



CHANGE ORDER

Construction for
New Start Center of Everett
1602 SE Everett Mall Way
Everett, WA 98208

Contract # PW-24-027SB
Dated: November 2024

CO Number: 23
Date: 06 October 2025

Contractor:
Marpac Construction LLC
1225 S. Weller Street; Suite 500
Seattle, WA 98144

The work at the front building (Building A on the plans) is unchanged by this Change Order.

The Contract is changed as follows:

<p>Pursuant to part 17 of the General Conditions the contractor shall:</p> <p>Preform all work as outlined in COP #43 (Marpac tracking COP number). Abate gypsum board and other materials as required to expose the piping. Abatement work shall be performed on a Time & Materials basis but shall not exceed the amount listed below without prior written approval of the Owner. Provide temporary heating as required due to the extended length of construction. Provide and install fire caulking at penetrations of fire rated assemblies as required for the re-piping. Provide and install tented heating of the water line in the attic space. Provide and install miscellaneous framing as required to support the new piping. Provide and install gypsum wall board at areas required to enclose the walls after the plumbing rough-in inspection. Re-pipe the domestic water supply to Building B (the back building) per the attached COP 11 (Streamline tracking COP number) including the work as follows:</p> <ul style="list-style-type: none">• Remove all existing domestic water supply piping.• Provide and install new PEX piping from water heaters up to the ceiling space of the second floor. Provide and install new cold, hot and recirculation mains in the ceiling space from west to east sides of the back building and from the north to the south end of the building. (Mains at the northeast corner of the building are in the original scope).• Provide and install 35 risers from each main down to the second and first floor per the floor plans.• Provide and install recirculation lines from the first floor looping back up to the main in the second floor ceiling space.• Provide and install balancing valves at the end of each main to balance water flow.• Provide and install 19 cold water risers down to the second and first floors for water closets.• Provide and install all fixtures with ne angle stop valves.• Provide and install piping insulation as quoted by Heckman Inc. <p>Provide storage for construction materials currently due to arrive but with an installation delayed due to the other work to be completed as a part of this Change Order. Provide general labor and waste disposal associated with the increased contract length due to the work addressed by this Change Order.</p>



CHANGE ORDER

Material	Contract Sum Adjustment	Contract Schedule Adjustment
Survey Conditions & Layout	\$27,845.00	7 days
Abatement (Allowance)	\$40,000.00	7 days
Temporary Heating	\$22,637.00	0 days
Fire Caulking	\$33,292.00	7 days
Insulation of Main Line	\$19,283.00	0 days
Framing as needed	\$20,774.00	0 days
Gypsum Board Replacement	\$68,448.00	14 days
Re-pipe of Domestic Water	\$324,984.00	44 days
Material Storage	\$5,000.00	0 days
Waste Disposal	\$28,411.00	0 days
Overhead & Profit	\$88,601.00	0 days
B&O Taxes	\$4,558.00	0 days
Total	\$683,833.00	79 days

Original Contract Sum	\$4,040,000.00
Change to Contract Sum by Previous Change Orders to date	\$1,878,404.40
Change to Contract Sum by this Change Orders	\$683,833.00
New Contract Sum	\$6,602,237.40

All Contract Sums are exclusive of sale tax.

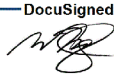
The Work at the front building (Building A on the plans) shall be completed by 22 December 2025. The Contractor shall work with the Owner and the Jurisdiction Having Authority to allow occupancy of the Building A by the Operator prior to the completion of the back building (Building B) to allow the Operator to commence start-up activities, if all parties agree such occupancy will be safe.

The Contract Completion Time shall be 271 days. The acceptable completion date is 28 February 2026.

