BEN FRANKLIN TRANSIT

BOARD OF DIRECTORS
REGULAR MEETING

Thursday, April 9,2026, at 6 p.m.
Ben Franklin Transit Boardroom
1000 Columbia Park Trail, Richland, Washington

Notice: Meeting attendance options include in-person and virtual via Zoom

Meeting Link:
Join Meeting
Phone: 253-215-8782 / Toll Free: 877-853-5247
Meeting ID: 989 6217 8731 / Password: 833979

If you'd like to share your thoughts with the Board in writing or speak during the Public Comments section of a Board meeting, please fill out and submit this form. If you plan to speak at the meeting, you'll have up to **three minutes** to talk about items on the agenda or other topics that fall under the authority of the Ben Franklin Transit Board of Directors. To make sure written comments are received by the Board before the meeting, please send them at least **24 hours in advance**. The Public Comments section is usually limited to **30 minutes in total**, unless the Board decides to allow more time. **Priority will be given to those who sign up in advance.**

AGENDA

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1. **Convene Board Meeting** — Chair -Stephen Bauman
2. **Roll Call** — Clerk of the Board-Pauline Escalera
3. **Pledge of Allegiance**
4. **Public Comments**
5. **Approval of the Agenda** *(page 1)* — Chair – Stephen Bauman
6. **Citizens Advisory Network (CAN) Report** *(page 3)* — Dennis Kreutz
7. **Consent Agenda** — Chair – Stephen Bauman
   A. March 12, 2026, Regular Board Meeting Minutes *(page 5)*
   B. March Voucher Summary *(page 8)*
   C. Resolution 11-2026 Award of Rider Info Trip Planning Solution Contact 9280-0366 Quebec,

Inc., d/b/a Transit *(page 37)*

D. Resolution 12-2026 Facilities Maintenance Building- Validation Report & Phase 1 Amendment Authorization *(page 40)*

8. Action Items

None

9. Information & Discussion Items

A. Update on the Huntington Training Facility Scope and Project Strategy — Kevin Sliger

B. Update to 2026 Annual Service Plan — Kevin Sliger

10. Staff Reports & Comments

A. Legal Report — Jeremy J. Bishop

B. Interim Chief Executive Officer's Report — Brian Lubanski

11. Board Member Comments

12. Executive Session

13. Other

14. Next Meeting

Regular Board Meeting – May 14, 2026, at 6:00 p.m.

15. Adjournment

March 2026 Monthly Meeting Report To Board
Ben Franklin Transit Citizens Advisory Network

Meeting was called to order by Chair Dennis Kreutz at 6:00 PM on March 16, 2026.

A. Attendance:

Present:
Dennis Kreutz, Bernie Vinther, Frank Cuta, Erik Watkins and Laurie Price.

Absent:
Bill Barlow and Brooklyn Hufstader

Excused:
Brandon Harbo

BFT Staff in attendance:

Pauline Escalera CEO Representative

Report of BFT Board meeting March 12.

1. Dennis and Frank reported on the meeting last week. We had an excellent discussion of what transpired including the Safety and Security Overview:
   on-board vehicle conflicts seem to be mostly fare oriented.
   How to deal with conflicts in bad situations stressed
   How to use verbal SWAT to diffuse the situation.
   One of the BFT board members specifically asked that BFT Staff come back and report some real numbers regarding occurrences of serious conflicts.

2. The independent contractor investigating recent financial/administrative issues will be giving a final report at the April BFT Board meeting.

3. We discussed the live video sentry equipment currently undergoing testing. Dennis, having some experience with such equipment, pointed out its possible shortcomings.

4. A big issue which again raised its head and created some CAN discussion was destination less riders and fare evaders and whether or not BFT should stop charging fares. Seems that the BFT Board favors not letting riders get something for nothing and the CAN favors giving the taxpayer what they have paid for, but it is a complex issue.

Old and New Business:

1. CAN will put together a position paper on the fare/no fare issue.

2. CAN discussed and agreed that CAN Members would be prepared to provide input during the April CAN Meeting to discuss BFT Safety and Security related issued that they are aware of to determine if there is a need to relay that information to BFT Staff for consideration.

CAN Member Comments:

1. Lauri Price expressed her appreciation to the BFT Transit organization for providing a paratransit van and having supportive presence at the "Autism Journey" held at the fairgrounds.

BOARD OF DIRECTORS
REGULAR MEETING

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Ben Franklin Transit Boardroom
1000 Columbia Park Trail, Richland, Washington

Notice: Meeting attendance options included in-person and virtual via Zoom

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MINUTES

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1. CONVENE BOARD MEETING

Chair Stephen Bauman called the meeting to order at 6:00 p.m.

Clerk of the Board, Pauline Escalera, asked the Board of Directors to state their name after their jurisdiction had been called.

2. ROLL CALL

Representing	Attendee Name	Title	Status
City of Pasco	Charles Grimm	Director	Present
City of Kennewick	Brad Beauchamp	Director	Present
City of Richland	Kurt Maier	Director	Present
City of West Richland	Kate Moran	Director	Present
Franklin County #2	Stephen Bauman	Vice Chair	Present
Franklin County #1	Clint Didier	Director	Absent
Benton County	Will McKay	Chair	Absent
City of Prosser	Steve Becken	Director	Present
City of Benton City	David Sandretto	Director	Present
Teamsters Union 839	Tracy Bronson	Union Representative	Present

Present: Brian Lubanski, Joshua Rosas, Kevin Sliger, Pauline Escalera, Marcus McCready
Legal Counsel: Jeremy J. Bishop

3. PLEDGE OF ALLEGIANCE

Chair Stephen Bauman led the meeting participants in the Pledge of Allegiance.

4. PUBLIC COMMENTS

Chair Bauman then opened the meeting to comments from the public.

One written public comment was received, and one oral public comment were made. Chair Bauman then closed public comments.

5. APPROVAL OF AGENDA

Chair Bauman asked for a motion to approve the agenda.

Director Sandretto moved to approve the agenda; the motion was seconded by Director Maier and passed unanimously.

6. CITIZENS ADVISORY NETWORK (CAN) REPORT

No report.

7. CONSENT AGENDA

Chair Bauman presented the Consent Agenda items and invited a motion.

A. *February 12, 2026, Regular Board Meeting Minutes*

B. *February Voucher Summary*

C. *Resolution 07-2026 Retirement of Coleen Irby*

D. *Resolution 08-2026 Retirement of John Larson*

E. *Resolution 09-2026 Authorizing the Interim Chief Officer to Declare Certain Furniture of Office Items Surplus and Dispose of in Accordance with Resolution 62-2014*

Director Sandretto moved to approve Consent Agenda Items A-E. The motion was seconded by Director Becken and passed unanimously.

8. ACTION ITEMS

No report.

9. INFORMATION & DISCUSSION ITEMS

A. Safety Plan Overview

Presented by Marcus McCready, Director of Safety and Training

B. Maintenance, Operations, and Administration Campus Parcel Consolidation and KPI's

Presented by Kevin Sliger, Chief Planning and Development Officer

10. STAFF REPORTS & COMMENTS

A. Legal Report

Legal report was made.

B. Interim Chief Executive Officer's Report

Interim CEO, Brian Lubanski, made a report highlighting the grant received for the live technology vehicles (LVT) which we are doing a 14-day trial run at the Three Rivers Transit Center. The Interim CEO also highlighted BFT's Maintenance Appreciation Day and Transit Employee Appreciation Week.

11. BOARD MEMBER COMMENTS

Board member comments were made.

12. EXECUTIVE SESSION

Executive Session was held under RCW 42.31.110.1(B)for 10 minutes and RCW 42.31.110.1(F) for 10 minutes. Starting at 7:34pm and ending at 7:54pm.

13. OTHER

There were no other items.

14. NEXT MEETING

The next meeting will be held on Thursday, April 9, 2026, at 6:00 p.m.

15. ADJOURNMENT

Chair Bauman adjourned the meeting at 7:55 p.m.

Pauline Escalera, Clerk of the Board Date

1000 Columbia Park Trail, Richland, WA 99352
509.735.4131 | 509.735.1800 fax | www.bft.org

Thursday, April 9, 2026

To: Ben Franklin Board of Directors

From: Finance Department

RE: Vouchers for March 2026

March 2026 vouchers totaled $7,911,957.11. An analysis of the vouchers had the following significant vendor payment amounts:

Vendor	Description	Amount	
MODEL 1 COMMERCIAL VEHICLES INC	VEHICLES	$	1,788,475.15
INTERNAL REVENUE SERVICE	PAYROLL TAX SERVICES	$	561,991.89
N.W. ADMIN. TRANSFER	MEDICAL INS PAYABLE	$	528,055.00
DEPT OF RETIREMENT SYSTEMS	PERS PAYABLE	$	517,960.06
COLEMAN OIL COMPANY LLC	FUEL	$	429,374.28
DEPT OF RETIREMENT SYSTEMS - DCP	EMP DEFERRED COMP	$	273,169.49
RIVER NORTH TRANSIT LLC	CONTRACTED SERVICES	$	235,464.02
STATE OF WASHINGTON	MED INS PAYABLE	$	160,212.18
GOODMAN AND MEHLENBACHER	CONSTRUCTION	$	152,387.00
AVAAP USA LLC	CONTRACTED SERVICES	$	112,969.76
WESTERN CONFERENCE OF	TMSTR PENSION	$	109,475.95
WA STATE TRANSIT INS. POOL	MEMBERSHIP	$	98,789.20
ESF DEVELOPMENT LLC	CONSTRUCTION	$	97,835.00
AT&T Mobility II, LLC	SERVICE	$	94,910.00
ARC OF THE TRI-CITIES INC	PURCHASED TRANSPORTATION	$	86,148.21
KPFF INC	CONSULTING	$	76,793.53
KBL INCORPORATED	EQUIPMENT	$	70,764.64
US BANK CORPORATE PAYMENT SYSTEMS	US BANK CREDIT CARD	$	59,831.69
GILLIG LLC	PARTS, EQUIP., BUS A/C	$	50,154.73
ALSC ARCHITECTS PS	A & E SERVICES	$	36,678.83
ROCKWALLA IT LLC	NETWORK SERVICES	$	33,959.03
Phoenix Protective Corp	SERVICE	$	33,576.22
WEX BANK	CONTRACTED SERVICES	$	31,404.58
HEART AND HUNTER INC	CONTRACTED SERVICES	$	30,069.63
GREG WALDEN	SUPPLIES	$	29,861.01
SAS CONSULTING LLC	CONSULTING	$	27,777.50
OGDEN MURPHY WALLACE PLLC	LEGAL SERVICES	$	26,484.50
CUMMINS INC	PARTS, EQUIP., BUS A/C	$	20,042.12
TEAMSTERS UNION	UNION DUES	$	18,036.00
SCHETKY N.W. SALES INC.	PARTS, EQUIP., BUS A/C	$	17,020.48
WENAHA GROUP INC	CONSTRUCTION MANAGEMENT	$	15,755.31
Rideco US Inc	SOFTWARE	$	15,755.00
SUMMIT LAW GROUP	LEGAL EMP RELATIONS	$	15,482.56
THE GORDIAN GROUP INC	CONSULTING	$	15,349.00
Hilary Carlson	EMPLOYEE	$	14,654.45
COMMERCIAL TIRE	TIRES	$	14,199.27
GEM INC.	PARTS, EQUIP., BUS A/C	$	13,910.46
BUENAVISTA SERVICES INC	JANITORIAL SERV	$	13,464.36
CRISIS REALITY TRAINING INC	SERVICE	$	13,398.69
Sara Marshall CPA LLC	CONSULTING	$	13,002.50
ROACH & BISHOP LAW LLP	LEGAL SERVICES	$	12,384.94
CITY OF RICHLAND	UTILITY	$	11,207.97
VERIZON COMMUNICATION INC	UTILITY	$	11,181.75
GARDA CL NORTHWEST INC	ARMORED CAR SERV.	$	11,092.23
CHRISTENSEN INC	DIESEL EXHAUST FLUID	$	10,140.60
	Total Significant Vendors	**$**	**6,010,650.77**
	Payroll Total	**$**	**1,624,199.07**
	Total Non-Significant Vendors	**$**	**277,107.27**
	GRAND TOTAL	**$**	**7,911,957.11**

I, the undersigned **CHAIRMAN/VICE-CHAIRMAN of BEN FRANKLIN TRANSIT** Benton County, Washington, do hereby certify that the payroll related services, herein specified have been received and that the following checks are approved for payment for the month of **March 2026.**

PAYROLL

Check Register Number	Check Number	Check Number	Date of Issue		In the Amount	
526-05	ACH	ACH	3/6/2026	$	813,030.56	Payroll
526-06	ACH	ACH	3/20/2026	$	808,419.06	Payroll
526-06 Supp	ACH	ACH	3/20/2026	$	2,749.45	Payroll
			Total	**$**	**1,624,199.07**	

_____

AUTHORITY MEMBER
4/09/2026

I, the undersigned **CHAIRMAN/VICE-CHAIRMAN of BEN FRANKLIN TRANSIT** Benton County, Washington, do hereby certify that the merchandise or services herein specified have been received and that the following checks are approved for payment for the month of **March 2026.**

ACCOUNTS PAYABLE

Check Register Number	Check Number	Check Number	Date of Issue	In the Amount	
133-26	93691	93691	3/2/2026	1,755.00	MDSE
134-26	ACH	ACH	3/3/2026	15,755.00	ACH
136-26	ACH	ACH	3/6/2026	302,621.48	ACH
138-26	93692	93721	3/6/2026	54,575.28	MDSE
141-26	93722	93738	3/10/2026	98,917.75	MDSE
142-26	93739	93739	3/11/2026	1,534.08	MDSE
143-26	93740	93812	3/13/2026	2,261,982.26	MDSE
144-26	ACH	ACH	3/17/2026	649,454.91	ACH
145-26	ACH	ACH	3/9/2026	12,731.31	ACH
146-26	ACH	ACH	3/10/2026	257,656.02	ACH
147-26	ACH	ACH	3/13/2026	131,268.77	ACH
148-26	ACH	ACH	3/16/2026	131,977.55	ACH
149-26	93813	93816	3/16/2026	185,213.91	MDSE
151-26	93817	93905	3/20/2026	902,887.46	MDSE
152-26	ACH	ACH	3/20/2026	302,367.61	ACH
153-26	ACH	ACH	3/24/2026	32,480.50	ACH
154-26	ACH	ACH	3/25/2026	133,313.83	ACH
155-26	93906	93971	3/27/2026	761,284.36	MDSE
156-26	93816	93816	3/26/2026	(14,654.45)	VOID
157-26	ACH	ACH	3/18/2026	59,831.69	ACH
158-26	ACH	ACH	3/23/2026	2,293.52	ACH
159-26	ACH	ACH	3/31/2026	2,510.20	ACH
			Total	**$ 6,287,758.04**	

*voids and prior period removed from total

_____

AUTHORITY MEMBER
4/09/2026

March 2026 vouchers audited and certified by Ben Franklin Transit's auditing officer as required by RCW 42.24.080, and those expense reimbursement claims certified as required by RCW 42.24.090, have been recorded on a listing which has been emailed to the Board members **April 9, 2026.**

ACTION: As of this date, April 9, 2026, I, _____
move that the following checks be approved for payment:

PAYROLL

Check Register Number	Check Number	Check Number	Date of Issue	In the Amount	
526-05	ACH	ACH	3/6/2026	$ 813,030.56	Payroll
526-06	ACH	ACH	3/20/2026	$ 808,419.06	Payroll
526-06 Supp	ACH	ACH	3/20/2026	$ 2,749.45	Payroll
			Total	**$ 1,624,199.07**	

ACCOUNTS PAYABLE

Check Register Number	Check Number	Check Number	Date of Issue	In the Amount	
133-26	93691	93691	3/2/2026	1,755.00	MDSE
134-26	ACH	ACH	3/3/2026	15,755.00	ACH
136-26	ACH	ACH	3/6/2026	302,621.48	ACH
138-26	93692	93721	3/6/2026	54,575.28	MDSE
141-26	93722	93738	3/10/2026	98,917.75	MDSE
142-26	93739	93739	3/11/2026	1,534.08	MDSE
143-26	93740	93812	3/13/2026	2,261,982.26	MDSE
144-26	ACH	ACH	3/17/2026	649,454.91	ACH
145-26	ACH	ACH	3/9/2026	12,731.31	ACH
146-26	ACH	ACH	3/10/2026	257,656.02	ACH
147-26	ACH	ACH	3/13/2026	131,268.77	ACH
148-26	ACH	ACH	3/16/2026	131,977.55	ACH
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152-26	ACH	ACH	3/20/2026	302,367.61	ACH
153-26	ACH	ACH	3/24/2026	32,480.50	ACH
154-26	ACH	ACH	3/25/2026	133,313.83	ACH
155-26	93906	93971	3/27/2026	761,284.36	MDSE
156-26	93816	93816	3/26/2026	(14,654.45)	VOID
157-26	ACH	ACH	3/18/2026	59,831.69	ACH
158-26	ACH	ACH	3/23/2026	2,293.52	ACH
159-26	ACH	ACH	3/31/2026	2,510.20	ACH
			Total	**$ 6,287,758.04**	

Check Register Nos. 133-26, 134-26, 138-26, 141-26 to 159-26, 526-05, 526-06, 526-06 Supp in the total amount **$ 7,911,957.11**

The motion was seconded by _____ and approved by a unanimous vote.

BEN FRANKLIN TRANSIT

CHECK REGISTER CERTIFICATION

ACCOUNTS PAYABLE

CHECK REGISTER NUMBER **133-26**

CHECK NUMBERS **93691** TO _____

DATE **3/2/2026**

PURPOSE **APMAR26A VOUCHERS**

AMOUNT **$1,755.00**

"I, the undersigned, do hereby certify under penalty of perjury that the materials have been furnished, the services rendered or the labor performed as described herein and that the claims are just, due and unpaid obligations against Ben Franklin Transit, and that I am authorized to authenticate and certify said claims."

Brian Lubanski (Mar 2, 2026 13:33:41 PST)
AUDITOR

03/02/2026
DATE

BEN FRANKLIN TRANSIT

CHECK REGISTER CERTIFICATION

ACCOUNTS PAYABLE

CHECK REGISTER NUMBER **134-26**

ACH WIRE TRANSFERS

DATE EFFECTIVE IN BANK **3/3/2026**

PURPOSE:

02693 RIDECO	$15,755.00
TOTAL	**$15,755.00**

"I, the undersigned, do hereby certify under penalty of perjury that the materials have been furnished, the services rendered or the labor performed as described herein and that the claims are just, due and unpaid obligations against Ben Franklin Transit, and that I am authorized to authenticate and certify said claims."

GEORGE KAFCALAS — AUDITOR

03/16/2026 — DATE

BEN FRANKLIN TRANSIT

CHECK REGISTER CERTIFICATION

ACCOUNTS PAYABLE

CHECK REGISTER NUMBER **136-26**

ACH WIRE TRANSFERS

DATE EFFECTIVE IN BANK **3/6/2026**

PURPOSE:

01609 AW REHN	$2,045.30
02672 COMMUNITY NATIONAL DR	$78.00
00441 ICMA MISSION SQUARE	$3,048.47
00286 UNION DUES TMSTR LOCAL 839	$9,034.50
00430 IRS PAYROLL TAX	$7,361.77
00430 IRS PAYROLL TAX	$279,609.75
00262 WA DCS	$1,443.69
TOTAL	**$302,621.48**

"I, the undersigned, do hereby certify under penalty of perjury that the materials have been furnished, the services rendered or the labor performed as described herein and that the claims are just, due and unpaid obligations against Ben Franklin Transit, and that I am authorized to authenticate and certify said claims."

GEORGE KAFCALAS — AUDITOR

03/16/2026 — DATE

BEN FRANKLIN TRANSIT

CHECK REGISTER CERTIFICATION

ACCOUNTS PAYABLE

CHECK REGISTER NUMBER **138-26**

CHECK NUMBERS **93692** TO **93721**

DATE **03/06/206**

PURPOSE **APMAR26B VOUCHERS**

AMOUNT **$54,575.28**

"I, the undersigned, do hereby certify under penalty of perjury that the materials have been furnished, the services rendered or the labor performed as described herein and that the claims are just, due and unpaid obligations against Ben Franklin Transit, and that I am authorized to authenticate and certify said claims."

GEORGE KAFCALAS
AUDITOR

03/16/2026
DATE

BEN FRANKLIN TRANSIT

CHECK REGISTER CERTIFICATION

ACCOUNTS PAYABLE

CHECK REGISTER NUMBER **141-26**

CHECK NUMBERS **93722** TO **93738**

DATE **3/10/2026**

PURPOSE **APMAR26C VOUCHERS**

AMOUNT **$98,917.75**

"I, the undersigned, do hereby certify under penalty of perjury that the materials have been furnished, the services rendered or the labor performed as described herein and that the claims are just, due and unpaid obligations against Ben Franklin Transit, and that I am authorized to authenticate and certify said claims."

GEORGE KAFCALAS
AUDITOR

03/16/2026
DATE

BEN FRANKLIN TRANSIT

CHECK REGISTER CERTIFICATION

ACCOUNTS PAYABLE

CHECK REGISTER NUMBER **142-26**

CHECK NUMBERS **93739** TO _____

DATE **3/11/2026**

PURPOSE **APMAR26D VOUCHERS**

AMOUNT **$1,534.08**

"I, the undersigned, do hereby certify under penalty of perjury that the materials have been furnished, the services rendered or the labor performed as described herein and that the claims are just, due and unpaid obligations against Ben Franklin Transit, and that I am authorized to authenticate and certify said claims."

GEORGE KAFCALAS
AUDITOR

03/16/2026
DATE

BEN FRANKLIN TRANSIT

CHECK REGISTER CERTIFICATION

ACCOUNTS PAYABLE

CHECK REGISTER NUMBER **143-26**

CHECK NUMBERS **93740** TO **93812**

DATE **3/13/2026**

PURPOSE **APMAR26E VOUCHERS**

AMOUNT **$2,261,982.26**

"I, the undersigned, do hereby certify under penalty of perjury that the materials have been furnished, the services rendered or the labor performed as described herein and that the claims are just, due and unpaid obligations against Ben Franklin Transit, and that I am authorized to authenticate and certify said claims."

GEORGE KAFCALAS
AUDITOR

03/16/2026
DATE

BEN FRANKLIN TRANSIT

CHECK REGISTER CERTIFICATION

ACCOUNTS PAYABLE

CHECK REGISTER NUMBER **144-26**

ACH WIRE TRANSFERS

DATE EFFECTIVE IN BANK **3/17/2026**

PURPOSE:

00432 DOR PERS 2 & 3	$121,399.91
00014 NW ADMIN WA TMSTRS TRUST	$528,055.00
TOTAL	**$649,454.91**

"I, the undersigned, do hereby certify under penalty of perjury that the materials have been furnished, the services rendered or the labor performed as described herein and that the claims are just, due and unpaid obligations against Ben Franklin Transit, and that I am authorized to authenticate and certify said claims."

GEORGE KAFCALAS — AUDITOR

03/18/2026 — DATE

BEN FRANKLIN TRANSIT

CHECK REGISTER CERTIFICATION

ACCOUNTS PAYABLE

CHECK REGISTER NUMBER **145-26**

ACH WIRE TRANSFERS

DATE EFFECTIVE IN BANK **3/9/2026**

PURPOSE:

00532 DOR DEFERRED COMP PROGRM	$7,751.31
00082 HRA VEBA	$4,980.00
TOTAL	**$12,731.31**

"I, the undersigned, do hereby certify under penalty of perjury that the materials have been furnished, the services rendered or the labor performed as described herein and that the claims are just, due and unpaid obligations against Ben Franklin Transit, and that I am authorized to authenticate and certify said claims."

GEORGE KAFCALAS — AUDITOR

03/16/2026 — DATE

BEN FRANKLIN TRANSIT

CHECK REGISTER CERTIFICATION

ACCOUNTS PAYABLE

CHECK REGISTER NUMBER **146-26**

ACH WIRE TRANSFERS

DATE EFFECTIVE IN BANK **3/10/2026**

PURPOSE:

00532 DOR PERS 2&3	$257,656.02
TOTAL	**$257,656.02**

"I, the undersigned, do hereby certify under penalty of perjury that the materials have been furnished, the services rendered or the labor performed as described herein and that the claims are just, due and unpaid obligations against Ben Franklin Transit, and that I am authorized to authenticate and certify said claims."

GEORGE KAFCALAS — AUDITOR

03/16/2026 — DATE

BEN FRANKLIN TRANSIT

CHECK REGISTER CERTIFICATION

ACCOUNTS PAYABLE

CHECK REGISTER NUMBER **147-26**

ACH WIRE TRANSFERS

DATE EFFECTIVE IN BANK **3/13/2026**

PURPOSE:

00432 DOR PERS 2&3	$131,268.77
TOTAL	**$131,268.77**

"I, the undersigned, do hereby certify under penalty of perjury that the materials have been furnished, the services rendered or the labor performed as described herein and that the claims are just, due and unpaid obligations against Ben Franklin Transit, and that I am authorized to authenticate and certify said claims."

GEORGE KAFCALAS — AUDITOR

03/16/2026 — DATE

BEN FRANKLIN TRANSIT

CHECK REGISTER CERTIFICATION

ACCOUNTS PAYABLE

CHECK REGISTER NUMBER **148-26**

ACH WIRE TRANSFERS

DATE EFFECTIVE IN BANK **3/16/2026**

PURPOSE:

00432 DOR PERS 2 & 3	$131,977.55
TOTAL	**$131,977.55**

"I, the undersigned, do hereby certify under penalty of perjury that the materials have been furnished, the services rendered or the labor performed as described herein and that the claims are just, due and unpaid obligations against Ben Franklin Transit, and that I am authorized to authenticate and certify said claims."

GEORGE KAFCALAS — AUDITOR

03/18/2026 — DATE

BEN FRANKLIN TRANSIT

CHECK REGISTER CERTIFICATION

ACCOUNTS PAYABLE

CHECK REGISTER NUMBER **149-26**

CHECK NUMBERS **93813** TO **93816**

DATE **3/16/2026**

PURPOSE **APMAR26F VOUCHERS**

AMOUNT **$185,213.91**

"I, the undersigned, do hereby certify under penalty of perjury that the materials have been furnished, the services rendered or the labor performed as described herein and that the claims are just, due and unpaid obligations against Ben Franklin Transit, and that I am authorized to authenticate and certify said claims."

GEORGE KAFCALAS
AUDITOR

03/16/2026
DATE

BEN FRANKLIN TRANSIT

CHECK REGISTER CERTIFICATION

ACCOUNTS PAYABLE

CHECK REGISTER NUMBER **151-26**

CHECK NUMBERS **93817** TO **93905**

DATE **3/20/2026**

PURPOSE **APMAR26G VOUCHERS**

AMOUNT **$902,887.46**

"I, the undersigned, do hereby certify under penalty of perjury that the materials have been furnished, the services rendered or the labor performed as described herein and that the claims are just, due and unpaid obligations against Ben Franklin Transit, and that I am authorized to authenticate and certify said claims."

GEORGE KAFCALAS
AUDITOR

03/26/2026
DATE

BEN FRANKLIN TRANSIT

CHECK REGISTER CERTIFICATION

ACCOUNTS PAYABLE

CHECK REGISTER NUMBER **152-26**

ACH WIRE TRANSFERS

DATE EFFECTIVE IN BANK **3/20/2026**

PURPOSE:

01609 AW REHN	$2,116.88
02672 COMMUNITY NATIONAL DRIVE	$74.00
00532 DOR DEFERRED COMP	$7,762.16
00082 HRA VEBA	$4,980.00
00430 IRS	$273,944.45
00441 ICMA MISSION SQUARE	$3,044.93
00286 UNION DUES LOCAL 839 TMSTRS	$9,001.50
00262 WA DCS	$1,443.69
TOTAL	**$302,367.61**

"I, the undersigned, do hereby certify under penalty of perjury that the materials have been furnished, the services rendered or the labor performed as described herein and that the claims are just, due and unpaid obligations against Ben Franklin Transit, and that I am authorized to authenticate and certify said claims."

