



CHANGE ORDER

Moisture Remediation for
New Start Center of Edmonds
22721 Highway 99
Edmonds, WA 98201

Contract # SW-24-015LY
Dated: 8 October 2024

CO Number: 02
Date: 8 November 2024

Contractor:
First On-Site Property Restoration
6200 S. Syracuse Way, Suite 200
Greenwood Village, CO 80111

The Contract is changed as follows:

Pursuant to part 17 of the General Conditions the contractor shall:		
Remove the additional materials as outlined in the additional instructions from the Industrial Hygienist.		
Material	Contract Sum Adjustment	Contract Schedule Adjustment
4159 SF Gypsum Wall Board	\$48,036.45	0 days
Total	\$48,036.45	0 days

Original Contract Sum	\$156,197.50
Change to Contract Sum by Previous Change Orders to date	\$31,219.20
Change to Contract Sum by this Change Order	\$48,036.45
New Contract Sum	\$235,453.15

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:

Consultant:
By:

Owner:
By:

Printed Name, Title

Date: _____

First On-site Property
Restoration

Printed Name, Title

Date: _____

Atlas Technical Consulting

Printed Name, Title

Date: _____

Snohomish County Facilities and
Fleet Maintenance



Scope of Work

**Moisture Remediation at New Start of Edmonds
Change Order 1**

November 8, 2024

**David F Gardoni
Project Director I**

**Snohomish County Purchasing
Former America's Best Inn
22127 Highway 99
Edmonds, WA 98026**

This Scope of work is the Confidential and Proprietary Property of FIRST ONSITE. The information Contained herein may only be utilized by the person to whom FIRST ONSITE presented this Scope. The Scope of Work and information within the Scope may not be used by any other person or Entity without the express written consent of FIRST ONSITE, which may be withheld for any reason.



Date: November 8, 2024

<Attachment A>

To: Snohomish County Purchasing
3000 Rockefeller Ave
M/S 507
Everett, WA 98201

From: David F Gardoni
Project Director I
FIRST ONSITE

Angela Womach
Regional Account Manager
FIRST ONSITE

Re: SW-24-015LY Moisture Remediation at New Start of Edmonds Change Order I

FIRST ONSITE viewed the mold remediation work at the Former America's Best Inn 22127 Highway 99 Edmonds, WA 98026. POC Lance Meinhold with Snohomish County met the team onsite to review the work.

The following information is presented as a general understanding of the current proposed scope of work. Please note the below referenced Scope of Work (the "Work") is based upon preliminary investigation only. As additional items become apparent the scope and critical path will change. All parties will be advised of any deviation to the Scope of Work and agreed to adjustments will be made.

I. PROPOSED RESOURCES:

The following manpower, materials, and equipment breakdown is presented as a general guideline to how the scope, pricing, and scheduling has been contemplated in this proposal. First Onsite will scale resources up and down as necessary to accommodate the requests or requirements of the client. First Onsite may utilize additional labor classifications as they deem necessary to complete the scope of work.

- **Each shift will consist of:**
 - (1) Project Director
 - (1) Project Manager
 - (1) Project Supervisors
 - (2-6) Restoration Technicians
- **FIRST ONSITE** will provide all Consumables/Equipment to complete the proposed scope of work.
- **FIRST ONSITE** will provide continual dumpster rotation to ensure debris is disposed of in a timely manner. The Client is to coordinate access and direct the location of the dumpster placement. First Onsite is not responsible damages to surfaces that may be impacted by the placement of these items.
- **FIRST ONSITE** employees will be properly supervised with a management to technician of approximately: (1) Manager to (6) Technicians. This ratio is subject to adjustment based upon many factors such as client requests, nature of the scope, occupancy type, and size of the loss.



II. PROPOSED SCOPE:

This Scope of Work is an overview of the total project. Some procedures outlined above may be changed at the discretion of **FIRST ONSITE's** management to maximize effectiveness and efficiency. It is not intended to be a sequential outline of work but rather an overview of the total project.

It is assumed that **FIRST ONSITE** will have necessary access to the facility. Common utilities such as water and electrical power must be readily available in suitable quantities. All work and services provided for in this Scope of Work are based on initial inspections of the damage. Due to the unknowns in dealing with losses of this nature, some methods of the cleaning effort may require adjustment as the job progresses. All work provided for in this Scope of Work is intended to be accomplished under "best effort" circumstances.

Daily communication is critical for the success of any project. To keep all interested parties apprised of the status of this project, we request that the **FIRST ONSITE's** on-site Project Manager and a designated representative from client meet daily. It is preferable that this representative have decision-making authority regarding any changes, either additions or deletions, to this Scope of Work. We also request that **FIRST ONSITE** be notified by the client upon the assignment or inclusion any other parties related to this project to include but not limited to adjusters, claims consultants, or environmental or design consultants and a direct line of communication be established between all parties.

