

CHANGE ORDER



Bomarc Airport Tenant Improvements
9829 24th Place West
Everett, WA. 98204

Date: **11/17/23**
CO No: **PW23-007SB-05A**
Contract No: **PW23-007SB**

Contractor:
Western Ventures Construction
9901 24th 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.

Provide on-site improvements per the civil and landscape construction documents. **\$470,307.00**
Refer to the attached proposal summary for a detailed breakdown of the costs.

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

For a contract increase of \$470,307.00 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 ___ working days

Contractor acceptance: _____ **Snohomish County approval:** _____

Date: 11/29/23

Date: _____

COUNCIL USE ONLY

Approved 2/21/2024

ECAF # 2023-1518

MOT/ORD Motion 24-057




***Snohomish County Sheriff Office Tenant Improvement – West
Precinct (Sheriff & Paine Field TI)
Proposal Summary***

November 10, 2023

Western Ventures Construction COR-004 A & B

COR-004 A Sheriff ESTIMATE: \$665,058 not including Washington State Sales Tax

 **COR-004 B Airport ESTIMATE: \$470,307** not including Washington State Sales Tax

Contractor's Qualifications & Assumptions

1. This Estimate is based on plans and specifications dated 06/12/2023 received by CG Engineering
2. Bid includes all work shown in documents, with clarifications listed below.
3. Bid is based on a 5 Month Construction Schedule, worked simultaneously with Base Bid project schedule. Delay in scheduling will result in additional general conditions.
4. Allowance in the amount of \$10,000 for Permits is included.
5. Excludes ALL utility fees, connections and permits including, PSE, SPU Seattle City Light, etc.
6. Payment and Performance Bonds are excluded.
7. Builders Risk Insurance is excluded.
8. Washington State Sales Tax is excluded.
9. Assumes work to be completed in single phase with no stoppage.
10. Unforeseen conditions will be evaluated and addressed via additional change order if applicable.
11. Bollards are 4.5" diameter, 36" high, concrete filled at all locations per emails from RAI except for the 3 EA at the West Entrance which are price as Bulwark M30/P1 Shallow Mount, lighted, dome top, yellow.
12. The fencing subcontractor is Valley Fence. Bifold gates are furnished by TORXUN, Model 3.
13. Electrical work shown in plans is similar to what is shown in the CONFORMED BID SET drawings dated 03/29/2023 by RAI. No additional electrical work at gate pedestals or electric bollards is included in this proposal. Additional changes in routing, number of conduits, circuiting will be addressed in separate change order if applicable.

Sincerely,

Jason Marion
Project Manager

O 425/640 5050
F 425/640 8020
westernventures.com

P.O. Box 298
Mountlake Terrace
Washington 98043

COR-004 B

Airport

CSI	DESCRIPTION	MATERIAL	LABOR	SUB	TOTAL	M/W	BASE BID
							SUBCONTRACTOR
	EST-1	\$23,200	\$45,822	(\$41,413)	\$27,608		
	EST-4	\$13,375	\$15,621		\$28,996		40%
	Builder's Risk				\$0		
					\$0		By Owner
015712	TESC			\$128,980	\$128,980		
024000	Demolition			Above	\$0		Mosbrucker
033000	CIP Concrete	In TO	In TO		\$0		Mosbrucker
311000	Site Clearing			Above	\$0		JM
312200	Grading			Above	\$0		Mosbrucker
312316	Excavation			Above	\$0		Mosbrucker
312316.13	Trenching			Above	\$0		Mosbrucker
312323	Fill			Above	\$0		Mosbrucker
3211232	Aggregate Base Course			Above	\$0		Mosbrucker
321216	Asphalt Paving			Above	\$0		Mosbrucker
321313	Concrete Paving	In TO	In TO	\$33,747	\$33,747		NW Asphalt
321713	Parking Bumpers				\$0		JM
321723	Pavement Markings			Above	\$0		NW Asphalt
323113	Chain Link Fences & Gates			Above	\$0		NW Asphalt
323136	Security Gates & Barriers	\$9,800	In TO	\$122,183	\$122,183		Valley Fence
323300	Site Furnishings			Above	\$9,800		Valley Fence/ Ameristar
328000	Irrigation			\$0	\$0		In Sheriff Bid
329000	Landscaping			\$43,525	\$43,525		Specialized
329200	Lawn Seeding			Above	\$0		Specialized
	Electrical			Above	\$0		Specialized
				\$0	\$0		PCEC
		\$46,375	\$61,443	\$287,021	\$394,839		
		\$470,300	\$517,800				

