umbrella & General Liability	1.00 LS	12,518

**FGMP Estimate Detail**BE Number **BE240025**

Opportunity No

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Builder's Risk 1.00 LS

Row #	Summary Item Description	Quantity UOM	Total Cost
Builder's Risk	1.00	LS	
	Builder's Risk	863,334.20 TB	3,022
	Builder's Risk	1.00 LS	3,022

Builder's Risk 1.00 LS

**FGMP Estimate Detail**BE Number **BE240025**

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Performance & Payment Bond Rate 1.00 LS

Row #	Summary Item Description	Quantity UOM	Total Cost
Performance & Payment Bond Rate 1.00 LS			
	PP Bond	863,334.20 TB	8,633
<hr/>			
Performance & Payment Bond Rate			8,633

Performance & Payment Bond Rate 1.00 LS



FGMP Estimate Detail

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Amphitheater Site Improvements 1.00 LS

Row #	Summary Item Description	Quantity UOM	Total Cost
	Amphitheater Site Improvements	1.00 LS	
	Exterior Improvements Bid	1 LS	100,049
	Amphitheater Site Improvements	1.00 LS	100,049

Amphitheater Site Improvements 1.00 LS



CONSTRUCTION

SHARING YOUR VISION. BUILDING SUCCESS.

High Plains Library District – Carbon Valley Regional Library

Basis of Estimate

The **Carbon Valley Regional Library** (Project) consists of a 38,000 SF Tenant Improvement consisting of selective demolition, millwork, openings, finishes, drywall & framing, specialties, appliances, plumbing/HVAC, electrical, and a small exterior improvement package.

PCL Construction Services, Inc. (PCL) has based our **Estimate** on the project documents listed below. PCL is providing this Basis of Estimate to help clarify interpretations and assumptions made which helped PCL arrive at the cost of construction.

This estimate was prepared for the exclusive use of **High Plains Library District** (Owner).

DOCUMENTS USED IN PREPARING ESTIMATE

Description	Created By	Date
2024-10-07 Carbon Valley Regional Library CD Set - unstamped - REDUCED	VFLA	10/07/2024
2024-10-18 Carbon Valley Regional Library_ADDENDUM 01- STAMPED	VFLA	10/18/2024

Based upon information presently available and furnished to PCL by the Owner, architect, and/or others, and various assumptions which have been made as to facts not yet known, this construction cost model has been prepared and furnished for the sole purpose of providing an approximation of anticipated construction costs. This construction estimate should not, at this time, be relied upon as a commitment that the contemplated project can or will be constructed for the estimated cost.

GENERAL CLARIFICATIONS

1. Estimate is based on a 4-month construction schedule. PCL may require access to the site during "Off" hours to perform work that may be disruptive to normal operation.
2. PCL will be the controlling contractor on the site. Any other contractors entering the site during construction will need prior approval by PCL and will comply with all PCL requirements including but not limited to; insurance, safety policies and site rules/requirements.
3. Estimate is based on PCL self-performing various portions of the work with our own labor forces, including rough carpentry, labor, housekeeping, and misc. project requirements.
4. Construction Contingency is to cover unknown factors that may adversely affect costs such as bidding of subcontracts and major material supply items; estimating assumptions and ambiguities; construction scheduling problems; labor and equipment availability and productivity; errors or fault attributable to Construction Manager or its subcontractors and suppliers; correcting defective work; In general, the Construction Contingency is not to be used for cost over-runs generated or initiated by unforeseen conditions or the Owner or its agents.
5. Estimate does not include any potential escalation in the prices of any materials, equipment, or services used in the performance of the work caused directly or indirectly by the imposition of Canadian, US, other tariffs, or other global or local market conditions. In the event of a change in the prices of any materials, equipment, or services used in the performance of the Work (measured as the difference between the price assumed or incorporated in this Estimate and the price paid by Contractor for the materials or equipment) caused directly or indirectly by the imposition of Canadian, US, other tariffs, or other global or local market conditions, a Change Order shall be issued changing the Contract Price to account for the difference.



CONSTRUCTION

High Plains Library District – Carbon Valley Regional Library

Basis of Estimate

6. Pricing does not include any potential impacts, costs, charges, delays, or other schedule changes that might arise due to Coronavirus Disease 2019 (COVID-19) or any similar epidemic/pandemic.
7. The estimate includes warranties to the extent available from specified manufacturers. In no case does PCL provide a warranty that exceeds those available from the manufacturers. The estimate includes workmanship warranties as specified. Design and performance of systems are not considered workmanship warranty. Should PCL perform work to provide additions / modifications to existing systems, PCL has assumed the existing system are in good condition, capable of receiving modifications, and will not warrant or extend warranties of work / products outside of specified scope of work not provided by PCL.
8. Through the course of preconstruction and construction, there will be issues requiring clarification. PCL will submit bid clarifications and requests for information to the design team and Owner. The responses to these RFIs will be implemented as responded to, and any changes to the design resulting from the RFI responses will be acted on similarly to a Construction Change Directive (CCD).
9. All temporary utility consumption charges (i.e. gas, electric, water, etc.) for construction are by the Owner
10. Delays due to permitting, hazardous material abatement, unforeseen conditions, or other factors beyond the control of PCL will initiate the granting of an extension of schedule and associated costs to accommodate the lost time.
11. Assuming all materials as specified have a lead time that complies with the owner provided schedule duration, should lead times vary or extend PCL will adjust or extend the schedule as necessary and apply additional costs via CCD.
12. Per discussions on the 3-week shutdown for cost and schedule savings, PCL has assumed Carbon Regional Library will be completely closed and shut down. PCL will require a meeting with the Owner, Owner's selected furniture mover, and awarded subcontractors prior to start of Construction.
13. PCL has not included costs currently regarding any Owner furniture moving, storage, and installation.

INCLUSIONS

1. Preconstruction Service Fee
2. Overhead & Profit
3. General Conditions
4. Umbrella & General Liability
5. Builder's Risk
6. Performance & Payment bond
7. Contractor Controlled Contingency
8. One-year warranty

EXCLUDED FROM PRICE - OWNER TO PROVIDE

1. Owner or Change Order Contingency
2. Design and engineering fees
3. Energy modeling
4. Building Permit & Plan Check fees



CONSTRUCTION

High Plains Library District – Carbon Valley Regional Library

Basis of Estimate

5. All permits, easements, encroachments, entitlements, air rights, and approvals from the Authorities Having Jurisdiction.
6. Utility service company costs, such as capital costs, development fees, drainage fees, tap fees, water meter charges, plant investment fees, and/or line extension charges.
7. 3rd party materials testing and inspection costs
8. Geotechnical reports, inspections & certifications
9. Commissioning Agent
10. Electrical, propane, gas, and water consumption costs during construction
11. Supply, warehousing, and delivery to project of Furniture, Fixtures and Equipment (FF&E)

GENERAL EXCLUSIONS

1. Upgrading existing utilities, utility mains or other services beyond the project site footprint
2. Utility meter updates or upgrades
3. Watchman service or security guard service
4. Off-site mock-ups
5. Owner's Field Offices
6. Changes necessitated by Building Department Code Review or other jurisdictions having authority
7. Consequential or actual damages
8. Structural steel
9. Fire alarm & radio amplification system
10. Low voltage – rough-in only where indicated
11. Items not shown on drawings

ADD ALTERNATES

The below Add Alternates are not included in the Estimate but can be incorporated upon request.

Add Alternates	Value
Amphitheater Site Improvements	\$100,049
Add Alternates - Total	\$100,049

SCOPE CLARIFICATIONS

The following clarifications are not intended to reiterate all scope that is identified in the Contract Documents and included within the estimate. Instead, these clarifications communicate 1) the assumptions made to scope items not fully detailed or specified in the documents and 2) additional scope included in our estimate that is not identified on the documents.

02 – Existing Conditions

Qualifications / Inclusions:

1. Phased day time work
2. Selective stud wall partitions
3. Selective exterior wall assembly for (N) transaction window
4. Doors & frames
5. Associated sidelights included
6. Carpet floor finishes
7. Selective casework/furniture



CONSTRUCTION

High Plains Library District – Carbon Valley Regional Library

Basis of Estimate

8. Demolish & Remove Grid and Ceiling Tile
9. Haulaway MEP
10. Additional adhesive scraping budget
11. Electronic/E-waste Disposal
12. Relocate Existing Admin Casework
13. Misc. Storage
14. Demolition Inspections
15. Protection of surrounding finishes
16. Misc. moving equipment

Exclusions:

1. Asbestos and/or hazardous material testing, abatement and removal or handling
2. Removal of unforeseen conditions
3. Pest removal

06 – Wood, plastics, and Composites

Qualifications / Inclusions:

1. Countertops and casework
2. Wood wall cap
3. Backing & blocking
4. Bumble bee smart sensory wall panels
5. Surface protection

Exclusions:

1. Wood framing

07 – Thermal & moisture protection

Qualifications / Inclusions:

1. Caulking at dissimilar materials

Exclusions:

1. Repair of roof system beyond the bounds of any roof penetrations
2. Leak detection and/or repair of existing roof

08 – Openings

Qualifications / Inclusions:

1. Doors, frames, and hardware scope
2. Offloading
3. Installation
4. Glass & glazing
5. Drive-thru window

Exclusions:

1. Keying of locks – PCL to provide blank cylinders, Owner to provide keybox and keying of locksets by preferred locksmith
2. Electrified hardware / access card readers



CONSTRUCTION

High Plains Library District – Carbon Valley Regional Library

Basis of Estimate

09 – Finishes

Qualifications / Inclusions:

1. Flooring – Carpet tile & LVT
2. Drywall & Framing
3. ACT ceiling
4. Paint
5. Mural budget including supply, install, and skim-coat as required

Exclusions:

1. Patch and repair of areas adjacent to workspace
2. Exterior finishes
3. Cleaning of brick surfaces
4. Paint at vaulted ceilings
5. Painting of structural steel
6. Chipping/demo for walk off entry areas

10 – Specialties

Qualifications / Inclusions:

1. Marker boards
2. FRP
3. FEC relocation

Exclusions:

1. Toilet accessories
2. Parking Control Equipment
3. Fire rated FRP
4. Colored FRP

11 – Equipment

Qualifications / Inclusions:

1. Dishwasher
2. Refrigerator
3. Microwave

Exclusions:

1. Security Equipment
2. Parking Control Equipment
3. Loading Dock Equipment
4. FF&E items
5. OS&E items
6. Code-compliant signage
7. Repair/replacement allowance of drop-down screen



CONSTRUCTION

High Plains Library District – Carbon Valley Regional Library

Basis of Estimate

13 – Special Construction

Qualifications / Inclusions:

1. Plastic and Pole – Zip Wall System

21/22/23 – Fire Protection, HVAC, and Plumbing

Qualifications / Inclusions:

1. Plumbing and HVAC work as shown on drawings
2. Fire sprinkler modifications as shown on drawings

Exclusions:

1. Vibration testing
2. Smoke control testing
3. Cleaning of existing mechanical ductwork
4. Painting of any ductwork
5. Third party commissioning
6. Duct cleaning or vacuuming
7. Any work not specifically shown that may be required to bring existing conditions into compliance with local codes
8. Furnishing and install of fire smoke dampers unless specifically indicated on drawings
9. Repair of existing fire sprinkler system
10. Repair of existing alarm devices or wiring
11. Repair of fireproofing

26 – Electrical

Qualifications / Inclusions:

1. Provision and installation of new lighting package.
2. Rework of lighting layout.
3. Removing and reworking floor outlets.
4. Provision and installation on new floor outlets.
5. Raceway of LV cabling.
6. Raceway for door security.

Exclusions:

1. Lightning protection
2. Additional requirements of the Authority Having Jurisdiction (AHJ)
3. Meter upgrades
4. Smoke control
5. Fire alarm
6. Access control
7. Low voltage
8. Electrical permit costs
9. Security

High Plains Library District - Carbon Valley Regional Library

November 8, 2024



02 - Existing Conditions - Engineered Demolition

SUBCONTRACTOR PROPOSAL REVIEW / VALIDATION				
		Participation Level:	4	
		Cost Variance:	33k to 56k	
		Lead time:	N/A	
		Prepared to Mobilize / Under Contract:	N	
	Scope Included	Qty	UOM	Total
	02 - Existing Conditions	1	LS	\$ 33,340
	Selective stud wall partitions			Included
	Selective exterior wall assembly for (N) transaction window			Included
	Doors & frames			Included
	Associated sidelights included			Included
	Carpet floor finishes			Included
	Selective casework/furniture			Included
	Demolish & Remove Grid and Ceiling Tile			Included
	Haulaway MEP			N - OK w/ MEP
	Haul-away and dispose/recycle debris			Included
	Mobilizations (1-3)			Included
	Scrape adhesive to 70% removal			\$ 13,360
	Electronic/E-waste Disposal			\$ 1,200
	Relocate Existing Admin Casework			\$ 1,270
	Misc. Storage			\$ 1,040
	Demolition Inspections			\$ 1,280
	Protection of surrounding finishes			\$ 720
	Misc. moving equipment - dollies, blankets, flatbeds			\$ 912
	Warehouse / Logistics			Y
	Pre-Qualified/SCL			Y
	Textura			\$ 1,195
	Subtotal	1	LS	\$ 53,122
Total Estimated Base Bid Construction Cost				\$ 53,122

High Plains Library District - Carbon Valley Regional Library

November 8, 2024

06 - Wood, Plastics, and Composites - BK Fine



SUBCONTRACTOR PROPOSAL REVIEW / VALIDATION				
		Participation Level: 3		
		Cost Variance: 22k to 50k		
		Lead time: 8 to 12 weeks		
		Prepared to Mobilize / Under Contract:		
	Scope Included	Qty	UOM	Total
	06 - Wood, Plastics, and Composites	1	LS	\$ 61,780
	PL Casework:			
	Plastic laminate (PL) casework as shown on plans, flush overlay style, with 3 mm PVC edges on doors & drawer fronts, .5 mm PVC edges on cabinet boxes, white melamine interiors, and 32 mm system holes.			Included
	Scope of work to include Maker Space 109, Children's Check Out & Teen Area 117, and modifications to existing elevations in Rooms 104 & 136.			Included
	PL fillers and finished ends as required.			Included
	Cabinet door and drawer pulls to be "bar" style 6" long, Cosmas #305-45SN, satin nickel finish.			Included
	European style hinges soft close type.			Included
	Full extension drawer glides soft close type.			Included
	Sink base cabinets to be ADA compliant.			Included
	Base and wall storage cabinets as elevated.			Included
	Countertops to be plastic laminate with back and side splashes where shown.			Included
	Book Drop Area in Storage 133:			Included
	Acrylic solid surface sill per Detail 2/A5.1.			Included
	Wood wall cap:			
	Paint grade wood wall cap at Children's Area 122 as follows:			Included
	Cap to be 1 1/2" thick x 6 1/2" wide:			Included
	Note: Fry Reglet trim below cap at top of drywall by others (drywall contractor?)			Included
	Note: Priming and painting of wall cap by others.			Included
	Ask Here Desk Millwork:			
	Desk low walls structures to be 7" thick x 42" tall (both straight and radius) per Details 1,2/A9.5.			Included
	Desk straight low wall structure 7" thick x 30" tall per Detail 3/A9.5.			Included
	Integral toe kick at bottom of walls.			Included
	Walls to be clad with PL both sides.			Included
	File base cabinets behind walls as elevated.			Included
	Wood sub tops where required.			Included
	Work counter and transaction counters to be QZ-1 Cambria quartz "Haydon" color 3 cm thick.			Included
	Cabinetry and counters behind desk between the building columns as follows:			Included
	PL casework 30" deep as elevated.			Included
	Back of cabinets to have radius back panels approx. 42" high.			Included
	Countertops to be QZ-1 Cambria quartz "Haydon" color 3 cm thick.			Included
	Interactive Sensory Wall Panels			
	bumblebeesmart.com/0011-sensory-wall-panels-set-8pcs			\$ 4,173
	Shipping & Installation			Included
	Short Load Charge			\$ 1,565
	Protection of countertops, face protection of casework			\$ 1,200
	Field Measurements - Phased			\$ 1,800
	Backing & blocking			\$ 1,478
	Misc. Storage			\$ 1,040
	Warehouse / Logistics			Y
	Pre-Qualified/SCL			Y
	Textura			\$ 1,643
	Alternate: Kimball "Ridella" 30" x 60" PL desks (2 each).			By Owner - \$1,980
	Subtotal	1	LS	\$ 74,679
Total Estimated Base Bid Construction Cost				
				\$ 74,679

High Plains Library District - Carbon Valley Regional Library

November 8, 2024



08 - Openings - DFH - Laforce

SUBCONTRACTOR PROPOSAL REVIEW / VALIDATION				
Participation Level: 3				
Cost Variance: 15k to 21k				
Lead time: 8 to 12 weeks				
Prepared to Mobilize / Under Contract:				
	Scope Included	Qty	UOM	Total
	08 - Openings - DFH	1	LS	\$ 15,261
	Hollow metal doors and frames per plan sheet G0.2 and CDI interpretation			Included
	Bid includes no leaves, 6 frames, and 3 windows.			Included
	Wood doors per plan sheet G0.2 and CDI interpretation.			Included
	Bid includes 3 leaves.			Included
	Hardware per plan sheet A7.1 and CDI interpretation			Included
	Bid includes Yale Accentra 4700 series locksets conventional keyed, Rixon 180 series floor closer, Rockwood RM3101 door pulls, pivots, hinges, kickplates, gasketing - 26D			Included
	Offloading & Install			\$ 5,040
	Temp Enclosures(Openings before full install)			\$ 840
	Warehouse / Logistics			\$ 959
	Pre-Qualified/SCL			Y
	Textura			\$ 497
	Subtotal	1	LS	\$ 22,597
Total Estimated Base Bid Construction Cost				\$ 22,597

High Plains Library District - Carbon Valley Regional Library

November 8, 2024



08 - Openings - Glazing - Aglasco

SUBCONTRACTOR PROPOSAL REVIEW / VALIDATION				
			Participation Level:	3
			Cost Variance:	17k to 36k
			Lead time:	8 to 12 weeks
			Prepared to Mobilize / Under Contract:	
	Scope Included	Qty	UOM	Total
	08 - Openings - Glazing	1	LS	\$ 18,958
	Kawneer Anodized 2 X 4 1/2 Non-Thermal, Wide Stile Door,			Included
	(1) Type A w/ 3' 0 X 7' 0 Door			Included
	(1) Type B			Included
	(2) Type C w/ Door Frame, Wood Door by Others			Included
	(2) Type D			Included
	Add for Black Painted Storefront			\$ 934
	Glass Cleaning			\$ 698
	Breakage			\$ 3,351
	Quikserv CM-1 Manual Service Window @ 24" X 38 1/2			\$ 6,995
	Satin Anodized Finish			
	Stucco patchback			\$ 2,991
	Lintels @ Drive-thru			\$ 525
	Flashings Budget			\$ 292
	Drywall & Framing Budget			\$ 297
	Paint Budget			\$ 480
	Millwork Budget - Sillplate, trim			\$ 196
	Temp Fencing			\$ 290
	Temp Gate			\$ 328
	Window Relocation			\$ 2,640
	Warehouse / Logistics			\$ 959
	Pre-Qualified/SCL			Included
	Textura			\$ 497
	Subtotal	1	LS	\$ 40,431
Total Estimated Base Bid Construction Cost				
				\$ 40,431

High Plains Library District - Carbon Valley Regional Library

November 8, 2024

09 - Flooring - C3 Interiors



SUBCONTRACTOR PROPOSAL REVIEW / VALIDATION				
Participation Level: 6				
Cost Variance: 139k to 202k				
Lead time: 4 to 8 weeks				
Prepared to Mobilize / Under Contract:				
	Scope Included	Qty	UOM	Total
	09 - Flooring	1	LS	\$ 139,576
	CPT-1			Included
	CPT-2			Included
	CPT-3			Included
	CPT-4			Included
	CPT-5			Included
	CPT-6			Included
	CPT-7			Included
	CPT-8			Included
	WOC - Walk off Carpet			Included
	Adhesive			Included
	LVT-1			Included
	LVT-2			Included
	Transition			Included
	Rubberbase			Included
	Incidental Damages			\$ 3,525
	Protection/ Ram Board			\$ 750
	Backsplash at Makerspace			\$ 2,080
	2 CY Trash Buckets			\$ 1,248
	Alternate: Flooring Demo			N - OK - \$11,000
	Alternate: LVT underlayment at raised floor			N - OK - \$19,000
	Alternate: Supply & Install Moisture Mitigation			N - OK - \$206,250
	Alternate: Supply & Install PH Mitigation			N - OK - \$55,000
	Warehouse / Logistics			Y
	Pre-Qualified/SCL			N
	Textura			\$ 3,311
	Subtotal	1	LS	\$ 150,490
Total Estimated Base Bid Construction Cost				\$ 150,490

High Plains Library District - Carbon Valley Regional Library

November 8, 2024

09 - Paint & Wallcovering - Craftsman Paint



SUBCONTRACTOR PROPOSAL REVIEW / VALIDATION				
Participation Level: 3				
Cost Variance: 59k to 72k				
Lead time: N/A				
Prepared to Mobilize / Under Contract:				
	Scope Included	Qty	UOM	Total
	09 - Painting & Wallcovering	1	LS	\$ 31,400
	Gyp walls, ceilings, soffits, PreCat Epoxy at Restrooms			Included
	Accent paint/ accent color			Included
	HM frames. Only 3 were on the door schedule. Additional HM Frames, add \$85.00ea			\$ 255
	Caulking paint to paint only			Included
	Phasing			\$ 2,000
	Scissor lift			\$ 2,280
	MDC custom mural - Supply and install			\$ 4,922
	Warehouse / Logistics			Y
	Pre-Qualified/SCL			Y
	Textura			\$ 919
	Subtotal	1	LS	\$ 41,776
Total Estimated Base Bid Construction Cost				\$ 41,776

High Plains Library District - Carbon Valley Regional Library

November 8, 2024

09 - Drywall & Framing - Holsinger



SUBCONTRACTOR PROPOSAL REVIEW / VALIDATION				
			Participation Level:	3
			Cost Variance:	59k to 72k
			Lead time:	N/A
			Prepared to Mobilize / Under Contract:	
	Scope Included	Qty	UOM	Total
	09 - Drywall & Framing	1	LS	\$ 45,000
	Furnish and install 3-5/8" & 6" 20-gauge metal studs and track 16" o.c., 5/8" Type X gypsum board, acoustic sealant and sound batts per drawings dated 9/26/2024. Partial height wall in Area 122 braced per low wall detail on G0.2.			Included
	5/8" Type X gypsum board ceilings on suspended metal system per drawings and specifications			Included
	Incidental damage			\$ 2,250
	Drywall patch & repair			\$ 6,000
	Patch and repair drywall walls/ceilings at locations not evident on drawings. Roughly 30 locations figured			Included
	Grid ceiling repair			\$ 7,500
	Patch and repair existing acoustical ceiling tiles and grid at new partitions/drywall ceilings in Rooms 109, 123, 126, 136, 138, & 139			Included
	Scissor lift			\$ 2,202
	Mineral Wool			N - OK
	Prepunch walk			\$ 880
	Protection			\$ 725
	Skim coat at Mural			\$ 856
	Warehouse / Logistics			Y
	Pre-Qualified/SCL			Y
	Textura			\$ 1,471
	Subtotal	1	LS	\$ 66,884
Total Estimated Base Bid Construction Cost				\$ 66,884

High Plains Library District - Carbon Valley Regional Library

November 8, 2024

10 - Specialties - ABS



SUBCONTRACTOR PROPOSAL REVIEW / VALIDATION				
Participation Level: 3				
Cost Variance: 59k to 72k				
Lead time: N/A				
Prepared to Mobilize / Under Contract:				
	Scope Included	Qty	UOM	Total
	10 - Specialties	1	LS	\$ 9,133
	Visual Display			Included
	Glass Marker Board 5w x 4h, Magnetic			Included
	Manufacturer: Deko, Catalog Number: GMB-6x4			Included
	Lead time 10-12 weeks			Included
	Includes (1) mobilization for install			Included
	Includes 2-man crew for (1) days on-site			Included
	Includes 24" Magnetic Marker Tray and Magnetic Accessory Kit per board.			Included
	Fiber-Reinforced Plastic (FRP)			Included
	4' x 8' Class C Smooth FRP-Flamespread Over 25			Included
	Catalog Number: FRP-48			Included
	FRP Trims			Included
	Adhesive - 4 Gallon - Standard (Titebond)			Included
	Warehouse / Logistics			Y
	Pre-Qualified/SCL			Y
	Textura			\$ 1,471
	Subtotal	1	LS	\$ 10,604
Total Estimated Base Bid Construction Cost				\$ 10,604

High Plains Library District - Carbon Valley Regional Library

November 8, 2024

21 - Fire Protection - American Sprinkler



SUBCONTRACTOR PROPOSAL REVIEW / VALIDATION				
Participation Level: 3				
Cost Variance: 6k to 22k				
Lead time: N/A				
Prepared to Mobilize / Under Contract:				
	Scope Included	Qty	UOM	Total
	21 - Fire Protection	1	LS	\$ 17,300
	Modify the existing Fire sprinkler system per plans, specs and in accordance with NFPA 13;			Included
	New sprinkler heads to be chrome semi-recessed with flexpipe;			Included
	No main line or branch line relocation included			Included
	Inspection			\$ 1,312
	Protection			\$ 725
	Warehouse / Logistics			Y
	Pre-Qualified/SCL			Y
	Textura			\$ 435
	Subtotal	1	LS	\$ 19,772
Total Estimated Base Bid Construction Cost				\$ 19,772

High Plains Library District - Carbon Valley Regional Library

November 8, 2024

22 - Plumbing - Colorado Mechanical Systems



SUBCONTRACTOR PROPOSAL REVIEW / VALIDATION				
Participation Level: 3				
Cost Variance: 10k to 14k				
Lead time: N/A				
Prepared to Mobilize / Under Contract:				
	Scope Included	Qty	UOM	Total
	22 - Plumbing	1	LS	\$ 9,000
	Demolition of (1) Mop Sink (Alternate #1)			Included
	All Below Grade DWV shall be PVC			Included
	All Above Grade DWV shall be Cast Iron no-hub			Included
	All Domestic Water Shall be Copper Type L			Included
	(1) New Sink with Garbage Disposal			Included
	(1) New Refrigerator Box			Included
	Wellness Room			\$ 1,100
	Warehouse / Logistics			Y
	Pre-Qualified/SCL			Y
	Textura			\$ 227
	Subtotal	1	LS	\$ 10,327
Total Estimated Base Bid Construction Cost				\$ 10,327

High Plains Library District - Carbon Valley Regional Library

November 8, 2024

23 - HVAC - Colorado Mechanical Systems



SUBCONTRACTOR PROPOSAL REVIEW / VALIDATION				
Participation Level: 3				
Cost Variance: 10k to 20k				
Lead time: N/A				
Prepared to Mobilize / Under Contract:				
	Scope Included	Qty	UOM	Total
	23 - HVAC	1	LS	\$ 14,800
	Demolition as shown			Included
	(1) New Roof Mounted Exhaust Fan			Included
	(1) New Ceiling Mounted Exhaust Fan			Included
	Adjust Location as needed for (15) Floor Diffusers			Included
	Supply, Return, Transfer and Exhaust Ducts			Included
	(6) New Grills/Diffusers			Included
	(2) New GRD's (Alternate #1)			Included
	TAB			Included
	Floor Register Cleaning			\$ 3,058
	Warehouse / Logistics			Y
	Pre-Qualified/SCL			Y
	Textura			\$ 402
	Subtotal	1	LS	\$ 18,260
Total Estimated Base Bid Construction Cost				\$ 18,260

