



CHANGE ORDER

Construction for
New Start Center of Edmonds
22721 Highway 99
Edmonds, WA 98028

Contract # PW-24-028SB
Dated: November 2024

CO Number: 07
Date: 30 June 2025

Contractor:
Lincoln Construction Inc.
11803 101st Ave. East, Suite 201
Puyallup, WA 98373

The Contract is changed as follows:

Pursuant to part 17 of the General Conditions the contractor shall:		
Full re-pipe of the second and third floor fire suppression systems.		
Material / Labor	Contract Sum Adjustment	Contract Schedule Adjustment
2 nd & 3 rd Floor Sprinkler Re-pipe	\$160,006.00	0 days
Total	\$160,006.00	0 days

Original Contract Sum	\$2,474,000.00
Change to Contract Sum by Previous Change Orders to date	\$837,695.00
Change to Contract Sum by this Change Order	\$160,006.00
New Contract Sum	\$3,471,701.00

All Contract Sums are exclusive of sale tax.

The Contract Completion Time shall be unchanged.

The Change Order shall not be valid until signed by the Owner and Contractor.

Contractor:

By:

Thomas Romberg

Tom Romberg
Project Manager __Tom
Romberg-Project Manager
Printed Name, Title

Date:

6-30-2025
Lincoln Construction Inc.

Consultant:

By:

Daniel W. Murray, AIA
Principal in the Firm

Printed Name, Title

Date: 7/1/2025

DRL Group

Owner:

By:

Ken Klein
Executive Director

Printed Name, Title

Date: _____

Snohomish County

CHANGE PROPOSAL REQUEST

Lincoln Construction

To: SNOCO New Start Edmonds

Attn.: Lance Meinhold

COP NO: 17
CCD/PR No.: FS Repipe
Date: 6/30/2025
Project:
LCI Project No.: 1265

A. TOTAL MATERIAL/EQ BASE COST \$ -
B. TOTAL LABOR COST \$ -

SUBTOTAL \$ -

C. OVERHEAD AND PROFIT (15%) \$ -

SUBTOTAL \$ -

D. SUBCONTRACT COST \$ 138,971.00

E. OVERHEAD AND PROFIT ON
SUBCONTRACT COST (12%) \$ 16,676.52

SUBTOTAL \$ 155,647.52

H. BOND (GC ONLY) \$ 4,358.13

SUBTOTAL \$ 4,358.13

TOTAL CHANGE PROPOSAL COST \$ 160,006

CONTRACT TIME ADJUSTMENT (DAYS) **TBD**

Lincoln Construction, Inc.
CONTRACTOR
6/30/2025
DATE

Thomas Romberg
Tom Romberg 0

Lincoln Construction

Change Order Request

To: Lance Meinhold, RA
Snohomish County

Date: 6/30/2025
COP #: 17
Owner COP/CCD/PR #: FS System

Re: SNOCO New Start Edmonds

Please provide a change order for the following work:

Complete new fire sprinkler system inside the building due to all damaged piping.
Excludes drywall removal and repair.

Total price per attached breakdown: \$ 160,006
State and local sales tax: include X not included
Extension of time: TBD

We have proceeded with the work
 Work will not proceed without formal authorization

This price is good for 20 days from the above date, after which this request is subject to revision.

Sincerely,
Thomas Romberg - Project Manager

Lincoln Construction

CHANGE ORDER REQUEST SUMMARY

SNOCO-NEW START EDMONDS

COP: **017**

REV: **000**

DATE: **6/30/2025**

DESCRIPTION:

Owner COP/CCD/PR #: Fire Sprinkler Re-Pipe

LABOR	HOURS		RATE			TOTAL
PROJECT MANAGER		X	102.58	=	\$	-
SUPERINTENDENT		X	101.65	=	\$	-
ASSISTANT SUPERINTENDENT		X	98.65	=	\$	-
CARPENTER		X	98.65	=	\$	-
LABORER		X	98.65	=	\$	-
		X		=	\$	-
		X		=	\$	-
SUBTOTAL					\$	-

SMALL TOOL ALLOWANCE @	0.0%	\$	-
SUBTOTAL		\$	-
MARK-UP @	15.0%	\$	-
TOTAL LABOR		\$	-

MATERIALS/EQUIPMENT	PHASE CODE	UNITS		RATE		
		1	X		=	\$ -
		1	X		=	\$ -
		1	X		=	\$ -
		1	X		=	\$ -
SUBTOTAL					\$	-

USE TAX ON MATERIALS AND EQUIPMENT	0.0%	\$	-
MARK-UP @	15.0%	\$	-
TOTAL MATERIAL/EQUIPMENT		\$	-

SUBCONTRACTS	PHASE CODE	UNITS		RATE		
		1	X		=	\$ -
		1	X		=	\$ -
Cosco Fire		1	X	138,971.00	=	\$ 138,971.00
		1	X		=	\$ -
		1	X		=	\$ -
		1	X		=	\$ -
			X		=	\$ -
			X		=	\$ -
SUBTOTAL					\$	138,971.00

