

EXHIBIT A
GUARANTEED MAXIMUM PRICE
AMENDMENT FOR
Mankato Regional Airport Air Traffic Control Tower

This Guaranteed Maximum Price Amendment (the “GMP Amendment”) is dated and entered into this 14th day of October, 2026, by and between the City of Mankato (“Owner”) and Knutson Construction Services Mankato, Inc. (“Contractor”).

RECITALS

WHEREAS, the Parties previously entered into that certain Construction Contract dated and effective as of July 9, 2026 (the “Contract”), for the construction of the property located at 3050 North Airport Road, Mankato, MN 56001 (the “Project”), as more fully set forth in the Contract; and

WHEREAS, Owner has requested that Contractor provide pricing that aligns with the Owner’s current and anticipated grants for the Project; and

WHEREAS, Contractor has presented, and Owner has accepted and established a Guaranteed Maximum Price for the Project (the “GMP”) as provided for under the Agreement; and

WHEREAS, the Project cannot be fully completed with the current grants the Owner has received, and

WHEREAS, the parties wish to amend the Agreement in order to set forth a GMP for those portions of the Project for which Owner has received funding, a Project Schedule, update Exhibits to the Contract and revise and clarify certain provisions of the Agreement; and

WHEREAS, the parties have agreed on such matters and desire to enter into this GMP Amendment in order to so amend the Contract;

NOW, THEREFORE for and in consideration of the mutual promises made herein and based upon the terms, conditions, and provisions set forth herein, the parties hereto agree to amend the Agreement as follows:

GMP/Grant alignment

The Owner and Contractor acknowledge and agree that the Project shall be performed, invoiced, and paid for in accordance the GMP/GRANT SUMMARY document dated September 30, 2026, and attached hereto as Exhibit A.

Owner and Contractor further acknowledge and agree that the work identified in the Future Grant column is not included in the GMP. Owner and Contractor agree that the exclusions and exceptions contained in the Exclusions and Exceptions document attached hereto as Exhibit B are not part of the Work and are not included in the GMP. The work in Exhibit B may be subject to a future change order or amendment to the Contract.

Substantial Completion

The Substantial Completion Date for the Project shall be June 8, 2028, and the Work shall be performed in accordance with the Project Schedule dated October 5, 2026. (the "Schedule"), attached here to as Exhibit B. The Schedule supersedes any previously provided schedules and any such previously provided schedules are no longer valid.

Contract Sum

The Guaranteed Maximum Price for the Work shall be \$22,593,999.74. This Amendment supersedes any previously provided and any contrary pricing terms contained in the Contract or related documents. Contractor and Owner agree that any costs or fees which would cause the Guaranteed Maximum Price to be exceeded, and that are not subject to a change pursuant to the Construction Contract, shall be paid by Contractor without reimbursement by Owner.

The parties waive any rights they may have to assert that this GMP Amendment was not timely entered into pursuant to the Construction Contract.

The Owner shall accept this GMP Amendment dated _____, 2026 (the Effective Date).

Attachments

The following attachments are included and shall become part of the Contract pursuant to this Amendment: Attachment A- Guaranteed Maximum Price, GMP/Grant Summary, Attachment B Exceptions and Exclusions; Attachment C– Alternates, Attachment D – Unit Prices, Attachment E – Construction Documents/GMP Package, Attachment F – Clarifications and Assumptions, Attachment G – Date of Acceptance, Project Schedule Dated October 5, 2026.

AUTHORIZED AND APPROVED BY:

OWNER:

CITY OF MANKATO

CONTRACTOR:

KNUTSON CONSTRUCTION SERVICES, INC.

By: _____
(Signature)

(Printed Name and Title)

By: _____
(Signature)

(Printed Name and Title)

Exhibit B – GMP Amendment Exclusions

OVERVIEW:

The following work scopes are not included in the construction GMP. Substantial completion will not be achieved unless these work scopes are complete. Construction values represented in the future grant column are subject to change. If funding is not available by April 17th, 2027, Knutson will update its pricing for the excluded work.

Exclusions:

1. Final cleaning, including all site related clean up and cleaning of glass/glazing.
2. Work scope 07B – Metal Panels. Procurement, submittals, trims, and accessories associated with this work scope. The membrane air barrier product behind this work may be affected depending on timing of this work scope, to reduce the amount of exposure to the sun.
3. Work scope 09B – Tile. Procurement, submittals, materials and accessories associated with this work scope. This will affect installation of plumbing fixtures, accessories, countertops, and backsplashes.
4. Work Scope 09C – Acoustical Ceiling Tile. Procurement, submittals, materials and accessories associated with this work scope. This will affect the installation of ceiling mounted items.
5. Work Scope 09D – Carpet and Resilient flooring. Procurement, submittals, materials and accessories associated with this work scope.
6. Work Scope 09I – Painting. Procurement, submittals, materials and accessories associated with this work scope.
7. Work Scope 32B – Site Concrete. Procurement, submittals, materials and accessories associated with this work scope.
8. Work Scope 32A – Asphalt Paving. Procurement, submittals, materials and accessories associated with this work scope.

ATTACHMENT A – Guaranteed Maximum Price

OVERVIEW:

The overall Guaranteed Maximum Price (GMP) for the Federal Contract Tower – Mankato Regional Airport is Twenty-two million Five Hundred ninety-three thousand, Nine hundred ninety-nine dollars and seventy-four cents. (\$22,593,999.74).

ATTACHMENTS:

1. Knutson Construction GMP Pricing dated 10/5/26 including:
 - a. Pricing Detail by Work Scope and Section

Project: Air Traffic Control Tower
Location: Mankato, MN
Architect: EXP



GMP/GRANT SUMMARY 9/30/26

ITEM	DESCRIPTION	VENDOR / NOTES	Total GMP VALUATION	Grant 1	Grant 2	Grant 3	Future Grant
				\$6,791,925.00	\$3,684,210.53	\$12,117,864.21	\$3,751,529.16
01 71 33	Vibration Monitoring	Site Requirements	\$24,000.00		\$24,000.00		\$0.00
01 74 23	Final Cleaning	Site Requirements	\$19,320.00				\$19,320.00
01 74 19	Dumpsters	Site Requirements	\$23,400.00		\$23,400.00		
01 50 00	Temporary Facilities & Use Charges	Site Requirements	\$39,312.00		\$39,312.00		
01 51 23	Weather Conditions - Heating & Dehumidification	Site Requirements	\$91,987.00		\$91,987.00		
01 58 13	Safety Signage	Site Requirements	\$11,872.50		\$11,872.50		
01 56 23	Perimeter & Opening Protection	Site Requirements	\$15,172.00		\$15,172.00		
01 35 23	Safety Equipment, Interim Cleanup, Flagging	Site Requirements	\$247,671.00		\$247,671.00		
01 56 26	Temporary Fencing & Jersey Barriers	Site Requirements	\$251,398.00		\$251,398.00		
01 50 00	Elevator Usage & Operator	Site Requirements	\$74,888.00		\$74,888.00		
01A	General Trades	Knutson Construction	\$2,026,309.00			\$2,026,309.00	
03A	Cast-in-Place Concrete	Axel Ohman	\$3,223,867.00	\$3,223,867.00			
04A	Unit Masonry	Knutson Construction	\$81,450.00			\$81,450.00	
05A	Structural Steel Fabrication	Ben's Structural Fabrication	\$729,742.00			\$729,742.00	
05C	Steel Erection	Amerect	\$324,720.00			\$324,720.00	
07F	Weather Barriers	Wells	\$72,477.00			\$72,477.00	
07B	Metal Wall Panels	Progressive Building Systems	\$1,874,153.00				\$1,874,153.00
07A	Horizontal Roofing	Schwickerts	\$149,500.00			\$149,500.00	
08A	Aluminum Entrances, Curtain Walls, Cab Glass, Glazing	Ford Metro	\$808,715.50			\$808,715.50	
09A	Gypsum Board Assemblies	Olympic	\$186,250.00			\$186,250.00	
09B	Tile	Grazzini	\$10,600.00				\$10,600.00
09C	Acoustical Ceiling Tile	Sonus Interiors	\$17,428.00				\$17,428.00
09D	Carpet & Resilient Flooring	Rickway	\$67,483.00				\$67,483.00
09I	Painting	Steinbrecher Painting	\$171,623.00				\$171,623.00
14A	Passenger Elevators & Escalators	TKE	\$351,700.00			\$351,700.00	
21A	Fire Protection	Olympic Fire Protection	\$437,400.00			\$437,400.00	
23B	HVAC & Plumbing Combined	Peterson Sheet Metal	\$2,364,000.00			\$2,364,000.00	
26A	Electrical & Low Voltage	Hunt	\$4,419,560.00			\$4,419,560.00	
31A	Earthwork / Special Foundations / Utilities	Borneke	\$3,196,885.00	\$3,196,885.00			
32B	Site Concrete	Curb Masters	\$414,000.00				\$414,000.00
32A	Asphalt Paving	Borneke	\$390,418.00				\$390,418.00
	Estimating Contingency		\$0.00				
			\$22,117,301.00	\$6,420,752.00	\$779,700.50	\$11,951,823.50	\$2,965,025.00
General Conditions:			\$1,538,803.68		\$1,538,803.68		
Construction Contingency			\$1,182,804.00	\$371,173.00	\$214,889.13	\$166,040.71	\$430,701.16
Building Permit - City			\$170,000.00		\$170,000.00		
Insurances - GL & SDI			\$341,305.00		\$341,305.00		
Insurances - Builder's Risk			\$22,500.00		\$22,500.00		
Payment & Performance Bond			\$202,122.00		\$202,122.00		
After May 1 2027 Escalation (in Future Grant)			12.00% \$355,803.00		\$0.00		\$355,803.00
Project Fee:			1.60% \$414,890.22		\$414,890.22		
TOTAL CONSTRUCTION BUDGET			\$26,345,528.90	\$6,791,925.00	\$3,684,210.53	\$12,117,864.21	\$3,751,529.16
Total Construction GMP for Grants 1, 2, and 3			\$22,593,999.74				

ATTACHMENT B – ALTERNATES

OVERVIEW

1. A list of current alternates for the Federal Contract Tower – Mankato Regional Airport is included below. This Alternate is included in the GMP.