High Plains Library District - Carbon Valley Regional Library

November 8, 2024

26 - Electrical - Nobleman Electrical



CONSTRUCTION

SUBCONTRACTOR PROPOSAL REVIEW / VALIDATION				3 52k to 60k N/A Prepared to Mobilize / Under Contract:
Participation Level:				
Cost Variance:				
Lead time:				
Prepared to Mobilize / Under Contract:				
	Scope Included	Qty	UOM	Total
	26 - Electrical	1	LS	\$ 52,941
	Provision and installation of new lighting package.			Included
	Rework of lighting layout.			Included
	Removing and reworking floor outlets.			Included
	Provision and installation on new floor outlets.			Included
	Raceway of LV cabling.			Included
	Raceway for door security.			\$ 934
	Electrical demolition			Included
	Inspection Coordination			\$ 2,525
	Wellness Room			\$ 975
	Emergency responder radio test			By Owner
	Emergency responder system if needed			N - OK - \$50,000
	Alternate: BOH LED Lamp Conversion			\$ 1,807
	Warehouse / Logistics			Y
	Pre-Qualified/SCL			Y
	Textura			\$ 336
	Subtotal	1	LS	\$ 59,518
Total Estimated Base Bid Construction Cost				\$ 59,518

High Plains Library District - Carbon Valley Regional Library

November 8, 2024

32 - Exterior Improvements - TBC, RMCL, Infinity



SUBCONTRACTOR PROPOSAL REVIEW / VALIDATION				
Participation Level:			5	
Cost Variance:			98k to 105k	
Lead time:			N/A	
Prepared to Mobilize / Under Contract:				
	Scope Included	Qty	UOM	Total
	32 - Exterior Improvements	1	LS	
	Temp Fencing			\$ 2,431
	Temp Gate			\$ 486
	Survey & Layout			\$ 3,745
	Earthwork			\$ 19,576
	Excavation for West Site Concrete Work, Import New Dirt, Compaction, Haul off Material.			Included
	Site Concrete			\$ 40,970
	6" Access Ramp, Turndown Slab, Ramp Retaining Wall Footing, Ramp Retaining			Included
	Wall, 6" Concrete Patio Slab, Drilled Dowel into Exist., Concrete Material, Concrete			Included
	Pump, Rebar (Regular Black) Material, Rebar Installation, Expansion Joint			Included
	Installation, Saw Cuts, Cure Installation, Fine Grading +/- .1', Form Pour and Finish.			Included
	Concrete blankets			\$ 2,408
	Misc. Metals			\$ 21,829
	Railings			Included
	Fence Gate			Included
	Landscaping			\$ 6,404
	Softscape			Included
	Plantings			Included
	Irrigation Allowance			Included
	Crusher Fines			Included
	Edging			Included
	Warehouse / Logistics			Y
	Pre-Qualified/SCL			Y
	Textura			\$ 2,201
	Subtotal	1	LS	\$ 100,049
Total Estimated Base Bid Construction Cost				\$ 100,049

Carbon Valley Regional Library

GMP Estimate

November 8, 2024

Description of Work	SD Estimate	DD Estimate	Variance	% Change	GMP Estimate	Variance (DD to GMP)	% Change (DD to GMP)	Description
Gross Building Area - SF	38,000	38,000	0	0	38,000	0	0	
01 00 00 - General Requirements	\$ 20,678	\$ 20,678	\$ -	0%	\$ 20,678	\$ -	0%	
02 00 00 - Existing Conditions	\$ 46,960	\$ 52,020	\$ 5,060	10%	\$ 53,122	\$ 1,102	2%	Clarification on drive-up window cut in. Makerspace 109 demo notes 1,2,3 to remove Wall, Window Frame and Door Jamb Sheet A0.5
05 00 00 - Metals	\$ 525	\$ 525	\$ -	0%	\$ -	\$ (525)	-	
06 00 00 - Wood, Plastics, and Composites	\$ 126,638	\$ 119,244	\$ (7,394)	-6%	\$ 74,679	\$ (44,565)	-60%	Additional subcontractor participation. Includes sensory boards.
07 00 00 - Thermal and Moisture Protection	\$ 1,400	\$ 1,400	\$ -	0%	\$ 1,400	\$ -	0%	
08 00 00 - Openings	\$ 37,531	\$ 46,991	\$ 9,460	20%	\$ 63,028	\$ 16,037	25%	Previous SF number was based on tempered glass. Includes drive-up window. Includes relocation of Story Time window.
09 00 00 - Finishes	\$ 247,487	\$ 229,682	\$ (17,805)	-8%	\$ 259,150	\$ 29,468	11%	Overall clarification of finishes, additional subcontractor participation. Added scope in Café 128. Includes mural supply, install, and skim-coat.
10 00 00 - Specialties	\$ 17,965	\$ 4,415	\$ (13,550)	-307%	\$ 10,604	\$ 6,189	58%	Glass marker boards included
11 00 00 - Equipment	\$ 5,450	\$ 17,108	\$ 11,658	68%	\$ 6,249	\$ (10,859)	-174%	Incl. appliances at Employee Lounge and Large Meeting Room only
12 00 00 - Furnishings	\$ 3,200	\$ 5,200	\$ 2,000	38%	\$ 3,424	\$ (1,776)	-	Incl. safety film at Employee Lounge
13 00 00 - Special Construction	\$ 30,200	\$ 30,200	\$ -	0%	\$ 22,542	\$ (7,658)	-34%	3-week shutdown approval, reduced phasing
21 00 00 - Fire Suppression	\$ 19,030	\$ 19,030	\$ -	0%	\$ 19,772	\$ 742	4%	
22 00 00 - Plumbing	\$ 10,000	\$ 9,000	\$ (1,000)	-11%	\$ 10,327	\$ 1,327	13%	Additional subcontractor participation
23 00 00 - Heating, Ventilating, and Air-Conditioning (HVAC)	\$ 7,500	\$ 11,800	\$ 4,300	36%	\$ 18,260	\$ 6,460	35%	Added scope - Makerspace, Wellness Room 130
26 00 00 - Electrical	\$ 76,660	\$ 57,161	\$ (19,499)	-34%	\$ 59,518	\$ 2,357	4%	
Contractor Controlled Contingencies	\$ 51,644	\$ 37,467	\$ (14,177)	-38%	\$ 31,138	\$ (6,329)	-20%	
Subtotal Direct Costs	702,868	661,921	(40,947)	-6.19%	653,891	(8,030)	-1.23%	
Contractor Indirect Costs	\$ 194,793	\$ 195,345	\$ 552	0.3%	\$ 186,746	\$ (8,599)	-4.6%	
Subtotal Indirect Costs	194,793	195,345	552	0.28%	186,746	(8,599)	-4.60%	
Fee	\$ 23,240	\$ 23,146	\$ (94)	-0.4%	\$ 22,697	\$ (449)	-2.0%	
Total Estimated Cost	920,901	880,412	(40,395)	-5%	863,334	(16,629)	2%	
Cost per GSF	\$24.23 /gsf	\$23.17 /gsf	-\$1.07 /gsf	-4.6%	\$22.72 /gsf	-\$.45 /gsf	-2.0%	

Activity ID	Activity Name	Original Duration	Start	Finish	2024												2025												2026										
					Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov					
Carbon Valley Regional Library - 11.1.24		218	03-Jun-24	16-Apr-25	16-Apr-25, Carbon Valley Regional Library - 11.1.24																																		
PRECONSTRUCTION		117	03-Jun-24	15-Nov-24	15-Nov-24, PRECONSTRUCTION																																		
A2020	Schematic Design	53	03-Jun-24*	15-Aug-24	Schematic Design																																		
A2030	Design Development	20	16-Aug-24	13-Sep-24	Design Development																																		
A2040	Construction Documents	25	16-Sep-24	18-Oct-24	Construction Documents																																		
A2050	Permitting/GMP	9	18-Oct-24	30-Oct-24	Permitting/GMP																																		
A2060	CM Award and Contractor Buyout	9	04-Nov-24	15-Nov-24	CM Award and Contractor Buyout																																		
PROCUREMENT		50	18-Nov-24	03-Feb-25	03-Feb-25, PROCUREMENT																																		
A3230	Carpet Procurement	27	18-Nov-24	30-Dec-24	Carpet Procurement																																		
A3240	Doors and Frame Procurement	50	18-Nov-24	03-Feb-25	Doors and Frame Procurement																																		
A3260	Millwork/Desk Procurement	30	18-Nov-24	03-Jan-25	Millwork/Desk Procurement																																		
A3400	Storefront Glazing	40	18-Nov-24	17-Jan-25	Storefront Glazing																																		
A3410	Exhaust Fan	30	18-Nov-24	03-Jan-25	Exhaust Fan																																		
PROJECT MILESTONES		79	20-Dec-24	16-Apr-25	16-Apr-25, PROJECT MILESTONES																																		
A1720	*** MOBILIZE / CONSTRUCTION START ***	0	20-Dec-24		*** MOBILIZE / CONSTRUCTION START ***																																		
A1740	*** 3-WEEK SHUTDOWN COMPLETE ***	0		24-Jan-25	*** 3-WEEK SHUTDOWN COMPLETE ***																																		
A1670	*** SUBSTANTIAL COMPLETION ***	0		25-Mar-25	*** SUBSTANTIAL COMPLETION ***																																		
A1680	*** FINAL COMPLETION ***	0		16-Apr-25	*** FINAL COMPLETION ***																																		
CONSTRUCTION		78	20-Dec-24	15-Apr-25	15-Apr-25, CONSTRUCTION																																		
A1590	Mobilize to Site	1	20-Dec-24*	20-Dec-24	Mobilize to Site																																		
A1610	Demobilize From Site	1	15-Apr-25	15-Apr-25	Demobilize From Site																																		
3-WEEK SHUTDOWN		15	06-Jan-25	27-Jan-25	27-Jan-25, 3-WEEK SHUTDOWN																																		
A1390	Phase 1 - Move Shelves	1	06-Jan-25	06-Jan-25	Phase 1 - Move Shelves																																		
A3300	Prime and Paint	15	06-Jan-25	27-Jan-25	Prime and Paint																																		
A1280	Phase 1 - Demo Carpet/Wall Coverings	1	07-Jan-25	07-Jan-25	Phase 1 - Demo Carpet/Wall Coverings																																		
A1410	Drywall Partitions (Frame, Rough-ins, Inspect, Board)	5	07-Jan-25	13-Jan-25	Drywall Partitions (Frame, Rough-ins, Inspect, Board)																																		
A1290	Phase 1 - Floor/Wall Surface Prep	1	08-Jan-25	08-Jan-25	Phase 1 - Floor/Wall Surface Prep																																		
A1300	Phase 1 - Flooring install	2	09-Jan-25	10-Jan-25	Phase 1 - Flooring install																																		
A1400	Phase 2 - Move Shelves	1	13-Jan-25	13-Jan-25	Phase 2 - Move Shelves																																		
A3270	Phase 2 - Demo Carpet/Wall Coverings	1	14-Jan-25	14-Jan-25	Phase 2 - Demo Carpet/Wall Coverings																																		
A1420	Finish and Paint Drywall	3	14-Jan-25	16-Jan-25	Finish and Paint Drywall																																		
A1430	Storefront Glazing Install	5	14-Jan-25	21-Jan-25	Storefront Glazing Install																																		
A3280	Phase 2 - Floor/Wall Surface Prep	1	15-Jan-25	15-Jan-25	Phase 2 - Floor/Wall Surface Prep																																		
A3290	Phase 2 - Flooring install	2	16-Jan-25	17-Jan-25	Phase 2 - Flooring install																																		
A3310	Move Shelves into Final Place	4	21-Jan-25	24-Jan-25	Move Shelves into Final Place																																		
A1440	Localized Flooring Demo and Carpet Install	4	22-Jan-25	27-Jan-25	Localized Flooring Demo and Carpet Install																																		
CONSTRUCTION-1 (Front of House)		40	28-Jan-25	25-Mar-25	25-Mar-25, CONSTRUCTION-1 (Front of House)																																		
A1320	Electrical/Low Voltage Install and Upgrades	5	28-Jan-25	03-Feb-25	Electrical/Low Voltage Install and Upgrades																																		
A1350	Furniture Install	5	04-Feb-25	10-Feb-25	Furniture Install																																		
A1490	Makerspace MEP Modifications	5	04-Feb-25	10-Feb-25	Makerspace MEP Modifications																																		
A1360	Millwork Install	5	11-Feb-25	18-Feb-25	Millwork Install																																		
A1500	ACT Grid Modifications	5	11-Feb-25	18-Feb-25	ACT Grid Modifications																																		
A1370	Install New Door and Lites	5	19-Feb-25	25-Feb-25	Install New Door and Lites																																		
A1510	Install RGDs	5	19-Feb-25	25-Feb-25	Install RGDs																																		

Activity ID	Activity Name	Original Duration	Start	Finish	2024												2025												2026											
					Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov						
A1520	Appliance Install	5	26-Feb-25	04-Mar-25																																				
A1530	Fire Protection Modifications	5	05-Mar-25	11-Mar-25																																				
A1330	Final Clean	5	12-Mar-25	18-Mar-25																																				
A1340	PCL Punchlist	5	19-Mar-25	25-Mar-25																																				
CONSTRUCTION-2 (Back of House)		33	28-Jan-25	14-Mar-25																																				
A1450	Drive-up Window Demo	5	28-Jan-25	03-Feb-25																																				
A3420	Drywall Partitions (Frame, Rough-ins, Inspect, Board)	5	28-Jan-25	03-Feb-25																																				
A1460	Drive-up Window Install	5	04-Feb-25	10-Feb-25																																				
A3430	Finish and Paint Drywall	3	04-Feb-25	06-Feb-25																																				
A3440	ACT Grid Modifications	5	07-Feb-25	13-Feb-25																																				
A1470	Exterior Stucco Repair	5	11-Feb-25	18-Feb-25																																				
A3450	Install New Door and Lites	5	14-Feb-25	21-Feb-25																																				
A1380	Reconfigure Admin Offices	5	24-Feb-25	28-Feb-25																																				
A3460	Appliance Install	5	03-Mar-25	07-Mar-25																																				
A3470	Fire Protection Modifications	5	10-Mar-25	14-Mar-25																																				
EXTERIOR AMPHITHEATER (Alternate)		51	06-Jan-25	19-Mar-25																																				
PROJECT CLOSE OUT		16	26-Mar-25	16-Apr-25																																				
A2620	Start Up / Commissioning	8	26-Mar-25	04-Apr-25																																				
A2660	Final O/A Punch List	5	07-Apr-25	11-Apr-25																																				
A2940	Final Inspection / TCO	1	14-Apr-25	14-Apr-25																																				
A2820	Owner Move In	1	16-Apr-25	16-Apr-25																																				



CONSTRUCTION

SHARING YOUR VISION. BUILDING SUCCESS.

Carbon Valley Regional Library Exhibit D – Billable Rate Schedule

Project Fees

Fee on GMP	2.70%
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Craft Rates

Position	Hourly Rate 2024
Carpenter General Foreman	\$85.56
Carpenter Foreman	\$77.15
Carpenter	\$64.54
Labor General Foreman	\$76.79
Laborer	\$55.76

Craft Rate Notes:

1. Craft / hourly personnel will be charged to the project on a weekly basis.
2. Overtime hours to be charged at 1.5 times regular time rates.
3. Please note that the staff and craft rates are subject to change at the start of each calendar year.

Equipment Rates

1. See attached Exhibit for equipment rates. Please note a 5% escalation will be applied to rental rates at the start of 2025.



EQUIPMENT CHARGE OUT RATES - 2024

EXHIBIT D - FARR REGIONAL LIBRARY

Group	Class	Description	Daily	Weekly	Per 28 Days
Aerial Equipment					
D02	D2H	SCISSOR LIFT 19' ELECT	\$82.60	\$247.80	\$663.74
D02	D2R	SCISSOR LIFT 24-26' ELECT	\$141.89	\$425.67	\$1,140.19
D02	D2E	SCISSOR LIFT 30-35' IC 4WD	\$211.31	\$633.93	\$1,698.03
D02	D2M	SCISSOR LIFT 36-49' IC 4WD	\$267.49	\$802.48	\$2,149.50
D02	D2N	SCISSOR LIFT 50-59' IC 4WD	\$388.34	\$1,165.03	\$3,120.61
D02	D2S	BOOM LIFT 30'-33' ARTICULATING 4WD	\$379.06	\$1,137.17	\$3,046.00
D02	D2T	BOOM LIFT 34'-39' ARTICULATING 4WD	\$379.06	\$1,137.17	\$3,046.00
D02	D2X	BOOM LIFT 40'-50' ARTICULATING 4WD	\$385.98	\$1,157.93	\$3,101.61
D02	D2F	BOOM LIFT 45'-50' TELESCOPIC 4WD	\$367.53	\$1,102.60	\$2,953.39
D02	D2C	BOOM LIFT 60'-64' TELESCOPIC 4WD	\$481.68	\$1,445.05	\$3,870.68
D02	D2I	BOOM LIFT 76'-80' TELESCOPIC 4WD	\$801.55	\$2,404.64	\$6,440.99
D02	D2K	BOOM LIFT 120' TELESCOPIC 4WD	\$1,440.23	\$4,320.69	\$11,573.27
D02	D2K	BOOM LIFT 135' TELESCOPIC 4WD	\$1,798.75	\$5,396.24	\$14,454.22
Air Compressors					
A01	A1B	185CFM AIR COMPRESSOR	\$151.24	\$453.71	\$1,215.30
A01	A1D	350-395CFM AIR COMPRESSOR	\$340.94	\$1,022.82	\$2,739.70
A01	OSR	750-795 CFM AIR COMPRESSOR	\$469.83	\$1,409.48	\$3,775.40
A01	OSR	1300-1599 CFM AIR COMPRESSOR	\$1,035.21	\$3,105.63	\$8,318.64
Buckets					
B07	B7A	CONCRETE BUCKET - 1 - 1-1/2 CY	\$107.06	\$321.19	\$860.33
B07	B7B	CONCRETE BUCKET - 1-1/2 - 3 CY	\$121.03	\$363.09	\$972.55
B07	B7G	CONCRETE BUCKET - 4 CY	\$125.53	\$376.58	\$1,008.69
B07	B7F	4 CY TRASH BUCKET	\$91.01	\$273.04	\$731.36
B07	B7K	2 CY TRASH BUCKET	\$77.72	\$233.15	\$624.52
Compactors					
SML	SML	JUMPING JACK TAMPER	\$112.53	\$337.58	\$904.22
SML	SML	PLATE TAMPER SMALL	\$106.30	\$318.91	\$854.21
C01	OSR	PLATE TAMPER REVERSIBLE 5000-5999 LB	\$175.96	\$527.89	\$1,413.99
C01	OSR	PLATE TAMPER REVERSIBLE 6000-6999 LB	\$204.09	\$612.26	\$1,639.97
C01	OSR	PLATE TAMPER REVERSIBLE 7000-8599 LB	\$205.93	\$617.78	\$1,654.77
C01	OSR	PLATE TAMPER REVERSIBLE 8600-10999 LB	\$300.90	\$902.70	\$2,417.94
SML	OSR	PLATE TAMPER REVERSIBLE 11000-13999 LB	\$318.03	\$954.10	\$2,555.63
C09	OSR	ROLLER 24"-33" WALKBEHIND PAD	\$344.58	\$1,033.74	\$2,768.94
C09	OSR	ROLLER 40"-49" VIB SINGLE DRUM SMOOTH	\$495.48	\$1,486.45	\$3,981.57
C09	C9A	ROLLER 50"-56" VIB SINGLE DRUM SMOOTH	\$520.58	\$1,561.73	\$4,183.20
C09	OSR	ROLLER 60"-70" VIB SINGLE DRUM SMOOTH	\$614.46	\$1,843.38	\$4,937.62
C09	OSR	ROLLER 80"-89" VIB SINGLE DRUM SMOOTH	\$853.49	\$2,560.47	\$6,858.39
Concrete Equipment					
DSM	DSM	15 LB CHIPPING HAMMER, AIR	\$38.19	\$114.56	\$306.87
SML	00R	30 LB HAMMER, AIR	\$58.66	\$175.98	\$471.38
SML	00R	60 LB HAMMER, AIR	\$68.22	\$204.67	\$548.22
SML	00R	90 LB HAMMER, AIR	\$72.95	\$218.85	\$586.21

SML	00B	110V CONCRETE VIBRATOR, 1 OR 2 HP	\$53.68	\$161.05	\$431.38
SML	00B	HI CYCLE VIBRATOR	\$106.04	\$318.12	\$852.10
SML	SML	BACKPACK GAS VIBRATOR	\$102.61	\$307.82	\$824.53
DSM	DSM	6- 9 CF GEORGIA BUGGY	\$66.32	\$198.97	\$532.95
B06	B6C	15-19 CF POWER BUGGY	\$172.56	\$517.67	\$1,386.62
M02	OSR	MORTAR MIXER 3-3.9 CF	\$64.84	\$194.53	\$521.06
M02	OSR	MORTAR MIXER 6 CF	\$100.69	\$302.08	\$809.15
M02	OSR	MORTAR MIXER 7 CF	\$100.69	\$302.08	\$809.15
M02	M2F	MORTAR MIXER 8 CF	\$104.34	\$313.03	\$838.48
F01	SML	FINISHER CONCRETE 36"	\$79.75	\$239.25	\$640.84
F01	SML	FINISHER CONCRETE 46"-48"	\$92.25	\$276.76	\$741.31

Earth Moving Equipment and Attachments

L06	L6B	SKID STEER LOADER 1700-1900LB	\$330.82	\$992.46	\$2,658.37
L06	L6D	SKID STEER LOADER 2000-2500LB	\$425.21	\$1,275.64	\$3,416.88
L06	L6C	SKID STEER TRACKED 2000-2900LB	\$456.88	\$1,370.63	\$3,671.32
L06	L6P	SKID STEER TRACKED 3000-3500LB	\$550.66	\$1,651.98	\$4,424.95
L06	L6Z	SKID STEER FORKS	\$54.37	\$163.10	\$436.87
L06	L6O	SKID STEER EXTRA BUCKET	\$42.54	\$127.63	\$341.86
L06	L6R	SKID STEER AUGER POWER UNIT	\$118.88	\$356.63	\$955.27
L06	L6M	SKID STEER BREAKER ATTACHMENT	\$185.97	\$557.90	\$1,494.38
L06	L6G	60" SKID STEER PICKUP SWEEPER	\$145.70	\$437.10	\$1,170.81
L06	L6S	120" SKID STEER SNOWPLOW	\$116.25	\$348.74	\$934.12
L06	L6T	SKID STEER RIPPER/SCARIFIER	\$112.30	\$336.90	\$902.40
L04	L4N	WHEEL LOADER 2.5-3 CY	\$869.59	\$2,608.78	\$6,987.81
L04	L4L	WHEEL LOADER 4-4.4 CY	\$1,047.28	\$3,141.85	\$8,415.66
L04	L4P	LOADER MATERIAL HANDLING ARM	\$55.67	\$167.00	\$447.31
L04	L4R	LOADER FORKS	\$46.37	\$139.12	\$372.63
L04	OSR	MINI EXCAVATOR 3000-3999 LB	\$324.36	\$973.08	\$2,606.46
L04	OSR	MINI EXCAVATOR 6000-6999 LB	\$327.73	\$983.18	\$2,633.52
L04	OSR	MINI EXCAVATOR 7000-9999 LB	\$382.28	\$1,146.83	\$3,071.87
L04	OSR	MINI EXCAVATOR 10000-11499 LB	\$410.31	\$1,230.92	\$3,297.12
L04	OSR	MINI EXCAVATOR 11500-13999 LB	\$447.15	\$1,341.44	\$3,593.13
L04	OSR	MINI EXCAVATOR 14000-18000 LB	\$524.99	\$1,574.96	\$4,218.65
D06	D6C	EXCAVATOR 8 TON	\$623.01	\$1,869.02	\$5,006.30
D06	D6J	EXCAVATOR 25 TON	\$1,430.31	\$4,290.94	\$11,493.60
D06	D6D	CONCRETE SLAB GRAB BUCKET	\$117.17	\$351.52	\$941.57
O1P	P1B	VACUUM EXCAVATOR	\$665.72	\$1,997.15	\$5,349.51
P02	P2F	PILE DRIVER PD10	\$3,214.68	\$9,644.04	\$25,832.26

Forklifts

F04	F4B	5000/6000 LB WAREHOUSE DUAL FUEL	\$212.61	\$637.83	\$1,708.48
F04	F4B	5000/6000 LB WAREHOUSE ELECT	\$299.36	\$898.09	\$2,405.61
F04	F4M	5000 - 6000 LB RT FORKLIFT	\$447.62	\$1,342.87	\$3,596.98
F04	F4A	8000 LB RT FORKLIFT	\$533.53	\$1,600.58	\$4,287.26
F04	F4E	9000 LB RT FORKLIFT	\$554.80	\$1,664.41	\$4,458.23
F04	F4L	10,000 LB RT FORKLIFT	\$675.86	\$2,027.59	\$5,431.04
F04	F4J	12,000 LB RT FORKLIFT	\$846.83	\$2,540.49	\$6,804.88
F04	F4X	FORKLIFT DUMPING HOPPER	\$76.87	\$230.62	\$617.73
F04	F4Y	FORKLIFT BUCKET	\$94.59	\$283.77	\$760.09
F04	F4Z	FORKLIFT CRANE HOOK ATTACHEMNT	\$53.17	\$159.51	\$427.26

Generators

SML	04O	3-6 KW GENSET	\$87.69	\$263.08	\$704.68
L02	LD2	10-15KW GENSET	\$176.69	\$530.07	\$1,419.84
L02	L2F	19-39 KW GENSET	\$223.07	\$669.21	\$1,792.52
L02	L2G	50-84 KW GENSET	\$381.86	\$1,145.57	\$3,068.50
L02	L2L	100-179 KW GENSET	\$492.03	\$1,476.08	\$3,953.79
L02	L2M	600-999 KW GENSET	\$1,938.16	\$5,814.49	\$15,574.54