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


Contractor:

By:

DocuSigned by:

 9D72DC85795F454...
 Will Ng
 Project Manager
 Date: 10/6/2025
 Marpac Construction LLC

Consultant:

By:

DocuSigned by:

 272527FB842B440...
 Dan Ivittay
 Principal in the Firm
 Date: 10/6/2025
 DLR Group

Owner:

By:

Ken Klein
 Executive Director
 Date: _____
 Snohomish County

New Start Everett
Change Order Proposal Summary of Costs

COP No: 43
Date: 9/29/2025

Description:

The existing condition of the water lines in building B is leaking. Despite the a large amount of efforts spent to identify and repair the damages, it was unsuccessful to fix the amout of leaks in the system. Per the OAC meeting and site investigation by the Plumbing subcontract along with Owner's representative, it was decided best to demolish the existing waterline and replace with new using Pex.

System	Description	Responsible	Quantity	Unit	Labor	Material	Equipment	Sub/Others	Total
Survey & Layout	Survery existing conditions, layout, and coordinate		70	unis	27,845				\$ 27,845
Abatement	Abatement Allowance		1	ls				40,000	\$ 40,000
heating	Additional temp heating due to winter		70	units	8,637		14,000		\$ 22,637
Fire Caulking	Fire Stopping		70	units	21,592	10,500	1,200		\$ 33,292
Insulation	Insulation tenting main line in attic		478	lf	14,806	3,727	750		\$ 19,283
Framing	Misc Framing and Blocking		70	Units	17,274	3,500			\$ 20,774
GWB	GWB Repair and Patch (20-sf/unit)		1441	sf				68,448	\$ 68,448
Plumbing	Plumbing		1	ls				324,984	\$ 324,984
	Additional Material storage & Handling		1	ls			5,000		\$ 5,000
	General labor & Waste Disposal		70	units	25,911		2,500		\$ 28,411
	Subtotals				116,064	17,727	23,450	433,432	590,673
	OH and P		15.00%						\$ 88,601
	B&O Tax		0.67%						\$ 4,558
	Total								\$ 683,832

Clarifications, Assumptions, & Exclusions:

- 1. Not included: tax and any items not listed above
- 2. Insulate Hot Water Main and Recirculation water lines only. Exclude Insulation of Pex Domestic Cold Water line.
- 3. Extend construction completion date to 2/28/2026

Will Ng
Marpac Construction, LLC Project Manager

Architect Approval Date

Owner Approval Date



CHANGE ORDER PROPOSAL

To: Marpac

Job #:S25-107

Attn: Will Ng

Date: 9/26/2025

Project: New Start Everett

COP #: 11

Subject: Domestic Water Re-pipe

We request a change order for the following work proposed/performed on this project:

Description:

Scope of Work:

Demo the damaged existing domestic hot, cold and recirc piping in building B. Install new PEX piping in its place. Insulation for hot water and hot water recirculation piping only.

Price - \$324,984

- Awaiting written direction to proceed with this work
- Work performed during regular hours unless noted otherwise

Scott Hamilton | Project Manager | Estimator

P: 253-883-1836 E: scott@sw-morgan.com
2522 N Proctor St. Box #2, Tacoma, WA 98406

COP#: 11

CHANGE ORDER WORKSHEET

Date: 9/26/2025Job #: S25-107Work Description: Remove copper domestic water piping in building B and replace with PEX.

Labor hrs:	<u>1211</u>	Labor rate:	<u>\$ 121.00</u>	=	<u>\$ 146,531</u>
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Estimating hrs:	<u>8</u>	Labor rate:	<u>\$ 121.00</u>	=	<u>\$ 968</u>
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Delivery hrs:	<u>12</u>	Labor rate:	<u>\$ 80.00</u>	=	<u>\$ 960</u>
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Total labor cost	=	<u>\$ 148,459</u>
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Material:	=	<u>\$ 61,000</u>
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Insulation	=	<u>\$ 73,136</u>
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15% OH & P	=	<u>\$ 42,389</u>
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Total change order:	=	<u>\$ 324,984</u>
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New Start Everett

MECHANICAL INSULATION QUOTE

BID DATE: 9/29/2025

COMPANY: Streamline

ADDENDA: 0

ATTN: Scott

SPECIFICATION: WSEC

ALT BID \$: #REF!

