



PARKS & PUBLIC WORKS COMMITTEE & COMMITTEE OF THE WHOLE MEETING

Tuesday, September 16, 2025, at 5:00 PM

Snoqualmie City Hall, 38624 SE River Street & Zoom

COMMITTEE MEMBERS

Chair: Ethan Benson

Councilmembers: Bryan Holloway and Catherine Cotton

This meeting will be conducted in person at Snoqualmie City Hall and remotely using by Zoom.

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CALL TO ORDER & ROLL CALL

AGENDA APPROVAL

PUBLIC COMMENTS (online public comments will not be taken).

MINUTES

1. Approval of minutes dated September 3, 2025.

AGENDA BILLS

2. **AB25-082:** Purchase of three (3) new vehicles for Water & Stormwater Divisions
3. **AB25-085:** Kimball Creek Lift Station Change Order and Project Update

DISCUSSION

4. Director Reports:
 - a. Staffing
 - b. Project status

ADJOURNMENT



PARKS & PUBLIC WORKS COMMITTEE & COMMITTEE OF THE WHOLE MEETING MINUTES SEPTEMBER 3, 2025

This meeting was conducted in person at Snoqualmie City Hall and remotely using Zoom.

CALL TO ORDER – Chair Ethan Benson called the meeting to order at 5:00 pm.

Committee Members: Councilmembers Ethan Benson and Bryan Holloway were present.

City Staff:

Mike Chambless, City Administrator; Dena Burke, City Attorney (remote); Phil Bennett, Deputy Parks & Public Works Director; Drew Bouta, Finance Director; Deana Dean, City Clerk; Robert Thrall, Legal Assistant; Patrick Fry, Project Engineer; Andrew Vining, Project Engineer; Dylan Gamble, CIP Manager; Janna Walker, Budget Manager; Jen Hughes, Deputy Finance Director; and Jimmie Betts, IT Support.

AGENDA APPROVAL – The agenda was approved as amended, adding Sidewalk Repair & Replacement Program after Agenda Bills.

PUBLIC COMMENTS – There were no public comments.

MINUTES

1. The minutes dated August 5, 2025, were approved as presented.

AGENDA BILLS

2. **AB25-078:** Rivertrail NW of Sandy Cove Construction. Introduction by CIP Manager Dylan Gamble. Committee questions followed. Additional information provided by Finance Director Drew Bouta. This item is approved to move forward at the September 8, 2025, City Council meeting on the non-consent agenda.
3. **AB25-079:** BP Pump Station Capacity Study. Introduction and presentation by Project Engineer Patrick Fry. Topics covered included existing sewer system map, existing lift station, pump station capacity analysis, data analysis of cycles per hour, alternatives analysis, fee estimate, general sewer plan, and final considerations. Additional information provided by City Administrator Chambless. Public comment provided by Dick Bratton for Snoqualmie Valley Health. Discussion followed. Public comment provided by Renee Jensen of Snoqualmie Valley Health. This item is approved to move forward at the September 8, 2025, City Council meeting on the non-consent agenda.

DISCUSSION – ADD ON

4. Sidewalk Repair & Replacement Program. Due to time constraints, this item was not heard.

ADJOURNMENT - The meeting was adjourned at 6:00 pm.

Minutes prepared by Deana Dean, City Clerk.

Recorded meeting audio is available on the city website after the meeting.

Minutes approved at the _____, 2025, Parks & Public Works Committee Meeting.

Council Agenda Bill

AB Number

AB25-082

Agenda Bill Information

Title*

Purchase of three (3) new vehicles for Water & Stormwater Divisions

Action*

Motion

Council Agenda Section

Committee Report

Council Meeting Date*

09/22/2025

Staff Member

Philip Bennett

Department*

Public Works

Committee

Parks and Public Works

Committee Date

09/16/2025

Exhibits

Packet Attachments - if any

Summary

Introduction*

Brief summary.

The adopted 2025-2026 Biennial Budget includes funds for the purchase of (3) new pickup trucks for Public Works.

Proposed Motion

Move to approve the purchase of three (3) Ford F-350 trucks

Background/Overview*

What was done (legislative history, previous actions, ability to hyperlink)

The 2025-2026 biennial budget was adopted on October 3, 2024 by City Council and includes the purchase of 3 new vehicles- 1 truck for the Water Division, and 2 trucks for the Stormwater/Urban Forestry Division. On May 12, 2025, the City Council adopted new utility rates for 2025 – 2030, with the new rates taking effect on June 1, 2025. The adopted utility rates include funding for the purchase of these

vehicles. With both the biennial budget and the utility rates approved, staff are requesting authorization to purchase the new vehicles.