ATTACHMENTS:

1. Project Alternates: Alternate 1 – Extend Bid Price and Subcontract Validity from November 11th, 2026 - Through May 1, 2027
 - a. Valuation: \$498,805.00

ATTACHMENT C – UNIT PRICES

OVERVIEW

1. Knutson Construction has not included unit prices within our Guaranteed Maximum Price for the Federal Contract Tower – Mankato Regional Airport.

ATTACHMENTS:

1. Unit Price 1 – Unit price per cubic yard to undercut, remove, and dispose of unsuitable soils and furnish and compact suitable replacement materials per the Geotechnical Report, including all labor, equipment, haul-off, import and incidentals, measure in place and paid when directed by the engineer.
 - a. Valuation: \$66.00/CY

ATTACHMENT D – Construction Documents / GMP Package

LIST OF CONSTRUCTION DRAWINGS

1. CONSTRUCTION DRAWINGS: ISSUED FOR BID/PERMIT DATED JUNE 1, 2026 -Individual drawings with dates noted below were referenced

ISSUED FOR BID/PERMIT DRAWINGS / GMP PACKAGE DRAWINGS:

<u>SHEET NUMBER</u>	<u>DRAWING INDEX</u>	<u>ISSUE DATE ON DRAWING</u>
<u>General</u>		6/1/2026
G000	COVER SHEET	6/1/2026
G001	SHEET INDEX	6/1/2026
G051	CODE MATRIX - CIVIL	6/1/2026
G052	CODE MATRIX – ARCHITECTURAL AND STRUCTURAL	6/1/2026
G053	CODE MATRIX - MECHANICAL	6/1/2026
G054	CODE MATRIX - PLUMBING	6/1/2026
G055	CODE MATRIX ELECTRICAL	6/1/2026
G101	LIFE SAEFTY PLANS – LEVEL 1	6/1/2026
G102	LIFE SAFETY PLANS – LEVELS 2-3	6/1/2026
G103	LIFE SAFETY PLANS – LEVELS 4-5	6/1/2026
G104	LIFE SAFETY PLANS - LEVELS 6-7	6/1/2026
G105	LIFE SAFETY PLANS – LEVEL 8	6/1/2026
G106	FIRE RATING BUILDING SECTIONS	6/1/2026
<u>CIVIL</u>		
C101	LOCATION PLAN	6/1/2026
C102	QUANTITIES	6/1/2026
C111	PHASING PLAN - HAUL ROUTE	6/1/2026
C112	PHASING PLAN - SITE	6/1/2026
C113	PHASING PLAN - TOWER	6/1/2026
C151	SWPPP NOTES	6/1/2026
C152	SWPPP NOTES	6/1/2026
C153	EROSION CONTROL DETAILS & PLAN	6/1/2026
C201	SITE SURVEY AND TOPOGRAPHY	6/1/2026
C202	EXISTING CONDITIONS AND REMOVALS	6/1/2026
C301	SITE LAYOUT	6/1/2026
C302	CIVIL UTILITIES	6/1/2026
C303	UTILITY DETAILS	6/1/2026
C304	UTILITY DETAILS	6/1/2026
C305	UTILITY PROFILES	6/1/2026
C306	MANHOLE DETAILS	6/1/2026
C307	MANHOLE DETAILS	6/1/2026
C308	MANHOLE DETAILS	6/1/2026
C309	MANHOLE DETAILS	6/1/2026
C310	MANHOLE DETAILS	6/1/2026
C311	MANHOLE DETAILS	6/1/2026
C312	MANHOLE DETAILS	6/1/2026
C313	ELECTRICAL AND TELECOMMUNICATION PLAN	6/1/2026
C401	HAUL ROUTE PLAN	6/1/2026
C402	GRADING PLAN	6/1/2026
C403	GRADING PLAN	6/1/2026
C404	GRADING PLAN	6/1/2026
C405	PEDESTRIAN RAMP PLAN	6/1/2026
C406	ROAD PROFILES	6/1/2026
C407	PAVEMENT AND JOINTING PLAN	6/1/2026

C408	PAVEMENT AND JOINTING DETAILS	6/1/2026
C501	FENCING PLAN	6/1/2026
C502	FENCING DETAILS	6/1/2026
C601	PAVEMENT MARKING AND SIGNAGE PLAN	6/1/2026
C602	PAVEMENT MARKING AND SIGNAGE DETAILS	6/1/2026
CE001	ELECTRICAL SYMBOLS AND LEGEND	6/1/2026
CE100	ELECTRICAL DETAILS	6/1/2026
CE101	SCHEDULES	6/1/2026
CE102	ONE-LINE DIAGRAM	6/1/2026
CE200	ELEC SITE PLAN	6/1/2026
CE201	ELECTRICAL DISTRIBUTION BUILDING - DEMO	6/1/2026
CE202	ELECTRICAL DISTRIBUTION BUILDING - POWER	6/1/2026
CE203	ELECTRICAL DISTRIBUTION BUILDING - CONTROL	6/1/2026
CE204	TOWER ALCMS PLAN	6/1/2026
CE400	ALCMS DIAGRAM	6/1/2026
CS101	CIVIL STRUCTURAL NOTES	6/1/2026
SW101	SECONDARY WEATHER STATION LATTICE TOWER	6/1/2026
<u>LANDSCAPE</u>		
L400	PLANTING PLAN	6/1/2026
L411	PLANTING DETAILS	6/1/2026
<u>RADON</u>		
RD100	RADON MITIGATION SYSTEM COMPONENTS	6/1/2026
<u>ARCHITCTURE</u>		
A000	GENERAL NOTES, SYMBOLS, ABBREVIATIONS	6/1/2026
A100	ARCHITECTURAL SITE PLAN	6/1/2026
A101	FLOOR PLAN - LEVEL 1	6/1/2026
A102	FLOOR PLANS - LEVELS 2-5	6/1/2026
A103	FLOOR PLANS - LEVELS 6-8	6/1/2026
A111	FINISH FLOOR PLAN - LEVEL 1	6/1/2026
A112	FINISH FLOOR PLANS - LEVELS 2-5	6/1/2026
A113	FINISH FLOOR PLANS - LEVELS 6-8	6/1/2026
A121	REFLECTED CEILING PLAN - LEVEL 1	6/1/2026
A122	REFLECTED CEILING PLANS - LEVELS 2-5	6/1/2026
A123	REFLECTED CEILING PLANS - LEVELS 6-8	6/1/2026
A141	ROOF PLANS	6/1/2026
A201	OVERALL BUILDING ELEVATIONS	6/1/2026
A211	LIGHTNING PROTECTION AND FACADE ACCESS -TOWER	6/1/2026
A301	OVERALL BUILDING SECTIONS	6/1/2026
A311	ENLARGED SECTION AT CAB	6/1/2026
A312	ENLARGED SECTION AT CAB	6/1/2026
A401	ENLARGED FLOOR PLAN AND SECTIONS - STAIR 1	6/1/2026
A402	ENLARGED FLOOR PLAN AND SECTIONS - STAIR 2	6/1/2026
A403	ENLARGED FLOOR PLAN AND SECTIONS - ELEVATOR	6/1/2026
A404	ENLARGED FLOOR PLAN AND ELEVATIONS - TRAINING ROOM, BREAK ROOM AND CAB	6/1/2026
A405	ENLARGED FLOOR PLAN AND ELEVATIONS - UNISEX TOILET, JANITOR CLOSET, LACTATION ROOM	6/1/2026
A481	ACCESSORY BUILDING ENVELOPE - WEST AND SOUTH	6/1/2026
A482	ACCESSORY BUILDING ENVELOPE - EAST AND NORTH	6/1/2026
A483	TOWER ENVELOPE - CURTAIN WALL AT TOWER STAIR	6/1/2026
A484	TOWER ENVELOPE - CURTAIN WALL AND ORNAMENTAL METAL SCREEN	6/1/2026
A485	TOWER ENVELOPE - CURTAIN WALL AND ORNAMENTAL METAL SCREEN	6/1/2026
A486	TOWER ENVELOPE - CURTAIN WALL AND ORNAMENTAL METAL SCREEN	6/1/2026
A487	TOWER ENVELOPE - CLADDING SYSTEM AT ACCESSORY BUILDING ROOF	6/1/2026