T06	T63	AUXILIARY FUEL TANK	\$188.03	\$564.10	\$1,510.99
Light Plants					
L03	L3B	LIGHT TOWER 5-10KW DIESEL	\$117.17	\$351.52	\$941.58
L03	L3B	LIGHT TOWER ELECT	\$116.91	\$350.74	\$939.48
Message Boards					
03E	E3E	MINI SOLAR MESSAGE BOARD	\$106.07	\$318.21	\$852.35
03E	E3A	SOLAR MESSAGE BOARD	\$222.90	\$668.71	\$1,791.20
Misc Tools					
SML	00X	3/4" MAG DRILL PRESS	\$91.14	\$273.41	\$732.34
SML	026	BARRIER LIFTER, TY 4	\$141.90	\$425.69	\$1,140.25
SML	F4S	BARRIER LIFTER, TY 7	\$168.42	\$505.26	\$1,353.37
SML	00V	HILTI TE30 A36 BATTERY HAMMER DRILL	\$117.23	\$351.70	\$942.05
SML	00V	HILTI TE70 HAMMER DRILL	\$90.96	\$272.87	\$730.90
SML	00V	HILTI TE16 HAMMER DRILL	\$64.15	\$192.46	\$515.52
SML	00R	HILTI TE-1000 HAMMER DRILL	\$81.94	\$245.83	\$658.48
SML	00R	HILTI TE-1500 HAMMER DRILL	\$92.01	\$276.04	\$739.39
SML	00R	HILTI TE-3000 HAMMER DRILL	\$122.37	\$367.12	\$983.36
SML	00U	HILTI DD120 CORE DRILL	\$109.74	\$329.21	\$881.82
SML	00U	HILTI DD150 CORE DRILL	\$123.50	\$370.49	\$992.38
SML	00U	HILTI DD250 CORE DRILL	\$123.50	\$370.49	\$992.38
SML	043	HILTI DUSTLESS GRINDING SYSTEM	\$80.89	\$242.67	\$650.00
SML	043	HILTI DUSTLESS SAW CUTTING SYSTEM	\$80.89	\$242.67	\$650.00
SML	043	HILTI DUSTLESS VACUUM	\$96.31	\$288.93	\$773.92
SML	043	HILTI DUSTLESS WATER COLLECTION VAC	\$80.89	\$242.67	\$650.00
SML	01W	NEGATIVE AIR UNIT	\$84.08	\$252.23	\$675.62
SML	04Y	AIR MONITOR	\$62.52	\$187.57	\$502.43
SML	03A	PUMPS, GAS, TRASH, 2"	\$98.71	\$296.13	\$793.21
SML	03A	PUMPS, GAS, TRASH, 3"	\$106.71	\$320.13	\$857.50
SML	SML	ELECT CHAIN HOIST 2-5 TON	\$125.72	\$377.16	\$1,010.25
SML	SML	ELECT PALLET JACK 4,000 LBS	\$194.21	\$582.64	\$1,560.64
Radios					
R01	R1A	PORTABLE RADIO, 2 WAY	\$18.52	\$55.57	\$148.86
R01	R1B	RADIO, BASE STATION	\$18.61	\$55.82	\$149.51
R01	R1F	CHARGER 6 BANK	\$40.16	\$120.49	\$322.75
Saws					
S01	S1C	10-19 HP CONCRETE SAW	\$116.58	\$349.75	\$936.83
S01	S1B	20-29 HP CONCRETE SAW	\$137.71	\$413.12	\$1,106.57
SML	03H	9HP SOFF CUT CONCRETE SAW	\$114.58	\$343.74	\$920.72
DSM	DSM	CUT OFF SAW, ELEC	\$86.14	\$258.43	\$692.22
SML	03D	CUT OFF SAW, GAS	\$92.99	\$278.97	\$747.24
SML	03J	TABLE SAW	\$117.13	\$351.38	\$941.19
SML	03H	12" COMPOUND MITER SAW	\$46.49	\$139.48	\$373.62
DSM	DSM	16" CHAIN SAW	\$81.76	\$245.28	\$657.01
DSM	DSM	16" GAS MASONARY SAW	\$171.96	\$515.87	\$1,381.79
Surface Prep					
SML	049	FLOOR SCABBLER 5 HEAD	\$291.27	\$873.80	\$2,340.53
SML	049	FLOOR SCARIFIER	\$291.27	\$873.80	\$2,340.53
SML	03W	FLOOR POLISHER	\$61.58	\$184.73	\$494.80
SML	03W	FLOOR SCRUBBER 28"	\$319.28	\$957.83	\$2,565.61
SML	03W	FLOOR SCRUBBER 32"	\$347.85	\$1,043.55	\$2,795.23
SML	03W	FLOOR SCRUBBER 48" RIDE ON	\$600.26	\$1,800.78	\$4,823.52
SML	03W	TILE STRIPPER	\$95.08	\$285.23	\$764.02
SML	040	PRESSURE WASHER HOTZY	\$182.37	\$547.10	\$1,465.45
SML	040	PRESSURE WASHER COLD	\$104.90	\$314.71	\$842.98
Survey Equipment					

S04	S4B	LEVEL, ENGINEER, 28-40X	\$94.17	\$282.51	\$756.73
S04	S4D	THEODOLITE, DIGITAL	\$133.76	\$401.28	\$1,074.86
S04	S4G	PIPE LASER	\$143.33	\$430.00	\$1,151.79
S04	S4I	ROTATING LASER LEVEL	\$86.26	\$258.79	\$693.19
S04	S4S	TOTAL STATION	\$222.14	\$666.41	\$1,785.04
S04	S4R	TOTAL STATION - ROBOTIC	\$856.63	\$2,569.89	\$6,883.63
S04	S4Y	DATA COLLECTOR	\$120.26	\$360.78	\$966.38
S04	S4W	GNSS SYSTEM	\$916.80	\$2,750.41	\$7,367.17
S04	S4N	3D LASER SCANNER	\$1,436.52	\$4,309.55	\$11,543.43
06P	P6C	GROUND PENETRATING RADAR SCANNER	\$1,028.62	\$3,085.87	\$8,265.71
Temp Heat					
H03	H3B	1-1.5M BTU LPG/NAT GAS HEATER	\$99.26	\$297.77	\$797.59
SML	020	400,000 BTU INDIRECT FIRED HEATER	\$177.52	\$532.56	\$1,426.51
SML	020	400,000 BTU DIRECT FIRED HEATER	\$73.13	\$219.40	\$587.68
DSM	DSM	350,000 LPG HEATER	\$67.76	\$203.27	\$544.46
DSM	DSM	300,000 LPG HEATER	\$63.07	\$189.20	\$506.78
SML	020	50,000 BTU ELECTRIC HEATER	\$31.11	\$93.33	\$250.00
H03	H3C	HEATER TRAILER MOUNTED 1M BTU	\$828.14	\$2,484.42	\$6,654.70
H03	H3D	GROUND THAW HEATER, E2000 - E3000	\$1,098.08	\$3,294.23	\$8,823.84
Temp Electrical					
01E	E1E	SUB-A 400 PANEL (WITH TRANSFORMER)	\$105.78	\$317.33	\$850.00
01E	E1A	MAIN PANEL 400 - 600 AMP	\$105.78	\$317.33	\$850.00
01E	E1B	MAIN PANEL 800 - 1200 AMP	\$188.37	\$565.11	\$1,513.69
01E	E1C	MAIN PANEL 1400 - 2000 AMP	\$241.50	\$724.50	\$1,940.63
01E	E1D	LIGHTING PANEL - 200 AMP	\$80.89	\$242.67	\$650.00
02E	E2A	TRANSFORMER 40-112KVA	\$43.47	\$130.41	\$349.31
02E	E2B	TRANSFORMER 113-150KVA	\$58.93	\$176.78	\$473.51
SML	04L	100 AMP C PANEL	\$32.98	\$98.93	\$265.00
SML	04N	60 AMP C PANEL	\$28.00	\$84.00	\$225.00
SML	04K	JUNCTION BOX (B-Box)	\$23.02	\$69.07	\$185.00
Tower Cranes					
02H	H2C	LIEBHERR 316 TOWER CRANE	TBD	TBD	TBD
02H	HAG	ANCHOR STOOL TEMPLATE	TBD	TBD	TBD
Trailers					
T05	T7Z	TRAILER FLATDECK 5' - 10'	\$93.52	\$280.55	\$751.46
T07	T7D	TRAILER FLATDECK 12' - 14'	\$97.23	\$291.69	\$781.30
T07	T7G	TRAILER DECKOVER 15' - 24'	\$159.35	\$478.05	\$1,280.49
T07	T7E	TANK FUEL CUBE DBL WALL	\$149.74	\$449.22	\$1,203.26
T05	T6J	TRAILER WATER TANK 500 GALLON	\$157.65	\$472.95	\$1,266.83
T05	T5D	TRAILER OFFICE 10' X 50'	\$175.39	\$526.16	\$1,409.35
T05	T5F	TRAILER OFFICE 12' X 60'	\$230.26	\$690.79	\$1,850.32
T05	TEE	8'X10' CONEX	\$23.99	\$71.97	\$192.79
T05	T5A	8'X20' CONEX	\$31.59	\$94.77	\$253.85
T05	TEC	8'X40' CONEX	\$42.00	\$126.00	\$337.49
T05	T5F	RESTROOM TRAILER	\$494.92	\$1,484.75	\$3,977.00
Vehicles					
V01	V1B	1/2T - 3/4T 4WD STD CAB PICKUP TRUCK 4X4	\$239.53	\$718.59	\$1,924.79
V01	V1H	1/2T - 3/4T 4WD EXT CAB PICKUP TRUCK 4X4	\$240.01	\$720.04	\$1,928.67
V01	New	1/2T - 3/4T 4WD EXT CAB PICKUP TRUCK 4X4 CNG	\$281.90	\$845.69	\$2,265.23
V01	V1O	1/2T - 3/4T 4WD CREW CAB PICKUP TRUCK 4X4	\$271.80	\$815.41	\$2,184.14
V02	V2A	1-1/2T FLATDECK TRUCK	\$338.90	\$1,016.71	\$2,723.33
V02	V2B	2T FLATDECK TRUCK	\$412.66	\$1,237.97	\$3,315.98
V02	V2H	2000 GAL WATER TRUCK	\$548.19	\$1,644.56	\$4,405.07
V02	V2H	4000 GAL WATER TRUCK	\$849.00	\$2,547.01	\$6,822.36
V01	V1J	SUV MIDSIZE	\$263.32	\$789.95	\$2,115.95
V01	V1M	SUV COMPACT	\$212.44	\$637.33	\$1,707.14

V01	V1G	12 - 15 PSGR VAN	\$421.48	\$1,264.44	\$3,386.88
V01	V1W	12 - 15 PSGR VAN AWD	\$448.27	\$1,344.80	\$3,602.13
V01	V4B	UTILITY VEHICLE 4X4 DIESEL	\$132.56	\$397.69	\$1,065.23
V04	V4D	GOLF CART ELECTRIC 4 SEAT	\$113.78	\$341.33	\$914.27
V04	V4E	GOLF CART ELECTRIC 6 SEAT	\$155.13	\$465.39	\$1,246.57
Welders					
W02	W2G	WELDER 150 AMP TIG/STICK	\$55.62	\$166.87	\$446.97
W02	W2B	WELDER 250-300 AMP	\$116.74	\$350.22	\$938.10
W02	W2E	WELDER 350-400 AMP	\$117.79	\$353.38	\$946.56
Computer Equipment					
J02	J3K	FIREWALL	\$15.95	\$47.85	\$128.16
J02	J5N	SMALL NETWORK SWITCH	\$16.22	\$48.66	\$130.35
J02	J60	LARGE NETWORK SWITCH	\$23.00	\$69.01	\$184.86
J02	JCQ	WIRELESS ACCESS POINT	\$10.35	\$31.05	\$83.18
J02	JTU	UPS	\$13.80	\$41.40	\$110.90
J02	J5A	OFFICE DESKTOP COMPUTER	\$11.37	\$34.12	\$91.38
J02	J8O	BIM DESKTOP COMPUTER	\$27.12	\$81.35	\$217.90
J02	J3H	OFFICE LAPTOP	\$20.38	\$61.14	\$163.78
J02	J3B	POWER USER LAPTOP	\$37.97	\$113.92	\$305.14
J02	J9H	MONITOR - 24" LED	\$3.83	\$11.48	\$30.76
J02	J30	MONITOR - 27" LED	\$3.83	\$11.48	\$30.76
J02	JEC	MONITOR - 34" LED	\$5.74	\$17.23	\$46.14
J02	J9H	MONITOR - 42" LED	\$16.33	\$49.00	\$131.24
J02	J9S	TABLET - IOS	\$7.00	\$21.00	\$56.24
J02	J5A	TABLET - IOS PRO SMALL	\$13.30	\$39.89	\$106.84
J02	J3H	TABLET - IOS PRO LARGE	\$14.87	\$44.61	\$119.50
J02	J3H	TABLET - WINDOWS STANDARD	\$14.87	\$44.61	\$119.50
J02	J8O	TABLET - WINDOWS UPGRADED	\$27.16	\$81.48	\$218.25
J02	J3L	ULTRA SMALL JOB SITE SERVER	\$13.78	\$41.35	\$110.77
J02	J6I	SMALL JOB SITE SERVER	\$19.78	\$59.33	\$158.93
J02	J6C	MEDIUM JOB SITE SERVER	\$38.28	\$114.84	\$307.60
J02	J50	LARGE JOB SITE SERVER	\$57.42	\$172.26	\$461.41
J02	JFS	POLYCOM TRIO CONFERENCE PHONE	\$10.87	\$32.62	\$87.37
YBD	YBD	MAVIC 3 CLASSIC DJI DRONE	\$114.85	\$344.54	\$922.87
J02	JCL	PAN TILT ZOOM PROJECT CAMERA	\$105.78	\$317.33	\$850.00
J02	JCL	STATIC PROJECT CAMERA	\$57.87	\$173.60	\$465.00
Rates Include:					
✓ Insurance					
✓ Major repairs					
✓ Computer Equipment Includes PCL Standard Software, updates and maintenance					
Rates Do Not Include:					
✗ Operator					
✗ Fuel, electricity, grease, oil, filters					
✗ Minor repairs, servicing, maintenance					
✗ Freight from yard to site and return					
Calculations:					
✓ Invoicing for all equipment on site prepared at month end					
✓ Rental for part month at Daily / Weekly rates incurred					
Note:					
✓ Rental rates reviewed and adjusted annually					
✓ Averaged rates based on 173 hours and billed on a 28 day cycle					

HIGH PLAINS LIBRARY DISTRICT

BOARD OF TRUSTEES COMMUNICATION

Meeting date: November 18 th , 2024
Type of item: Action
Subject: Guaranteed Maximum Price Approval for Mead Library
Presented by: Dr. Matthew Hортt, HPLD Executive Director
Recommendation: Staff Recommend the Board Approve the GMP and direct the Executive Director to sign the document

Background

The High Plains Library District Board awarded the Construction Manager at Risk RFP for the Mead Library Project to Fransen Pittman. The overall project budget is \$14,000,000

Considerations

- The Guaranteed Maximum Price (GMP) for the Mead Library is \$9,000,000
- The GMP is at Budget at \$9,000,000
- Construction is set to begin on 3/24/2025

Recommendation

Staff Recommend the Board Approve the GMP and direct the Executive Director to sign the document



AIA® Document A133® – 2019 Exhibit A

Guaranteed Maximum Price Amendment

This Amendment dated the 12th day of November in the year 2024, is incorporated into the accompanying AIA Document A133™–2019, Standard Form of Agreement Between Owner and Construction Manager as Constructor where the basis of payment is the Cost of the Work Plus a Fee with a Guaranteed Maximum Price dated the 4th day of September in the year 2023 (the "Agreement")
(In words, indicate day, month, and year.)

for the following **PROJECT:**
(Name and address or location)

New Library in Mead, CO
SW corner of Highway 66 and County Road 7
Mead, CO 80542

THE OWNER:
(Name, legal status, and address)

High Plains Library District
Dr. Matt Hortt
2650 W 29th St
Greeley, CO 80631
970-506-8563
mhortt@highplains.us

THE CONSTRUCTION MANAGER:
(Name, legal status, and address)

Fransen Pittman General Contractors
Josh Davis
522 Main St
Windsor, CO 80550
(970) 460-5250
jdavis@fransenpittman.com

TABLE OF ARTICLES

- A.1 GUARANTEED MAXIMUM PRICE
- A.2 DATE OF COMMENCEMENT AND SUBSTANTIAL COMPLETION
- A.3 INFORMATION UPON WHICH AMENDMENT IS BASED
- A.4 CONSTRUCTION MANAGER'S CONSULTANTS, CONTRACTORS, DESIGN PROFESSIONALS, AND SUPPLIERS

ARTICLE A.1 GUARANTEED MAXIMUM PRICE

§ A.1.1 Guaranteed Maximum Price

Pursuant to Section 3.2.6 of the Agreement, the Owner and Construction Manager hereby amend the Agreement to establish a Guaranteed Maximum Price. As agreed by the Owner and Construction Manager, the Guaranteed Maximum Price is an amount that the Contract

ADDITIONS AND DELETIONS:

The author of this document has added information needed for its completion. The author may also have revised the text of the original AIA standard form. An *Additions and Deletions Report* that notes added information as well as revisions to the standard form text is available from the author and should be reviewed. A vertical line in the left margin of this document indicates where the author has added necessary information and where the author has added to or deleted from the original AIA text.

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

AIA Document A201™–2017, General Conditions of the Contract for Construction, is adopted in this document by reference. Do not use with other general conditions unless this document is modified.

Sum shall not exceed. The Contract Sum consists of the Construction Manager's Fee plus the Cost of the Work, as that term is defined in Article 6 of the Agreement.

§ A.1.1.1 The Contract Sum is guaranteed by the Construction Manager not to exceed Nine Million Dollars and Zero Cents (\$9,000,000.00), subject to additions and deductions by Change Order as provided in the Contract Documents.

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

Exhibit F Design Development Initial Guaranteed Maximum Price
Exhibit G Tracking Log

§ 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
Refer to Exhibit G Tracking Log for Accepted VE items and 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
------	-------	---------------------------

§ 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)
------	-----------------------	-------------------------

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.)

- ☐ 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.)

Exhibit H - Schedule

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.

☒ By the following date: Exhibit H - Schedule

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

Portion of Work	Substantial Completion Date
-----------------	-----------------------------

§ A.2.3.3 If the Construction Manager fails to achieve Substantial Completion as provided in this Section A.2.3, liquidated damages, if any, shall be assessed as set forth in Section 6.1.6 of the Agreement.

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
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§ A.3.1.2 The following Specifications:
(Either list the Specifications here, or refer to an exhibit attached to this Amendment.)

Section	Title	Date	Pages
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§ A.3.1.3 The following Drawings:
(Either list the Drawings here, or refer to an exhibit attached to this Amendment.)

Exhibit E – Drawing & Specifications Index

Number	Title	Date
--------	-------	------

Other identifying information:

(Paragraph deleted)

(Table deleted)

(Paragraphs deleted)

§ A.3.1.5 Allowances, if any, included in the Guaranteed Maximum Price:
(Identify each allowance.)

Item	Price
Exhibit F – Design Development Initial	
Guaranteed Maximum Price	
Exhibit G – Tracking Log	

§ A.3.1.6 Assumptions and clarifications, if any, upon which the Guaranteed Maximum Price is based:
(Identify each assumption and clarification.)

Exhibit I - Clarifications

§ 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.)

		AIA A133 Owner Contractor Base Agreement Exhibits
Base		Base Contract Agreement - AIA Document A133-2009 (as modified)
Base		A201-2007 General Conditions
		AIA A133 GMP Amendment 1 Exhibits
Exhibit	A	A133 GMP AMENDMENT
Exhibit	B	Insurance & Bonds
Exhibit	C	Standard Tool and Equipment Rental Pricing List
Exhibit	D	Labor Rates
Exhibit	E	DD Drawings & Specifications Index
Exhibit	F	DD Estimate
Exhibit	G	DD Tracking Log
Exhibit	H	Construction Schedule
Exhibit	I	Clarifications
Exhibit	J	Allowances
Exhibit	K	Subcontractor Bid Tab Summary & Recommended Subs

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

OWNER (Signature)

CONSTRUCTION MANAGER (Signature)

(Printed name and title)

(Printed name and title)



AIA® Document A102® – 2017 Exhibit B

Insurance and Bonds

This Insurance and Bonds Exhibit is part of the Agreement, between the Owner and the Contractor, dated the 4th day of September in the year 2023
(In words, indicate day, month and year.)

for the following **PROJECT**:
(Name and location or address)

New Library in Mead, CO
.SW corner of Highway 66 and County Road 7
Mead, CO 80542

THE OWNER:
(Name, legal status and address)

High Plains Library District
.2650 W. 29th St.
Greeley, CO 80631

THE CONTRACTOR:
(Name, legal status and address)

Fransen Pittman Construction Co., Inc.
522 Main St.
Windsor, CO 80550

TABLE OF ARTICLES

- A.1 GENERAL
- A.2 OWNER'S INSURANCE
- A.3 CONTRACTOR'S INSURANCE AND BONDS
- A.4 SPECIAL TERMS AND CONDITIONS

ARTICLE A.1 GENERAL

The Owner and Contractor shall purchase and maintain insurance, and provide bonds, as set forth in this Exhibit. As used in this Exhibit, the term General Conditions refers to AIA Document A201™-2017, General Conditions of the Contract for Construction or Prime Contract as applicable.

ARTICLE A.2 OWNER'S INSURANCE

§ A.2.1 General

Prior to commencement of the Work, the Owner shall secure the insurance, and provide evidence of the coverage, required under this Article A.2 and, upon the Contractor's request, provide a copy of the property insurance policy or policies required by Section A.2.3. The copy of the policy or policies provided shall contain all applicable conditions, definitions, exclusions, and endorsements.

ADDITIONS AND DELETIONS:

The author of this document has added information needed for its completion. The author may also have revised the text of the original AIA standard form. An *Additions and Deletions Report* that notes added information as well as revisions to the standard form text is available from the author and should be reviewed. A vertical line in the left margin of this document indicates where the author has added necessary information and where the author has added to or deleted from the original AIA text.

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

This document is intended to be used in conjunction with AIA Document A201™-2017, General Conditions of the Contract for Construction. Article 11 of A201™-2017 contains additional insurance provisions.

§ A.2.2 Liability Insurance

The Owner shall be responsible for purchasing and maintaining the Owner’s usual general liability insurance.

§ A.2.3 Required Property Insurance

§ A.2.3.1 The obligation is placed on the Contractor pursuant to Section A.3.3.2.1 to purchase and maintain, from an insurance company or insurance companies lawfully authorized to issue insurance in the jurisdiction where the Project is located, property insurance written on a builder’s risk "all-risks" completed value or equivalent policy form and sufficient to cover the total value of the entire Project on a replacement cost basis. The Contractor’s property insurance coverage shall be no less than the amount of the initial Contract Sum, plus the value of subsequent Modifications and labor performed and materials or equipment supplied by others. The property insurance shall be maintained until Substantial Completion, unless otherwise provided in the Contract Documents or otherwise agreed in writing by the parties to this Agreement. This insurance shall include the interests of the Owner, Contractor, Suppliers, Subcontractors, and Sub-subcontractors in the Project as insureds. This insurance shall include the interests of mortgagees as their interests may appear.

§ A.2.3.1.1 Causes of Loss. The insurance required by this Section A.2.3.1 shall provide coverage for direct physical loss or damage, and shall not exclude the risks of fire, explosion, theft, vandalism, malicious mischief, collapse, earthquake, flood, or windstorm. The insurance shall also provide coverage for ensuing loss or resulting damage from workmanship, or materials. Sub-limits, if any, are as follows and subject to the terms of the policy:
(Indicate below the cause of loss and any applicable sub-limit.)

Causes of Loss	Sub-Limit
Flood (subject to zone limitations)	\$500,000
Earthquake	\$500,000

§ A.2.3.1.2 Specific Required Coverages. The insurance required by this Section A.2.3.1 shall provide coverage for loss or damage to falsework and other temporary structures, and to building systems from testing and startup. The insurance shall also cover debris removal, including demolition occasioned by enforcement of any applicable legal requirements, and reasonable compensation for the Architect’s and Contractor’s services and expenses required as a result of such insured loss, including claim preparation expenses. Sub-limits, if any, are as follows and subject to the terms of the policy:
(Indicate below type of coverage and any applicable sub-limit for specific required coverages.)

Coverage	Sub-Limit
Soft Cost	\$500,000
Debris Removal	\$250,000
Demolition	\$250,000

§ A.2.3.1.3 Unless the parties agree otherwise, upon Substantial Completion, the Owner shall replace the insurance policy required under Section A.2.3.1 with property insurance written for the total value of the Project that shall remain in effect until expiration of the period for correction of the Work set forth in Section 12.2.2 of the General Conditions.

§ A.2.3.1.4 Deductibles and Self-Insured Retentions. If the insurance required by this Section A.2.3 is subject to deductibles or self-insured retentions, the Owner shall be responsible for all loss not covered because of such deductibles or retentions.

Coverage	Deductible
Flood and Earthquake	\$25,000
Rain, Snow Sleet and Ice in Building	\$10,000
Interior Water Damage	\$10,000
Wind and Hail \$1M - \$2.5M Contract	\$15,000
Wind and Hail \$2.5M - \$5M Contract	\$25,000
Wind and Hail \$5M - \$10M Contract	\$35,000
Wind and Hail \$10M+ Contract	\$50,000
All other perils	\$2,500

§ A.2.3.2 Occupancy or Use Prior to Substantial Completion. The Owner's occupancy or use of any completed or partially completed portion of the Work prior to Substantial Completion shall not commence until the insurance company or companies providing the insurance under Section A.2.3.1 have consented in writing to the continuance of coverage. The Owner and the Contractor shall take no action with respect to partial occupancy or use that would cause cancellation, lapse, or reduction of insurance, unless they agree otherwise in writing.

§ A.2.3.3 Insurance for Existing Structures

If the Work involves remodeling an existing structure or constructing an addition to an existing structure, the Owner shall purchase and maintain, until the expiration of the period for correction of Work as set forth in Section 12.2.2 of the General Conditions, "all-risks" property insurance, on a replacement cost basis, protecting the existing structure against direct physical loss or damage from the causes of loss identified in Section A.2.3.1, notwithstanding the undertaking of the Work. The Owner shall be responsible for all co-insurance penalties. The existing structure must be occupied during construction by the Owner. If the structure is vacant, the Contractor shall be responsible to provide existing structure coverage until the Project is completed.

§ A.2.4 Optional Extended Property Insurance.

The Contractor, as indicated below, shall purchase and maintain the insurance selected and described below.

(Select the types of insurance the Owner or Contractor is required to purchase and maintain by placing an X in the box(es) next to the description(s) of selected insurance. For each type of insurance selected, indicate applicable limits of coverage or other conditions in the fill point below the selected item.)

- ☒ **§ A.2.4.1 Loss of Use, Business Interruption, and Delay in Completion Insurance,** to reimburse the Owner for loss of use of the Owner's property, or the inability to conduct normal operations due to a covered cause of loss.

\$500,000

- ☒ **§ A.2.4.2 Ordinance or Law Insurance,** for the reasonable and necessary costs to satisfy the minimum requirements of the enforcement of any law or ordinance regulating the demolition, construction, repair, replacement or use of the Project.

Contractor shall purchase this coverage as part of the policy required in Article A.2.3.1.

- ☒ **§ A.2.4.3 Expediting Cost Insurance,** for the reasonable and necessary costs for the temporary repair of damage to insured property, and to expedite the permanent repair or replacement of the damaged property.

Contractor shall purchase this coverage as part of the policy required in Article A.2.3.1.

- ☐ **§ A.2.4.4 Extra Expense Insurance,** to provide reimbursement of the reasonable and necessary excess costs incurred during the period of restoration or repair of the damaged property that are over and above the total costs that would normally have been incurred during the same period of time had no loss or damage occurred.

- ☐ **§ A.2.4.5 Civil Authority Insurance,** for losses or costs arising from an order of a civil authority prohibiting access to the Project, provided such order is the direct result of physical damage covered under the required property insurance.

- ☐ **§ A.2.4.6 Ingress/Egress Insurance,** for loss due to the necessary interruption of the insured's business due to physical prevention of ingress to, or egress from, the Project as a direct result of physical damage.

- ☒ **§ A.2.4.7 Soft Costs Insurance**, to reimburse the Owner for costs due to the delay of completion of the Work, arising out of physical loss or damage covered by the required property insurance: including construction loan fees; leasing and marketing expenses; additional fees, including those of architects, engineers, consultants, attorneys and accountants, needed for the completion of the construction, repairs, or reconstruction; and carrying costs such as property taxes, building permits, additional interest on loans, realty taxes, and insurance premiums over and above normal expenses.

Contractor shall purchase this coverage as part of the policy required in Article A.2.3.1.

§ A.2.5 Other Optional Insurance.

The Owner shall purchase and maintain the insurance selected below.

(Select the types of insurance the Owner is required to purchase and maintain by placing an X in the box(es) next to the description(s) of selected insurance.)

- ☐ **§ A.2.5.1 Cyber Security Insurance** for loss to the Owner due to data security and privacy breach, including costs of investigating a potential or actual breach of confidential or private information.
(Indicate applicable limits of coverage or other conditions in the fill point below.)

- ☐ **§ A.2.5.2 Other Insurance**
(List below any other insurance coverage to be provided by the Owner and any applicable limits.)