GEORGE KAFCALAS — AUDITOR

03/26/2026 — DATE

BEN FRANKLIN TRANSIT

CHECK REGISTER CERTIFICATION

ACCOUNTS PAYABLE

CHECK REGISTER NUMBER **153-26**

ACH WIRE TRANSFERS

DATE EFFECTIVE IN BANK **3/24/2026**

PURPOSE:

00430 IRS	$1,075.92
02072 WEX	$31,404.58
TOTAL	**$32,480.50**

"I, the undersigned, do hereby certify under penalty of perjury that the materials have been furnished, the services rendered or the labor performed as described herein and that the claims are just, due and unpaid obligations against Ben Franklin Transit, and that I am authorized to authenticate and certify said claims."

GEORGE KAFCALAS — AUDITOR

03/30/2026 — DATE

BEN FRANKLIN TRANSIT

CHECK REGISTER CERTIFICATION

ACCOUNTS PAYABLE

CHECK REGISTER NUMBER **154-26**

ACH WIRE TRANSFERS

DATE EFFECTIVE IN BANK **3/25/2026**

PURPOSE:

00432 DOR PERS 2 & 3	$133,313.83
TOTAL	**$133,313.83**

"I, the undersigned, do hereby certify under penalty of perjury that the materials have been furnished, the services rendered or the labor performed as described herein and that the claims are just, due and unpaid obligations against Ben Franklin Transit, and that I am authorized to authenticate and certify said claims."

GEORGE KAFCALAS — AUDITOR

03/30/2026 — DATE

BEN FRANKLIN TRANSIT

CHECK REGISTER CERTIFICATION

ACCOUNTS PAYABLE

CHECK REGISTER NUMBER **155-26**

CHECK NUMBERS **93906** TO **93971**

DATE **3/27/2026**

PURPOSE **APMAR26H VOUCHERS**

AMOUNT **$761,284.36**

"I, the undersigned, do hereby certify under penalty of perjury that the materials have been furnished, the services rendered or the labor performed as described herein and that the claims are just, due and unpaid obligations against Ben Franklin Transit, and that I am authorized to authenticate and certify said claims."

GEORGE KAFCALAS
AUDITOR

03/27/2026
DATE

BEN FRANKLIN TRANSIT

CHECK REGISTER CERTIFICATION

ACCOUNTS PAYABLE

CHECK REGISTER NUMBER	**156-26**
CHECK NUMBERS	**93816**
VOID DATE	**3/26/2026**
CHECK DATE(S)	**3/16/2026**
AMOUNT	**$14,654.45**
PURPOSE	**AP VOID CHECK(S)**

"I, the undersigned, do hereby certify, under penalty of perjury under the laws of the State of Washington, that the orginal instrument(s) was (were) either,1) based upon the attached Affidavit(s) from the vendor(s), lost or destroyed and has (have) not been paid, or 2) is (are) in Ben Franklin Transit's possession and has (have) been determined to be null-and-void and that I am authorized to authenticate and certify the above and hereby the instrument(s) is (are) canceled."

GEORGE KAFCALAS
AUDITOR

03/30/2026
DATE

BEN FRANKLIN TRANSIT

CHECK REGISTER CERTIFICATION

ACCOUNTS PAYABLE

CHECK REGISTER NUMBER **157-26**

ACH WIRE TRANSFERS

DATE EFFECTIVE IN BANK **3/18/2026**

PURPOSE:

000740 US BANK MARCH	$59,831.69
TOTAL	**$59,831.69**

"I, the undersigned, do hereby certify under penalty of perjury that the materials have been furnished, the services rendered or the labor performed as described herein and that the claims are just, due and unpaid obligations against Ben Franklin Transit, and that I am authorized to authenticate and certify said claims."

GEORGE KAFCALAS — AUDITOR

03/30/2026 — DATE

BEN FRANKLIN TRANSIT

CHECK REGISTER CERTIFICATION

ACCOUNTS PAYABLE

CHECK REGISTER NUMBER **158-26**

ACH WIRE TRANSFERS

DATE EFFECTIVE IN BANK **3/23/2026**

PURPOSE:

00414 ST OF WA USE & EXCISE TAX	$2,293.52
TOTAL	**$2,293.52**

"I, the undersigned, do hereby certify under penalty of perjury that the materials have been furnished, the services rendered or the labor performed as described herein and that the claims are just, due and unpaid obligations against Ben Franklin Transit, and that I am authorized to authenticate and certify said claims."

GEORGE KAFCALAS — AUDITOR

03/31/2026 — DATE

BEN FRANKLIN TRANSIT

CHECK REGISTER CERTIFICATION

ACCOUNTS PAYABLE

CHECK REGISTER NUMBER **159-26**

ACH WIRE TRANSFERS

DATE EFFECTIVE IN BANK **3/31/2026**

PURPOSE:

02555 BOON ADMIN METLIFE FEB	$978.00
02555 BOON ADMIN METLIFE MAR	$1,532.20
TOTAL	**$2,510.20**

"I, the undersigned, do hereby certify under penalty of perjury that the materials have been furnished, the services rendered or the labor performed as described herein and that the claims are just, due and unpaid obligations against Ben Franklin Transit, and that I am authorized to authenticate and certify said claims."

GEORGE KAFCALAS — AUDITOR

04/02/2026 — DATE

CHECK REGISTER CERTIFICATION

PAYROLL

CHECK REGISTER NUMBER 526-05

CHECK NUMBER	$
ACH TRANSFER	$ 813.030.56

PAYROLL DATE March 06, 2026

PURPOSE: PPE 02/28/2026 AMOUNT: **$813,030.56**

"I, the undersigned, do hereby certify under penalty of perjury that the materials have been furnished, the services rendered, or the labor performed as described herein and that the claims are just, due and unpaid obligations against Ben Franklin Transit, and that I am authorized to authenticate and certify said claims."

George Kafcalas
AUDITOR

3/5/26
DATE

CHECK REGISTER CERTIFICATION

PAYROLL

CHECK REGISTER NUMBER 526-06

CHECK NUMBER	$
ACH TRANSFER	$ 808,419.06

PAYROLL DATE March 20, 2026

PURPOSE: PPE 03/14/2026 AMOUNT: **$808,419.06**

"I, the undersigned, do hereby certify under penalty of perjury that the materials have been furnished, the services rendered, or the labor performed as described herein and that the claims are just, due and unpaid obligations against Ben Franklin Transit, and that I am authorized to authenticate and certify said claims."

George Kafcalas
AUDITOR

18/03/2026
DATE

CHECK REGISTER CERTIFICATION

PAYROLL

CHECK REGISTER NUMBER 526-06 Supplemental

CHECK NUMBER	$
ACH TRANSFER	$ 2,749.45

PAYROLL DATE March 20, 2026

PURPOSE: PPE 03/14/2026 AMOUNT: **$2,749.45**

"I, the undersigned, do hereby certify under penalty of perjury that the materials have been furnished, the services rendered, or the labor performed as described herein and that the claims are just, due and unpaid obligations against Ben Franklin Transit, and that I am authorized to authenticate and certify said claims."

GEORGE KAFCALAS
AUDITOR

23/03/2026
DATE

Memorandum

Date: April 9, 2026

To: Brian Lubanski, Interim Chief Executive Officer

From: Kevin Sliger, Chief Planning Officer

RE: Resolution 11-2026 Award of Rider Info Trip Planning Solution Contact 9280-0366 Quebec, Inc., d/b/a Transit

Background

Ben Franklin Transit (BFT) is seeking to procure a long-term Rider Information and Trip Planning Platform to enhance customer experience, improve access to real-time service information, and support data-driven decision-making. As rider expectations and technology continue to evolve, BFT identified the need to provide reliable trip planning, integrates multiple mobility options, and delivers meaningful insights into rider behavior and system performance.

Founded in 2012 in Montreal, Transit App, Inc. (Transit) has become one of the most widely used multimodal trip-planning applications in the world. The platform is deployed in hundreds of regions globally and combines agency-provided data, such as GTFS schedules and real-time feeds, with crowdsourced inputs from users. In addition, Transit generates valuable anonymized insights through user activity and surveys, helping agencies better understand travel patterns, preferences, and service needs.

BFT has partnered with since June 2022 by sponsoring Transit's premium Royale feature to provide riders with enhanced trip-planning tools and a fully unlocked user experience. Today, Transit serves as BFT's primary trip planner, with over 7,500 monthly users. Through this procurement, Transit would expand the scope of services it provides to BFT beyond Royale, offering more comprehensive, long-term rider information and trip-planning solutions. Additional capabilities will also include expanded data analytics resources, customer feedback resources (e.g. rider engagement, surveying), and integration with future mobile fare payment solutions.

BFT evaluated several proposals through the RFP process, and Transit emerged as the preferred platform based on its performance, data capabilities, and global adoption. While continuity was not the primary factor in this determination, maintaining a familiar and widely used platform will benefit passengers by minimizing disruption and preserving consistent user experience.

Proposal Evaluation and Recommendation

BFT staff advertised proposals for the Rider Information and Trip Planning Platform Solution in the Seattle Daily Journal of Commerce, American Public Transportation Association (APTA), Transit Talent and Tri-City Herald and BFT's website, where 52 contractors downloaded the proposal package.

BFT received eight (8) proposals, seven (7) were determined to be responsive and responsible. One (1) proposal was deemed not responsible due to the proposal amount of $1.00. In Phase 1, Evaluators rated the initial proposals and then initiated Phase 2 to conduct interviews with the top five (5) highest-rated firms. Based on the two (2) phases of evaluations, 9280-0366 Quebec Inc., d/b/a Transit was selected as the highest-rated firm based on the evaluation criteria specified in the proposal.

Evaluations summary is listed below:

Firm	Initial Evaluation Points (Possible 100)	Phase 1 Evaluation Points plus Phase 2 Interview Points (Possible 30 for a Total of 130 Points)	Evaluated Cost Over Ten Years (includes change order & tax)
9280-0366 Quebec Inc. d/b/a Transit	91.48	91.48 + 24.11 = 115.59	**$1,570,773.58**
Consultadd, Inc.	74.0	74.0 + 20.97 = 94.97	$1,946,296.00
Moovit	74.65	74.65 + 22.45 = 97.10	$1,805,347.67
SamaraTech, LLC	73.67	73.67 + 20.28 = 93.95	$683,971.20
Station Four, Inc.	83.83	83.83 + 21.67 = 105.5	$639,091.20
Enghouse Interactive, Inc.	60.32	Not Included in Phase 2	
INIT Innovations in Transportation, Inc.	61.27	Not Included in Phase 2	
Via Transportation, Inc.	67	Not Included in Phase 2	

Funding

Budgeted: Yes
Budget & Funding Source: Annual Operating

The estimated total cost for the initial three-year agreement is $357,905.30, which includes implementation costs, operational costs, and sales tax with a 10% change order authority
.
The agreement includes optional one-year extensions for Years 4 through 10. The not-to-exceed (NTE) amount for the full ten-year term, including 10% change order allowance and applicable taxes, is $1,570,773.58.

Recommendation

The staff's recommendation is to award the Rider Information & Trip Planning Platform Solution to 9280-0366 Quebec, Inc., d/b/a Transit for up to a ten-year term.

Forward as presented:

_____
Brian Lubanski, Interim Chief Executive Officer

BEN FRANKLIN TRANSIT

RESOLUTION 11-2026

A RESOLUTION AUTHORIZING THE INTERIM CHIEF EXCUTIVE OFFICER TO ENTER INTO A CONTRACT FOR 2026 RIDER INFO TRIP PLANNING SOLUTION WITH 9280-0366 QUEBEC, D/B/A TRANSIT

WHEREAS BFT is in need of a rider information and trip planning platform software solution; and

WHEREAS BFT staff advertised and requested proposals for Rider Information & Trip Planning Platform Solution; and

WHEREAS, BFT received eight (8) proposals, seven (7) of the eight (8) proposals were determined to be responsive and responsible. Evaluators rated all eight vendors in phase 1 and the top five (5) highest rated vendors participated in phase 2 interviews, with 9280-0366 Quebec, Inc., d/b/a Transit receiving the highest number of points; and

WHEREAS Funding for Rider Information & Trip Planning Platform Solution be provided from the Operating Budget.

NOW, THEREFORE, BE IT RESOLVED BY THE BEN FRANKLIN TRANSIT BOARD OF DIRECTORS THAT:

The Interim Chief Executive Officer is authorized to enter into Contract #1594 for the Rider Information & Trip Planning Platform Solution with 9280-0366 Quebec, Inc., d/b/a Transit in the amount not-to-exceed amount of $1,570,773.58, for an up to a ten (10) year contract, that includes sales tax and a 10% change order authority.

APPROVED AT A REGULAR BEN FRANKLIN TRANSIT BOARD OF DIRECTORS MEETING held Thursday, April 9, 2026, at 1000 Columbia Park Trail, Richland, Washington.

ATTEST:

_____ _____

Pauline Escalera, Clerk of the Board Stephen Bauman, Vice Chair

APPROVED AS TO FORM BY:

_____

Jeremy Bishop, Legal Counsel

Memorandum

Date: April 2, 2026

To: Brian Lubanski, Interim Chief Executive Officer

From: Kevin Sliger, Chief Planning & Development Officer

RE: Resolution 12-2026 Facilities Maintenance Building- Validation Report & Phase 1 Amendment Authorization

Background

Ben Franklin Transit addressing the Facilities Maintenance Building using a Progressive Design-Build method that emphasizes early collaboration to ensure the project's scope, schedule, site conditions, and budget are aligned before advancing into final design.

BFT is now in receipt of the Validation Report prepared by Bouten Construction, serving as BFT's Owner's Representative. The report documents how the project team worked together to refine the building footprint, validate site improvements, and update cost assumptions to keep the project within the planned construction budget.

Through this collaborative process, the Design-Build team was able to quickly adjust the design and bring the project under the current construction budget of $7,657,000 by $72,526 while still meeting the operational needs of the Facilities Maintenance Department. The Validation Report will serve as the foundation for design and construction.

The purpose of this memo is to summarize the Validation outcomes and request approval of a Phase 1 Amendment No. 1 that aligns the project budget, schedule, and procurement strategy with the validated scope.

Validation Report Summary

Through this collaborative process, the Design-Build team was able to quickly adjust the design and bring the project to within $72,526 of the current construction budget while still meeting the operational needs of the Facilities Maintenance Department. The Validation Report will serve as the foundation for design and construction.

The Validation Report addresses three primary areas:

Scope

- Drawings and narratives confirm the proposed building and site improvements
- Reduced footprint maintains all core maintenance functions

Schedule

- Milestones support completion by July 27, 2027
- Early procurement of long-lead materials, specifically the Pre-Engineered Metal Building (PEMB), is built into the schedule

Budget

The validated estimate establishes a Target Guaranteed Maximum Price (GMP) of $7,729,526.35, inclusive of sales tax, based on the refined scope, schedule, and accepted cost-savings measures identified during validation. This compares to BFT's current construction budget of $7,657,000, resulting in a variance of $72,526.

The Project Team is confident this gap can be closed through continued design refinement. The project also carries sufficient Owner's contingency to address priority items as risks are reduced.

Phase 1 Amendment Request

Staff requests approval of Phase 1 Amendment No. 1 that formally incorporates the validated scope, schedule, and budget into the next phase of work and authorizes early procurement of a major building component.

The amendment also authorizes early procurement of the Pre-Engineered Metal Building (PEMB) system that includes the pre-engineered metal building at $789,520, plus design fees and expenses at $630,893 for a total of $1,420,413. The Validated Target GMP also includes a validation fee of $150,000 for a total of $1,570,413.

Procuring this package now:

- Locks in pricing in a volatile steel market
- Reduces fabrication and delivery schedule risk
- Removes a major cost variable ahead of GMP development
- Improves overall cost certainty consistent with Progressive Design-Build best practices

Next Steps

Following Board action on Phase 1 Amendment No. 1, staff and the Design-Build team will focus on resolving the remaining external constraints that must be addressed before advancing into full design and GMP development:

- Advance Phase 1 design activities consistent with the validated scope and schedule
- Initiate purchase and fabrication of the PEMB package
- Continued development of the Guaranteed Maximum Price using the validated cost model
- Complete the required Shoreline Permit with the **City of Richland**

- Continue exploring parcel consolidation as a potential cost-saving opportunity
- Bring Guaranteed Maximum Price approval to Board of Directors

These items are necessary to ensure the site is fully entitled and constructible prior to finalizing the design and project pricing.

Funding

Budgeted: Yes
Budget: Capital (FAC0023)
Funding Source: Local

Attachment

ATTACHMENT 1 – L225 BFT Validation Report

This attachment provides the Phase 1 Amendment details, including scope, schedule, and budget adjustments, and serves as the formal documentation for Board action.

Recommendation

Authorize the Interim Chief Executive Officer to execute the Phase 1 Amendment #1 for Project FAC0023 – Facilities Maintenance Building, including authorization for early procurement of the Pre-Engineered Metal Building.

Forward as presented:

_____

Brian Lubanski, Interim Chief Executive Officer

BEN FRANKLIN TRANSIT

RESOLUTION 12-2026

A RESOLUTION AUTHORIZING THE INTERIM CHIEF EXECUTIVE OFFICER TO EXECUTE THE 2026 FACILITIES MAINTENANCE BUILDING- VALIDATION REPORT PHASE 1 AMENDMENT

WHEREAS, Ben Franklin Transit is delivering the Facilities Maintenance Building project using a Progressive Design-Build method to ensure alignment of scope, schedule, and budget prior to final design and construction; and

WHEREAS, the Project Team has completed the Validation Phase and received a Validation Report prepared by Bouten Construction, which confirms the project scope, schedule, and budget assumptions; and

WHEREAS, Phase 1 Amendment No. 1 incorporates the validated scope, schedule, and budget adjustments, authorizes early procurement of the Pre-Engineered Metal Building system, and establishes a Phase 1 Not-to-Exceed amount of $1,570,413 to advance project design and planning; and

WHEREAS, approval of Phase 1 Amendment No. 1 allows the project team to continue progressing the project design and prepare for establishing the Guaranteed Maximum Price.

NOW, THEREFORE, BE IT RESOLVED BY THE BEN FRANKLIN TRANSIT BOARD OF DIRECTORS THAT:

The Interim Chief Executive Officer is authorized to execute the 2026 Facilities Maintenance Building- Validation Report Phase 1 Amendment, including authorization for early procurement of the Pre-Engineered Metal Building system consistent with the validated scope, schedule, and budget, with a Phase 1 Not-to-Exceed amount of $1,570,413.

APPROVED AT A REGULAR BEN FRANKLIN TRANSIT BOARD OF DIRECTORS MEETING held Thursday, April 9, 2026, at 1000 Columbia Park Trail, Richland, Washington.

ATTEST:

_____ _____

Pauline Escalera, Clerk of the Board Stephen Bauman, Chair

APPROVED AS TO FORM BY:

_____

Jeremy Bishop, Legal Counsel

EXHIBIT A

Ben Franklin Transit

FACILITY MAINTENANCE SHOP
VALIDATION REPORT

03/31/2026

We bring our clients' stories to life.

ALSC ARCHITECTS

CONTENTS

Mar 30, 2026

Dear Kevin & Shane,

We are thrilled to partner with you and the Ben Franklin Transit team on your new Facilities Shop project to support your future growth and operations. Bouten is honored to serve as your design build partner, with ALSC Architects, for this project and we are pleased to present the Validation Report package for your review.

Within this report you will find design narratives, projected schedule, subcontracting plan and more. Because the factors that go into a project can vary greatly, you'll get an overview of how we developed this target estimate with detail provided. During the validation phase the team looked at options to capitalize on the efficiency of a rectangular pre-engineered metal building to incorporate desirable scope elements; print shop, enlarged training room and extra offices. Ultimately this added scope was not able to be obtained with your available budget. The design build team reviewed value engineering opportunities and provided a building programmed closer to the original 9,500sf target. An added benefit of maintaining the original square footage was removing the initial install of a PV system now that the building size is under 10,000sf, helping bring the project budget back in alignment with the available budget. The plans and images contained in this report reflect the reduced scope.

While reaching this milestone does get us closer to beginning the full design package we still have plenty of work ahead of us to get this to a 100% construction document set. Our preconstruction team is eager to bring this vision to life and deliver exceptional results. Thank you for your trust in Bouten. For us, this project is more than just constructing a building – it's a commitment to you and the community you serve.

Please don't hesitate to reach out if you have any questions.

Best regards,

Mac McGrath, Senior Project Manager
Bouten Construction Company

ACKNOWLEDGMENTS

CLIENT

BEN FRANKLIN TRANSIT

Kevin Sliger	*CHIEF PLANNING & DEVELOPMENT OFFICER*
Shane Anderson	*DIRECTOR OF FACILITIES MAINTENANCE*
Kim Williams	*DIRECTOR OF CAPITAL PROJECTS*
Rob Orvis	*DIRECTOR OF CONTRACTS & PURCHASING*
Jared Swentik	*PROJECT MANAGER*

OWNER'S REPRESENTATIVE

WENAHA GROUP

Heath Gardner	*PROJECT EXECUTIVE*
Jake Hartwig	*PROJECT MANAGER*

DESIGN / BUILD TEAM

BOUTEN CONSTRUCTION CO.

Brandon Potts	*VICE PRESIDENT*
Mac McGrath	*SR PROJECT MANAGER*
Tyler Jones	*PRECONSTRUCTION MANAGER*

ALSC ARCHITECTS

Ken Murphy	*PRINCIPAL*
Connor Nicholas	*DESIGN ARCHITECT*
Andrew Leeper	*PROJECT MANAGER*
Micheal Walker	*PROJECT ARCHITECT*
Gina Smith	*LANDSCAPE ARCHITECT*

DCI ENGINEERS

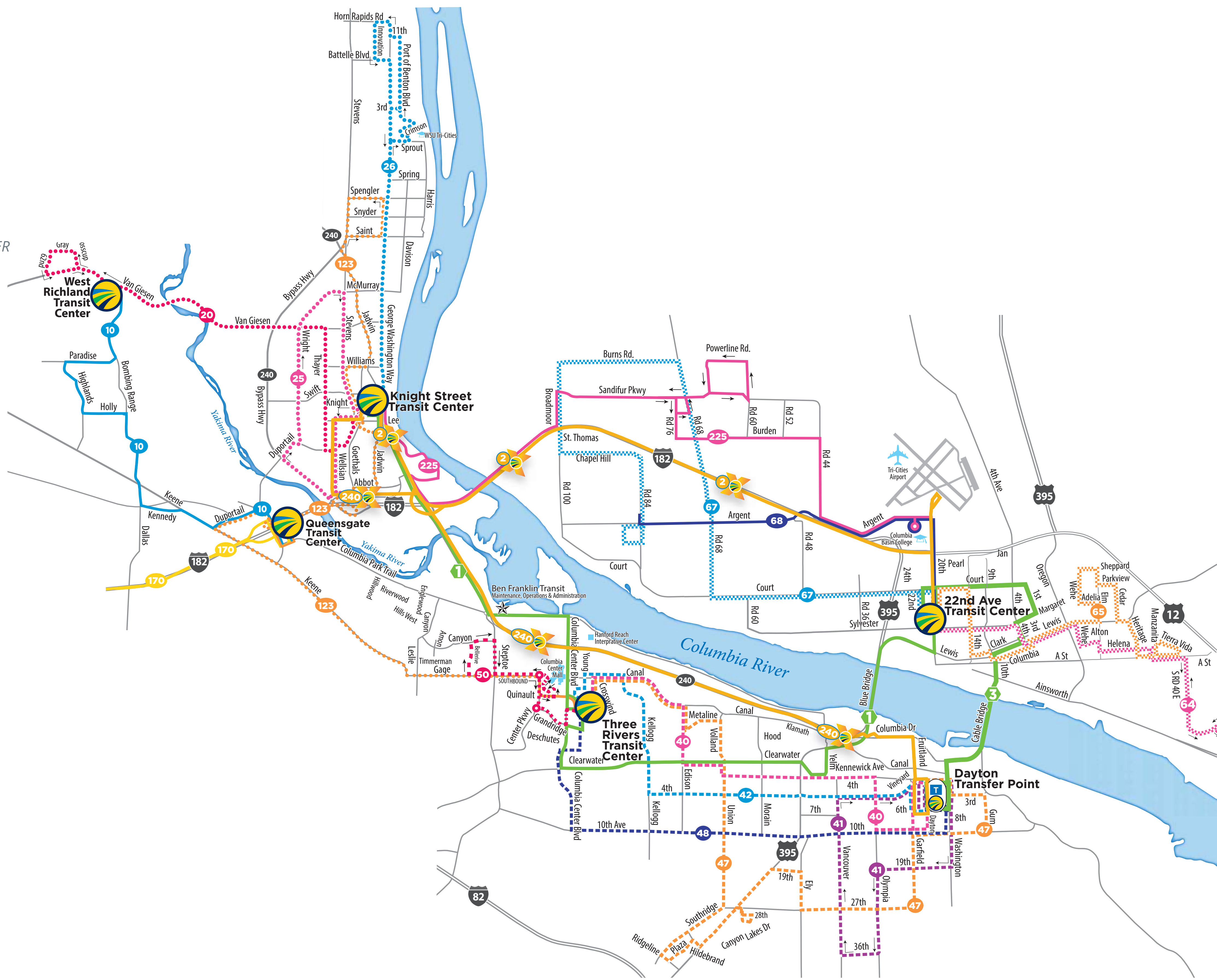
Dave Giordano	*STRUCTURAL ENGINEER*

COFFMAN ENGINEERS

Matthew Verheul	*ELECTRICAL ENGINEER*
Scott Knecht	*MECHANICAL ENGINEER*

KNUTZEN ENGINEERING

Paul Knutzen	*CIVIL ENGINEER*



PROJECT SUMMARY

The Ben Franklin Transit Maintenance Facility is conceived as a compact, highly functional operations building that supports the daily maintenance, organization, and coordination required to keep the transit system operating efficiently. At 9,572 square feet, the facility is organized around a clear two-part parti that separates industrial work functions from administrative and staff support areas, while maintaining operational connectivity between the two.

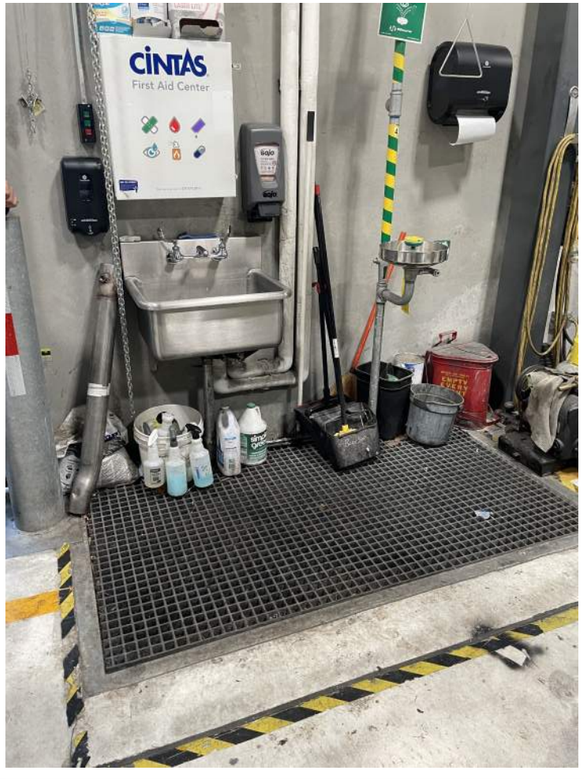
The building is composed of a shop/warehouse volume and an office/staff support volume, each expressing its purpose while working together as a cohesive facility. The shop forms the operational heart of the building, accommodating maintenance and fabrication activities including short- and long-term parts storage, tool storage, assembly space, a wood shop, and restrooms. The shop connects directly to the facility yard to the north, supporting material movement and operational workflows. The layout prioritizes efficiency, durability, and visibility, ensuring the space can support daily maintenance operations.