A488	TOWER ENVELOPE - ORNAMENTAL SCREEN SUBFRAME	6/1/2026
A490	TOWER ENVELOPE - CONTROL CAB	6/1/2026
A491	TOWER ENVELOPE - CONTROL CAB	6/1/2026
A501	DOOR AND FINISH SCHEDULE	6/1/2026
A505	DOOR AND FLOOR TRANSITION DETAILS	6/1/2026
A541	SIGNAGE FLOOR PLAN - LEVEL 1	6/1/2026
A542	SIGNAGE FLOOR PLANS - LEVELS 2-5	6/1/2026
A543	SIGNAGE FLOOR PLANS - LEVELS 6-8	6/1/2026
A545	SIGNAGE SCHEDULE AND DETAILS	6/1/2026
A551	BUILDING ENVELOPE PLAN DETAILS	6/1/2026
A555	BUILDING ENVELOPE SECTION DETAILS	6/1/2026
A556	BUILDING ENVELOPE SECTION DETAILS	6/1/2026
A571	INTERIOR SECTION AND PLAN DETAILS	6/1/2026
A601	STAIR 1 DETAILS	6/1/2026
A602	STAIR 1 DETAILS	6/1/2026
A603	STAIR 2 DETAILS	6/1/2026
A605	ELEVATOR DETAILS	6/1/2026
A611	ROOF DETAILS	6/1/2026
A612	ROOF DETAILS	6/1/2026
A624	PARTITION TYPES	6/1/2026
A631	CEILING DETAILS	6/1/2026
A641	CURTAINWALL DETAILS	6/1/2026
A642	CURTAINWALL DETAILS	No date provided
A662	ORNAMENTAL SCREEN & METAL WALL PANEL DETAILS	6/1/2026
A671	CONTROL CAB DETAILS	6/1/2026
A672	CONTROL CAB DETAILS	6/1/2026
A681	LIGHTNING PROTECTION DETAILS	6/1/2026
A682	LIGHTNING PROTECTION AND BUILDING MAINTENANCE DETAILS	6/1/2026
A692	FIRESTOP DETAILS	6/1/2026
A693	FIRESTOP DETAILS	6/1/2026
A694	FIRESTOP DETAILS	6/1/2026
A695	FIRESTOP DETAILS	6/1/2026
A701	MILLWORK DETAILS	6/1/2026
A710	FURNITURE PLANS - FOR REFERENCE ONLY	6/1/2026
A901	ARCHITECTURAL PERSPECTIVE VIEWS	6/1/2026
A902	ARCHITECTURAL PERSPECTIVE VIEWS	6/1/2026
<u>STRUCTURAL</u>		
S001	STRUCTURAL GENERAL NOTES	6/1/2026
S002	STRUCTURAL GENERAL NOTES	6/1/2026
S050	FOUNDATION PLAN	6/1/2026
S101	FRAMING PLAN	6/1/2026
S102	FRAMING PLANS	6/1/2026
S103	FRAMING PLANS	6/1/2026
S104	FRAMING PLANS	6/1/2026
S201	OVERALL BUILDING ELEVATIONS	6/1/2026
S202	TOWER ELEVATIONS - STAIR AND ELEVATOR WALLS	6/1/2026
S301	TOWER STAIR SECTIONS	6/1/2026
S302	TOWER STAIR SECTIONS	6/1/2026
S401	SHEAR WALL REINFORCEMENT PLANS	6/1/2026
S402	ENLARGED PLANS FOR OPENINGS	6/1/2026
S601	FOUNDATION DETAILS	6/1/2026
S602	FOUNDATION DETAILS	6/1/2026
S621	COMPOSITE STEEL DETAILS	6/1/2026
S631	STEEL DETAILS	6/1/2026
S632	CAB FRAMING DETAILS	6/1/2026
S633	CAB CLADDING SUPPORT DETAILS	6/1/2026
S634	MISC CAB STEEL DETAILS	6/1/2026
S641	CONCRETE DETAILS	6/1/2026
S642	CONCRETE DETAILS	6/1/2026

S701	WIND TUNNEL COMPONENT AND CLADDING DESIGN FIGURES (ALLOWABLE STRESS)	6/1/2026
S702	WIND TUNNEL COMPONENT AND CLADDING DESIGN FIGURES (ALLOWABLE STRESS)	6/1/2026
S703	WIND TUNNEL COMPONENT AND CLADDING DESIGN FIGURES (ALLOWABLE STRESS)	6/1/2026
<u>MECHANICAL</u>		
M001	MECHANICAL ABBREVIATIONS, SYMBOLS, AND NOTES	6/1/2026
M100	MECHANICAL SITE PLAN	6/1/2026
M101	OVERALL MECHANICAL PLAN - LEVEL 1	6/1/2026
M102	MECHANICAL PLANS - AREA A - LEVELS 2-5	6/1/2026
M103	MECHANICAL PLANS - LEVELS 6-8	6/1/2026
M201	OVERALL PIPING PLAN - LEVEL 1	6/1/2026
M202	PIPING PLANS - AREA A - LEVELS 2-5	6/1/2026
M203	PIPING PLANS - LEVELS 6-8	6/1/2026
M301	MECHANICAL SECTIONS	6/1/2026
M501	MECHANICAL DETAILS	6/1/2026
M502	MECHANICAL DETAILS	6/1/2026
M503	MECHANICAL DETAILS	6/1/2026
M504	MECHANICAL DETAILS	6/1/2026
M505	MECHANICAL DETAILS	6/1/2026
M601	MECHANICAL SCHEDULES	6/1/2026
M602	MECHANICAL SCHEDULES	6/1/2026
M701	CONTROLS NOTES, SYMBOLS, ABBREVIATIONS, AND DIAGRAMS	6/1/2026
M702	CONTROLS DIAGRAMS	6/1/2026
M703	CONTROLS DIAGRAMS	6/1/2026
M704	CONTROLS DIAGRAMS	6/1/2026
M705	CONTROLS DIAGRAMS	6/1/2026
M706	CONTROLS DIAGRAMS	6/1/2026
M801	PRESSURIZATION AND VENTILATION AIR FLOW DIAGRAM	6/1/2026
M802	CHILLED WATER PIPING DIAGRAM	6/1/2026
M803	HEATING HOT WATER PIPING DIAGRAM	6/1/2026
<u>PLUMBING</u>		
P000	GENERAL NOTES, SYMBOLS AND ABBREVIATIONS	6/1/2026
P101	OVERALL PLUMBING UNDERFLOOR PLAN - LEVEL 1	6/1/2026
P102	OVERALL PLUMBING PLAN - LEVEL 1	6/1/2026
P103	PLUMBING PLANS - AREA A - LEVELS 2-5	6/1/2026
P104	PLUMBING PLANS - LEVELS 6-8	6/1/2026
P105	ROOF PLUMBING PLANS	6/1/2026
P301	DOMESTIC RISER DIAGRAM	6/1/2026
P302	SANITARY RISER DIAGRAM	6/1/2026
P303	STORM RISER DIAGRAM	6/1/2026
P500	DETAILS	6/1/2026
P600	SCHEDULES	6/1/2026
<u>ELECTRICAL</u>		
E000	SYMBOLS AND ABBREVIATIONS	3/27/2026
E001	GENERAL NOTES	3/27/2026
E100	ELECTRICAL SITE PLAN	3/27/2026
E101	LIGHTING PLAN - LEVEL 1	3/27/2026
E102	LIGHTING PLANS - AREA A - LEVELS 2-5	3/27/2026
E103	LIGHTING PLANS - LEVELS 6-8	3/27/2026
E111	POWER PLAN - LEVEL 1	3/27/2026
E112	POWER PLANS - AREA A - LEVELS 2-5	3/27/2026
E113	POWER PLANS - LEVELS 6-8	3/27/2026
E114	GROUNDING SITE PLAN	3/27/2026
E115	GROUNDING PLAN - LEVEL 1	3/27/2026
E116	GROUNDING PLANS - AREA A - LEVELS 2-5	3/27/2026
E117	GROUNDING PLANS - LEVELS 6-8	3/27/2026

