

Date: April 13, 2026

PPA No: 25-1426

Project Name: New Student Housing Construction

GC/CM Walkthrough Notes

- 1) Attendance Sheet Attached
- 2) Items discussed during the walkthrough:
 - a. House/shed demo
 - i. Included in the GC/CM will be the demo of the existing structures, roughly 80 small houses and sheds.
 - ii. Environmental testing is currently being conducted. We expect results by the end of May 2026. Contractor will be responsible for abating (if necessary) and independent testing.
 - iii. Northwest Energy will be de-energizing the power lines and disconnecting the gas line to the houses beginning July 6th. Demo do follow.
 - iv. All desired materials will be salvaged by owner prior to demo.
 - v. Contractor will be responsible for removing all house foundations, roads, curb and gutter, and underground utilities with this project.
 - b. New Construction
 - i. Design team is: A&E + SMA
 - ii. Staging area will be majority of the area south of the parking lot to Garfield St.
 - iii. New building will primarily be front facing to Garfield St with a portion along 15th Ave. Design is still in concept design.
 - iv. Anticipating the wooden structure to be 4 stories, about 300 beds, some brick exterior, approx. 95,000 sq ft.
 - v. Schematic design May 2026 – July 2026
 - vi. Construction to begin May 2027 – July 2029

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GC/CM Walkthrough Sign-in Sheet

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