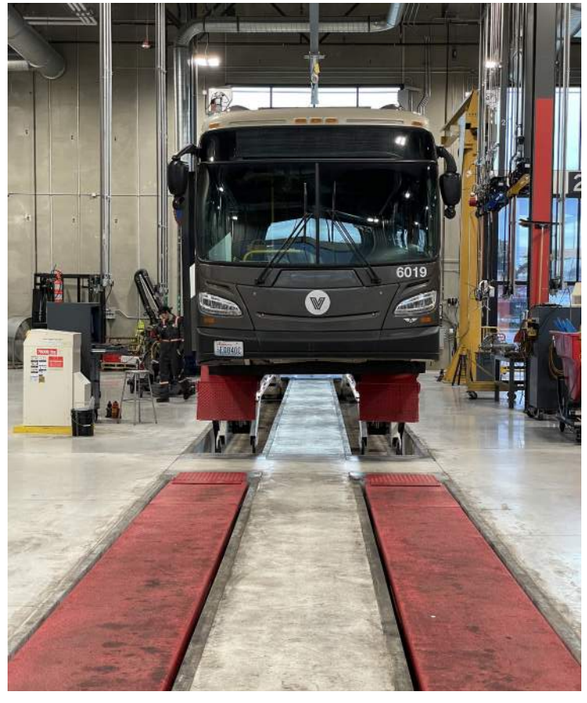
The office component is a two-story volume housing locker rooms, gear storage, a training/break room, enclosed and open offices, a plan room, and a conference room. These spaces are designed to promote collaboration, operational coordination, and staff well-being, while maintaining proximity and visual connection to the operational shop spaces.

Constructed as a pre-engineered steel building, the facility emphasizes efficiency, durability, and long-term maintainability. The envelope meets the Washington State Energy Code with continuous exterior insulation and steel skin, supporting energy performance while maintaining a straightforward construction approach. The two-story office component allows vertical expansion of the program, preserving valuable operational and yard space on a compact site footprint.

Natural light is a key design element. Clerestory glazing and strategically placed wall windows introduce daylight into both shop and office environments, enhancing interior quality while maintaining wall space for equipment, storage, and operational visibility.

The exterior expresses a clear distinction between the public-facing façade and the service-facing façade oriented towards operational areas. A partially covered outdoor patio provides a gathering space for staff, supporting informal meetings, breaks, and group events. The facility is designed to be durable, efficient, and functional, reflecting its role as a working maintenance environment. Through clear organizational structure, efficient space planning, and thoughtful integration of daylight and staff amenities, the Ben Franklin Transit Maintenance Facility provides a reliable and adaptable base of operations for the BFT Facility





FACILITY TOURS

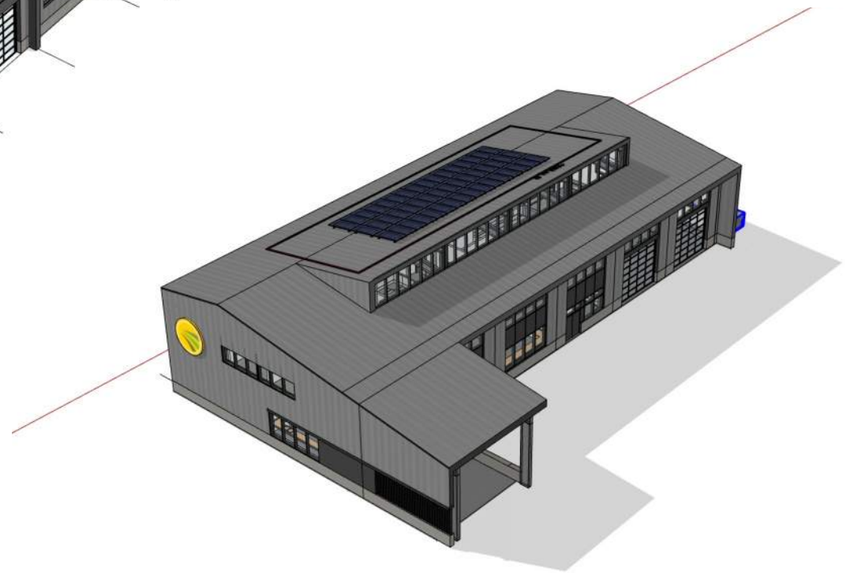
Team Toured C-Tran and Inter City Tranist Facilities

EXTERIOR ANALYSIS

The building envelope balances durability, energy performance, and constructability while providing a restrained architectural expression appropriate for an operational facility. The exterior walls utilize two metal panel profiles selected from standard pre-engineered steel manufacturer offerings: smooth panels paired with tighter rib panels to create subtle variation in texture and scale. The exterior envelope will include continuous insulation. It is recommended the exterior envelope be constructed with tongue and groove 3” R-Seal panels to provide an exterior envelope with a U-Factor of .044.

Windows are aluminum storefront systems with tinted low-E double-pane glazing, and frosted glazing is explored in select areas to control sunlight while maintaining daylight. Each office includes one operable window for natural ventilation. Large shop overhead doors are full-glass aluminum, providing daylight penetration and visual connection to the exterior yard. Standard exterior entry doors are aluminum storefront or thermally broken insulated steel, depending on location.

The standing seam metal roof has taller rib profiles to accommodate a photovoltaic panel system, and the simple double-pitched roof form reinforces efficient drainage and structural clarity. A six-inch raised stem wall protects the metal panels from moisture and wear. Entries are defined with covered conditions or steel canopies for weather protection. Overall, the envelope prioritizes durability, functionality, and energy efficiency while reflecting the facility’s industrial character.



Conceptual Building Iterations

EASTERN ELEVATION

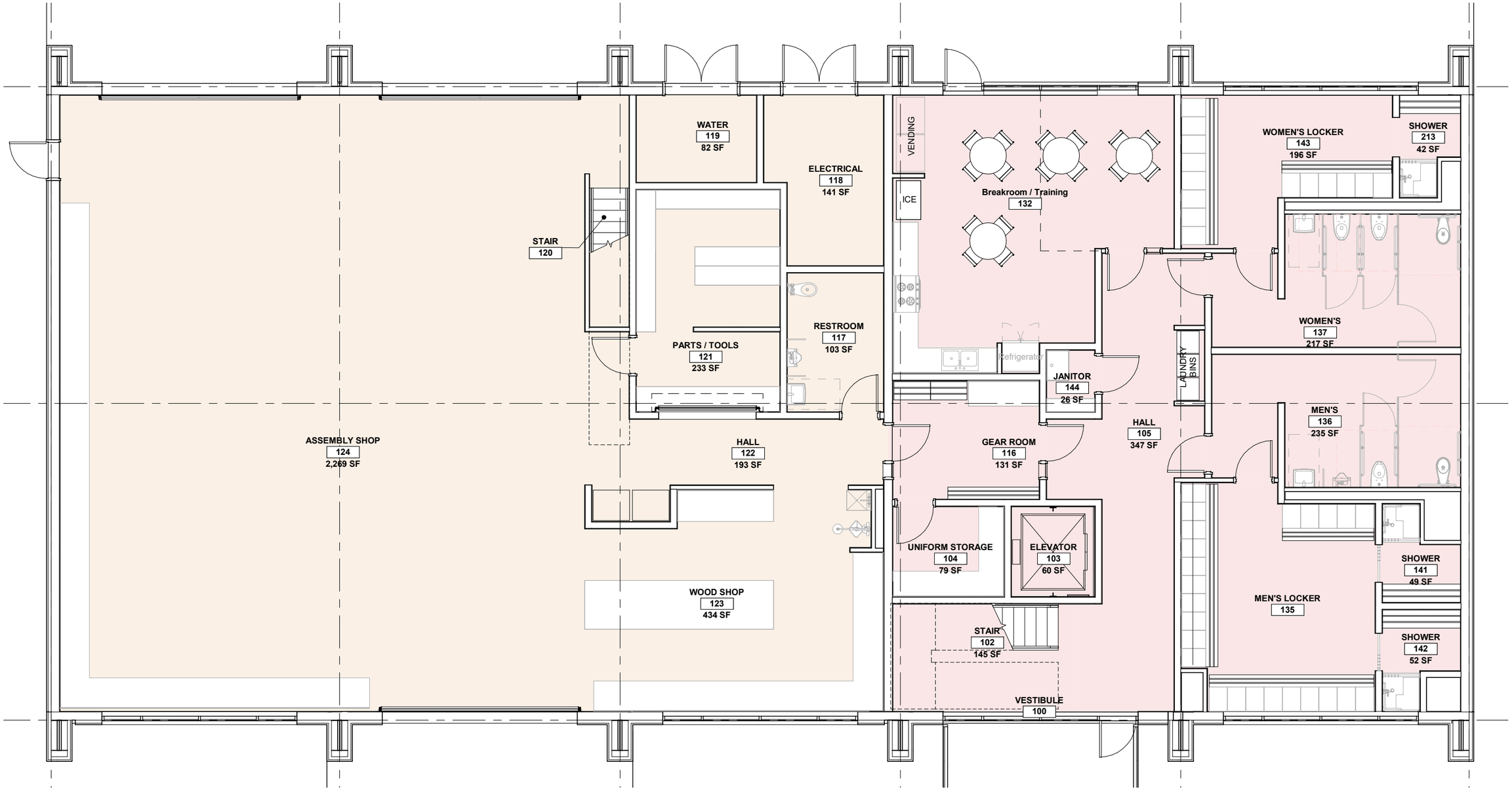
» View from highway on-ramp

NORTHEAST BIRD’S EYE

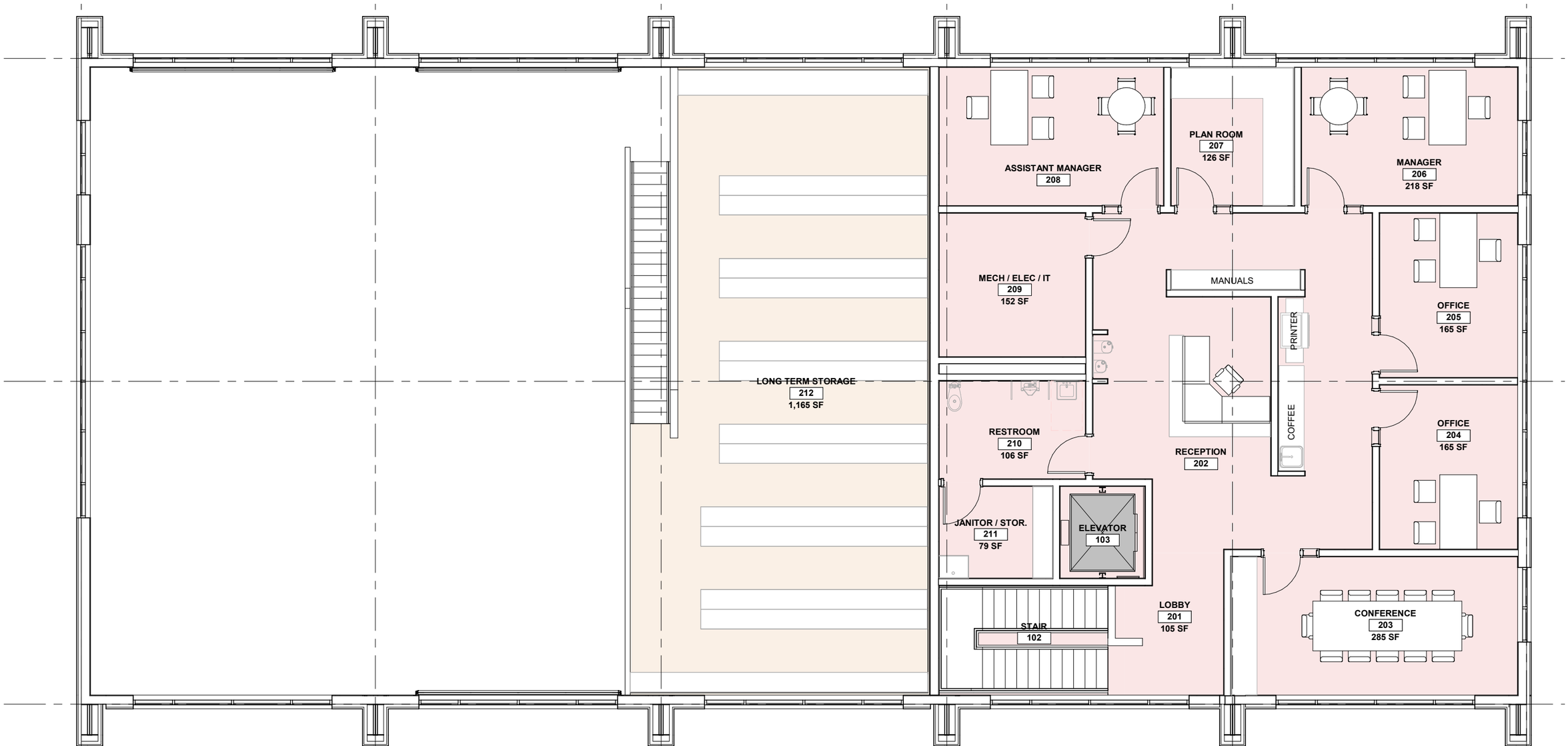
SOUTH ELEVATION

» Main entry and parking lot

SOUTHWEST BIRD’S EYE



FIRST FLOOR PLAN



SECOND FLOOR PLAN

INTERIOR ANALYSIS

General

Interior spaces emphasize durability, functionality, and a clean, professional aesthetic. Full-height light gauge steel stud walls are finished with Level 5 gypsum wallboard. Flooring combines LVT and glued-down carpet tiles, with a continuous 6-inch rubber base throughout. Ceilings are primarily suspended 2x4 Second Look tegular tiles within a T-bar grid, with lighting dominated by linear recessed fixtures. These systems provide functional, maintainable, and visually coherent interior spaces.

Elevator

The office elevator is a machine-room-less hydraulic unit serving a single stop, with a 2,500-pound capacity and 125 feet per second travel speed. Interior finishes are medium level with walk-off carpet flooring.

Stair

The stair is a steel-framed, concrete-filled pan assembly with rubber tread finishes, painted steel pipe handrails, open horizontal picket guardrails, and a wood trim cap at the top of the guardrail, combining safety, durability, and industrial character.

Offices

Offices feature painted gypsum wallboard at Level 5 finish, 2x4 suspended acoustic ceilings, 2x2 carpet tiles, 6-inch rubber base, aluminum storefront windows with one operable section, solid surface sills, and solar shades. Doors are 1 3/4-inch solid core wood set in hollow metal frames with sidelight and transom.

Open Office/Work Area

The second level will be planned to provide flexibility in the central space to accommodate future growth and daily operational needs. The design has the ability to incorporate natural daylighting to the central space by means of north facing clearstory windows. The central area will have carpet tile to throughout to aid in sound attenuation of the space. Including a freestanding copier, coffee bar and small sink.

Conference Room

The conference room accommodates 8-12 occupants with a bank of base cabinets with quartz countertop, wall-mounted TV, whiteboards, ceiling-mounted microphones, speakers, and web camera for Zoom. Lighting includes a linear pendant over the table and perimeter can lights on separate dimmers. Window has automatic blackout shades. Flooring is carpet with 6-inch rubber base; ceiling is suspended 2x4 acoustic tile.

Plan Room

Plan room includes base flat file cabinets with 36-inch-deep counters, vertical plan holders, open shelving, and manual roller shades. Flooring is LVT with 6-inch rubber base, ceiling is suspended 2x4 acoustic tile with recessed linear LED lighting. Doors are solid core wood in hollow metal frames; main entry includes sidelight and transom.

Locker Rooms

Locker rooms feature tile floors and walls to ceiling, athletic-style lockers, movable benches, and a tiled ADA-compliant shower with seat, handheld, and grab bars. Ceiling varies: suspended acoustic tile T-bar in locker area, hard lid in shower. Lighting includes wet-rated recessed and linear fixtures. Entry doors are solid core wood in hollow metal frames.

Restrooms

Walls are full-height tile, floors tile, fixtures are battery-operated and sensor-activated, lavatories wall-mounted, water closets floor-mounted, partitions phenolic. Ceiling is a combination of suspended acoustic and hard lid. Accessories include soap, paper towels, seat covers, sanitary napkins, grab bars, and waste receptacles. Doors are solid core wood in painted hollow metal frames. Lighting is recessed and linear fixtures.

Break / Training Room

Flooring in his space lis LVT with 6-inch rubber base. Casework includes melamine HPL cabinets with quartz counters, undercabinet lighting, ADA-compliant range, sink, dishwasher, ice machine, commercial refrigerator, microwaves, vending machines, and TVs. Training room includes buffet with AV storage and beverage cooler. Ceilings are a combination of limited hard lids and suspended acoustic tile ceiling; lighting is recessed linear.

Assembly Shop

Two-story volume with painted plywood walls to 8 feet, raised 6” concrete curb/stem wall, sealed burnished concrete floor, vaulted ceiling with high-bay fixtures, bridge crane, and three automatic high-lift doors. Utilities include electric and compressor cord reels, perimeter outlets, two water reels, and trench floor drains at the overhead doors. Two large fans de-stratify the space. Storage includes tool chests, workbenches, welding equipment, shelving, and hazardous material cabinets. Clerestory and perimeter windows provide daylight.

Wood Shop

Walls with painted plywood, 6-inch Trex base, sealed concrete floor. Equipped with BFT-provided machinery, dust collection, cabinets, pegboards, French cleat storage, mobile island, drop-down power reels, and compressed air outlets. Handwash/laundry sink and decontamination shower included. Lighting is overhead protected strip LED.

Short-Term Parts Storage

Walls with painted 3/4-inch plywood, open metal shelving, pegboards, stainless steel parts counter, overhead coiling door. Entry is painted steel door with vision lites. Ceiling is suspended acoustical tile with LED light fixture panels. Floor is sealed concrete with rubber base.

Long-Term Storage Mezzanine

Open mezzanine with steel pipe railing, OSHA-compliant gate, painted plywood walls to 8 feet, sealed concrete floor with rubber base. Open shelving and vented compressor room. Lighting is suspended linear LED. Access via stair from assembly shop and direct plan room entry. Clerestory provides natural light

Special Systems

The facility includes integrated security, communications, and operational systems. Access control is provided at all exterior doors, the print room, office-to-gear room connection, and all storage rooms. Door intercoms at the main entry integrate with the internet-based phone system for remote unlocking.

A closed-circuit security camera system monitors all building entries, parking lot, and laydown yard, records 30 days, and supports remote monitoring. The video system is to integrate with the campus wide security system. Audio systems provide background music, overridable by the phone-based PA system, including yard coverage for operational announcements.

The facility network is redundant, with primary and secondary fiber feeds, CAT6 data to each office (two drops per office), and WAP-provided wireless coverage. The internet-based phone system supports intercom, PA, and door access functions. Together, these systems ensure operational efficiency, safety, and secure communication throughout the facility.

SITE OVERVIEW

The site is organized to support both operational efficiency and controlled public access, with two primary exterior zones: a public and employee parking area to the south and a secure operational laydown yard to the north. This arrangement reinforces the internal organizational logic by separating public-facing functions from maintenance operations.

The southern parking area includes 17 employee spaces and two accessible stalls, providing convenient and unencumbered access for staff, vendors, and service personnel. Minimal landscaping is provided along the front of the facility to soften the south-facing façade while maintaining clear visibility and security. The lot is configured to accommodate fire truck access and turnaround, supporting emergency circulation. The lot and access drives are fully illuminated for safety and operational visibility. Primary site access is from the existing southeast campus parking lot, integrating the facility with broader campus circulation.

The northern operational zone includes the maintenance laydown yard, maximized for asphalt surface to accommodate staging, equipment, and material handling. Access is provided from the east bus parking area to maintain separation from employee and visitor parking. Within the yard is a 25-foot by 120-foot pre-engineered steel accessory structure for additional storage and operational support.

Site infrastructure includes stormwater retention basins distributed across the property to manage runoff, and concrete retaining walls to accommodate grade changes, provide noise buffering, and support operational efficiency. Both the parking lot and the laydown yard are illuminated for safety and functional use during all hours of operation.

Through thoughtful zoning, circulation planning, and infrastructure design, the site supports operational efficiency, safe access, and environmental responsibility while maintaining a cohesive relationship with the broader transit campus.

CIVIL ANALYSIS

Civil Overview

The Ben Franklin Transit (BFT) Facilities Maintenance Shop Project is located within the western portion of the existing Maintenance Operations Administration Facility located at 1000 Columbia Park Trail in Richland, Washington. The Facility consists of four separate parcels, and the project scope will be within existing Parcel 130992000015001 and 130992000015002.

The project site is mostly undeveloped with some existing paving and fencing for parking and storage areas. The entire area to the east of the project site is paved for transit vehicle parking and the main parking lot for the Administration and Transit Operations Buildings is located to the southeast of the project site. The SR 240 on-ramp borders the project site along the west and US Army Corps of Engineers owns the property to the north which includes a man made dike and paved trail.

The project scope includes building a new Maintenance Shop centrally within the project site with associated parking to the south and paved lay down storage areas to the north as well as a covered storage structure along the north property line. The parking lot will connect to the existing main parking lot for the Administration and Transit Operations Buildings. The lay down storage area will be accessed from the existing transit vehicle storage parking lot.

Property Issues

There are three property issues which are proactively being addressed which include a required parcel consolidation, shrubsteppe mitigation, and a required shoreline permit. These are discussed below in greater detail.

Parcel Consolidation: The City of Richland requires utility main extensions and cross easements if the parcels are not consolidated into one. At a minimum, the two western parcels need to be combined in order to be able to provide a sewer service to the new building. If the parcels are not combined, the City will require that the private sewer main is upgraded to a public sewer main which would likely require the sewer main to be reconstructed since the City generally does not accept privately constructed mains since they typically do not meet current City standards. Furthermore, the public sewer main would then also need to be extended to the western parcel which is not feasible since the most upstream manhole is already very shallow. Therefore the least expensive solution would be to consolidate the western two parcels, however we would recommend consolidating all four for tax savings.

Shrubsteppe Mitigation: There is approximately 0.38 acres of shrubsteppe that is located within the undeveloped portion of the project site. We have coordinated with Troy Maikis with Washington Department of Fish and Wildlife and he agrees that this area requires 2:1 mitigation. The City of Richland requires that a biologist be obtained to prepare a report which documents the various mitigation sequencing requirements that a fee-in-lieu is in fact the most appropriate mitigation. A biologist has been retained to prepare this report. The current Richland rate for mitigation is $3500/acre with a 15% fee which equates to $8,050 after the 2:1 mitigation ratio. Therefore, we anticipate that the fee-in-lieu will be approximately $3,059.

Shoreline Permit: The northerly 100.0-120.0’ portion of the project site is within the Shoreline Permit Area. We submitted a Public Records Request and learned that BFT has never obtained a prior shoreline permit for these properties, since the City hadn’t previously required it. However, the City requires these now for any work within the Shoreline Permit Area. This project will require a Tier 2 Shoreline Substantial Development Permit, which requires a hearing before the City of Richland Hearings Examiner. This permit process will take approximately 6 months. We recommend and received concurrence from Mike Stevens (Planning Manager with COR) to permit the project in two phases, one outside of the shoreline area and one within the shoreline area. This allows us to continue with the larger building project while the other piece in the shoreline area can stall and not disrupt the project timing as whole.

Earthwork

There are grading challenges within the project site since there are existing conditions to tie into on all boundaries of the site while fitting a building in the middle.

The elevation of the western and southern project limits is controlled by the existing 6.0’ chain link fence which is also the property limits. While there are no improvements directly to the north, the covered storage structure is proposed to be offset from the property line 10.0’ and grading offsite is not allowed therefore a grading transition will be designed within this area and likely a short retaining wall along the length of the storage structure. The area to the east will remain an existing paved drive aisle therefore the finished floor elevation of the building will be controlled by the elevation of these existing conditions directly adjacent to the building.

There is 3.0’ of elevation change from the building’s west to east end, therefore a site retaining wall is anticipated to be along approximately 300 linear feet of the western property line and existing 6.0’ chain link fence. The maximum exposed height of the wall is expected to be less than 42”.

Additionally, the undeveloped area of the site is bermed up and a portion of it contains undocumented fill as stated in the geotechnical report. In order to design level site improvements without extreme slopes, approximately 2,500 CY is anticipated to be removed and hauled offsite.

Site Hardscape

We anticipate specifying four different hardscape sections for this project including standard asphalt, heavy asphalt, standard concrete, and heavy concrete. Per the geotechnical recommendations, the standard asphalt section will be 3 inches of asphalt over 8 inches of crushed top course and generally will be specified in paved walkways, parking lots, and minor drive aisles. Per the geotechnical recommendations, the heavy asphalt section will be 4 inches of asphalt over 10 inches of crushed top course and generally will be specified in all major drive aisles subject to heavy traffic loads. The standard concrete section will be 4 inches of concrete over 4 inches of crushed top course and generally will be specified in all minor walkway areas. The heavy concrete section will be 6 inches of concrete over 6 inches of crushed top course and generally will be specified in concrete areas subject to vehicular traffic. We do not anticipate the need for a reinforced concrete section, however if the owner desires to have reinforcement in any areas we would recommend a reinforced concrete section of 6 inches of concrete over 6 inches of crushed top course with #5 at 18 inches on center each way at mid-depth in the slab. This section would generally be specified at loading docks and trash enclosure areas.

Existing Utilities

The existing BFT buildings are served by water, power, sanitary sewer, telecommunications, and natural gas which is explained in greater detail in the following sections.

Water

There is an existing 8" public water main looped around the Administration and Transit Operations Buildings which provides water to the buildings and fire hydrants. The public water main loop within the BFT properties connects to a 12" water main in Columbia Park Trail at two locations. There is an existing 8" stub from the onsite water loop which extends northwest towards the project site, serves a fire hydrant and ends in a blow off for future extension. According to the City of Richland GIS Utilities Map, there is also a water meter at the end of this stub however the surveyor did not pick this up in the field and it will need to be verified if this water meter was actually installed.

Domestic water service for the new building will be extended from the existing water meter if it exists or a new water meter will be installed and connected to the existing stub. A backflow preventer is required to be installed behind the water meter and outside of the building.

The proposed building is not anticipated to have fire sprinklers and therefore will not need a firewater service. The existing fire hydrant is within 200 feet travel distance from the proposed building location and will cover all portions of the building within 400 feet or less of the hydrant, therefore it is not anticipated that an additional hydrant will be required although this will need to be verified once the type of construction and size of the building is determined to verify enough fire-flow is provided by the one hydrant. Emergency access to the existing hydrant will not be altered therefore no changes are anticipated. A man gate will need to be provided between the new parking lot and the transit parking area to provide access to emergency personnel.

Power

The BFT properties are served by Richland Energy Services and there are numerous transformers, vaults, and junction boxes throughout the facility. On the project site, there is an existing transformer which is currently powering transit vehicle heater/charger stations. This entire row of heater/charger stations is being removed for the new site development, and the transformer will be removed. Through preliminary coordination with Richland Energy Services, there are issues with power supply for this site. At this time we do not anticipate any offsite or frontage improvements for power to the site, however it is possible that new wire may need to be pulled through existing conduit and infrastructure to supply adequate power to the site. Richland Energy Services requires load information in order to proceed with planning for the necessary upgrades.