E500	LIGHTING CONTROL WIRING DIAGRAMS	3/27/2026
E501	MOUNTING DETAILS	3/27/2026
E502	ELECTRICAL EQUIPMENT MOUNTING DETAILS	3/27/2026
E503	SPD MOUNTING DETAILS	3/27/2026
E504	LIGHTNING PROTECTION DETAILS	3/27/2026
E505	ELECTRICAL PENETRATION DETAILS	3/27/2026
E506	MULTIPOINT GROUNDING DETAILS	3/27/2026
E507	GROUNDING DETAILS	3/27/2026
E508	SITE AND UNDERGROUND DETAILS	3/27/2026
E509	CAB MULLION AND LIGHT DETAILS	3/27/2026
E701	ELECTRICAL SINGLE LINE DIAGRAM	3/27/2026
E702	PANEL SCHEDULES	3/27/2026
E703	GENERATOR/UPS/LOADBANK INTERCONNECTION DIAGRAM	3/27/2026
E801	SCHEDULES	3/27/2026
E802	LIGHTNING PROTECTION AND GROUNDING RISER DIAGRAM	3/27/2026
E900	ELECTRICAL SITE PLAN PHOTOMETRICS	3/27/2026
E901	PHOTOMETRIC PLAN - ENTRANCE	3/27/2026
E902	PHOTOMETRIC PLAN - LEVEL 1	3/27/2026
E903	PHOTOMETRIC PLANS - AREA A - LEVELS 2-5	3/27/2026
E904	PHOTOMETRIC PLANS - LEVELS 6-8	3/27/2026
E911	EMERGENCY PHOTOMETRIC PLAN - LEVEL 1	3/27/2026
E912	EMERGENCY PHOTOMETRIC PLANS - AREA A - LEVELS 2-5	3/27/2026
E913	EMERGENCY PHOTOMETRIC PLANS - LEVELS 6-8	3/27/2026
<u>FIRE ALARM</u>		
F000	SYMBOLS AND ABBREVIATIONS	3/27/2026
F101	OVERALL FIRE ALARM PLAN - LEVEL 1	3/27/2026
F102	FIRE ALARM PLANS - AREA A - LEVELS 2-5	3/27/2026
F103	FIRE ALARM PLANS - LEVELS 6-8	3/27/2026
F601	FIRE ALARM RISER DIAGRAM	3/27/2026
<u>TECHNOLOGY</u>		
T001	TELECOM SYMBOLS AND ABBREVIATIONS	6/1/2026
T100	TELECOM SITE PLAN	6/1/2026
T101	TELECOM PLAN - LEVEL 1	6/1/2026
T102	TELECOM PLANS - LEVELS 2-5	6/1/2026
T103	TELECOM PLANS - LEVELS 6-8	6/1/2026
T104	ROOF TELECOM PLANS	6/1/2026
T501	TELECOM DETAILS	6/1/2026
T502	TELECOM DETAILS	6/1/2026
T503	TELECOM DETAILS	6/1/2026
T511	TELECOM DETAILS - ANTENNAS	6/1/2026
T521	TELECOM SECURITY DETAILS	6/1/2026
T522	TELECOM SECURITY DETAILS	6/1/2026
T523	TELECOM SECURITY DETAILS	6/1/2026
T524	TELECOM SECURITY DETAILS	6/1/2026
T601	TELECOM DIAGRAMS	6/1/2026
<u>FIRE PROTECTION</u>		
FP000	GENERAL NOTES, SYMBOLS, AND ABBREVIATIONS	6/1/2026
FP101	OVERALL FIRE PROTECTION PLAN - LEVEL 1	6/1/2026
FP102	FIRE PROTECTION PLANS - AREA A - LEVELS 2-5	6/1/2026
FP103	FIRE PROTECTION PLANS - LEVELS 6-8	6/1/2026
FP201	FIRE PROTECTION RISER DIAGRAM	6/1/2026
FP500	FIRE PROTECTION DETAILS	6/1/2026
FP501	FIRE PROTECTION DETAILS	6/1/2026
<u>CAB CONSOLES</u>		

ATD-1155-1	MANKATO ATC TOWER.	5/14/2026
ATD-1155-2	ATC TOWER CAB FLOOR PLAN VIEW	5/14/2026
ATD-1155-3	VIEW A - ADMIN	5/14/2026
ATD-1155-4	VIEW B - GENERAL	5/14/2026
ATD-1155-5	VIEW C - SUPE	5/14/2026
ATD-1155-6	VIEW D - LOCAL CONTROL	5/14/2026
ATD-1155-7	VIEW E - GC, CD, FD	5/14/2026
ATD-1155-8	VIEW F	5/14/2026
ATD-1155-9	GALLEY - VIEW G	5/14/2026
ATD-1155-10	VERTEX INTERIOR	5/14/2026
ATD-1155-11	PERIMETER CONSOLE ELEVATION VIEWS	5/14/2026

ATTACHMENT D – Construction Documents / GMP Package

CONSTRUCTION SPECIFICATIONS:

1. Project Manual Reference: 100% Issued for Bid/Permit was utilized for reference.

ISSUED FOR BID/PERMIT SPECIFICATIONS / GMP PACKAGE SPECIFICATIONS:

<u>SPECIFICATION NUMBER</u>	<u>SPECIFICATION INDEX</u>	<u>ISSUE DATE</u>
<u>DIVISION 00 - PROCUREMENT AND CONTRACTING REQUIREMENTS.</u>		
00 00 00	COVER PAGE	6/1/2026
00 01 06	MULTI-CERTIFICATION	6/1/2026
00 01 10	TABLE OF CONTENTS	6/1/2026
00 01 15	LIST OF DRAWINGS	6/1/2026
00 31 32	GEOTECHNICAL DATA	6/1/2026
	<u>FAA GENERAL REQUIREMENTS</u>	
00 62 00.10	SECTION 10 – DEFINITION OF TERMS	6/1/2026
00 62 00.20	SECTION 20 – PROPOSAL REQUIREMENTS AND CONDITIONS	6/1/2026
00 62 00.30	SECTION 30 – AWARD AND EXECUTION OF CONTRACT	6/1/2026
00 62 00.40	SECTION 40 – SCOPE OF WORK	6/1/2026
00 62 00.50	SECTION 50 – CONTROL OF WORK	6/1/2026
00 62 00.60	SECTION 60 – CONTROL OF MATERIALS	6/1/2026
00 62 00.70	SECTION 70 – LEGAL REGULATIONS AND RESPONSIBILITY TO PUBLIC	6/1/2026
00 62 00.80	SECTION 80 – EXECUTION AND PROGRESS	6/1/2026
00 62 00.90	SECTION 90 – MEASUREMENT AND PAYMENT	6/1/2026
<u>DIVISION 01 - GENERAL REQUIREMENTS</u>		
01 00 00	GENERAL PARAGRAPHS	
01 01 00	SUMMARY OF WORK	6/1/2026
01 03 00	SPECIAL PROVISIONS	6/1/2026
01 04 20	MECHANICAL AND ELECTRICAL COORDINATION	6/1/2026
01 14 00	CONDITIONS AFFECTING WORK	6/1/2026
01 29 00	PAYMENT PROCEDURES	6/1/2026
01 30 00	PROJECT MANAGEMENT AND COORDINATION	6/1/2026
01 32 00	CONSTRUCTION PROGRESS DOCUMENTATION	6/1/2026
01 33 00	SUBMITTAL PROCEDURES	6/1/2026
01 40 00	QUALITY REQUIREMENTS	6/1/2026
01 42 00	REFERENCES	6/1/2026
01 50 00	TEMPORARY FACILITIES AND CONTROLS	6/1/2026
01 52 16	SAFETY REQUIREMENTS	6/1/2026
01 55 26	TRAFFIC CONTROL	6/1/2026
01 56 00	ENVIRONMENTAL PROTECTION	6/1/2026
01 57 18	TEMPORARY ENVIRONMENTAL CONTROLS	6/1/2026
01 57 19	AIR, LAND AND WATER POLLUTION	6/1/2026
01 58 00	PROJECT IDENTIFICATION AND SIGNS	6/1/2026
01 60 00	PRODUCT REQUIREMENTS	6/1/2026
01 71 33.10	PROTECTION OF WORK AND PROPERTY	6/1/2026
01 73 00	EXECUTION	6/1/2026
01 74 13	CONSTRUCTION CLEANING	6/1/2026
01 74 19	CONSTRUCTION WASTE MANAGEMENT	6/1/2026
01 77 00	CLOSEOUT PROCEDURES	6/1/2026
01 78 23	OPERATION AND MAINTENANCE DATA	6/1/2026
01 78 36	WARRANTIE AND GUARANTEES	6/1/2026