Coverage

Limits

ARTICLE A.3 CONTRACTOR'S INSURANCE AND BONDS

§ A.3.1 General

§ A.3.1.1 Certificates of Insurance. The Contractor shall provide certificates of insurance acceptable to the Owner evidencing compliance with the requirements in this Article A.3 at the following times: (1) prior to commencement of the Work; (2) upon renewal or replacement of each required policy of insurance; and (3) upon the Owner's written request. An additional certificate evidencing continuation of commercial liability coverage, including coverage for completed operations, shall be submitted with the final Application for Payment and thereafter upon renewal or replacement of such coverage until the expiration of the periods required by Section A.3.2.1 and Section A.3.3.1. The certificates will show the Owner as an additional insured on the Contractor's Commercial General Liability and excess or umbrella liability policy or policies.

§ A.3.1.2 Deductibles and Self-Insured Retentions. The Contractor shall disclose to the Owner any deductible or self-insured retentions applicable to any insurance required to be provided by the Contractor in excess of twenty-five thousand and 00/100 dollars (\$25,000).

§ A.3.1.3 Additional Insured Obligations. To the fullest extent permitted by law, the Contractor shall cause the commercial general liability coverage to include (1) the Owner, the Architect, and the Architect's consultants as additional insureds for claims caused in whole or in part by the Contractor's negligent acts or omissions during the Contractor's operations; and (2) the Owner as an additional insured for claims caused in whole or in part by the Contractor's negligent acts or omissions for which loss occurs during completed operations. The additional insured coverage shall be primary and non-contributory to any of the Owner's general liability insurance policies and shall apply to both ongoing and completed operations. Architect and its consultants are named as additional insureds for Contractor's on-going operations only..

§ A.3.2 Contractor's Required Insurance Coverage

§ A.3.2.1 The Contractor shall purchase and maintain the following types and limits of insurance from an insurance company or insurance companies lawfully authorized to issue insurance in the jurisdiction where the Project is

located. The Contractor shall maintain the required insurance until the expiration of the period for correction of Work as set forth in Section 12.2.2 of the General Conditions, unless a different duration is stated below:

(If the Contractor is required to maintain insurance for a duration other than the expiration of the period for correction of Work, state the duration.)

2 years after Substantial Completion

§ A.3.2.2 Commercial General Liability

§ A.3.2.2.1 Commercial General Liability insurance for the Project written on an occurrence form with policy limits of not less than One Million dollars (\$ 1,000,000) each occurrence, Two Million dollars (\$ 2,000,000) general aggregate, and Two Million dollars (\$ 2,000,000) aggregate for products-completed operations hazard, providing coverage for claims including

- .1 damages because of bodily injury, sickness or disease, including occupational sickness or disease, and death of any person;
- .2 personal injury and advertising injury;
- .3 damages because of physical damage to or destruction of tangible property, including the loss of use of such property;
- .4 bodily injury or property damage arising out of completed operations; and
- .5 the Contractor's indemnity obligations under Section 3.18 of the General Conditions.

§ A.3.2.2.2 The Contractor's Commercial General Liability policy under this Section A.3.2.2 shall not contain an exclusion or restriction of coverage for the following:

- .1 Claims by one insured against another insured, if the exclusion or restriction is based solely on the fact that the claimant is an insured, and there would otherwise be coverage for the claim.
- .2 Claims for property damage to the Contractor's Work arising out of the products-completed operations hazard where the damaged Work or the Work out of which the damage arises was performed by a Subcontractor.
- .3 Claims for bodily injury other than to employees of the insured.
- .4 Claims for indemnity under Section 3.18 of the General Conditions arising out of injury to employees of the insured.
- .5 Claims or loss excluded under a prior work endorsement or other similar exclusionary language.
- .6 Claims or loss due to physical damage under a prior injury endorsement or similar exclusionary language.
- .7 Claims related to residential, multi-family, or other habitational projects, if the Work is to be performed on such a project.
- .8 Claims related to roofing, if the Work involves roofing.
- .9 Claims related to earth subsidence or movement, where the Work involves such hazards.
- .10 Claims related to explosion, collapse and underground hazards, where the Work involves such hazards.

§ A.3.2.3 Automobile Liability covering vehicles owned, and non-owned vehicles used, by the Contractor, with policy limits of not less than One Million dollars (\$ 1,000,000.00) per accident, for bodily injury, death of any person, and property damage arising out of the ownership, maintenance and use of those motor vehicles along with any other statutorily required automobile coverage.

§ A.3.2.4 The Contractor may achieve the required limits and coverage for Commercial General Liability and Automobile Liability through a combination of primary and excess or umbrella liability insurance, provided such primary and excess or umbrella insurance policies result in the same or greater coverage as the coverages required under Section A.3.2.2 and A.3.2.3, and in no event shall any excess or umbrella liability insurance provide narrower coverage than the primary policy. The excess policy shall not require the exhaustion of the underlying limits only through the actual payment by the underlying insurers.

§ A.3.2.5 Workers' Compensation at statutory limits.

§ A.3.2.6 Employers' Liability with policy limits not less than Five Hundred Thousand dollars (\$ 500,000) each accident, Five Hundred Thousand dollars (\$ 500,000) each employee, and Five Hundred Thousand dollars (\$ 500,000) policy limit.

§ A.3.2.7 Jones Act, and the Longshore & Harbor Workers' Compensation Act, as required, if the Work involves hazards arising from work on or near navigable waterways, including vessels and docks

§ A.3.2.8 If the Contractor is required to furnish professional services as part of the Work, the Contractor shall procure Professional Liability insurance covering performance of the professional services, with policy limits of not less than N/A (\$ N/A) per claim and N/A (\$ N/A) in the aggregate.

§ A.3.2.9 If the Work involves the transport, dissemination, use, or release of pollutants, the Contractor shall procure Pollution Liability insurance, with policy limits of not less than N/A (\$ N/A) per claim and N/A (\$ N/A) in the aggregate.

§ A.3.2.10 Coverage under Sections A.3.2.8 and A.3.2.9 may be procured through a Combined Professional Liability and Pollution Liability insurance policy, with combined policy limits of not less than Five Million Dollars (\$ 5,000,000) per claim and Five Million Dollars (\$ 5,000,000) in the aggregate.

§ A.3.2.11 Insurance for maritime liability risks associated with the operation of a vessel, if the Work requires such activities, with policy limits of not less than N/A (\$ N/A) per claim and N/A (\$ N/A) in the aggregate.

§ A.3.2.12 Insurance for the use or operation of manned or unmanned aircraft, if the Work requires such activities, with policy limits of not less than One Million dollars (\$ 1,000,000) per claim and One Million dollars (\$ 1,000,000) in the aggregate.

§ A.3.3 Contractor's Other Insurance Coverage

§ A.3.3.1 Insurance selected and described in this Section A.3.3 shall be purchased from an insurance company or insurance companies lawfully authorized to issue insurance in the jurisdiction where the Project is located. The Contractor shall maintain the required insurance until the expiration of the period for correction of Work as set forth in Section 12.2.2 of the General
(Paragraphs deleted)
Conditions.

§ A.3.3.2 The Contractor shall purchase and maintain the following types and limits of insurance in accordance with Section A.3.3.1.

(Select the types of insurance the Contractor is required to purchase and maintain by placing an X in the box(es) next to the description(s) of selected insurance. Where policy limits are provided, include the policy limit in the appropriate fill point.)

- [X] § A.3.3.2.1 Property insurance of the same type and scope satisfying the requirements identified in Section A.2.3, which, if selected in this section A.3.3.2.1, relieves the Owner of the responsibility to purchase and maintain such insurance except insurance required by Section A.2.3.1.3 and Section A.2.3.3. The Contractor shall comply with all obligations of the Owner under Section A.2.3 except to the extent provided below. The Contractor shall disclose to the Owner the amount of any deductible, and the Owner shall be responsible for losses within the deductible. Upon request, the Contractor shall provide the Owner with a copy of the property insurance policy or policies required. The Contractor shall adjust and settle the loss with the insurer and be the trustee of the proceeds of the property insurance in accordance with Article 11 of the General

(Paragraphs deleted)
Conditions.

- [] § A.3.3.2.2 Railroad Protective Liability Insurance, with policy limits of not less than N/A (\$ N/A) per claim and N/A (\$ N/A) in the aggregate, for Work within fifty (50) feet of railroad property.

- [] § A.3.3.2.3 Asbestos Abatement Liability Insurance, with policy limits of not less than N/A (\$ N/A) per claim and N/A (\$ N/A) in the aggregate, for liability arising from the encapsulation, removal, handling, storage, transportation, and disposal of asbestos-containing materials.

[X] § A.3.3.2.4 Insurance for physical damage to property while it is in storage and in transit to the construction site on an "all-risks" completed value form.

Coverage	Sub-Limit
Transit	\$1,000,000
Temporary Storage Locations	\$1,000,000

[] § A.3.3.2.5 Property insurance on an "all-risks" completed value form, covering property owned by the Contractor and used on the Project, including scaffolding and other equipment.

[X] § A.3.3.2.6 Other Insurance
(List below any other insurance coverage to be provided by the Contractor and any applicable limits.)

Coverage	Limits
Umbrella	\$15,000,000/occurrence
	\$15,000,000/aggregate

§ A.3.4 Performance Bond and Payment Bond

The Contractor may provide surety bonds, from a company or companies lawfully authorized to issue surety bonds in the jurisdiction where the Project is located,
(Paragraphs deleted)
for the Contract Sum.

ARTICLE A.4 SPECIAL TERMS AND CONDITIONS

Special terms and conditions that modify this Insurance and Bonds Exhibit, if any, are as follows:

None.

EXHIBIT C

FRANSEN PITTMAN / DOUGLAS COUNTY EQUIPMENT (RELATED PARTY) STANDARD TOOL & RENTAL EQUIPMENT PRICING LIST

Level 1

Description	Cost Type	Monthly Rates
Air Compressor - Electric, Port	3-Outside	\$ 425.00
Air Compressor - 185 CFM Diesel	3-Outside	\$ 1,850.00
Air Compressor - 375 CFM Diesel	3-Outside	\$ 3,250.00
Air Compressor, Pancake	9-Fransen	\$ 105.00
Plate Compactors - Gas	3-Outside	\$ 1,040.00
Plate Compactors - Reversible	3-Outside	\$ 2,000.00
Rammer - Electric	3-Outside	\$ 1,040.00
Rammer - Gas	3-Outside	\$ 1,040.00
Rammer - Narrow Foot - Gas	3-Outside	\$ 1,040.00
Roller - Ride-On, 36"	3-Outside	\$ 2,576.00
Roller - Ride-On, Sd, 47"	3-Outside	\$ 7,097.00
Roller - Ride-On, Sd, 54"	3-Outside	\$ 6,751.00
Roller - Ride-On, Sd, 66"	3-Outside	\$ 7,214.00
Roller - Ride-On, Sd, 84"	3-Outside	\$ 9,443.00
Roller - Trench, Pad Foot, Dd,	3-Outside	\$ 3,200.00
Compaction Wheel - 18" Backhoe	3-Outside	\$ 1,236.00
Compaction Wheel - 24" Backhoe	3-Outside	\$ 1,236.00
Compaction Wheel - 24", 200 Cla	3-Outside	\$ 1,103.00
Concrete Bucket, 1 Cu. Yd.	3-Outside	\$ 1,121.00
Concrete Bucket	9-Fransen	\$ 750.00
Concrete Mixer -Gas, 6 Cubic F	3-Outside	\$ 1,400.00
Concrete Vibrator - Electric	9-Fransen	\$ 2,391.00
Concrete Vibrator - 2.3 HP	3-Outside	\$ 850.00
Bull Float	3-Outside	\$ 345.00
Core Drill	9-Fransen	\$ 865.00
Demo Saw 14"	9-Fransen	\$ 2,967.00
Motar Mixer - Gas, 9 Cubic Ft	3-Outside	\$ 1,400.00
Power Buggy, 16 Cu. Ft.	3-Outside	\$ 1,680.00
Saw - Concrete Saw - W/B , Gas,	3-Outside	\$ 1,134.00
Saw - Cut-Off Electric, 14"	3-Outside	\$ 945.00
Saw - Demo 14"	3-Outside	\$ 2,967.00
Skidsteer Attachment - Hydraulic Breaker	3-Outside	\$ 6,000.00
Skidsteer Attachment - Grapple Bucket - 66"	3-Outside	\$ 733.00
Skidsteer Attachment - Rock Bucket	3-Outside	\$ 821.00

FRANSEN PITTMAN / DOUGLAS COUNTY EQUIPMENT (RELATED PARTY)
STANDARD TOOL & RENTAL EQUIPMENT PRICING LIST

Level 1

Description	Cost Type	Monthly Rates
Skidsteer Attachment - Dirt Scarifier	3-Outside	\$ 2,076.00
Skidsteer Attachment - Brush Mower 72"	3-Outside	\$ 2,143.00
Skidsteer Attachment -Snow Blade 84"	3-Outside	\$ 1,400.00
Skidsteer Attachment - Trencher, 48"	3-Outside	\$ 1,724.00
Skidsteer Attachment - Seeder, W/ Crimper 72"	3-Outside	\$ 2,155.00
Skidsteer Attachment - Harrow Disc	3-Outside	\$ 2,155.00
Skidsteer Attachment - Post Dr	3-Outside	\$ 1,400.00
Skidsteer Attachment - Auger	3-Outside	\$ 1,900.00
Skidsteer Attachment - Breaker 1,000Lb.	3-Outside	\$ 3,780.00
Skidsteer Attachment - Breaker	3-Outside	\$ 2,074.00
Mini Ex Attachment - Compactor	3-Outside	\$ 2,500.00
Backhoe Attachment - Compactor	3-Outside	\$ 3,543.00
Skidsteer Attachment - Forks	3-Outside	\$ 650.00
Skidsteer Attachment - Forks	3-Outside	\$ 650.00
Backhoes Loader - (310) 4WD	3-Outside	\$ 5,359.00
Backhoes Loader - (410) 4WD	3-Outside	\$ 5,603.00
Track Loader - 550 Lb.	3-Outside	\$ 4,634.00
Mini Excavator - 7000-7800 Lb.	3-Outside	\$ 4,500.00
Mini Excavator - 6000 - 6790 Lb.	3-Outside	\$ 3,500.00
Mini Excavator - 18000 - 19900 Lb.	3-Outside	\$ 6,500.00
Mini Excavator - 3000 - 4000 Lb.	3-Outside	\$ 3,300.00
Mini Excavator - 7500 - 11000 Lb.	3-Outside	\$ 4,500.00
Skidsteer Loader - 2000 Lb.	3-Outside	\$ 3,150.00
Skidsteer Loader - 2,200 Lb.	3-Outside	\$ 3,150.00
Skidsteer Loader - 3200 Lb.	3-Outside	\$ 4,017.00
Skidsteer Loader - 1750 Lb.	3-Outside	\$ 2,850.00
Skidsteer Attachment - Sweeper & Hopper	3-Outside	\$ 1,400.00
Tractor, Diesel - 35 To 40 Hp	3-Outside	\$ 5,098.00
Tractor, Loader - Landscape/Skip	3-Outside	\$ 4,843.00
Trencher - Ride-On 30-39Hp	3-Outside	\$ 3,550.00
Trencher - Walk Behind 24"	3-Outside	\$ 1,995.00
Trencher - Walk Behind 36"	3-Outside	\$ 1,995.00
Wheel Loader - 1 Yd	3-Outside	\$ 6,034.00
Wheel Loader - 2-3/4 Yd	3-Outside	\$ 9,688.00

FRANSEN PITTMAN / DOUGLAS COUNTY EQUIPMENT (RELATED PARTY)
STANDARD TOOL & RENTAL EQUIPMENT PRICING LIST

Level 1

Description	Cost Type	Monthly Rates
Wheel Loader - 3-1/2 Yd	3-Outside	\$ 9,688.00
Gang Box - Small	9-Fransen	\$ 3,500.00
Gangbox - Large	9-Fransen	\$ 5,500.00
Generator - 2600	9-Fransen	\$ 4,602.00
Generator - 110-120 KW - Towable	3-Outside	\$ 4,638.00
Generator - 20-29KW - Towable	3-Outside	\$ 2,250.00
Generator - 30-39 KW - Towable	3-Outside	\$ 2,300.00
Generator - 50-59 KW - Towable	3-Outside	\$ 2,350.00
Generator - 6 KW	3-Outside	\$ 950.00
Generator - 8 - 10KW	3-Outside	\$ 1,448.00
Generator - 90-100 KW - Towable	3-Outside	\$ 4,638.00
Temp Power Distribution Box	3-Outside	\$ 650.00
Heater - Convection, 200K BTU	3-Outside	\$ 750.00
Heater - Forced Air, 170K BTU	3-Outside	\$ 750.00
Heater - Forced Ai - 250K To 400K BTU	3-Outside	\$ 930.00
Heater - Indirect, 1,000,000 BTU	3-Outside	\$ 2,900.00
Heater - Indirect, 300,000 BTU	3-Outside	\$ 3,550.00
Heater - Indirect, 500,000 BTU	3-Outside	\$ 3,750.00
Heater - Towable, 1,000,000 BTU	3-Outside	\$ 8,250.00
Heater - Towable, 500,000 BTU	3-Outside	\$ 3,820.00
Heater - Ground Thaw, W/Gen, 600k BTU	3-Outside	\$ 14,250.00
Boom - 30' Electric	3-Outside	\$ 3,675.00
Boom - 40' Electric	3-Outside	\$ 5,040.00
Boom - 45' Lightweight Hybrid	3-Outside	\$ 5,040.00
Boom - 50' Towable Articulated	3-Outside	\$ 3,144.00
Boom - 125' Straight - Dsl, 4	3-Outside	\$ 16,800.00
Boom - 40' Straight -Dsl, 4Wd	3-Outside	\$ 4,550.00
Boom - 45' Straight -Dsl, 4Wd	3-Outside	\$ 4,600.00
Boom - 45'Articulated -Dsl, 4W	3-Outside	\$ 4,750.00
Boom - 60' Articulated - Dsl,	3-Outside	\$ 5,500.00
Boom - 60' Straight - Dsl, 4Wd	3-Outside	\$ 5,050.00
Boom - 65' Straight - Dsl, 4Wd	3-Outside	\$ 5,250.00
Boom - 80' Straight - Dsl, 4W	3-Outside	\$ 9,765.00
Boom - 85' Straight - Dsl, 4W	3-Outside	\$ 9,765.00

FRANSEN PITTMAN / DOUGLAS COUNTY EQUIPMENT (RELATED PARTY)
STANDARD TOOL & RENTAL EQUIPMENT PRICING LIST

Level 1

Description	Cost Type	Monthly Rates
Boom - 55' Lightweight Hybrid	3-Outside	\$ 3,448.00
Pusharound - 25'	3-Outside	\$ 1,000.00
Pusharound - 30'	3-Outside	\$ 1,000.00
Pusharound - 40'	3-Outside	\$ 1,000.00
Lift - 12' Personnel, Self Prop	3-Outside	\$ 975.00
Lift - 15' Personnel, Self Prop	3-Outside	\$ 975.00
Lift - 20' Personnel, Self Prop	3-Outside	\$ 975.00
Scissor Lift - 26'	3-Outside	\$ 1,681.00
Scissorlift - 12' Electric	3-Outside	\$ 975.00
Scissorlift - 14' Electric	3-Outside	\$ 1,025.00
Scissorlift - 19' Electric	3-Outside	\$ 1,075.00
Scissorlift - 26' - 27', 4WD	3-Outside	\$ 2,153.00
Scissorlift - 26' Electric	3-Outside	\$ 1,280.00
Scissorlift - 30' Electric	3-Outside	\$ 1,496.00
Scissorlift - 31' - 33', 4WD	3-Outside	\$ 2,165.00
Scissorlift - 40' - 43', 4WD	3-Outside	\$ 2,468.00
Scissorlift - 40' Electric	3-Outside	\$ 2,468.00
Barrier Picker/Clamp - 12000 Lb	3-Outside	\$ 927.00
Pressure Washer - Cold	3-Outside	\$ 1,500.00
Pressure Washer - Hot	3-Outside	\$ 2,150.00
Media Blaster	3-Outside	\$ 1,500.00
Shot Blaster, W/Vac And Magnet	3-Outside	\$ 5,500.00
Pump - 2" Sump	9-Fransen	\$ 650.00
Pump - Trash, Gas, 2"	3-Outside	\$ 1,200.00
Pump - Trash, Gas, 3"	3-Outside	\$ 1,250.00
Pump - Trash, Gas, 4"	3-Outside	\$ 1,300.00
Pump - Hydrostatic Test Pump, 500 PSI	3-Outside	\$ 1,350.00
Pump - Hydrostatic Test, 10,000 PSI	3-Outside	\$ 1,650.00
Pump - Hydrostatic Test Pump, 300 Psi	3-Outside	\$ 1,350.00
Pump - Submersible, 2" - 110V Electric	3-Outside	\$ 650.00
Pump - Submersible, 3" - 110V Electric	3-Outside	\$ 900.00
Pump - Submersible, 3/4" - 110V Electric	3-Outside	\$ 450.00
Ladder - Extension - 16'	9-Fransen	\$ 100.00
Ladder - Extension - 24'	9-Fransen	\$ 100.00

FRANSEN PITTMAN / DOUGLAS COUNTY EQUIPMENT (RELATED PARTY)
STANDARD TOOL & RENTAL EQUIPMENT PRICING LIST

Level 1

Description	Cost Type	Monthly Rates
Ladder - Extension - 28'	9-Fransen	\$ 100.00
Ladder - Extension - 32'	9-Fransen	\$ 100.00
Ladder - Extension - 40'	9-Fransen	\$ 100.00
Ladder - Extension - 20'	9-Fransen	\$ 100.00
Scaffold - Extension:4', Perry	9-Fransen	\$ 400.00
Scaffold - 5'X5'X7', 2 Sec,10'	3-Outside	\$ 862.00
Scaffold - 5'X5'X7', 3-Section	3-Outside	\$ 862.00
Scaffold - 5'X5'X7', 4-Section	3-Outside	\$ 862.00
Scaffold - 5'X5'X7', Single Sec	3-Outside	\$ 345.00
Scaffold - Utility Package, 2-S	3-Outside	\$ 517.00
Scaffold - Utility Package, 3-S	3-Outside	\$ 517.00
Scaffold - Utlity Package, 1-Se	3-Outside	\$ 608.00
Ladder Single Section - 10'	9-Fransen	\$ 100.00
Step Ladder - 12'	9-Fransen	\$ 75.00
Step Ladder - 10'	9-Fransen	\$ 75.00
Step Ladder - 2'	9-Fransen	\$ 75.00
Step Ladder - 4'	9-Fransen	\$ 75.00
Step Ladder - 6'	9-Fransen	\$ 75.00
Step Ladder - 8'	9-Fransen	\$ 75.00
Stepladder - 16'	9-Fransen	\$ 75.00
Auger - 1-Man, Power Auger	3-Outside	\$ 859.00
Auger - 2-Man	3-Outside	\$ 859.00
Brush Cutter 24"	3-Outside	\$ 1,000.00
Chainsaw	9-Fransen	\$ 650.00
Drill Press	3-Outside	\$ 1,000.00
Rebar Bender/Cutter	9-Fransen	\$ 450.00
Rebar Cutter, Electric	3-Outside	\$ 517.00
Saw - Chain 18"	3-Outside	\$ 450.00
Sprayer - Cure	9-Fransen	\$ 130.00
Threader - Geared, 2-1/2" To 4"	3-Outside	\$ 2,155.00
Threader - Power Drive, Hand He	3-Outside	\$ 2,155.00
Trimmer Mower Walk Behind	3-Outside	\$ 517.00
Storage Trailer - 40'	3-Outside	\$ 999.00
Storage Trailer - 45'	3-Outside	\$ 887.00

FRANSEN PITTMAN / DOUGLAS COUNTY EQUIPMENT (RELATED PARTY)
STANDARD TOOL & RENTAL EQUIPMENT PRICING LIST

Level 1

Description	Cost Type	Monthly Rates
Club Car Golf Cart	3-Outside	\$ 603.00
Container - 20'-25'	3-Outside	\$ 340.00
Office Trailer (12' X 60')	3-Outside	\$ 2,500.00
Office Trailer (12'X40')	3-Outside	\$ 1,995.00
Project Manager Vehicle	3-Outside	\$ 1,350.00
Project Supt Vehicle	3-Outside	\$ 1,350.00
Project Senior Supt Vehicle	3-Outside	\$ 2,172.00
Project FE Vehicle	3-Outside	\$ 1,350.00
Project PE Vehicle	3-Outside	\$ 1,350.00
Surveyor Vehicle	3-Outside	\$ 1,336.00
Trailer - Tilt, Single Axel, 12	3-Outside	\$ 1,200.00
Trailer - Tilt, 14' & 16', 14,0	3-Outside	\$ 1,200.00
Trailer - Dump, 12 000 Lb, 6 Cu	3-Outside	\$ 1,200.00
Trailer - Vacuum, 500 Gal.	3-Outside	\$ 5,000.00
Truck - Water, 2,000 Gal.	3-Outside	\$ 6,141.00
Truck - Dump, Single Axle, 5 Yd	3-Outside	\$ 7,328.00
Utility Vehicle - Mule 4X4	3-Outside	\$ 2,069.00
Utility Vehicle - 4X4	3-Outside	\$ 1,738.00
Fan - 42"	3-Outside	\$ 700.00
Fan - Carpet	3-Outside	\$ 454.00
Fan - Confined Space Blower, 8"	3-Outside	\$ 608.00
Fan - 24"	9-Fransen	\$ 1,147.00
Fan - 36"	9-Fransen	\$ 1,136.00
Fan - Carpet	9-Fransen	\$ 400.00
Floor Buffer	3-Outside	\$ 776.00
Grinder - Walk-Behind	3-Outside	\$ 1,552.00
Scabbler - Pneumatic, 5 Head	3-Outside	\$ 3,500.00
Scarifier - Concrete, W/B, 8"	3-Outside	\$ 4,393.00
Tile Stripper - W/B, 110 V Elec	3-Outside	\$ 1,661.00
Breaker - Electric, 40 Lb.	3-Outside	\$ 785.00
Breaker - Electric, 60 Lb.	3-Outside	\$ 1,200.00
Hammer - Demo, Elec, Sds Max	3-Outside	\$ 970.00
Jackhammer	9-Fransen	\$ 2,751.00
Chopsaw	9-Fransen	\$ 390.00

FRANSEN PITTMAN / DOUGLAS COUNTY EQUIPMENT (RELATED PARTY)
STANDARD TOOL & RENTAL EQUIPMENT PRICING LIST

Level 1

Description	Cost Type	Monthly Rates
Mitre Saw - 14"	9-Fransen	\$ 390.00
Planer	9-Fransen	\$ 300.00
Table Saw - 10"	9-Fransen	\$ 200.00
Light Cart - 1,000 Watt	3-Outside	\$ 1,300.00
Light Tower - 4000 Watt Diesel	3-Outside	\$ 1,450.00
Temporary Lighting System	3-Outside	\$ 150.00
Appliance Dolly	9-Fransen	\$ 160.00
Two Wheel Dolly	9-Fransen	\$ 95.00
Cart - Tilt, Trash, 1 Cu Yd	3-Outside	\$ 300.00
Porto-Power/Chain Fall	3-Outside	\$ 350.00
Hoist - Chain Fall, 2-Ton, 20'	3-Outside	\$ 734.00
Hoist - Chain Fall, 3-Ton, 20'	3-Outside	\$ 734.00
Door Cart	9-Fransen	\$ 150.00
Drywall Cart	3-Outside	\$ 936.00
Drywall Cart	9-Fransen	\$ 920.00
Forklift Attachment - Jib	3-Outside	\$ 722.00
Forklift Attachment - Trash Hop	3-Outside	\$ 850.00
Forklift Trash Hopper	9-Fransen	\$ 1,800.00
Forklift - 5,000# Ind Lpg	3-Outside	\$ 2,100.00
Forklift - 5,000# Ind Lpg Lp	3-Outside	\$ 2,100.00
Forklift - Reach, 10,000 Lb, 54	3-Outside	\$ 6,040.00
Forklift - Reach, 12,000 Lb, 55	3-Outside	\$ 7,214.00
Forklift - Reach, 5,000 Lb., 19	3-Outside	\$ 3,555.00
Forklift - Reach, 6,000 Lb., 42	3-Outside	\$ 4,702.00
Forklift - Reach, 8,000 Lb, 44'	3-Outside	\$ 4,780.00
Forklift - 5,000# Ind:Lpg/Gas	3-Outside	\$ 2,100.00
Material Lift - 24 - 26'	3-Outside	\$ 950.00
Pallet Jack	3-Outside	\$ 743.00
Roll-A-Lift - Pair, 6000 Lb (30	3-Outside	\$ 1,000.00
Roller - Kit, Machine Skates 8-	3-Outside	\$ 550.00
Roust-A-Bout - 15', 1500Lb	3-Outside	\$ 2,076.00
Trash Buggy	9-Fransen	\$ 300.00
Trash Chute - 30"X48"L Section,	3-Outside	\$ 207.00
Trash Chute - Hopper	3-Outside	\$ 207.00