Detailed Scope of Work:

Initial Response

- Site Inspection and preparation of bid
 - Assessment and planning
 - Review Atlas Technical Consultants LLC Protocol No 282BS00695 (See attached)
 - Work to be done at Prevailing Wage Rates
 - Review and prepare submittal package
- Work to be completed
 - Establish access and parking
 - Spot Sanitation Facilities- Portable toilets (2) and wash station
 - Spot 40 yard dumpster
 - Contain establish negative air on work areas utilizing HEPA filtered air scrubbers
 - Review protocol to remove identified area of mold and then remove
 - Clean framing and interior walls
 - Examine framing and determine need for replacement
 - Final clean
 - Call for clearance of each area after 72 hour of air scrubbing with HEPA filtered air scrubbers. Prefilters to be changed out daily as needed.
 - Demobilize



- Increase in scope of work, likely due to mold growth between the initial assessment and the start of the work. Quantities have been increased per the estimates provided by the Industrial Hygienist as follows: The increase is going to encompass 1/3 of floor perimeter of each room-Final total will be actual quantities:

		GWB		
Anticipated Scope		4500 sq ft		
Reassessed Quantity		8659 sq ft		
Increase Beyond Scope		4159 sq ft		
Item	Quantity	Unit Price	Increase	
Gypsum Wall Board	4159 SF	\$115.50 / 10 SF	\$48,036.45	
Total			\$ 48,036.45	

Additional discovery of moisture damaged will be assessed by Atlas after removal and protocol issued and change order discussed.

III. PROPOSED PROJECT SCHEDULE:

FIRST ONSITE will approach this project on a best-effort basis. The estimated completion time of the project is approximately: (7-9) working days based on the proposed working hours noted below. On large or multi-phased projects First Onsite will distribute a detailed project timeline/schedule. This project schedule will be formulated based solely on the sense of urgency as reflected by the Client, considering each phase of this operation. Coordination of all phases of this restoration project is critical to the successful, timely, and cost-effective completion of the Work.

- Working Hours:

- Day Shift- 8:00am-5:00pm

- FIRST ONSITE will work with the Client to address any special needs that need to be prioritized. Any delays in access, client directives that delay progress, change the scope, or direct the team in a manner contrary to this scope will be subject to change orders.

IV. SAFETY AND ENVIROMENTAL CONDITIONS:

FIRST ONSITE shall maintain a copy of all current SDS documentation and safety certifications. At the client's request, First Onsite will provide the documentation upon request. at the site always, First Onsite will comply with all local, state, and federal safety guidelines as applicable to this scope of work.

The following manpower, materials, and equipment breakdown is presented as a general guideline to how the scope, pricing, and scheduling has been contemplated in this proposal. First Onsite will scale resources up and down as necessary to accommodate the requests or requirements of the client. First Onsite may utilize additional labor classifications as they deem necessary to complete the scope of work.



- **Asbestos Testing- First Onsite** will require a current asbestos survey to be provided by the client prior to demolition commencing. If no survey is provided or the survey is not sufficient to cover this scope of work the client shall have additional testing completed or at the client's request First Onsite will contract the required testing through an appropriate third-party. All costs related for this testing will be billed to the client.
- **Microbial Remediation- First Onsite** will follow all state regulations as it applies to microbial remediation projects. Depending on the state in which the project is performed there may be a requirement for pre and post testing as well as supervision by an Industrial Hygienist. First Onsite will follow the client's direction on engaging a third part hygienist as well as pre-and post-testing in unregulated states. At no time will First Onsite violate any regulations, laws, or industry standards.

V. **PRICING:**

FIRST ONSITE proposes to perform the scope of services as outlined above on a time and materials contract based on the agreed upon Material Rate Schedule that is attached.

The estimated (Budgetary) price for the above referenced restoration scope is:

\$48,036.45 Contract amount Change Order 2
\$ 5,043.83 Sales tax based on 10.5 %

Please note all associated back up will be produced to validate the final invoice amount.

** The above estimated amount does not include any applicable tax or required permitting fees.*

At the time of final walk-through, Client shall have paid to FIRST ONSITE all amounts due and owing except for a ten percent (10%) retainage fee; and such amount shall be paid within ten (10) days of completion of such punch list items. To the extent the Client requests an audit of FIRST ONSITE's project billing, any such request must be made, if at all, in writing and no later than one hundred twenty (120) days from Client's receipt of the final project invoice.

Respectfully Submitted,

David F Gardoni
Project Director 1
FIRST ONSITE

970-309-0416 Cell
800-622-6433 (24-hour Call Center)
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Angela Womach
Regional Account Manager
FIRST ONSITE

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