SYSTEMS

BASE BID:	Plumb Pipe Insulation	DCW (PEX rarely requires insul)	\$	28,383
	Plumb Pipe Insulation	DHW	\$	73,136
	Total		\$	101,518

Scope: Material list provided in 9/29/2025 email. Fiberglass & pvc fittings included.

Standard Exclusions:

Duct lining, architectural shaft lining, metal shields, insulated pipe/duct supports, painting and identification, heat tracing, fire stopping, demolition, handi-cap p-trap covers, refrigerant pipe insulation, fire sprinkler pipe insulation, buried pipe, acoustical caulk or wrap and arial man-lifts. Sales and/or use tax and all costs associated with the issuance of a performance bond are excluded from this quotation, as applicable. The cutting of sheetrock to allow for the insulation to pass through walls is excluded.

Charles Heckman

Estimating & Sales - Heckman, Inc.

425-330-3571 (cell)

POB 1298, Stanwood WA 98292

charlie@heckmanins.com

Will Ng

From: Scott Hamilton <shamilton@streamlinegeneral.com>
Sent: Monday, September 29, 2025 2:03 PM
To: Will Ng
Subject: Re: Caution Possible Spam Re: Caution Possible Spam Re: Caution Possible Spam Re: FW: New Start Everett

Will,

Would a 10 week duration be ok for the domestic water? That would be a crew of three plumbers. Also, in talking with our insulator, we think that we can get away with insulating the hot water and recirc only and not the cold water piping. We may want to run that by the engineer to make sure. I don't think there is a freeze potential above the second floor ceiling where the mains will be installed.

Thanks

On Mon, Sep 29, 2025 at 11:22 AM Will Ng <WillN@marpac.net> wrote:

Thanks Scott,

Can you please let me know what size crew and duration of this added work? This information would help me figure out my schedule.

Thanks,

Will Ng
Marpac Construction LLC | Principal/ Operations |
1225 South Weller Street | suite 500 | Seattle, WA 98144 |
Office 206.329.4992 | Direct (206) 957-9866 | Mobile 206-372-2946 |
WillN@marpac.net



Disclaimer "Due to recent increase in email phishing attacks. All emails originating from Marpac will have this message." Marpac Construction Administrator. 2023 ©

From: Scott Hamilton <shamilton@streamlinegeneral.com>
Sent: Monday, September 29, 2025 8:07 AM
To: Will Ng <WillN@marpac.net>
Subject: Caution Possible Spam Re: Caution Possible Spam Re: Caution Possible Spam Re: FW: New Start Everett

Will,

I got a little ahead of myself and forgot to add insulation to my quote. I'll revise the quote today and resend.

Scope in detail of building B domestic water:

- Demo all existing copper pipe from the building.
- Install nex PEX piping from water heaters up to the ceiling space of the second floor.
- Install new Cold, hot and hot recirc mains in ceiling space from west to the East side of building and from the North to the South end of the building sized per engineers schematic. Mains at the NE corner are in original scope.
- Install (35) risers from each main down to the second and first floor. Each riser will supply a LAV and shower on each floor. Recirculation line from the first floor will loop back up to the main in the second floor ceiling space. Balancing valves will be added to the end of each main to balance flow.
- Install (19) cold water risers down to the second and first floor. Each riser will supply (2) toilets on each floor.
- All fixture connections will have a new angle stop valve.
- Insulation.

Thanks

On Fri, Sep 26, 2025 at 3:31 PM Will Ng <WillN@marpac.net> wrote:

Thanks Scott,

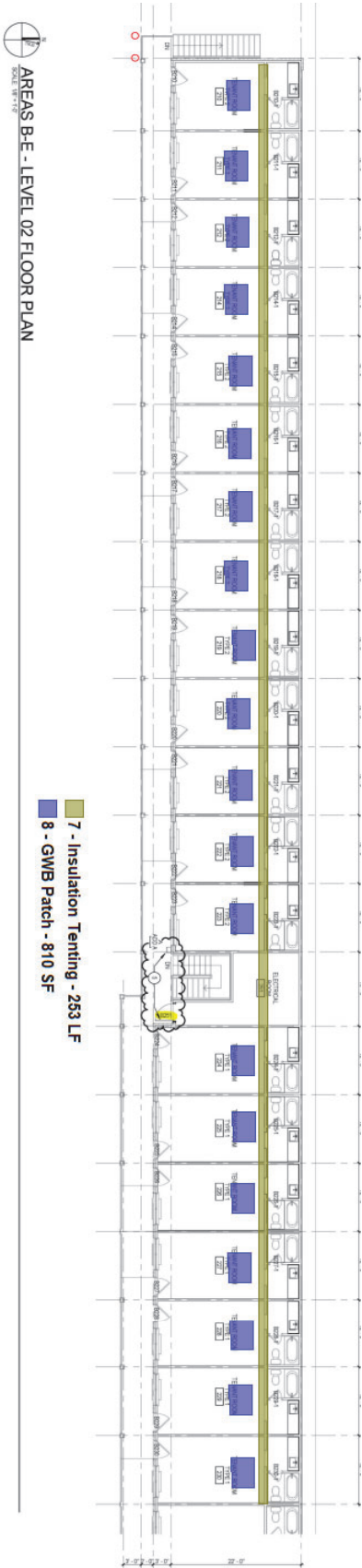
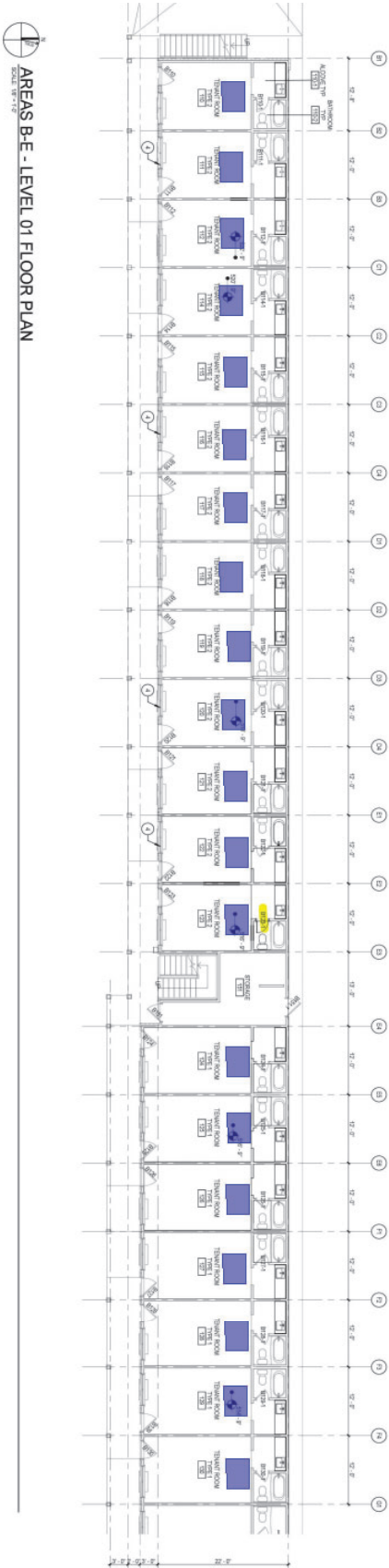
Can you describe in a bit more detail as what's included in the scope?

Also, how long will it take and what crew size do you anticipate?