Sanitary Sewer

As discussed previously in the Property Issues section, there is an existing 8" private sewer main which the existing buildings within the BFT Facility connect to. This private sewer main ties into the 8" public sewer main along the north within the US Army Corps of Engineers property which then ties into the 10" sewer force main. The City requires that all properties are served by a public sewer main therefore the parcels will need to be consolidated so the private sewer main can remain. The most upstream manhole, which is located to the north of the Operations Building, is very shallow (approximately 2.81' from rim to channel center) and it is not feasible to extend gravity sewer to the west to serve the new Maintenance Shop building. A lift station and pressure sewer line will be required from the new building location to the existing manhole which is approximately 530 linear feet.

Telecommunications

The BFT Facility has telecommunication services provided to the existing buildings. There is infrastructure all along the street frontage. It is likely that a new service to the proposed Maintenance Shop building can be provided from the infrastructure along the street frontage. Telecommunication services will be coordinated further with the local utility companies and the electrical engineer to determine ultimately where the service will be fed from.

Gas

There is an existing 2" natural gas service line which enters the BFT site at the main signalized entrance on Columbia Park Trail and serves the Administration and Transit Operations Buildings. The service connects to the 2" gas main on the south side of Columbia Park Trail. The main continues east but towards the west it ends shortly after the intersection. A natural gas service line to the proposed Maintenance Shop building is not feasible since it would require a 760 linear foot extension through existing paved areas and it's possible that the load would not be supported by the existing service line in the site. If gas is required for the building, it is likely that propane will be the most cost-effective option.

Stormwater

The stormwater systems within the existing BFT site consists of catch basins and pipe networks which convey the runoff to surface infiltration swales. Since site improvements include removing and replacing some existing impervious areas, some of the replaced areas can continue to sheet flow to this system, however, any new paved areas which exceed the existing pavement area will need to be captured and infiltrated in a new stormwater swale. The site will be designed and graded such that the majority of new paved areas sheet flow to new swales. Where sheet flow grading cannot be achieved, catch basins and piping will be added.

All new stormwater management systems will be designed to meet the criteria established in the Stormwater Management Manual for Eastern Washington and City of Richland requirements. Per the geotechnical report groundwater seepage was observed at 10.5' and 4' below ground surface therefore extreme caution will be taken when placing stormwater infiltration swales and ensuring there is enough separation. More research needs to be done to ultimately determine if above ground infiltration swales will be feasible due to the shallow groundwater. The existing swales within the eastern portions of the facility have bottom elevations lower than where groundwater seepage was observed on the western portion of the facility.

LANDSCAPE ANALYSIS

Planting

The native shrub-steppe and grassland landscape surrounding the Tri-Cities area is inspiring—plants thrive in harsh conditions and accent the amazing landforms in the region. The introduction of rivers brings lush vegetation and grasses. The landscaping at the Maintenance Shop will emulate these two native conditions. Ornamental varieties of native plants—artemisia, succulents, perennials like salvia and black- eyed Susan, and drought tolerant ornamental grasses—imbue the native landscape of the shrub-steppe. Dwarf willow shrubs, ornamental grasses, and multi-stem trees reflect riparian areas along the rivers.

The overall landscape will be low maintenance and minimal in application, with plantings massed for a modern, bold approach.

Parking lot landscaping will meet the code minimum—trees providing shade and perimeter buffers to block headlights. Planting at the building will enhance visitor experience by offering a more human scale at building entries, softening of hard lines, and adding interest through color, texture, and fragrance.

The outdoor breakroom will offer amenities to host small gatherings. The space will be covered and screened, provide tables and chairs, and grilling/griddle station.

Irrigation

Landscape irrigation will maximize flexibility, utilize the latest technology, and conserve water. The irrigation point of connection will tee off the building's domestic service and include backflow prevention. Equipment shall be provided for winterization of the system at the point of connection. Quick couplers and isolation valves will be strategically located to provide flexibility in maintenance and repairs.

Utilizing a central control system for the campus will provide the following benefits:

- Efficiency, convenience, and cost savings
- Improved plant health
- Minimize water consumption and runoff
- Data collection and analysis capabilities
- Central control works congruently with on-site or local weather stations, soil moisture sensors, flow monitors, pumps, and multiple controllers.

A two-wire control system will provide the most flexibility to the campus. As areas are added, removed, and/or reconfigured, zones can be easily modified or added to meet the ever-evolving needs and changes.

Drip irrigation will be used throughout the project. The City of Kennewick does not allow spray irrigation equipment. New lawn areas, if applicable, will be irrigated via subsurface drip line irrigation.









The landscape color palette follows much of the native—blues and greens—with a hint of burgundy to pick up the rich color of the native basalt.

STRUCTURAL ANALYSIS

The following design narrative provides a general overview of the structural design, including design criteria, material specifications, and structural system descriptions.

DESIGN CRITERIA

Building Code:	2021 International Building Code (IBC)
Risk Category:	II

DESIGN LOADS

Roof Loads:	Snow	11 PSF - Roof 15 PSF - Ground
	Roof Live Loads	20 PSF
	Future Solar Panels	4 PSF
	Designed for drifting snow in accordance with ASCE 7-16	
	Importance Factor = 1.0	
Floor Live Loads:	Office	50 PSF
	- Partition Loads	15 PSF
	Light Storage	125 PSF
	Mechanical	125 PSF
Wind Design:	Basic Wind Speed	100 MPH
	Exposure	C
Seismic Design:	Site Class	C
	Seismic Deesign Category	C
	Importance Factor	1.0

SERVICEABILITY LIMITS

Roof:	Total Load Deflection Limit	L/180
	Live Load Deflection Limit	L/240
Floor:	Total Load Deflection Limit	L/240
	Live Load Deflection Limit	L/360
	Frost Depth	24 inches

MATERIAL SPECIFICATIONS

Concrete Strengths (at 28 days):	Footings and Foundations	3,000 PSI
	Interior Slabs on Grade	3,000 PSI
	Exterior Slabs on Grade	4,500 PSI
	Slabs on Metal Deck	3,500 PSI
Structural Steel:	Wide Flange Beams	ASTM A992
	HSS Columns	ASTM A500, Grade B
	Miscellaneous Shapes and Plates	ASTM A36
	Open-Web Steel Joists	SJI – Deferred Submittal
	Metal Floor Deck	ASTM A653 – SS, G60

STRUCTURAL SYSTEM DESCRIPTIONS

The materials and structural systems for this project will combine the bests aspects of economy, quality, and constructability, while also providing flexibility to fit within the architectural concept.

Main Building Structure

The main building structure will consist of a pre-engineered metal building (PEMB). Built up steel I-shapes will create rigid frames that span across the short direction of the building and will make up the main structural elements at the walls and the roof. At the roof, light-gauge Z-purlins will span between rigid frames to support the roof deck. At the walls, light-gauge Z-girts will span between frames and will provide the framework to support the exterior wall finishes.

Lateral resistance to wind and seismic loads in the short direction of the building will be provided by a combination of the rigid frames and X-bracing at the end walls. In the long direction, lateral support will be provided by steel portal frames or by X-bracing.

It is understood that mechanical units will be placed on grade, in lieu of on the roof. It is also understood that the roof of the building will be designed to meet solar readiness requirements to support the weight of future photovoltaic systems.

Second Floor Framing

It is anticipated that the second-floor framing will consist of a concrete slab on metal deck supported by steel wide-flange framing. This will provide a well-performing floor with a solid feel, while also ensuring long-term durability. If desired, wood framing and open-web steel joist options will also be considered.

Because much of the second floor consists of office space, floor vibrations will be considered in the design of the floor structure with the goal of ensuring a comfortable work environment.

The second-floor design can be accomplished in two ways: 1) the floor can be designed to be a stand-alone structure that is separate from the PEMB; or 2) the floor can be designed to be connected to the PEMB. In either option, it is industry standard for the engineer-of-record to design the floor framing. Each option has pros and cons. If the floor is designed as a separate structure, the PEMB can be designed by the manufacturer without considering the loads of the second floor, requiring less coordination; however, a separate second floor then requires separate columns, footings, and lateral force-resisting system. In addition, care needs to be taken to ensure that a proper gap occurs between the PEMB and the second-floor framing to allow the structures to act independently. If the second floor is designed to be integral with the PEMB, then the engineer-of-record designs the floor structure and indicates the gravity and lateral loads that are required to be carried by each of the PEMB elements. This approach requires fewer columns and foundations and allows the building and second floor structure to share the same lateral system.

Close coordination is required to ensure that the PEMB and second floor elements are fabricated for a smooth construction process. These options will be discussed with the PEMB supplier at the appropriate time and we will work together to select the best solution for this project.

Bridge Crane

We understand that a bridge crane is desired in one of the shop bays. The design requirements of this system will be coordinated with the PEMB supplier for incorporation into their design. Alternatively, the engineer-of-record could design this system. We will select the path forward that best matches the capabilities of the PEMB supplier and the needs of the project.

Foundations

According to the geotechnical report prepared by Apex and dated July 25, 2025, the building can be supported on conventional, shallow foundations. Provided the recommendations within the report are followed, the report indicates that foundations can be designed using an allowable bearing pressure of 2,500 psf. Concrete pad footings will support columns. A continuous strip footing around the perimeter will support the perimeter walls. Footings will be sized based on reactions provided by the PEMB supplier and, if separated from the PEMB, the demands of the second-floor structure.

The first-floor structure will consist of a reinforced concrete slab on grade. We are anticipating a 6” slab in the shop bays and a 4” slab elsewhere.

MECHANICAL ANALYSIS

CODES AND STANDARDS

The mechanical and plumbing design will be designed, selected and installed in accordance with all applicable codes including:

- 2021 International Building Code (IBC)
- 2021 Uniform Plumbing Code (UPC)
- 2023 National Electric Code (NEC)
- 2021 Internation Fuel Gas Code (IFGC)
- 2021 Washington State Energy Code (WSEC)
- 2021 International Mechanical Code (IMC)
- Code amendments specific to the local and regional jurisdictions

PROJECT DESIGN PARAMETERS

Plumbing

The plumbing design for the building will include sanitary sewer and vent, domestic hot and cold water, and storm drainage systems along with compressed air in the shop area. The building's sanitary sewer and storm piping systems will be PVC under slab and cast iron above slab. Cast iron above slab will minimize noise when water is flowing through the piping. The vent piping will be PVC. Domestic hot and cold water lines will use type L copper tubing. Water entering the building will have a backflow prevention device to prevent contamination of the city water system. Plumbing fixtures for the building will be commercial grade products including wall hung water closets, wall hung urinals, lavatory sinks, drinking fountains, break room sinks, janitor's closet sinks, floor drains, and floor sinks. Water closets and urinals with be vitreous china in white with flush valves. Water closet/urinal flush valves and lavatory faucets will be sensor type with battery power. An electric tank type water heater will be used to provide hot water to most of plumbing fixtures in the building. The water heater system will include a recirculation pump to ensure hot water is readily available at all fixtures. Remote fixtures far away from the water heater will be served by point of use electric tank type water heaters.

In the shop, an emergency shower/eye wash unit will be provided and served with tempered water. A depression under the shower covered with a metal grate will house a floor drain to catch the shower water. A large diameter water line will be provided to fill tanks for liquid deicer mixing. Trench drains will be provided inside each rollup door. Compressed air piping will be type L copper or back steel pipe and piped throughout the shop area with multiple air drops.

Mechanical

The shop area will be conditioned with a heat pump air handling unit that sits on grade outside of the building. Overhead ductwork will distribute the heated and cooled air to the space. Minimum ventilation for the space will be provided through the air handler. A high wall exhaust fan paired with makeup air louvers will be provided for additional ventilation that will be controlled by a wall mounted timer switch.

The office portion of the building will be conditioned with a VRF system and have a dedicated outdoor air system (DOAS) to supply the ventilation air to the building to comply with the WSEC. All exhaust air from the break room, print shop, locker rooms, restrooms, and showers will be vented through the DOAS unit. The DOAS will sit outside on grade. The VRF outdoor units will be vertical condensing units that sit outside on grade. The indoor fan coil units will be ducted units located above the ceiling in multiple locations throughout the building.

CODES AND STANDARDS

Design of the electrical and low voltage systems will adhere to the following codes, standards, and guidelines as currently adopted.

- National Electric Code (NEC)
- International Building Code (IBC)
- Washington State Energy Code (WSEC)
- Washington Administrative Code (WAC)
- International Fire Code (IFC)
- National Fire Alarm and Signaling Code (NFPA 72)
- National Life Safety Code (NFPA 101)
- BICSI Standards
- ANSI/TIA/EIA Standards
- IESNA Standards

PROJECT DESIGN PARAMETERS

This narrative provides a design overview for the electrical, lighting, and low voltage systems

Electrical Service

A new underground electrical service and pad mounted utility transformer will supply the facility with 480V, 3-Phase power. Service sizing (Amps) will be determined during project design phase. Service sizing will include capacity for owner equipment and machinery, building loads including mechanical equipment, and for EV charging as required by code.

Electrical Distribution

Electrical distribution equipment including main service switchboard, transformers & panelboards will reside in a main electrical room. Additional branch circuit panelboard(s) to be provided as needed for local branch circuit distribution. Distribution equipment will include energy metering in accordance with WSEC.

Emergency Power

Life-safety and egress emergency power is anticipated to be supplied by fixture level batteries and integral equipment UPSs.

Backup Power

A portable generator connection is also planned to provide standby power to critical building loads. Sizing of generator distribution and transfer switch to be determined with owner during design by identifying critical loads. Generator will not be designed for backup of the entire facility.

PROJECT DESIGN PARAMETERS

This narrative provides a design overview for the electrical, lighting, and low voltage systems

Electrical Service

Receptacles:	Convenience receptacles will be provided throughout the facility including ground fault, tamper, and controlled receptacle types as required by code.
Equipment & Welding Outlets:	Welding receptacles or other specific equipment receptacle requirements to be provided by Owner during design.
Crane / OH Doors / Lifts / Elevator:	Power will be provided to specific equipment and systems as specified by manufacturer or equipment cut sheets.
Mechanical Equipment:	Power will be provided to mechanical equipment as specified by mechanical engineer. Mechanical equipment will utilize electric heat. No natural gas service provided.
Appliances:	Power will be provided to kitchen appliances, vending machines, ice makers, and all other plug-in style appliances as specified by manufacturer or equipment cut sheets.

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General Electrical

Raceways within the facility shall be rigid metal conduit where exposed, EMT where concealed, and Schedule 40 PVC below slab and below grade (RMC elbows required at 90-degree changes in direction).

EV Charging

Electric vehicle chargers and infrastructure for future electric vehicle chargers will be installed for employee parking in accordance with the Washington Administrative Code.

Renewable Energy (Photovoltaic)

This project does not require installation of a photovoltaic system. The building electrical room will be sized to accommodate future needs or upgrades based on current Washington State Energy Code requirements, for solar readiness requirements.

Lighting

Interior and Exterior lighting throughout will be 277V LED fixtures. Ambient lighting levels will be designed in accordance with IESNA standards based on room type, and in compliance with the WSEC for wattage allowances.

Exterior Lighting will include building mounted wall packs and canopy lighting to meet IESNA minimum guidelines for safety and security. It is assumed that existing pole lights will remain or be relocated to maintain site and parking lot coverage.

Light fixtures will be selected for specific environmental applications as required including impact rating, wet location, and high bay lighting.

Emergency egress lighting and exit signs will be provided throughout the egress path utilizing fixture level batteries.

Lighting Controls

Interior and exterior lighting controls will consist of a networked, programmable low voltage system. Control devices including occupancy sensors, vacancy sensors, wall switches, control relays, and daylighting sensors will be utilized to provide room and space level control in accordance with the Washington State Energy Code and specifically provided to meet the requirements of C406.2.4.2 Enhanced Lighting Controls.

Telecommunications

Telecommunications service will be provided to the building from the local communications utility provider. Fiber will be provided to a main server rack (MDF) in the new IT room. Server rack and equipment will be provided by owner or provided by contractor as specified by owner. IT room will be centrally located and no additional IDF cabinets are anticipated.

Horizontal cabling will be plenum rated Cat6. Wireless access points (WAPs) are anticipated and will be located throughout the facility as needed for wireless network coverage.

Audio Visual

AV design to be provided by AV vendor/contractor in accordance with owner specifications. Electrical drawings to include device locations and cable/conduit provisions as provided by AV subcontractor.

AV system to include but is not limited to displays, conference room systems, facility-wide speakers for multimedia playback and intercom/paging, and cable televisions.

Cable television service will be coordinated with local service provider, routed underground to IT room, and distributed via coaxial cable.

Access Control & Security

Access control devices and security cameras to be provided and installed by contractor in accordance with owner/ vendor specifications. Electrical drawings to include camera and access control device locations as provided by Owner and cable/conduit provisions as specified by subcontractor/vendor.

Controls

Connections to building management system to be provided for energy metering, network lighting controls, and for access control and security systems. Communications protocol and interconnection requirements to be specified by controls contractor for coordination.

Fire Alarm

Fire alarm design to be provided by fire alarm contractor including device layouts and calculations. Coffman drawings to provide fire alarm performance specifications.

BOUTEN MANAGEMENT STRATEGY

Early GMP Plan

» The design build team would look to implement 1-2 early GMP's to accelerate the project schedule. The first early GMP would be to incorporate the remainder of design, preconstruction services, and the value of the pre-engineered metal building to allow for early award of that trade partner and onboarding to finalize design. The second early GMP would potentially include the following scopes to support the early July start to align with delivery of the metal building: earthwork & utilities, structural concrete, structural steel, elevators, electrical, plumbing.

Permitting Strategy

» Phase 1/2 for shoreline permitting. The schedule is currently broken out to reflect the needed time for shoreline approval and the PEMB storage building would follow that acceptance, sitework for that phase is just shown blending w/ phase 1.

» During the pre-development meeting, pending scheduling, Bouten will inquire with the city about requirements to have a grading and foundations permit issued to support the early July start date while building permit comments and responses are finalized.

BOUTEN CONSTRUCTION COMPANY

Ben Franklin Transit

PRELIMINARY

NEW MAINTENANCE SHOP

SYSTEM SELECTOR - EXTERIOR FRAMING & CLADDING

ALSC ARCHITECTS

3/12/2026

	Example Imagery					
		Pre-engineered Metal Building (PEMB w/ Durable Wainscot)		**Steel Framed (w/ Steel Structure)**		**CMU (w/ Steel Roof & Deck)**
SYSTEM DESCRIPTION	**Exterior Wall Framing System Description**	- Concrete or masonry wainscot (up to 8') - PEMB Metal panel system (above wainscot)		6" cold formed steel studs on structural steel framing		Structural CMU partially grouted - 10" CMU - Sealed block - Insulated cores - Furred exterior for cladding and continuous insulation
	Wall finish - Interior	- Shop: Liner panel or faced insulation (white) - Support spaces: furred walls w/ gwb		- Shop: Abuse resistant GWB or plywood - Support spaces: gwb		- Exposed CMU w/ sealer - Support spaces: furred walls w/ gwb
CRITERIA / CONSIDERATIONS	**Durability & Maintenance**	- Easy to damage (4-8ft wainscot helps) - Increased maintenance - Lowest costing materials (wall & roof panels)	**GOOD**	- Lower durability than concrete, better than wood - Increased maintenance	**BETTER**	- Very durable - Easy to install and maintain	**BEST**
	Thermal Envelope Performance	- PEMB insulation system / w/ furred interiors - Compliant w/ 2021 WSEC		- Combination of in-wall batts and continuous insulation - Compliant w/ 2021 WSEC		- Insulated cells / w/ furred exteriors - Compliant w/ 2021 WSEC	
	Schedule Impacts & Install Duration	- Building pre-fabricated offsite occurring simultaneously with sitework - Erection time is reduced minimizing weather impacts	**BEST**	- Site built following completion of footings & foundations	**BETTER**	- Site built, longer install duration - Weather protection premiums in play over winter months	**GOOD**
	Other System Considerations	- Mechanical space consideration required (on grade or on mezz)					
COST ANALYSIS	**Structure Cost (Cost/SF of building area)**	$54-$62		$52-$57		$68-$73	
	Durable Wainscot 8ft AFF (Cost/SF of system area)	Pre-cast: $45-55 Site Cast: $37-45 CMU $34-40		$45-$50 (CIP concrete + furred wall)		CMU $34-40 (req'd at exterior wythe)	
	Cladding Cost (Cost/SF of system area)	Included in PEMB system costs		$22-26 (panelized EIFS)		$22-26 (panelized EIFS)	
	Roofing Cost (Cost/SF of roof area)	Included in PEMB system costs		$22-26 (60 mil TPO)		$22-26 (60 mil TPO)	
	Total System Cost (ROM)	$800,000 - $850,000	**BEST**	$1,500,000 - $1,600,000	**BETTER**	$1,650,000 - $1,750,000	**GOOD**

NOTES AND COMMENTS

- The design-build team is currently assuming a PEMB per previous conversations and end-use considerations.
- Pricing shown is direct costs only for systems elements considered and excludes indirect costs, WA State sales tax, and Owner soft costs.

Quality Management System: L-225: BFT Facilities Shop

Last Updated: 3/23/2026

Quality Without Compromise

Our standard is doing things the best they can be done. Period. Our teams pride themselves on upholding Bouten's Legacy for delivering exceptional quality and workmanship. This quality management plan is a tool for project teams to use to develop and define project specific quality measures. Each team will discuss and fill out this plan at each of the quality management milestones listed.

Procore QR Codes

PE to create and place QR codes from Procore.

Project Information

QC/QA Dashboard

Major Quality Management Areas of Risk & Focus

No.	Risk	BCC Lead	Trade Partners	Current Stage	Comments
1.					
2.					
3.					
4.					
5.					
6.					

Project Life Cycle Quality Management Milestones

CLIENT/TEAM ALIGNMENT ✓
Follow project setup checklist for QA/QC related steps in preconstruction.
Planned Date:
Completed Date:

TRANSITION TO CONSTRUCTION ✓
Follow project setup checklist for team kick-offs, lean workflow, and execution process.
Planned Date:
Completed Date:

CONSTRUCTION ✓
Follow Last Planner System® for Lean workflow and execution process.
Planned Date:
Completed Date:

MID-PROJECT CHECK IN
Mid-project QC lessons learned and meeting. No more than 30% into project.
Planned Date:
Completed Date:

PRE-CLOSEOUT
Closeout meeting to be conducted no greater than 75% complete.
Planned Date:
Completed Date:

CLOSEOUT
30-days prior to substantial completion—identify final requirements for handing over the keys
Planned Date:
Completed Date:

RETROSPECTIVE
To be held within 30 days of substantial completion
Planned Date:
Completed Date:

BouTEN Steps of Quality Management	1 CLIENT/TEAM ALIGNMENT	2 PRECONSTRUCTION	3 PROCUREMENT/ QMS PLAN	4 PRE-INSTALL	5 FIRST WORK/INSTALL	6 OBSERVATIONS & TRACKING	7 FINAL QC	8 CLOSEOUT	9 POST OCCUPANCY	10 LESSON LEARNED
QUALITY MANAGEMENT CHECKLIST	• Perform initial client interface and alignment expectations • Review and understand design team quality management approach	• Review design team expectations • Incorporate Bouten standards • Perform constructability reviews • Determine overall project approach and QMS impacts • Identify and engage proper quality consultants • Incorporate quality requirements into the construction documents • Review VDC approach and confirm QMS related steps	• Develop project specific quality plan • Hold the all project and trade partner kick-off meeting • Hold Pre-job start up meetings • AHJ project review and approach kick-off meeting • Execute submittal process • Perform mock-ups • Hold the commissioning kick-off meeting	• Create and updated pre-installation agenda's • Hold trade partner pre-installation meetings	• First work definition is viewing / observing the work immediately upon start • Complete a pre-first work huddle • Complete first work final product inspections	• Execute Bouten QC inspection process and documentation • Execute pre-cover photo and QR code observation process • Complete AHJ third party inspections	• Execute trade partner final quality check program • Identify work to complete and perform pre-punch final quality check • Execute commissioning process and scope • Complete the punch-list	• Initiate and execute the close out process • Complete closeout documents	• Post occupancy preparation and follow-up • Schedule one-year warranty walk	• Document lessons learned during the project • Schedule the project retrospective • Quality management systems follow up and best practice implementation
TOOLS / DOCUMENTATION OR REFERENCE	• Conditions of Satisfaction • Quality Control Major Areas of Focus (QMS A3)	Bouten Standards • Best Practices - Preconstruction / Constructability Review • Best Practices - Construction • Decisions Log / Betterments / Alternates • Bid Packages • QMS Workbook and A3 • Master Schedule • BIM / REVIT access • Reference QMS Best Practice documents	• Project set-up checklist • Roles and responsibilities (QMS specific) • Best practices - construction • QMS Master Inspections workbook • Procurement log (Procore functions?) • Submittal log (Procore generation) • Bouten firewall mock-up [future] • Procore meeting minute templates	• QMS Master Inspections workbook • Listing and schedule of required pre-install meetings • Procore pre-Install meeting minutes • Reference QMS Best Practice documents	• Procore inspections tool • Project schedule • Last Planner System © • Reference QMS Best Practice documents	• Procore inspection templates • Procore observations (created individually and via inspection tool) • Daily inspection logs for city inspectors. • Detailed city inspection list • Reference QMS Best Practice documents	• Procore meeting minute templates • Project schedule • Commissioning log • Best practices • Lean final quality check • Reference QMS Best Practice documents	• Procore meeting minute templates • Bouten standard closeout checklist • O&M tracking log • Commissioning log • Lean final quality check	• Warranty log • Outlook invitations	• Lessons learned log • Retrospective meeting template
TRAINING/ IMPLEMENTATION	• Training for Bouten Key Employees - to navigate process (Record All company meeting on October 6)	• Case Studies [in progress]	• Record PE training on how to set up the inspections templates	• Trade partner procore training (Use procore videos and publish to trades)	• Video of a first work install example	• Develop Procore video training for BCC/trade partners to demonstrate observation tool. • Develop Procore video training for BCC to demonstrate QR codes/inspection template tool &process.	• Procore video training for owner, architect, and trade partner to demonstrate punch list tool and observation tool		• Training for Bouten key employees - to navigate process	

SITE SPECIFIC SAFETY PLAN (SSSP) FOR USE BY BOUTEN EMPLOYEES

BOUTEN CONSTRUCTION COMPANY

This document MUST be available on the jobsite for inspection throughout the duration of the project.

Superintendent: Steve Hert	Safety Director: Weldon Barker	Project Manager: Steven Leighton	Safety Coordinator: Connor Carrington	Project No.: L-225
Cell: 509.380.7133	Cell: 509.993.0714	Cell: 509.904.7281	Cell: 509.940.7250	Project Name: BFT Facilities Shop
Email: shert@boutenconstruction.com	Email: weldonb@boutenconstruction.com	Email: sleighton@boutenconstruction.com	Email: connorc@boutenconstruction.com	Project Start Date: TBD

SAFETY RESPONSIBILITIES/STAFFING

Safety Director

1. Supports team with overall safety planning process
2. Periodic visits to project for safety inspections with on-site team
3. Involved as needed for high-risk processes/activities

Safety Coordinator

1. Supports team with day-to-day operations, as needed
2. Conducts routine safety inspections and audits for project compliance
3. Coordinates with Trade Partners on site concerning safety, as needed

On-Site Safety Supervisors

Superintendent: Steve Hert

1. Role/Responsibilities:
   a. Overall responsibility for safety on the site
   b. Fully engaged in all safety related planning
   c. Ensures project field team is operating safely at all times
   d. Supports team with safety concerns and upholds strong safety culture

Asst. Supt.: TBD

1. Role/Responsibilities:
   a. Ensures weekly safety inspections are completed
   b. Coordinates with TP's concerning their safety performance
   c. Supports Supt. with all aspects of safety/compliance

Foreman: TBD

1. Role/Responsibilities:
   a. Enforcement of safety policies/procedures throughout project
   b. Coordinates with TP to provide assistance with safety, as needed
   c. Supports Asst. Supt. and Supt. with all aspects of safety on the job

CORPORATE EXECUTIVE ENGAGEMENT

1. Project Executive to conduct periodic site visits
2. Project Executive to attend monthly safety meetings
3. Project Executive to be involved in planning of high risk work and any near misses or accident investigations that occur on the project, as well as any safety appreciation events

BOUTEN/TRADE PARTNER ENGAGEMENT

Weekly Safety Meetings

1. All Bouten/TP employees are required to attend Bouten's weekly safety meetings
2. TP's may be asked to lead or contribute to these meetings, in an effort to share relevant information and expertise related to their scope of work

Daily DIRT (pre-task planning) Meeting

1. All Bouten/TP crews will hold daily pre-shift safety huddles with their crews and complete either the Bouten DIRT cards or their own company pre-task planning forms (after approved by Bouten Director of Safety) daily throughout the project

Weekly Safety Inspections

1. All TP's will participate in weekly safety inspections conducted by Bouten, OR, do their inspections weekly and provide documentation of findings to Bouten Supt.

