

 **AIA<sup>®</sup> Document A221<sup>™</sup> – 2018****Work Order** for use with Master Agreement Between Owner and Contractor

**WORK ORDER** number 2 made as of the Thirteenth day of November in the year Two Thousand Twenty-Five  
(In words, indicate day, month, and year.)

**BETWEEN** the Owner:  
(Name and address)

City of Dickinson, North Dakota  
38 1<sup>st</sup> Street  
Dickinson, ND 58601

and the Contractor:  
(Name and address)

J.E. Dunn Construction Company  
766 Elks Drive, Suite B  
Dickinson, ND 58601

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

Baler Building Expansion  
3411 Public Works Blvd.  
Dickinson, ND 58601

The Architect for the Project:  
(Name and address)  
Burns & McDonnell  
5600 American Blvd W, Suite 300Bloomington, MN 55437

**THE CONTRACT**

This Work Order, together with the Contract Documents enumerated herein, including the Master Agreement between Owner and Contractor dated the Fourth day of November in the year Two Thousand Twenty-Four  
(In words, indicate day, month, and year.)  
form the Contract.

The Owner and Contractor agree as follows.

**ADDITIONS AND DELETIONS:**

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

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

This document provides the Contractor's scope of Work, and related information, and is intended to be used with AIA Document A121<sup>™</sup>– 2018, Standard Form of Master Agreement Between Owner and Contractor where Work is provided under multiple Work Orders.

TABLE OF ARTICLES

- 1 THE WORK OF THIS WORK ORDER
- 2 DATE OF COMMENCEMENT AND SUBSTANTIAL COMPLETION
- 3 CONTRACT SUM
- 4 PAYMENTS
- 5 INSURANCE AND BONDS
- 6 PARTY REPRESENTATIVES
- 7 ENUMERATION OF CONTRACT DOCUMENTS

ARTICLE 1 THE WORK OF THIS WORK ORDER

The Contractor shall execute the Work described in the Contract Documents enumerated in Article 7 of this Work Order, and any modifications issued after execution of this Work Order, except as specifically indicated in the Contract Documents to be the responsibility of others subject to the terms of the Contractor’s proposal included and attached as Exhibit B.

ARTICLE 2 DATE OF COMMENCEMENT AND SUBSTANTIAL COMPLETION

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

- The date of this Work Order.
- A date set forth in a notice to proceed issued by the Owner.
- Established as follows:  
(Insert a date or a means to determine the date of commencement of the Work.)  
  
November 19, 2025

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

§ 2.2 The Contract Time shall be measured from the date of commencement.

§ 2.3 Substantial Completion

§ 2.3.1 Subject to adjustments of the Contract Time as provided in the Contract Documents, the Contractor shall achieve Substantial Completion of the entire Work:  
(Check the appropriate box and complete the necessary information.)

- Not later than ( ) calendar days from the date of commencement of the Work.
- By the following date: July 13th, 2027

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

Portion of Work	Substantial Completion Date
N/A	

§ 2.3.3 If the Contractor fails to achieve Substantial Completion as provided in this Section 2.3, liquidated damages, if any, shall be assessed as set forth in Section 3.6.

### ARTICLE 3 CONTRACT SUM

§ 3.1 The Owner shall pay the Contractor the Contract Sum in current funds for the Contractor's performance of the Contract. The Contract Sum shall be one of the following:

*(Check the appropriate box.)*

- Stipulated Sum, in accordance with Section 3.2 below
- Cost of the Work plus the Contractor's Fee, in accordance with Section 3.3 below
- Cost of the Work plus the Contractor's Fee with a Guaranteed Maximum Price, in accordance with Section 3.4 below

[DELETE ENTIRE SECTION 3.2 IF STIPULATED SUM IS NOT SELECTED ABOVE]

[DELETE ENTIRE SECTION 3.3 IF COST OF WORK + FEE IS NOT SELECTED ABOVE]

*(Paragraphs deleted)*

*(Table deleted)*

*(Paragraphs deleted)*

*(Table deleted)*

*(Paragraphs deleted)*

#### § 3.4 Cost of the Work plus Contractor's Fee with a Guaranteed Maximum Price

§ 3.4.1 The Cost of the Work is as defined in the Master Agreement Exhibit A, Determination of the Cost of the Work.

§ 3.4.1.1 The following costs are subject to the Owner's prior approval:

§ 3.4.1.2 Wages or salaries of the Contractor's supervisory and administrative personnel, including staffing and support cost of Project Administration, Construction Operations, Purchasing, Billings and Payables staff assigned to the Project, for that portion of their time attributable to the Work per the Master Agreement, shall be charged at the Personnel Rates listed in the attached Exhibit C.

§ 3.4.1.3 Rates and quantities of equipment owned by Contractor, or related party as defined in the Master Agreement, shall be charged at Contractor's current rates.

§ 3.4.2 The Contractor's Fee:

*(State a lump sum, percentage of Cost of the Work or other provision for determining the Contractor's Fee and the method of adjustment to the fee for changes in the Work.)*

In consideration of the performance of the Contract, the Owner agrees to pay the Contractor a Fee of \$366,673, which amount is THREE AND ONE-HALF percent (3.5%) of the estimated Cost of the Work included in the Guaranteed Maximum Price.

The Contractor's Fee shall be increased by an amount equal to THREE AND ONE-HALF percent (3.5%) of the cost of any Change in the Work. The Contractor's Fee shall not be reduced for deductive changes or if the actual Cost of the Work is less than the estimated Cost of the Work.

#### § 3.4.3 Guaranteed Maximum Price

§ 3.4.3.1 The sum of the Cost of the Work and the Contractor's Fee is guaranteed by the Contractor not to exceed TEN MILLION EIGHT HUNDRED FORTY-THREE THOUSAND FIFTY-SEVEN DOLLARS (\$10,843,057), subject to additions and deductions by changes in the Work as provided in the Contract Documents. This maximum sum is referred to in the Contract Documents as the Guaranteed Maximum Price. Costs which would cause the Guaranteed Maximum Price to be exceeded shall be paid by the Contractor without reimbursement by the Owner.

*(Insert specific provisions if the Contractor is to participate in any savings.)*

If the final Contract Sum is less than the Guaranteed Maximum Price (as adjusted by Change Order), such savings shall accrue ONE HUNDRED percent (100%) to the Owner and ZERO percent (0%) to the Contractor.

§ 3.4.3.2 The Guaranteed Maximum Price is based on the following alternates, if any, which are described in the Contract Documents and are hereby accepted by the Owner:

See attached Exhibit B.

§ 3.4.3.3 Unit Prices, if any:  
*(Row deleted)*

See attached Exhibit B.

