

# CHANGE ORDER



**Bomarc Airport Tenant Improvements**  
9829 24<sup>th</sup> Place West  
Everett, WA. 98204

Date: 10/11/23  
CO No: PW23-007SB-01A  
Contract No: PW23-007SB

**Contractor:**  
Western Ventures Construction  
9901 24<sup>th</sup> Place W  
Everett, WA 98204

You are authorized to perform the work listed below upon receipt of an approved copy of this change order. All work, materials and measurements are to be in accordance with the provisions of the existing contract, standard specifications, and special provisions of the type of construction involved.

Reversal of bid day error placing mechanical units into the incorrect bid package between Sheriff's scope and Airport Scope. Sheriff costs increase by same amount Airport costs decreases. (\$475,470.00 reduction already credited in PO)

Partial demolition of existing wall finishes as required due to incomplete as-builts. \$11,558.78

**It is agreed that work associated with this Change Order shall be accomplished:**

- For a contract increase of \$11,558.78 excluding sales tax.

**Cost Data shall be supported by one of the following methods.**

- Pre-Approved Unit Price  
 Unit Price.  
 Time and Materials Price  
 Lump Sum Price.  
 Force Account Price

**It is further agreed that the work shall affect Contract Time as follows:**

- With no change in contract completion dates.  
 With contract time extension of zero working days.

**Contractor acceptance:**

**Snohomish County approval:**

Date: 10/19/23

Marcy, Joshua

Digitally signed by Marcy, Joshua  
Date: 2023.11.22 12:49:34 -08'00'

Airport Director

Date: \_\_\_\_\_

**Western Ventures Construction Inc.**  
**COP General Contractor Breakdown Summary**

WVCI COR #: 006  
 Date : 09/01/23  
 REF DOC:

Snohomish County  
 Snoco Bomarc Bldg. (Sheriff)  
 Attn: Jeff Hencz

Description of COR / COP-	Added mechanical cost to Sheriff Office West Precinct due to bid day error. Costs for Airport TI mechanical costs were inadvertently entered into the Sheriff bid (schedule 1).
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1. Direct Labor Costs	Hours	Rate	Extension
		\$104.76	\$0.00
Direct Labor Costs			\$0.00
			1. Labor Costs
			\$0.00
2. Material Costs	Units	Unit Price	Extension
			\$0.00
			2. Material Costs
			\$0.00
3. Equipment Costs	UNITS	UNIT PRICE	EXTENSION
			\$0.00
			3. Equipment Costs
			\$0.00
			Subtotal 1, 2 & 3
			\$0.00
4. Subcontractors			
			4. Subcontractors
			\$0.00
			Subtotal 1, 2, 3 & 4
			\$0.00
5. O&P @ 15%			
			5. O&P
			\$0.00
			Subtotal 1, 2, 3, 4 & 5
			\$0.00
6. Insurance @ .9%			
			6. Insurance
			\$0.00

TOTAL COST \$475,470.00  
 EXTENSION REQUESTED - CD's: 0

ARCHITECTS ACCEPTANCE SIGNATURE



Date 09/01/2023

OWNER ACCEPTANCE SIGNATURE

Date



CAUTION: This email originated from outside of this organization. Please exercise caution with links and attachments.

Hi Jeff,

Wondering if you have had the opportunity to discuss the bid discrepancy on the project with whomever is needed? We are ready to submit our first billing and will need to work out any SOV issues prior to doing this. If this will be handled as a change order and there are no SOV comments we will prepare our preliminary billing and submit for review.

Thank you,

Jason Marion  
C 206-793-0200

**From:** Jason Marion  
**Sent:** Thursday, August 17, 2023 12:40 PM  
**To:** [jeff.hencz@snoco.org](mailto:jeff.hencz@snoco.org)  
**Cc:** Shannon McPhee <[shanmcphee@westernventures.com](mailto:shanmcphee@westernventures.com)>; Ryan Carlisle <[rcarlisle@westernventures.com](mailto:rcarlisle@westernventures.com)>; Rich Murakami <[richard@rolludaarchitects.com](mailto:richard@rolludaarchitects.com)>; Eric Cranston <[eric@rolludaarchitects.com](mailto:eric@rolludaarchitects.com)>  
**Subject:** Snoco Bomarc - Preliminary SOV and Bid Discrepancy  
**Importance:** High

Hi Jeff,

Attached for review is our preliminary SOV for the Snoco Bomarc Sheriff/Airport TI project.