SCOR Program

1. Engagement in our ESRP/SCOR programs is strongly encouraged. TP's are encouraged to nominate employees of any contractor for observed safety successes

Safety Orientations

1. All Bouten/TP employees are required to attend Bouten's on-site safety orientation process PRIOR to performing any work on the site, this shall include:
   a. Watch Bouten's Safety Orientation Video
   b. Read and sign Bouten Safety Orientation Packet & Site Specific Safety Orientation documents
   c. Review and sign their company's Fall Protection Work Plan
   d. Receipt of Safety Orientation hard hat sticker General Safety Manual

DOSH COMPLIANCE AND ENGAGEMENT

1. Bouten Safety/Project Team will be responsible for compliance with company and regulatory compliance on the project and ensure project remains in a state of readiness
2. An DOSH consultation will be scheduled and executed sometime during the major construction of the project
3. Project team will notify the Safety Team immediately if DOSH visits the job for any reason, to facilitate assistance of the inspection process

SAFETY REPORTING

1. Any/all accidents and near misses that occur on the project are to be reported immediately
2. Safety inspections MUST be completed/documented each week starting at the beginning of the project and each week thereafter until the completion of the work
3. Bouten Director of Safety is responsible to report to DOSH if there is an incident warranting such reporting, per statutory requirements set forth in the WAC's

HIGH RISK ACTIVITIES

EMERGENCY RESPONSE PLAN

1. See Emergency Planning Checklist in Procore, and Bouten CMP A3 (posted in job trailer)
2. Emergency Muster Area for this project is: Just outside the Bouten job trailer, in parking lot
3. Project Site Logistics plan can be found in the Bouten job trailer and should be reviewed and updated periodically as the project progresses

SAFETY EQUIPMENT ONSITE

1. AED – Bouten job trailer
2. 1st Aid kits and air horns – Bouten job trailer and at stations around project
3. Fire extinguishers – Bouten job trailer and at stations around project
4. Fall protection – stored in Bouten shipping container and hung inside job boxes

ICRA/ILSM

1. This is a new construction build, and as such this element will be minimal, however, leading up to and during commissioning/punch list there will be certain processes we or our TP's may be in involved in that have the potential to affect the healthcare spaces after occupancy. We may also have personnel working in the live healthcare setting during this period of time. As such, the following must be observed.
   a. Ensure ends of all ductwork remain covered
   b. Ensure med. gas pipe is capped until installed
   c. Ensure there is a plan for avoiding dust migration into the ductwork system
   d. Coordinate with TP's to identify timeframes for pressure testing and pressurization of lines, to ensure non-essential personnel are not in the immediate area and spill kits, shut off valves, Shutguns, etc. are identified and readily available
   e. Verify ICRA hospital staff have been notified and involved prior to any live system tie-ins to the existing structure
2. Bouten Healthcare Best Practices shall also be followed, as well, in these instances (this and other related reference documents can be found in Procore)
3. Additional ICRA/ILSM:

The following company representatives have reviewed and approved this plan.

Weldon Barker
Safety Director (print/sign/date)

Steve Hert
Superintendent (print/sign/date)

Steven Leighton
Project Manager (print/sign/date)

Jake Closson
Project Executive (print/sign/date)

Tim Thomas
President (print/sign/date)

BOUTEN CONSTRUCTION COMPANY

SUBCONTRACTING PLAN

BEN FRANKLIN TRANSIT FACILITIES SHOP

DATED: 3/23/26

Bid Package	Description	Estimated Value*	Sub or Self-Performed	Diverse Business**	Inclusion %	Procurement (Selection Type)
	Phase 2 - Final Design & Construction					
1	Structural Concrete	TBD	Self-perform	N	TBD	Lump Sum Bid
2	Non-Structural Concrete	TBD	Sub	Y	<1%	Lump Sum Bid
3	Pre-engineered Metal Building (PEMB)	TBD	Sub	P	TBD	Lump Sum Bid
4	Structural Steel Fabricator (if applicable)	TBD	Sub	P	TBD	Lump Sum Bid
5	Structural Steel Erector (if applicable)	TBD	Sub	N	TBD	Lump Sum Bid
6	Rough Carpentry	TBD	Self-perform	N	TBD	Lump Sum Bid
7	Casework Supply	TBD	Sub	N	TBD	Lump Sum Bid
8	Casework Install	TBD	Self-perform	N	TBD	Lump Sum Bid
9	Below Grade Waterproofing	TBD	Sub	N	TBD	Lump Sum Bid
10	Specialty Doors	TBD	Sub	N	TBD	Lump Sum Bid
11	Doors, Frames, & Hardware Supply	TBD	Sub	N	TBD	Lump Sum Bid
12	Doors, Frames, & Hardware Install	TBD	Sub	N	TBD	Lump Sum Bid
13	Overhead Doors	TBD	Sub	N	TBD	Lump Sum Bid
14	Floorcoverings	TBD	Sub	N	TBD	Lump Sum Bid
15	Tiling	TBD	Sub	N	TBD	Lump Sum Bid
16	Framing & GWB	TBD	Sub	P	TBD	Lump Sum Bid
17	Painting	TBD	Sub	P	TBD	Lump Sum Bid
18	Ceilings	TBD	Sub	N	TBD	Lump Sum Bid
19	Signage	TBD	Sub	Y	<1%	Lump Sum Bid
20	Miscellaneous Specialties	TBD	Sub	Y	<1%	Lump Sum Bid
21	Lockers	TBD	Sub	Y	<1%	Lump Sum Bid
22	Foodservice Equipment/Appliances	TBD	Sub	N	TBD	Lump Sum Bid
23	Bridge Cranes	TBD	Sub	N	TBD	Lump Sum Bid
24	Elevators	TBD	Sub	N	TBD	Lump Sum Bid
25	Fire Suppression	TBD	Sub	N	TBD	Lump Sum Bid
26	Plumbing	TBD	Sub	N	TBD	Lump Sum Bid
27	HVAC	TBD	Sub	N	TBD	Lump Sum Bid
28	Electrical	TBD	Sub	N	TBD	Lump Sum Bid
29	Landscaping & Irrigation	TBD	Sub	P	TBD	Lump Sum Bid
30	Fencing	TBD	Sub	N	TBD	Lump Sum Bid
31	Asphalt/Striping	TBD	Sub	P	TBD	Lump Sum Bid
32	Earthwork	TBD	Sub	Y	8%	Lump Sum Bid
33	Testing, Adjusting, & Balancing	TBD	Sub	Y	<1%	Lump Sum Bid
34	Final Cleaning	TBD	Sub	Y	<1%	Lump Sum Bid
35	Surveying	TBD	Sub	Y	<1%	Lump Sum Bid

Notes:

** Y = Yes, Known certified businesses

P = Probable, non-certified & certified business may exist for these scopes of work within the Tri-Cities Region. Trades to be confirmed during outreach meetings

N = No known certified or non-certified DBE business. Further outreach will be completed during validation to identify potential businesses

BOUTEN CONSTRUCTION COMPANY

OWNER AND DESIGN-BUILDER SCOPE MATRIX

Ben Franklin Transit Facilities Shop

		By Design-Builder Program Area (CFCI)	By Owner Program Area (OFOI)	Notes
KEY TERMS AND DEFINITIONS				
1	CFCI: Contractor Furnished and Installed			
2	OFOI: Owner Furnished and Installed			
3	* Scopes listed apply to program area only unless noted			
DIV 01 - GENERAL REQUIREMENTS				
1	Architectural design fees	X		
2	Structural design fees	X		
3	Civil design fees	X		
4	Mechanical system design fees	X		
5	Electrical system design fees	X		
6	Landscape design consultant	X		
7	Kitchen design consultant (as applicable)	X		
8	Acoustical consultant (as applicable)	X		
9	Fire Sprinkler consultant	X		
10	Site survey	X		
11	Final Alta survey		X	
12	As-built drawings	X		
13	Archaeological surveys and consultant		X	
14	Benton County site parcel consolidation	X		Pending change order
15	Washington shrub steppe mitigation	X		Pending change order
16	Washington State Department of Ecology - Shoreline Permit	X		Pending change order
17	Washington State building permit fee	X		
18	Washington State Environmental Policy Act fees (SEPA)	X		Required for Shoreline Permit
19	City of Richland general building permit fee		X	
20	City of Richland plan review fees		X	
21	City of Richland right-of-way use permits & fees		X	
22	City of Richland traffic impact fees		X	If required
23	City of Richland sewer access charge		X	If required
24	City of Richland water access charge		X	If required
25	City of Richland sign fees		X	
26	Richland School District impact fees		X	If required
27	Benton Public Utility District engineering fees		X	
28	Benton Public Utility District connection fees		X	
29	Cascade Natural Gas connection/meter fees		X	If required
30	Pest control	X		
31	Temporary heat equipment	X		
32	Temporary electrical power and lighting system	X		
33	Utility consumption charges during construction	X		
34	Final cleaning	X		
35	Window cleaning	X		
36	Terminal cleaning/sanitizing		X	
37	Commissioning agent		X	
DIV 02 - EXISTING CONDITION				
1	Demolition	X		
2	Environmental hazard cleanup			None known
DIV 03 - CONCRETE				
1	Over-ex at structural concrete	X		
2	Saw cutting and patching required for utility connections	X		
3	Waterproofing measures (Elevator Pit)	X		
4	Large scale waterproofing measures			Excluded
DIV 04 - MASONRY				
1	No scope			
DIV 05 - METALS				
1	Misc metals support steel	X		
DIV 06 -WOOD, PLASTICS, COMPOSITES				
1	Misc rough carpentry and blocking req'd for new scope	X		
DIV 07 - THERMAL and MOISTURE PROTECTION				
1	No scope			
DIV 08 - OPENINGS (DOORS AND WINDOWS)				
1	Full glass or rapid overhead doors	X		Betterment
2	Clerestory			Betterment
DIV 09 - FINISHES				
1	No scope			

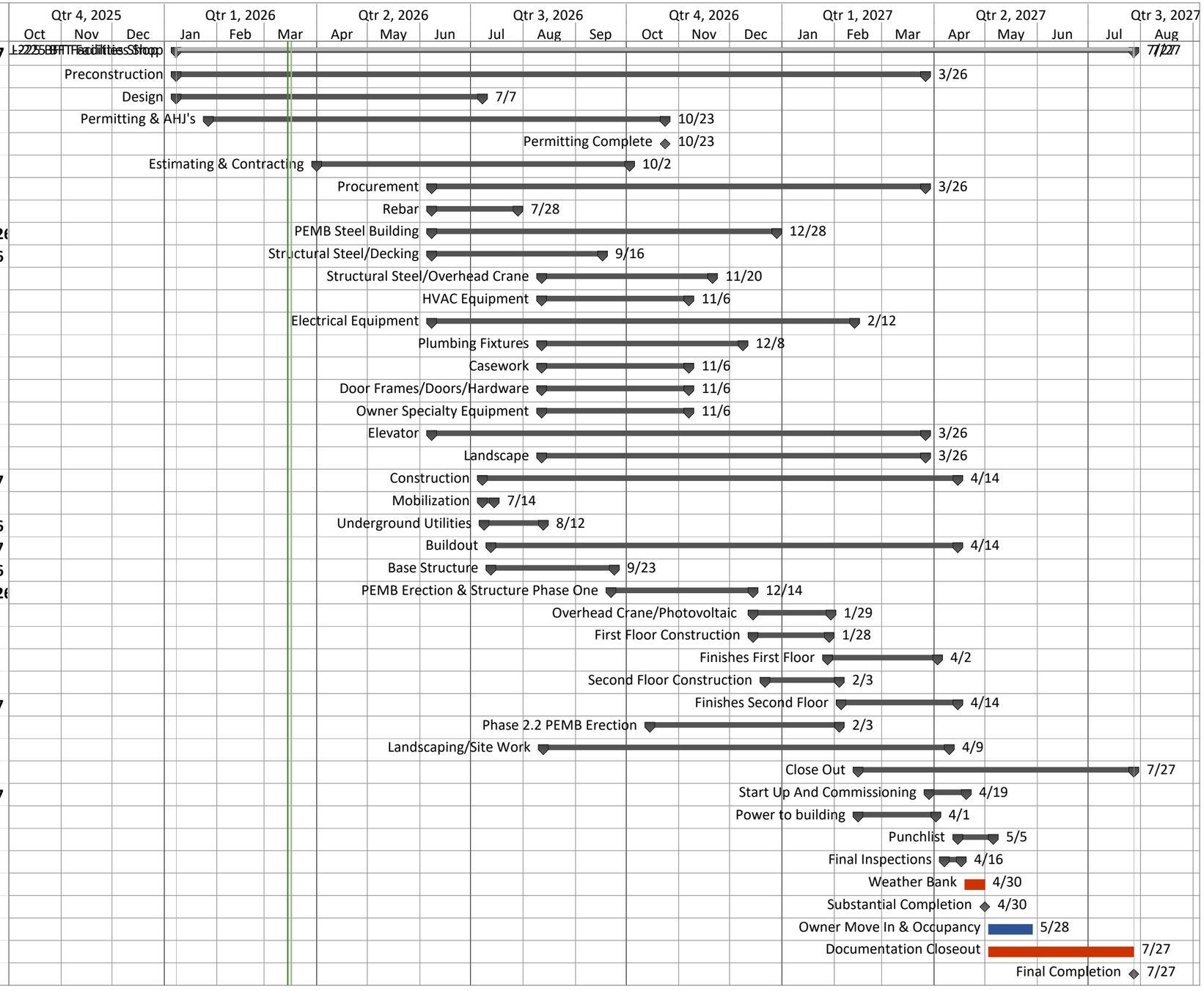
BOUTEN CONSTRUCTION COMPANY

BFT Facilities Shop

Richland, WA.

Design & Construction Schedule - Validation Report

ID	Task Name	Dur	Start	Finish
0	**L-225 BFT Facilities Shop**	392 days	Thu 1/8/26	Tue 7/27/27
1	**Preconstruction**	307 days	Thu 1/8/26	Fri 3/26/27
2	**Design**	125 days	Thu 1/8/26	Tue 7/7/26
15	**Permitting & AHJ's**	190 days	Tue 1/27/26	Fri 10/23/26
30	***Permitting Complete***	*0 days*	*Fri 10/23/26*	*Fri 10/23/26*
31	**Estimating & Contracting**	129 days	Wed 4/1/26	Fri 10/2/26
38	**Procurement**	202 days	Mon 6/8/26	Fri 3/26/27
39	**Rebar**	35 days	Mon 6/8/26	Tue 7/28/26
46	**PEMB Steel Building**	140 days	Mon 6/8/26	Mon 12/28/26
60	**Structural Steel/Decking**	70 days	Mon 6/8/26	Wed 9/16/26
66	**Structural Steel/Overhead Crane**	72 days	Wed 8/12/26	Fri 11/20/26
72	**HVAC Equipment**	62 days	Wed 8/12/26	Fri 11/6/26
78	**Electrical Equipment**	172 days	Mon 6/8/26	Fri 2/12/27
110	**Plumbing Fixtures**	82 days	Wed 8/12/26	Tue 12/8/26
116	**Casework**	62 days	Wed 8/12/26	Fri 11/6/26
122	**Door Frames/Doors/Hardware**	62 days	Wed 8/12/26	Fri 11/6/26
128	**Owner Specialty Equipment**	62 days	Wed 8/12/26	Fri 11/6/26
134	**Elevator**	202 days	Mon 6/8/26	Fri 3/26/27
140	**Landscape**	157 days	Wed 8/12/26	Fri 3/26/27
147	**Construction**	195 days	Tue 7/7/26	Wed 4/14/27
148	**Mobilization**	5 days	Tue 7/7/26	Tue 7/14/26
154	**Underground Utilities**	25 days	Thu 7/9/26	Wed 8/12/26
162	**Buildout**	192 days	Mon 7/13/26	Wed 4/14/27
163	**Base Structure**	52 days	Mon 7/13/26	Wed 9/23/26
212	**PEMB Erection & Structure Phase One**	58 days	Tue 9/22/26	Mon 12/14/26
227	**Overhead Crane/Photovoltaic**	31 days	Tue 12/15/26	Fri 1/29/27
235	**First Floor Construction**	30 days	Tue 12/15/26	Thu 1/28/27
258	**Finishes First Floor**	47 days	Thu 1/28/27	Fri 4/2/27
305	**Second Floor Construction**	29 days	Tue 12/22/26	Wed 2/3/27
328	**Finishes Second Floor**	49 days	Fri 2/5/27	Wed 4/14/27
378	**Phase 2.2 PEMB Erection**	75 days	Thu 10/15/26	Wed 2/3/27
387	**Landscaping/Site Work**	166 days	Thu 8/13/26	Fri 4/9/27
396	**Close Out**	115 days	Mon 2/15/27	Tue 7/27/27
397	**Start Up And Commissioning**	16 days	Mon 3/29/27	Mon 4/19/27
402	**Power to building**	34 days	Mon 2/15/27	Thu 4/1/27
406	**Punchlist**	15 days	Thu 4/15/27	Wed 5/5/27
411	**Final Inspections**	8 days	Wed 4/7/27	Fri 4/16/27
421	Weather Bank	10 days	Mon 4/19/27	Fri 4/30/27
422	***Substantial Completion***	*0 days*	*Fri 4/30/27*	*Fri 4/30/27*
423	Owner Move In & Occupancy	20 days	Mon 5/3/27	Fri 5/28/27
424	Documentation Closeout	60 days	Mon 5/3/27	Tue 7/27/27
425	***Final Completion***	*0 days*	*Tue 7/27/27*	*Tue 7/27/27*



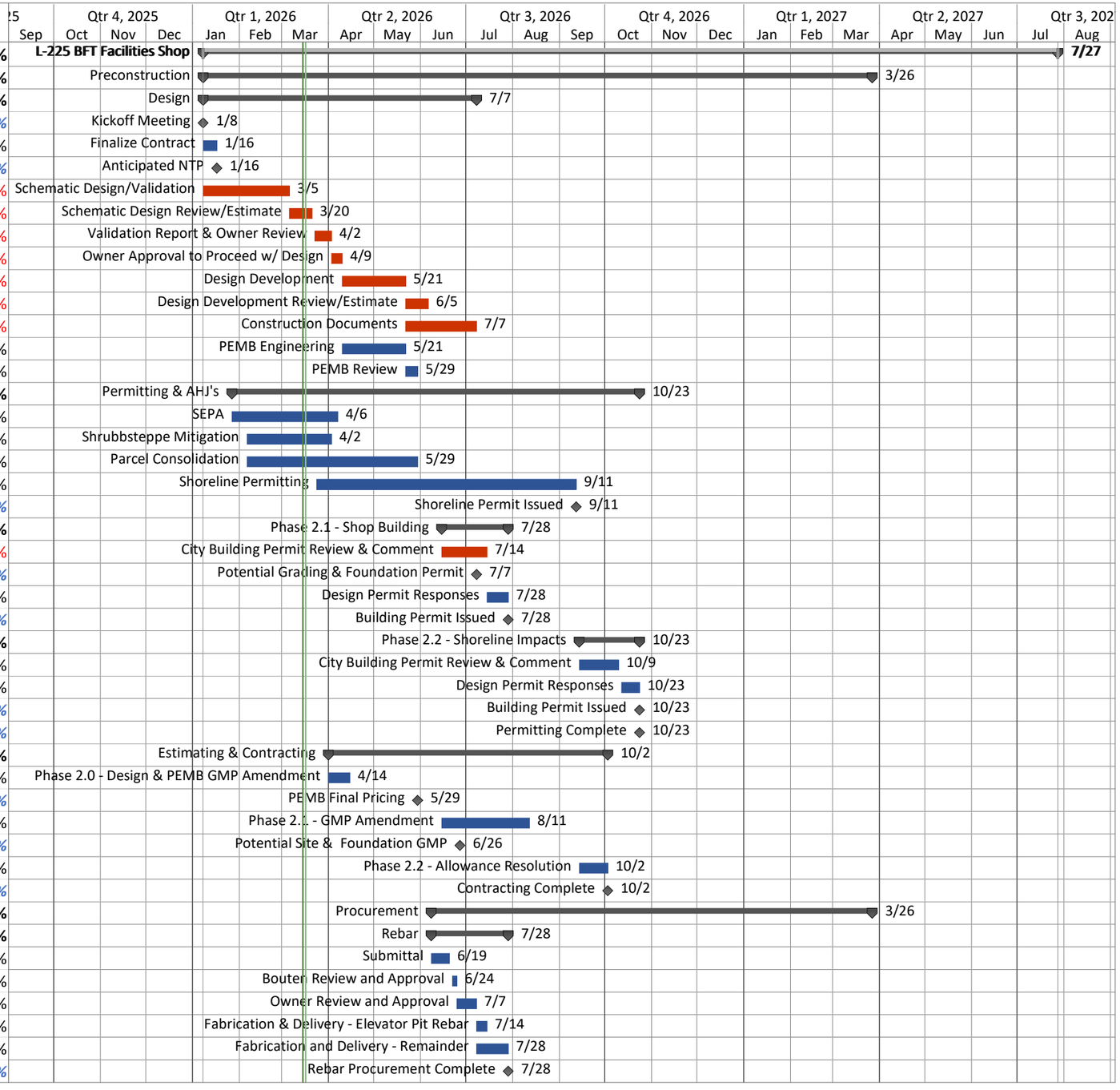
BOUTEN CONSTRUCTION COMPANY

BFT Facilities Shop

Richland, WA.

Design & Construction Schedule - Validation Report

ID	Task Name	Dur	Start	Finish	Unique ID	Free Slack	% Complete
0	**L-225 BFT Facilities Shop**	**392 day**	**Thu 1/8/26**	**Tue 7/27/27**	**0**	**0 days**	**0%**
1	**Preconstruction**	**307 days**	**Thu 1/8/26**	**Fri 3/26/27**	**677**	**0 days**	**0%**
2	**Design**	**125 days**	**Thu 1/8/26**	**Tue 7/7/26**	**678**	**0 days**	**0%**
3	***Kickoff Meeting***	***0 days***	***Thu 1/8/26***	***Thu 1/8/26***	***679***	***0 days***	***0%***
4	Finalize Contract	7 days	Thu 1/8/26	Fri 1/16/26	680	0 days	0%
5	***Anticipated NTP***	***0 days***	***Fri 1/16/26***	***Fri 1/16/26***	***683***	***0 days***	***0%***
6	Schematic Design/Validation	40 days	Thu 1/8/26	Thu 3/5/26	681	0 days	0%
7	Schematic Design Review/Estimate	11 days	Fri 3/6/26	Fri 3/20/26	682	0 days	0%
8	Validation Report & Owner Review	9 days	Mon 3/23/26	Thu 4/2/26	1158	0 days	0%
9	Owner Approval to Proceed w/ Design	5 days	Fri 4/3/26	Thu 4/9/26	1159	0 days	0%
10	Design Development	30 days	Fri 4/10/26	Thu 5/21/26	684	0 days	0%
11	Design Development Review/Estimate	10 days	Fri 5/22/26	Fri 6/5/26	686	0 days	0%
12	Construction Documents	30 days	Fri 5/22/26	Tue 7/7/26	689	0 days	0%
13	PEMB Engineering	30 days	Fri 4/10/26	Thu 5/21/26	691	0 days	0%
14	PEMB Review	5 days	Fri 5/22/26	Fri 5/29/26	978	0 days	0%
15	**Permitting & AHJ's**	**190 days**	**Tue 1/27/26**	**Fri 10/23/26**	**693**	**5 days**	**0%**
16	SEPA	50 days	Tue 1/27/26	Mon 4/6/26	979	0 days	0%
17	Shrubbsteppe Mitigation	40 days	Fri 2/6/26	Thu 4/2/26	1166	0 days	0%
18	Parcel Consolidation	80 days	Fri 2/6/26	Fri 5/29/26	1167	10 days	0%
19	Shoreline Permitting	120 days	Tue 3/24/26	Fri 9/11/26	1108	0 days	0%
20	***Shoreline Permit Issued***	***0 days***	***Fri 9/11/26***	***Fri 9/11/26***	***1107***	***0 days***	***0%***
21	**Phase 2.1 - Shop Building**	**30 days**	**Mon 6/15/26**	**Tue 7/28/26**	**1171**	**0 days**	**0%**
22	City Building Permit Review & Comm	20 days	Mon 6/15/26	Tue 7/14/26	695	0 days	0%
23	***Potential Grading & Foundation Per***	***0 days***	***Tue 7/7/26***	***Tue 7/7/26***	***1173***	***0 days***	***0%***
24	Design Permit Responses	10 days	Wed 7/15/26	Tue 7/28/26	697	0 days	0%
25	***Building Permit Issued***	***0 days***	***Tue 7/28/26***	***Tue 7/28/26***	***1165***	***62 days***	***0%***
26	**Phase 2.2 - Shoreline Impacts**	**30 days**	**Mon 9/14/26**	**Fri 10/23/26**	**1172**	**23 days**	**0%**
27	City Building Permit Review & Comm	20 days	Mon 9/14/26	Fri 10/9/26	1168	0 days	0%
28	Design Permit Responses	10 days	Mon 10/12/26	Fri 10/23/26	1169	0 days	0%
29	***Building Permit Issued***	***0 days***	***Fri 10/23/26***	***Fri 10/23/26***	***1170***	***0 days***	***0%***
30	***Permitting Complete***	***0 days***	***Fri 10/23/26***	***Fri 10/23/26***	***1164***	***0 days***	***0%***
31	**Estimating & Contracting**	**129 days**	**Wed 4/1/26**	**Fri 10/2/26**	**698**	**38 days**	**0%**
32	Phase 2.0 - Design & PEMB GMP Amen	10 days	Wed 4/1/26	Tue 4/14/26	1160	119 days	0%
33	***PEMB Final Pricing***	***0 days***	***Fri 5/29/26***	***Fri 5/29/26***	***1163***	***87 days***	***0%***
34	Phase 2.1 - GMP Amendment	40 days	Mon 6/15/26	Tue 8/11/26	699	0 days	0%
35	***Potential Site & Foundation GMP***	***0 days***	***Fri 6/26/26***	***Fri 6/26/26***	***1174***	***67 days***	***0%***
36	Phase 2.2 - Allowance Resolution	15 days	Mon 9/14/26	Fri 10/2/26	1162	0 days	0%
37	***Contracting Complete***	***0 days***	***Fri 10/2/26***	***Fri 10/2/26***	***1161***	***15 days***	***0%***
38	**Procurement**	**202 days**	**Mon 6/8/26**	**Fri 3/26/27**	**707**	**0 days**	**0%**
39	**Rebar**	**35 days**	**Mon 6/8/26**	**Tue 7/28/26**	**1080**	**22 days**	**0%**
40	Submittal	10 days	Mon 6/8/26	Fri 6/19/26	1079	0 days	0%
41	Bouten Review and Approval	3 days	Mon 6/22/26	Wed 6/24/26	1078	0 days	0%
42	Owner Review and Approval	7 days	Thu 6/25/26	Tue 7/7/26	1077	0 days	0%
43	Fabrication & Delivery - Elevator Pit I	5 days	Wed 7/8/26	Tue 7/14/26	1175	0 days	0%
44	Fabrication and Delivery - Remainde	15 days	Wed 7/8/26	Tue 7/28/26	1076	0 days	0%
45	***Rebar Procurement Complete***	***0 days***	***Tue 7/28/26***	***Tue 7/28/26***	***1132***	***167 days***	***0%***



APPENDIX A

Estimate

» The initial validation floor plan incorporated additional owner-requested scope, including a print shop, an expanded training room, and additional offices—partially leveraging the efficiencies of a rectangular building configuration. The validation estimate reflects this increased program in a subtotal line, resulting in a total cost that exceeds the owner's available budget.