§ 3.4.3.4 Allowances, if any, included in the Guaranteed Maximum Price:  
*(Identify each allowance.)*  
*(Row deleted)*

See attached Exhibit B.

§ 3.4.3.5 Assumptions, if any, on which the Guaranteed Maximum Price is based:

See attached Exhibit B.

§ 3.4.3.6 To the extent that the Contract Documents are anticipated to require further development, the Guaranteed Maximum Price includes the costs attributable to such further development consistent with the Contract Documents and reasonably inferable therefrom. Such further development does not include changes in scope, systems, kinds and quality of materials, finishes or equipment, all of which, if required, shall be incorporated by Change Order.

§ 3.4.3.7 If necessary to complete construction, the Owner shall authorize preparation of revisions to the Contract Documents that incorporate the agreed-upon assumptions contained in Section 3.4.3.5. The Owner shall promptly furnish such revised Contract Documents to the Contractor. The Contractor shall notify the Owner and Architect of any inconsistencies between the agreed-upon assumptions contained in Section 3.4.3.5 and the revised Contract Documents.

## § 3.5 Other

§ 3.5.1 Additional terms:

§ 3.5.1.1 In accordance with Section A.1.6.1, the Cost of the Work shall include amounts for (1) Contractor's insurance coverage program, including, but not limited to, General Liability Insurance and other insurance at the rate of ONE AND TWO TENTHS percent (1.20%) of the Contract Sum for coverage of Contractor and enrolled subcontractors (as defined in the CIP Manual); (2) Contractor's Payment and Performance Bonds at the rate of EIGHT TENTHS percent (0.80%) of the Contract Sum, if required; (3) Premiums for Builders' Risk insurance at the rate of THREE TENTHS percent (0.30%) and deductibles incurred for Builders' Risk claims, if applicable; and (4) Contractor's subcontractor default program at the rate of ONE AND ONE-QUARTER percent (1.25%) of the value of the subcontract and material agreements.

§ 3.5.1.2 With respect to Work performed under Sections 3.3 or 3.4, Contractor shall perform selected trade packages on a lump sum basis. All such trade package work shall be treated as a Subcontract Cost for purposes of calculating Contractor's overall Fee.

§ 3.6 Liquidated damages, if any:  
*(Insert terms and conditions for liquidated damages, if any.)*

N/A

## ARTICLE 4 PAYMENTS

§ 4.1 Payments shall be in accordance with Article 3 of the Master Agreement, except as indicated below:  
*(Indicate all payment terms that differ from those set forth in the Master Agreement, such as period covered by each Application for Payment or date upon which each Application for Payment is due.)*

Init.

/

§ 4.2 Retainage will be withheld in accordance with Article 3 of the Master Agreement, except as indicated below:  
*(Indicate all retainage terms that differ from those set forth in the Master Agreement, such as retainage amount, items not subject to retainage, terms for reduction, or limitation of retainage.)*

Contractor's Fee, general requirements and general conditions, and amounts for self-performed work.

At Substantial Completion, all retainage shall be paid to Contractor, less an amount equal to one hundred fifty percent (150%) of the value of the incomplete punch list work.

#### ARTICLE 5 INSURANCE AND BONDS

§ 5.1 Insurance shall be in accordance with Article 15 of the Master Agreement, except as indicated below:  
*(Insert any insurance requirements that differ from those stated in the Master Agreement, such as coverage types, coverage limits, and durations for professional liability or other coverages.)*

§ 5.2 In addition to insurance requirements in the Master Agreement, the Contractor shall carry the following types of insurance.

*(List below any other insurance coverage to be provided by the Contractor, not otherwise set forth in the Master Agreement, and any applicable limits.)*

#### Coverage

#### Limits

§ 5.3 Pursuant to section 15.1.7 of the Master Agreement, the Contractor shall procure Professional Liability insurance covering performance of the professional services, with policy limits of not less than (\$ ) per claim and (\$ ) in the aggregate.

§ 5.4 Pursuant to section 15.1.8 of the Master Agreement, the Contractor shall procure Pollution Liability insurance, with policy limits of not less than (\$ ) per claim and (\$ ) in the aggregate.

§ 5.5 Pursuant to section 15.1.9 of the Master Agreement, the Contractor shall procure a Combined Professional Liability and Pollution Liability insurance policy, with combined policy limits of not less than (\$ ) per claim and (\$ ) in the aggregate.

§ 5.6 The Contractor shall provide surety bonds, from a company or companies lawfully authorized to issue surety bonds in the jurisdiction where the Project is located, as follows:

*(Specify type and penal sum of bonds.)*

#### Type

#### Penal Sum (\$0.00)

Payment Bond

Performance Bond

Payment and Performance Bonds shall be AIA Document A312™, Payment Bond and Performance Bond, or contain provisions identical to AIA Document A312™, current as of the date of this Work Order.

#### ARTICLE 6 PARTY REPRESENTATIVES

§ 6.1 The Owner identifies the following representative in accordance with Section 1.4.1 of the Master Agreement:  
*(List name, address, and other information.)*

Kristopher Keller – 38 1<sup>st</sup> Street W, Dickinson, ND 58601 – 701.456.7020

§ 6.2 The Contractor identifies the following representative in accordance with Section 1.5.1 of the Master Agreement:

(List name, address, and other information.)

- Marc Mellmer – 766 Elks Dr Suite B, Dickinson, ND 58601 – 612.282.9517
- James Kramer – 766 Elks Dr Suite B, Dickinson, ND 58601 – 701.495.0017
- Ryan Anderson – 125 Main Street Suite 240, Williston, ND 58801 – 701.300.1453
- Dustin Twogood – 766 Elks Dr Suite B, Dickinson, ND 58601 – 701.502.1798
- Jeremy Chell – 766 Elks Dr Suite B, Dickinson, ND 58601 – 816.728.7394

**ARTICLE 7 ENUMERATION OF CONTRACT DOCUMENTS**

§ 7.1 The Contract Documents are defined in Section 5.2 of the Master Agreement and, except for Modifications issued after execution of this Work Order, are enumerated by the following attached Exhibits.

LIST OF EXHIBITS [Cost + Fee with GMP]

- Exhibit A – List of Drawings and Specifications
- Exhibit B – Contractor’s GMP Proposal dated November 13, 2025 (4 pages)
- Exhibit C – Personnel Rates

This Work Order entered into as of the day and year first written above.