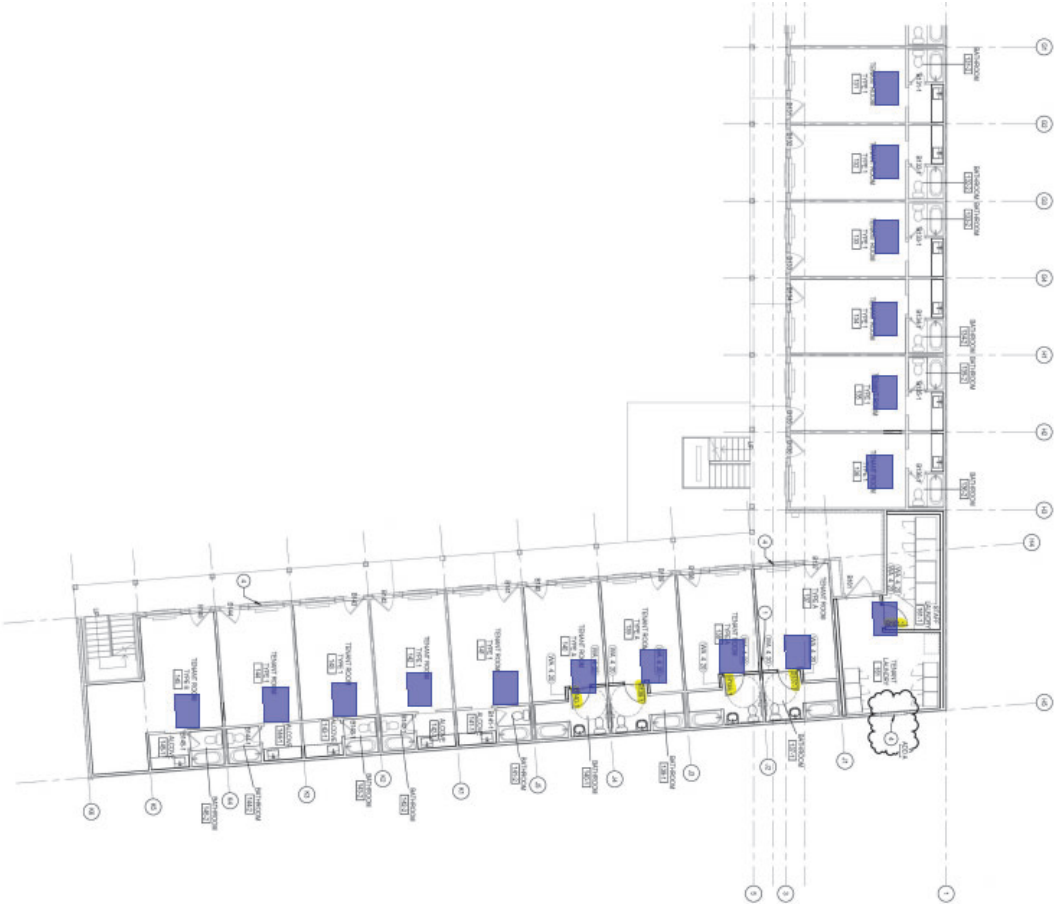
Will Ng
Marpac Construction LLC | Principal/ Operations |
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Office 206.329.4992 | Direct (206) 957-9866 | Mobile 206-372-2946 |
WillN@marpac.net