» To realign the project with the budget, the design-build team has identified accepted alternates, including a 2,500 SF reduction in floor area, removal of the PV system due to the building now falling below 10,000 SF, and substitution of a more cost-effective wall finish in wet areas. Together, these adjustments bring the project back within the owner's available budget and is shown in the final validation floor plan that will undergo further review process with the owner.

March 24, 2026 | Total Building Area (SF): | 14,943

DESCRIPTION		UNIT	TOTAL
01 00 00 GENERAL REQUIREMENTS		$57.83	$864,171
02 00 00 EXISTING CONDITIONS		$1.05	$15,716
03 00 00 CONCRETE		$40.07	$598,798
05 00 00 METALS		$60.51	$904,197
06 00 00 WOOD, PLASTICS, AND COMPOSITES		$4.03	$60,194
07 00 00 THERMAL AND MOISTURE PROTECTION		$1.09	$16,330
08 00 00 OPENINGS		$14.40	$215,123
09 00 00 FINISHES		$58.91	$880,298
10 00 00 SPECIALTIES		$4.95	$73,970
11 00 00 EQUIPMENT		$5.63	$84,172
12 00 00 FURNISHINGS		$12.20	$182,240
14 00 00 CONVEYING EQUIPMENT		$9.00	$134,480
21 00 00 FIRE SUPPRESSION		$3.51	$52,488
22 00 00 PLUMBING		$9.20	$137,425
23 00 00 HEATING, VENTILATING, AND AIR CONDITIONING (HVAC)		$27.75	$414,658
26 00 00 ELECTRICAL		$31.05	$464,000
27 00 00 COMMUNICATIONS		$2.01	$30,000
28 00 00 ELECTRONIC SAFETY AND SECURITY		$5.09	$76,000
31 00 00 EARTHWORK		$21.45	$320,522
32 00 00 EXTERIOR IMPROVEMENTS		$29.53	$441,263
33 00 00 UTILITIES		$13.26	$198,150
99 00 00 ALLOWANCES		$4.29	$64,044
Direct Price		**$416.80**	**$6,228,239**
Phase 1 - Validation Precon		$8.04	$120,143
Preconstruction Services		$4.92	$73,582
Design Services		$38.14	$570,000
Construction Contingency	4.00%	$16.67	$249,130
Design & Estimating Contingency	5.00%	$24.23	$362,055
Fee	4.00%	$16.67	$249,130
General Liability Insurance	1.00%	$4.17	$62,282
Builder's Risk Insurance	0.75%	$3.97	$59,359
Bonds	1.00%	$5.34	$79,739
B&O Tax	0.47%	$2.54	$37,933
Indirect Price		**$124.70**	**$1,863,352**
Total Price Without WSST		**$541.50**	**$8,091,591**
WSST	8.7%	$47.11	$703,968.41
Total Price With WSST		**$588.607**	**$8,795,559.35**

ALTERNATE DESCRIPTION (WITH WSST)	UNIT	TOTAL
FRP in Restroom/Lockers	($1.11)	($16,537)
Reduce Floor Plan by 2,500sf	($66.88)	($999,349)
Remove Solar PV System	($3.36)	($50,147)
Alternates Total Price	**($71.34)**	**($1,066,033)**
Project Total Price w/ Alternates & WSST	**$517.26**	**$7,729,526.35**

01 00 00 GENERAL REQUIREMENTS				
	01 00 00 GENERAL REQUIREMENTS			
013100.0150	Project Executive	43.00 wk	$421.58	$18,128
013100.0220	Project Manager	45.00 wk	$2,782.00	$125,190
013100.0310	Safety Coordinator	43.00 wk	$720.00	$30,960
013100.0400	Warehouse Labor	43.00 wk	$209.72	$9,018
013100.0500	Project Engineer	43.00 wk	$1,660.00	$71,380
013100.0550	Quality Management Specialist	43.00 wk	$494.34	$21,257
013100.0600	General Superintendent	43.00 wk	$331.70	$14,263
013100.0620	Superintendent	43.00 wk	$5,754.29	$247,434
013100.0680	Carpenter Foreman (Premium)	43.00 wk	$520.00	$22,360
013529.0000	Job Site Safety Supplies/PPE	43.00 wk	$200.00	$8,600
013529.0900	Drug Testing	12.00 ea	$50.00	$600
015133.0050	Temporary Jobsite Internet - Service Provider Charges	11.00 mo	$150.00	$1,650
015136.0150	Temporary Water - Construction Tap/Meter	3.00 ea	$900.00	$2,700
015213.0010	IT Equipment	11.00 mo	$125.00	$1,375
015213.0015	Cellular Phones	11.00 mo	$190.00	$2,090
015213.0072	Jobsite Office - Delivery/Setup	1.00 ls	$10,000.00	$10,000
015213.0072	Jobsite Office - Modular/Trailer Rental	11.00 mo	$2,500.00	$27,500
015213.0082	Crew Shack - Modular/Trailer Rental	11.00 wk	$468.80	$5,157
015213.0090	Storage Container Rental, Q4	43.00 mo	$68.80	$2,958
015213.0110	Printing	1.00 ls	$5,000.00	$5,000
015213.0120	Project Software	1.00 ls	$35,000.00	$35,000
015213.0140	Office Supplies	11.00 mo	$100.00	$1,100
015213.0150	Office Equipment - Copy/Print/Fax	11.00 mo	$321.60	$3,538
015216.0000	Safety Tools & Equipment	43.00 wk	$200.00	$8,600
015216.0040	Safety/First Aid Supplies	43.00 wk	$125.00	$5,375
015219.0030	Temporary Sanitary Service, Q5	55.00 rent-mo	$120.00	$6,600
015416.0200	Forklift - Rental	11.00 mo	$3,500.00	$38,500
015623.0000	Temporary Barricades/Traffic Control Plan	1.00 ls	$10,000.00	$10,000
015626.0000	Fence Wrap (Factor 50% of Length)	2,400.00 sf	$2.00	$4,800
015626.0000	Temporary Fencing & Gates	800.00 lf	$6.50	$5,200
015626.0100	Maintain Temporary Fencing	43.00 wk	$143.18	$6,157
015719.0000	Temporary Fire Extinguishers	8.00 ea	$300.00	$2,400
015813.0000	Job Signs & Info Boards	2.00 ea	$1,265.44	$2,531
017329.0300	Equipment Repair & Maintenance	43.00 wk	$50.00	$2,150
017329.0500	Consumables	43.00 wk	$250.00	$10,750
017329.0600	Superintendent Truck	11.00 mo	$3,644.00	$40,084
017413.0070	Progress Cleaning	43.00 wk	$508.16	$21,851
017719.0010	Bouten De-Mobilization	1.00 ea	$4,581.60	$4,582
017719.0020	Bouten Mobilization	1.00 ea	$13,081.60	$13,082
017800.0010	O&M Manuals	1.00 ls	$580.00	$580
017836.0000	Warranty Administration	1.00 ls	$12,673.00	$12,673
017839.0000	As-Builts	1.00 ls	$1,000.00	$1,000
	TOTAL: 01 00 00 GENERAL REQUIREMENTS			**$864,171**
TOTAL: 01 00 00 GENERAL REQUIREMENTS				**$864,171**
02 00 00 EXISTING CONDITIONS				
	02 00 00 EXISTING CONDITIONS			
022100.1000	Survey - BCC	96.00 hour	$163.71	$15,716
	TOTAL: 02 00 00 EXISTING CONDITIONS			**$15,716**
TOTAL: 02 00 00 EXISTING CONDITIONS				**$15,716**
03 00 00 CONCRETE				
	03 00 00 CONCRETE			
012100.0010	Maintenance Facility Concrete Complete	7,776.00 sf	$54.34	$422,548

March 24, 2026 Total Building Area (SF): 14,943

DESCRIPTION	QUANTITY	UNIT	TOTAL
012100.0010 Storage Facility Concrete Complete	3,000.00 sf	$58.75	$176,250
TOTAL: 03 00 00 CONCRETE			**$598,798**
TOTAL: 03 00 00 CONCRETE			**$598,798**
05 00 00 METALS			
05 00 00 METALS			
055000.0200 Misc Steel - Office Stairs	1.00 ls	$32,000.00	$32,000
055000.0200 Misc Steel - Shop Stairs	1.00 ls	$13,000.00	$13,000
055000.0200 Structural Steel -Mezzanine (Assumes 8lbs per sf for 4685sf)	18.70 tons	$5,800.00	$108,460
055100.0100 Pre Engineered Metal Building Maintenance Facility (PEMB) (G2)	11,664.00 sf	$47.15	$549,953
055100.0100 Pre Engineered Metal Building Storage Facility (PEMB) (G2)	3,000.00 sf	$55.14	$165,420
055200.0200 Steel Support for overhead Crane (2 ton)	1.00 ls	$35,364.00	$35,364
TOTAL: 05 00 00 METALS			**$904,197**
TOTAL: 05 00 00 METALS			**$904,197**
06 00 00 WOOD, PLASTICS, AND COMPOSITES			
06 00 00 WOOD, PLASTICS, AND COMPOSITES			
013100.0680 Carpenter Foreman - Rough Carpentry	2.00 wk	$3,124.40	$6,249
015623.0100 Temporary Handrails (Wood) - Misc	40.00 lf	$17.24	$690
017123.0000 Layout - Rough Carpentry	2.00 wk	$3,300.00	$6,600
061100.0300 Miscellaneous Rough Carpentry/Wood Blocking	11,664.00 sf	$4.00	$46,656
TOTAL: 06 00 00 WOOD, PLASTICS, AND COMPOSITES			**$60,194**
TOTAL: 06 00 00 WOOD, PLASTICS, AND COMPOSITES			**$60,194**
07 00 00 THERMAL AND MOISTURE PROTECTION			
07 00 00 THERMAL AND MOISTURE PROTECTION			
078400.0100 Firestopping & Safing	11,664.00 sf	$0.50	$5,832
079200.0140 Joint Sealants - Interiors	11,664.00 sf	$0.30	$3,499
079200.0160 Joint Sealant - Exterior	11,664.00 sf	$0.60	$6,998
TOTAL: 07 00 00 THERMAL AND MOISTURE PROTECTION			**$16,330**
TOTAL: 07 00 00 THERMAL AND MOISTURE PROTECTION			**$16,330**
08 00 00 OPENINGS			
08 00 00 OPENINGS			
081100.0000 Doors, Frames, & Hardware Install (Interior)	26.00 unit	$449.12	$11,677
081100.0000 Doors, Frames, & Hardware Supply (Interior)	26.00 unit	$2,400.00	$62,400
081100.0220 Doors, Frames, & Hardware Install (Exterior)	6.00 opng	$2,686.58	$16,119
081100.0220 Doors, Frames, & Hardware Supply (Exterior)	6.00 opng	$2,300.00	$13,800
081100.0220 Overhead Garage Door	3.00 opng	$22,000.00	$66,000
081100.0220 Tool counter Overhead door	1.00 opng	$7,000.00	$7,000
083100.0360 Access Doors F&I - BCC	7.00 ea	$189.43	$1,326
084113.0055 Storefront Door	2.00 ea	$5,000.00	$10,000
084300.0080 Storefront Glazing System	268.00 sf	$100.00	$26,800
TOTAL: 08 00 00 OPENINGS			**$215,123**
TOTAL: 08 00 00 OPENINGS			**$215,123**
09 00 00 FINISHES			
09 00 00 FINISHES			
015600.0110 Temp Protection - Finishes	1.00 ls	$8,154.40	$8,154
092900.0030 Drywall - Framing and Insulation (PCI/DWI)	23,416.00 sf	$24.82	$581,075
095400.0070 ACT	9,433.00 sf	$12.00	$113,196
096500.0080 Flooring - LVT	4,746.00 sf	$12.50	$59,325
096800.0060 Flooring - Carpet Tile	4,000.00 sf	$8.50	$34,000
096800.0060 Flooring - Sealed Concrete	2,918.00 sf	$2.25	$6,566
096800.0060 Wall Tile - Wet Wall in Restroom up to 6'	1,000.00 sf	$24.00	$24,000
099123.0010 Painting	23,416.00 sf	$2.25	$52,686
124800.0040 Entry Floor Mats (Carpet tile)	108.00 sf	$12.00	$1,296

DESCRIPTION		QUANTITY	UNIT	TOTAL
TOTAL: 09 00 00 FINISHES				**$880,298**
TOTAL: 09 00 00 FINISHES				**$880,298**
10 00 00 SPECIALTIES				
10 00 00 SPECIALTIES				
088300.0020	Mirrors F&I - Public Restrooms	6.00 ea	$350.00	$2,100
102800.0030	Bathroom Wall Partitions	6.00 ea	$2,500.00	$15,000
102800.0030	Corner Guards (Stainless)	20.00 ea	$150.00	$3,000
102800.0030	Toilet/Bath Accessories Install (BCC)	18.00 ea	$95.15	$1,713
102800.0030	Toilet/Bath Accessories Supply	18.00 ea	$218.28	$3,929
102800.0030	Wall Protection FRP	870.00 sf	$8.00	$6,960
104400.0070	FE cabinet and 5lb FE F&I	4.00 ea	$417.13	$1,669
104400.0070	Lockers - Metal	33.00 ea	$1,200.00	$39,600
TOTAL: 10 00 00 SPECIALTIES				**$73,970**
TOTAL: 10 00 00 SPECIALTIES				**$73,970**
11 00 00 EQUIPMENT				
11 00 00 EQUIPMENT				
111100.0180	Electric Vehicle Charging Stations	2.00 ea	$7,500.00	$15,000
113013.0140	Residential Appliance Install	3.00 unit	$557.44	$1,672
113013.0140	Residential Appliances Supply	3.00 ea	$1,500.00	$4,500
113013.0150	Fall Protection (davit)	1.00 ls	$12,000.00	$12,000
113013.0150	Overhead Crane (2 Ton)	1.00 ls	$51,000.00	$51,000
TOTAL: 11 00 00 EQUIPMENT				**$84,172**
TOTAL: 11 00 00 EQUIPMENT				**$84,172**
12 00 00 FURNISHINGS				
12 00 00 FURNISHINGS				
122100.0040	Window Blinds F&I (Manual Roller Shades)	20.00 unit	$700.00	$14,000
123200.0010	Casework	196.00 lf	$450.00	$88,200
123661.0020	Countertop (Solid Surface)	392.00 sf	$120.00	$47,040
123661.0020	Storage Racks	22.00 ea	$1,500.00	$33,000
TOTAL: 12 00 00 FURNISHINGS				**$182,240**
TOTAL: 12 00 00 FURNISHINGS				**$182,240**
14 00 00 CONVEYING EQUIPMENT				
14 00 00 CONVEYING EQUIPMENT				
015423.0000	Temporary Scaffolding - Elevator Work Platform	1.00 ls	$6,500.00	$6,500
017719.0010	Additional Mobilizations - Elevator	1.00 ea	$7,500.00	$7,500
118200.0040	Conventional Hole-less Hydraulic Elevator, 2,500lb 90FPM (TKE)	1.00 ls	$120,480.00	$120,480
TOTAL: 14 00 00 CONVEYING EQUIPMENT				**$134,480**
TOTAL: 14 00 00 CONVEYING EQUIPMENT				**$134,480**
21 00 00 FIRE SUPPRESSION				
21 00 00 FIRE SUPPRESSION				
211300.0270	Fire-Suppression Sprinkler Systems	11,664.00 sf	$4.50	$52,488
TOTAL: 21 00 00 FIRE SUPPRESSION				**$52,488**
TOTAL: 21 00 00 FIRE SUPPRESSION				**$52,488**
22 00 00 PLUMBING				
22 00 00 PLUMBING				
220500.0380	Plumbing (JRT)	1.00 ls	$101,425.00	$101,425
220500.0381	Shop Plumbing	2,751.00 sf	$13.09	$36,000
TOTAL: 22 00 00 PLUMBING				**$137,425**
TOTAL: 22 00 00 PLUMBING				**$137,425**
23 00 00 HEATING, VENTILATING, AND AIR CONDITIONING (HVAC)				

March 24, 2026 Total Building Area (SF): 14,943

DESCRIPTION	QUANTITY	UNIT	TOTAL
23 00 00 HEATING, VENTILATING, AND AIR CONDITIONING (HVAC)			
230500.0231 HVAC (JRT)	1.00 ls	$409,658.00	$409,658
230800.0020 Test & Balance	1.00 ls	$5,000.00	$5,000
TOTAL: 23 00 00 HEATING, VENTILATING, AND AIR CONDITIONING (HVAC)			**$414,658**
TOTAL: 23 00 00 HEATING, VENTILATING, AND AIR CONDITIONING (HVAC)			**$414,658**
26 00 00 ELECTRICAL			
26 00 00 ELECTRICAL			
260500.0081 Electrical - PV System (15kW)	1.00 ls	$45,000.00	$45,000
260500.0081 Electrical Phase 1 - Sierra	1.00 ls	$294,000.00	$294,000
260500.0081 Electrical Phase 2 - Sierra	1.00 ls	$75,000.00	$75,000
265600.0030 Exterior Lighting Phase 1	1.00 incl	$30,000.00	$30,000
265600.0030 Exterior Lighting Phase 2	1.00 incl	$20,000.00	$20,000
TOTAL: 26 00 00 ELECTRICAL			**$464,000**
TOTAL: 26 00 00 ELECTRICAL			**$464,000**
27 00 00 COMMUNICATIONS			
27 00 00 COMMUNICATIONS			
271300.0330 Communications Structured Cabling	1.00 ls	$30,000.00	$30,000
TOTAL: 27 00 00 COMMUNICATIONS			**$30,000**
TOTAL: 27 00 00 COMMUNICATIONS			**$30,000**
28 00 00 ELECTRONIC SAFETY AND SECURITY			
28 00 00 ELECTRONIC SAFETY AND SECURITY			
281500.0090 Access Control	1.00 ls	$22,000.00	$22,000
282100.0030 CCTV	1.00 ls	$28,000.00	$28,000
284600.0010 Fire/Smoke Detection and Alarm	1.00 ls	$26,000.00	$26,000
TOTAL: 28 00 00 ELECTRONIC SAFETY AND SECURITY			**$76,000**
TOTAL: 28 00 00 ELECTRONIC SAFETY AND SECURITY			**$76,000**
31 00 00 EARTHWORK			
31 00 00 EARTHWORK			
024113.0100 Mobilization Phase 1	1.00 ls	$5,000.00	$5,000
024113.0100 Mobilization Phase 2	1.00 ls	$5,000.00	$5,000
024113.0100 Site Demo - Horizontal Elements Phase 1	660.00 sf	$1.50	$990
024113.0100 Site Demo - Horizontal Elements Phase 2	294.00 sf	$1.50	$441
024119.1497 Sawcut for Site Demo- Subcontract (per day) Phase 1	6.00 mob	$50.00	$300
024119.1497 Sawcut for Site Demo- Subcontract (per day) Phase 2	4.00 mob	$50.00	$200
311100.0080 Clearing and Grubbing Phase 1	34,248.00 sf	$0.72	$24,555
311100.0080 Clearing and Grubbing Phase 2	21,568.00 sf	$0.72	$15,464
312213.0040 Site Grading Phase 1	34,248.00 sf	$0.18	$6,285
312213.0040 Site Grading Phase 2	21,568.00 sf	$0.18	$3,958
312216.0010 Fine Grade - Slabs	7,776.00 sf	$0.98	$7,620
312219.0050 Finish Grading - Parking Lots Phase 1	17,573.00 sf	$0.85	$14,937
312219.0050 Finish Grading - Parking Lots Phase 2	16,103.00 sf	$0.85	$13,688
312219.0050 Finish Grading - Sidewalks	4,749.00 sf	$7.95	$37,755
312316.1600 Over-Excavation & Backfill - 2 ft over-ex	7,776.00 sf	$12.50	$97,200
312316.1600 Structural Excavation & Backfill Phase 1	288.00 cy	$9.50	$2,736
312316.1600 Structural Excavation & Backfill Phase 2	115.00 cy	$9.50	$1,093
312333.0010 Trenching and Backfilling - Sanitary Sewerage Utilities	50.00 lf	$1,000.00	$50,000
312333.0010 Trenching and Backfilling - Site Electrical Phase 1	100.00 lf	$20.00	$2,000
312333.0010 Trenching and Backfilling - Site Electrical Phase 2	90.00 lf	$26.00	$2,340
312333.0010 Trenching and Backfilling - Storm Utilities Phase 1	1.00 lf	$450.00	$450
312333.0010 Trenching and Backfilling - Storm Utilities Phase 2	1.00 lf	$200.00	$200
312333.0010 Trenching and Backfilling - Water Utilities	50.00 lf	$20.00	$1,000
312500.0070 Dust & Erosion Control Phase 1	34,248.00 sf	$0.02	$714
312500.0070 Dust & Erosion Control Phase 2	21,568.00 sf	$0.02	$449

March 24, 2026 Total Building Area (SF): 14,943

DESCRIPTION	QUANTITY	UNIT	TOTAL
321100.0110 Aggregate Base Courses - Building Phase 1	288.00 cy	$35.33	$10,176
321100.0110 Aggregate Base Courses - Building Phase 2	115.00 cy	$35.33	$4,063
321100.0110 Aggregate Base Courses - Parking Lots Phase 1	108.00 cy	$35.00	$3,780
321100.0110 Aggregate Base Courses - Parking Lots Phase 2	96.00 cy	$35.00	$3,360
321100.0110 Aggregate Base Courses - Pedestrian Surfaces	1.00 cy	$4,770.00	$4,770
TOTAL: 31 00 00 EARTHWORK			**$320,522**
TOTAL: 31 00 00 EARTHWORK			**$320,522**
32 00 00 EXTERIOR IMPROVEMENTS			
32 00 00 EXTERIOR IMPROVEMENTS			
321200.0130 Asphalt Paving Phase 1	17,573.00 sf	$5.25	$92,258
321200.0130 Asphalt Paving Phase 2	21,199.00 sf	$5.25	$111,295
321600.0211 Site Concrete Mobilization Phase 1	2.00 ea	$2,233.33	$4,467
321600.0211 Site Concrete Mobilization Phase 2	1.00 ea	$2,233.33	$2,233
321600.0212 Sewer Connection cut / patch back	1,000.00 sf	$23.50	$23,500
321600.0212 Site Concrete Phase 1	4,299.00 sf	$15.50	$66,635
321600.0212 Site Concrete Phase 2	450.00 sf	$15.50	$6,975
321600.0307 Curb & Gutter Phase 1	760.00 lf	$27.00	$20,520
321600.0307 Curb & Gutter Phase 2	90.00 lf	$27.00	$2,430
321700.0010 Pavement Marking/Striping	1.00 ls	$7,500.00	$7,500
329300.0160 6' Chain-link Fence Phase 1	376.00 lf	$50.00	$18,800
329300.0160 6' Chain-link Fence Phase 2	435.00 lf	$50.00	$21,750
329300.0160 Landscaping Phase 1	3,000.00 sf	$17.00	$51,000
329300.0160 Landscaping Phase 2	700.00 sf	$17.00	$11,900
TOTAL: 32 00 00 EXTERIOR IMPROVEMENTS			**$441,263**
TOTAL: 32 00 00 EXTERIOR IMPROVEMENTS			**$441,263**
33 00 00 UTILITIES			
33 00 00 UTILITIES			
331400.0150 Water Utilities	1.00 ls	$66,000.00	$66,000
333100.0100 Sanitary Sewer	1.00 ls	$15,000.00	$15,000
333200.0400 Sanitary Sewerage Lift Station	1.00 ls	$50,000.00	$50,000
333200.0500 Connect to Existing Sewer	530.00 lf	$30.00	$15,900
334100.0100 Foundation Drainage	1,250.00 lf	$15.00	$18,750
334200.0100 Storm Sewer	1.00 ls	$32,500.00	$32,500
TOTAL: 33 00 00 UTILITIES			**$198,150**
TOTAL: 33 00 00 UTILITIES			**$198,150**
99 00 00 ALLOWANCES			
99 00 00 ALLOWANCES			
012100.0001 Allowance 01 - Adverse Weather Conditions	1.00 ls	$29,329.00	$29,329
012100.0002 Allowance 02 - Final Cleaning	11,664.00 sf	$0.58	$6,765
012100.0003 Allowance 03 - Dump Fees	43.00 wk	$650.00	$27,950
TOTAL: 99 00 00 ALLOWANCES			**$64,044**
TOTAL: 99 00 00 ALLOWANCES			**$64,044**

NOTES

1 Includes full time, onsite Bouten supervision and part time project management.
2 Includes PEMB design and construction.
3 Includes 4' over-ex at foundations.
4 Includes sewer lift station and pressure main tie-in to existing man-hole by Ops Building.
5 Includes fiber extension from the Ops Building to be in the same trench as the sewer line extension.
6 Includes (2) EV chargers and infrastructure for future.
7 Includes waterproofing at elevator shaft but no special accommodations for remainder of building.
8 Includes change in grades at property lines to be sloped and covered in rock mulch in lieu of retaining wall.
9 Includes 2,500 CY of soil export.
10 Includes Level 2 framing to be separate structural steel frame and not integral to PEMB structure.
11 Includes 2 ton overhead crane and support steel.
12 Includes overhead doors with single row of glazing, see add alternate for full glazing at overhead doors.
13 Includes sealed concrete flooring at bathroom and locker rooms, tile or other to be carried as a betterment.
14 Inlcudes tile wall protection at wet walls up to 6ft.
15 Includes davits at roof for tie-off of maintenance personnel, no lifelines or other fall protection has been included.
16 Includes standard fire sprinklers throughout building for fire suppression, no special measures at IT room or other.
17 Irrigation and controls to be extension of existing system, no new service.
18 Design services include provisions for parcel consolidation, shrub steppe mitigation, and shoreline permitting.

ASSUMPTIONS

1 This Validation estimate is based upon site concept drawings, level 1&2 floor plans as well as Civil, MEP and Architectural narratives from ALSC Architects and subconsultants.
2 Construction duration is 43 weeks.
3 Includes the following phasing: Phase 1 Main Building, Phase 2 Shoreline Impacts.
4 This proposal is based on normal working hours, Mon-Fri 7:00am - 3:30pm.
5 Current market conditions are extremely volatile in both pricing and availability of materials. Substitution of materials may be required to meet the project schedule. Any overruns of cost or schedule due to market escalation, actual or threatened changes to taxes and escalation, or other scarcity will be added to the Guaranteed Maximum Price via Change Order.
6 Owner understands and agrees that the project schedule contains no days for anticipated delays resulting from changes in international trade regulations and disruptions arising therefrom due to the uncertain and fluid nature of the project schedule. In the event of delays arising out of or related to international trade disruptions including but not limited to Government directives related thereto, Construction Manager shall be entitled to an equitable extension of the Contract Time and an increase in the Guaranteed Maximum Price.