**CITY OF DICKINSON, NORTH DAKOTA**

**J.E. DUNN CONSTRUCTION COMPANY**

\_\_\_\_\_  
OWNER (Signature)

\_\_\_\_\_  
CONTRACTOR (Signature)

\_\_\_\_\_  
(Printed name and title)

\_\_\_\_\_  
(Printed name and title)

(Table deleted)(Paragraphs deleted)(Table deleted)(Paragraph deleted)(Table deleted)(Paragraphs deleted)(Table deleted)(Paragraphs deleted)(Table deleted)(Paragraphs deleted)

Exhibit A  
List of Drawings and Specifications  
BALER BUILDING EXPANSION

J.E. Dunn Construction Company Project No. 24055200

1. Project Manuals, prepared by Burns & McDonnell dated October 29,2025, including specification sections.
2. Drawings and specifications, as follows, prepared by Burns & McDonnell dated October 29, 2025.

Drawing Number	Drawing Name	Date
G-001	COVER SHEET	10/29/2025
G-002	SHEET INDEX	10/29/2025
G-003	SITE PLAN	10/29/2025
C-001	GENERAL NOTES SHEET 1 OF 2	10/29/2025
C-002	GENERAL NOTES SHEET 2 OF 2	10/29/2025
C-003	CIVIL LEGEND & ABBREVIATIONS	10/29/2025
C-100	GENERAL ARRANGEMENT	10/29/2025
CX100	OVERALL EXISTING CONDITIONS PLAN	10/29/2025
CX101	EXISTING CONDITIONS PLAN 1 OF 4	10/29/2025
CX102	EXISTING CONDITIONS PLAN 2 OF 4	10/29/2025
CX103	EXISTING CONDITIONS PLAN 3 OF 4	10/29/2025
CX104	EXISTING CONDITIONS PLAN 4 OF 4	10/29/2025
CD100	OVERALL DEMOLITION PLAN	10/29/2025
CD101	DEMOLITION PLAN 1 OF 5	10/29/2025
CD102	DEMOLITION PLAN 2 OF 5	10/29/2025
CD103	DEMOLITION PLAN 3 OF 5	10/29/2025
CD104	DEMOLITION PLAN 4 OF 5	10/29/2025
CS100	OVERALL SITE PLAN	10/29/2025
CS101	SITE PLAN 1 OF 4	10/29/2025
CS102	SITE PLAN 2 OF 4	10/29/2025
CS103	SITE PLAN 3 OF 4	10/29/2025
CS104	SITE PLAN 4 OF 4	10/29/2025
CS105	SITE PLAN POINT TABLE	10/29/2025
CS500	CIVIL SITE DETAILS	10/29/2025
CG100	OVERALL GRADING & DRAINAGE PLAN	10/29/2025
CG101	GRADING & DRAINAGE PLAN 1 OF 4	10/29/2025
CG102	GRADING & DRAINAGE PLAN 2 OF 4	10/29/2025
CG103	GRADING & DRAINAGE PLAN 3 OF 4	10/29/2025
CG104	GRADING & DRAINAGE PLAN 4 OF 4	10/29/2025
CE101	EROSION & SEDIMENT CONTROL PLAN	10/29/2025
CE501	EROSION & SEDIMENT CONTROL DETAILS	10/29/2025
CU100	OVERALL UTILITY PLAN	10/29/2025
CU101	UTILITY PLAN 1 OF 4	10/29/2025
CU102	UTILITY PLAN 2 OF 4	10/29/2025
CU103	UTILITY PLAN 3 OF 4	10/29/2025
CU104	UTILITY PLAN 4 OF 4	10/29/2025
CU301	UTILITY PROFILES	10/29/2025
CU501	UTILITY DETAILS 1 OF 3	10/29/2025
CU502	UTILITY DETAILS 2 OF 3	10/29/2025
CU503	UTILITY DETAILS 3 OF 3	10/29/2025
A-002	ARCHITECTURAL LEGEND & ABBREVIATIONS	10/29/2025
A-003	ARCHITECTURAL GENERAL NOTES	10/29/2025
A-004	ADA AND SIGNAGE INFORMATION	10/29/2025
AD301	EXISTING BUILDING DEMOLITION FLOOR PLAN	10/29/2025
AD302	EXISTING BUILDING ENLARGED OFFICE DEMOLITION PLAN	10/29/2025
AD303	BALER BUILDING DEMOLITION REFLECTED CEILING PLAN	10/29/2025
A-011	SCALEHOUSE BUILDING -CODE FOOTPRINT ANALYSIS	10/29/2025
A-012	SCALEHOUSE BUILDING -LIFE SAFETY PLAN	10/29/2025

A-021	STORAGE BUILDING -CODE FOOTPRINT ANALYSIS	10/29/2025
A-022	STORAGE BUILDING -LIFE SAFETY PLAN	10/29/2025
A-031	BALER ADDITION -CODE FOOTPRINT ANALYSIS	10/29/2025
A-032	BALER ADDITION -CODE FOOTPRINT	10/29/2025
A-033	BALER ADDITION -LIFE SAFETY PLAN	10/29/2025
A-101	SCALEHOUSE FLOOR PLAN	10/29/2025
A-102	SCALEHOUSE RCP PLANS	10/29/2025
A-111	SCALEHOUSE SECTIONS	10/29/2025
A-121	SCALEHOUSE ELEVATIONS	10/29/2025
A-131	SCALEHOUSE RESTROOM -ENLARGED	10/29/2025
A-161	SCALEHOUSE BUILDING DETAILS	10/29/2025
A-301	BALER ADDITION FLOOR PLAN	10/29/2025
A-302	BALER ADDITION MEZZANINE FLOOR PLAN	10/29/2025
A-303	BALER ADDITION DOOR TYPES PLAN	10/29/2025
A-304	BALER ADDITION REFLECTED CEILING PLAN	10/29/2025
A-305	BALER ADDITION ROOF PLAN	10/29/2025
A-311	BALER ADDITION SECTIONS	10/29/2025
A-312	BALER ADDITION SECTIONS	10/29/2025
A-321	BALER ADDITION EXTERIOR ELEVATIONS A201	10/29/2025
A-322	BALER ADDITION ENLARGED EXTERIOR ELEVATIONS A202	10/29/2025
A-331	BALER ADDITION ENLARGED OFFICE PLANS	10/29/2025
A-333	BALER ADDITION ENLARGED BREAKROOM PLAN	10/29/2025
A-332	BALER ADDITION ENLARGED OFFICE REFLECTED CEILING PLANS	10/29/2025
A-334	BALER ADDITION ENLARGED RESTROOM PLANS	10/29/2025
A-335	BALER ADDITION ENLARGED LOCKER AND RESTROOM PLAN	10/29/2025
A-336	BALER ADDITION ENLARGED MUDROOM PLAN	10/29/2025
A-337	BALER ADDITION ENLARGED MEN'S AND WOMEN'S ROOM	10/29/2025
A-338	BALER ADDITION ENLARGED MEN'S AND WOMEN'S ROOM ELEVATIONS	10/29/2025
A-339	BALER ADDITION ENLARGED MOTHER'S ROOM	10/29/2025
A-351	BALER ADDITION WALL SECTIONS	10/29/2025
A-352	BALER ADDITION WALL SECTIONS	10/29/2025
A-361	WALL DETAILS	10/29/2025
A-601	DOOR SCHEDULE	10/29/2025
A-602	WINDOW SCHEDULE	10/29/2025
A-603	DOOR DETAILS 1	10/29/2025
A-604	DOOR DETAILS 2	10/29/2025
A-605	WINDOW DETAILS	10/29/2025
A-606	LOUVER DETAILS	10/29/2025
A-607	EXISTING OVERHEAD DOOR DEMO DETAILS	10/29/2025
A-608	ROOM FINISH SCHEDULE	10/29/2025
A-609	MILLWORK DETAILS	10/29/2025
A-610	CURTAIN WALL DETAILS	10/29/2025
A-611	DOCK DETAILS	10/29/2025
A-612	CANOPY AND SUNSHADE DETAILS	10/29/2025
A-613	PARTITION TYPES 1	10/29/2025
A-614	PARTITION TYPES 2	10/29/2025
A-615	PARTITION TYPES DETAILS	10/29/2025
A-616	ROOF DETAILS	10/29/2025
A-617	STAIR AND RAILING DETAILS	10/29/2025
S-001	STRUCTURAL GENERAL NOTES SHEET 01 OF 02	10/29/2025
S-002	STRUCTURAL GENERAL NOTES SHEET 02 OF 02	10/29/2025
S-003	LEGEND & ABBREVIATIONS	10/29/2025
S-004	STATEMENT OF SPECIAL INSPECTIONS SHEET 01 OF 02	10/29/2025
S-005	STATEMENT OF SPECIAL INSPECTIONS SHEET 02 OF 02	10/29/2025
S-006	STANDARD CONCRETE DETAILS SHEET 01 OF 04	10/29/2025
S-007	STANDARD CONCRETE DETAILS SHEET 02 OF 04	10/29/2025
S-008	STANDARD CONCRETE DETAILS SHEET 03 OF 04	10/29/2025
S-009	STANDARD CONCRETE DETAILS SHEET 04 OF 04	10/29/2025