As you and I discussed the other day Western Ventures had a clerical error while preparing our bid. As we were required to split our bids between the two sides of the project our estimators inadvertently swapped the mechanical pricing for each. This resulted in the Paine TI/Airport project being overvalued by \$475,470 and the Sheriff side being undervalued by \$475,470. The Sheriff bid should have been ~~\$4,252,845~~ and Airport should have been ~~\$2,848,388~~. The overall total valuation of the project does not change. **wrong amounts**

The attached SOV outlines the correct distribution of funds for the project. We need to figure out what the best route should be to reconcile this difference so payments can be allocated from the proper funding source. One solution would be for me to provide a deductive COR to the Airport side for (\$475,470) and provide an additive COR to the Sheriff side for \$475,470.

Please review with whomever is needed and advise on how we should proceed.

Thank you,

Jason Marion, LEED AP ID+C  
Project Manager

**WESTERN VENTURES**  
CONSTRUCTION



P 425-640-5050  
F 425-640-5050  
C 206-793-0200

## Morton, Anna

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**From:** Hencz, Jeff  
**Sent:** Tuesday, September 5, 2023 10:53 AM  
**To:** Morton, Anna  
**Subject:** FW: Snoco Bomarc - Preliminary SOV and Bid Discrepancy

Anna,  
There was an error in Jason's arithmetic for the changes that need to happen and just wanted you see the correction.  
Thanks,  
Jeff

**From:** Shannon McPhee <shanmcphee@westernventures.com>  
**Sent:** Monday, September 4, 2023 12:56 PM  
**To:** Hencz, Jeff <Jeffery.Hencz@co.snohomish.wa.us>; Rich Murakami <richard@rolludaarchitects.com>; eric@rolludaarchitects.com; Jason Marion <jmarion@westernventures.com>  
**Subject:** RE: Snoco Bomarc - Preliminary SOV and Bid Discrepancy



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Jason did have a typo in the figures below. With the \$475,470 adjustment on both locations, the Airport should be \$2,857,771, and the Sheriff's Office should be \$4,252,845.

Thank you,

Shannon McPhee  
Principal / President

**WESTERN VENTURES**  
CONSTRUCTION



Office 425.640.5050  
Fax 425.640.8020

Email is the best method to reach me.

**From:** Hencz, Jeff <[Jeffery.Hencz@co.snohomish.wa.us](mailto:Jeffery.Hencz@co.snohomish.wa.us)>  
**Sent:** Friday, September 1, 2023 3:03 PM  
**To:** [richard@rolludaarchitects.com](mailto:richard@rolludaarchitects.com); [eric@rolludaarchitects.com](mailto:eric@rolludaarchitects.com); Jason Marion <[jmarion@westernventures.com](mailto:jmarion@westernventures.com)>  
**Cc:** Shannon McPhee <[shanmcphee@westernventures.com](mailto:shanmcphee@westernventures.com)>  
**Subject:** RE: Snoco Bomarc - Preliminary SOV and Bid Discrepancy

Jason,  
I had \$3,333,241 as the bid number for the Airport and when I deduct the \$475,470 I get \$2,857,771. Different than your \$2,848,388 below.  
Thanks,  
Jeff

**From:** Hencz, Jeff  
**Sent:** Friday, September 1, 2023 12:41 PM

**To:** Rich Murakami <[richard@rolludaarchitects.com](mailto:richard@rolludaarchitects.com)>; Eric Cranston <[eric@rolludaarchitects.com](mailto:eric@rolludaarchitects.com)>  
**Cc:** Jason Marion <[jmarion@westernventures.com](mailto:jmarion@westernventures.com)>; Shannon McPhee <[shanmcphee@westernventures.com](mailto:shanmcphee@westernventures.com)>  
**Subject:** FW: Snoco Bomarc - Preliminary SOV and Bid Discrepancy

