EXHIBIT C

GMP AMENDMENT

CITY OF LEBANON, OREGON
CHEADLE LAKE PARK IMPROVEMENTS

THIS AMENDMENT IS BETWEEN:

OWNER: City of Lebanon, Oregon

and

CONSTRUCTION MANAGER/
GENERAL CONTRACTOR ("Contractor"): Knife River Corporation - Northwest

PROJECT: City of Lebanon, Oregon, Cheadle Lake Park Improvements

DATE OF ORIGINAL CONTRACT: August 14, 2025

DATE OF THIS AMENDMENT: October 8, 2025

AMENDMENT NUMBER: 1

The Owner and Contractor hereby amend the Contract as set forth below. Capitalized terms used but not defined herein shall have the meanings given in the Contract Documents. Except as amended hereby, the Contract remains in full force and effect.

1. GMP No. 1. The parties agree that the first GMP for the Project is $ 1,212,325.44 consisting of the Estimated Cost of the Work including the fixed General Condition costs of $ 62,357.00, and the CM/GC Fee, as follows:

Preconstruction Fee (included in original contract):	$ 0.00
Estimated Cost of Work (Est. COW):	$ 1,066,606.60
CM/GC Fee (7.816 % of COW):	$ 83,361.84
GMP (total of above categories):	$ 1,212,325.24

For purposes of determining the first GMP, the Estimated Cost of the Work includes Contractor's Contingency, the Fixed Cost for GC Work, and the costs of all components and systems required for a complete, fully functional facility.

2. Basis of GMP No. 1. The GMP is based on the GMP Supporting Documents attached as Attachments A-F (________________pages) including the Allowances, assumptions, exclusions, unit prices, and alternates designated therein.

3. Plans and Specifications. The Plans and Specifications for the Project are as listed in the GMP Supporting Documents. Contractor shall perform Construction Phase Services in accordance with the Plans and Specifications and the other Contract Documents.

4. Substantial Completion Date. Notwithstanding any provision in the GMP Supporting Documents to the contrary, the required date for Substantial Completion is:
11/2/2026 ~~[insert either date or business days]~~ CP
(approx. 1 year from anticipated start date)

THIS AMENDMENT is executed in two original copies of which one is to be delivered to Contractor, and the remainder to Owner.

KNIFE RIVER CORPORATION - NW	**CITY OF LEBANON, OREGON**
September 25, 2025	
Date	Date
Signature of Authorized Representative	Signature of Authorized Representative
Molly Hesseltine	Ron Whitlatch
Print Name	Print Name
Asst. Secretary	City Manager / City Engineer
Title	Title
32260 Old Hwy 34	
Mailing Address	Date
Tangent, OR 97389	
City, State, Zip	APPROVED AS TO FORM:
541-918-5100	
Telephone	Signature
	John E. Kennedy
Fax	Print Name
molly.hesseltine@kniferiver.com	
Email	Title
93-0504596	
Corporation Tax No. (if incorporated)	