S-010	GUARDRAIL & STAIR STANDARD DETAILS	10/29/2025
S-011	STANDARD DECK SUPPORTS DETAILS	10/29/2025
S-012	LOADING DIAGRAMS SHEET 01 OF 03	10/29/2025
S-013	LOADING DIAGRAMS SHEET 02 OF 03	10/29/2025
S-014	LOADING DIAGRAMS SHEET 03 OF 03	10/29/2025
SD100	BALER ADDITION DEMOLITION PLAN	10/29/2025
S-100	BALER ADDITION FOUNDATION PLAN	10/29/2025
S-102	SCALEHOUSE FOUNDATION PLAN	10/29/2025
S-110	BALER ADDITION SLAB PLAN	10/29/2025
S-111	STORAGE BUILDING SLAB PLAN	10/29/2025
S-112	SCALEHOUSE SLAB PLAN	10/29/2025
S-113	ADMIN AREA LEVEL 2 FRAMING PLAN	10/29/2025
S-114	SCALEHOUSE FRAMING PLAN	10/29/2025
S-300	FOUNDATION SECTIONS SHEET 01 OF 02	10/29/2025
S-301	FOUNDATION SECTIONS SHEET 02 OF 02	10/29/2025
S-302	FOUNDATION DETAILS SHEET 01 OF 04	10/29/2025
S-303	FOUNDATION DETAILS SHEET 02 OF 04	10/29/2025
S-304	FOUNDATION DETAILS SHEET 03 OF 04	10/29/2025
S-305	FOUNDATIONS DETAILS SHEET 04 OF 04	10/29/2025
S-306	ELEVATIONS	10/29/2025
S-307	MBS FRAME ELEVATIONS	10/29/2025
S-308	STAIR DETAIL & SECTION	10/29/2025
S-309	FRAMING DETAILS SHEET 01 OF 02	10/29/2025
S-310	FRAMING DETAILS SHEET 02 OF 02	10/29/2025
S-311	METAL BUILDING SYSTEM PRESUMED REACTIONS	10/29/2025
S-312	FOUNDATION DETAILS	10/29/2025
S-313	FRAMING SECTION & DETAIL	10/29/2025
S-400	CONNECTION DETAIL SHEET 01 OF 02	10/29/2025
S-401	CONNECTION DETAIL SHEET 02 OF 02	10/29/2025
M-001	MECHANICAL NOTES, LEGEND, SYMBOLS, AND ABBREVIATIONS	10/29/2025
MD110	MECHANICAL DEMOLITION PLAN - OVERALL	10/29/2025
MD111	MECHANICAL DEMOLITION PLAN - EXISTING RECYCLING CENTER	10/29/2025
MD112	MECHANICAL DEMOLITION PLAN - HVAC - ADMIN AREA	10/29/2025
MD113	MECHANICAL DEMOLITION PLAN - ENLARGED HVAC - MECHANICAL ROOM	10/29/2025
M-110	MECHANICAL HVAC PLAN - OVERALL	10/29/2025
M-111	MECHANICAL HVAC PLAN - ADMIN AREA WEST	10/29/2025
M-112	MECHANICAL HVAC PLAN - ADMIN AREA CENTRAL	10/29/2025
M-113	MECHANICAL HVAC PLAN - ADMIN AREA EAST	10/29/2025
M-114	MECHANICAL HVAC PLAN - BALER ADDITION	10/29/2025
M-115	MECHANICAL PIPING PLAN - OVERALL	10/29/2025
M-116	MECHANICAL PIPING PLAN - ADMIN AREA WEST	10/29/2025
M-117	MECHANICAL PIPING PLAN - ADMIN AREA CENTRAL	10/29/2025
M-118	MECHANICAL PIPING PLAN - ADMIN AREA EAST	10/29/2025
M-119	MECHANICAL CONDENSATE PLAN - OVERALL	10/29/2025
M-120	MECHANICAL CONDENSATE PLAN - ADMIN AREA WEST	10/29/2025
M-121	MECHANICAL CONDENSATE PLAN - ADMIN AREA CENTRAL	10/29/2025
M-122	MECHANICAL CONDENSATE PLAN - ADMIN AREA EAST	10/29/2025
M-123	MECHANICAL PLAN - SCALEHOUSE	10/29/2025
M-124	MECHANICAL ROOF PLAN	10/29/2025
M-301	MECHANICAL SECTIONS	10/29/2025
M-401	ENLARGED MECHANICAL PLANS	10/29/2025
M-501	MECHANICAL DETAILS	10/29/2025
M-502	MECHANICAL DETAILS	10/29/2025
M-503	MECHANICAL DETAILS	10/29/2025
M-504	MECHANICAL DETAILS	10/29/2025
M-505	MECHANICAL DETAILS	10/29/2025
M-506	MECHANICAL DETAILS	10/29/2025
M-601	MECHANICAL SCHEDULES	10/29/2025