FRANSEN PITTMAN / DOUGLAS COUNTY EQUIPMENT (RELATED PARTY)
STANDARD TOOL & RENTAL EQUIPMENT PRICING LIST

Level 1

Description	Cost Type	Monthly Rates
Trash Chute - Parapet Outrigger	3-Outside	\$ 176.00
Trash Chute	9-Fransen	\$ 190.00
Utility Cart	9-Fransen	\$ 150.00
Oxygen/Acetylene Torch	9-Fransen	\$ 320.00
Stick/ Wire Feeder	9-Fransen	\$ 235.00
Welders 180 Amp - Portable Gas	3-Outside	\$ 1,075.00
Breaker - 35Lb	3-Outside	\$ 785.00
Breaker - 60 Lb	3-Outside	\$ 815.00
Breaker - 90 Lb.	3-Outside	\$ 845.00
Temporary Fence Panels	3-Outside	\$ 1.25
Silt Fence Plow	3-Outside	\$ 650.00
Builders Level	9-Fransen	\$ 375.00
Rotating Laser	9-Fransen	\$ 1,183.00
Theodolite / Digital Transit	3-Outside	\$ 455.00
Total Station:Trimble	3-Outside	\$ 4,000.00
Raptor - License Reader	9-Fransen	\$ 1,200.00
Tattle Tale (Alarm System)	3-Outside	\$ 350.00
Security System - Camera	3-Outside	\$ 300.00
Body Harness Kit - Med	9-Fransen	\$ 275.00
Body Harness Kit - XI	9-Fransen	\$ 275.00
Body Harness Kit - Large	9-Fransen	\$ 275.00
Fire Extinguisher - 10 Lb	9-Fransen	\$ 40.00
Fire Extinguisher - 5Lb	9-Fransen	\$ 20.00
Slab Grabber Rail System	9-Fransen	\$ 20.00
Air Monitor	3-Outside	\$ 290.00
Blower - Backpack	3-Outside	\$ 500.00
Snowblower	9-Fransen	\$ 500.00
Data Vault	3-Outside	\$ 330.00
Door Protector - 30X80	3-Outside	\$ 50.00
Door Protector - 30X70	3-Outside	\$ 50.00
Door Protector - 40X80	3-Outside	\$ 50.00
Fuel Cube - 50 Gallon	9-Fransen	\$ 225.00
Fuel Cube -100 Gallon	9-Fransen	\$ 225.00
Jamb Protector	3-Outside	\$ 50.00

FRANSEN PITTMAN / DOUGLAS COUNTY EQUIPMENT (RELATED PARTY)
STANDARD TOOL & RENTAL EQUIPMENT PRICING LIST

Level 1

Description	Cost Type	Monthly Rates
Negative Air Machine	3-Outside	\$ 775.00
Radio	9-Fransen	\$ 95.00
Weather Protection Blanket	3-Outside	\$ 90.00
Technology Fee	9-Fransen	\$ 254.00
Manometer-Pressure Recorder	3-Outside	\$ 400.00
Water Meter	9-Fransen	\$ 602.00

EXHIBIT D

Fransen Pittman Labor Rates - Mead Library

Position	Rate
Project Executive	\$147.35
General Superintendent	\$165.58
Project Manager	\$134.55
Project Superintendent	\$134.55
MEP Coordinator	\$124.96
Quality Control Manager	\$100.55
Project Engineer	\$106.91
Project Administrator	\$61.02
Field Engineer	\$106.91
Assistant Project Manager	\$113.43
Assistant Project Superintendent	\$119.62
Foreman	\$116.53
Lead Man	\$108.07
Carpenter	\$98.09
Carpenter Apprentice	\$93.50
Laborer	\$84.49
Safety Officer	\$124.96
Surveyor	\$169.60
Civil Systems Director	\$169.60
Civil Systems Coordinator	\$124.96
Estimator	\$123.81

These rates subject to adjustment at the beginning of every calendar quarter
Overtime for hourly positions will be billed at 1.5 times the above burdened rates
Makeup of bill rates not subject to audit

Fransen Pittman Insurance Rates

General Liability CGL	\$	7.95
Umbrella	\$	4.95
Professional Liability	\$	1.15
Builder's Risk	\$	2.07

EXHIBIT E



Drawings

Mead Library (3247.C1)

2605 W 29th St
Greeley, CO 80631

Number	Revision	Title	Drawing Set	Discipline	Rev. Date
DisciplineOrder: General					
G-000	00	COVER PAGE	Design Development - 24-0809	General	8/9/2024
G-001	00	GENERAL PROJECT INFORMATION	Design Development - 24-0809	General	8/9/2024
G-002	00	WALL, ROOF & FLOOR TYPES	Design Development - 24-0809	General	8/9/2024
G-101	00	FIRE AND LIFE SAFETY PLANS	Design Development - 24-0809	General	8/9/2024
DisciplineOrder: Civil					
C-001	00	LEGEND, NOTES, AND ABBREVIATIONS	Design Development - 24-0809	Civil	8/9/2024
C-100	00	OVERALL GRADING AND DRAINAGE PLAN	Design Development - 24-0809	Civil	8/9/2024
C-110	00	DRAINAGE DETAILS	Design Development - 24-0809	Civil	8/9/2024
C-200	00	OVERALL UTILITY PLAN	Design Development - 24-0809	Civil	8/9/2024
C-210	00	UTILITY DETAILS	Design Development - 24-0809	Civil	8/9/2024
C-300	00	HORIZONTAL CONTROL PLAN	Design Development - 24-0809	Civil	8/9/2024
C-310	00	PRIVATE SITE DETAILS	Design Development - 24-0809	Civil	8/9/2024
C-311	00	PRIVATE SITE DETAILS	Design Development - 24-0809	Civil	8/9/2024
CE-100	00	EROSION CONTROL PLAN	Design Development - 24-0809	Civil	8/9/2024
CE-111	00	SWMP NOTES & EROSION CONTROL DETAILS	Design Development - 24-0809	Civil	8/9/2024
CE-112	00	EROSION CONTROL DETAILS	Design Development - 24-0809	Civil	8/9/2024
DisciplineOrder: Landscape					
LP101	00	Planting Plan	Design Development - 24-0809	Landscape	8/9/2024
LP501	00	Landscape Planting Details	Design Development - 24-0809	Landscape	8/9/2024
LS100	00	Landscape Notes	Design Development - 24-0809	Landscape	8/9/2024
LS101	00	Landscape Plan	Design Development - 24-0809	Landscape	8/9/2024

Number	Revision	Title	Drawing Set	Discipline	Rev. Date
DisciplineOrder: Landscape					
LS501	00	Landscape Site Details	Design Development - 24-0809	Landscape	8/9/2024
LS502	00	Landscape Site Details	Design Development - 24-0809	Landscape	8/9/2024
LS503	00	Landscape Site Details	Design Development - 24-0809	Landscape	8/9/2024
DisciplineOrder: Irrigation					
IR100	00	Irrigation Notes & Schedule	Design Development - 24-0809	Irrigation	8/9/2024
IR102	00	IRRIGATION PLAN	Design Development - 24-0809	Irrigation	8/9/2024
IR501	00	Irrigation Details	Design Development - 24-0809	Irrigation	8/9/2024
IR502	00	Irrigation Details	Design Development - 24-0809	Irrigation	8/9/2024
DisciplineOrder: Structural					
S-001	00	GENERAL NOTES	Design Development - 24-0809	Structural	8/9/2024
S-002	00	3D VIEW, ABBREVIATIONS & SYMBOLS	Design Development - 24-0809	Structural	8/9/2024
S-003	00	STATEMENT OF SPECIAL INSPECTIONS	Design Development - 24-0809	Structural	8/9/2024
S-101	00	FOUNDATION & LEVEL 1 PLAN	Design Development - 24-0809	Structural	8/9/2024
S-102	00	ROOF FRAMING PLAN	Design Development - 24-0809	Structural	8/9/2024
S-103	00	SHEAR WALL FRAMING PLAN	Design Development - 24-0809	Structural	8/9/2024
S-501	00	TYPICAL DETAILS, SECTIONS & SCHEDULES	Design Development - 24-0809	Structural	8/9/2024
S-502	00	TYPICAL DETAILS, SECTIONS & SCHEDULES	Design Development - 24-0809	Structural	8/9/2024
S-503	00	TYPICAL DETAILS, SECTIONS & SCHEDULES	Design Development - 24-0809	Structural	8/9/2024
S-504	00	TYPICAL DETAILS, SECTIONS & SCHEDULES	Design Development - 24-0809	Structural	8/9/2024
S-505	00	TYPICAL DETAILS, SECTIONS & SCHEDULES	Design Development - 24-0809	Structural	8/9/2024
S-506	00	TYPICAL DETAILS, SECTIONS & SCHEDULES	Design Development - 24-0809	Structural	8/9/2024
S-507	00	TYPICAL DETAILS & SECTIONS	Design Development - 24-0809	Structural	8/9/2024
S-508	00	TYPICAL DETAILS & SECTIONS	Design Development - 24-0809	Structural	8/9/2024
S-511	00	FOUNDATION SECTIONS	Design Development - 24-0809	Structural	8/9/2024
S-521	00	ROOF SECTIONS	Design Development - 24-0809	Structural	8/9/2024

Number	Revision	Title	Drawing Set	Discipline	Rev. Date
DisciplineOrder: Architectural					
A-100	00	ARCHITECTURAL SITE PLAN	Design Development - 24-0809	Architectural	8/9/2024
A-101	00	LEVEL 01 FLOOR PLAN	Design Development - 24-0809	Architectural	8/9/2024
A-105	00	ROOF PLAN	Design Development - 24-0809	Architectural	8/9/2024
A-111	00	LEVEL 01 RCP	Design Development - 24-0809	Architectural	8/9/2024
A-200	00	ELEVATIONS - EXTERIOR BUILDING ELEVATIONS	Design Development - 24-0809	Architectural	8/9/2024
A-300	00	BUILDING SECTIONS	Design Development - 24-0809	Architectural	8/9/2024
A-311	00	WALL SECTIONS	Design Development - 24-0809	Architectural	8/9/2024
A-312	00	WALL SECTIONS	Design Development - 24-0809	Architectural	8/9/2024
A-313	00	WALL SECTIONS	Design Development - 24-0809	Architectural	8/9/2024
A-314	00	WALL SECTIONS	Design Development - 24-0809	Architectural	8/9/2024
A-401	00	ENLARGED PLANS & SECTIONS	Design Development - 24-0809	Architectural	8/9/2024
A-500	00	EXTERIOR PLAN DETAILS	Design Development - 24-0809	Architectural	8/9/2024
A-505	00	FOUNDATION & THRESHOLD DETAILS	Design Development - 24-0809	Architectural	8/9/2024
A-507	00	PARAPET & ROOF DETAILS	Design Development - 24-0809	Architectural	8/9/2024
A-508	00	EXTERIOR SECTION DETAILS	Design Development - 24-0809	Architectural	8/9/2024
A-510	00	INTERIOR SECTION DETAILS	Design Development - 24-0809	Architectural	8/9/2024
A-530	00	FLOOR TRANSITION DETAILS	Design Development - 24-0809	Architectural	8/9/2024
A-600	00	TOILET ACCESSORIES / MOUNTING HEIGHTS / ADA NLEARAN	Design Development - 24-0809	Architectural	8/9/2024
A-601	00	ENLARGED PLANS & ELEVATIONS	Design Development - 24-0809	Architectural	8/9/2024
A-602	00	ENLARGED PLANS & ELEVATIONS	Design Development - 24-0809	Architectural	8/9/2024
A-603	00	ENLARGED PLANS & ELEVATIONS	Design Development - 24-0809	Architectural	8/9/2024
A-610	00	INTERIOR ELEVATIONS	Design Development - 24-0809	Architectural	8/9/2024
A-611	00	INTERIOR ELEVATIONS	Design Development - 24-0809	Architectural	8/9/2024
A-631	00	CASEWORK SECTION DETAILS	Design Development - 24-0809	Architectural	8/9/2024
A-632	00	CASEWORK SECTION DETAILS	Design Development - 24-0809	Architectural	8/9/2024
A-633	00	COUNTERTOP SECTION DETAILS	Design Development - 24-0809	Architectural	8/9/2024

Number	Revision	Title	Drawing Set	Discipline	Rev. Date
DisciplineOrder: Architectural					
A-640	00	CASEWORK SCHEDULE	Design Development - 24-0809	Architectural	8/9/2024
A-700	00	DOOR SCHEDULE	Design Development - 24-0809	Architectural	8/9/2024
A-701	00	WINDOW SCHEDULE	Design Development - 24-0809	Architectural	8/9/2024
A-900	00	FINISH LEGEND	Design Development - 24-0809	Architectural	8/9/2024
A-901	00	FINISH LEGEND	Design Development - 24-0809	Architectural	8/9/2024
A-910	00	LEVEL 01 WALL FINISH PLAN	Design Development - 24-0809	Architectural	8/9/2024
A-911	00	LEVEL 01 INTERIOR - FLOOR FINISH PLAN	Design Development - 24-0809	Architectural	8/9/2024
A-921	00	LEVEL 01 - FURNITURE PLAN	Design Development - 24-0809	Architectural	8/9/2024
DisciplineOrder: Mechanical					
M-001	00	MECHANICAL LEGEND AND NOTES	Design Development - 24-0809	Mechanical	8/9/2024
M-002	00	MECHANICAL CONTROLS AND NOTES	Design Development - 24-0809	Mechanical	8/9/2024
M-101	00	LEVEL 01 MECHANICAL PLAN	Design Development - 24-0809	Mechanical	8/9/2024
M-102	00	ROOF MECHANICAL PLAN	Design Development - 24-0809	Mechanical	8/9/2024
M-201	00	LEVEL 01 MECHANICAL REFLECTED CEILING PLAN	Design Development - 24-0809	Mechanical	8/9/2024
M-301	00	MECHANICAL SCHEDULES	Design Development - 24-0809	Mechanical	8/9/2024
M-401	00	MECHANICAL DETAILS	Design Development - 24-0809	Mechanical	8/9/2024
DisciplineOrder: Plumbing					
P-001	00	PLUMBING LEGEND AND NOTES	Design Development - 24-0809	Plumbing	8/9/2024
P-002	00	PLUMBING CONTROLS AND NOTES	Design Development - 24-0809	Plumbing	8/9/2024
P-100	00	UNDERGROUND PLUMBING PLAN	Design Development - 24-0809	Plumbing	8/9/2024
P-101	00	LEVEL 01 PLUMBING PLAN	Design Development - 24-0809	Plumbing	8/9/2024
P-102	00	ROOF PLUMBING PLAN	Design Development - 24-0809	Plumbing	8/9/2024
P-301	00	PLUMBING SCHEDULES	Design Development - 24-0809	Plumbing	8/9/2024
P-401	00	PLUMBING DETAILS	Design Development - 24-0809	Plumbing	8/9/2024
DisciplineOrder: Electrical					
E-000	00	COVER SHEET - ELECTRICAL	Design Development - 24-0809	Electrical	8/9/2024

Number	Revision	Title	Drawing Set	Discipline	Rev. Date
DisciplineOrder: Electrical					
E-101	00	SITE PLAN - ELECTRICAL	Design Development - 24-0809	Electrical	8/9/2024
E-202	00	LEVEL 01 - LIGHTING PLAN - - ELECTRICAL	Design Development - 24-0809	Electrical	8/9/2024
E-302	00	LEVEL 01 POWER PLAN - - ELECTRICAL	Design Development - 24-0809	Electrical	8/9/2024
E-403	00	ROOF - POWER & HVAC PLAN - ELECTRICAL	Design Development - 24-0809	Electrical	8/9/2024
E-500	00	POWER RISER DIAGRAM - ELECTRICAL	Design Development - 24-0809	Electrical	8/9/2024
E-501	00	PANEL SCHEDULES - ELECTRICAL	Design Development - 24-0809	Electrical	8/9/2024
DisciplineOrder: Technology					
TA-000	00	AUDIOVISUAL TITLE SHEET	Design Development - 24-0809	Technology	8/9/2024
TA-001	00	AUDIOVISUAL SCHEDULES	Design Development - 24-0809	Technology	8/9/2024
TA-101	00	AUDIOVISUAL FLOOR PLAN - LEVEL 01	Design Development - 24-0809	Technology	8/9/2024
TA-111	00	AUDIOVISUAL REFLECTED CEILING PLAN - LEVEL 01	Design Development - 24-0809	Technology	8/9/2024
TT-000	00	TELECOM TITLE SHEET	Design Development - 24-0809	Technology	8/9/2024
TT-100	00	TELECOM SITE PLAN	Design Development - 24-0809	Technology	8/9/2024
TT-101	00	TELECOM FLOOR PLAN LEVEL 01	Design Development - 24-0809	Technology	8/9/2024
TT-111	00	TELECOM REFLECTED CEILING PLAN LEVEL 01	Design Development - 24-0809	Technology	8/9/2024
TT-401	00	TELECOM ENLARGED PLANS	Design Development - 24-0809	Technology	8/9/2024
TT-602	00	TELECOM DETAILS - LADDER RACK	Design Development - 24-0809	Technology	8/9/2024
TT-603	00	TELECOM DETAILS - CABLE ROUTING	Design Development - 24-0809	Technology	8/9/2024
TT-604	00	TELECOM DETAILS - GROUNDING & BONDING	Design Development - 24-0809	Technology	8/9/2024
TY-000	00	SECURITY TITLE SHEET	Design Development - 24-0809	Technology	8/9/2024
TY-001	00	SECURITY RESPONSIBILITY MATRIX	Design Development - 24-0809	Technology	8/9/2024
TY-100	00	SECURITY SITE PLAN	Design Development - 24-0809	Technology	8/9/2024
TY-101	00	SECURITY FLOOR PLAN - LEVEL 1	Design Development - 24-0809	Technology	8/9/2024
TY-111	00	SECURITY CEILING PLAN - LEVEL 1	Design Development - 24-0809	Technology	8/9/2024
TY-501	00	SECURITY BLOCK DIAGRAMS	Design Development - 24-0809	Technology	8/9/2024

Number	Revision	Title	Drawing Set	Discipline	Rev. Date
DisciplineOrder: Technology					
TY-801	00	SECURITY DETAILS	Design Development - 24-0809	Technology	8/9/2024

Mead Library (3247.C1)

 2605 W 29th St
 Greeley, CO 80631

Section Code	Specification Section Name	Revision	Issue Date	Received Date	Specification Set
Division: 00 - Procurement and Contracting Requirements					
000000	Cover Page	00	8/9/2024	8/9/2024	Design Development - 24-0809
000106	SEALS PAGE	00	8/9/2024	8/9/2024	Design Development - 24-0809
000107	SEALS PAGE	00	8/9/2024	8/9/2024	Design Development - 24-0809
Division: 01 - General Requirements					
011000	SUMMARY	00	8/9/2024	8/9/2024	Design Development - 24-0809
012100	Allowances	00	8/9/2024	8/9/2024	Design Development - 24-0809
012300	ALTERNATES	00	8/9/2024	8/9/2024	Design Development - 24-0809
012403	Table of Contents	00	8/9/2024	8/9/2024	Design Development - 24-0809
012500.00	SUBSTITUTION PROCEDURES	00	8/9/2024	8/9/2024	Design Development - 24-0809
012500.1	SUBSTITUTION REQUEST	00	8/9/2024	8/9/2024	Design Development - 24-0809
012500.2	SUBSTITUTION REQUEST	00	8/9/2024	8/9/2024	Design Development - 24-0809
012600.00	Contract Modification Procedures	00	8/9/2024	8/9/2024	Design Development - 24-0809
012600.1	Change Order Request	00	8/9/2024	8/9/2024	Design Development - 24-0809
012900	PAYMENT PROCEDURES	00	8/9/2024	8/9/2024	Design Development - 24-0809
013100	PROJECT MANAGEMENT AND COORDINATION	00	8/9/2024	8/9/2024	Design Development - 24-0809
013200	CONSTRUCTION PROGRESS DOCUMENTATION	00	8/9/2024	8/9/2024	Design Development - 24-0809
013300.00	SUBMITTAL PROCEDURES	00	8/9/2024	8/9/2024	Design Development - 24-0809
013301	Release of Bim	00	8/9/2024	8/9/2024	Design Development - 24-0809
014000	QUALITY REQUIREMENTS	00	8/9/2024	8/9/2024	Design Development - 24-0809
014200	REFERENCES	00	8/9/2024	8/9/2024	Design Development - 24-0809
015000	TEMPORARY FACILITIES AND CONTROLS	00	8/9/2024	8/9/2024	Design Development - 24-0809

Section Code	Specification Section Name	Revision	Issue Date	Received Date	Specification Set
Division: 01 - General Requirements					
016000	PRODUCT REQUIREMENTS	00	8/9/2024	8/9/2024	Design Development - 24-0809
017300	EXECUTION	00	8/9/2024	8/9/2024	Design Development - 24-0809
017329	CUTTING AND PATCHING	00	8/9/2024	8/9/2024	Design Development - 24-0809
017700	CLOSEOUT PROCEDURES	00	8/9/2024	8/9/2024	Design Development - 24-0809
017823	OPERATION AND MAINTENANCE DATA	00	8/9/2024	8/9/2024	Design Development - 24-0809
017839	PROJECT RECORD DOCUMENTS	00	8/9/2024	8/9/2024	Design Development - 24-0809
017900	DEMONSTRATION AND TRAINING	00	8/9/2024	8/9/2024	Design Development - 24-0809
Division: 03 - Concrete					
033000	Cast-In-Place Concrete	00	8/9/2024	8/9/2024	Design Development - 24-0809
033520	Concrete Sealer	00	8/9/2024	8/9/2024	Design Development - 24-0809
Division: 04 - Masonry					
042200	Concrete Unit Masonry	00	8/9/2024	8/9/2024	Design Development - 24-0809
044316	Adhered Masonry Veneer (Thin Brick)	00	8/9/2024	8/9/2024	Design Development - 24-0809
047313	Calcium Silicate	00	8/9/2024	8/9/2024	Design Development - 24-0809
Division: 05 - Metals					
051200	Structural Steel Framing	00	8/9/2024	8/9/2024	Design Development - 24-0809
051213	Architecturally Exposed Structural Steel Framing	00	8/9/2024	8/9/2024	Design Development - 24-0809
055000	METAL FABRICATIONS	00	8/9/2024	8/9/2024	Design Development - 24-0809
Division: 06 - Wood, Plastics, and Composites					
061000	ROUGH CARPENTRY	00	8/9/2024	8/9/2024	Design Development - 24-0809
061600	SHEATHING	00	8/9/2024	8/9/2024	Design Development - 24-0809
061753	SHOP FABRICATED WOOD TRUSSES	00	8/9/2024	8/9/2024	Design Development - 24-0809
064023	INTERIOR ARCHITECTURAL WOODWORK	00	8/9/2024	8/9/2024	Design Development - 24-0809
066400	PLASTIC PANELING	00	8/9/2024	8/9/2024	Design Development - 24-0809
Division: 07 - Thermal and Moisture Protection					
071113	BITUMINOUS DAMPPROOFING	00	8/9/2024	8/9/2024	Design Development - 24-0809

Section Code	Specification Section Name	Revision	Issue Date	Received Date	Specification Set
Division: 07 - Thermal and Moisture Protection					
071326	SELF-ADHERING SHEET WATERPROOFING	00	8/9/2024	8/9/2024	Design Development - 24-0809
072100	THERMAL INSULATION	00	8/9/2024	8/9/2024	Design Development - 24-0809
072500	weather barriers	00	8/9/2024	8/9/2024	Design Development - 24-0809
072600	underslab VAPOR BARRIERS	00	8/9/2024	8/9/2024	Design Development - 24-0809
073113	ASPHALT SHINGLES	00	8/9/2024	8/9/2024	Design Development - 24-0809
074213	METAL WALL PANELS	00	8/9/2024	8/9/2024	Design Development - 24-0809
074453	GLASS FIBER CONCRETE PANEL	00	8/9/2024	8/9/2024	Design Development - 24-0809
075423	THERMOPLASTIC POLYOLEFIN (TPO) ROOFING	00	8/9/2024	8/9/2024	Design Development - 24-0809
076200	Metal Flashing and Trim	00	8/9/2024	8/9/2024	Design Development - 24-0809
076500	Flexible Flashing	00	8/9/2024	8/9/2024	Design Development - 24-0809
077200	ROOF ACCESSORIES	00	8/9/2024	8/9/2024	Design Development - 24-0809
078100	APPLIED FIREPROOFING	00	8/9/2024	8/9/2024	Design Development - 24-0809
078413	Penetration Firestopping	00	8/9/2024	8/9/2024	Design Development - 24-0809
078443	Joint Firestopping	00	8/9/2024	8/9/2024	Design Development - 24-0809
079200.00	JOINT SEALANTS	00	8/9/2024	8/9/2024	Design Development - 24-0809
079201	JOINT SEALANTS	00	8/9/2024	8/9/2024	Design Development - 24-0809
Division: 08 - Openings					
081113	HOLLOW METAL DOORS AND FRAMES	00	8/9/2024	8/9/2024	Design Development - 24-0809
081416	FLUSH WOOD DOORS	00	8/9/2024	8/9/2024	Design Development - 24-0809
083113	ACCESS DOORS AND FRAMES	00	8/9/2024	8/9/2024	Design Development - 24-0809
083613	SECTIONAL DOORS	00	8/9/2024	8/9/2024	Design Development - 24-0809
084113	Aluminum-Framed Entrances and Storefronts	00	8/9/2024	8/9/2024	Design Development - 24-0809
084210	All-Glass Entrances	00	8/9/2024	8/9/2024	Design Development - 24-0809
084226	ALL-GLASS sliding doors	00	8/9/2024	8/9/2024	Design Development - 24-0809
084229.23	SLIDING AUTOMATIC ENTRANCES	00	8/9/2024	8/9/2024	Design Development - 24-0809
086200	UNIT SKYLIGHTS	00	8/9/2024	8/9/2024	Design Development - 24-0809