01 78 39	PROJECT RECORD DOCUMENTS	6/1/2026
01 81 13	B3 SUSTAINABLE DESIGN REQUIREMENTS	6/1/2026
01 82 00	DEMONSTRATION AND TRAINING	6/1/2026
01 91 13	GENERAL COMMISSIONING REQUIREMENTS	6/1/2026
	<u>FACILITY CONSTRUCTION SUBGROUP</u>	
<u>DIVISION 02 – EXISTING CONDITIONS</u>		
02 41 13	MISCELLANEOUS REMOVALS	6/1/2026
<u>DIVISION 03 – CONCRETE</u>		
03 10 00	CONCRETE FORMING AND ACCESSORIES	6/1/2026
03 20 00	CONCRETE REINFORCING	6/1/2026
03 30 00	CAST-IN-PLACE CONCRETE	6/1/2026
<u>DIVISION 04 – MASONRY</u>		
04 22 00	CONCRETE UNIT MASONRY	6/1/2026
<u>DIVISION 05 – METALS</u>		6/1/2026
05 12 00	STRUCTURAL STEEL FRAMING	6/1/2026
05 31 00	STEEL DECKING	6/1/2026
05 40 00	COLD-FORMED METAL FRAMING	6/1/2026
05 50 00	METAL FABRICATIONS	6/1/2026
05 51 13	METAL PAN STAIRS	6/1/2026
05 52 13	PIPE AND TUBE RAILINGS	6/1/2026
05 70 00	ORNAMENTAL METAL	6/1/2026
05 73 60	DECORATIVE METAL RAILINGS	6/1/2026
<u>DIVISION 06 - WOOD, PLASTICS, AND COMPOSITES</u>		
06 10 00	ROUGH CARPENTRY	6/1/2026
06 16 00	SHEATHING	6/1/2026
06 41 16	PLASTIC-LAMINATE-CLAD ARCHITECTURAL CABINETS	6/1/2026
<u>DIVISION 07 - THERMAL AND MOISTURE PROTECTION</u>		
07 11 13	BITUMINOUS DAMPPROOFING	6/1/2026
07 18 00	TRAFFIC COATINGS	6/1/2026
07 21 00	THERMAL INSULATION	6/1/2026
07 27 26	FLUID-APPLIED MEMBRANE AIR BARRIERS	6/1/2026
07 42 13.16	METAL PLATE WALL PANELS	6/1/2026
07 42 47	HIGH PERFORMANCE CONCRETE FAÇADE PANELS	6/1/2026
07 53 23	ETHYLENE-PROPYLENE-DIENE-MONOMER (EPDM) ROOFING	6/1/2026
07 62 00	SHEET METAL FLASHING AND TRIM	6/1/2026
07 72 00	ROOF ACCESSORIES	6/1/2026
07 81 00	APPLIED FIRE PROTECTION	6/1/2026
07 81 23	INTUMESCENT FIREPROOFING	6/1/2026
07 84 13	PENETRATION FIRESTOPPING	6/1/2026
07 84 43	JOINT FIRESTOPPING	6/1/2026
07 92 00	JOINT SEALANTS	6/1/2026
07 95 00	EXPANSION CONTROL	6/1/2026
<u>DIVISION 08 - OPENINGS</u>		
08 11 13	HOLLOW METAL DOORS AND FRAMES	6/1/2026
08 41 13	ALUMINUM-FRAMED ENTRANCES AND STOREFRONTS	6/1/2026
08 44 13	CURTAIN WALL / WINDOW WALL SYSTEM	6/1/2026
08 71 00	DOOR HARDWARE	6/1/2026
08 80 00	GLAZING	6/1/2026
08 88 58	ATCT CAB GLASS	6/1/2026
08 91 19	FIXED LOUVERS	6/1/2026
<u>DIVISION 09 - FINISHES</u>		
09 21 16	GYPSUM BOARD SHAFT WALL ASSEMBLIES	6/1/2026
09 22 16	NON-STRUCTURAL METAL FRAMING	6/1/2026

09 29 00	GYPSUM BOARD	6/1/2026
09 30 13	CERAMIC TILING	6/1/2026
09 51 13	ACOUSTICAL PANEL CEILINGS	6/1/2026
09 65 13	RESILIENT BASE AND ACCESSORIES	6/1/2026
09 65 19	RESILIENT TILE FLOORING	6/1/2026
09 67 23	RESINOUS FLOORING	6/1/2026
09 68 13	TILE CARPETING	6/1/2026
09 91 23	INTERIOR PAINTING	6/1/2026
09 96 00	HIGH-PERFORMANCE COATINGS	6/1/2026
<u>DIVISION 10 - SPECIALTIES</u>		
10 14 19	DIMENSIONAL LETTER SIGNAGE	6/1/2026
10 14 23.16	ROOM-IDENTIFICATION PANEL SIGNAGE	6/1/2026
10 14 53	TRAFFIC SIGNAGE	6/1/2026
10 26 00	WALL AND DOOR PROTECTION	6/1/2026
10 28 00	TOILET, BATH, AND LAUNDRY ACCESSORIES	6/1/2026
10 44 13	FIRE EXTINGUISHER CABINETS	6/1/2026
10 44 16	FIRE EXTINGUISHERS	6/1/2026
<u>DIVISION 11 - EQUIPMENT</u>		
11 08 06	EXTERIOR BUILDING MAINTENANCE SYSTEM	6/1/2026
11 33 00	RETRACTABLE STAIR	6/1/2026
<u>DIVISION 12 - FURNISHINGS</u>		
12 24 12	TRANSPARENT PLASTIC WINDOW SHADES	6/1/2026
12 24 13	ROLLER WINDOW SHADES	6/1/2026
12 35 00	ATCT CONSOLES	6/1/2026
12 36 61.19	QUARTZ AGGLOMERATE COUNTERTOPS	6/1/2026
<u>DIVISION 14 - CONVEYING EQUIPMENT</u>		
14 21 20	MACHINE ROOM-LESS ELECTRIC TRACTION PASSENGER ELEVATORS	6/1/2026
<u>DIVISION 21 - FIRE SUPPRESSION</u>		
21 05 13	COMMON MOTOR REQUIREMENTS FOR FIRE SUPPRESSION	6/1/2026
21 05 17	SLEEVES AND SLEEVE SEALS FOR FIRE-SUPPRESSION PIPING	6/1/2026
21 05 18	ESCUTCHEONS FOR FIRE-SUPPRESSION PIPING	
21 05 23	GENERAL-DUTY VALVES FOR WATER-BASED FIRE-SUPPRESSION PIPING	6/1/2026
21 05 29	HANGERS AND SUPPORTS FOR FIRE-SUPPRESSION PIPING AND EQUIPMENT	6/1/2026
21 05 48	VIBRATION AND SEISMIC CONTROLS FOR FIRE-SUPPRESSION PIPING AND EQUIPMENT	6/1/2026
21 05 53	IDENTIFICATION FOR FIRE-SUPPRESSION PIPING AND EQUIPMENT	6/1/2026
21 11 19	FIRE DEPARTMENT CONNECTIONS	6/1/2026
21 12 00	FIRE-SUPPRESSION STANDPIPES	6/1/2026
21 13 13	WET-PIPE SPRINKLER SYSTEMS	
21 13 16	DRY-PIPE SPRINKLER SYSTEMS	6/1/2026
21 31 13	ELECTRIC-DRIVE, CENTRIFUGAL FIRE PUMPS	6/1/2026
21 33 70	FK-5-1-12 FIRE SUPPRESSION SYSTEM	6/1/2026
21 34 13	PRESSURE-MAINTENANCE PUMPS	6/1/2026
<u>DIVISION 22 - PLUMBING</u>		
	COMMON WORK RESULTS FOR PLUMBING	6/1/2026
22 05 00	COMMON MOTOR REQUIREMENTS FOR PLUMBING EQUIPMENT	6/1/2026
22 05 13	EQUIPMENT	6/1/2026
22 05 16	EXPANSION FITTINGS AND LOOPS FOR PLUMBING PIPING	6/1/2026
22 05 17	SLEEVES AND SLEEVE SEALS FOR PLUMBING PIPING	
22 05 18	ESCUTCHEONS FOR PLUMBING PIPING	6/1/2026
22 05 19	METERS AND GAGES FOR PLUMBING PIPING	6/1/2026
22 05 23.12	BALL VALVES FOR PLUMBING PIPING	6/1/2026
22 05 23.14	CHECK VALVES FOR PLUMBING PIPING	6/1/2026
22 05 23.15	GATE VALVES FOR PLUMBING PIPING	6/1/2026

