

REVISED Design-Build Contract Amendment

For Use with DBIA Document No. 525, *Standard Form of Agreement Between Owner and Design-Builder – Lump Sum* (2022 Edition), DBIA Document No. 530, *Standard Form of Agreement Between Owner and Design-Builder – Cost Plus Fee with an Option for A Guaranteed Maximum Price* (2024 Edition) and with DBIA Document No. 544, *Progressive Design-Build Agreement* (2024 Edition)

Amendment Number: 01	Amendment Effective Date: (if blank, use the date when executed by both parties)	Date of last signature below
Project: Scow Bay Generator #2 Design-Build Project 329 Mitkof Highway Petersburg Alaska 99833	Date of Agreement:	December 2, 2025
Owner: Petersburg Borough dba Petersburg Municipal Power and Light PO Box 329 Petersburg Alaska 99833	Design-Builder:	Dawson Construction, LLC 405 32 nd St., Suite 110 Bellingham, WA 98225

Owner and Design-Builder agree that Phase 2 Services shall be divided into two parts, as follows :

Part A: Core and Shell only.

Part B: Completion of Project Construction in accordance with Design Documents.

Scope of this Amendment: To establish the Contract Price for Phase 2, Part A of Project Construction, including a Guaranteed Maximum Price (GMP), per Design-Build Agreement dated December 2, 2025 (“the Agreement”).

The Contract Price for Phase 2, Part A shall be Design-Builder’s Fee and Cost of the Work, with a GMP of **One Million Four Hundred Ninety Two Thousand Eight Hundred Forty-Four & 00/100 Dollars (1,492,844.00)**. In accordance with Subsection 6.6.1 of the Agreement, Design-Builder does not guarantee any specific line item provided as part of the GMP and has the sole discretion to apply payment due to overruns in one line item to savings due to underruns in any other line item. Design-Builder agrees, however, that it will be responsible for paying all costs of completing Part A which exceed the GMP, as adjusted in accordance with the Contract Documents.

The Contract Price set forth in this Amendment is based on the following:

Document	Title	Date	Pages
Attachment 1	GMP Estimate	7/14/2026	1
Attachment 2	Clarifications	7/14/2026	3
Attachment 3	Billing Rates	7/14/2026	3
Attachment 4	Design Documents Drawings List	7/14/2026	2

Date of Commencement of Part A: 9/1/2026

Substantial Completion of Part A: 12/31/2026

Final Completion of Part A: 3/1/2027

Liquidated Damages: \$1,000/Day, per Section 5.4 of the Agreement.

Change Order Mark-ups:

Labor: 10%

Materials: 10%

Equipment: 10%

Subcontractors: 8%

Warranty Reserve for Part A: \$25,000

Owner’s permit list: Not Applicable

At Owner’s request and upon ninety (90) days’ notice, Design-Builder will provide Owner a proposal for a Contract Price Amendment for Phase 2, Part B.

By executing this Amendment, Owner and Design-Builder agree to modify the Agreement as stated above. Upon execution, this Amendment becomes a Contract Document issued in accordance with DBIA Document No. 535, *Standard Form of General Conditions of Contract Between Owner and Design-Builder*, (2010 Edition).

OWNER:	DESIGN-BUILDER:
By: _____	By: _____
Printed Name: _____	Printed Name: Todd Rawls
Title: _____	Title: CFO
Date: _____	Date: _____