KNIFE RIVER

CM/GC CHEADLE LAKE PARK IMPROVEMENTS

PHASE 1 WEIRICH DRIVE WIDENING

SEPTEMBER 2025

BID ITEM	DESCRIPTION	BID QUANTITY	UNIT	UNIT PRICE	TOTAL
1000	**SCH A GENERAL DIRECT CONSTRUCTION COSTS**				**$ 67,660.34**
1010	CAT TAX	1.00	LS	$ 5,741.77	$ 5,741.77
1020	QUALITY CONTROL & TESTING	1.00	LS	$ 13,694.74	$ 13,694.74
1030	SAFETY & ADMINISTRATION	1.00	LS	$ 6,045.63	$ 6,045.63
1040	WASTE MANAGEMENT	1.00	LS	$ 1,625.09	$ 1,625.09
1050	PORTABLE RESTROOM	1.00	LS	$ 866.71	$ 866.71
1060	TEMPORARY FENCING	1.00	LS	$ 7,120.12	$ 7,120.12
1070	GRADE CHECK / VERIFICATION	1.00	LS	$ 10,822.47	$ 10,822.47
1080	FINAL CLEANUP	1.00	LS	$ 4,211.24	$ 4,211.24
1090	UNLOAD MATERIAL	1.00	LS	$ 11,765.93	$ 11,765.93
1100	POTHOLING	10.00	HR	$ 276.00	$ 2,760.00
1110	STREET SWEEPING	104.00	EA	$ 28.91	$ 3,006.64
2000	**SCH B WEIRICH DRIVE WIDENING**				**$ 973,266.10**
2010	MOBILIZATION	1.00	LS	$ 37,114.86	$ 37,114.86
2020	CONSTRUCTION ENTRANCE	2.00	EA	$ 3,429.65	$ 6,859.30
2030	CHECK DAM	7.00	EA	$ 174.67	$ 1,222.69
2040	SEDIMENT FENCE	1,300.00	LF	$ 4.36	$ 5,668.00
2050	CATCH BASIN INSERT	6.00	EA	$ 135.19	$ 811.14
2060	CONCRETE WASHOUT	1.00	EA	$ 1,300.06	$ 1,300.06
2070	TEMPORARY PROTECTION & DIR OF TRAFFIC	1.00	LS	$ 54,560.20	$ 54,560.20
2080	REMOVAL OF STRUCTURES & OBSTRUCTIONS	1.00	LS	$ 9,424.10	$ 9,424.10
2090	CLEARING & GRUBBING	1.00	LS	$ 6,553.23	$ 6,553.23
2100	SAWCUT ASPHALT	2,389.00	LF	$ 1.47	$ 3,511.83
2110	SUBGRADE GEOTEXTILE	1,020.00	SY	$ 1.97	$ 2,009.40
2120	GENERAL EXCAVATION	842.00	CY	$ 26.81	$ 22,574.02
2130	IMPORT FILL	1,025.00	TN	$ 29.09	$ 29,817.25
2140	AGGREGATE BASE	1,788.00	TN	$ 46.56	$ 83,249.28
2150	WEDGE GRIND	201.00	SY	$ 41.49	$ 8,339.49
2160	LEVEL 2, 1/2" ASPHALT	1,155.00	TN	$ 103.67	$ 119,738.85
2170	4" SIDEWALKS	11,276.00	SF	$ 7.96	$ 89,756.96
2180	8" DRIVEWAY	2,023.00	SF	$ 13.65	$ 27,613.95
2190	CURB & GUTTER	1,260.00	LF	$ 39.51	$ 49,782.60
2200	ADJUST VALVE BOX	9.00	EA	$ 252.85	$ 2,275.65
2210	ADJ. MH TO GRADE	5.00	EA	$ 266.10	$ 1,330.50
2220	INLET, TYPE CG-3	5.00	EA	$ 5,859.24	$ 29,296.20
2230	INLET, TYPE G-2MA	5.00	EA	$ 3,245.35	$ 16,226.75
2240	AREA DRAIN	2.00	EA	$ 3,207.42	$ 6,414.84
2250	48-INCH STORM MANHOLE	7.00	EA	$ 8,069.61	$ 56,487.27
2260	8-INCH ADS STORM	125.00	LF	$ 96.05	$ 12,006.25
2270	12-INCH ADS STORM	759.00	LF	$ 94.57	$ 71,778.63
2280	15-INCH ADS STORM	227.00	LF	$ 118.42	$ 26,881.34
2290	18-INCH ADS STORM	482.00	LF	$ 123.30	$ 59,430.60
2300	48-INCH SANITARY MANHOLE, CIP	1.00	EA	$ 27,344.45	$ 27,344.45
2310	8-INCH PVC SEWER	52.00	LF	$ 262.87	$ 13,669.24
2320	CONNECT TO EXISTING WATER	1.00	EA	$ 12,947.97	$ 12,947.97
2330	8-INCH DUCTILE IRON, CL52	32.00	LF	$ 350.71	$ 11,222.72
2340	BLOW-OFF ASSEMBLY	1.00	EA	$ 2,849.90	$ 2,849.90
2350	HYDRANT RELOCATION	4.00	EA	$ 4,502.99	$ 18,011.96
2360	PAVEMENT MARKINGS	1.00	LS	$ 11,339.84	$ 11,339.84
2370	LANDSCAPE RETAINING SYSTEM	200.00	LF	$ 21.40	$ 4,280.00
2380	FRANCHISE UTILITY CONDUIT	620.00	LF	$ 34.33	$ 21,284.60
2390	575 PP&L VAULT	1.00	EA	$ 8,280.18	$ 8,280.18
		SUBTOTAL DIRECT COST OF WORK			**$1,040,926.44**

BID ITEM	DESCRIPTION	BID QUANTITY	UNIT	UNIT PRICE	TOTAL
6000	**ALLOWANCES**				**$ 41,785.00**
6010	12-INCH SUBGRADE STAB	2,000.00	SF	$ 4.86	$ 9,720.00
6020	TRENCH FOUNDATION STAB	100.00	CY	$ 171.19	$ 17,119.00
6030	DEWATERING	20.00	HR	$ 747.30	$ 14,946.00
7000	**OWNER CONTINGENCY (7% OF DIRECT COST)**				**$ 67,257.00**
8000	**GENERAL CONDITIONS, BONDS, AND INSURANCE**				**$ 62,357.00**
		GRAND TOTAL			**$1,212,325.44**

NOTE: DIRECT COST OF WORK (WITHOUT MARKUP) = $960,804.17

GENERAL CONDITIONS = 6.49% OF DIRECT COST OF WORK

Prepared on HeavyBid Software
CP09102025 LEBANON WEIRICH DRIVE IMP
***Philipson, Chris