PROJECT DURATION IN MONTHS:

10

BOND COMPUTATION:
 TIME SURCHARGE :
 RETAINAGE BOND:
 TOTAL BOND PREMIUM:

\$5,660
\$0
\$353
\$6,013

B&O	\$3,552
INS	\$4,559
SUB BONDS	
BOND	\$6,013
PERMIT	\$0
CONTINGENCY	\$0
FEE	\$61,344
	\$470,307

Including S.T.

AIRPORT BID PACKAGE

COR-004



MOSBRUCKER EXCAVATING, INC.
POST OFFICE BOX 745
BOTHELL, WASHINGTON 98041
O: 425-776-0808 F: 360-863-6637

August 31st, 2023

Jason Marion

Western Ventures Const.
24306 58th Pl W,
Mountlake Terrace, WA 98043

AIRPORT SIDE PROPOSAL

Airport Plan Date 08.12.23

(2-pages)

PROJECT: PAINE FIELD PARKING LOT – AIRPORT SIDE
Re: Demo, Excavation, Utility

MOBILIZATION	\$5,700.00
o Mobilize Equipment, Labor and materials.	
TESC	\$9,000.00
o CB socks	
o Straw waddles	
o Temp rock	
o Sump pump	
CLEARING AND DEMOLITION	\$38,170.00
o Saw cutting	
o Remove organic vegetation	
o Demolish existing asphalt pavement	
o Demolish existing concrete curbs & islands	
EXCAVATION	\$37,750.00
o Excavation and export to landscape sub grade	
o Excavate grade and prep areas to be paved by others	
o Prep areas for new curb repair	
o Compact existing sub grade	
o Import and place 4" crushed rock under new paved areas	

CO12-004

IMPORT CSTC AND BACK FILL MATERIAL

\$23,860.00

- o Import and place crushed rock for HMA base
- o Import backfill material to desired grade
- o Fine grade for landscaping, paving & concrete

RELOCATE EXISTING FIRE HYDRANT

14,500.00

- o Excavate and remove existing fire hydrant
- o Furnish and install 6" DIP for new location
- o Re-install fire hydrant in new location
- o Flush and field test fire hydrant

TOTAL AIRPORT PROPOSAL = \$128,980. + tax

EXCLUDES:

Excludes; Permits, fees, taxes, engineering, layout or staking, over-excavation, private locates, sewer or storm service, CDF, de-watering, electrical for sump, concrete or HMA installation.

Sincerely,

Tom Jaycox

Tom Jaycox Project
Manager / Estimator



PO Box 2260 | Renton, WA 98056
 p: 425.254.1820 | f: 425.254.1821
 www.nwasphalt.com

Quotation

Quoted to: **Western Ventures**
 Attn: **Jason Marion**
 Address:
 Phone: **C 206-793-0200**
 Email: **jmarion@westernventures.com**

Quote Date: **9/14/2023**
 Estimator: **Mikey Cormier**
 Phone: **O: 425.254.1820 Ext. 406 - C: 425.213.9382**
 Email: **mcomier@nwasphalt.com**

Project: **Airport Parking Lot Improvements**
 Location: **9901 24th Pl W, Everett, WA 98204**