ALTERNATES

ITEM	DESCRIPTION	TYPE		COST	STATUS
1	Pricing to take tile wall protection up to ceiling.	Add	$	10,261	Pending
2	FRP In Restrooms/Lockers	Deduct	$	(16,537)	Accepted
3	Reduce Casework/Countertop Scope	Deduct	$	(37,000)	Pending
4	Storage Shelving as OFOI	Deduct	$	(40,000)	Pending
5	Reduce Storefront Glazing by 50%	Deduct	$	(16,000)	Pending
6	Reduce Floor Plan by 2,500sf	Deduct	$	(999,349)	Accepted
7	Remove Employee Patio	Deduct	$	(16,380)	Pending
8	Remove Shop Heating & Cooling	Deduct	$	(85,280)	Pending
9	Remove Solar PV System	Deduct	$	(54,510)	Accepted
10	Provide Welding Hood in Shop	Add	$	12,231	Pending
11	Provide Yard Entry Gate	Add	$	3,000	Pending
12	Provide Clerestory/Skylgihts	Add	$	42,811	Pending
13	Provide Overhead Door Glazing	Add	$	55,043	Pending
14	Patio Cover Lean To	Add	$	53,000	Pending

EXCLUSIONS

1 Owner contingency
2 Testing and inspection fees
3 Good Faith survey and HAZ MAT abatement
4 Cultural findings and observations
5 Building permits and utility connection fees
6 Owner-furnished fixed and movable equipment, including shop equipment
7 Furniture moving
8 Signage: interior and exterior
9 DOH permit
10 Artwork
11 Residential appliances, including televisions
12 TV brackets (installed by Bouten)
13 Commissioning

ALSC
ARCHITECTS

EXHIBIT B

CONTINUATION SHEET

AIA DOCUMENT G703

AIA Document G702, APPLICATION AND CERTIFICATION FOR PAYMENT, containing
Contractor's signed certification is attached.
In tabulations below, amounts are stated to the nearest dollar.
Use Column I on Contracts where variable retainage for line items may apply.

APPLICATION NO: 1
APPLICATION DATE: 03/31/26
PERIOD TO: 02/28/26
PROJECT NOS: L-225

A	B	C	C.1	C.2	C.3	D	E	F	G		H	I
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	TRANSFERS	ADD/CREDITS (CHANGE ORDER)	REVISED SCHEDULED VALUE	WORK COMPLETED FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD	MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G ÷ C)	BALANCE TO FINISH (C - G)	RETAINAGE (IF VARIABLE RATE)
01-01.00	Bouten Phase 1 Preconstruction Services	129,898.00	0.00	0.00	129,898.00	0.00	0.00	0.00	0.00	0%	129,898.00	0.00
01-02.00	Architect and Consultants Phase 1	554,050.00	0.00	0.00	554,050.00	0.00	0.00	0.00	0.00	0%	554,050.00	0.00
01-03.00	Design-Builder Fee (4.0%)	59,005.08	0.00	0.00	59,005.08	0.00	0.00	0.00	0.00	0%	59,005.08	0.00
01-04.00	Payment & Performance Bond	15,487.90	0.00	0.00	15,487.90	0.00	0.00	0.00	0.00	0%	15,487.90	0.00
01-05.00	Insurance (1.0%)	15,534.26	0.00	0.00	15,534.26	0.00	0.00	0.00	0.00	0%	15,534.26	0.00
01-06.00	B&O Tax (0.471 %)	7,459.76	0.00	0.00	7,459.76	0.00	0.00	0.00	0.00	0%	7,459.76	0.00
		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0%	0.00	0.00
02-01.00	Division 01: General Requirements	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0%	0.00	0.00
02-02.00	Division 02: Existing Conditions	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0%	0.00	0.00
02-03.00	Division 03: Concrete	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0%	0.00	0.00
02-04.00	Division 04: Masonry	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0%	0.00	0.00
02-05.00	Division 05: Metals	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0%	0.00	0.00
02-06.00	Division 06: Wood, Plastics, & Composites	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0%	0.00	0.00
02-07.00	Division 07: Thermal & Moisture Protection	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0%	0.00	0.00
02-08.00	Division 08: Openings	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0%	0.00	0.00
02-09.00	Division 09: Finishes	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0%	0.00	0.00
02-10.00	Division 10: Specialties	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0%	0.00	0.00
02-11.00	Division 11: Equipment	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0%	0.00	0.00
02-12.00	Division 12: Furnishings	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0%	0.00	0.00
02-13.00	Division 13: Special Construction	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0%	0.00	0.00
02-13.01	PEMB (TBD)	789,520.00	0.00	0.00	789,520.00	0.00	0.00	0.00	0.00	0%	789,520.00	0.00
02-15.00	Division 21: Fire Suppression	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0%	0.00	0.00
02-16.00	Division 22-23: D/B Plumbing & HVAC	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0%	0.00	0.00
02-17.00	Division 26-28: D/B Electrical Systems	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0%	0.00	0.00
02-18.00	Division 31: Earthwork	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0%	0.00	0.00
02-19.00	Division 32: Site Improvements	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0%	0.00	0.00
02-20.00	Division 33: Site Utilities	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0%	0.00	0.00
02-21.00	General Conditions	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0%	0.00	0.00
02-22.00	Final Design & CA	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0%	0.00	0.00
02-23.00	Cost of the Work Contingency	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0%	0.00	0.00
02-24.00	Allowances	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0%	0.00	0.00
02-25.00	Fee	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0%	0.00	0.00
02-26.00	Design Builder's Contingency	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0%	0.00	0.00
02-27.00	B&O Tax @ 0.471%	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0%	0.00	0.00
		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0%	0.00	0.00
		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0%	0.00	0.00
		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0%	0.00	0.00
		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0%	0.00	0.00
		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0%	0.00	0.00
		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0%	0.00	0.00
		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0%	0.00	0.00
		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0%	0.00	0.00
		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0%	0.00	0.00
		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0%	0.00	0.00
		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0%	0.00	0.00
	Sub Total	1,570,955.00	0.00	0.00	1,570,955.00	0.00	0.00	0.00	0.00	0%	1,570,955.00	0.00

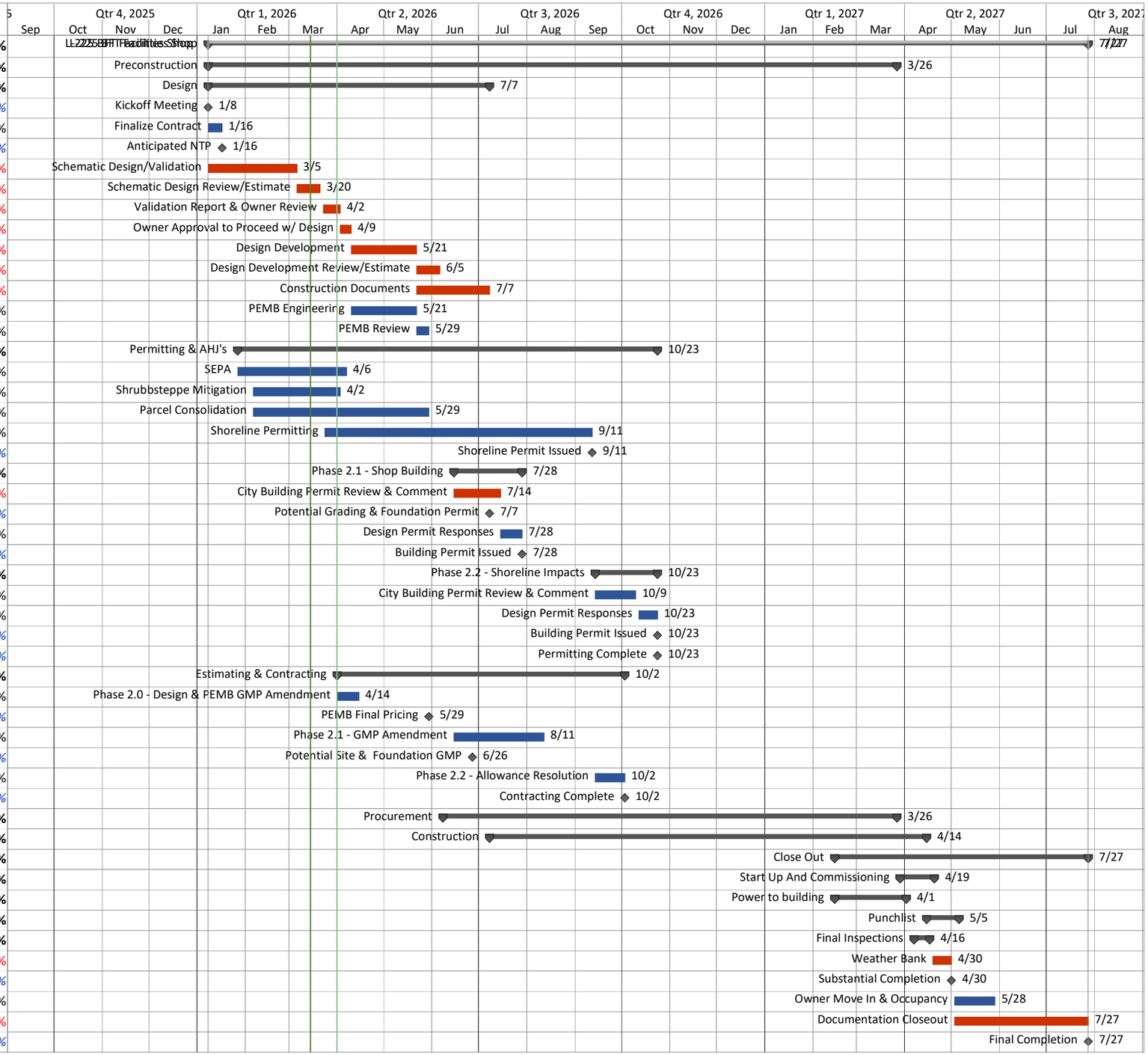
BOUTEN CONSTRUCTION COMPANY

BFT Facilities Shop

Richland, WA.

EXHIBIT C SCHEDULE

ID	Task Name	Dur	Start	Finish	Unique ID	Free Slack	% Complete
0	**L-225 BFT Facilities Shop**	**392 day**	**Thu 1/8/26**	**Tue 7/27/27**	**0**	**0 days**	**0%**
1	**Preconstruction**	**307 days**	**Thu 1/8/26**	**Fri 3/26/27**	**677**	**0 days**	**0%**
2	**Design**	**125 days**	**Thu 1/8/26**	**Tue 7/7/26**	**678**	**0 days**	**0%**
3	***Kickoff Meeting***	***0 days***	***Thu 1/8/26***	***Thu 1/8/26***	***679***	***0 days***	***0%***
4	Finalize Contract	7 days	Thu 1/8/26	Fri 1/16/26	680	0 days	0%
5	***Anticipated NTP***	***0 days***	***Fri 1/16/26***	***Fri 1/16/26***	***683***	***0 days***	***0%***
6	Schematic Design/Validation	40 days	Thu 1/8/26	Thu 3/5/26	681	0 days	0%
7	Schematic Design Review/Estimate	11 days	Fri 3/6/26	Fri 3/20/26	682	0 days	0%
8	Validation Report & Owner Review	9 days	Mon 3/23/26	Thu 4/2/26	1158	0 days	0%
9	Owner Approval to Proceed w/ Design	5 days	Fri 4/3/26	Thu 4/9/26	1159	0 days	0%
10	Design Development	30 days	Fri 4/10/26	Thu 5/21/26	684	0 days	0%
11	Design Development Review/Estimate	10 days	Fri 5/22/26	Fri 6/5/26	686	0 days	0%
12	Construction Documents	30 days	Fri 5/22/26	Tue 7/7/26	689	0 days	0%
13	PEMB Engineering	30 days	Fri 4/10/26	Thu 5/21/26	691	0 days	0%
14	PEMB Review	5 days	Fri 5/22/26	Fri 5/29/26	978	0 days	0%
15	**Permitting & AHJ's**	**190 days**	**Tue 1/27/26**	**Fri 10/23/26**	**693**	**5 days**	**0%**
16	SEPA	50 days	Tue 1/27/26	Mon 4/6/26	979	0 days	0%
17	Shrubbsteppe Mitigation	40 days	Fri 2/6/26	Thu 4/2/26	1166	0 days	0%
18	Parcel Consolidation	80 days	Fri 2/6/26	Fri 5/29/26	1167	10 days	0%
19	Shoreline Permitting	120 days	Tue 3/24/26	Fri 9/11/26	1108	0 days	0%
20	***Shoreline Permit Issued***	***0 days***	***Fri 9/11/26***	***Fri 9/11/26***	***1107***	***0 days***	***0%***
21	**Phase 2.1 - Shop Building**	**30 days**	**Mon 6/15/26**	**Tue 7/28/26**	**1171**	**0 days**	**0%**
22	City Building Permit Review & Comm	20 days	Mon 6/15/26	Tue 7/14/26	695	0 days	0%
23	***Potential Grading & Foundation Per***	***0 days***	***Tue 7/7/26***	***Tue 7/7/26***	***1173***	***0 days***	***0%***
24	Design Permit Responses	10 days	Wed 7/15/26	Tue 7/28/26	697	0 days	0%
25	***Building Permit Issued***	***0 days***	***Tue 7/28/26***	***Tue 7/28/26***	***1165***	***62 days***	***0%***
26	**Phase 2.2 - Shoreline Impacts**	**30 days**	**Mon 9/14/26**	**Fri 10/23/26**	**1172**	**23 days**	**0%**
27	City Building Permit Review & Comm	20 days	Mon 9/14/26	Fri 10/9/26	1168	0 days	0%
28	Design Permit Responses	10 days	Mon 10/12/26	Fri 10/23/26	1169	0 days	0%
29	***Building Permit Issued***	***0 days***	***Fri 10/23/26***	***Fri 10/23/26***	***1170***	***0 days***	***0%***
30	***Permitting Complete***	***0 days***	***Fri 10/23/26***	***Fri 10/23/26***	***1164***	***0 days***	***0%***
31	**Estimating & Contracting**	**129 days**	**Wed 4/1/26**	**Fri 10/2/26**	**698**	**38 days**	**0%**
32	Phase 2.0 - Design & PEMB GMP Amen	10 days	Wed 4/1/26	Tue 4/14/26	1160	119 days	0%
33	***PEMB Final Pricing***	***0 days***	***Fri 5/29/26***	***Fri 5/29/26***	***1163***	***87 days***	***0%***
34	Phase 2.1 - GMP Amendment	40 days	Mon 6/15/26	Tue 8/11/26	699	0 days	0%
35	***Potential Site & Foundation GMP***	***0 days***	***Fri 6/26/26***	***Fri 6/26/26***	***1174***	***67 days***	***0%***
36	Phase 2.2 - Allowance Resolution	15 days	Mon 9/14/26	Fri 10/2/26	1162	0 days	0%
37	***Contracting Complete***	***0 days***	***Fri 10/2/26***	***Fri 10/2/26***	***1161***	***15 days***	***0%***
38	**Procurement**	**202 days**	**Mon 6/8/26**	**Fri 3/26/27**	**707**	**0 days**	**0%**
147	**Construction**	**195 days**	**Tue 7/7/26**	**Wed 4/14/27**	**755**	**0 days**	**0%**
396	**Close Out**	**115 days**	**Mon 2/15/27**	**Tue 7/27/27**	**872**	**0 days**	**0%**
397	**Start Up And Commissioning**	**16 days**	**Mon 3/29/27**	**Mon 4/19/27**	**873**	**9 days**	**0%**
402	**Power to building**	**34 days**	**Mon 2/15/27**	**Thu 4/1/27**	**1100**	**19 days**	**0%**
406	**Punchlist**	**15 days**	**Thu 4/15/27**	**Wed 5/5/27**	**878**	**10 days**	**0%**
411	**Final Inspections**	**8 days**	**Wed 4/7/27**	**Fri 4/16/27**	**883**	**0 days**	**0%**
421	Weather Bank	10 days	Mon 4/19/27	Fri 4/30/27	1098	0 days	0%
422	***Substantial Completion***	***0 days***	***Fri 4/30/27***	***Fri 4/30/27***	***899***	***0 days***	***0%***
423	Owner Move In & Occupancy	20 days	Mon 5/3/27	Fri 5/28/27	900	40 days	0%
424	Documentation Closeout	60 days	Mon 5/3/27	Tue 7/27/27	1185	0 days	0%
425	***Final Completion***	***0 days***	***Tue 7/27/27***	***Tue 7/27/27***	***901***	***0 days***	***0%***



BOUTEN
CONSTRUCTION COMPANY

EXHIBIT D

Phase 1 Scope of Work

Scope of work for Phase 1 Validation Amendment to include the following:

1. Preconstruction Services for Bouten Construction key personnel per the attached Level of Effort document.
2. Remaining basic design and engineering services, Design Development through final GMP bidding, for ALSC Architects and all subconsultants.
3. Design add services as discussed during validation phase.
    a. Parcel consolidation of (4) existing lots upon board approval.
    b. Shrub steppe mitigation with Department of Ecology.
    c. Shorline permitting process, including SEPA, for development within the shoreline demarcation.
4. Pre-engineered metal building package supplier to be onboarded early to assist with building design and cost feedback for design elements. Upon finalization of the PEMB elements the facilities shop building package shall be ordered to maintain target construction schedule. Should shoreline permitting approval be received early then the covered storage building would be procured early as well.

Memorandum

Date: April 9, 2026

To: Brian Lubanski, Interim Chief Executive Officer

From: Kevin Sliger, Chief Planning & Development Officer

RE: Update on the Huntington Training Facility (FAC0038) Scope and Project Strategy

Purpose

This memo provides an update to the Ben Franklin Transit (BFT) Board of Directors on the status of the Training Facility project in light of site constraints, evolving program needs, and the current timeline for the Progressive Design-Build procurement. This item is presented to the Board as information and to provide visibility into the strategic direction that staff intend to pursue as the project advances.

Project Background

In late Spring 2025, BFT's CEO directed staff to scope a project that would:

- Address BFT's current and future operator and staff safety and training needs
- Provide dedicated training rooms, computer lab space, and office space
- Include a training course to support CDL and defensive driving training
- Preserve some of the vehicle storage function on the Huntington Site

The project was formally approved during the 2025 Capital Improvement Plan (CIP) process. The proposed location is the former Huntington Transit Center at 15 N Huntington St, Kennewick, WA 99336.

This 2.86-acre site previously functioned as a transit center and park-and-ride facility until the 2017 system redesign. Since that time, it has been used for excess parking, fleet storage, and facilities storage.

The project currently carries an approved budget of $10,380,000 and has been authorized to use a Progressive Design-Build delivery method. BFT has completed evaluation of Design-Build teams and is preparing to move into the next phase of procurement.

High-Level Program Scope

A high-level program has been identified in coordination with Safety, and Training, Fleet staff. The proposed program includes a multi-story building designed to support agency training and operational needs, consisting of training rooms, office space, and associated support areas, including essential staff amenities.

Site improvements include a designated parking area to accommodate both building occupants and CDL training activities, as well as a dedicated CDL training course. Exterior elements of the site include limited storage space and security features such as enhanced lighting and controlled gate access to support safe and efficient operations.

Items not currently included within the initial scope and budget of this project include Fleet and Facilities storage, rideshare operations, a roadeo competition space, and an ADA functional assessment course.

Known Site Limitations

The project site is constrained by several known limitations, including overall space availability on the approximately 2.86-acre site, existing easements, and required sound mitigation for adjacent residential properties. Additional constraints include circulation conflicts between parking, storage, the building footprint, and the training course.

Development of the current site would also result in the displacement of existing Fleet and Facilities storage functions, requiring identification of alternative storage solutions.

Strategic Direction

As planning has progressed, it has become increasingly evident that accommodating all desired program elements on the existing site presents challenges. This has prompted BFT to further evaluate the project scope and overall site strategy prior to advancing in the Progressive Design-Build process.

The Huntington location presents limitations in supporting a full-scale, efficient CDL and defensive driving training course. In addition to training program needs, BFT has broader agency space demands, including short- and long-term storage for Fleet and Facilities, that are not fully accommodated at this site with the addition of this project. As such, exploring locations that can better support these needs while allowing for future growth and community partner use represents a strategic path forward.

In response, staff intends to pursue a phased, data-driven approach to advance the Training Facility project while maintaining flexibility and providing the opportunity to address broader agency space needs and support future growth.

Primary Direction – Advance Design-Build and Evaluate Alternative Sites

BFT will proceed with the Progressive Design-Build procurement as scheduled and immediately task the selected team with evaluating viable alternative properties to support long-term agency growth. This effort will focus on identifying the most effective path to accommodate full training operations, expanded CDL course functionality, short- and long-term Fleet and Facilities storage needs, and future expansion.

This approach maintains project momentum while ensuring decisions are informed by real-time design validation, cost analysis, and site feasibility.

Secondary Direction – Refine Scope if Needed

If the Design-Build evaluation determines that no alternative properties can reasonably support the full program within acceptable budget and schedule constraints, BFT will pivot to delaying the project to further refine scope. This effort would include additional development of agency needs, alternative long-term storage strategies, and training requirements prior to reinitiating procurement.

This phased approach positions BFT to:

- Maintain progress while reducing decision risk
- Leverage Progressive Design-Build expertise to inform early, critical decisions
- Preserve flexibility to scale or realign the project based on findings
- Avoid committing to a constrained or incomplete long-term solution

This approach provides a balanced path forward that maintains progress while aligning the project with BFT's long-term operational and strategic needs.

Funding

Budgeted: CDL Course and Training Building - Yes
Budget & Funding Source: Capital (FAC0038)

Recommendation

Based on the analysis of site constraints, program requirements, and project timeline considerations, staff recommend proceeding and utilizing the selected Design-Build team to validate site feasibility and program alignment in the early phase of the Progressive Design-Build process.

This approach allows BFT to maintain the current procurement schedule while leveraging the expertise of the Design-Build team to quickly assess whether the Huntington site can accommodate the desired program. It also provides the opportunity to evaluate adjacent land acquisition and alternative site options using real-time design, cost, and operational data.

Proceeding in this manner preserves flexibility and supports informed, data-driven decision-making without committing prematurely to a constrained site or requiring an immediate pause to the project. This strategy balances schedule, risk, and long-term operational needs, positioning BFT to make a more confident and comprehensive decision within the first 60 to 90 days of design development.

Staff will return with findings and a recommended path forward based on this validation effort for Executive Management Team and Board consideration.

Forwarded as presented:

_____

Brian Lubanski, Interim Chief Executive Officer

Memorandum

Date: April 9, 2026

To: Brian Lubanski, Interim Chief Executive Officer

From: Kevin Sliger, Chief Planning and Development Officer

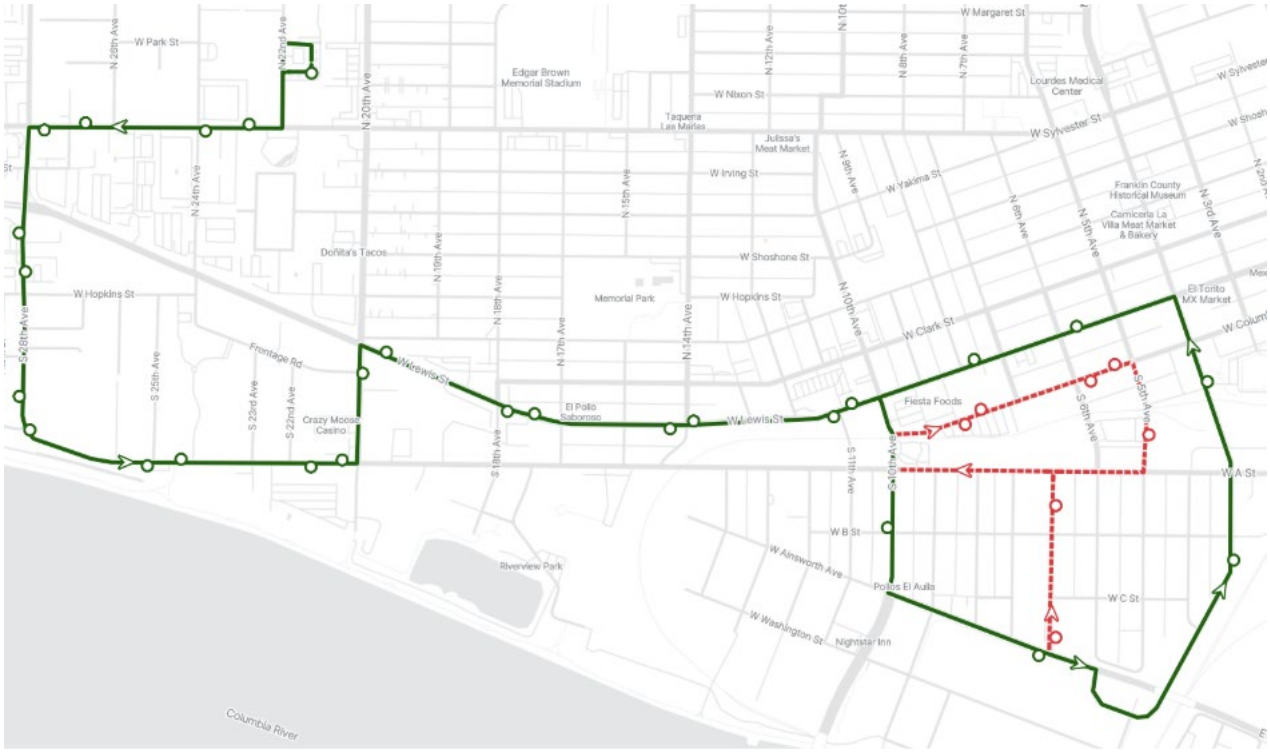
Re: 2026 Annual Service Plan Update - Informational

Background

The 2026 Annual Service Plan (ASP) was approved in January 2026. BFT Planning staff are proposing minor updates to two routes, providing notice of a delayed implementation for Route 61, and outlining several additional service changes that will proceed as scheduled. Because the route updates described below are minor, no public hearing or Title VI analysis will be conducted.

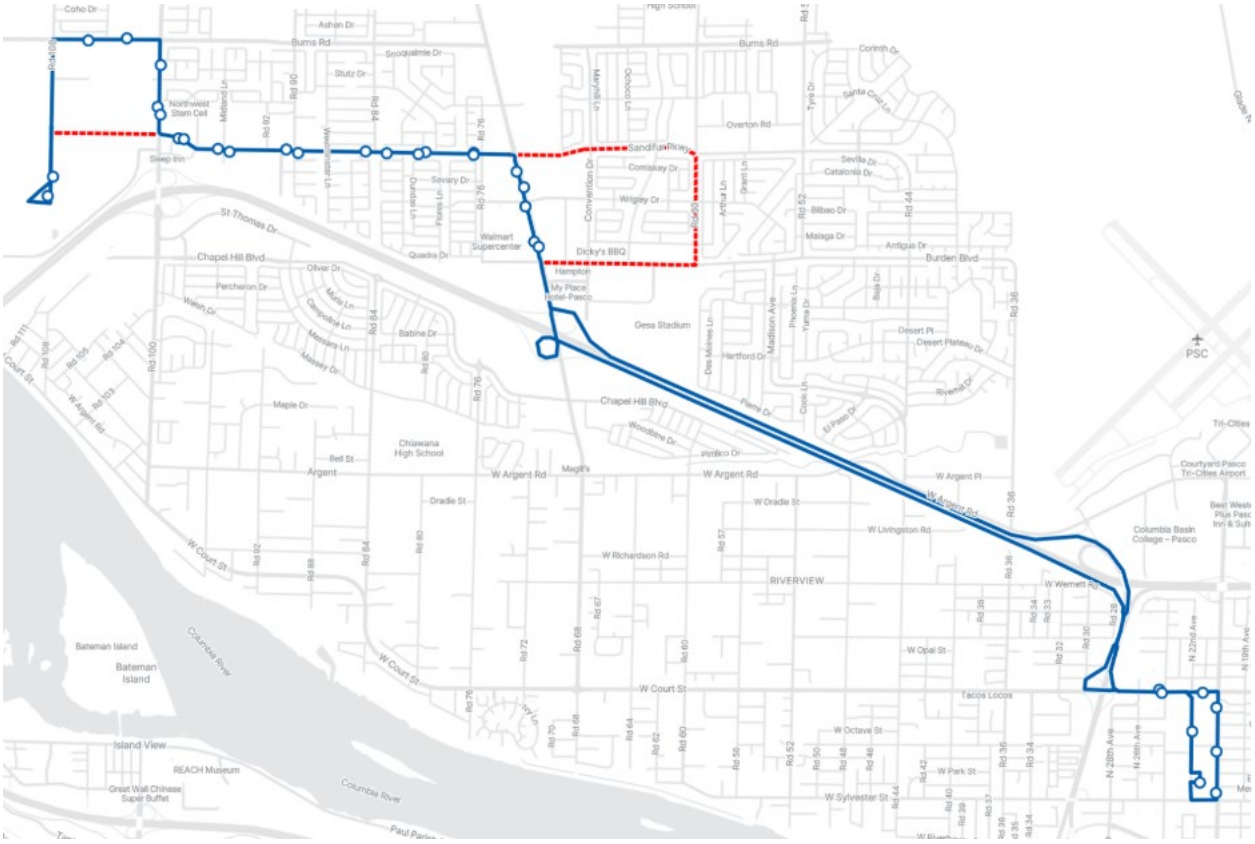
Route 61 Update:

Planning staff recommend revising Route 61 (Columbia Basin Veterans Service) to improve schedule timing. The realignment creates additional transfer opportunities with Route 3 and better utilizes existing traffic signals to improve reliability. The only area excluded from service is the food bank on 5th Avenue, which remains in close proximity to the route. Removed portions are indicated by the red dotted line.