Rich & Eric,  
Can you sign your respective CO's and return to me?  
Thanks,  
Jeff

**From:** Jason Marion <[jmarion@westernventures.com](mailto:jmarion@westernventures.com)>  
**Sent:** Friday, September 1, 2023 11:20 AM  
**To:** Hencz, Jeff <[Jeffery.Hencz@co.snohomish.wa.us](mailto:Jeffery.Hencz@co.snohomish.wa.us)>  
**Cc:** Shannon McPhee <[shanmcphee@westernventures.com](mailto:shanmcphee@westernventures.com)>; Rich Murakami <[richard@rolludaarchitects.com](mailto:richard@rolludaarchitects.com)>; [eric@rolludaarchitects.com](mailto:eric@rolludaarchitects.com); [eric@rolludaarchitects.com](mailto:eric@rolludaarchitects.com)  
**Subject:** RE: Snoco Bomarc - Preliminary SOV and Bid Discrepancy



CAUTION. This email originated from outside of this organization. Please exercise caution with links and attachments.

Hi Jeff,

Here are the two COR's for the add/deduct of mechanical costs to the project. Please let me know if you need something more.

Thank you,

Jason Marion  
C 206-793-0200

**From:** Hencz, Jeff <[Jeffery.Hencz@co.snohomish.wa.us](mailto:Jeffery.Hencz@co.snohomish.wa.us)>  
**Sent:** Thursday, August 31, 2023 4:01 PM  
**To:** Jason Marion <[jmarion@westernventures.com](mailto:jmarion@westernventures.com)>  
**Cc:** Shannon McPhee <[shanmcphee@westernventures.com](mailto:shanmcphee@westernventures.com)>; [richard@rolludaarchitects.com](mailto:richard@rolludaarchitects.com); [eric@rolludaarchitects.com](mailto:eric@rolludaarchitects.com); [eric@rolludaarchitects.com](mailto:eric@rolludaarchitects.com)  
**Subject:** RE: Snoco Bomarc - Preliminary SOV and Bid Discrepancy

Jason,  
Yes, I discussed on this end. Please send to Rich or Eric for signature and then we will sign.  
Thanks,  
Jeff

**From:** Jason Marion <[jmarion@westernventures.com](mailto:jmarion@westernventures.com)>  
**Sent:** Thursday, August 31, 2023 12:07 PM  
**To:** Hencz, Jeff <[Jeffery.Hencz@co.snohomish.wa.us](mailto:Jeffery.Hencz@co.snohomish.wa.us)>  
**Cc:** Shannon McPhee <[shanmcphee@westernventures.com](mailto:shanmcphee@westernventures.com)>; Rich Murakami <[richard@rolludaarchitects.com](mailto:richard@rolludaarchitects.com)>; [eric@rolludaarchitects.com](mailto:eric@rolludaarchitects.com)  
**Subject:** RE: Snoco Bomarc - Preliminary SOV and Bid Discrepancy

**Western Ventures Construction Inc.**  
**COP General Contractor Breakdown Summary**

WVCI COR #: 012  
 Date : 09/19/23  
 REF DOC: RFI-018

Snohomish County  
 Snoco Bomarc Bldg. ( Airport )  
 Attn: Jeff Hencz

Description of COR / COP-	Demo Existing ceramic tile at walls and floors in Restrooms 21C2 and 21C3.
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1. Direct Labor Costs	Hours	Rate	Extension
		\$104.76	\$0.00
Direct Labor Costs			\$0.00
			1. Labor Costs
			\$0.00
2. Material Costs	Units	Unit Price	Extension
			\$0.00
			2. Material Costs
			\$0.00
3. Equipment Costs	UNITS	UNIT PRICE	EXTENSION
			\$0.00
			3. Equipment Costs
			\$0.00
			Subtotal 1, 2 & 3
			\$0.00
4. Subcontractors			
Northwest Metals			\$9,961.46
			4. Subcontractors
			\$9,961.46
			Subtotal 1, 2, 3 & 4
			\$9,961.46
5. O&P @ 15%			
			5. O&P
			\$1,494.22
			Subtotal 1, 2, 3, 4 & 5
			\$11,455.68
6. Insurance @ .9%			
			6. Insurance
			\$103.10
			<b>TOTAL COST</b>
			<b>\$11,558.78</b>
			<b>TIME EXTENSION REQUESTED - CD's:</b>
			<b>0</b>