BID ITEM	DESCRIPTION	DIRECT TOTAL COST	AVG. TOTAL MARKUP	BID TOTAL
100	SCH A GENERAL DIRECT CONSTRUCTION COSTS	$ 62,452.38	8.34	$ 67,660.34
200	SCH B WEIRICH DRIVE WIDENING	$ 898,351.79	8.34	$ 973,266.10
300	ALLOWANCE	$ 38,545.43	8.40	$ 41,785.00
400	CM/GC CONTINGENCY	$ 67,257.00	0.00	$ 67,257.00
500	GENERAL CONDITIONS & BOND (PERCENTAGE OF TOTAL DIRECT COST SCH A & B)	$ 960,804.17	6.49	$ 62,357.00
Report Totals				**$1,212,325.44**

BREAKDOWN OF MARKUP PERCENTAGES	
LABOR & BURDEN	9.99%
EQUIPMENT EXPENSES	9.99%
OUTSIDE MATERIAL PROCUREMENT	4.99%
INTERNAL MATERIAL (AGGREGATES, CONCRETE, ETC.)	9.99%
HAUL (TRUCKING)	9.99%
SUBCONTRACTORS	4.99%

CONCRETE SCH B WEIRCH DRIVE

DESCRIPTION	QTY	UNIT	UNIT COST	TOTAL
1. STANDARD COMMERCIAL				
MOBILIZATION	1	LS	$ -	$ -
4" SIDEWALK	11276	SF	$ 7.24	$ 81,638.24
8" DRIVEWAY	2023	SF	$ 9.90	$ 20,028.71
CURB & GUTTER	1260	LF	$ 40.04	$ 50,444.98
ADJUST CG-3 INLET TOP	5	EA	$ 250.00	$ 1,250.00
HYDRANT COLLAR	4	EA	$ 550.00	$ 2,200.00
			TOTAL	$ 155,561.93
2. DELTA CONCRETE CONSTRUCTION				
MOBILIZATION	1	LS	$ 4,674.00	$ 4,674.00
4" SIDEWALK	11276	SF	$ 7.35	$ 82,878.60
8" DRIVEWAY	2023	SF	$ 12.60	$ 25,489.80
CURB & GUTTER	1260	LF	$ 36.47	$ 45,952.20
ADJUST CG-3 INLET TOP	5	EA	$ 1,181.00	$ 5,905.00
HYDRANT COLLAR	4	EA	$ 550.00	$ 2,200.00
			TOTAL	$ 167,099.60
3. CR WOODS GENERAL CONTRACTORS				
MOBILIZATION	1	LS	$ 5,750.00	$ 5,750.00
4" SIDEWALK	11276	SF	$ 8.05	$ 90,771.80
8" DRIVEWAY	2023	SF	$ 17.25	$ 34,896.75
CURB & GUTTER	1260	LF	$ 46.00	$ 57,960.00
ADJUST CG-3 INLET TOP	5	EA	$ 250.00	$ 1,250.00
HYDRANT COLLAR	4	EA	$ 550.00	$ 2,200.00
			TOTAL	$ 192,828.55
4. EMERY & SONS CONSTRUCTION				
MOBILIZATION	1	LS	$ 29,000.00	$ 29,000.00
4" SIDEWALK	11276	SF	$ 9.50	$ 107,122.00
8" DRIVEWAY	2023	SF	$ 21.00	$ 42,483.00
CURB & GUTTER	1260	LF	$ 53.00	$ 66,780.00
ADJUST CG-3 INLET TOP	5	EA	$ 250.00	$ 1,250.00
HYDRANT COLLAR	4	EA	$ 550.00	$ 2,200.00
			TOTAL	$ 219,835.00

STRIPING & LEGENDS SCH B WEIRICH DRIVE

1. SPANIOL STRIPING & SIGNS				
STRIPING & LEGENDS	1	LS	$ 10,467.00	$ 10,467.00
2. OREGON ASPHALTIC MAINTENANCE				
STRIPING & LEGENDS	1	LS	$ 19,817.00	$ 19,817.00

Cheadle Lake Park
Subcontractor Selection Justification
Scope: Concrete- Flatwork, Curb & Gutter

To Whom it May Concern-

After evaluating bids for the concrete portion of this project, we selected **Delta** over **Standard Commercial**, despite Delta's bid being 7.42% higher. This decision was made with careful consideration of project needs, risk management, and long-term value.

1. **Proven Track Record and Reliability**
   Our team has extensive experience working with Delta on past projects. They have consistently demonstrated high-quality workmanship, clear communication, and dependable scheduling. This familiarity significantly reduces the risk of delays or miscommunication during execution of the project.

2. **Scope Confidence and Equipment Capability**
   The scope of this project includes a significant amount of curb, gutter, and flatwork. Based on our review, we are uncertain whether Standard Commercial is fully equipped to handle the full extent of the curb work required. Delta, on the other hand, has the necessary equipment and demonstrated capability to perform all aspects of the concrete scope without the need for additional equipment rentals.

3. **Risk Mitigation and Project Efficiency**
   Choosing a subcontractor with whom we have a strong working relationship and who is fully equipped for the job reduces the risk of delays, scope gaps, and coordination issues. This decision supports the overall efficiency and success of the project.

In summary, the decision to award the concrete work to Delta reflects a strategic choice to prioritize reliability, scope alignment, and long-term value over short-term cost savings.