dawson Estimate Sub-Division Report

Project: Scow Bay Generator #2 - Core & Shell					Estimate Date: April 16, 2026			
Estimate: 95% - Core & Shell					Estimate Revision: 20260416 - Core & Shell			
Sub Division	Description	Labor	Materials	Equipment	Subcontract	Current Estimate	Cost / SF	Comments
3.1	Concrete Formwork	\$22,746	\$8,370	\$0	\$0	\$31,116	21.31	
3.2	Concrete Reinforcing	\$16,830	\$18,150	\$0	\$0	\$34,980	23.96	
3.3	Cast-In-Place Concrete	\$26,418	\$66,599	\$0	\$0	\$93,017	63.71	
5.1	Structural Steel	\$8,568	\$45,500	\$0	\$0	\$54,068	37.03	
6.1	Rough Carpentry	\$77,928	\$69,880	\$0	\$0	\$147,808	101.24	
7.2	Thermal Protection and Weather Barriers	\$7,650	\$8,200	\$0	\$0	\$15,850	10.86	
7.3	Roofing	\$17,238	\$23,500	\$15,000	\$0	\$55,738	38.18	includes roof seamer rental.
7.4	Siding	\$13,362	\$19,000	\$0	\$0	\$32,362	22.17	
7.6	Flashing and Sheet Metal	\$24,582	\$4,500	\$0	\$0	\$29,082	19.92	
7.9	Joint Protection	\$2,040	\$1,500	\$0	\$0	\$3,540	2.42	
8.1	Doors and Frames	\$3,672	\$13,000	\$0	\$0	\$16,672	11.42	
8.3	Specialty Doors and Frames	\$0	\$0	\$0	\$30,000	\$30,000	20.55	
9.2	Plaster and Gypsum Board	\$0	\$0	\$0	\$0	\$0	-	No drywall in Core & shell Price
9.9	Painting and Coating	\$0	\$0	\$0	\$0	\$0	-	No tape and paint in core & shell price
10.0	Specialties	\$102	\$150	\$0	\$0	\$252	0.17	1 Fire Extinguisher
41.0	Equipment	\$4,488	\$151,661	\$0	\$57,111	\$213,260	146.07	Exhaust stack and stand, Radiator stand mobile gantry, Isolator installation
21.0	Fire Suppression	\$0	\$0	\$0	\$0	\$0	\$0	
23.0	Mechanical (Plumbing, Piping, HVAC)	\$0	\$0	\$0	\$53,188	\$53,188	36.43	
26.0	Electrical	\$0	\$0	\$0	\$226,097	\$226,097	154.86	Understab conduits/piping only.
	Building Subtotal:	\$225,624	\$430,010	\$15,000	\$366,396	\$1,037,030	710.29	
						\$0		
31.0	Earthwork	\$612	\$1,800	\$0	\$54,100	\$56,512	38.71	
33.0	Utilities	\$0	\$0	\$0	\$0	\$0	-	See EPC Breakdown
	Sitework Subtotal:					\$56,512	\$ 38.71	
1.3	Travel, Housing, & Per Diem	\$0	\$49,580	\$0	\$0	\$49,580	33.96	
1.31	Project Management and Admin	\$0	\$58,660	\$0	\$0	\$58,660	40.18	
1.32	Site Supervision, Quality Control, & Safety	\$0	\$30,450	\$0	\$0	\$30,450	20.86	
1.5	Temporary Utilities and Controls	\$6,936	\$19,479	\$0	\$0	\$26,415	18.09	
1.6	Freight and Material Handling	\$4,896	\$74,300	\$0	\$0	\$79,196	54.24	
1.7	Mobilization	\$8,160	\$0	\$0	\$0	\$8,160	5.59	
0.0	Insurance, Bonds, Permits	\$0	\$36,260	\$0	\$0	\$36,260	24.84	Builder's Risk insurance not included.
	Total Estimated Construction Costs	\$245,616	\$698,739	\$15,000	\$366,396	\$1,382,263	\$ 947	
	Estimate Contingency					\$0	-	
	Contractor Construction Contingency					\$0	-	
	Fee					\$110,581	75.74	
	Estimate Total					\$1,492,844	\$ 1,022	

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May 29, 2026

Karl Hagerman
Utility Director
Petersburg Borough
khagerman@petersburgak.gov
PO Box 329
Petersburg, Alaska 99833
Phone 907-772-4203

Karl,

We are pleased to present the 95% Pricing Estimate for the Scow Bay Generator #2 Project – Core and Shell. This estimate reflects our continued commitment to providing accurate and comprehensive cost assessments as we progress towards the successful completion of this critical project.

95% - Core & Shell Price Estimate - \$1,492,844

Below is a summary including inclusions, exclusions, and clarifications for the above pricing.