Section Code	Specification Section Name	Revision	Issue Date	Received Date	Specification Set
Division: 08 - Openings					
087913	key stoarge	00	8/9/2024	8/9/2024	Design Development - 24-0809
088000	GLAZING	00	8/9/2024	8/9/2024	Design Development - 24-0809
Division: 09 - Finishes					
090561.13	Moisture Vapor Emission Control	00	8/9/2024	8/9/2024	Design Development - 24-0809
092116	Gypsum Board Shaft Wall Assembly	00	8/9/2024	8/9/2024	Design Development - 24-0809
092900	GYP SUM BOARD	00	8/9/2024	8/9/2024	Design Development - 24-0809
093000	tiling	00	8/9/2024	8/9/2024	Design Development - 24-0809
095113	ACOUSTICAL PANEL CEILINGS	00	8/9/2024	8/9/2024	Design Development - 24-0809
096513	RESILIENT BASE AND ACCESSORIES	00	8/9/2024	8/9/2024	Design Development - 24-0809
096519	Resilient Flooring	00	8/9/2024	8/9/2024	Design Development - 24-0809
096813	TILE CARPETING	00	8/9/2024	8/9/2024	Design Development - 24-0809
097200	wall coverings	00	8/9/2024	8/9/2024	Design Development - 24-0809
098400	ACOUSTICAL WALL PANELS	00	8/9/2024	8/9/2024	Design Development - 24-0809
099113.00	EXTERIOR PAINTING	00	8/9/2024	8/9/2024	Design Development - 24-0809
099113.1	Exterior Painting schedule	00	8/9/2024	8/9/2024	Design Development - 24-0809
099123.00	INTERIOR PAINTING	00	8/9/2024	8/9/2024	Design Development - 24-0809
099123.1	Interior Painting schedule	00	8/9/2024	8/9/2024	Design Development - 24-0809
Division: 10 - Specialties					
101400	SIGNAGE	00	8/9/2024	8/9/2024	Design Development - 24-0809
102113	TOILET COMPARTMENTS	00	8/9/2024	8/9/2024	Design Development - 24-0809
102600	Wall and Door Protection	00	8/9/2024	8/9/2024	Design Development - 24-0809
102800	Toilet and Bath Accessories	00	8/9/2024	8/9/2024	Design Development - 24-0809
103100	Fireplaces	00	8/9/2024	8/9/2024	Design Development - 24-0809
104413	FIRE EXTINGUISHER CABINETS	00	8/9/2024	8/9/2024	Design Development - 24-0809
104416	FIRE EXTINGUISHERS	00	8/9/2024	8/9/2024	Design Development - 24-0809
105116	PHENOLIC LOCKERS	00	8/9/2024	8/9/2024	Design Development - 24-0809
107500	FLAGPOLES	00	8/9/2024	8/9/2024	Design Development - 24-0809

Section Code	Specification Section Name	Revision	Issue Date	Received Date	Specification Set
Division: 11 - Equipment					
113100	APPLIANCES	00	8/9/2024	8/9/2024	Design Development - 24-0809
115100	Library Equipment	00	8/9/2024	8/9/2024	Design Development - 24-0809
Division: 12 - Furnishings					
122413	ROLLER WINDOW SHADES	00	8/9/2024	8/9/2024	Design Development - 24-0809
123216	Plastic-Laminate-Clad Casework	00	8/9/2024	8/9/2024	Design Development - 24-0809
123661	Solid Surfacing Countertops	00	8/9/2024	8/9/2024	Design Development - 24-0809
Division: 21 - Fire Suppression					
210500	Common Work Results for Fire Suppression	00	8/9/2024	8/9/2024	Design Development - 24-0809
210553	Identification for Fire-Suppression Piping and Equipment	00	8/9/2024	8/9/2024	Design Development - 24-0809
211000	Water-Based Fire-Suppression Systems	00	8/9/2024	8/9/2024	Design Development - 24-0809
Division: 22 - Plumbing					
220500	Common Work Results for Plumbing	00	8/9/2024	8/9/2024	Design Development - 24-0809
220523	General-Duty Valves for Plumbing Piping	00	8/9/2024	8/9/2024	Design Development - 24-0809
220529	Hangers and Supports for Plumbing Piping and Equipment	00	8/9/2024	8/9/2024	Design Development - 24-0809
220553	Identification for Plumbing Piping and Equipment	00	8/9/2024	8/9/2024	Design Development - 24-0809
220719	Plumbing Piping Insulation	00	8/9/2024	8/9/2024	Design Development - 24-0809
221116	Domestic Water Piping	00	8/9/2024	8/9/2024	Design Development - 24-0809
221316	Sanitary Waste and Vent Piping	00	8/9/2024	8/9/2024	Design Development - 24-0809
221319	Sanitary Waste Piping Specialties	00	8/9/2024	8/9/2024	Design Development - 24-0809
221319.13	Sanitary Drains	00	8/9/2024	8/9/2024	Design Development - 24-0809
223400	Fuel-Fired, Domestic-Water Heaters	00	8/9/2024	8/9/2024	Design Development - 24-0809
224200	Commercial Plumbing Fixtures	00	8/9/2024	8/9/2024	Design Development - 24-0809
224700	Drinking Fountains and Water Coolers	00	8/9/2024	8/9/2024	Design Development - 24-0809
Division: 23 - Heating, Ventilating, and Air Conditioning					
230400	BASIC MECHANICAL REQUIREMENTS	00	8/9/2024	8/9/2024	Design Development - 24-0809

Section Code	Specification Section Name	Revision	Issue Date	Received Date	Specification Set
Division: 23 - Heating, Ventilating, and Air Conditioning					
230513	COMMON MOTOR REQUIREMENTS FOR HVAC EQUIPMENT	00	8/9/2024	8/9/2024	Design Development - 24-0809
230518	ESCUTCHEONS FOR HVAC PIPING	00	8/9/2024	8/9/2024	Design Development - 24-0809
230529	HANGERS AND SUPPORTS FOR HVAC PIPING AND EQUIPMENT	00	8/9/2024	8/9/2024	Design Development - 24-0809
230548	VIBRATION AND SEISMIC CONTROLS FOR HVAC PIPING AND EQUIPMENT	00	8/9/2024	8/9/2024	Design Development - 24-0809
230553	IDENTIFICATION FOR HVAC PIPING AND EQUIPMENT	00	8/9/2024	8/9/2024	Design Development - 24-0809
230593	TESTING, ADJUSTING, AND BALANCING FOR HVAC	00	8/9/2024	8/9/2024	Design Development - 24-0809
230713	DUCT INSULATION	00	8/9/2024	8/9/2024	Design Development - 24-0809
230719	HVAC PIPING INSULATION	00	8/9/2024	8/9/2024	Design Development - 24-0809
230800	COMMISSIONING OF HVAC	00	8/9/2024	8/9/2024	Design Development - 24-0809
231123	FACILITY NATURAL-GAS PIPING	00	8/9/2024	8/9/2024	Design Development - 24-0809
232113	HYDRONIC PIPING	00	8/9/2024	8/9/2024	Design Development - 24-0809
232300	REFRIGERANT PIPING	00	8/9/2024	8/9/2024	Design Development - 24-0809
233113	METAL DUCTS	00	8/9/2024	8/9/2024	Design Development - 24-0809
233300	AIR DUCT ACCESSORIES	00	8/9/2024	8/9/2024	Design Development - 24-0809
233423	HVAC POWER VENTILATORS	00	8/9/2024	8/9/2024	Design Development - 24-0809
233713	DIFFUSERS, REGISTERS, AND GRILLES	00	8/9/2024	8/9/2024	Design Development - 24-0809
235533	FUEL-FIRED UNIT HEATERS	00	8/9/2024	8/9/2024	Design Development - 24-0809
237416.11	PACKAGED, SMALL-CAPACITY, ROOFTOP AIR-CONDITIONING UNITS	00	8/9/2024	8/9/2024	Design Development - 24-0809
238126	SPLIT-SYSTEM AIR-CONDITIONERS	00	8/9/2024	8/9/2024	Design Development - 24-0809
238239.19	WALL AND CEILING UNIT HEATERS	00	8/9/2024	8/9/2024	Design Development - 24-0809
Division: 26 - Electrical					
260000	Electrical Systems	00	8/9/2024	8/9/2024	Design Development - 24-0809
260519	Low-Voltage Electrical Power Conductors and Cables	00	8/9/2024	8/9/2024	Design Development - 24-0809
260526	Grounding and Bonding for Electrical Systems	00	8/9/2024	8/9/2024	Design Development - 24-0809
260529	Hangers and Supports for Electrical Systems	00	8/9/2024	8/9/2024	Design Development - 24-0809

Section Code	Specification Section Name	Revision	Issue Date	Received Date	Specification Set
Division: 26 - Electrical					
260533	Raceways and Boxes for Electrical Systems	00	8/9/2024	8/9/2024	Design Development - 24-0809
260544	Sleeves and Sleeve Seals for Electrical Raceways and Cabling	00	8/9/2024	8/9/2024	Design Development - 24-0809
260553	Identification for Electrical Systems	00	8/9/2024	8/9/2024	Design Development - 24-0809
260573.19	Arc-Flash Hazard Analysis	00	8/9/2024	8/9/2024	Design Development - 24-0809
260800	Commissioning of Electrical Systems	00	8/9/2024	8/9/2024	Design Development - 24-0809
260943.23	Relay-Based Lighting Controls	00	8/9/2024	8/9/2024	Design Development - 24-0809
262416	Panelboards	00	8/9/2024	8/9/2024	Design Development - 24-0809
262726	Wiring Devices	00	8/9/2024	8/9/2024	Design Development - 24-0809
262813	Fuses	00	8/9/2024	8/9/2024	Design Development - 24-0809
262816	Enclosed Switches and Circuit Breakers	00	8/9/2024	8/9/2024	Design Development - 24-0809
262923	Variable-Frequency Motor Controllers	00	8/9/2024	8/9/2024	Design Development - 24-0809
264313	Surge Protection for Low-Voltage Electrical Power Circuits	00	8/9/2024	8/9/2024	Design Development - 24-0809
265100	Interior Lighting	00	8/9/2024	8/9/2024	Design Development - 24-0809
265613	Lighting Poles and Standards	00	8/9/2024	8/9/2024	Design Development - 24-0809
265619	Exterior Lighting	00	8/9/2024	8/9/2024	Design Development - 24-0809
Division: 28 - Electronic Safety and Security					
284621.11	Addressable Fire-Alarm Systems	00	8/9/2024	8/9/2024	Design Development - 24-0809
Division: 32 - Exterior Improvements					
320800	IRRIGATION	00	8/9/2024	8/9/2024	Design Development - 24-0809
321540	CRUSHED STONE SURFACING	00	8/9/2024	8/9/2024	Design Development - 24-0809
323300	SITE FURNISHINGS	00	8/9/2024	8/9/2024	Design Development - 24-0809
329113	SOIL PREPARATION	00	8/9/2024	8/9/2024	Design Development - 24-0809
329120	TOPSOIL	00	8/9/2024	8/9/2024	Design Development - 24-0809
329220	NATIVE SEEDING	00	8/9/2024	8/9/2024	Design Development - 24-0809
329223	SODDING	00	8/9/2024	8/9/2024	Design Development - 24-0809
329300	PLANTS	00	8/9/2024	8/9/2024	Design Development - 24-0809

Section Code	Specification Section Name	Revision	Issue Date	Received Date	Specification Set
Division: 32 - Exterior Improvements					
329421	LANDSCAPE BOULDERS	00	8/9/2024	8/9/2024	Design Development - 24-0809



HPLD - Mead Library
GMP Estimate (Design Dev. With Accepted VE)

EXHIBIT F

ESTIMATE DATE: 1015/24
BUILDING AREA IN SQ FT: 13589
DRAWINGS PREPARED BY: sDC
DRAWINGS ARE DATED: 8/9/2024

DIV NO	DIVISION RECAP	DIVISION TOTAL	\$ PER S.F.	% OF TTL
00	General Conditions	569,306	\$41.89	6.3%
01 02 31 32 33 34	General Requirements, Existing Conditions, Site Work	2,383,798	\$175.42	26.5%
03	Concrete	473,331	\$34.83	5.3%
04	Masonry	79,574	\$5.86	0.9%
05	Metals	273,982	\$20.16	3.0%
06	Carpentry	1,043,213	\$76.77	11.6%
07	Moisture Protection	788,140	\$58.00	8.8%
08	Doors, Windows & Glass	508,418	\$37.41	5.6%
09	Finishes	691,655	\$50.90	7.7%
10	Specialties	73,849	\$5.43	0.8%
11	Equipment	15,000	\$1.10	0.2%
12	Furnishings	11,348	\$0.84	0.1%
13	Special Construction	0	\$0.00	0.0%
14	Conveying Systems	0	\$0.00	0.0%
21 22 23	Mechanical	622,399	\$45.80	6.9%
26 27 28	Electrical & Low Voltage	677,441	\$49.85	7.5%
DIRECT COST		8,211,454	\$604.27	91.24%
State & Local Tax 5.900%		Exempt		
Use Tax Clarification		Exempt		
Permit & Plan Review Fee Clarification		By Owner		
Project Fee 1.85%		166,500	\$12.25	1.85%
Construction Contingency 3.00%		270,000	\$19.87	3.00%
Bidding and Buyout Contingency 1.30%		117,327	\$8.63	1.30%
Liability Insurance 1.41%		126,450	\$9.31	1.41%
Builder's Risk Insurance 0.55%		49,619	\$3.65	0.55%
Project Escalation 0.00%		0	\$0.00	0.00%
Preconstruction Fee Not in GMP		0	\$0.00	0.00%
Performance and Payment Bond LS		58,650	\$4.32	0.65%
TOTAL COST		\$9,000,000	\$662.30	100.0%

Division 00 General Conditions

Item Code	ITEM DESCRIPTION	QUAN	UNIT	ITEM TOTAL	\$ PER S.F.	% OF TTL
	01 10 00 ADMINISTRATIVE REQUIREMENTS					
01 11 01	Superintendent	45	Wks	253,752	\$18.67	2.8%
01 11 06	Project Engineer	23	Wks	91,775	\$6.75	1.0%
01 11 07	Project Coordinator	15	Wks	34,923	\$2.57	0.4%
01 11 00	Project Manager	23	Wks	123,464	\$9.09	1.4%
	01 12 00 FIELD OFFICE EXPENSES					
01 12 01	Courier	45	Wks	2,275	\$0.17	0.0%
01 12 02	Reproductions/Reprographics	45	Wks	2,275	\$0.17	0.0%
01 12 03	Progress photographs	1	LS	2,500	\$0.18	0.0%
01 12 04	Field Office Equipment	45	Wks	3,412	\$0.25	0.0%
01 12 05	Field Office Supplies	45	Wks	3,412	\$0.25	0.0%
01 12 06	Textura	1	LS	3,400	\$0.25	0.0%
	01 21 00, 01 22 00 TEMPORARY FACILITIES					
01 21 01	Jobsite telephone/Sup. Cell phone/Radios	11	Mo	3,152	\$0.23	0.0%
01 21 02	Electrical, Gas, Water Consumption Costs By Owner	11	Mos	7,875	\$0.58	0.1%
01 21 04	Portable chemical toilets	11	Mo	2,259	\$0.17	0.0%
01 21 05	Temporary Building Heat		Clarification	0	\$0.00	0.0%
01 21 06	Jobsite IT		Clarification	0	\$0.00	0.0%
01 22 01	Office trailer	11	Mo	27,319	\$2.01	0.3%
01 22 05	Temporary storage	11	Mo	4,728	\$0.35	0.1%
01 22 07	Safety supplies/First Aid	11	Mo	1,576	\$0.12	0.0%
01 22 08	Water, ice and cups	11	Mo	1,208	\$0.09	0.0%
DIVISION 1 TOTALS				569,306	\$41.89	6.3%

Division 2 Site Work

LINE NO.	ITEM DESCRIPTION	QUAN	UNIT	ITEM TOTAL	\$ PER S.F.	% OF TTL
02 32 00 Geotechnical Investigation						
1	Geotechnical Investigation		Clarification	by Owner		
02 32 00	Geotechnical Investigation			0	\$0.00	0.0%
02 25 10 Site Basic Means & Materials						
1	Site Logistics & Maintenance	1	LS	24,273	\$1.79	0.3%
2	Site Parking	1	LS	16,493	\$1.21	0.2%
3	Temp Access Road	1	LS	13,638	\$1.00	0.2%
4	Site Signage	1	LS	1,428	\$0.11	0.0%
02 25 10	Site Basic Means & Materials			55,832	\$4.11	0.6%
02 41 20 Recycling & Waste Removal (LEED)						
1	LEED Requirements		Clarification	Excluded		
02 41 20	Recycling & Waste Removal (LEED)			0	\$0.00	0.0%
31 00 00 Earthwork						
1	Earthwork Pkg	1	LS	586,698	\$43.17	6.5%
2	Site Demo		Clarification	Included		
3	Strip & Replace On-site Topsoil & Landscape Grading		Clarification	Included		
4	On-Site Cut to Fill		Clarification	Included		
5	Export Excess Soils		Clarification	Included		
6	Building Over-Excavation		Clarification	Included		
7	Export of Over-Excavation		Clarification	Included		
8	Import Structural Fill for Over-Excavation		Clarification	Included		
9	Building Foundation Excavation / Backfill		Clarification	Included		
10	Building Slab Prep		Clarification	Included		
11	Pavements / Hardscape Over-Excavation		Clarification	Included		
12	Curb & Gutter, Pans, Mow Band & Edge Grading		Clarification	Included		
13	Asphalt Prep (Rip & Recondition by Asphalt)		Clarification	Included		
14	Concrete Paving Prep		Clarification	Included		
15	Sidewalk, Path, & Patio Prep		Clarification	Included		
16	Underslab Gravel		Clarification	Included		
31 00 00	Earthwork			586,698	\$43.17	6.5%
31 10 00 Survey - Site						
1	Survey	273	Hrs	43,680	\$3.21	0.5%
31 10 00	Survey - Site			43,680	\$3.21	0.5%
31 11 00 Site - Civil						
2	Civil Design Coordination / Point Calcs	136	Hrs	16,995	\$1.25	0.2%
31 11 00	Site - Civil			16,995	\$1.25	0.2%
31 23 19 Dewatering & Stabilization						
1	Dewatering (construction or permanent) is NOT included ; permanent filtration systems or temporary construction filtration systems for storm water removal or any other dewatering systems are NOT included per Owner request. Ground water testing, filtration, pumping and ground water sediment control is NOT included. Per Owner request, no allowance has been carried for groundwater issues, but any dewatering costs will be performed on a (T&M) basis and billed to the Owner. Additionally, see below: • Time extensions & GC's may be required as a result of dewatering schedule delays. • Permanent filtration systems if required for long term foundation dewatering are not included. • Water haul off if required due to water mineral content or contaminants is not included. • If dewatering is required, obtaining required permits to perform dewatering is extensive and can add to the duration of the project.		Clarification	Excluded		
31 23 19	Dewatering & Stabilization			0	\$0.00	0.0%
31 25 00 Erosion/Sedimentation Control (SWMP)						
1	Vehicle Tracking Control	1	LS	26,228	\$1.93	0.3%
2	Stabilization of Staging Area	1	LS	24,917	\$1.83	0.3%
3	Silt Fence	1	LS	12,843	\$0.95	0.1%
4	Filtrex Wattles	1	LS	11,400	\$0.84	0.1%
5	Inlet Protection	1	LS	7,055	\$0.52	0.1%
6	Concrete Washout	1	LS	14,000	\$1.03	0.2%
7	Temp Seeding	1	LS	13,050	\$0.96	0.1%
8	Remove Erosion Control	1	LS	9,400	\$0.69	0.1%
9	Inspections & Audits	45	Wks	5,687	\$0.42	0.1%
10	Dumpsters	8	EA	3,600	\$0.26	0.0%
31 25 00	Erosion/Sedimentation Control (SWMP)			128,180	\$9.43	1.4%
32 12 00 Asphalt Paving						
1	Asphalt Paving Pkg	1	LS	169,094	\$12.44	1.9%
2	Asphalt Paving - Hvy Duty (Drive Lanes)		Clarification	Included		
3	Asphalt Paving - Lght Duty (Parking Stalls)		Clarification	Included		
4	Verify & Final Grading		Clarification	Included		
5	Rip & Recondition		Clarification	Included		
32 12 00	Asphalt Paving			169,094	\$12.44	1.9%
32 13 13 Site Concrete						
1	Site Concrete Pkg	1	LS	472,789	\$34.79	5.3%

Division 2 Site Work

LINE NO.	ITEM DESCRIPTION	QUAN	UNIT	ITEM TOTAL	\$ PER S.F.	% OF TTL
2	Curb & Gutter		Clarification	Included		
4	ADA Ramps, Including Dome Panels		Clarification	Included		
5	ADA Parking Stalls		Clarification	Included		
6	Crosspans		Clarification	Included		
7	Light Pole Bases		Clarification	Included		
8	Concrete Paving		Clarification	Included		
9	Plop Walls		Clarification	Included		
10	Concrete Landscape Edging		Clarification	Included		
11	Trash Enclosure Foundations & SOG		Clarification	Included		
32 13 13	Site Concrete			472,789	\$34.79	5.3%
32 31 00	Fences & Gates					
1	Fencing & Gates	1	LS	11,374	\$0.84	0.1%
32 31 00	Fences & Gates			11,374	\$0.84	0.1%
32 80 00	Landscape & Irrigation					
1	Landscape & Irrigation Pkg	1	LS	272,540	\$20.06	3.0%
2	Deciduous Trees	40	EA	Included		
3	Evergreen Trees	19	EA	Included		
4	Evergreen Shrubs	100	EA	Included		
5	Deciduous Shrubs	200	EA	Included		
6	Ornamental Grasses	125	EA	Included		
7	Perennials / Groundcovers	125	EA	Included		
8	Fescue Sod	830	SF	Included		
9	Native Seeding	63,610	SF	Included		
10	ROW Native Seeding	4,780	SF	Included		
11	Native Pollinator Seeding	3,875	SF	Included		
12	Wood Mulch	5,465	SF	Included		
13	Rock Mulch	925		Included		
14	Crusher Fines	1,170	SF	Included		
15	Boulders - 2 ton max	5	EA	Included		
16	Soil Prep (4 CY / 1,000 SF)	1	LS	Included		
17	Irrigation Seeded Areas		Clarification	Included		
18	Irrigation Sod Areas		Clarification	Included		
19	Irrigation Bed Areas		Clarification	Included		
20	Irrigation Point of Connection (Assumed 1.5")		Clarification	Included		
21	Concrete Landscape Edging		Clarification	Inc Div. 03		
22	West Site Irrigation Repair	1	Allowance	10,000	\$0.74	0.1%
32 80 00	Landscape & Irrigation			282,540	\$20.79	3.1%
12 93 00	Site Furnishings					
1	Flagpoles	1	EA	9,289	\$0.68	0.1%
2	Concrete Pole Bases		Clarification	Included		
3	Bike Racks	9	EA	7,245	\$0.53	0.1%
4	Trash Receptacles	5	EA	10,125	\$0.75	0.1%
5	Lounge Chairs		Clarification	by Owner		
6	Two - Top Tables w/ Chairs		Clarification	by Owner		
7	Four - Top Tables w/ Chairs		Clarification	by Owner		
8	Rocking Chairs		Clarification	by Owner		
9	Lounge Bench		Clarification	by Owner		
10	Coffee Tables		Clarification	by Owner		
11	E-Bike Charging Stations		Clarification	Excluded		
12	Precast Concrete Benches	10	EA	11,338	\$0.83	0.1%
12 93 00	Site Furnishings			37,997	\$2.80	0.4%
33 10 00	Utilities					
1	Domestic Water Utilities	1	LS	117,892	\$8.68	1.3%
2	Sanitary Sewer	1	LS	16,728	\$1.23	0.2%
3	Storm Sewer	1	LS	143,147	\$10.53	1.6%
33 10 00	Utilities			277,766	\$20.44	3.1%
33 46 13	Foundation Drainage					
1	4" Perimeter Drain & Rock	1	LS	83,917	\$6.18	0.9%
33 46 13	Foundation Drainage			83,917	\$6.18	0.9%
33 51 00	Natural Gas Distribution Utilities					
1	Natural Gas Distribution Utilities		Clarification	by Provider		
33 51 00	Natural Gas Distribution Utilities			0	\$0.00	0.0%
02 99 01	General Requirements					
1	Site Dumpsters	65	EA	29,250	\$2.84	0.3%
2	Tools Gangbox	5	Mo	12,500	\$1.21	0.1%
3	Lifting and Hoisting Equipment	11	Mo	57,036	\$5.54	0.6%
4	Jobsite Data Vault	11	Mo	3,630	\$0.35	0.0%
5	Site Final Cleanup	1	LS	4,500	\$0.44	0.0%
6	Laborer	12	Wks	38,262	\$3.72	0.4%
02 99 01	General Requirements			145,178	\$10.68	1.6%
02 99 02	Material Handling					

Division 2 Site Work

LINE NO.	ITEM DESCRIPTION	QUAN	UNIT	ITEM TOTAL	\$ PER S.F.	% OF TTL
1	Material Handling	45	Wks	21,760	\$1.60	0.2%
02 99 02	Material Handling			21,760	\$1.60	0.2%
02 99 03 Monument Sign						
1	Power only for Future Sign		Clarification	Inc in Div. 26		
02 99 03	Monument Sign			0	\$0.00	0.0%
02 99 04 Wind and Weather Protection Allowance						
1	Wind and Weather protection allowance is to include all temporary heating needs for interior / exterior trades, all temporary wind and weather protection for interior / exterior trades and all snow/water removal or protection (this includes all concrete blankets and skin tenting and includes all FP labor, materials, equipment, tools and subcontractor-help). This also includes any necessary Fire Watch needs for the project. We have included 3 non-productive weather days within our GMP, after those three days are spent, we will charge against this weather protection allowance at \$3,000 per day	1	Allowance	50,000	\$3.68	0.6%
DIVISION 2 TOTALS				2,383,798	\$175.42	26.5%

Division 3 Concrete

LINE NO.	ITEM DESCRIPTION	QUAN	UNIT	ITEM TOTAL	\$ PER S.F.	% OF TTL
03 11 00 Foundations						
1	Foundations	1	LS	293,730	\$21.62	3.3%
2	Grade Beams, including Void Form		Clarification	Included		
3	Spread Footings		Clarification	Included		
4	Pilasters		Clarification	Included		
03 11 00	Foundations			293,730	\$21.62	3.3%
03 35 15 Building Flatwork						
1	Building Flatwork	1	LS	179,600	\$13.22	2.0%
2	5" Slab on Grade		Clarification	Included		
3	Structural Stoops		Clarification	Included		
03 35 15	Building Flatwork			179,600	\$13.22	2.0%
DIVISION 3 TOTALS				473,331	\$34.83	5.3%

Division 4 Masonry

LINE NO.	ITEM DESCRIPTION	QUAN	UNIT	ITEM TOTAL	\$ PER S.F.	% OF TTL
04 20 00 Concrete Unit Masonry						
1	CMU - Structural	1	LS	40,774	\$3.00	0.5%
2	Reinforcing Materials		Clarification	Included		
3	Fully Grouted		Clarification	Included		
04 20 00	Concrete Unit Masonry			40,774	\$3.00	0.5%
04 99 01 Stone Veneer						
1	Limestone Thin Veneer	1	LS	38,800	\$2.86	0.4%
04 99 01	Stone Veneer			38,800	\$2.86	0.4%
DIVISION 4 TOTALS				79,574	\$5.86	0.9%

Division 5 Steel

LINE NO.	ITEM DESCRIPTION	QUAN	UNIT	ITEM TOTAL	\$ PER S.F.	% OF TTL
05 12 00 Structural Steel						
1	Structural Steel Building Structure	1	LS	144,062	\$10.60	1.6%
05 12 00	Structural Steel			144,062	\$10.60	1.6%
05 51 00 Misc Metals						
1	Bollards	6	EA	2,400	\$0.18	0.0%
2	Sidewalk Steel Chases	1	LS	9,000	\$0.66	0.1%
3	Trash Enclosure	1	LS	23,922	\$1.76	0.3%
4	Steel Ladders	2	EA	7,500	\$0.55	0.1%
05 51 00	Misc Metals			42,822	\$3.15	0.5%
05 99 01 Entry Canopy						
1	Steel Entry Canopy - Excludes Galvanizing	1	LS	80,348	\$5.91	0.9%
05 99 01	Entry Canopy			80,348	\$5.91	0.9%
05 99 02 Custom Metal						
1	Pre-Finished Metal Fireplace Chimney Cap w/ Screen	1	LS	6,750	\$0.50	0.1%
05 99 02	Custom Metal			6,750	\$0.50	0.1%
DIVISION 5 TOTALS				273,982	\$20.16	3.0%