22 05 29	HANGERS AND SUPPORTS FOR PLUMBING PIPING AND EQUIPMENT	6/1/2026
22 05 33	HEAT TRACING FOR PLUMBING PIPING	6/1/2026
22 05 48	VIBRATION AND SEISMIC CONTROLS FOR PLUMBING PIPING AND EQUIPMENT	6/1/2026
22 05 53	IDENTIFICATION FOR PLUMBING PIPING AND EQUIPMENT	
22 05 93	TESTING, ADJUSTING, AND BALANCING FOR PLUMBING	6/1/2026
22 07 19	PLUMBING PIPING INSULATION	6/1/2026
22 08 00	COMMISSIONING OF PLUMBING	6/1/2026
22 11 16	DOMESTIC WATER PIPING	6/1/2026
22 11 19	DOMESTIC WATER PIPING SPECIALTIES	6/1/2026
22 11 23	DOMESTIC WATER PUMPS	6/1/2026
<u>DIVISION 23 - HEATING, VENTILATING, AND AIR CONDITIONING (HVAC)</u>		
23 05 00	COMMON WORK RESULTS FOR HVAC	6/1/2026
23 05 13	COMMON MOTOR REQUIREMENTS FOR HVAC EQUIPMENT	6/1/2026
23 05 16	EXPANSION FITTINGS AND LOOPS FOR HVAC PIPING	6/1/2026
23 05 19	METERS AND GAGES FOR HVAC PIPING	6/1/2026
23 05 23	GENERAL-DUTY VALVES FOR HVAC PIPING	
23 05 29	HANGERS AND SUPPORTS FOR HVAC PIPING AND EQUIPMENT	6/1/2026
23 05 33	HEAT TRACING FOR HVAC PIPING	6/1/2026
23 05 48	VIBRATION AND SEISMIC CONTROLS FOR HVAC PIPING AND EQUIPMENT	6/1/2026
23 05 53	IDENTIFICATION FOR HVAC PIPING AND EQUIPMENT	6/1/2026
23 05 93	TESTING, ADJUSTING, AND BALANCING	6/1/2026
23 07 00	HVAC INSULATION	6/1/2026
23 08 10	COMMISSIONING OF HVAC SYSTEMS	6/1/2026
23 09 23	CONTROLS FOR HVAC	6/1/2026
23 11 23	FACILITY NATURAL GAS PIPING	
23 15 71	STAIR PRESSURIZATION SYSTEM	6/1/2026
23 21 13	HYDRONIC PIPING	6/1/2026
23 21 23	HYDRONIC PUMPS	6/1/2026
23 31 13	METAL DUCTS	6/1/2026
23 33 00	AIR DUCT ACCESSORIES	6/1/2026
23 34 13	AXIAL HVAC FANS	6/1/2026
23 34 23	HVAC POWER VENTILATORS	6/1/2026
23 37 13	DIFFUSERS, REGISTERS, AND GRILLS	6/1/2026
23 37 23	HVAC GRAVITY VENTILATORS	6/1/2026
23 41 00	PARTICULATE AIR FILTRATION	6/1/2026
23 52 16	CONDENSING BOILER	
23 64 23	SCROLL SCREW WATER CHILLERS	6/1/2026
23 73 13	MODULAR INDOOR CENTRAL-STATION AIR-HANDLING UNITS	6/1/2026
23 81 23	COMPUTER-ROOM AIR-CONDITIONERS	6/1/2026
23 82 19	FAN COIL UNITS	6/1/2026
23 82 39	UNIT HEATERS	6/1/2026
23 84 13	HUMIDIFIERS	6/1/2026
26 05 05	SUBMITTAL REQUIREMENTS FOR LOCKOUT-TAGOUT PROCEDURES	6/1/2026
26 05 19	LOW-VOLTAGE ELECTRICAL POWER CONDUCTORS AND CABLES	6/1/2026
26 05 26	GROUNDING AND BONDING FOR ELECTRICAL SYSTEMS	
26 05 29	HANGERS AND SUPPORTS FOR ELECTRICAL SYSTEMS	6/1/2026
26 05 33	RACEWAY AND BOXES FOR ELECTRICAL SYSTEMS	6/1/2026
26 05 36	CABLE TRAYS FOR ELECTRICAL SYSTEMS	6/1/2026
26 05 48	VIBRATION AND SEISMIC CONTROLS FOR ELECTRICAL SYSTEMS	6/1/2026
26 05 53	IDENTIFICATION FOR ELECTRICAL SYSTEMS	6/1/2026
26 05 73	OVERCURRENT PROTECTIVE DEVICE COORDINATION STUDY	6/1/2026
26 05 74	ARC FLASH HAZARD ANALYSIS	6/1/2026
26 08 00	COMMISSIONING OF ELECTRICAL SYSTEMS	6/1/2026
26 09 23	LIGHTING CONTROL DEVICES	6/1/2026
26 22 00	LOW-VOLTAGE DISTRIBUTION TRANSFORMERS (NON-GFE)	6/1/2026
26 24 13	SWITCHBOARDS (NON-GFE)	6/1/2026
26 24 16	PANELBOARDS (NON-GFE)	6/1/2026

26 27 26	WIRING DEVICES	6/1/2026
26 28 13	FUSES	6/1/2026
26 28 16	ENCLOSED SWITCHES AND CIRCUIT BREAKERS	6/1/2026
26 29 13	ENCLOSED CONTROLLERS	6/1/2026
26 29 23	VARIABLE-FREQUENCY MOTOR CONTROLLERS	6/1/2026
26 29 33	CONTROLLERS FOR FIRE PUMP DRIVERS	6/1/2026
26 32 13	ENGINE GENERATORS	6/1/2026
26 33 53	STATIC UNINTERRUPTIBLE POWER SUPPLY	6/1/2026
26 36 00	TRANSFER SWITCHES	6/1/2026
26 41 13	LIGHTNING PROTECTION FOR STRUCTURES	6/1/2026
26 43 13	SURGE PROTECTIVE DEVICES FOR LOW-VOLTAGE ELECTRICAL POWER CIRCUITS	6/1/2026
26 51 00	INTERIOR LIGHTING	6/1/2026
26 56 00	EXTERIOR LIGHTING	6/1/2026
<u>DIVISION 27 - COMMUNICATIONS</u>		
27 05 00	COMMON WORK RESULTS FOR COMMUNICATIONS	6/1/2026
27 05 26	GROUNDING AND BONDING FOR COMMUNICATIONS SYSTEMS	6/1/2026
27 05 28	PATHWAYS FOR COMMUNICATIONS SYSTEMS	6/1/2026
27 05 43	UNDERGROUND PATHWAYS AND STRUCTURES FOR COMMUNICATIONS SYSTEMS	6/1/2026
27 10 50	TOWER RADIO COMMUNICATIONS AND SECONDARY WEATHER	6/1/2026
27 11 00	COMMUNICATIONS EQUIPMENT ROOM FITTINGS	6/1/2026
27 15 00	COMMUNICATIONS HORIZONTAL CABLING	6/1/2026
<u>DIVISION 28 - ELECTRONIC SAFETY AND SECURITY</u>		
28 05 37	EMERGENCY RESPONDER RADIO COMMUNICATIONS SYSTEM (ERRCS) DISTRIBUTED ANTENNA SYSTEM	6/1/2026
28 46 21.11	ADDRESSIBLE FIRE-ALARM SYSTEMS	6/1/2026
<u>DIVISION 31 - EARTHWORK</u>		
31 11 00	CLEARING AND GRUBBING	6/1/2026
31 23 00	EXCAVATION, SUBGRADE, AND EMBANKMENT (P-152)	6/1/2026
31 25 00	SEDIMENT CONTROL	6/1/2026
31 32 19	GEOTEXTILE FILTER FABRIC	6/1/2026
31 37 00	RIPRAP	6/1/2026
31 63 16	AUGER CAST GROUT PILES	6/1/2026
<u>DIVISION 32 - EXTERIOR IMPROVEMENTS</u>		
32 02 00	SITE WORK	6/1/2026
32 11 23	AGGREGATE BASE (FAA P-208)	6/1/2026
32 11 24	CRUSHED AGGREGATE BASE (FAA p-209)	6/1/2026
32 16 01	CONCRETE CURBING AND WALKS	6/1/2026
32 17 23	PAVEMENT MARKINGS	6/1/2026
32 31 00	WELDED WIRE FENCE	6/1/2026
32 31 01	WILDLIFE EXCLUSION FENCE	6/1/2026
32 39 14	GUIDEPOSTS	6/1/2026
32 90 00	PLANTING	6/1/2026
32 92 00	TURF ESTABLISHMENT	6/1/2026
<u>DIVISION 33 - UTILITIES</u>		
33 05 26	TRACERWIRE	6/1/2026
33 11 13	WATERMAIN CONSTRUCTION	6/1/2026
33 31 00	SANITARY SEWER CONSTRUCTION	6/1/2026
33 41 00	STORM SEWERS	6/1/2026
33 41 16	PIPE UNDERDRAINS	6/1/2026
<u>DIVISION 34 - TRANSPORTATION</u>		
34 43 01	BASIC ELECTRICAL REQUIREMENTS	6/1/2026

34 43 02	BASIC METHODS AND MATERIALS	6/1/2026
34 43 08	L-108 UNDERGROUND POWER CABLE FOR AIRPORTS	6/1/2026
34 43 09	L-109 AIRPORT TRANSFORMER VAULT AND VAULT EQUIPMENT	6/1/2026
34 43 10	L-110 UNDERGROUND ELECTRICAL DUCTS	6/1/2026
<u>APPENDIX</u>		
APPENDIX A	GEOTECHNICAL REPORT DATED 05/15/2025	6/1/2026
APPENDIX B	STATEMENT OF SPECIAL INSPECTIONS	6/1/2026
APPENDIX C	COMMISSIONING PLAN	6/1/2026

ATTACHMENT E – Clarifications and Assumptions

OVERVIEW:

1. To assemble the Guaranteed Maximum Price (GMP) for the Federal Contract Tower – Mankato Regional Airport, Knutson Construction has included some clarifications and have noted specific inclusions and exclusions to properly document the scope of work. Specifics are included within the attachment.

ATTACHMENTS:

1. Clarifications & Assumptions.
2. Non-Construction Cost Matrix

Owner: **City of Mankato**
Project: **Air Traffic Control Tower**
Location: Mankato, MN
Architect: EXP



CLARIFICATIONS & ASSUMPTIONS

GENERAL CLARIFICATIONS

- 1 Pricing based on "Issued for Bid / Permit" drawing set provided by the design team dated June 1, 2026.
- 2 Pricing based on "Issued for Bid / Permit" specification volume I and volume II provided by the design team dated June 1, 2026.
- 3 Pricing is based on "Bid Solicitation Manual" dated 6/23/2026 provided by Knutson Construction (Construction Manager).
- 4 Pricing is based on Addendum 1 dated 06/30/26 and Addendum 2 dated 07/09/26.
- 5 This proposal is based on the Owner providing clear access to the site during construction operations.
- 6 Cost associated with delays resulting from adjacent project operations and infrastructure work which is not a part of, or under the control of this project team is not included in this proposal.
- 7 The project site is assumed to be free of any above ground or below ground hazardous materials and/or hazardous conditions. We have not accounted for differing and/or hidden site conditions that vary from the information contained in the drawings and specification, or project soils report.
- 8 In addition to these clarifications please review the Non-Construction Cost Matrix for a more specific and detailed understanding of the scope of this proposal.
- 9 Pricing is based on the schedule provided in the bid information manual. Escalation allowances beyond the provided schedule are not included.
- 10 Pricing is based on normal working hours; premium/overtime, shift work, and night work excluded.
- 11 Pricing assumes augercast piles as indicated in the bidding documents.