- **Exclusions**
 - Builder's Risk insurance
 - Electronic access controls
 - Industrial pipe coatings
 - NACE II inspector (not anticipated)
 - Engine oil
 - Fuel for generator testing and commissioning
 - See notes in division sections below.
 - Third Party Testing and Lab Services
- **Bonds & Insurance**
 - General Liability and performance/payment bond included.
 - Building Permit included
 - Builder's Risk insurance is excluded and assumed to be provided by PP&L
- **General Conditions & Overhead**
 - Includes general project management, crew housing, per diem, travel, site supervision and administration, equipment, vehicles.
- **Division 3 – Concrete**
 - Footings, foundations, slabs, equipment pads as shown on the 95% design drawings.
 - Includes under slab vapor barrier.
 - Foundation insulation as shown on 65% design drawings.

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- **Division 5 – Metals**
 - Steel columns, posts, beams, headers, and braces as shown on the 65% design drawings.
- **Division 6 – Carpentry**
 - Wood framed construction as shown on the 65% design drawings.
 - LVL wall framing, BCI roof joists, 2x6 outlookers for roof overhang, wall sheathing, roof sheathing, backing/blocking as required and called out.
 - No finish carpentry is shown.
- **Division 7 – Thermal & Moisture Protection**
 - Roof and exterior wall insulation and vapor barrier is not included in the Core & shell pricing.
 - Metal Roofing
 - Span-Lok hp Metal Roofing – 22 Ga – 16” – Standard Colors
 - Standard flashing profiles
 - Full length roof panels included per AEP Span.
 - Metal Siding
 - AEP Span PBR siding Panel – 22 GA – 36” – Standard Color
 - AEP Span Standard flashing profiles and installation details.
- **Division 8 – Openings**
 - Pricing includes an overhead coiling door in lieu of panel door. This is by recommendation of the supplier. We can discuss this option.
 - 3 man-doors to be Hollow Metal frames and doors.
 - Hardware included
 - Standard Lockset
 - Closer
 - Thresholds
 - Electronic access controls are not included.
- **Division 9 – Finishes**
 - No finishes included in core & shell pricing.
- **Division 41 – Equipment**
 - Includes installation of generator Isolators.
 - Includes (1) Mobile Gantry Crane supply and installation
 - Includes exhaust stack and outlet adapter supply
 - Includes exhaust stack mounting frame supply.
 - Includes the radiator support frame.
 - All heavy lifting of owner provided equipment is already included in the preconstruction contract.
 - Excludes industrial pipe coatings.
 - Excludes NACE II inspector.
 - We don't anticipate needing this.
 - The Following equipment will be purchased by PP&L. Installation included only for the items noted.
 - Generator -Setting Included
 - Generator vibration isolators - Installation Included
 - Radiator
 - Expansion tank
 - Air start-tanks
 - Air start-compressors
 - 11 kV Switchgear
 - 25 kV Trident Switch
 - 5 MVA Transformer
 - 10k Gallon Fuel Tank
 - Fluids

- **Division 22/23 – Mechanical**
 - Under-slab piping only included in the Core & Shell Pricing.
 - All other mechanical, plumbing, and piping is excluded.
- **Division 26 – Electrical**
 - Under-slab conduit only included in the Core & Shell Pricing.
 - All other electrical, controls, conduit, wire, equipment installation is excluded.

Should you have any questions or require further clarification, please do not hesitate to contact us. We look forward to your feedback and continued collaboration as we move forward with the Scow Bay Generator #2 Project.

Thank you for your attention and support.

Yours sincerely,



Nate Katschke
Sr. Project Manager
Dawson Construction

Attachment: *Scow Bay Generator #2 95% Estimate – 20260529 Core & Shell*

1. Labor will be billed at the following rates:

Description	Hourly Rate	Overtime Rate
Project Executive	\$135	N/A
Sr. Project Manager	\$130	N/A
Project Manager	\$110	N/A
Assistant Project Manager	\$85	N/A
Project Engineer	\$80	N/A
Project Administrator	\$70	N/A
Project Accountant	\$100	N/A
Contract Administrator	\$80	N/A
Sr. Estimator	\$110	N/A
Estimator	\$90	N/A
Safety	\$100	N/A
Quality Control	\$80	N/A
Yard Labor	\$90	\$105
Superintendent	\$120	N/A
Carpenter Foreman	\$110	\$143
Carpenter	\$106	\$137
Laborer	\$102	\$127
Ironworker	\$112	\$142
Operator	\$112	\$146
Dump Truck	\$106	\$137
Flagger	\$102	\$127
Metal Fabrication	\$115	N/A

2. Payment & Performance bonds will be billed at a rate of 0.70% of the Contract Value.
3. Liability Insurance will be billed at a rate of 0.90% of the Contract Value
4. Builders Risk Insurance will be provided by Owner.
5. IT Systems will be billed at a rate of 0.50% of the Contract Value.
6. Project Safety & Quality Control will be billed at a rate of 0.45% of the Contract Value.