QTY.	UNITS	DESCRIPTION	\$/UNIT	AMOUNT
1,254	SF/4"	Item 1: Paving Pave over contractors prepared base with 4" of 1/2" HMA.	\$ 9.60	\$ 12,038.40
994	LF	Item 2: Extruded Curbing Install approximately 994 LF of extruded curb.	\$ 17.25	\$ 17,146.50
1	SF	Item 3: Striping	1S	\$ 4,562.00
797	LF	Fire Lane Red Line		
2,094	SF	Crosshatching		
40	Each	Compact Stencils		
1	Each	EV Stencil		
6	Each	ADA Stencils		
7	Each	Wheel Stops		
*Includes 1 mob per item combined paving mob with Sheriff Parking Lot.				
Please note:				
<ul style="list-style-type: none"> • Prices for above stated items only. • Prices are based on the current cost of liquid asphalt and are subject to change. • Prices specifically exclude traffic control, permitting and testing. 				
			TOTAL	\$ 33,746.90
SALES TAX WILL APPLY UNLESS CURRENT RESELLER PERMIT IS ON FILE				
TERMS & EXCLUSIONS ARE LISTED ON LAST PAGE. ACCEPTANCE OF THIS QUOTATION ACCEPTS THESE TERMS & EXCLUSIONS.				

Are you a contractor? Yes No Contractor Lic. # _____
 Do you require retention withheld? Yes No Retention % _____
 Are you exempt from sales tax? Yes No Resale Permit # _____



PO Box 2260 | Renton, WA 98056
p: 425.254.1820 | f: 425.254.1821
www.nwasphalt.com

Quotation

**PLEASE NOTE THE FOLLOWING TERMS AND EXCLUSIONS WHICH APPLY TO ALL
QUOTATIONS/CONTRACTS UNLESS OTHERWISE INDICATED
(SIGNATURE REQUIRED)**

GENERAL TERMS

- No work can be started until signed quotation/contract is received.
- Quotations must be signed and returned within 30 days. All quotations older than 30 days are null and void.
- Total price to be based on actual quantity or measurement unless indicated as lump sum (LS).
- Soil sterilization (weed killer), if included in the quotation/contract, will be applied at rates specified by manufacturer. Northwest Asphalt, Inc. is not responsible for any subsequent regrowth.
- All asphalt paving estimates are priced for placement upon a subgrade that is firm, unyielding and balanced within +/- 0.10 of subgrade elevation. Subgrades that are frozen, saturated or yielding are not acceptable for asphalt paving and will require a grade release.
- Only work specifically included in the quotation/contract will be performed. Additional work can be performed at an additional price.
- If payments for amounts due on this contract or any portion thereof are not paid in accordance with the terms of the contract, the contracting party agrees to pay all costs of collection which shall include reasonable fees if the matter is placed in the hands of an attorney for collection, or if suit shall be brought.

PAYMENT TERMS

- Payment in full due within 30 days of invoice date.
- A finance charge of 1.5% per month (annual percentage rate of 18.0%) will be imposed on any past due portion of your account.

EXCLUSIONS

- Prices are for stated items only, and exclude any items not specifically included such as but not limited to the following:
 - o Weekend work, night work, traffic control, flagging, job layout, utility adjustments, surveying, Washington state sales/use tax, permits & testing fees, multiple move-ins, irrigation (sprinkler) shut-off, underground utility locate, drainage less than 1%, survey and lay-out.
 - o MTV if required by engineer

YOUR SIGNATURE ON ONE COPY RETURNED TO US WILL MAKE THIS A LEGAL CONTRACT FOR THE PERFORMANCE OF THE ABOVE WORK. WE RESERVE THE RIGHT TO CANCEL IF UNIT PRICES INCREASE BEFORE NORTHWEST ASPHALT, INC. COMMENCES ACTUAL WORK ON THE PROJECT.