OWNER COSTS - Not Included in GMP

- 1 Construction Administration Fee
- 2 FAA Reimbursable Agreements
- 3 Owner's FF&E
- 4 Owner's Technology
- 5 IFE
- 6 City Admin

Owner: **City of Mankato**
 Project: **Air Traffic Control Tower**
 Location: Mankato, MN
 Architect: exp



NON-CONSTRUCTION COST MATRIX

(CFCI) = Contractor Furnished Contractor Installed

(OFCI) = Owner Furnished Contractor Installed

(OFOI) = Owner Furnished Owner Installed

(NIC) = Not Included in Contract

DESCRIPTION	CFCI	OFCI	OFOI	NIC	NOTES
PLANNING DESIGN & DEVELOPMENT COST					
Owner Project Management				●	
Public Relations Related Allocations				●	
Owner / Design Team Travel Expenses				●	
Pre-Design Study				●	
Topographic Surveys (Existing Conditions)				●	
Testing Services				●	
Soil (Geotechnical Investigation/ Testing)				●	
Street / Property Bonds				●	
Professional Consultant and Design Fees				●	
Architect				●	
Structural Engineer				●	
Mechanical Engineer				●	
Electrical Engineer				●	
Civil Engineer				●	
Interior Design Consultants				●	
Landscape Design Consultants				●	
Security Consultant				●	
Acoustic Consultants				●	
Consultant Reimbursables				●	
Owner / Design Team Construction Administration				●	
Drawing Reproduction for Owner's Needs				●	
Drawing Reproduction for Contractor's Needs	●				
Construction Progress Photos	●				
Land Cost				●	
Building Commissioning (3rd Party)			●		Included in CA Fees
Ecology / Environmental Studies				●	
Environmental Remediation				●	
Owners Design Contingency			●		5% carried on summary sheet
Maintenance Services (Post Substantial Completion)				●	
Janitorial Services				●	CFCI Until Substantial Completion
MEP Systems Service Contracts (Post Warranty Period)				●	CFCI Until Substantial Completion
Waste Handling Service & Equipment				●	CFCI Until Substantial Completion
FINANCIAL EXPENSES					
Financial Consultants				●	
Legal Fees				●	
Builders Risk Insurance	●				
General Liability Insurance	●				
Subcontractor Default Insurance	●				
Performance Bond	●				

Owner: **City of Mankato**
 Project: **Air Traffic Control Tower**
 Location: Mankato, MN
 Architect: exp



NON-CONSTRUCTION COST MATRIX

(CFCI) = Contractor Furnished Contractor Installed

(OFCI) = Owner Furnished Contractor Installed

(OFOI) = Owner Furnished Owner Installed

(NIC) = Not Included in Contract

DESCRIPTION	CFCI	OFCI	OFOI	NIC	NOTES
FEES, PERMITS & TAXES					
Sewer and Water Tap Fees				•	
Gas Tap Fees				•	
SAC Permit	•				
City Street & Sidewalk Closures				•	
Plan Review Fee				•	
Town / City / State Fees				•	
Building Permit - City of Mankato	•				
Zoning Fees				•	
Property Taxes				•	
Parking Meter Fees for Contractor Labor				•	
Sales Tax on Building Materials	•				
Misc. Cost					
Keys and Keying	•				Contractor Furnished / Owner Installed
Temporary Power Bills	•				
Temporary Water Bills	•				
Moving Costs				•	
Temporary Heat Building during Construction	•				
Site Costs					
Street Improvements to Pavement Disturbed During Construction	•				If required
Environmental Remediation Site				•	
Hazardous Material Abatement				•	
Disposal of Contaminated Soil				•	
Electrical Utility Relocation Cost	•				If required
Communications Utility Relocation Cost	•				If required
Transformer	•				If required
Power from Transformer to Building	•				If required
Gas into Building	•				
Site Furniture	•				
Bike Racks				•	
3D Building Identification Sign				•	
Building Identification Sign	•				
Parking & Traffic Sign Foundations, Sleeves & Brackets	•				
Parking & Traffic Signs	•				
Trash Enclosure				•	
Parking Control Equipment				•	
All Other Energy Utility Costs				•	
EV Charging Stations				•	
Conduits from Transformer to EV Charging Stations				•	

Owner: **City of Mankato**
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NON-CONSTRUCTION COST MATRIX

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DESCRIPTION	CFCI	OFCI	OFOI	NIC	NOTES
FURNITURE FIXTURES & EQUIPMENT					
Static High Bay Storage				•	
Office Furniture, Procurement, and Installation			•		Owner's FF&E
Electrical J Boxes for System Furniture	•				
Final connections to Furniture Systems	•				
Breakroom Appliances		•			
Food Service Equipment				•	
Rough In for Food Service Equipment				•	
MEP Connections to Food Service Equipment				•	
Vending Equipment & Rough-Ins				•	
Computer Equipment				•	
Office Equipment	•				Cab equipment per bidding documents
Display Graphics				•	
Art & Decorative Items				•	
Interior Plants				•	
Window Treatments Blinds	•				
Code Required Signage	•				
Building Directory				•	
Custom Graphics				•	
Room Identification Signage	•				
Way Finding Signage				•	
Interior Loose Furniture, Casework, Tables and Etc.			•		Owner's FF&E
Loose Shelving				•	
Fixed Shelving			•		Owner's FF&E
Task chairs	•				Cab equipment per bidding documents
Printers / Copiers				•	
Computer Stations				•	
Bookshelves & Library Storage				•	
Tack and Marker Boards	•				
Pamphlet racks				•	
Filing cabinets				•	
Office Workstations / Cubicles				•	
Coffee Equipment			•		Owner's FF&E
Entrance Mats				•	
Toilet Accessories	•				
Toilet Partitions	•				
Soap Dispensers		•			
Paper Towel Dispensers		•			
Sanitary Napkin Disposal		•			
Fire Extinguisher Cabinets	•				
Lockers				•	

Owner: **City of Mankato**
 Project: **Air Traffic Control Tower**
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NON-CONSTRUCTION COST MATRIX

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(OFOI) = Owner Furnished Owner Installed

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DESCRIPTION	CFCI	OFCI	OFOI	NIC	NOTES
LOW VOLTAGE SYSTEMS AND ROUGH-IN					
Telephone System (VOIP)				•	
Rough-in for Telephone System	•				As per bidding documents
Wiring / Cable for Telephone System	•				As per bidding documents
Data System					
Fixed Data Racks	•				As per bidding documents
Rough-in for Data System	•				As per bidding documents
Wiring / Cable for Data System	•				As per bidding documents
Audio Visual Equipment				•	
Conduits and Raceways for A/V Systems	•				As per bidding documents
Wiring and Cabling for A/V Systems				•	
Mounted Projectors & Screens				•	
TV Mounting Brackets		•			
TV's, Monitors, Projectors		•			
Sound Systems / Speakers				•	
White Noise System				•	
Wireless Network System					
Rough-in for Wireless Network System	•				
Wiring / Cable for Wireless Network System	•				
Wireless Access Points				•	
Fiber Between MDF and IDF	•				
Fiber Service into Building	•				
DAS System				•	
Cellular Signal Repeaters				•	
Video Surveillance System	•				Contractor Furnished / Owner Install
Conduits and Raceways for Video Surveillance Systems	•				As per bidding documents
Wiring and Cabling for Video Surveillance Systems	•				As per bidding documents
Security Cameras	•				Contractor Furnished / Owner Install
Connection to University Central Security System	•				As per bidding documents
Intrusion Detection System				•	
Security Door Hardware & Card Readers	•				Contractor Furnished / Owner Install