Analysis*

Since 2022, the City has filled vacant positions and added staff in the Water and Stormwater/Urban Forestry Divisions. The Water division is currently utilizing a rental vehicle for a technician to drive. The Stormwater/Urban Forestry Division is utilizing two second-life pickup trucks that are undersized for the work needs of the division. This purchase will provide technicians with the vehicles they need to perform specified work. The new trucks will be Ford F-350 or equivalent, in alignment with our Fleet standards, and will be upfitted with radios, mounts for snowplows, rear windshield guards, and additional lights for visibility during emergencies.

Budgetary Status*

Funds have already been authorized in the current biennial budget.

Budget Summary

Administration recommends approving the purchase of three new trucks for approximately \$360,843. This total includes \$70,513 for each vehicle, \$39,635 for standard upfit and snow maintenance equipment, and \$10,134 in sales taxes, for a total of \$120,281 per truck, as shown below or on the next page.

The 2025-26 Biennial Budget appropriated \$133,900 within the Water Operations Fund (#401) and \$267,800 within the Stormwater Operations Fund (#403) to purchase these vehicles. Currently, nothing has been spent or encumbered within capital outlays for either of these funds, leaving a combined total of \$401,700 for the vehicles. After the trucks are purchased, an estimated appropriation of \$40,857 will remain for capital outlays, as shown in the table in the following section. Therefore, sufficient appropriation exists within the Water Operations Fund (#401) and the Stormwater Operations Fund (#403) to fund these purchases.

If the purchases are approved, the three trucks will be added to the ER&R replacement schedule and Water Operations Fund (#401) will be charged for the maintenance and eventual replacement of one of the trucks and Stormwater Operations (#403) will be charged for the remaining two.

Fiscal Impact

Amount of Expenditure	Amount Budgeted	Appropriation Requested
\$360,843.00	\$401,700.00	\$0.00

Fiscal Impact Screenshot

Estimated Cost per Truck

Vehicle Cost	\$ 70,513
Vehicle Upfit	\$ 39,635
Subtotal	\$ 110,147
Estimated Tax	\$ 10,134
Total Per Truck	\$ 120,281

Water Operating Fund (#401) and Stormwater Operating Fund (#403) Capital Outlays

	2025-26 Biennial Budget		
	Water (#401)	Stormwater (#403)	Combined
Beginning Budget	\$ 133,900	\$ 267,800	\$ 401,700
Expenditures	\$ -	\$ -	\$ -
Current Available Budget	\$ 133,900	\$ 267,800	\$ 401,700
Cost of AB25-082	\$ (120,281)	\$ (240,562)	\$ (360,843)
Available Budget after AB25-082	\$ 13,619	\$ 27,238	\$ 40,857

Council Agenda Bill

AB Number

AB25-085

Agenda Bill Information

Title*

Kimball Creek Lift Station Change Order and Project Update

Action*

Motion

Council Agenda Section

Committee Report

Council Meeting Date*

09/22/2025

Staff Member

Andrew Vining

Department*

Public Works

Committee

Parks and Public Works

Committee Date

09/16/2025

Exhibits

Packet Attachments - if any

Pease and Sons_Change Order 3.pdf

397.27KB

Figure_Flow Pattern to the WRF.pdf

68.76KB

Summary

Introduction*

Brief summary.

The Kimball Creek Lift Station Improvements will replace aging electrical gear and provide more efficient operations at the WRF. The improvements are 90 percent complete and the lift station is operational. During construction necessary out-of-scope services were identified and are presented in Change Order No. 3.

Proposed Motion

Move to approve Change Order No. 3 with Pease and Sons, Inc.

Background/Overview*

What was done (legislative history, previous actions, ability to hyperlink)

The Kimball Creek Lift Station is the largest lift station in the City and is located at the bottom of Snoqualmie Parkway. The lift station houses three pumps which convey all wastewater from Downtown and Snoqualmie Ridge directly to the WRF headworks. Originally constructed in 1997, the lift

station consisted of two pumps and associated electrical gear. In 2012 a third pump was installed for added redundancy. All three pumps are equal size and far exceed the projected 2040 peak flow conditions.