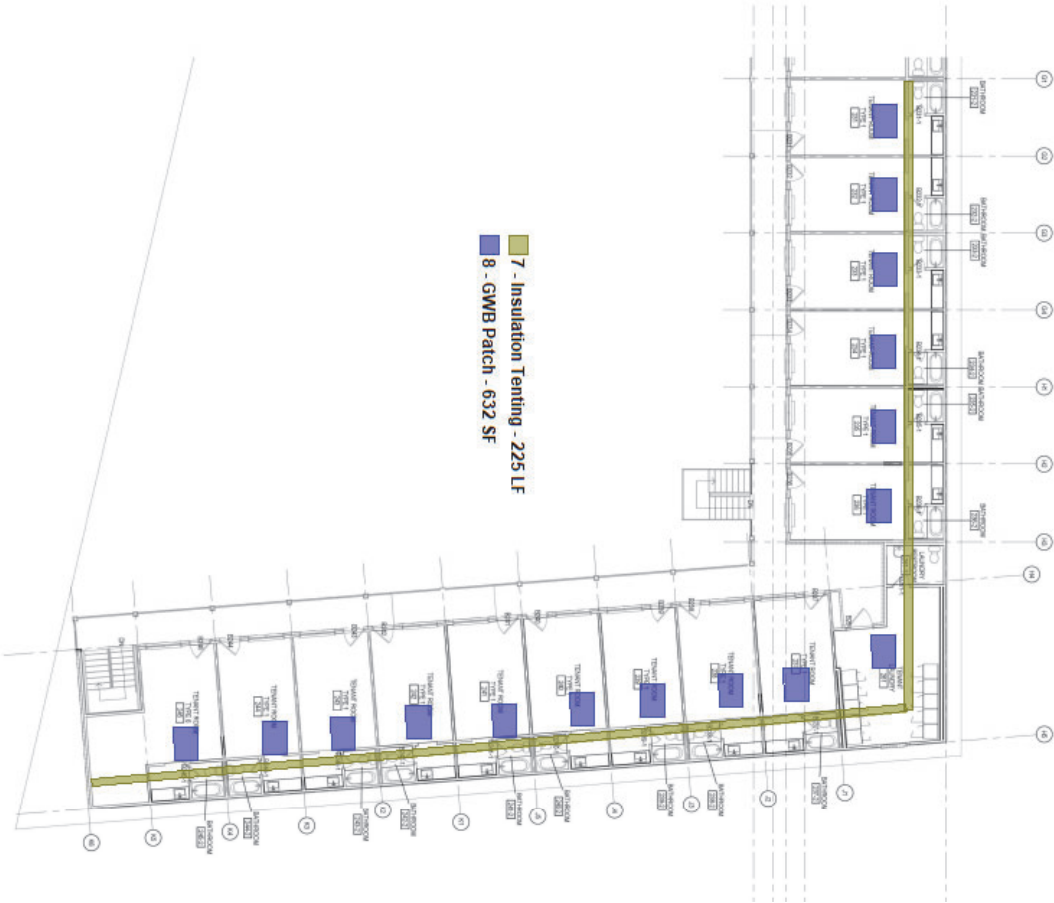
Item	Unit	Price per Unit	Sales Tax %	Sale Tax per Unit
Gypsum Wall Board Installation	10 Square Feet	\$475.00	9.9%	\$47.03
Gypsum Ceiling Board Installation	10 Square Feet	\$475.00	9.9%	\$47.03



AREAS F-J - LEVEL 01 FLOOR PLAN DEPARTMENT
SCALE: 1/8" = 1'-0"



AREAS F-J - LEVEL 02 FLOOR PLAN
SCALE: 1/8" = 1'-0"



7 - Insulation Tenting - 225 LF
8 - GWB Patch - 632 SF

CART (4)

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Delivery

Delivering to 98144 (1 item)



Your Delivery Cost: \$55.00
This cost covers all Delivery items in your cart.

 Feedback



Owens Corning
R-19 Kraft Faced Fiberglass Insulation Roll 23 in. x 39.2 ft. (12-Rolls)
Store SKU #1000894291
Model #RF41

\$3,672.00
(\$918.00/item)

—	4	+
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Your Order

Subtotal	\$3,672.00
Delivery	\$55.00
Estimated Sales Tax*	---

Total\$3,727.00

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* Delivery fees are calculated at the lowest rate available. Other delivery options may be available in checkout.

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PO/Job Name (optional)

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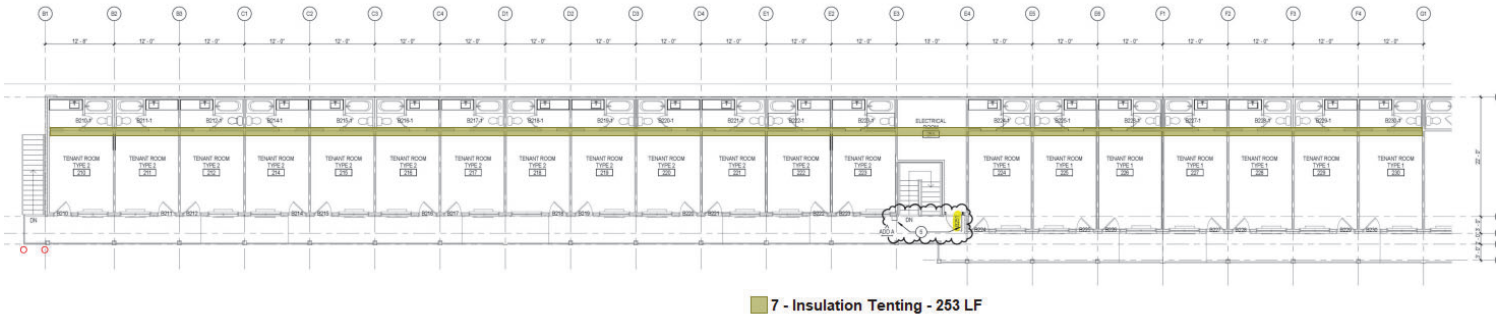
[Apply Now](#)