7. Contractor Owned Equipment will be billed at the following rates:

	Monthly Rate	Weekly Rate	Daily Rate
Boom Lifts			
30-45' Z Boom	\$ 2,800	\$ 930	\$ 310
60-70' Boom Lift	\$ 5,495	\$ 1,830	\$ 610
85' Boom Lift	\$ 11,500	\$ 3,830	\$ 1,280
MEC Titan 60S	\$ 14,000	\$ 4,670	\$ 1,560
Scissor Lifts			
30-40' RT Scissor Lift	\$ 4,200	\$ 1,400	\$ 470
53' RT Scissor Lift	\$ 5,120	\$ 1,710	\$ 570
20' Interior Scissor Lift	\$ 1,080	\$ 360	\$ 120
26-32' Interior Scissor Lift	\$ 1,400	\$ 470	\$ 160
Concrete			
Concrete Coring Kit	\$ 4,180	\$ 1,390	\$ 460
Electric Cornet Saw Walk behind	\$ 550	\$ 180	\$ 60
Concrete Scanner Kit	\$ 4,180	\$ 1,390	\$ 460
Concrete Forms Symons	\$ 8,800	\$ 2,930	\$ 980
Cranes			
Tower Crane Potain T-130	\$ 20,000	\$ 6,670	\$ 2,220
Tower Crane Potain HDT85	\$ 11,190	\$ 3,730	\$ 1,240
Crane Hopper	\$ 375	\$ 130	\$ 40
Crane Rigging Box	\$ 900	\$ 300	\$ 100
Glass Picker	\$ 3,000	\$ 1,000	\$ 330
Crane Flying Forks	\$ 275	\$ 90	\$ 30
Trailers			
Trailer - Medium Duty Under 10k	\$ 1,450	\$ 480	\$ 160
Trailer - Heavy Duty Over 10k	\$ 1,240	\$ 410	\$ 140
Dump Trailers 10k	\$ 2,100	\$ 700	\$ 230
14 K Tilt Deck Equipment Trailer	\$ 1,240	\$ 410	\$ 140
30 Ton Equipment Trailer	\$ 2,500	\$ 830	\$ 280
Misc.			
Mega Deck	\$ 5,940	\$ 1,980	\$ 660
Fuel Cell, 250 and 500 Gallon	\$ 665	\$ 220	\$ 70
Knack Data Vault Work Center	\$ 450	\$ 150	\$ 50
Forklift/Telehandlers			
Telehandler - 5,000 lbs, 19' Reach	\$ 3,500	\$ 1,170	\$ 390
Telehandler -10,000 lbs, 55' Reach	\$ 5,550	\$ 1,850	\$ 620
Telehandler - 12,000 lbs, 55' Reach	\$ 6,995	\$ 2,330	\$ 780
Forklift - Industrial 5K	\$ 2,500	\$ 830	\$ 280
Trash Hopper	\$ 275	\$ 90	\$ 30
Picking Devices - Truss Boom	\$ 310	\$ 100	\$ 30