As a result, during periods of low flow conditions the lift station creates excessive flow cycling and spikes at the WRF which results in treatment inefficiency and excessive wear on equipment.

This project will replace one of the three pumps with a smaller baseflow pump operated on a variable frequency drive (VFD) to smooth out the flow to the WRF. This project will also upgrade the original 1997 electrical gear with modern controls to allow for the WRF to communicate directly to the lift station. These improvements will increase efficiency throughout the WRF.

The Kimball Creek Lift Station Improvements were advertised to contractors for bidding on November 14th, 2022. Four bids were received, and the lowest bid was from Pease & Sons, Inc. for \$1,229,046 including tax. A construction contract with Pease & Sons, Inc. for the Kimball Creek Lift Station Improvements (a part of WRF Phase 3) was approved on January 9th, 2023 under [Resolution No.1633, Agenda Bill AB23-001](#).

Due to long lead time on electrical gear and wet weather flow restrictions the project did not begin construction until summer 2025 and is currently on schedule for completion in fall 2025.

Analysis*

Construction of the Kimball Creek Lift Station Improvements has successfully upgraded the pumping, electrical, and controls systems at the City's largest lift station. Careful planning and communication allowed for the lift station to be shutdown and bypassed by the contractor for 50 days while crews replaced pumping systems and overhauled electrical gear. During construction a series of minor changes were necessitated and are summarized in Exhibit 1, Change Order No. 3. The largest of these changes represented additional structural demolition of the wet well. Other changes include replacement of large electrical conductors and piping associated with the major retrofit project. Cost savings include elimination of antenna installation determined unnecessary for the project.

This final change order will increase the construction contract by \$85,552, bringing the total of WRF Phase 3 construction changes to approximately 2% of the total construction costs.

Budgetary Status*

This is an extra-budget expenditure.

Budget Summary

Administration recommends approving an amendment to the contract with Pease and Sons, Inc. in the amount of \$85,552 to continue work on the Kimball Creek Lift Station, part of the larger Water Reclamation Facility Phase

3 project. The City incorporated this project into the 2025-2030 Capital Improvement Plan (CIP) and the continuing project appropriations established in Ordinance 1296 (Utilities Capital Fund #417) for a total of \$16,990,359.

Currently \$16,306,306 has been spent to date, with \$646,401 encumbered for contracts within the project, and \$42,080 in estimated City employee labor remaining, leaving the project over budget by \$4,429. If the proposed contract is approved, the project would be over budget by \$89,981.

If Council approves this contract amendment, Administration would propose reducing the budget within the Utility Main & Drainage System Replacement Program. The 2025-26 Biennial Budget appropriation for this program is currently \$3,540,078. Nothing has been spent during 2025 for this program, and if a reduction is approved, the remaining budget would be \$3,450,097. If approved, Administration anticipates bringing these proposed budget amendments forward in November of 2025 as part of the mid-biennial review.

Fiscal Impact

Amount of Expenditure	Amount Budgeted	Appropriation Requested
\$85,552.00	\$16,990,359.00	\$89,981.00

Fiscal Impact Screenshot

Water Reclamation Facility Phase III

	Life-of-Project Budget (Multiple Bienniums)
Beginning Budget	\$ 16,990,359
Expenditures	\$ (16,306,306)
Outstanding Contract Value (Previously approved)	\$ (646,401)
Estimated Labor Value for Remainder of Biennium (City Employees)	\$ (42,080)
Current Available Budget	\$ (4,429)
 Value of this Contract Amendment (AB25-085)	 \$ (85,552)
Available Budget after AB25-085	\$ (89,981)