Division 6 Woods & Plastics

LINE NO.	ITEM DESCRIPTION	QUAN	UNIT	ITEM TOTAL	\$ PER S.F.	% OF TTL
06 10 00 Rough Carpentry						
1	Rough Carpentry	1	LS	147,500	\$10.85	1.6%
2	Backing/Blocking		Clarification	Included		
3	Temporary Opening Protection		Clarification	Included		
4	Wood Safety Railing		Clarification	Included		
5	Temporary Exterior Openings		Clarification	Included		
06 10 00	Rough Carpentry			147,500	\$10.85	1.6%
06 11 00 Wood Framing						
1	Wood Framing Pkg	1	LS	513,047	\$37.75	5.7%
06 11 00	Wood Framing			513,047	\$37.75	5.7%
06 16 00 Sheathing & Siding						
1	OKO Skin GFRC System	1	LS	147,600	\$10.86	1.6%
06 16 00	Sheathing & Siding			147,600	\$10.86	1.6%
06 40 00 Finish Carp/Arch Woodwork						
1	Cabinetry & Millwork Pkg	1	LS	170,668	\$12.56	1.9%
2	Ask Here Desk		Clarification	Included		
3	Fireplace Quartz Hearth		Clarification	Included		
4	Ceiling Wood Slats at Children's Area		Clarification	Included		
5	Solid Surface Window Sills		Clarification	Included		
6	Storage Shelving		Clarification	Included		
7	Interior Feature Wall Elements	1	LS	51,898	\$3.82	0.6%
8	Exterior Feature Wall Elements	1	Allowance	7,500	\$0.55	0.1%
9	Children's Chainlink Curtian Feature	1	LS	5,000	\$0.37	0.1%
06 40 00	Finish Carp/Arch Woodwork			235,066	\$17.30	2.6%
DIVISION 6 TOTALS				1,043,213	\$76.77	11.6%

Division 7 Thermal & Moisture Protection

LINE NO.	ITEM DESCRIPTION	QUAN	UNIT	ITEM TOTAL	\$ PER S.F.	% OF TTL
07 10 00 Dampproofing & Waterproofing						
1	Dampproofing / Waterproofing	1	LS	26,900	\$1.98	0.3%
2	Underslab Vapor Barrier	1	LS	13,500	\$0.99	0.2%
07 10 00	Dampproofing & Waterproofing			40,400	\$2.97	0.4%
07 21 00 Thermal Insulation / Weather Barrier						
1	Rigid Polyiso Insulation - 1" & 2" Thermax Nh	1	LS	9,000	\$0.66	0.1%
2	Tyvek Commercial Wrap	1	LS	9,000	\$0.66	0.1%
3	Xcelus XLS2000 at R38 @ Roof Deck w/ Intumescent Coating (No Burn + Thermal Barrier)	1	LS	104,102	\$7.66	1.2%
07 21 00	Thermal Insulation / Weather Barrier			122,102	\$8.99	1.4%
07 31 00 Sloped Roofing						
1	Asphalt Shingles	1	LS	129,550	\$9.53	1.4%
2	OC Weatherlock Ice & Water Shield Membrane		Clarification	Included		
3	OC Rhino U20 Synthetic Underlayment		Clarification	Included		
4	Drip Edge & Rake Flashing		Clarification	Included		
5	Headwall & Peak Flashing		Clarification	Included		
6	Valley Liner		Clarification	Included		
7	OC Duration Storm Class 4 Dimensional Shingles		Clarification	Included		
8	Starter and Ridge Trim Shingles		Clarification	Included		
07 31 00	Sloped Roofing			129,550	\$9.53	1.4%
07 42 13 Metal Wall Panels/Siding						
1	Metal Wall Panels	1	LS	225,500	\$16.59	2.5%
2	ACM Vestibule Paneling	1	Allowance	10,125	\$0.75	0.1%
3	Metal Soffit Panels - Knotwood	1	LS	47,384	\$3.49	0.5%
4	Metal Fascia Panels	1	LS	7,500	\$0.55	0.1%
07 42 13	Metal Wall Panels/Siding			290,509	\$21.38	3.2%
07 50 00 Flat Roofing						
1	Thermoplastic Polyolefin Roofing (TPO)	1	LS	128,200	\$9.43	1.4%
2	60-Mil White TPO		Clarification	Included		
3	1/2" Coverboard - DensDeck Prime		Clarification	Included		
4	Polyisocyanurate R-30 Insulation		Clarification	Included		
5	Self-Adhered Vapor Barrier		Clarification	Included		
07 50 00	Flat Roofing			128,200	\$9.43	1.4%
07 62 00 Sheet Metal Flashing and Trim						
1	Sheet Metal Flashing and Trim	1	LS	48,716	\$3.58	0.5%
07 62 00	Sheet Metal Flashing and Trim			48,716	\$3.58	0.5%
07 72 00 Roof Accessories						
1	Roof Hatch	1	LS	3,200	\$0.24	0.0%
07 72 00	Roof Accessories			3,200	\$0.24	0.0%
07 92 00 Joint Sealers						
1	Building & Joint Sealants Pkg	1	LS	15,463	\$1.14	0.2%
07 92 00	Joint Sealers			15,463	\$1.14	0.2%
07 99 02 Mock Up						
1	Mock Up	1	Allowance	10,000	\$0.74	0.1%
07 99 02	Mock Up			10,000	\$0.74	0.1%
DIVISION 7 TOTALS				788,140	\$58.00	8.8%

Division 8 Doors & Windows

LINE NO.	ITEM DESCRIPTION	QUAN	UNIT	ITEM TOTAL	\$ PER S.F.	% OF TTL
08 10 00 Doors, Frames, and Hardware						
1	Doors, Frames, and Hardware - Material	1	LS	98,637	\$7.26	1.1%
2	Installation	1	LS	29,522	\$2.17	0.3%
3	Unload & Protect	20	Hrs	2,851	\$0.21	0.0%
4	Sort & Distribute	85	Hrs	9,991	\$0.74	0.1%
5	Final Adjustments	92	Hrs	13,114	\$0.97	0.1%
08 10 00	Doors, Frames, and Hardware			154,114	\$11.34	1.7%
08 31 16 Access Panels and Frames						
1	Access Panels and Frames	1	LS	10,432	\$0.77	0.1%
08 31 16	Access Panels and Frames			10,432	\$0.77	0.1%
08 33 23 Overhead Doors						
1	Sectional Garage Door	1	LS	14,276	\$1.05	0.2%
08 33 23	Overhead Doors			14,276	\$1.05	0.2%
08 35 13 Folding Doors (Accordion/Fire/Panel/etc.)						
1	Glass Slider Door @ Flex Room	1	LS	18,077	\$1.33	0.2%
08 35 13	Folding Doors (Accordion/Fire/Panel/etc.)			18,077	\$1.33	0.2%
08 41 13 Entrances & Storefronts						
1	Entrances & Storefronts - Exterior Standard	1	LS	149,065	\$10.97	1.7%
2	Storefronts - Interior	165	SF	10,808	\$0.80	0.1%
3	Storefront Doors	12	EA	77,400	\$5.70	0.9%
4	Auto Operators	3	EA	22,200	\$1.63	0.2%
08 41 13	Entrances & Storefronts			259,473	\$19.09	2.9%
08 50 00 Windows						
1	Book Drop Operable Window	1	LS	9,102	\$0.67	0.1%
08 50 00	Windows			9,102	\$0.67	0.1%
08 62 00 Unit Skylights						
1	Skylights Pkg	1	LS	16,404	\$1.21	0.2%
08 62 00	Unit Skylights			16,404	\$1.21	0.2%
08 80 00 Glazing						
1	Interior Glazing	156	SF	7,488	\$0.55	0.1%
08 80 00	Glazing			7,488	\$0.55	0.1%
08 99 01 Storefront Testing						
1	Water-Spray Test per AAMA 501.2	3	EA	3,000	\$0.22	0.0%
2	AAMA 503 Testing	1	EA	16,052	\$1.18	0.2%
08 99 01	Storefront Testing			19,052	\$1.40	0.2%
DIVISION 8 TOTALS				508,418	\$37.41	5.6%

Division 9 Finishes

LINE NO.	ITEM DESCRIPTION	QUAN	UNIT	ITEM TOTAL	\$ PER S.F.	% OF TTL
09 21 16 Gypsum Board Assemblies						
1	Gypsum Board Assemblies	1	LS	164,937	\$12.14	1.8%
2	R-11 Unfaced Sound Batt Insulation in 2x4 Walls		Clarification	Included		
3	R-19 Unfaced Sound Batt Insulation in 2x6 Walls		Clarification	Included		
4	R-19 Insulation w/ 6 mil Poly Vapor Barrier - Exterior Walls	1	LS	28,094	\$2.07	0.3%
5	Feature Wall Framing & Drywall	1	LS	32,800	\$2.41	0.4%
09 21 16	Gypsum Board Assemblies			225,831	\$16.62	2.5%
09 51 00 Acoustical Ceilings						
1	Acoustical Ceilings Tiles - ACT-01 & ACT-02	1	LS	85,071	\$6.26	0.9%
2	Acoustic Ceiling Clouds - Children's Area	1	LS	21,227	\$1.56	0.2%
3	Wood Ceiling Mounted Slats (Turf Custom PET Slab Beams) - Ask Here Desk	1	LS	74,000	\$5.45	0.8%
09 51 00	Acoustical Ceilings			180,298	\$13.27	2.0%
09 01 60 Flooring Prep						
1	Major Floor Prep Allowance	1	Allowance	5,000	\$0.37	0.1%
09 01 60	Flooring Prep			5,000	\$0.37	0.1%
09 60 00 Flooring						
1	Sealed Concrete	1	LS	7,246	\$0.53	0.1%
2	Ceramic Tiling	1	LS	37,252	\$2.74	0.4%
3	Resilient Flooring	1	LS	9,277	\$0.68	0.1%
4	Resilient Base & Accessories	1	LS	8,210	\$0.60	0.1%
5	Carpet Tiling	1	LS	74,472	\$5.48	0.8%
6	Freight	1	LS	2,644	\$0.19	0.0%
09 60 00	Flooring			139,101	\$10.24	1.5%
09 80 00 Acoustic Treatment						
1	Acoustic Wall Panels - AWP1 & AWP2 Feltright Panels	1	LS	12,200	\$0.90	0.1%
2	Acoustic Wall Coverings - AWC1 Nufelt Panels	1	LS	3,900	\$0.29	0.0%
3	Acoustic Wall Coverings - AWC2 Unika Vaev Panels	1	LS	5,100	\$0.38	0.1%
09 80 00	Acoustic Treatment			21,200	\$1.56	0.2%
09 91 00 Painting						
1	Painting	1	LS	67,064	\$4.94	0.7%
2	Vinyl Wallcoverings	1	LS	16,075	\$1.18	0.2%
09 91 00	Painting			83,139	\$6.12	0.9%
09 99 01 Flooring Stipulations						
1	Fransen Pittman cannot warrant any flooring product without first verifying the substrate material is free of defects, including but not limited to high moisture content or chemical composition compatibility with floor coverings and adhesives.		Clarification	0	\$0.00	0.0%
2	Floor core testing for chemical content and moisture content	1	LS	1,200	\$0.09	0.0%
3	Flooring is installed based on the results of manufacturer required testing at the time of installation. Fransen Pittman cannot provide a warranty if a product failure occurs and subsequent test results differ from testing at the time of installation.		Clarification	0	\$0.00	0.0%
4	Fransen Pittman can only provide a warranty based on the installer and manufacturer's warranty. If the specified warranty differs from the warranty provided by the manufacturer of the approved product, the manufacturer's warranty prevails.		Clarification	0	\$0.00	0.0%
09 99 01	Flooring Stipulations			1,200	\$0.09	0.0%
09 99 02 Interior Housekeeping						
1	Interior Cleaning	1	LS	6,785	\$0.50	0.1%
2	Dumpsters & Trash Haul Off	1	LS	18,910	\$1.39	0.2%
3	Final Cleaning	13,589	SF	10,192	\$0.75	0.1%
09 99 02	Interior Housekeeping			35,887	\$2.64	0.4%
DIVISION 9 TOTALS				691,655	\$50.90	7.7%

Division 10 Specialties

LINE NO.	ITEM DESCRIPTION	QUAN	UNIT	ITEM TOTAL	\$ PER S.F.	% OF TTL
10 11 00 Visual Display Surfaces						
1	Marker Boards/Tackboards Pkg		Clarification	by Owner		
2	Peg Boards	1	LS	1,394	\$0.10	0.0%
10 11 00	Visual Display Surfaces			1,394	\$0.10	0.0%
10 12 00 Display Cases						
1	Display Cases		Clarification	by Owner		
10 12 00	Display Cases			0	\$0.00	0.0%
10 14 00 Building Signage						
1	Interior Signage Pkg	1	LS	5,000	\$0.37	0.1%
2	Parking Lot/Drive Lane Signage	1	LS	3,500	\$0.26	0.0%
3	Exterior Building Mounted Signage	1	LS	10,000	\$0.74	0.1%
4	Wayfinding Signage	1	Allowance	3,000	\$0.22	0.0%
10 14 00	Building Signage			21,500	\$1.58	0.2%
10 21 13 Toilet Compartments & Accessories						
1	Restroom Partitions Pkg	1	LS	16,575	\$1.22	0.2%
2	Phenolic Compartments		Clarification	Included		
3	Headrail Braces and Floor Mounted		Clarification	Included		
4	Manufacturers - Hadrian or Bobrick		Clarification	Included		
5	Toilet Room Accessories	1	LS	7,410	\$0.55	0.1%
6	Toilet Paper Dispensers		Clarification	Included		
7	Paper Towel Dispensers		Clarification	Included		
8	Soap Dispensers		Clarification	Included		
9	Sanitary Napkin Dispensers		Clarification	Included		
10	Waste Receptacles		Clarification	Included		
11	Grab Bars		Clarification	Included		
12	Mirrors		Clarification	Included		
13	Baby Changing Stations		Clarification	Included		
10 21 13	Toilet Compartments & Accessories			23,985	\$1.77	0.3%
10 26 00 Wall Protection						
1	FRP (Class C) - Rigid Plastic Sheets	1	LS	8,125	\$0.60	0.1%
2	Corner Guards	27	EA	2,700	\$0.20	0.0%
10 26 00	Wall Protection			10,825	\$0.80	0.1%
10 44 00 Fire Protection Specialties						
1	Fire Extinguishers & Cabinets	5	EA	2,750	\$0.20	0.0%
10 44 00	Fire Protection Specialties			2,750	\$0.20	0.0%
10 51 00 Lockers						
1	Lockers - Phenolic	1	LS	8,873	\$0.65	0.1%
10 51 00	Lockers			8,873	\$0.65	0.1%
10 99 01 Fireplace						
1	Electric Fireplace	1	LS	4,522	\$0.33	0.1%
10 99 01	Fireplace			4,522	\$0.33	0.1%
DIVISION 10 TOTALS				73,849	\$5.43	0.8%

Division 11 Equipment

LINE NO.	ITEM DESCRIPTION	QUAN	UNIT	ITEM TOTAL	\$ PER S.F.	% OF TTL
11 31 00 Appliances						
1	Residential Appliance Pkg	1	Allowance	15,000	\$1.10	0.2%
2	Refridgerator		Clarification	Included		
3	Under Counter Regridgerator		Clarification	Included		
4	Dishwasher		Clarification	Included		
5	Microwave		Clarification	Included		
11 31 00	Appliances			15,000	\$1.10	0.2%
11 53 00 Misc Equipment						
1	Misc Equipment Pkg		Clarification	by Owner		
2	3D Printers		Clarification	by Owner		
3	Office Printers		Clarification	by Owner		
4	Sewing Machines		Clarification	by Owner		
5	Circuit Machines		Clarification	by Owner		
6	Glowforge Laser Cutter - Exhaust Included in Div. 23		Clarification	by Owner		
7	Coffee Machines		Clarification	by Owner		
8	Vending Machines		Clarification	by Owner		
11 53 00	Misc Equipment			0	\$0.00	0.0%
DIVISION 11 TOTALS				15,000	\$1.10	0.2%

Division 12 Furnishings

LINE NO.	ITEM DESCRIPTION	QUAN	UNIT	ITEM TOTAL	\$ PER S.F.	% OF TTL
12 20 00 Window Treatments						
1	Dual Manual Roller Shades w/ Fascia	1	LS	6,120	\$0.45	0.1%
2	Single Manual Roller Shades w/ Fascia	1	LS	5,228	\$0.38	0.1%
12 20 00	Window Treatments			11,348	\$0.84	0.1%
12 51 00 Furniture, Fixtures, & Equipment (FF&E)						
1	Interior Furniture		Clarification	by Owner		
2	Site Furniture		Clarification	by Owner		
3	Bookcases		Clarification	by Owner		
4	Moveable Furniture		Clarification	by Owner		
5	Computers		Clarification	by Owner		
6	Chairs		Clarification	by Owner		
7	Storage Bins		Clarification	by Owner		
8	Mail Racks		Clarification	by Owner		
9	Non-Permanent Storage Shelving		Clarification	by Owner		
12 51 00	Furniture, Fixtures, & Equipment (FF&E)			0	\$0.00	0.0%
12 99 01 Study Rooms						
1	Framery 2Q Study Rooms		Clarification	by Owner		
12 99 01	Study Rooms			0	\$0.00	0.0%
DIVISION 12 TOTALS				11,348	\$0.84	0.1%

Division 15 Mechanical

LINE NO.	ITEM DESCRIPTION	QUAN	UNIT	ITEM TOTAL	\$ PER S.F.	% OF TTL
21 00 00 Fire Suppression						
1	Wet Fire Protection Systems	1	LS	114,397	\$8.42	1.3%
21 00 00	Fire Suppression			114,397	\$8.42	1.3%
22 00 00 Plumbing						
1	Plumbing Package	1	LS	154,373	\$11.36	1.7%
2	Drain, Waste, & Vent Piping		Clarification	Included		
3	Water Piping - Type L Copper		Clarification	Included		
4	Piping Insulation		Clarification	Included		
5	Gas Piping - Schedule 40 Steel with Press Fittings		Clarification	Included		
6	Gas Pressure Regulators		Clarification	Included		
7	Condensate Drains - Type M Copper		Clarification	Included		
8	(7) Water Closets		Clarification	Included		
9	(1) Urinal		Clarification	Included		
10	(4) Lavatories - Chrome Battery Operated Faucets		Clarification	Included		
11	(2) Hose Bibs - Under Labs in Main Restrooms		Clarification	Included		
12	(3) SS Single Compartment Sinks		Clarification	Included		
13	(1) Electric Water Cooler w/ Bottle Filler		Clarification	Included		
14	(1) Mop Sink Basin w/ Wall Hung Faucet		Clarification	Included		
15	(1) Water Heater - 75 Gal Natural Gas Fired		Clarification	Included		
16	(1) Domestic Water Expansion Tank		Clarification	Included		
17	(1) Domestic Hot Water Circulation Pump		Clarification	Included		
18	(1) 1 1/2" Reduced-Pressure Backflow Preventer		Clarification	Included		
19	(2) Wall Hydrants - Frost Proof		Clarification	Included		
20	(4) 2" Floor Drains		Clarification	Included		
21	(2) 4" Floor Sinks		Clarification	Included		
22 00 00	Plumbing			154,373	\$11.36	1.7%
23 00 00 HVAC						
1	Mechanical Package	1	LS	335,758	\$24.71	3.7%
2	Rooftop Units (RTU 1-5)		Clarification	Included		
3	New Supply & Return Ductwork, Spiral, Insulation, Fittings, Accessories		Clarification	Included		
4	Supply & Return Diffuser		Clarification	Included		
5	Ductless Split-System, Condenser, Stand Alone Controls		Clarification	Included		
6	Exhaust Systems		Clarification	Included		
7	Exhaust Duct for Laser Cutter		Clarification	Included		
8	Electric Unit Heater		Clarification	Included		
9	Gas Unit Heater		Clarification	Included		
10	Air Balance		Clarification	Included		
23 00 00	HVAC			335,758	\$24.71	3.7%
23 99 01 Mechanical Systems Coordinator						
1	Mechanical Systems Coordinator	91	Hours	11,371	\$0.84	0.1%
23 99 01	Mechanical Systems Coordinator			11,371	\$0.84	0.1%
23 99 02 Project Photography						
1	3D Progress / Drone Photography	1	LS	6,500	\$0.48	0.1%
23 99 02	Project Photography			6,500	\$0.48	0.1%
DIVISION 15 TOTALS				622,399	\$45.80	6.9%

Division 16 Electrical

LINE NO.	ITEM DESCRIPTION	QUAN	UNIT	ITEM TOTAL	\$ PER S.F.	% OF TTL
26 00 00 Electrical						
1	Power Distribution	1	LS	107,561	\$7.92	1.2%
2	Branch Circuiting	1	LS	147,222	\$10.83	1.6%
3	Light Fixtures & Controls	1	LS	283,224	\$20.84	3.1%
4	Light Fixture SB-C (per coordination with sDC)		Clarification	Excluded		
5	Mechanical Power	1	LS	22,434	\$1.65	0.2%
6	Site Power	1	LS	47,728	\$3.51	0.5%
7	Temporary Power & Lighting	1	LS	7,756	\$0.57	0.1%
8	Low-Voltage Raceways	1	LS	28,364	\$2.09	0.3%
9	Fire Alarm Design Build	1	LS	33,152	\$2.44	0.4%
26 00 00	Electrical			677,441	\$49.85	7.5%
27 00 00 Communications						
1	Structured Cabling		Clarification	by Owner		
27 00 00	Communications			0	\$0.00	0.0%
28 13 00 Security Systems						
1	Access Control		Clarification	by Owner		
2	Video Monitoring		Clarification	by Owner		
3	Intrusion Detection		Clarification	by Owner		
28 13 00	Security Systems			0	\$0.00	0.0%
26 99 01 Audio Visual Systems						
1	Audio Visual Systems		Clarification	by Owner		
26 99 01	Audio Visual Systems			0	\$0.00	0.0%
DIVISION 16 TOTALS				677,441	\$49.85	7.5%

EXHIBIT G

10/15/2024

FP

FRANSEN
PITTMAN
CONSTRUCTION

HARD COST

\$9,122,608

Current Pending Total

\$9,000,000

% Change

-1%

Budget

\$9,000,000

Delta

(\$0)

Dwg Pkg

% CD

Area

ALL

System

Enclosure

Rejected

(\$54,396)

Pending

\$0

Accepted

\$33,768

Foundation

\$0

Interiors

(\$7,695)

Mech/Elec

\$25,158

Roof

\$0

Site

(\$96,731)

Multi

\$0

TOTALS

(\$133,664)

\$70,259

(\$122,608)

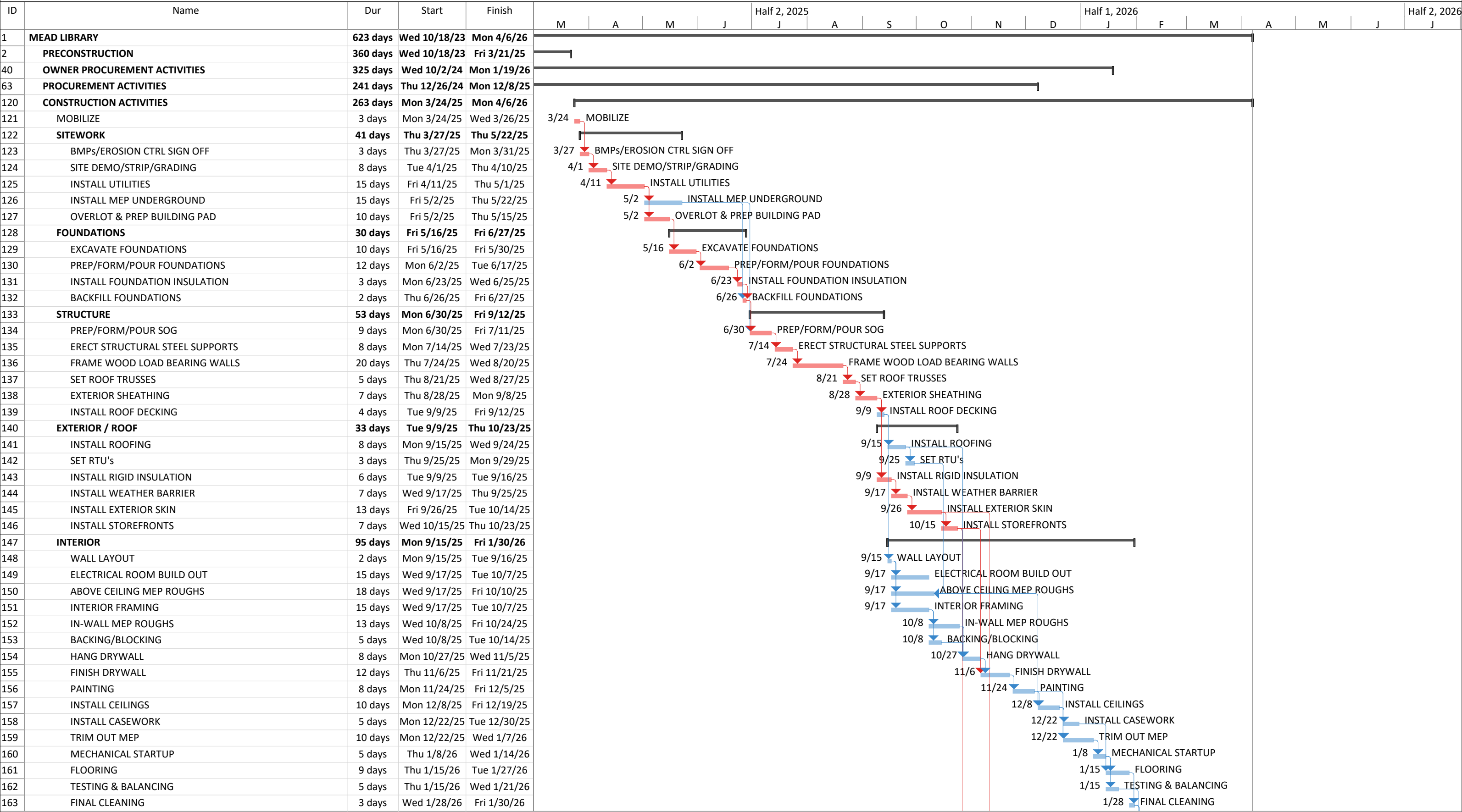
The potential scope / cost changes below may modify the construction schedule or duration. Unless noted otherwise, please assume these potential cost changes are only accurate and stable for 30 calendar days. After those 30 days, FP can update pricing based on current market value and/or procurement / schedule timeframes.