Accepted by: _____

Printed, Title: _____

Date: _____



Date: 10/31/23

205 Lila Lane Burlington, WA 98233
nathan@valleyfence.us
360.333.7197
VALLEF*785M5

BID PROPOSAL

Project: Airport Admin/Sheriff Parking Lot Improvements - Airport Side

Addenda:

Scope of work:

Install 215 linear feet of 6' chain link fencing with sight obscuring slats and coiled razor wire per shop drawing and the layout shown on sheet C3.3 of the Airport Admin/Sheriff Parking Lot Improvements plan set.

Install a 20' x 7.5' opening high speed bi-fold gate.

Item	Description	Qty	Price	U/M	Total
	Chain Link Fencing	215	\$119.44	EA	\$25,679.80
	20' OPG x 7.5' Bi-fold Gate with Operators	1	\$55,923.90	EA	\$55,923.90
				EA	\$0.00
				EA	\$0.00
				EA	\$0.00
				EA	\$0.00
				EA	\$0.00
				EA	\$0.00
				EA	\$0.00
				EA	\$0.00
				EA	\$0.00
				EA	\$0.00

Subtotal: \$ 81,603.50

Tax: \$ 0.00

Notes and Exclusions:

Grand Total: \$ 81,603.50

We will supply the operators as part of the gate kits. Installation of automation components by others.



Date: 10/31/23

205 Lila Lane Burlington, WA 98233
 nathan@valleyfence.us
 360.333.7197
 VALLEF*785M5

BID PROPOSAL

Project: Airport Admin/Sheriff Parking Lot Improvements - Shared Cost

Addenda:

Scope of work:

Install 180 linear feet of 6' chain link fencing with sight obscuring slats and coiled razor wire per shop drawing and the layout shown on sheet C3.2 of the Airport Admin/Sheriff Parking Lot Improvements plan set.
 Install a 26' opening x 7.5' high speed bi-fold gate.

Item	Description	Qty	Price	U/M	Total
	Chain Link Fencing	180	\$114.38	EA	\$20,588.40
	26' OPG x 7.5' Bi-fold Gate with Operators	1	\$60,570.12	EA	\$60,570.12
				EA	\$0.00
				EA	\$0.00
				EA	\$0.00
				EA	\$0.00
				EA	\$0.00
				EA	\$0.00
				EA	\$0.00
				EA	\$0.00
				EA	\$0.00
				EA	\$0.00
				EA	\$0.00
				EA	\$0.00

Subtotal: \$ 81,158.52

Tax: \$ 0.00

Grand Total: \$ 81,158.52

Notes and Exclusions:

We will supply the operators as part of the gate kits. Installation of automation components by others.

Sheriff \$ 40,579.24
 Airport \$ 40,579.26

TORXUN

RE: Everett Sheriff West Parking Lot

10-31-2023

The gate system will be a parting bi-folding gate system with a Model 3 operator to anchor to existing concrete. The Model 3 operator to have a Flex Arm™ to help open and close the bi-folding gates. The gate systems to be (26'W X 7'6"H and 20'W X 7'6"H) (1) photo eye, (2) safety edges provided with each bi-folding gate. The finish of gates to be hot dip galvanized.

- **Model 3 Operators:** The operators to be 7'6" in height to match the gates. The Model 3 requires a 115 VAC -20 Amp single phase 60 hertz power supply. The operator uses 24V DC, 3 Amps. Each system to have a battery backup.
 - **Flex Arm™** will be primed with a powder coat finish. Flex Arm to attach to the Model 3 operator and the gate panels to help open and close the gates.
 - **Fourfold Bi-folding Gates:** The gates will be fabricated out of 3" X 3" tube steel. The infill to be chain link with privacy slats. The size of the gate to be approximately (26'W X 7'6"H & 20'W X 7'6"). Made in the USA with USA steel. The finish of the gates to be hot dip galvanized.
 - **(1) Pedestrian Gates:** The ped gate will be fabricated using 2" x 2" tube steel for the frame of the gate. Chain link with privacy slats to be the gate infill. A panic bar on the inside with an electric strike and a Taymor closer. Gate to be fabricated for wet set installation. The Finish of the gate to be hot dip galvanized.
-