Item Total	\$3,672.00
Savings	-\$100.00
New Total	\$3,572.00

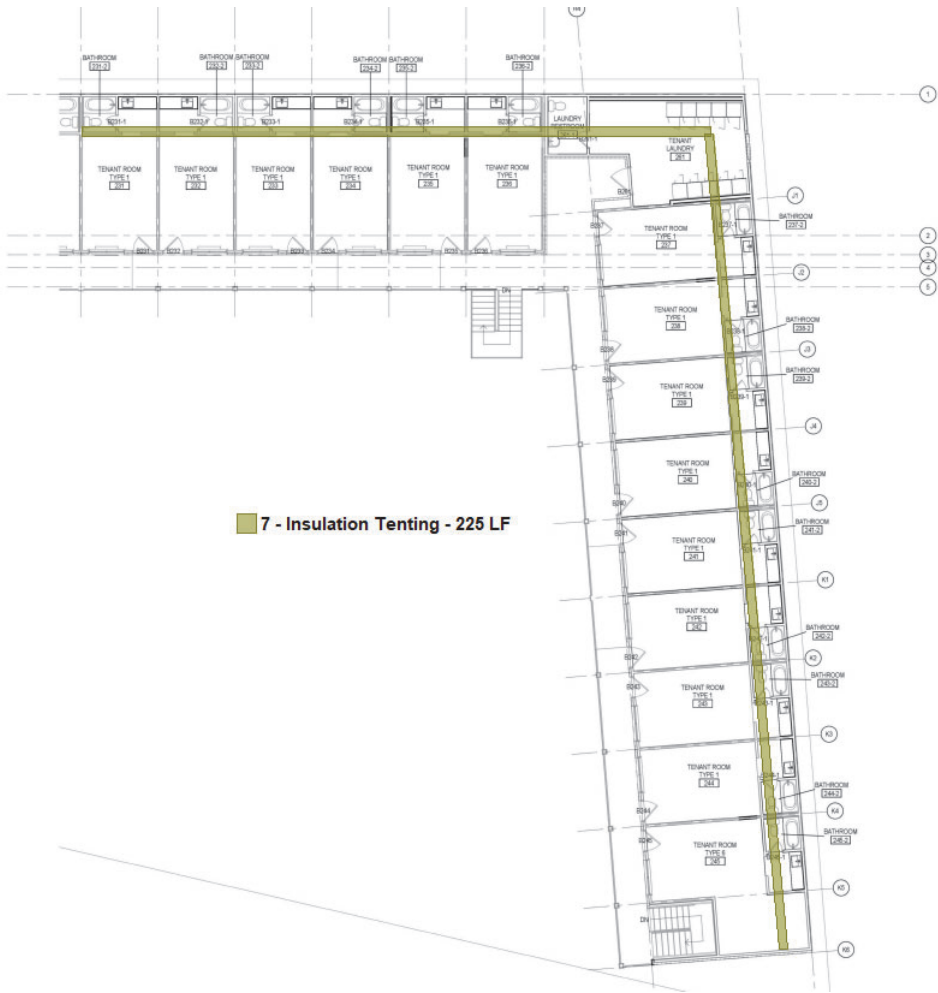
Let Us Know if You Need Help

See our [Online FAQs](#) or phone us: [1-866-333-3551](tel:1-866-333-3551)

Custom Blinds: [1-800-658-7320](tel:1-800-658-7320)



AREAS B-E - LEVEL 02 FLOOR PLAN
SCALE: 1/8" = 1'-0"



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