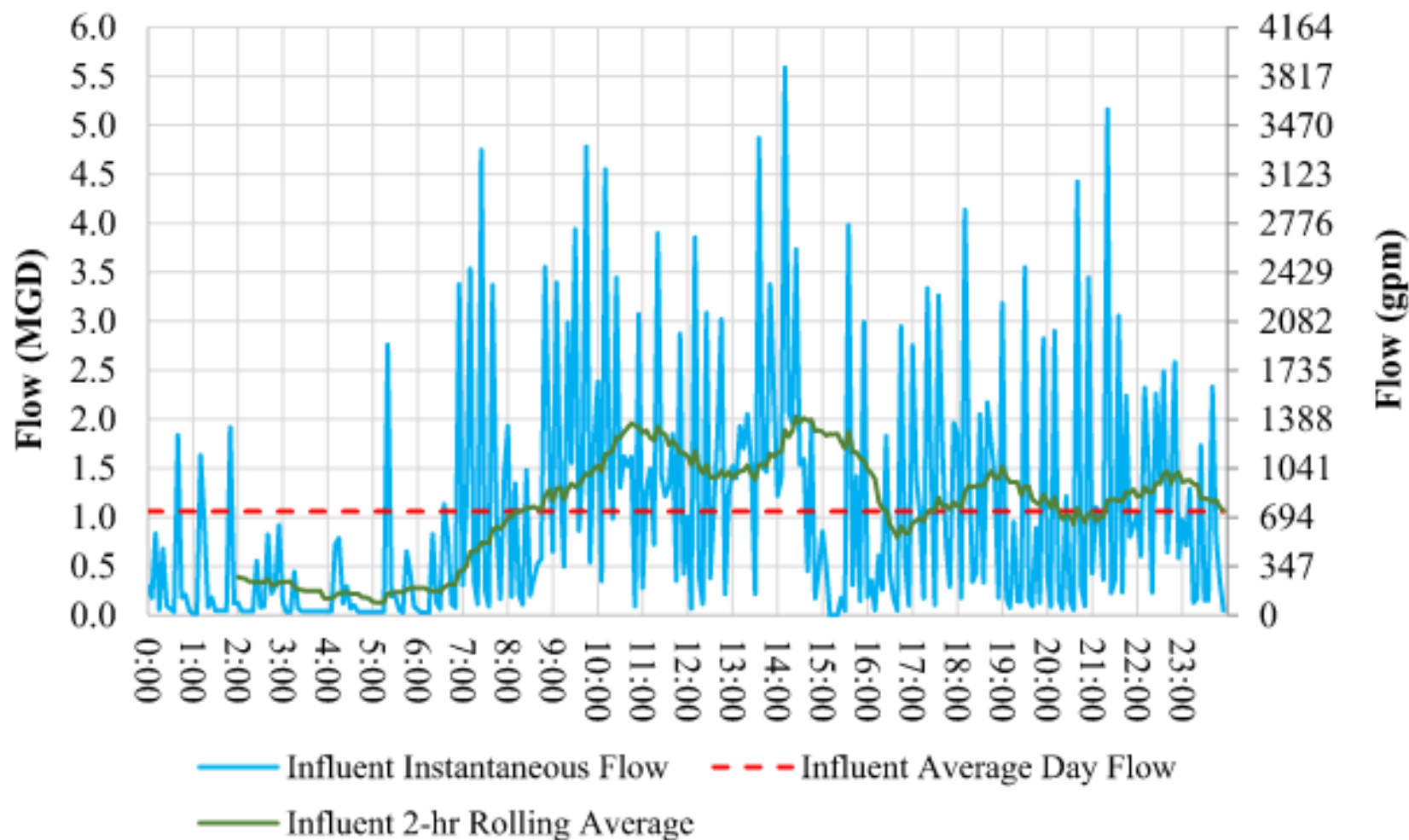


Figure 1
Typical Dry Weather Influent Flow Pattern to the WRF Headworks (August 2014)



Change Order (CO) No. 003



Owner: City of Snoqualmie
 Project: Kimball Creek Lift Station Improvements
 Project No: SNQ 22-0040
 Engineer: **RH2 Engineering, Inc.**
 Contractor: Pease & Sons, Inc.

You are directed to make the following changes in the contract documents.

Description: Provide the changes outlined in documents PCO #1, #2, #3, #4, #5, #6, #7, #8.

Document(s) Support Changes: PCO #1, #2, #3, #4, #5, #6, #7, #8. Certain PCOs do not apply to Pumps 2 and 3, and therefore only modify the substantial completion date for Pump 1. The table on the following page identifies if the additional working days apply to Pump 1, Pumps 2 and 3, or all Pumps 1, 2 and 3. Based on these PCOs and previously approved change orders, substantial completion for Pumps 2 and 3 shall be achieved within 64 working days, which coincides with September 16, 2025. The lift station shall be completed by this date for Kimball Creek LS to operate permanently on Pumps 2 and 3 allowing the temporary bypass system to be removed from the site. Based on these PCOs and previously approved change orders, substantial completion for Pump 1 shall be achieved within 80 working days, which coincides with October 8, 2025.