ARCHITECTS ACCEPTANCE SIGNATURE \_\_\_\_\_

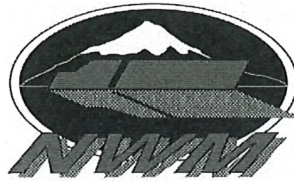
Date \_\_\_\_\_

OWNER ACCEPTANCE SIGNATURE Jeffery Hencz

Date 9/21/2023

COR-012

RFI-018



**NORTHWEST METALS & SALVAGE SERVICE, INC.**

9632 Midvale Avenue North  
Seattle, WA 98103

Ph: (206) 525-0814 F: (206) 525-0859  
www.northwestmetals.net

Western Ventures

Sept. 19, 2023  
Revision #1

ATTN: Jason Marion

RE: **C.O.P. #002 RFI -018.0 EXISTING FINISHES IN RESTROOMS 21C2 & 21C3**

PROJECT: **SHERIFF OFFICE & PAINE FIELD TENANT IMPROVMENTS**

Northwest Metals and Salvage Service, Inc. (NWM) is licensed and bonded to provide all labor, materials and equipment necessary to complete the following work scope:

**C.O.P. #002 – Existing Finishes in Restrooms 21C2 & 21C3** per RFI -018.0 to include:

- Existing ceramic tile & GWB wall board to height of new wainscot
- Existing ceramic tile flooring
- Hauling and disposal of materials

Cost to Complete Change Order #002 ----- ~~\$9,960.00~~

\$9,961.46

**Notes and Exclusions:**

- All notes and exclusions per existing contract apply to this change order proposal.

Please feel free to contact us with any questions or concerns.

Sincerely,

Bill Craig  
Estimator







Western Ventures Construction Inc  
 PO Box 298  
 24306 58th Pl W  
 Mountlake Terrace, Washington 98043  
 P: +14256405050

Project: 7710 Snoco Bomarc (Snohomish City Sheriff  
 Office & Paine Field TI)  
 9901 24th Place W  
 Everett, Washington 98204

## RFI #018.0: 018.0 - Existing Ceramic Tile on Floors and Walls in RR 21C2 and 21C3 (Airport)

**Status** Closed on 09/19/23

**To** Eric Cranston (Rolluda Architects) **From** Jason Marion (Western Ventures Construction Inc)  
 PO Box 298  
 Mountlake Terrace, Washington 98043

**Date Initiated** Aug 22, 2023 **Due Date** Aug 29, 2023

**Location** **Project Stage** Course of Construction

**Cost Impact** Yes (Unknown) **Schedule Impact** Yes (Unknown)

**Spec Section** **Cost Code**

**Drawing Number** AD2.02, A6.01 **Reference**

**Linked Drawings** [AD2.02](#)

**Received From**

**Copies To** Jeff Hencz (Snohomish County), Conrado Morán (Rolluda Architects), Ray Shoemaker (Western Ventures Construction Inc)

### Activity

**Question** **Question from Jason Marion Western Ventures Construction Inc on Tuesday, Aug 22, 2023 at 01:58 PM PDT**  
 Demo sheet AD2.02 does not call out demolition of existing flooring or wall finishes in restrooms 21C2 and 21C3. The existing materials are ceramic tile. The room finish schedule on A6.01 calls for new ceramic tile finishes in these rooms. Please advise on how we are to proceed.

**Official Response** **Response from Eric Cranston Rolluda Architects on Tuesday, Sep 19, 2023 at 08:11 AM PDT**  
 Remove existing ceramic tile finishes at restrooms 21C2 and 21C3 for new finishes.