Pasco Aquatics Center Route:

Planning staff recommend revising the new Pasco Aquatics Center route to provide more direct service, access to the apartments on Burns, and improved scheduling. Staff is also working to identify necessary infrastructure for a turnaround at the facility. Hours of operation will be solidified closer to implementation. Removed portions are indicated by the red dotted line.



<u>June Implementation and Route 61 Delay</u>:

Due to recent attrition and a limited hiring pool of fixed-route operators, current staffing levels remain constrained. As a result, Route 61 implementation will be postponed until August to ensure adequate operator headcount and vehicle availability without negatively impacting existing service.

Depending on the success of upcoming hiring efforts and overall staffing availability, additional service changes scheduled for June could be evaluated if needed. BFT will provide ample notice if any implementation timelines identified in the 2026 ASP are adjusted.

<u>Other 2026 ASP Changes (Proceeding as Scheduled):</u>

The following changes included in the 2026 ASP are not affected by current staffing constraints and will be

implemented on their planned timelines:

Route Eliminations (June)

- Route 123s Tripper – morning AM trip eliminated; PM trip will operate only on the Leslie Road portion
- Route 26s Tripper – removal of one bus from both AM and PM trips

New Routes

- Pasco Flea Market Pilot (Saturday–Sunday) – seasonal service operating August through October 2026 through Downtown Pasco to the Flea Market

Special Events Service

- Additional service to support World Cup events and the Prosser Balloon Rally during summer and fall

Route Adjustments and Realignments

- Potential adjustments to Richland routes as the Richland Downtown Loop begins construction in Spring 2026
- Reallocation of tripper hours to address overcrowding on existing routes and to provide tripper service for Amazon fulfillment center employees
- Minor route and timing adjustments throughout the system

Funding

Budgeted: Yes
Budget Source: Operating Budget
Funding Source: FTA, State, and Local

Recommendation

Staff recommend proceeding with the minor updates to two routes included in the 2026 Annual Service Plan (ASP), acknowledging the delayed implementation of Route 61, and implementing all other planned ASP changes as scheduled. These adjustments fall within staff's administrative authority under the adopted ASP; therefore, no Board approval is being sought.

Forward as presented:

_____

Brian Lubanski, Interim Chief Executive Officer

2026 Annual Service Plan Updates

Route 61

Recommendations:

- Revise Route 61 to improve schedule timing
- Add better transfer connections with Route 3 along Lewis St.
- Service no longer directly stops at the 5th Ave food bank, but it remains nearby
- No anticipated adverse impacts
- Delayed until August 2026

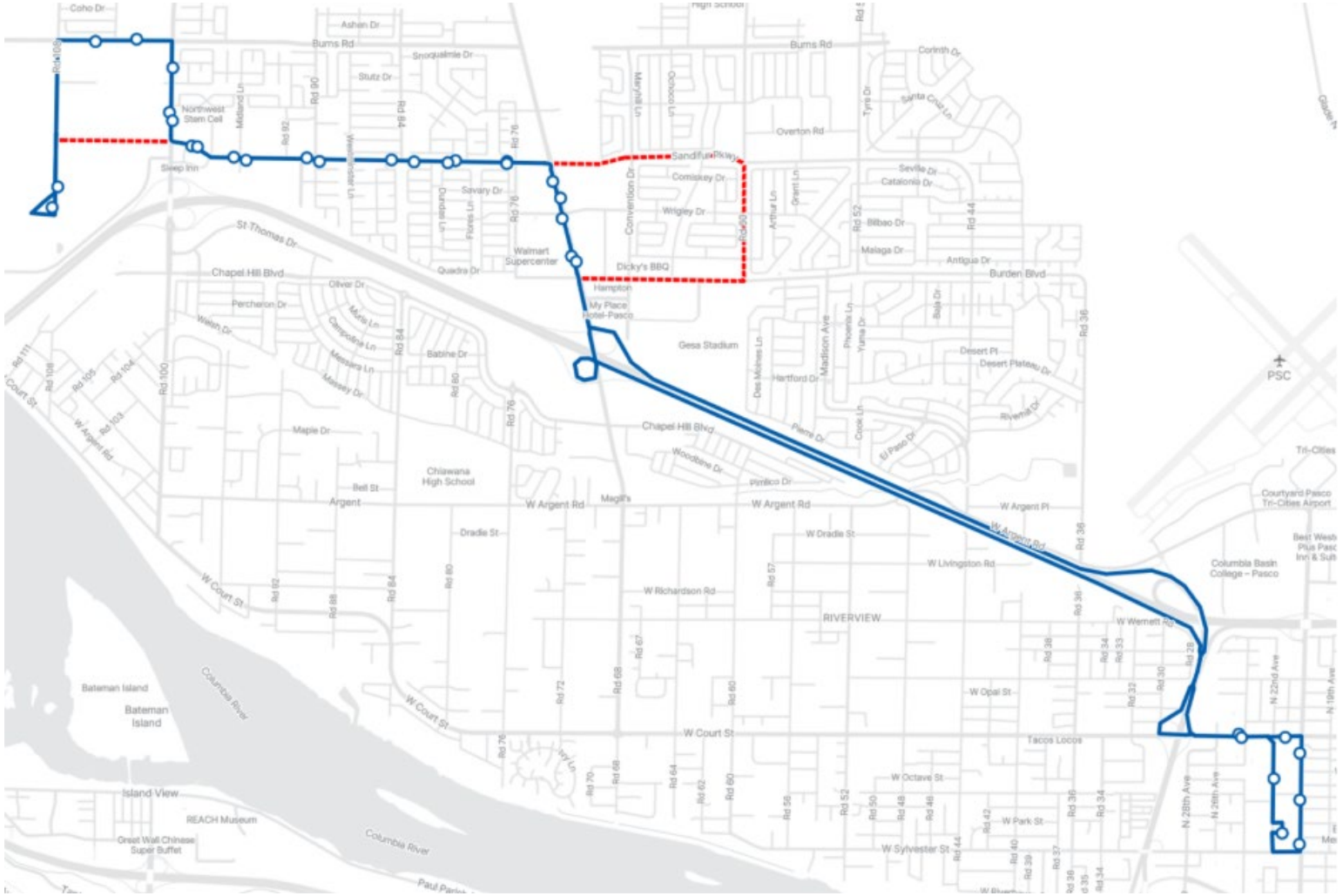
Delayed Implementation

- Potential attrition and recent low hiring turnout may lead to an operator deficit in June
- Route 61 will be delayed to August
- Delay would allow time to increase staffing without affecting current service
- Changes depend on hiring success and staffing levels
- Notice will be provided to Public in coming weeks

Pasco Aquatics Center Route

Recommendations:

- Revise Pasco Aquatics Center route for more direct service
- Improves access to apartments on Burns Rd.
- Enhances scheduling
- Continuing to coordinate turnaround infrastructure at the facility
- Finalize hours of operation closer to implementation
- Pilot Service



Other Changes

Route Eliminations:

- Route 123s Tripper – morning AM trip eliminated and only Leslie Rd. portion of PM trip (June)
- Route 26s Tripper – remove one bus from the AM and PM trips (June)

New Routes:

- Pasco Flea Market Pilot (Sat-Sun) – seasonal service (August-October 2026) through Downtown Pasco to the Flea Market

Special Events

- Additional service for World Cup events and the Prosser Balloon Rally (Summer & Fall)

Route Adjustments & Realignments:

- Richland Downtown Loop – potential adjustments to Richland routes as the Downtown Loop begins construction in Spring 2026.
- Reallocate tripper hours to serve overcrowding on routes and a tripper service for Amazon fulfillment center employees.
- Minor route and timing adjustments

THANK YOU

BEN FRANKLIN TRANSIT

BEN FRANKLIN TRANSIT

Additional Board Information

April 2026

1. Board Executive Committee Meeting Minutes of April 2, 2026
2. Upcoming Bids and Requests for Proposals
3. Sales Tax Comparison
4. Treasurer's Report
5. Grant Summary

BOARD EXECUTIVE COMMITTEE MEETING

Thursday, April 2, 2026 – 4:00 p.m.
GM Conference Room
1000 Columbia Park Trail, Richland, Washington

Notice: Meeting attendance options include in-person and virtual via Teams

Teams Meeting Link

Meeting Minutes

Committee Members Present: Kurt Maier, David Sandretto, Stephen Bauman, Will McKay
Committee Member Absent:
Legal Counsel Present: Jeremy Bishop
BFT Staff: Brian Lumanski, Kevin Sliger, Joshua Rosas, Pauline Escalera, Bill Morwood, Michael Brown, Katie Wall, Kim Williams, Tracie Boothe, Rob Orvis

Convene Committee Meeting
Board Chair, Stephen Bauman, convened the meeting at 4:00 p.m.

Proposed Board Agenda Action Items

1. **Resolution XX-2026 Rider Info Trip Planning Solution**

Chief of Planning and Development, Kevin Sliger, presented a resolution to award the Rider Information & Trip Planning Platform Solution to 9280-0366 Quebec, Inc., d/b/a Transit for up to a ten-year term.

Action: Moved forward on the consent agenda for the regular board meeting.

2. **Resolution XX-2026 Facilities Maintenance Building Validation Report & Phase 1 Amendment**

Chief of Planning and Development, Kevin Sliger, presented a resolution to authorize the Interim Chief Executive Officer to execute the Phase 1 Amendment #1 for Project FAC0023-Facilities Maintenance Building, including authorization for early procurement of the Pre-Engineered Metal Building.

Action: Moved forward on the consent agenda for the regular board meeting.

Additional Documents in Executive Committee Packet

3. Update to 2026 Annual Service Plan

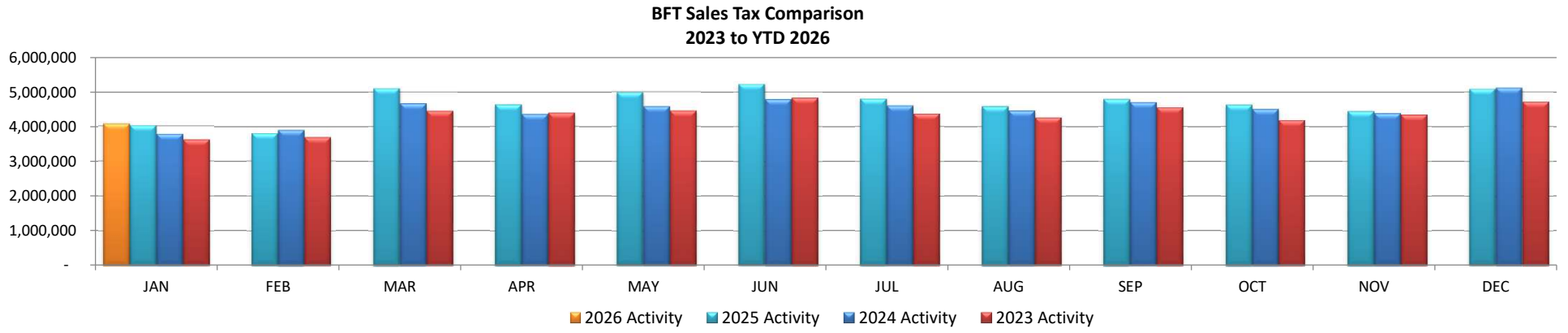
Next Executive Committee Meeting – Thursday, May 7, 2026, at 4:00PM

4. Huntington Training Facility Discussion
5. Notification of Upcoming Bids and Requests for Proposals

There being no further business, the meeting was adjourned at 4:51 p.m.

Next Executive Committee Meeting – Thursday, May 7, 2026, at 4:00PM

As of: 3/19/2026	Budget	Estimated Cost	Contract Term	Type IFB/RFP	Estimated Release Date	Estimated Award Date	Executive Board Committee
In Progress							
Color Code: Yellow - In Process							
Temporary Staffing & Recruitment Services	Operating	Est. $300,000 Per Year	Up to 5 Years	RFP	1/22/2026	5/15/2026	X
Huntington Training Facility Progressive Design Build Procurement	Capital	$7,850,000	12 Months	RFQ/RFP	2/17/2026	6/15/2026	X
April							
Color Code: Green - Recommendation for Award							
Rider Information & Trip Planning Platform Solution Software	Operating	Est. $325,000 Per Year	Up to 5 Years	RFP	1/22/2026	4/15/2026	X
May							
Color Code: Grey - Future Procurement Awards							
Recommendation for Award: Temporary Staffing & Recruitment Services	Operating	Est. $300,00 per Year	Up to 5 Years	RFP	1/22/2026	5/15/2026	X
Recommendation: Facilities Maintenance Building Validation & Design Phase Award	Capital	$5,500,000	9 Months	RFQ/RFP	NA	NA	X
June							
Recommendation to Award: Huntington Training Facility Progressive Design Build Procurement	Capital	$7,850,000	12 Months	RFQ/RFP	2/17/2026	6/15/2026	X



	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL	YTD
2026 Activity	4,077,195												**4,077,195**	$ 4,077,195
2025 Activity	4,028,139	3,801,594	5,109,334	4,638,629	4,990,190	5,237,821	4,806,653	4,595,278	4,797,932	4,634,421	4,450,997	5,095,641	**56,186,630**	$ 4,028,139
2024 Activity	3,779,941	3,890,902	4,676,729	4,364,050	4,587,567	4,803,116	4,610,109	4,470,339	4,705,860	4,510,224	4,388,830	5,121,953	**53,909,620**	
2023 Activity	3,621,393	3,685,398	4,462,542	4,404,165	4,461,692	4,845,735	4,376,047	4,276,040	4,559,657	4,191,167	4,349,920	4,724,583	**51,958,339**	
Chg 26 to 25	49,056	-	-	-	-	-	-	-	-	-	-	-	49,056	
Chg 25 to 24	248,198	(89,308)	432,605	274,580	402,623	434,705	196,543	124,940	92,073	124,197	62,167	(26,312)	2,277,010	
Chg 24 to 23	158,549	205,504	214,187	(40,116)	125,875	(42,619)	234,062	194,299	146,203	319,057	38,909	397,370	1,951,280	
Chg 23 to 22	(97,068)	(133,162)	(65,409)	183,458	261,773	104,419	40,800	(201,724)	244,609	48,307	457,583	219,885	1,063,471	
% Chg 26 to 25	1.2%												1.2%	
% Chg 25 to 24	6.6%	-2.3%	9.3%	6.3%	8.8%	9.1%	4.3%	2.8%	2.0%	2.8%	1.4%	-0.5%	4.2%	
% Chg 24 to 23	4.4%	5.6%	4.8%	-0.9%	2.8%	-0.9%	5.3%	4.5%	3.2%	7.6%	0.9%	8.4%	3.8%	
% Chg 23 to 22	-2.6%	-3.5%	-1.4%	4.3%	6.2%	2.2%	0.9%	-4.5%	5.7%	1.2%	11.8%	4.9%	2.1%	
2026 Budget	4,022,000	4,003,900	5,014,100	4,717,900	4,940,500	5,238,600	4,853,700	4,694,900	4,948,900	4,692,900	4,641,500	5,258,200	**57,027,100**	$ 4,022,000
2025 Budget	3,738,700	3,748,300	4,690,300	4,528,500	4,529,100	4,965,400	4,499,800	4,484,000	4,607,600	4,403,500	4,381,400	4,942,200	**53,518,800**	$ 3,738,700
2024 Budget	3,717,000	3,783,000	4,584,000	4,514,000	4,573,000	4,967,000	4,485,000	4,383,000	4,675,000	4,296,000	4,459,000	4,728,000	**53,164,000**	
2023 Budget	3,680,707	3,513,039	4,384,049	4,227,086	4,601,849	5,074,020	4,571,488	4,468,766	4,739,106	4,447,024	4,513,023	5,179,843	**53,400,000**	
Vs. 2026 Budget	55,195												55,195	**1.4%**
Vs. 2025 Budget	289,439	53,294	419,034	110,129	461,090	272,421	306,853	111,278	190,332	230,921	69,597	153,441	2,667,830	7.7%
Vs. 2024 Budget	62,941	107,902	92,729	(149,950)	14,567	(163,884)	125,109	87,339	30,860	214,224	(70,170)	393,953	745,620	1.4%
Vs. 2023 Budget	(59,315)	172,359	78,493	177,079	(140,157)	(228,285)	(195,440)	(192,726)	(179,449)	(255,857)	(163,103)	(455,260)	(1,441,661)	-2.7%

Ben Franklin Transit
Treasurer's Report

Date: April 9, 2026

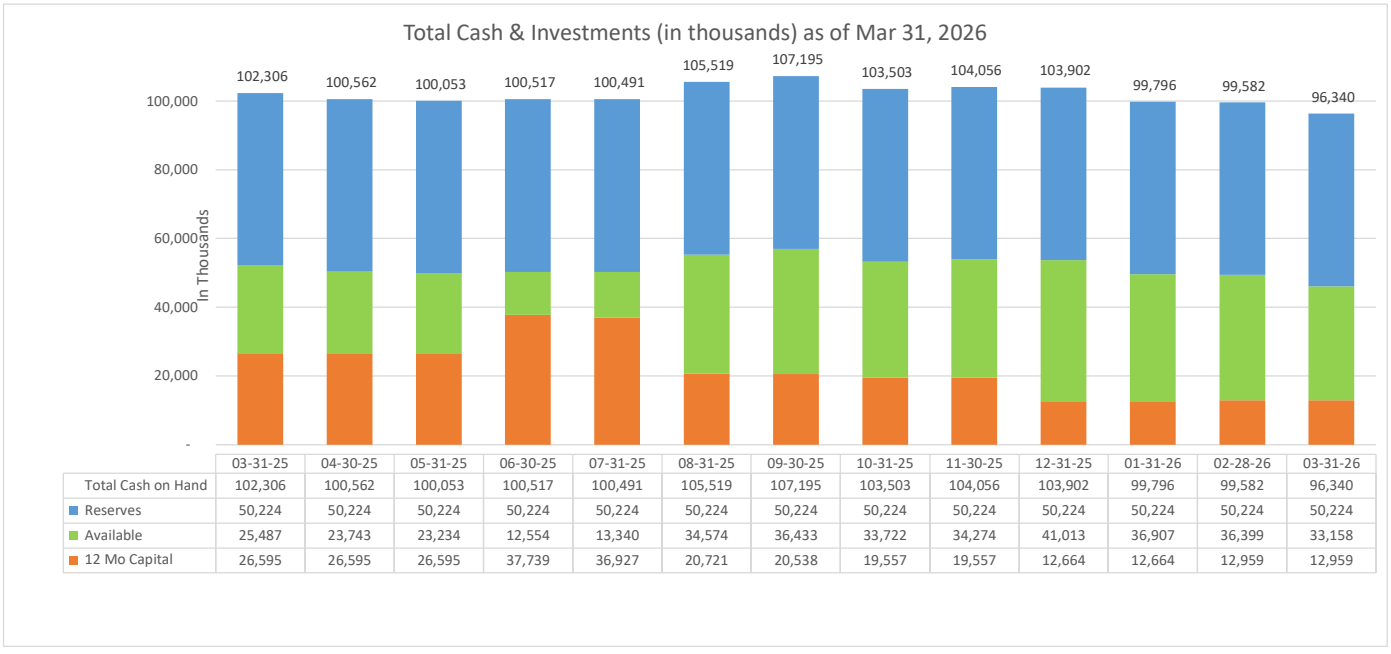
To: Ben Franklin Transit Board of Directors

From: Finance Department

Subject: Treasurer's Report - As of Mar 31, 2026

The Investment Position of Ben Franklin Transit as of the Close of Business on Mar 31, 2026 is as follows:

ITEM	RATE	MATURITY		COST	% OF TOTAL
WA State Government Investment Pool	3.7101%	Open	$	86,505,073	89.8%
Subtotal Investments				**86,505,073**	89.8%
Check Book Balance, Petty Cash, & Travel Account				9,835,392	10.2%
					100.0%
Total Cash and Equivalents on Hand			**$**	**96,340,465**	
Less Reserve Funds					
Operating Reserves				(32,667,000)	
Fuel Reserves				(2,357,000)	
Fleet Replacement Reserves				(8,450,000)	
Non-Fleet Capital Reserves				(6,750,000)	
Total Reserves				**(50,224,000)**	
Subtotal Funds Available				**46,116,465**	
	Local Funds Approved Remaining Budget Authority	**12 Month Estimated Outflows**			
Local Funds Obligated for Capital Projects (2024 - 2030)				**(12,958,938)**	
Fleet Vehicles	(13,018,468)	(1,632,011)			
Facilities - Transit Centers & Amenities	(61,076,395)	(2,779,499)			
Equipment	(1,698,834)	(1,226,461)			
Facilities - MOA Campus	(14,403,801)	(1,037,424)			
Technology	(6,757,951)	(3,698,247)			
Other	(7,434,161)	(2,585,296)			
	(104,389,610)	**(12,958,938)**			
Net Funds Available			**$**	**33,157,527**	



	03-31-25	04-30-25	05-31-25	06-30-25	07-31-25	08-31-25	09-30-25	10-31-25	11-30-25	12-31-25	01-31-26	02-28-26	03-31-26
Total Cash on Hand	102,306	100,562	100,053	100,517	100,491	105,519	107,195	103,503	104,056	103,902	99,796	99,582	96,340
Reserves	50,224	50,224	50,224	50,224	50,224	50,224	50,224	50,224	50,224	50,224	50,224	50,224	50,224
Available	25,487	23,743	23,234	12,554	13,340	34,574	36,433	33,722	34,274	41,013	36,907	36,399	33,158
12 Mo Capital	26,595	26,595	26,595	37,739	36,927	20,721	20,538	19,557	19,557	12,664	12,664	12,959	12,959

GRANTS SUMMARY

Source	Grant	Total Awards	Total Funds Available
Federal			
	5307	71,551,261	55,355,684
	5310	2,364,007	2,364,007
	5339	4,191,839	3,717,540
	Total Federal	**78,107,107**	**61,437,231**
State			
	Formula Grants	13,947,411	10,706,029
	RMG Grants	6,845,000	6,431,048
	Rideshare Grants	958,207	737,250
	Move Ahead WA Grants	13,900,000	13,728,431
	World Cup Grants	265,000	265,000
	Total State	**35,915,618**	**31,867,758**
Other			
	WSTIP	5,000	5,000
	Total Other	**5,000**	**5,000**
Total Grants		**114,027,725**	**93,309,989**

Pending	Grant	Year	Total Requested
Pending Apps			
Federal	NEA - Art Bus Wraps	2026	60,000
	Total Pending Apps		**60,000**
Total Pending			**60,000**

FEDERAL GRANTS

FUNDING SOURCE	AWARD YEAR	TOTAL AWARD/BUDGET	TOTAL FUNDS AVAILABLE
5307	2018	6,515,735	98,210
5307	2019	6,471,622	2,386,934
5307	2020	6,689,922	5,017,442
5307	2021	6,704,521	4,350,130
5307	2022	8,593,081	6,926,588
5307	2023	8,729,975	8,729,975
5307	2024	9,283,725	9,283,725
5307	2025	9,808,701	9,808,701
5307	2026	8,753,979	8,753,979
TOTAL 5307		71,551,261	55,355,684
			55,355,684
5310	2018	176,938	176,938
5310	2019	183,530	183,530
5310	2020	192,711	192,711
5310	2021	203,019	203,019
5310	2022	294,460	294,460
5310	2023	310,451	310,451
5310	2024	326,922	326,922
5310	2025	328,366	328,366
5310	2026	347,610	347,610
TOTAL 5310		2,364,007	2,364,007
			2,364,007
5339	2022	777,766	303,467
5339	2023	799,085	799,085
5339	2024	862,035	862,035
5339	2025	922,212	922,212
5339	2026	830,741	830,741
TOTAL 5339		4,191,839	3,717,540
			3,717,540
TOTAL FED FUNDS		78,107,107	61,437,231

STATE GRANTS

FUNDING SOURCE	AWARD YEAR	TOTAL AWARD/BUDGET	TOTAL FUNDS AVAILABLE
Transit Support	2025-2027	7,109,914	4,633,099
Special Needs	2025-2027	6,837,497	6,072,930
			-
			-
TOTAL FORMULA		13,947,411	10,706,029
			10,706,029
RMG - W. Pasco	2025-2027	3,713,000	3,644,629
RMG - 22nd Ave	2025-2027	1,852,000	1,576,639
RMG - Peak Serv.	2025-2027	1,280,000	1,209,780
			-
			-
TOTAL RMG GRANTS		6,845,000	6,431,048
			6,431,048
PT Rideshare	2025-2027	542,700	542,700
RS Subsidy	2025-2027	415,507	194,550
			-
			-
TOTAL RIDESHARE GRANTS		958,207	737,250
			737,250
Long Range Corridor	2025-2033	3,400,000	3,228,431
Fleet Electrification	2025-2027	10,500,000	10,500,000
			-
			-
TOTAL MAWA GRANTS		13,900,000	13,728,431
World Cup 2026	2026	265,000	265,000
		-	-
			-
			-
TOTAL WORLD CUP		265,000	265,000
TOTAL STATE FUNDS		35,915,618	31,867,758

OTHER GRANTS

FUNDING SOURCE	AWARD YEAR	TOTAL AWARD/BUDGET	TOTAL FUNDS AVAILABLE
WSTIP - Risk Mngt.	2026	5,000	5,000
			-
TOTAL WSTIP		5,000	5,000
			5,000
		-	-
		-	-
		-	-
		-	-
		-	-
TOTAL		-	-
			-
		-	-
		-	-
		-	-
		-	-
TOTAL		-	-
			-
TOTAL STATE FUNDS		5,000	5,000

PENDING GRANTS

FUNDING SOURCE	AWARD YEAR	TOTAL REQUESTED	TOTAL FUNDS PENDING
NEA - Federal	2026	60,000	60,000
			-
			-
TOTAL OTHER		60,000	60,000
			60,000
		-	-
		-	-
		-	-
		-	-
		-	-
TOTAL STATE		-	-
			-
		-	-
		-	-
		-	-
		-	-
TOTAL FEDERAL		-	-
			-
TOTAL PENDING AWARDS		60,000	60,000