Original Contract Price (w/o sales tax):

\$1,130,677

Previously Approved Change Order(s):

\$0

Total Price of Previous Change Orders:

\$0

Total Price of Change Order(s) Approved this Form:

\$78,344

Contract Price with all Approved Change Orders:

\$1,209,021

Original Contract Time:

50 working days

Net Change Approved from Previous Change Orders for Pump 1:

11 working day

Net Change Approved from Previous Change Orders for Pumps 2 and 3:

1 working day

Contract Time including Previous Change Orders for Pump 1:

61 working days

Contract Time including Previous Change Orders for Pumps 2 and 3:

51 working days

Net Increase (Decrease) of This Change Order for Pump 1:

19 working days

Net Increase (Decrease) of This Change Order for Pumps 2 and 3:

13 working days

**Contract Time with all Approved Change Orders
for Pump 1:**

80 working days

**Contract Time with all Approved Change Orders
for Pump 2 and 3:**


64 working days

RECOMMENDED:

By Marine Behr
Engineer

Digitally signed by Marine Behr
DN: cn=Marine Behr, c=US,
o=RH2 Engineering, Inc.,
email=mb@rh2.com
Date: 2025.08.22 08:12:51 -0700

APPROVED:

By 
Contractor
Heath & Sons, Inc.

APPROVED:

By _____
Owner

No.	Proposed Change	Cost	Pump 1 Schedule Additional Days	Pumps 2 & 3 Schedule Additional Days
1	RH2 RFI A	\$ 4,241.76	0	0
2	ISRs	\$ 5,361.27	0	0
3	MCC Conduit and Conductors	\$ 14,803.72	2	2
4	Megaflange and Spool	\$ 12,558.08	5	0
5	Basin Realignment	\$ 12,433.34	1	0
6	Booster Pump Cable Replacement	\$ 5,554.51	1	1
7	Additional Wet Well Demolition	\$ 26,193.35	10	10
8	RH2 RFI B Antenna	\$ -2,801.95	0	0
<u>Change Order 3 Subtotal</u>		<u>\$ 78,344.08</u>	<u>19</u>	<u>13</u>

By signing this form, the Owner and the Contractor agree to release all claims to additional work or credit or delays, occurring prior to the Date of Issuance, which have not been identified in this Change Order form.



Pease & Sons, Inc.
PO Box 44100
Tacoma, WA 98448-0100
(253) 531-7700

Change Order Proposal/Breakdown Summary

Project Name: Kimball Creek Pump Station Improvements

COP/Issue #: 002

Project No. 8056

Source/Ref. Documents: RH2 RFI A

Date: 6/6/2025

Contractor: Pease & Sons, Inc.

Contract No.

Description: The following changes are required and will be processed through the minor change bid item. Please prepare a minor change cost proposal for the following changes:
A1. Provide pigtail dongles to adapt the existing (4) Leviton generator plugs to terminal lugs at the 705 BPS for standby usage of the (2) 705 pumps during the power shutdown.
A2. Field verify if there is any 4-wire equipment fed by MCC-2.

1. DIRECT CRAFT LABOR COST (from attached cost breakdown form) \$ 965.12

a. crew (apprentices, journeymen, & laborers)	\$ -
b. foreman	\$ -
c. lead foreman	\$ 965.12
DIRECT LABOR SUBTOTAL	\$ 965.12
Supervision	
d. direct supervision (0% of 1a)	\$ -
e. small tools/safety (0% of lines 1a, b, & c)	\$ -

2. MATERIAL COST (from attached cost breakdown form) \$ -

3. EQUIPMENT COST (from attached cost breakdown form) \$ -

SUBTOTAL 1 thru 4 \$ 965.12

5. OVERHEAD & PROFIT \$ 96.51

a. 10% portion of 1, 2, 3, & 4 \$ 96.51

6. LOWER-TIER SUBCONTRACTORS \$ 3,000.12

a. Dalton	\$ 3,000.12
b.	\$ -
c.	\$ -
d.	\$ -
e.	\$ -
f.	\$ -

7. OVERHEAD & PROFIT ON SUB-TIER SUBCONTRACTORS \$ 180.01

a. 6% of Line 6 for each sub \$ 180.01

8. PERFORMANCE BOND

a. 0% of Subtotal (Line 1-7) \$ -

TOTAL COST \$ 4,241.76

Owner (City of Snoqualmie)

Engineer (Marine Behr)

Ryan Vonderau

Pease & Sons, Inc



Pease & Sons, Inc.
PO Box 44100
Tacoma, WA 98448-0100
(253) 531-7700

Change Order Proposal/Breakdown Summary

Project Name: Kimball Creek Pump Station Improvements

COP/Issue #: 003

Project No. 8056

Source/Ref. Documents: FAT on 4/22

Date: 6/6/2025

Contractor: Pease & Sons, Inc.