AMERISTAR

ASSA ABLOY

Ameristar Tulsa
1555 N Mingo Rd
Tulsa, OK 74116-1506

SALES QUOTE

Order Number: 3567838-SQ
Order Date: 11/8/2023
Total (USD): \$29,952.64
Page: 1 of 2

Sold To: 4427482
AMERISTAR BARRIER QUOTE ACCOUN
1555 N MINGO RD
TULSA OK 74116
UNITED STATES

Ship To: 4427482
AMERISTAR BARRIER QUOTE ACCOUN
1555 N MINGO RD
TULSA OK 74116
UNITED STATES

Customer PO: WESTERNVENTURES
Job Name:
Carrier & Freight Method:
CCF #/Reference Order:
Order By:
Delivery Instructions:

Order No: 3567838 SQ
Price Book:
Freight Terms: FOB ORIGIN, FREIGHT PREPAID
Load No: 0
Terr: P57
Quote No:
Taken By: CHREDW

Line	Plant	Item Number / Description	Qty/UM	Weight	List	Discount	Net	Extended
1.000	Tulsa, OK	BKHD30SSB-38N BLWK-HD M30-P1 SHLW FIX BOL BLK	3 / EA	2,355.90	2,607.0810		2,607.0810	7,821.24
Requested Date: 11/8/2023 Scheduled Date: 11/8/2023								
2.000	Tulsa, OK	ASPSP 44"H Dome Top, lighted, PC yel	3 / EA	.0300	2,121.1700		2,121.1700	6,363.51
Requested Date: 11/8/2023 Scheduled Date: 11/8/2023								
3.000	Tulsa, OK	ASPSP 4" SCH40 (4.5" OD) - Dome Top Airport = 2.5 EA	36 / EA	.3600	312.4413		312.4413	11,247.89
Requested Date: 11/8/2023 Scheduled Date: 11/8/2023								
4.000	Tulsa, OK	FREIGHT ESTIMATED FREIGHT	1 / EA		4,520.0000		4,520.0000	4,520.00

Freight: SHORIFF = 5676 \$2,531^{2m}
Airport = 4476 \$1988⁸⁰

Airport
\$9,800

11/18/23



Landscape Proposal

Re: Snohomish Sheriff & Paine Field

Date: 09/15/2023

We respectfully submit the following proposal for your consideration on the above referenced project as per plan & specification with exclusions and stipulations as noted below. Any items listed on the plans sheets and not covered within the spec sections listed below should not be considered part of this bid. Project is bid using PREVAILING wages. Please notify us if you are signatory to the laborer's union and require union labor pricing.

Plan numbers (for both sides): L-01, L-02, L-03, L-04, L-05, L-06, L-07
Plans Dated: 06/12/2023

The scope of work and cost included in this proposal is limited to the specification sections listed below as they pertain to the plan sheets identified above:

SECTION NUMBER: 328000 Irrigation

STIPULATIONS:

1. *General Stipulations.*
2. *Budget of \$20,000 for Sheriff and \$9,000 for the Airport used for irrigation work. These budgets are based off a price per SF.*
3. *3.1 B - Existing irrigation system function test to be performed by owner's representative with SLI representative present prior to the start of construction. If existing system function test is not performed then any repair work to existing system not clearly called out on plans will be on time and material. (Assuming damage or non-working zones are damage caused by others)*
4. *Warranty for parts installed by SLI only.*

EXCLUSIONS:

1. *General Exclusions.*
2. *Cut and patching, and boring for sleeves.*
3. *Warranty on existing Irrigation.*

SECTION NUMBER: 329000 Landscaping

STIPULATIONS:

1. *General Stipulations.*
2. *2.10 Noxious weed control for newly installed landscaping areas only till completion of work.*
3. *Maintenance of new areas installed by SLI till completion of our work.*
4. *Per soil installation types listed in 3.3 D conflict with 3.3.B. All soils installed per 3.3.D. And excavation or clearing & grubbing assumed to be by others. (irrigation cut and cap for areas is included)*
5. *1" mulch dusting installed at locations called out on plans as 'Mulch exposed soil areas between EX. Plants' and at mulch rings or existing trees in lawn areas.*
6. *Tree watering bags for new installed trees only.*
7. *Bulbs per quantity listed on L-03.*