M-602	MECHANICAL SCHEDULES	10/29/2025
M-603	MECHANICAL SCHEDULES	10/29/2025
M-701	MECHANICAL CONTROLS LEGEND	10/29/2025
M-702	MECHANICAL CONTROLS	10/29/2025
M-703	MECHANICAL CONTROLS	10/29/2025
M-704	MECHANICAL CONTROLS	10/29/2025
P-001	PLUMBING GENERAL NOTES, SYMBOLS, AND ABBREVIATIONS	10/29/2025
PD110	PLUMBING OVERALL DEMOLITION PLAN	10/29/2025
PD111	PLUMBING SANITARY WASTE AND VENT DEMOLITION PLAN - EXISTING RECYCLING CENTER	10/29/2025
PD112	PLUMBING SANITARY WASTE AND VENT DEMOLITION PLAN - ADMIN AREA	10/29/2025
PD113	PLUMBING DEMOLITION PLAN - EXISTING RECYCLING CENTER	10/29/2025
PD114	PLUMBING DEMOLITION PLAN - ADMIN AREA	10/29/2025
P-110	PLUMBING OVERALL PLAN	10/29/2025
P-111	PLUMBING SANITARY WASTE AND VENT PLAN - BALER ADDITION	10/29/2025
P-112	PLUMBING SANITARY WASTE AND VENT PLAN - ADMIN AREA	10/29/2025
P-113	PLUMBING SANITARY WASTE AND VENT PLAN - EXISTING RECYCLING CENTER	10/29/2025
P-114	PLUMBING FLOOR PLAN - BALER ADDITION	10/29/2025
P-115	PLUMBING FLOOR PLAN - ADMIN AREA	10/29/2025
P-116	PLUMBING FLOOR PLAN - EXISTING RECYCLING CENTER	10/29/2025
P-117	PLUMBING FLOOR PLAN - OUTBUILDINGS	10/29/2025
P-401	PLUMBING ENLARGED PLAN - MECHANICAL ROOM	10/29/2025
P-402	PLUMBING ENLARGED PLAN - ADMIN AREA	10/29/2025
P-501	PLUMBING DETAILS	10/29/2025
P-502	PLUMBING DETAILS	10/29/2025
P-601	PLUMBING SCHEDULES	10/29/2025
P-602	PLUMBING SCHEDULES	10/29/2025
P-701	PLUMBING RISER DIAGRAM - DOMESTIC WATER	10/29/2025
P-702	PLUMBING RISER DIAGRAM - DOMESTIC WATER	10/29/2025
P-703	PLUMBING RISER DIAGRAM - DOMESTIC WATER	10/29/2025
P-704	PLUMBING RISER DIAGRAM - DOMESTIC WATER	10/29/2025
P-705	PLUMBING RISER DIAGRAM - SANITARY WASTE AND VENT	10/29/2025
P-706	PLUMBING RISER DIAGRAM - SANITARY WASTE AND VENT	10/29/2025
P-707	PLUMBING RISER DIAGRAM - SANITARY WASTE AND VENT	10/29/2025
P-708	PLUMBING RISER DIAGRAM - SANITARY WASTE AND VENT	10/29/2025
E-001	ELECTRICAL LEGEND, ABBREVIATIONS, AND NOTES	10/29/2025
ED100	OVERALL DEMO PLAN	10/29/2025
ED101	ELECTRICAL DEMOLITION SITE PLAN	10/29/2025
E100	ELECTRICAL SITE PLAN	10/29/2025
EL110	OVERALL LIGHTING PLAN	10/29/2025
EL111	BALER ADDITION LIGHTING PLAN	10/29/2025
EL112	ADMIN AREA LIGHTING PLAN	10/29/2025
EL113	OUTBUILDINGS LIGHTING PLAN	10/29/2025
EL501	LIGHTING DETAILS	10/29/2025
EL601	LIGHTING CONTROL WIRING DIAGRAMS	10/29/2025
EL602	LIGHTING CONTROL WIRING DIAGRAMS	10/29/2025
EL701	LIGHTING SCHEDULES	10/29/2025
EP110	OVERALL POWER PLAN	10/29/2025
EP111	BALER ADDITION POWER PLAN	10/29/2025
EP112	ADMIN AREA POWER PLAN	10/29/2025
EP113	OUTBUILDINGS POWER PLAN	10/29/2025
EP300	ELECTRICAL ELEVATIONS	10/29/2025
EP301	ELECTRICAL ELEVATIONS	10/29/2025
EP302	ELECTRICAL ELEVATIONS	10/29/2025
EP501	POWER DETAILS	10/29/2025
EP502	POWER DETAILS	10/29/2025
EP701	ONE-LINE DIAGRAM	10/29/2025
EP702	MECHANICAL EQUIPMENT CONNECTION SCHEDULE	10/29/2025
EP703	PANEL SCHEDULES	10/29/2025

EP704	PANEL SCHEDULES	10/29/2025
ES501	ELECTRICAL SITE DETAILS	10/29/2025
TN001	TELECOMMUNICATIONS LEGEND	10/29/2025
TN110	TELECOMMUNICATIONS PLAN - OVERALL	10/29/2025
TN111	BALER ADDITION TELECOMMUNICATIONS PLAN	10/29/2025
TN112	ADMIN AREA TELECOMMUNICATIONS PLAN	10/29/2025
TN113	OUTBUILDING TELECOMMUNICATIONS PLAN	10/29/2025
TN501	TELECOMMUNICATIONS DETAILS	10/29/2025
TN601	TELECOMMUNICATIONS RISER DIAGRAM	10/29/2025
TY001	SECURITY LEGEND	10/29/2025
TY100	SECURITY PLANS - OVERALL	10/29/2025
TY501	SECURITY DETAILS	10/29/2025
TY502	SECURITY SCHEDULE	10/29/2025
FA001	FIRE ALARM NOTES, LEGEND AND ABBREVIATIONS	10/29/2025
FD101	BALER BUILDING FIRE ALARM DEMOLITION PLAN	10/29/2025
FA101	BALER ADDITION & ADMIN AREA FIRE ALARM PLAN - AREA A	10/29/2025
FA102	BALER ADDITION & ADMIN AREA FIRE ALARM PLAN - AREA B	10/29/2025
FA601	FIRE ALARM ONE-LINE DIAGRAM, DETAILS, AND MATRIX	10/29/2025
FX001	FIRE SUPPRESSION NOTES, LEGEND AND ABBREVIATIONS	10/29/2025
FX101	BALER ADDITION & ADMIN AREA FIRE SUPPRESSION PLAN - AREA A	10/29/2025
FX102	BALER ADDITION & ADMIN AREA FIRE SUPPRESSION PLAN - AREA B	10/29/2025