	Monthly Rate	Weekly Rate	Daily Rate
Heaters			
Whacker E3000 Ground Thaw	\$ 8,490	\$ 2,830	\$ 940
Frost fighter Heater	\$ 1,400	\$ 470	\$ 160
Indirect Fire (Temp Heat Package)	Get Quote		
Office/Storage			
Storage Container 8'x20'	\$ 330	\$ 110	\$ 40
Office/Breakroom Container 8'x20'	\$ 730	\$ 240	\$ 80
Container Roof 20'x40'	\$ 500	\$ 170	\$ 60
Job Van - 40 to 48 ft	\$ 3,000	\$ 1,000	\$ 330
Office Trailer -16ft	\$ 1,250	\$ 420	\$ 140
Office Trailer - 32ft	\$ 3,000	\$ 1,000	\$ 330
Office Trailer - 40 to 56ft	\$ 3,300	\$ 1,100	\$ 370
GPS			
Trimble Total Station w/Data Collector	\$ 4,180	\$ 1,390	\$ 460
Trimble GPS Rover	\$ 4,180	\$ 1,390	\$ 460
Lights			
LED Site Lights	\$ 880	\$ 290	\$ 110
Vehicles			
F150/SUV/Car	\$ 2,400	\$ 800	\$ 270
F250/F350	\$ 2,400	\$ 800	\$ 270
Passenger Van/ Large SUV	\$ 2,400	\$ 800	\$ 270
F350/F450 Flatbed	\$ 4,000	\$ 1,330	\$ 440
F550 Flatbed	\$ 5,370	\$ 1,790	\$ 600
Service Trucks	\$ 2,100		
Security			
Security Trailer	\$ 3,000	\$ 1,000	\$ 340
Security Package	\$ 1,100	\$ 370	\$ 120
Generators			
GenSet - 55kva and under	\$ 2,600	\$ 870	\$ 290
GenSet - 70kva and over	\$ 3,200	\$ 1,070	\$ 350
Welders			
Big Blue 400	\$ 450	\$ 150	\$ 50
Miller XMT 350	\$ 400	\$ 200	\$ 40
Miller X12 Suitcase	\$ 300	\$ 100	\$ 30

Corporate Jet Charges	
Destination - Per Person	One Way
Petersburg	\$1,900

Drawing Description	Drawing No.	Sheet	Revision
COVER SHEET	PR-001	1	C
DRAWING INDEX	PR-002	1	A
OVERALL SITE PLAN	CE-001	1	C
ENLARGED SITE PLAN	CE-002	1	C
SITE FOUNDATION PLAN	CE-004	1	A
ABBREVIATIONS, LEGEND, GENERAL NOTES, AND SHEET LIST	G-002	1	3
CODE PLAN AND NOTES	G-003	1	3
CONSTRUCTION ASSEMBLIES	G-100	1	3
FLOOR PLAN	A-101	1	3
REFLECTED CELING PLAN	A-120	1	3
ROOF PLAN	A-130	1	3
EXTERIOR ELEVATIONS	A-201	1	3
BUILDING SECTIONS	A-301	1	3
LONGITUDINAL BUILDING SECTION	A-302	1	3
WALL SECTIONS	A-310	1	3
EXTERIOR DETAILS	A-501	1	3
AIR BARRIER SEQUENCE	A-502	1	3
DETAILS	A-503	1	3
DETAILS	A-512	1	3
DOOR AND FINISH SCHEDULES	A-601	1	3
SHEET SPECIFICATIONS	A-701	1	3
REFERENCE 3D ISOMETRIC	A-801	1	3
GENERAL NOTES & KEY PLAN	S-100	1	B
FOUNDATION PLAN	S-200	1	B
ROOF FRAMING PLAN	S-201	1	B
BUILDING SECTION	S-300	1	B
BUILDING SECTIONS & DETAILS	S-301	1	B
DETAILS	S-400	1	B
DETAILS	S-500	1	A
DETAILS	S-501	1	A
STRUCTURAL RADIATOR FOUNDATION DETAILS	S-510	1	A
STRUCTURAL 10,000 GALLON FUEL TANK FOUNDATION DETAILS	S-511	1	A
STRUCTURAL EXHAUST SILENCER FOUNDATION DETAILS	S-512	1	A
STRUCTURAL 5 MVA XFMR FOUNDATION DETAILS	S-513	1	A
STRUCTURAL ELECTRICAL EQUIPMENT FOUNDATION DETAILS	S-514	1	A
MECHANICAL PROCESS FLOW DIAGRAM	ME-100	1	A
MECHANICAL LEGENDS AND ABBREVIATIONS	ME-101	1	A
MECHANICAL EQUIPMENT SCHEDULE	ME-102	1	A
MECHANICAL SPECIFICATIONS	ME-103	1	A
MECHANICAL EQUIPMENT PLAN	ME-200	1	B
MECHANICAL ENGINE COOLING PLAN	ME-201	1	A
MECHANICAL ENGINE EXHAUST PLAN	ME-202	1	A
MECHANICAL STARTING AIR PLAN	ME-203	1	A
MECHANICAL FUEL OIL PLAN	ME-204	1	A