EXCLUSIONS:

1. *General Exclusions.*
2. *Warranty on existing plants.*

SECTION NUMBER: 329200 Lawn Seeding

STIPULATIONS:

1. *General Stipulations.*
2. *Maintenance to substantial completion of our work. This is matching planting specification. And is in conflict with 3.3 calling for 60 days maintenance.*

EXCLUSIONS:

1. *General Exclusions.*
2. *Warranty on existing seeding.*

General Notes & Scope Clarification:

1. *Maintenance to substantial completion of our work.*

General Stipulations:

- If this bid is more than 10% below the competition, please call the estimator before bid time or this bid is considered void.
- Sub grades by General contractor shall be (+ or -) 1/10' from specified elevation.
- This proposal and all of its contents shall become an attachment to the contract.
- Permanent water source for irrigation system must be available prior to start of irrigation installation.
- Bid includes funding for (2) mobilizations.
- Project is bid using PREVAILING wages.
- Separate contract for maintenance work is required for all prevailing and union wage projects; as required by Washington State L&I to use the appropriate maintenance wage.
- If we've identified bidding this project as PREVAILING WAGE then our labor prices will be based on the posted State Prevailing Wages for the work being performed.
- If a GC has a union agreement requiring additional union costs for work performed by SLI then the GC will need to Budget for those costs. This bid is not inclusive of any Union costs.
- SLI shall be provided with written notification within 4 days of the incident or cost occurrence leading to the intent to back charge.
- Retention is not to exceed 5%.
- SLI to be paid 100% of retention no later than 180 days after our work is completed. 1.5% interest per month will be charged on all accounts over 180 days.
- Schedule durations and sequential work order to be agreed upon prior to start.
- Work to occur during normal working hours.
- Placement of bulk materials will be adjacent to work areas.
- Clean up to be limited to a broom finish.
- This proposal is good for 30 days.
- \$2,000,000. Gen Agg. W/S \$1,000,000 single occurrence included in bid. Additional insurance will be an additional cost.
- Any field drainage to be installed before backstop or fencing.
- If irrigation design is requires than we will need a minimum of 60psu and 40gpm (By others)
- For rooftop projects:
 - Vertical movement of material by others; contractor to provide crane.
 - Placement of materials by crane to be near or at location of install.
 - Truck wait time exceeding 1-hr due to staging unavailability billed at \$150/hr.
 - H2O POC stubbed out to roof by others.:
 - Stub-outs to roof by others.

General Exclusions:

- Taxes, Permits, Fees, Bonds and Inspections.
- Survey
- All electrical work in buildings and work associated with 110v power or greater and conduit from controller to landscape area.
- Water, meters, meter setters & water costs.
- Damage restoration caused by vandals or acts of god, nor protection of any landscape areas.
- Cutting & patching any hard surface.
- Walls, Site Furnishings.
- Haul off and disposal of excess on-site materials or spoils.
- Clearing, grubbing and establishment of subgrades.
- SLI will not be responsible for locating anything not locatable by Locafes, Inc., nor, responsible for damages to utilities not accurately located by others.
- Union affiliation or associated costs.
- Watering and warranty of non-irrigated plantings and seed
- Traffic control.
- Landscape and Irrigation Maintenance beyond substantial completion of our work.
- All plans, Specification sections, and addendums not specifically listed above.
- Participation in Apprentice programs. No public state approved apprenticeship programs are provided for the landscape profession.

Base Bid: \$102,713.00

Sheriff: \$59,189.00
 Airport: \$43,525.00

Sincerely,
Tiffany

Please direct estimating calls to 253-536-9393 or mo directly at 253-571-8502. Fax 253-535-3053.