Item #	Drawing Package	System	Date Initiated	Initiated By	Description	Add Deduct	Change Amount	Date Presented	Disposition of Change	Related Item	Notes
001	% CD	Enclosure	8/27/24	sDC	Increase entry canopy roofing by 9'-8"	Add	\$22,754		Accepted		
002	% CD	Enclosure	8/27/24	sDC	Add alt storefront windows at Community Connections	Add	\$13,488		Accepted		
003	% CD	Enclosure	8/27/24	sDC	Add alt clerestory storefront windows throughout	Add	\$34,199		Accepted		
004	% CD	Enclosure	8/27/24	FP	ZIP System Insulated R3.6 Wall Sheathing, In lieu of specified exterior wall assembly.	Deduct	(\$54,396)		Rejected		Revised to include added plywood per JVA mark up for additional shear on select walls. Per sDC calcs, the R3.6 panels to not me thermal requirements. See item 004a
004a	% CD	Enclosure	8/27/24	FP	ZIP System Insulated R6.6 Wall Sheathing, In lieu of specified exterior wall assembly. Includes additional plywood shear walls per JVA markup	Deduct	(\$46,746)		Accepted		ZIP R6.6 panels are required to meet thermal requirements.
005	% CD	Site	8/27/24	FP	HEIC at building in lieu of over excavation per geotech report	Deduct	(\$47,590)		Rejected		
006a	% CD	Site	8/27/24	FP	Additional HEIC over remainder of site, Remove 2' over-x at hardscapes	Add	\$22,598		Rejected	6b	
006b	% CD	Site	8/27/24	FP	Add 4" of roadbase beneath sidewalks	Add	\$36,596		Pending	6a	
007	% CD	Site	8/27/24	FP	Lower building ~1.5' due to changes to Chaparral elevation	ROM - Deduct	(\$71,740)		Rejected		Chaparral was lowered 1.5', but JVA confirmed that it only lowered the building 3".
008	% CD	Site	8/27/24	FP	Asphalt at Facilities Garage drive in lieu of Concrete	Deduct	(\$9,030)		Pending		
009	% CD	Mech/Elec	8/28/24	sDC	Lightning Protection System	ROM - Add	\$52,320		Rejected		HPLD to verify with insurance if this will be required
010	% CD	Foundation	8/28/24	FP	Adhered to L/240 total load deflection limit, In lieu of 1" deflection limit.	Deduct	(\$58,025)		Accepted		
011	% CD	Site	8/28/24	FP	Relocate water taps to stay out of Stage Coach Dr	ROM - Deduct	(\$17,115)		Accepted		MVFR confirmed this is acceptable, as long as pressure and flow calculations work. FP is having a flow test done to confirm pressure and flow.
012	% CD	Site	8/28/24	FP	Monument Sign Allowance	Add	\$54,750		Pending		ADD ALTERNATE

013	% CD	Enclosure	8/28/24	sDC	(2) 14" Tubular Skylights	Add	\$10,073		Accepted		
014	% CD	Mech/Elec	8/28/24	FP	Entry Canopy Uplighting - \$8k Allowance	Add	\$8,760		Rejected		ADD ALTERNATE
015	% CD	Interiors	8/28/24	FP	Remove FRP from the Facilities Garage	Deduct	(\$7,695)		Rejected		
016	% CD	Interiors	8/29/24	FP	Reduce Children's curtain feature to a \$5k - Allowance	Deduct	(\$13,731)		Accepted		
017	% CD	Site	8/29/24	FP	Remove fencing around turf area at courtyard	Deduct	(\$12,056)		Pending		
018	% CD	Mech/Elec	8/29/24	HPLD	Remove Captive Aire exhaust hood w/ ansul system, Provide <400cfm residential exhaust hood	Deduct	(\$14,670)		Rejected		
018a	% CD	Mech/Elec	8/29/24	HPLD	Remove exhaust hood and oven	Deduct	(\$21,252)		Rejected	18	
019	% CD	Interiors	9/30/24	sDC	Change Tectum ceiling clouds to Sky Acoustics	Deduct	(\$3,752)		Accepted		
020	% CD	Multi	10/14/24	Wember	Use of Design Contingency. Design/Escalation Contingency Remaining: \$117,327	Deduct	(\$63,753)		Accepted		

HIGH PLAINS LIBRARY DISTRICT
MEAD LIBRARY
Schedule 24-1008

EXHIBIT H



HIGH PLAINS LIBRARY DISTRICT
MEAD LIBRARY
Schedule 24-1008



ID	Name	Dur	Start	Finish	M	A	M	J	Half 2, 2025				Half 1, 2026				Half 2, 2026			
									J	A	S	O	N	D	J	F	M	A	M	J
164	HARDSCAPE / LANDSCAPE	112 days	Fri 10/24/25	Mon 4/6/26																
165	FINE GRADE	2 days	Fri 10/24/25	Mon 10/27/25																
166	INSTALL IRRIGATION	10 days	Tue 10/28/25	Mon 11/10/25																
167	INSTALL HARDSCAPES	8 days	Tue 11/11/25	Thu 11/20/25																
168	INSTALL PLANTINGS	7 days	Fri 3/27/26	Mon 4/6/26																
169	CLOSEOUT & COMMISSIONING	46 days	Mon 2/2/26	Mon 4/6/26																
170	FINAL INSPECTIONS	10 days	Mon 2/2/26	Fri 2/13/26																
171	PUNCH LIST	15 days	Mon 2/2/26	Fri 2/20/26																
172	TCO/SUBSTANTIAL COMPLETION	1 day	Mon 2/16/26	Mon 2/16/26																
173	OWNER MOVE-IN	36 days	Mon 2/16/26	Mon 4/6/26																
174	OWNER DUMPSTERS/RECYCLING DELIVERED TO SITE	1 day	Mon 2/16/26	Mon 2/16/26																
175	INSTALL IT	5 days	Tue 2/17/26	Mon 2/23/26																
176	INSTALL COMPUTERS AND CAMERAS	1 day	Tue 2/17/26	Tue 2/17/26																
177	INSTALL FURNITURE	15 days	Tue 2/17/26	Mon 3/9/26																
178	INSPECT FURNITURE AND EQUIPMENT	1 day	Tue 3/10/26	Tue 3/10/26																
179	RELOCATE FURNITURE AND EQUIPMENT	5 days	Wed 3/11/26	Tue 3/17/26																
180	RELOCATE STAFF AND MOVE IN	1 day	Wed 3/18/26	Wed 3/18/26																
181	SOFT AND OR GRAND OPENING	0 days	Mon 4/6/26	Mon 4/6/26																

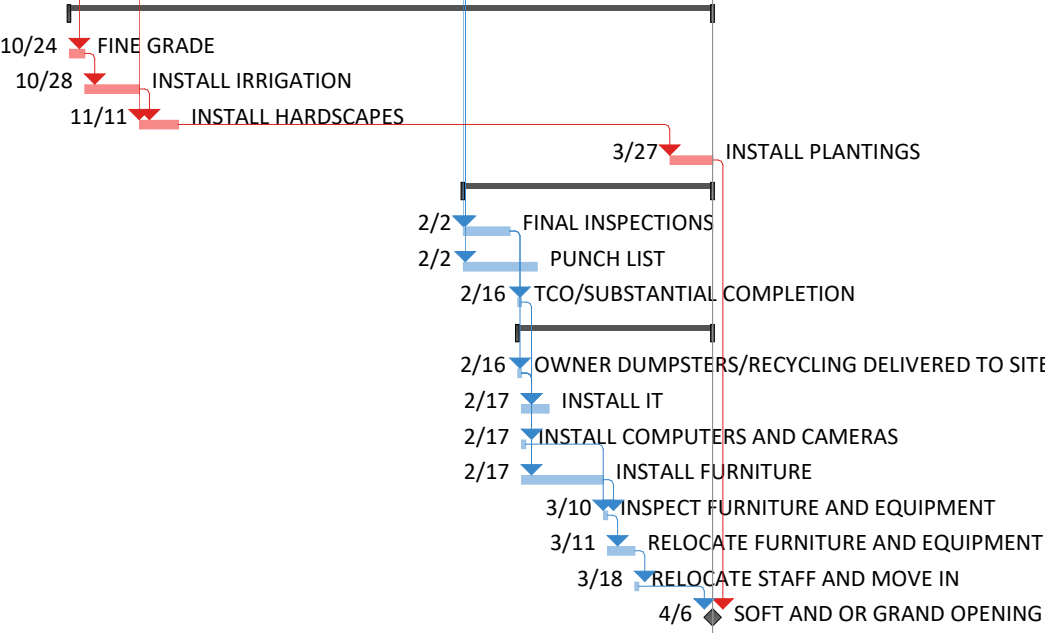


EXHIBIT I



5-Nov-24

Pricing Clarifications for
Mead Library
Design Development Estimate
of Drawings Dated 8/9/2024

Division One

- 1 This GMP is based on the Design Development drawings and specifications dated 08/09/2024 as generated by studiotrope design collective.
- 2 The Contract excludes all utility development fees and all municipal development fees.
- 3 The Scope of Work excludes all hazardous material sampling, testing and abatement.
- 4 It is assumed that the structural engineer of record will provide all structural engineering, including providing structural services in accordance with 2016 AISC Steel Manual 15th Edition - Code of Standard Practice For Steel Buildings and Bridges, Section 3.1 and subsection 3.1.1 Option 1, and that no structural engineering services will be required by Fransen Pittman.
- 5 This guaranteed maximum price is not a line item guaranteed maximum price and cannot be treated as such.
- 6 Fransen Pittman has excluded all building permit fees and plan review fees. These shall be by Owner.
- 7 The State of Colorado website indicates that the Town of Mead honors tax exemption on Use Tax on sales of construction and building materials for use by contractors on tax-exempt organization projects. Therefore, no Use Tax should to this project, however, in the event Mead does not honor the Owner's tax exemption, Fransen Pittman has excluded and is not responsible for paying any Use Tax for this project.

Division Two

- 1 A monument sign is excluded. Fransen Pittman has only included power for a "future" monument sign.
- 2 After final pricing of the Design Development documents, there were further conversations with Kumar & Associates, Inc regarding the requirements of the perimeter drain. It was discussed that the perimeter drain would need to be located below the over-excavation. Fransen Pittman has not included these updated requirements. Further conversations and details are required to include this scope. Any added costs resulting from these requirements are to be handled via Contingencies within the GMP. In the event Contingencies within the GMP are depleted, any remaining costs are to be handled via Owner Change Order.

Division Three

- 1 Fransen Pittman does not warrant slabs-on-grade and slabs cast on metal decking against cracking that will affect the aesthetic characteristics of the floor.
- 2 Specific requirements limiting moisture or ph of concrete materials, including flow-fill are excluded from Scope of Work.
- 3 Special coatings and/or special floor preparations required for concrete due to moisture or ph conditions are excluded from the Scope of Work.

Division Five

- 1 Architecturally exposed structural steel (AESS) requirements are excluded.
- 2 Fransen Pittman has included zinc rich primer with galvanized decking at entry canopy steel. The plans call for galvanized steel structure, however, the high performance paint will not bond properly to galvanized steel, therefore this has been excluded.

Division Six

- 1 In order to produce a satisfactory finish for the Feature Wall shelving inserts, Fransen Pittman has included plastic-laminated, pre-built units to be inserted into the framed openings. Built in place shelving units with linoleum back is excluded. All architectural wood shelves and trim is included.

Division Eight

- 1 Fransen Pittman could not obtain a bid from Dorma or any local suppliers that rep the RS-120 Dorma US Inc sliding glass door at the Flex Room. Fransen Pittman has include a KLEIN Extendo sliding glass door.

Division Nine

- 1 Floor covering prices do not include special high moisture and/or excessive alkalinity adhesives or special floor preparations.
- 2 Fransen Pittman recommends Level 5 finish drywall for long span walls where irregularities may not be acceptable. Should the Contract Documents specify a lower grade finish, Fransen Pittman cannot guarantee a satisfactory final product as some irregularities may not be concealed, especially with the use of semi gloss or gloss sheens of paint and any wall covering type products.

Division Fifteen

- 1 The permanent heating/cooling equipment provided as part of the Scope of Work may be used by Fransen Pittman for construction heating/cooling prior to Substantial Completion of the Project. Proper equipment maintenance, as recommended by the manufacturer, shall be implemented by Fransen Pittman. The warranty period on said equipment shall begin when such equipment is put into use during construction.

Division Sixteen

- 1 Fransen Pittman excludes replacement of all light bulbs used in permanent fixtures during construction regardless of the duration of use. However, all bulbs that are not working or are burnt out at the time of Substantial Completion will be replaced by Fransen Pittman.
- 2 All structured data cabling scope is by Owner. This includes all cabling, equipment, devices, terminations, faceplates, testing, and patching. Fransen Pittman has only included rough-in for this scope.
- 3 All security systems scope is by Owner. This includes all access control, video monitoring, intrusion detection, cabling, equipment, devices, terminations, faceplates, testing, and patching. Fransen Pittman has only included rough-in for this scope.
- 4 All audio visual scope is by Owner. This includes all cabling, devices, equipment, terminations, faceplates, testing, and patching. Fransen Pittman has only included rough-in for this scope.

Mead Library – Allowances

02 99 04 Wind and Weather Protection: \$50,000

32 80 00 West Site Irrigation Repair: \$10,000

06 40 00 Exterior Feature Wall Elements: \$7,500

07 42 13 ACM Vestibule Paneling: \$10,125

07 99 02 Mockup: \$10,000

10 14 00 Wayfinding Signage: \$3,000

11 31 00 Residential Appliances: \$15,000

TOTAL ALLOWANCES: \$105,625

EXHIBIT K

MEAD LIBRARY TAB SUMMARY

	ITEM DESCRIPTION	BID TOTAL	RECOMMENDED SUBCONTRACTOR	COMMENTS
DIVISION 15	MECHANICAL			
	15A - HVAC			
1	ATEK Mechanical	\$ 413,689		
2	Air Comfort	\$ 336,239		
3	Poudre Valley Air	\$ 335,758	X	
4	Mtn Aire Mechanical	\$ 397,006		
	15A.1 - Plumbing			
1	Corporate Plumbing	\$ 187,664		
2	Mechanical Masters	\$ 134,105		
3	Neuworks Mehcanical	\$ 174,530		
4	Front Range Plumbing	\$ 234,185		
5	Corman Mechanical	\$ 154,373	X	
DIVISION 16	ELECTRICAL			
	16A - Electrical			
1	Gregory Electric	\$ 694,789.37		
2	Montgomery Electric	\$ 673,632.23		
3	Smith Electric	\$ 677,440.51	X	
4	Carlton Electric	\$ 717,187.09		
5	Conduct All	\$ 709,528.55		

HIGH PLAINS LIBRARY DISTRICT

BOARD OF TRUSTEES COMMUNICATION

Meeting date: November 18th, 2023
Type of item: Action
Subject: Member Library List of Services – Owner's Representative Reimbursement
Presented by: Dr. Matthew Hорт, Executive Director
Recommendation: Staff recommend the Board provide Direction on Owner's Rep Fee Reimbursement

Background

In June 2019, following a discussion on construction costs, the Board gave staff direction to recommend guidelines for Member Libraries use of contracted Owner's Representative services. In September 2019, the Board approved specific guidelines for this funding. Guidelines are:

1. Member Library construction project must be presented, and Owner's Rep Task Order approved by the HPLD board prior to any fees being paid. This must be done in time for budget process for the year that the fees are expected to be paid – by mid-August the year prior to when the fees will be paid.
2. Project limit on a 9% scale of the total expected project cost with a maximum of \$100,000 limit per project.
3. Limit of 1 project per 2-year cycle
4. Owners Rep fees will be paid by the member library and submit for a reimbursement request with copies of the invoices to HPLD.
5. Each project will require that the Member Library submission for grants and reimburse HPLD if grants are received.

The Member Directors have asked for clarification on which Owner's Representative Firms will qualify for this reimbursement. Staff have informed the Members they would need to utilize the Owners Representatives that we hold an on-call contract with.

Considerations

The Member Directors have raised the following concerns about this:

1. As the district is reimbursing member libraries and we would be obligated to pay Wember directly, this means that we would also be required to enter into a contract with Wember.
2. This contract would then have to be awarded without going through our Town's standard RFP process which is required by our purchasing policy if the contract is above a set minimum amount. Assuming the contracted amount exceeds the \$100,000 we would also be allocating tax-payer funds to a vendor who hasn't been competitively selected.
3. This requirement is distinct from other reimbursement provided by the district, none of which requires a specific vendor (training reimbursement, equipment reimbursement, etc.).
4. This requirement removes our ability to select an owner's rep with input from local stakeholders including our architect, staff, and Town Board.

Recommendation

Staff recommend the Board provide Direction on Owner's Rep Fee Reimbursement



BOARD OF TRUSTEES

Regular Session Agenda

Monday, December 9, 2024

5:00 p.m.

**LINC Library Innovation Center
501 8th Avenue, Greeley, CO 80631**

This is also streamed virtually by GoToMeeting.

The meeting can be viewed from your computer, tablet, or smartphone.

<https://www.mylibrary.us/hpldboardmeetings>. To view the Board meeting online, use this link and select the date of the meeting you want to join. If you have public comments, you may submit questions at the time of signing up for the meeting. All participants will be muted.

New to GoToMeeting? Get the app now and be ready when your first meeting starts:

<https://global.gotomeeting.com/install/399313765>

If you wish to address the Board via Public Comment, please attend the meeting in person. If you are unable to attend in person, you can submit public comments to the Board prior to the Board meeting via Formstack: https://hpld.formstack.com/forms/board_questions

The High Plains Library District Board may take action on any of the following agenda items as presented or modified prior to or during the meeting, and items necessary or convenient to effectuate the agenda items.

1.0 OPENING OF MEETING

- 1.1 Roll Call and Pledge of Allegiance
- 1.2 Approval of Agenda
- 1.3 Approval of Consent Agenda
 - a. November 18, 2023, Regular and Executive Sessions Meeting Minutes
- 1.4 The Good We Do
- 1.5 Public Comment

2.0 ITEMS FOR INFORMATION/ACTION

- 2.1 Introduction of new Trustees (Information) - Dr. Matthew Horts, HPLD Executive Director
- 2.2 Final Budget Overview (Action) – Natalie Wertz, HPLD Finance Manager
 - a. Resolution 24-3, Adopt Budget
 - b. Resolution 24-4, Appropriate Sums of Money
 - c. Resolution 24-5, Set Mill Levy, Weld County
 - d. Resolution 24-6, Set Mill Levy, Boulder County
- 2.3 Wember Facilities Master Plan Task Order (Action) - Dr. Matthew Horts, HPLD Executive Director
- 2.4 Outgoing Trustee Recognition (Information) - Dr. Matthew Horts, HPLD Executive Director

3.0 DIRECTORS REPORT

- 3.1 Review Draft Agenda – Dr. Matthew Horts, HPLD Executive Director
 - a. January 13, 2025 RS
- 3.2 District Updates – Dr. Matthew Horts, HPLD Executive Director

4.0 BOARD COMMENTS

- 4.1 Chair Report
- 4.2 Vice-Chair
- 4.3 Secretary/Treasurer
- 4.4 Committees
- 4.5 Other Board Members

5.0 EXECUTIVE SESSION PURSUANT TO C.R.S. § 24-6-402(4)

- 5.1 C.R.S. § 24-6-402(4) (f) Personnel Matters – Matthew Horts’s Performance Appraisal

6.0 ADJOURNMENT

Upcoming meetings:

January 8, 2024, 5:00p.m.: HPLD Board of Directors Meeting - Regular Session
LINC Library Innovation Center, 501 8th Avenue, Greeley, CO 80631

Associate Director of Public Services

What's Happened in the last 30 days?

- Ongoing work on furniture, finishes, etc. for Carbon Valley and Farr refreshes
- Fine-tuning for Grover Grand Opening

What's Coming Up in the next 30 days?

- We will be celebrating the Grand Opening of the Grover Library on Saturday, November 2nd, from 12-4! Cookies and other refreshments will be provided. Come on up and see the only library in our District to have a hitching post!
- Farr's refresh will be starting with a 3-week closure that will allow the construction company to remove the old carpet and put in the new, as well as do much of the painting. Farr staff will continue to provide some limited services while closed.
- The start date of construction for the CVRL Refresh will be in early January. Plans are being finalized and CVRL will also have a 3-week closure, in order to do much of the demolition and putting in walls, etc. (that is – the noisy stuff) as possible.

Carbon Valley Operations

What's Happened in the last 30 days?

- The Petting Zoo at the Library on October 5th had 263 attendees.
- Librarian, Lisa Varra, presented a seasonal wellness program for older adults at the Carbon Valley Community Center on October 7th with 9 participants.
- The Bluey themed Early Literacy Fair had 167 participants on October 16th.
- Librarians, Bridget Parker and Amanda Pittman, attended Firestone's Halloween Safe Night and interacted with 545 people at the HPLD booth on October 26th.

What's Coming Up in the next 30 days?

- Librarian, Cassandra Bland, will be transferring from Riverside Cultural Center to Carbon Valley Regional Library to be the Career and Workforce Development Librarian on November 4th.
- Random Fandom 80's Trivia event will take place after hours on Friday, November 8th.
- Librarian Lisa Varra is hosting a Mead lobby stop at Ziggi's Coffee on November 19th.

Erie Branch Operations

What's Happened in the last 30 days?

- On Saturday, October 26, three of our staff members attended the Boo on Briggs event in Erie to hand out candy and promote the library. They engaged with more than 2,000 community members.
- We hosted the production of the movie "Eerie Town" at the library on October 13th. For about five hours they filmed scenes in and around the library. They will continue to film across Erie and anticipate a fall 2025 release.
- The October 4 after hours stargazing event drew 27 patrons to explore the night sky and learn all about the sky.

What's Coming Up in the next 30 days?

- On November 6th we will be hosting the "Create a Book Nook" program for folks to build a tiny diorama for their bookshelves!
- November 12th we will show the film "12 Angry Men" including a discussion about the history and importance of the movie.

Facilities Operational Work

What's Happened in the last 30 days?

- Completed work orders
- Completed building cleaning all locations
- Completed MOVE vehicle inspections
- Completed vehicle registration
- Completed Grover library incl start up services
- Completed roof inspections
- Completed LINC skylight replacements
- Attended construction meetings, EC updates, safety meetings incl RLCC wall extension meeting
- Completed landscape winterizations all locations
- Completed exterior wood staining at Erie
- Replaced broken window at LINC and Erie
- Hired a FT custodian for Farr
- Completed fire inspection at Carbon Valley
- Completed parking lot maintenance at Admin
- Completed stucco repairs at LINC
- Worked with GPD and security services on homeless feces issues.
- Completed children's museum repairs incl maintenance.

What's Coming Up in the next 30 days?

- Complete work orders.
- Complete building cleaning at all locations.
- Complete MOVE vehicle inspections and maintenance incl record keeping.
- Begin renovations at Farr and Carbon Valley libraries.
- Attend construction meetings and subcontractor meetings.
- Complete remaining CIP projects for 2024.
- Complete Grover grand opening incl set ups and clean ups.

Finance Operational Work

What's Happened in the last 30 days?

- CPE - continuing professional education - ColoTrust Public Funds Seminar October 8 & 10
- HPLDF&F Finance Committee meeting October 15
- HPLDF&F Board meeting November 4
- Weld Library Finance Corporation introductory meeting November 13
- Flood & Peterson Annual Symposium November 1
- Staff Day 2025 planning meeting November 7
- GFOA WPFN mentoring program
- 2025 budget
- Work with Public Trust Advisors on investment portfolio

What's Coming Up in the next 30 days?

- CPE
- GFOA WPFN mentoring program
- 2025 budget
- Work on SOPs
- Work with Public Trust Advisors on investment portfolio

Friends & Foundation Operational Work

What's Happened in the last 30 days?

- Innovation Luncheon 10/1
 - Target Guest Count: 66 paid guests
 - To date: 52 paid guests
- Raised to date:
 - Sponsors: \$17,500, 9 sponsorships
 - Goal: \$16,100 raised in sponsorships
 - Individual Tickets: \$1,180 18 seats
 - Goal: \$3,000 raised in individual tickets
- Submitted Weld Trust grant proposal for Mobile Workforce Unit
- Continue work on End of Year Giving
- Continued prep for two Friends Appreciation events
- Prep for 11/4 board meeting
- Work on Get Connected volunteer software

What's Coming Up in the next 30 days?

- LINC Friends Appreciation Event 11/1
- Q4 Board Meeting 11/4
- Erie Friends Appreciation Event 11/8
- End of Year Marketing Materials to Branches
- Continued End of Year Solicitations
- Funding Request work

Human Resources Operational Work

What's Happened in the last 30 days?

- Total Employees- 296*
 - Open Positions - 10
 - Job Applications Received - 123
 - New Hires -4
 - Resignations -6
 - Training Requests - 43

*ADP Employee Count report produced at time of submitting the Board report.

What's Coming Up in the next 30 days?

- Benefits renewal
- HR Assistant onboarding/training

Information Technology & Innovation Operational Work

What's Happened in the last 30 days?

- Support for:
 - Project Connect
 - Vending machine
 - Grover
 - Licensing updates (multiple, reinstallations required)
 - Accessibility - Vega communication\training compilation
 - Accessibility - transcription/online videos and meetings information
 - Refresh work prep for Nov Erie and Nov core network activities
 - Projects: Mead, Admin, Farr, CVR, pending Raymer, Grover

What's Coming Up in the next 30 days?

- Erie technology refresh
- District core equipment refresh
- Test
 - meeting room schedulers
 - alternate alerting platforms
- Transition remote connection platforms
- Support for:
 - Skills Pipeline platform change
 - Meeting room terms change
 - Hill 'n Park site
 - Mead, Admin, Farr, CVR, pending Raymer
- Pending vendors:
 - Johnstown - circuit upgrade (pending final installation schedule)
 - Johnstown meeting room equipment installation (pending delivery schedule)

Community Engagement & Strategies Operational Work

What's Happened in the last 30 days?

- Measuring Outreach Better: The revised article outlining the Measuring Outreach Better project was submitted to the Journal of Collaborative Librarianship. Revisions focused on tightening-up the article and making it more relevant to readers who may not come from a public library focus.
- Strategic Plans from United Way of Weld County: United Way of Weld County has released their new strategic plan. They will focus more strongly in supporting Collective Impact work and will increase the amount of funds going to other non-profit organizations. They will do this by no longer providing direct services such as the Cold Weather Shelter and Navigation Center. While they will continue to support these services for the next 2 years, their goal is to find a non-profit willing to take over by 2026.
- The Weld County Early Childhood Council, which is supported by United Way of Weld County is almost ready to adopt their new strategic plan which is focused on increasing community awareness of the importance of early childhood experiences for future success. The hope is that this work will also increase support and involvement from community leaders and the business community.

- Strategic Planning with High Plains Library District: The Senior Leadership Team is further identifying initiatives and efforts in 2025 that will help us be ready for 2026.

What's Coming Up in the next 30 days?

- Statistics from the State Demography Office: The State Demography Summit is being held on Friday, November 1st. Elena will be attending to hear about what is happening statewide in addition to talking to a member of the State Demography Office about holding a Weld-County specific session about estimating future patterns of migration into the county.
- Thriving Weld Quarterly Update: The Thriving Weld initiative quarterly update will be held on Wednesday, November 6th. This session will focus on the Acts of Connection initiative and will likely discuss ramifications of the changes to United Way of Weld County's Strategic Plan.

SERVICES

Service – Materials Sharing

What's Happened in the last 30 days?

- The team reviewed the new public access to the catalog, Vega, and gave feedback. Vega will be rolled out in the new year and will run side-by-side with our current version (Encore) for at least a year. Vega provides better accessibility.

What's Coming Up in the next 30 days?

- We will be investigating patron self-registration for library cards.

Service - Programming

What's Happened in the last 30 days?

Date	Title	Building	Attendance
10/26/2024	Halloween Jamboree	LINC	325
10/5/2024	Petting Zoo at the Library	Carbon Valley Regional	263
10/16/2024	Meet Legendary Children's Author Rosemary Wells	Erie Community Library	127
10/21/2024	Pumpkin Painting	LINC	116
10/2/2024	IRC Workforce Fair - AM session	Outreach/Mobile Services	113
10/17/2024	Meet Legendary Children's Author Rosemary Wells	LINC	83
10/10/2024	Music and Movement @ LINC	LINC	63
10/10/2024	Tales for Tots	Carbon Valley Regional	62
10/30/2024	Tales for Tots Storytime	Erie Community Library	62
10/7/2024	Family Storytime	Erie Community Library	61