Drawing Description	Drawing No.	Sheet	Revision
MECHANICAL VENTILATION PLAN	ME-205	1	A
MECHANICAL NORTH BUILDING SECTION	ME-300	1	B
MECHANICAL WEST BUILDING SECTION	ME-301	1	B
MECHANICAL ENGINE COOLING WEST	ME-302	1	A
MECHANICAL ENGINE COOLING NORTH	ME-303	1	A
MECHANICAL ENGINE COOLING EAST	ME-304	1	A
FUEL OIL SUPPLY & STARTING AIR P&ID	ME-400	1	B
COOLING P&ID	ME-401	1	B
MECHANICAL HVAC DETAILS	ME-500	1	A
GENERAL ARRANGEMENT ELECTRICAL EQUIPMENT SITE PLAN VIEW	SBPP-SS-3000	1	B
GENERAL ARRANGEMENT ELECTRICAL EQUIPMENT BUILDING PLAN VIEW	SBPP-SS-3001	1	B
120VAC LIGHTING & RECEPTACLE PLAN	SBPP-SS-3002	1	B
120VAC LIGHTING & RECEPTACLE SCHEDULE	SBPP-EL-3002	2	B
SITE UNDERGROUND CONDUIT PLAN	SBPP-SS-3010	1	B
SITE CONDUIT SCHEDULE SUB-GRADE	SBPP-EL-3010	2	B
UNDERGROUND CONDUIT PLAN	SBPP-SS-3011	1	B
CONDUIT SCHEDULE SUB-GRADE	SBPP-EL-3011	2	B
CONDUIT SCHEDULE SUB-GRADE	SBPP-EL-3011	3	B
11 KV SWITCHGEAR ONE-LINE DIAGRAM	SBPP-EL-0010	1	B
11 KV / 25 KV SCOW BAY EXISTING DEMO SWITCHING DIAGRAM	SBPP-EL-0011	1	B
11 KV / 24.9 KV SYSTEM SWITCHING DIAGRAM	SBPP-EL-0011	2	B
STATION SERVICE ONE-LINE DIAGRAM	SBPP-EL-0012	1	B
48 VDC & 24VDC CONTROL POWER ONE-LINE DIAGRAM	SBPP-EL-0013	1	B
SCADA & MIRRORED BITS NETWORK TOPOLOGY	SBPP-EL-0020	1	B
120VAC LIGHTING SCHEMATIC	SBPP-EL-2010	1	B
120VAC RECEPTACLES SCHEMATIC	SBPP-EL-2011	1	B
RADIATOR FAN #1 STARTER SCHEMATIC	SBPP-EL-2030	1	B
RADIATOR FAN #2 STARTER SCHEMATIC	SBPP-EL-2031	1	B
RADIATOR FAN #3 STARTER SCHEMATIC	SBPP-EL-2032	1	B
RADIATOR FAN #4 STARTER SCHEMATIC	SBPP-EL-2033	1	B
EMD CONTROL PANEL WIRING DIAGRAM	SBPP-EL-3100	1	B
5 MVA 24.94/11KV POWER TRANSFORMER MARSHALLING BOX WIRING DIAGRAM	SBPP-EL-3101	1	B
11 Kv SWITCHGEAR & EMD CONTROL PANEL INTERCONNECT WIRING DIAGRAM	SBPP-EL-3500	1	B
5 MVA TRANSFORMER AUXILIARY & CONTROL INTERCONNECT WIRING DIAGRAM	SBPP-EL-3501	1	B
CABLE SCHEDULE AC POWER CABLES	SBPP-EL-4000	1	B
CABLE SCHEDULE DC POWER CABLES	SBPP-EL-4001	1	B
CABLE SCHEDULE COMMUNICATIONS, CT & ANALOG CABLES	SBPP-EL-4002	1	B
CABLE SCHEDULE COMMUNICATIONS, CT & ANALOG CABLES	SBPP-EL-4003	1	B