Spec Number	Spec Name	Date
00 00 00	COVER	10/29/2025
00 01 07	CERTIFICATION PAGE	10/29/2025
00 01 10	TABLE OF CONTENTS	10/29/2025
01 11 00	SUMMARY OF WORK	10/29/2025
01 33 00	SUBMITTALS	10/29/2025
01 35 29	SAFETY AND EMERGENCY RESPONSE	10/29/2025
01 40 00	CONTRACTOR QUALITY ASSURANCE & QUALITY CONTROL	10/29/2025
01 42 00	DEFINITIONS AND STANDARDS	10/29/2025
01 71 23	CONSTRUCTION LAYOUT AND SURVEYING	10/29/2025
01 73 29	CUTTING AND PATCHING	10/29/2025
01 78 00	CONTRACT CLOSEOUT	10/29/2025
01 78 36	WARRANTIES	10/29/2025
02 41 19	SELECTIVE DEMOLITION	10/29/2025
03 30 00	CAST-IN-PLACE CONCRETE	10/29/2025
03 35 11	CONCRETE FLOOR FINISHES	10/29/2025
03 41 00	PRECAST STRUCTURAL CONCRETE	10/29/2025
05 12 00	STRUCTURAL STEEL FRAMING	10/29/2025
05 31 00	STEEL DECKING	10/29/2025
05 50 00	METAL FABRICATIONS	10/29/2025
05 51 19	METAL GRATING STAIRS	10/29/2025
06 10 00	ROUGH CARPENTRY	10/29/2025
06 41 00	ARCHITECTURAL WOOD CASEWORK	10/29/2025
06 83 16	FIBERGLASS REINFORCED PANELING	10/29/2025
07 11 50	BITUMINOUS DAMPPROOFING	10/29/2025
07 21 00	THERMAL INSULATION	10/29/2025
07 41 13	METAL ROOF PANELS	10/29/2025
07 42 13.19	INSULATED METAL PLATE WALL PANELS	10/29/2025
07 62 00	SHEET METAL FLASHING AND TRIM	10/29/2025
07 84 00	FIRESTOPPING	10/29/2025
07 92 00	JOINT SEALANTS	10/29/2025
08 11 13	HOLLOW METAL DOORS AND FRAMES	10/29/2025
08 12 13	HOLLOW METAL FRAMES	10/29/2025
08 14 16	FLUSH WOOD DOORS	10/29/2025
08 31 00	ACCESS DOORS AND PANELS	10/29/2025
08 36 13	SECTIONAL DOORS	10/29/2025

08 43 13	ALUMINUM-FRAMED STOREFRONTS	10/29/2025
08 45 23	FIBERGLASS-SANDWICH-PANEL ASSEMBLIES	10/29/2025
08 51 13	ALUMINUM WINDOWS	10/29/2025
08 56 59	SERVICE AND TELLER WINDOW UNITS	10/29/2025
08 71 00	DOOR HARDWARE	10/29/2025
08 81 00	GLAZING	10/29/2025
08 91 00	LOUVERS	10/29/2025
09 21 16	GYPSUM BOARD ASSEMBLIES	10/29/2025
09 30 00	TILING	10/29/2025
09 51 00	ACOUSTICAL CEILINGS	10/29/2025
09 65 00	RESILIENT FLOORING	10/29/2025
09 90 00	PAINTING AND COATING	10/29/2025
10 14 16	PLAQUES	10/29/2025
10 21 13.19	PLASTIC TOILET COMPARTMENTS	10/29/2025
10 26 00	WALL AND DOOR PROTECTION	10/29/2025
10 28 00	TOILET, BATH AND LAUNDRY ACCESSORIES	10/29/2025
10 44 00	FIRE PROTECTION SPECIALTIES	10/29/2025
10 51 13	METAL LOCKERS	10/29/2025
10 73 16.13	METAL CANOPIES	10/29/2025
10 75 00	FLAGPOLES	10/29/2025
11 13 19	STATIONARY LOADING DOCK EQUIPMENT	10/29/2025
12 24 00	WINDOW SHADES	10/29/2025
12 32 00	MANUFACTURED WOOD CASEWORK	10/29/2025
13 34 19	METAL BUILDING SYSTEMS	10/29/2025
21 13 13	AUTOMATIC SPRINKLER SYSTEMS	10/29/2025
22 05 13	COMMON MOTOR REQUIREMENTS FOR PLUMBING EQUIPMENT	10/29/2025
22 05 17	SLEEVES AND SLEEVE SEALS FOR PLUMBING AND PIPING	10/29/2025
22 05 18	ESCUTCHEONS FOR PLUMBING PIPING	10/29/2025
22 05 19	METERS AND GAUGES FOR PLUMBING PIPING	10/29/2025
22 05 23	GENERAL-DUTY VALVES FOR PLUMBING PIPING	10/29/2025
22 05 29	HANGERS AND SUPPORTS FOR PLUMBING PIPING AND EQUIPMENT	10/29/2025
22 05 53	IDENTIFICATION FOR PLUMBING PIPING AND EQUIPMENT	10/29/2025
22 07 19	PLUMBING PIPING INSULATION	10/29/2025
22 11 16	DOMESTIC WATER PIPING	10/29/2025
22 11 19	DOMESTIC WATER PIPING SPECIALTIES	10/29/2025
22 11 23	DOMESTIC WATER PUMPS	10/29/2025
22 13 16	SANITARY WASTE AND VENT PIPING	10/29/2025
22 13 19	SANITARY WASTE PIPING SPECIALTIES	10/29/2025
22 14 29	SUMP PUMPS	10/29/2025
22 15 13	GENERAL-SERVICE COMPRESSED-AIR PIPING	10/29/2025
22 15 19	GENERAL-SERVICE PACKAGED AIR COMPRESSORS AND RECEIVERS	10/29/2025
22 33 00	ELECTRIC, DOMESTIC-WATER HEATERS	10/29/2025
22 42 13.13	COMMERCIAL WATER CLOSETS	10/29/2025
22 42 13.16	COMMERCIAL URINALS	10/29/2025
22 42 16.13	COMMERCIAL LAVATORIES	10/29/2025
22 42 16.16	COMMERCIAL SINKS	10/29/2025
22 42 33	WASH FOUNTAINS	10/29/2025
22 45 00	EMERGENCY PLUMBING FIXTURES	10/29/2025
22 47 16	PRESSURE WATER COOLERS	10/29/2025
23 05 13	COMMON MOTOR REQUIREMENTS FOR HVAC EQUIPMENT	10/29/2025
23 05 17	SLEEVES AND SLEEVE SEALS FOR HVAC PIPING	10/29/2025
23 05 18	ESCUTCHEONS FOR HVAC PIPING	10/29/2025
23 05 19	METERS AND GAGES FOR HVAC PIPING	10/29/2025
23 05 29	HANGERS AND SUPPORTS FOR HVAC PIPING AND EQUIPMENT	10/29/2025
23 05 48	VIBRATION AND SEISMIC CONTROLS FOR HVAC PIPING AND EQUIPMENT	10/29/2025
23 05 53	IDENTIFICATION FOR HVAC PIPING AND EQUIPMENT	10/29/2025
23 05 93	TESTING, ADJUSTING, AND BALANCING	10/29/2025
23 07 13	DUCT INSULATION	10/29/2025