ATTACHMENT F – Substantial Completion

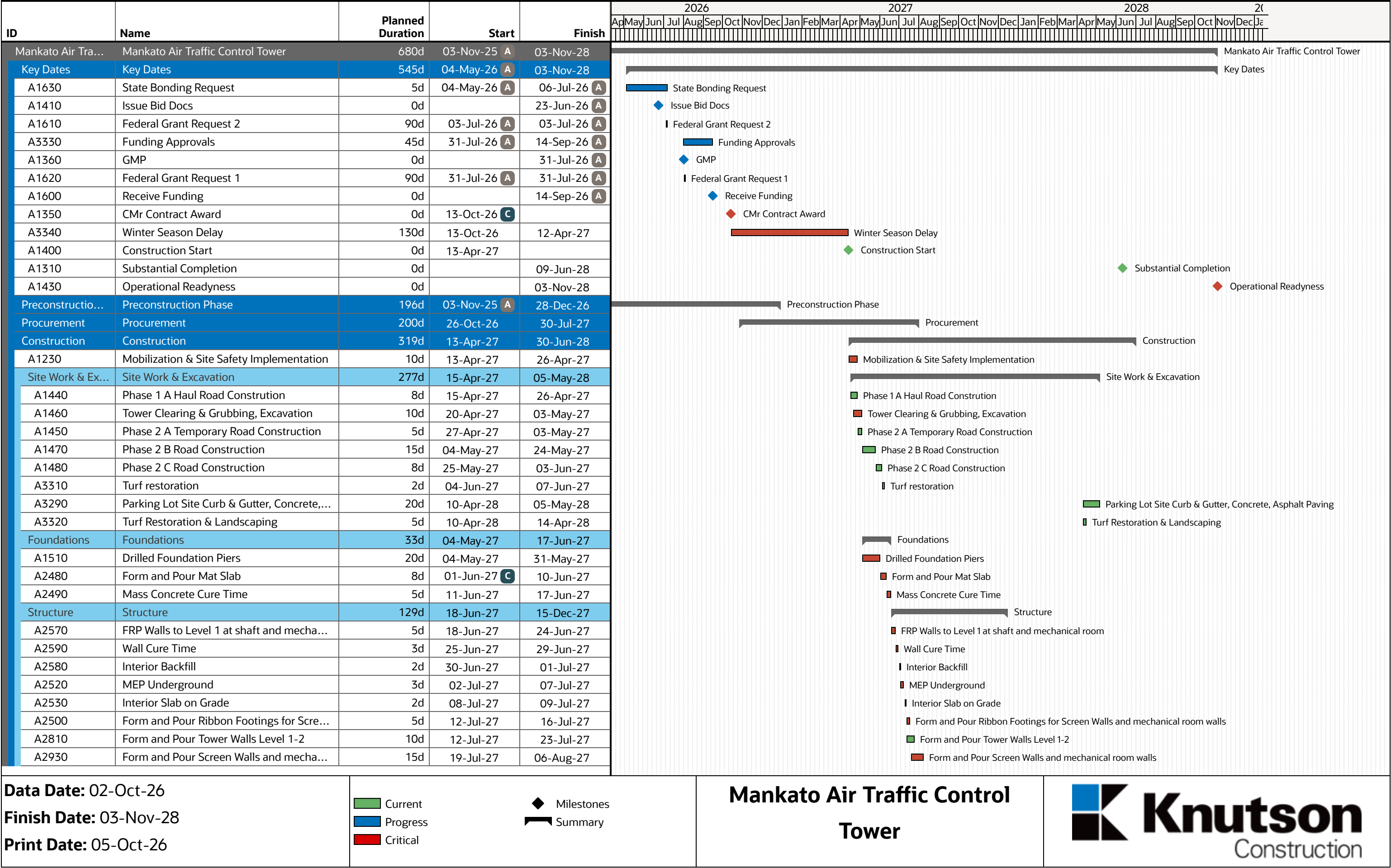
OVERVIEW:

- 1) Based on the current GMP construction cost and scope, the project start date is as follows, for the Federal Contract Tower – Mankato Regional Airport project.
 - a. Anticipated Initial Mobilization – April 9, 2027
 - b. Anticipated Substantial Completion – June 8, 2028

ATTACHMENT G – Date of Acceptance

OVERVIEW:

- 1) To maintain the pricing as set forth. This GMP must be accepted by April 17, 2027. To maintain the anticipated schedule as identified in Exhibit F, critical work scopes must be contracted by February 1st, 2027.



ID	Name	Planned Duration	Start	Finish	2026												2027												2028												2029						
					Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan									
A	A2740	Form and Pour Tower Walls Level 2-3	10d	26-Jul-27	06-Aug-27	Form and Pour Tower Walls Level 2-3																																									
	A2940	Form and Pour Mechanical Room Roof Deck	8d	09-Aug-27	18-Aug-27	Form and Pour Mechanical Room Roof Deck																																									
	A2510	Form and Pour Tower Walls to Level 3-4	10d	09-Aug-27	20-Aug-27	Form and Pour Tower Walls to Level 3-4																																									
	A2950	Mechanical Room Roof Deck 28 Day Cure	28d	19-Aug-27	16-Sep-27	Mechanical Room Roof Deck 28 Day Cure																																									
	A2540	8" Interior Elevator and Stair Walls Level 1-2	3d	23-Aug-27	25-Aug-27	8" Interior Elevator and Stair Walls Level 1-2																																									
	A2620	Form and Pour Tower Walls Level 4-5	10d	23-Aug-27	03-Sep-27	Form and Pour Tower Walls Level 4-5																																									
	A2550	Form and Pour Level 2 Deck	5d	26-Aug-27	01-Sep-27	Form and Pour Level 2 Deck																																									
	A2560	8" Interior Elevator and Stair Walls 2-3	3d	02-Sep-27	07-Sep-27	8" Interior Elevator and Stair Walls 2-3																																									
	A2600	Form and Pour Level 3 Deck	5d	08-Sep-27	14-Sep-27	Form and Pour Level 3 Deck																																									
	A2650	Form and Pour Tower Walls 5-6	10d	08-Sep-27	21-Sep-27	Form and Pour Tower Walls 5-6																																									
	A2610	8" Interior Elevator and Stair Walls 3-4	5d	15-Sep-27	21-Sep-27	8" Interior Elevator and Stair Walls 3-4																																									
	A2750	Form, Pour and Cure Stairs Levels 1-2	8d	15-Sep-27	24-Sep-27	Form, Pour and Cure Stairs Levels 1-2																																									
	A2630	Form and Pour Level 4 Deck	5d	22-Sep-27	28-Sep-27	Form and Pour Level 4 Deck																																									
	A2660	Form and Pour Tower Walls 6-7	10d	22-Sep-27	05-Oct-27	Form and Pour Tower Walls 6-7																																									
	A2760	Form, Pour and Cure Stair Levels 2-3	8d	27-Sep-27	06-Oct-27	Form, Pour and Cure Stair Levels 2-3																																									
	A2640	8" Interior Elevator and Stair Walls 4-5	5d	29-Sep-27	05-Oct-27	8" Interior Elevator and Stair Walls 4-5																																									
	A2690	Form and Pour Walls Tower Level 7-Walkway	10d	06-Oct-27	19-Oct-27	Form and Pour Walls Tower Level 7-Walkway																																									
	A2700	Form and Pour Level 5 Deck	5d	06-Oct-27	12-Oct-27	Form and Pour Level 5 Deck																																									
	A2770	Form, Pour and Cure Stair Levels 3-4	8d	07-Oct-27	18-Oct-27	Form, Pour and Cure Stair Levels 3-4																																									
	A2710	8" Interior Elevator and Stair Walls 5-6	5d	13-Oct-27	19-Oct-27	8" Interior Elevator and Stair Walls 5-6																																									
	A2780	Form, Pour and Cure Stair Levels 4-5	8d	19-Oct-27	28-Oct-27	Form, Pour and Cure Stair Levels 4-5																																									
	A2670	Form and Pour Level 6 Deck	5d	20-Oct-27	26-Oct-27	Form and Pour Level 6 Deck																																									
	A2680	8" Interior Elevator and Stair Walls 6-7	5d	27-Oct-27	02-Nov-27	8" Interior Elevator and Stair Walls 6-7																																									
	A2790	Form, Pour, and Cure Stairs Levels 5-6	8d	29-Oct-27	09-Nov-27	Form, Pour, and Cure Stairs Levels 5-6																																									
	A2720	Form and Pour Level 7 Deck	5d	03-Nov-27	09-Nov-27	Form and Pour Level 7 Deck																																									
	A2900	Cab Walkway Railing System	5d	10-Nov-27	16-Nov-27	Cab Walkway Railing System																																									
	A2730	Cab Structural Steel	20d	10-Nov-27	08-Dec-27	Cab Structural Steel																																									
	A2800	Form, Pour, and Cure Stairs Level 6-7	8d	10-Nov-27	19-Nov-27	Form, Pour, and Cure Stairs Level 6-7																																									
	A2820	Cab Topping Sab	5d	09-Dec-27	15-Dec-27	Cab Topping Sab																																									
	Enclosure/Ext...	Enclosure/Exterior Facade	146d	17-Sep-27	07-Apr-28	Enclosure/Exterior Facade																																									
	A2960	Rooms 107, 108, 109 Roof Blocking	5d	17-Sep-27	23-Sep-27	Rooms 107, 108, 109 Roof Blocking																																									
	A2970	Rooms 107, 108, 109 Roofing	5d	24-Sep-27	30-Sep-27	Rooms 107, 108, 109 Roofing																																									
	A3010	Rooms 107, 108, 109 and Tower Walls to Level 3 Spray Applied Weather Barriers	2d	24-Sep-27	27-Sep-27	Rooms 107, 108, 109 and Tower Walls to Level 3 Spray Applied Weather Barriers																																									
	A2880	Cab Measure Curtain Wall System	5d	09-Dec-27	15-Dec-27	Cab Measure Curtain Wall System																																									
	A2830	Exterior Stud Framing & GWB at Cab Enclosure	10d	16-Dec-27	29-Dec-27	Exterior Stud Framing & GWB at Cab Enclosure																																									
	A2840	Cab Roof Blocking	5d	30-Dec-27	05-Jan-28	Cab Roof Blocking																																									
A2850	Tower Level 3 to Cab Exterior Vapor Barriers	5d	30-Dec-27	05-Jan-28	Tower Level 3 to Cab Exterior Vapor Barriers																																										
A2860	Cab Roofing	7d	06-Jan-28	14-Jan-28	Cab Roofing																																										
A2870	Measure Metal Panels	0d	06-Jan-28	06-Jan-28	Measure Metal Panels																																										
A3300	Exterior Lightweight Concrete Panel system	30d	06-Jan-28	16-Feb-28	Exterior Lightweight Concrete Panel system																																										

Current

Progress

Critical

Milestones

Summary

Mankato Air Traffic Control Tower

Knutson Construction