MARK-UP @	Sub Direct Cost	0	12.0%	Less Sub Fee	\$	16,676.52
TOTAL SUBCONTRACTS					\$	155,647.52

PROPOSAL SUBTOTAL **\$ 155,647.52**

BONDS/Liability/Builders Risk/B&O Tax **2.800%** **\$ 4,358.13**

PROPOSAL TOTAL **\$ 160,005.65**



COSCO Fire Protection

6/27/2025

Lincoln Construction
11803 101st Ave Court East, Suite 201
Puyallup, WA 98373

Attention: Tom Romberg

Reference: SNOCO Edmonds re pipe
Edmonds, WA

Subject: Fire Sprinkler Quotation

We are pleased to submit our quotation of **ONE HUNDRED THRITY EIGHT THOUSAND NINE HUNDRED SEVENTY ONE Dollars (\$138,971.00.00)** to furnish all necessary **UNION** labor, supervision, design, materials, permits, and equipment to replace existing **WET pipe automatic fire sprinkler system** for the protection of the referenced facility. Our quote is based on executing a mutually acceptable agreement.

We have included:

1. Design and installation in accordance with;
 - a) Edmonds Fire Department
 - b) National Fire Protection Association (NFPA)
2. Required permit and/or plan check fees for this installation.

We have not included:

1. Painting, and/or preparation to paint, system components.
2. Electrical work of any kind
3. Central station monitoring and/or fire alarm annunciation with the exception of furnishing and installing code required water-flow and supervisory switches.
4. Extinguishers
5. Asbestos or lead conditions of any kind
6. Protection of crawl or attic spaces
7. Riser, FDC and backflow preventor
8. Re pipe of 1st floor covered parking.

9. Cutting/Patching/removal of existing walls or ceilings for piping installation
10. Insurance authority requirements above NFPA
11. Underground work of any kind
12. Washington State Sales Tax
13. Bonds
14. Fire watch

Qualifications/Clarifications

1. This quotation is based upon work being performed during normal working hours and days. No "off-hours" premium cost or overtime has been included.
2. Existing wet system is installed in CPVC on levels 2 and 3.
3. Install **WET** pipe fire sprinkler system for existing building on 2nd and 3rd floors.
4. Piping will run above existing ceilings. Existing ceilings/walls will need to be opened up for removal of existing piping and to install new CPVC piping.
5. **Any existing walls or ceilings that need to be opened for pipe install are by others.** Cosco will make locations of ceiling and walls to be opened up.
6. Insulation in attic areas of 3rd floor will need to be tented over new piping to protect from freezing. This work will be done **BY OTHERS**.
7. Add pendant heads for drop ceilings. Head locations to remain the same.
8. Pendant heads will be concealed with white cover plates.
9. Pipe down to 1st floor and tie into existing feed main for upper floors.
10. Piping will be hydro tested and inspected by fire department before ceilings are covered.
11. Existing risers, backflow preventer and FDC will remain in place.

Thank you for the opportunity to submit this quotation. We look forward to your favorable consideration. This quotation is valid for a period of thirty (30) days, after which it will be subject to our review. If you have any questions, or require further clarification, please do not hesitate to contact me.

Sincerely

Steve Andro
Sprinkler Service Sales
Cosco Fire Protection

From: [Stephen Andro](#)
To: [Tom Romberg](#)
Subject: RE: NEW START EDMONDS RE PIPE PROPOSAL
Date: Monday, June 30, 2025 11:51:40 AM

Tom, here is the breakout. Design/additional permit costs \$24,586.68. Materials \$41,853.60. Labor \$72,530.71. Total \$138,971.00.

Thanks,

From: Tom Romberg <tom.romberg@lincolnnw.com>
Sent: Friday, June 27, 2025 2:38 PM
To: Stephen Andro <sandro@coscofire.com>
Subject: FW: NEW START EDMONDS RE PIPE PROPOSAL

Stephen,
Will you please provide me a breakdown of the \$138,971.00

Thank you,

Tom Romberg |LCi

Lincoln Construction Inc Est. 1953

11803 101st Ave Ct E, Suite 201 Puyallup, WA 98373

Cell 253-606-8350

Ofc 253.847.6414 | Fax 253.847.6806

From: Stephen Andro <sandro@coscofire.com>
Sent: Friday, June 27, 2025 2:03 PM
To: Tom Romberg <tom.romberg@lincolnnw.com>
Subject: NEW START EDMONDS RE PIPE PROPOSAL

Tom, here is the proposal for the re pipe. Let me know if you have any questions.

Thank you,

Steve Andro
Sprinkler Service Sales

COSCO Fire Protection
4308 S 131st Place
Tukwila, WA 98168
Office 206-438-3360

Cell 425-864-1147

Email sandro@coscofire.com