23 07 19	HVAC PIPING INSULATION	10/29/2025
23 09 00	INSTRUMENTATION AND CONTROL FOR HVAC	10/29/2025
23 11 23	FACILITY NATURAL-GAS PIPING	10/29/2025
23 23 00	REFRIGERANT PIPING	10/29/2025
23 31 13	METAL DUCTS	10/29/2025
23 33 00	AIR DUCT ACCESSORIES	10/29/2025
23 34 23	HVAC POWER VENTILATORS	10/29/2025
23 37 13	DIFFUSERS, REGISTERS, AND GRILLES	10/29/2025
23 55 23	GAS-FIRED RADIANT HEATERS_NEW	10/29/2025
23 72 00	AIR-TO-AIR ENERGY RECOVERY EQUIPMENT	10/29/2025
23 81 29	VARIABLE-REFRIGERANT-FLOW HVAC SYSTEMS	10/29/2025
23 82 16	AIR COILS	10/29/2025
23 82 39	UNIT HEATERS	10/29/2025
26 05 10	BASIC ELECTRICAL REQUIREMENTS	10/29/2025
26 05 19	LOW-VOLTAGE ELECTRICAL POWER CONDUCTORS AND CABLES	10/29/2025
25 05 23	CONTROL-VOLTAGE ELECTRICAL POWER CABLES	10/29/2025
26 05 26	GROUNDING	10/29/2025
26 05 29	HANGERS AND SUPPORTS FOR ELECTRICAL SYSTEMS	10/29/2025
26 05 33	RACEWAYS, BOXES, SLEEVES, SEALS AND FITTINGS FOR ELECTRICAL SYSTEMS	10/29/2025
26 05 53	ELECTRICAL IDENTIFICATION	10/29/2025
26 05 73	OVERCURRENT PROTECTIVE DEVICE COORDINATION STUDY	10/29/2025
26 22 13	TRANSFORMERS	10/29/2025
26 24 16	PANELBOARDS	10/29/2025
26 27 26	WIRING DEVICES	10/29/2025
26 28 13	FUSES	10/29/2025
26 28 16	CIRCUIT AND MOTOR DISCONNECT SWITCH	10/29/2025
26 29 13	ENCLOSED CONTROLLERS	10/29/2025
26 29 23	VARIABLE FREQUENCY MOTOR CONTROLLERS	10/29/2025
26 50 00	INTERIOR LIGHTING FIXTURES	10/29/2025
26 56 10	EXTERIOR LIGHTING FIXTURES	10/29/2025
27 10 00	STRUCTURED CABLING SYSTEM	10/29/2025
28 31 00	FIRE ALARM	10/29/2025
31 20 00	SITE PREPARATION AND EARTHWORK	10/29/2025
32 17 23	PAVEMENT MARKING FOR ROADS, STREETS AND PARKING LOTS	10/29/2025
32 31 13	CHAIN-LINK FENCE AND GATES	10/29/2025
33 11 00	PRESSURE PIPE	10/29/2025
33 12 16	VALVES AND ACCESSORIES	10/29/2025
33 30 00	GRAVITY PIPE	10/29/2025
33 31 50	PIPE INSTALLATION	10/29/2025
33 39 00	UTILITY STRUCTURES	10/29/2025
33 41 00	STORM DRAINAGE SYSTEM	10/29/2025
34 78 13	TRUCK SCALES	10/29/2025
00 00 00	APPENDIX	10/29/2025

End of Exhibit A



CITY OF DICKINSON BALER BUILDING EXPANSION  
DICKINSON, ND

GMP PROPOSAL - EXHIBIT B TO A221-2018 WORK ORDER  
November 13, 2025

General:

1. This proposal is based on the Owner providing clear access to the site during construction operations.
2. 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.
3. The project site is assumed to be free of any above ground or below ground hazardous materials and/or hazardous conditions, as well as any environmental and/or endangered species, flora, fauna, or wetlands requiring mitigation.
4. Our proposal does not include time or costs for impacts that may arise from an epidemic or pandemic (including the COVID-19 pandemic), including, but not limited to, potential interruptions to supply chains, price escalations, unavailability of work force, acts of government or other authorities having jurisdiction affecting performance, additional safety or protective measures to protect the workforce, virus related cleaning or sanitation of the jobsite, or other issues impacting JE Dunn's proposal for this Project. JE Dunn reserves its right to an adjustment in the event of such time and cost impacts.
5. In the event there are changes in laws after the date of this proposal, including, without limitation changes in laws that affect taxes or tariffs, the Guaranteed Maximum Price, estimated Cost of the Work, Construction Manager's Fee, and the construction schedule for the Work shall be equitably adjusted for additional costs or delay resulting from the laws enacted or changed.
6. Owner must accept the Guaranteed Maximum Price by November 18, 2025.
7. Our proposal includes a contractor's contingency in the amount of \$303,666, or 2.8% of the Guaranteed Maximum Price.

The Following Items are not included in our proposal:

1. Bid bonds.
2. Insurance for Owner supplied items during construction.
3. 3rd Party Testing.
4. Soil corrections.
5. Rock Excavation.
6. Abatement of hazardous materials.
7. Owner and/or Architect office trailers, equipment and supplies.
8. Owner's fixtures, furniture, or equipment.
9. Architect, engineer, or consultant's design fees or reimbursable expenses.
10. Removal of unforeseen structures or obstructions.

11. Owner project contingency.
12. Impact fees or utility company charges for system extensions such as new utility lines, gas regulators, meters, or transformers.
13. Dewatering of excavations due to groundwater, if any, is excluded. Dewatering due to rainwater is included.
14. Natural gas & electrical consumption. Gas & electrical meters shall remain in Owner's name. Utility billings shall be paid by Owner.

#### Scope Specific Clarifications :

##### Openings

1. Our proposal excludes tubular skylights.

##### Equipment

2. Our proposal excludes residential appliances.
3. Our proposal includes value engineering options of the truck scales including standard 5/16" steel deck in-lieu of 3/8", deletion of iQube system to utilization of 682 digital indicator, and removal of ticket printers.
4. The \$270,792 amount included in our proposal from Fisher Industries for design-build of the conveyor is considered an allowance. JE Dunn was not involved in the design process with Owner and Fisher Industries, the plans & specifications do not contain adequate information, and therefore JE Dunn is not able to guarantee the adequacy of this amount.

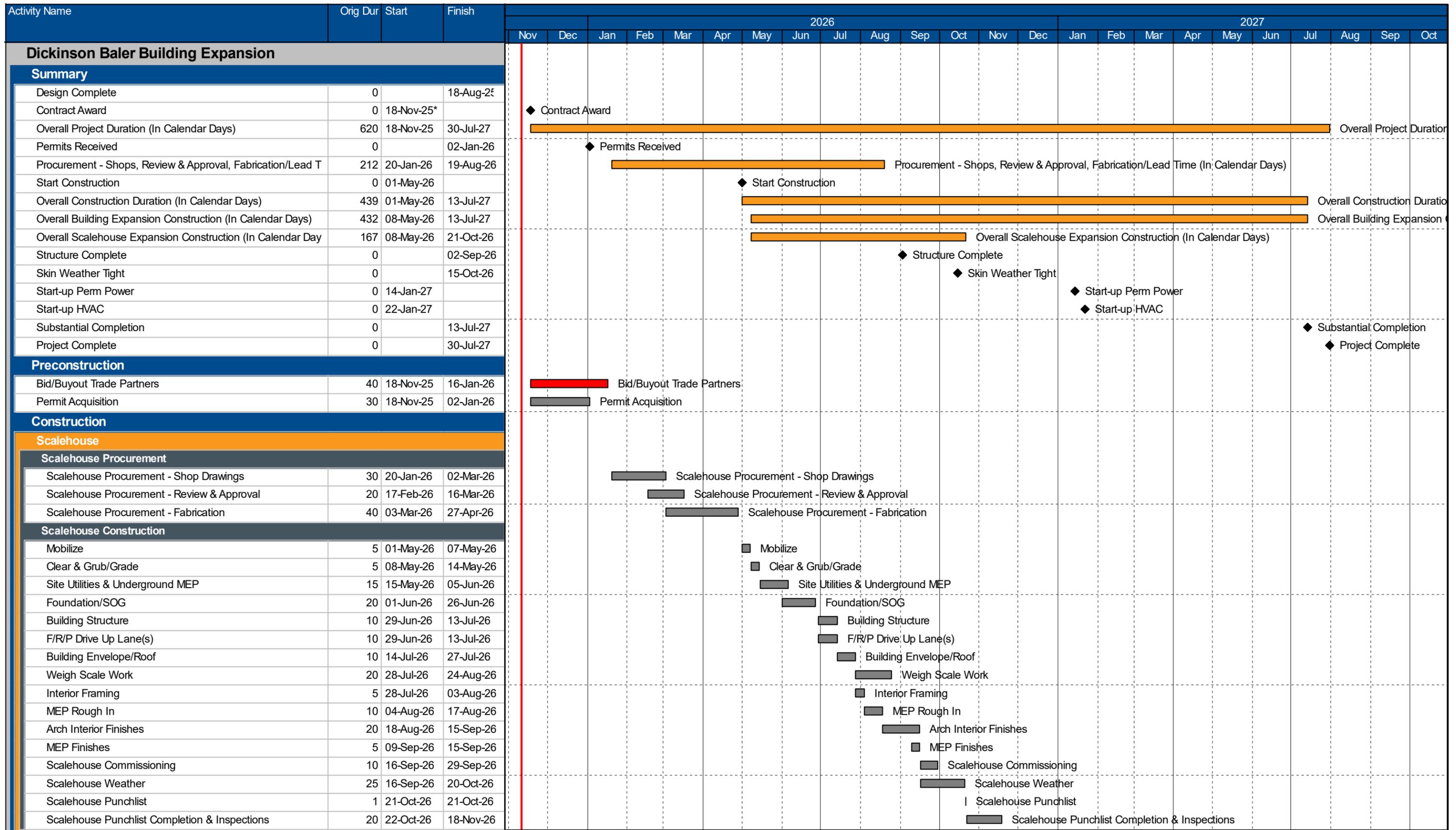
##### Allowances

The following allowances are included in this proposal. Whenever costs are more than or less than allowances, the Contract Sum shall be adjusted accordingly by Change Order.

1. Allowance #1 – Joint Sealants - \$20,000
2. Allowance #2 - Landscaping - \$20,000
3. Allowance #3 – Existing Baler Relocation - \$50,000
4. Allowance #4 – Conveyor - \$270,792

##### Alternates

None



█ Remaining Level of Effort    █ Remaining Work  
█ Actual Level of Effort    ◆ Milestone  
█ Actual Work  
█ Critical Remaining Work

Run Date: 10-Nov-25

**Dickinson Baler Building Expansion**  
**JE Dunn Construction Company**  
**11-Nov-25 Update Schedule**





## Exhibit C Personnel Rates

Group Manager 2	\$ 262
Group Manager 1	\$ 202
Project Director	\$ 185
Senior Project Manager	\$ 157
Project Manager 2	\$ 132
Project Manager 1	\$ 110
Senior Project Engineer	\$ 92
Project Engineer 2	\$ 82
Project Engineer 1	\$ 75
Estimating Director	\$ 228
Sr. Estimating Manager	\$ 153
Estimating Manager	\$ 132
Estimating Engineer	\$ 85
Scheduling	\$ 125
BIM Services	\$ 113
MEP Services	\$ 136
Commissioning Services	\$ 165
Safety	\$ 113
Quality Assurance	\$ 126
Lean Specialist	\$ 121
Administrative Assistant	\$ 85
Senior Project Coordinator	\$ 82
Project Coordinator	\$ 59
General Superintendent	\$ 215
Senior Superintendent	\$ 176
Superintendent 3	\$ 155
Superintendent 2	\$ 138
Superintendent 1	\$ 113

*Accounts Payable / Purchasing & Billings is allocated at \$5.15/HR for every project management hour charged.*

*The above rates are the hourly rates as of the date of the agreement and will be adjusted periodically.*