Contract No.

Description: Provide the (6) ISRs in the Pump Control Panel for pumps 2 & 3 that were previously designed to be field installed. Datasheets attached to this change order specify the (2) intrinsically safe seal leak relays, Warrick model 27A1D1, as well as the (4) intrinsically safe overtemp relays, Turck model IM1-12EX-R.

1. DIRECT CRAFT LABOR COST (from attached cost breakdown form) \$ -

- a. crew (apprentices, journeymen, & laborers)
- b. foreman
- c. lead foreman

\$ -
\$ -
\$ -
DIRECT LABOR SUBTOTAL \$ -

Supervision

- d. direct supervision (0% of 1a)
- e. small tools/safety (0% of lines 1a, b, & c)

\$ -
\$ -

2. MATERIAL COST (from attached cost breakdown form) \$ -

3. EQUIPMENT COST (from attached cost breakdown form) \$ -

SUBTOTAL 1 thru 4 \$ -

5. OVERHEAD & PROFIT \$ -

- a. 10% portion of 1, 2, 3, & 4

\$ -

6. LOWER-TIER SUBCONTRACTORS \$ 5,057.80

a.	Dalton	\$ 5,057.80
b.		\$ -
c.		\$ -
d.		\$ -
e.		\$ -
f.		\$ -

7. OVERHEAD & PROFIT ON SUB-TIER SUBCONTRACTORS \$ 303.47

- a. 6% of Line 6 for each sub

\$ 303.47

8. PERFORMANCE BOND \$ -

- a. 0% of Subtotal (Line 1-7)

\$ -

TOTAL COST \$ 5,361.27

Owner (City of Snoqualmie)

Engineer (Marine Behr)

Ryan Vonderau

Pease & Sons, Inc.



Pease & Sons, Inc.
PO Box 44100
Tacoma, WA 98448-0100
(253) 531-7700

Change Order Proposal/Breakdown Summary

Project Name: Kimball Creek Pump Station Improvements

COP/Issue #: 004

Project No. 8056

Source/Ref. Documents: RFI 011

Date: 7/11/2025

Contractor: Pease & Sons, Inc.

Contract No.

Description: The conduit and conductors in the MCC that run overhead are to short and cannot be reused. 2 additional days will be needed to complete this work.

1. DIRECT CRAFT LABOR COST (from attached cost breakdown form) \$ 1,930.24

a. crew (apprentices, journeymen, & laborers)	\$ -
b. foreman	\$ -
c. lead foreman/Superintendent	\$ 1,930.24
DIRECT LABOR SUBTOTAL	\$ 1,930.24
Supervision	
d. direct supervision (0% of 1a)	\$ -
e. small tools/safety (0% of lines 1a, b, & c)	\$ -

2. MATERIAL COST (from attached cost breakdown form) \$ 570.00

3. EQUIPMENT COST (from attached cost breakdown form) \$ 3,000.00

SUBTOTAL 2 thru 3 \$ 3,570.00

5. OVERHEAD & PROFIT \$ 478.62

a. 10% portion of 1, 2, 3, & 4	\$ 193.02
b. 8% portion of 2 & 3 if 2 & 3 are greater than 50% of total cost.	\$ 285.60

6. LOWER-TIER SUBCONTRACTORS \$ 8,325.34

a. Dalton	\$ 8,325.34
b.	\$ -
c.	\$ -
d.	\$ -
e.	\$ -
f.	\$ -

7. OVERHEAD & PROFIT ON SUB-TIER SUBCONTRACTORS \$ 499.52

a. 6% of Line 6 for each sub	\$ 499.52
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8. PERFORMANCE BOND \$ -

a. 0% of Subtotal (Line 1-7)	\$ -
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TOTAL COST \$ 14,803.72

Owner (City of Snoqualmie)

Engineer (Marine Behr)

Ryan Vonderau
Pease & Sons, Inc.



Pease & Sons, Inc.
PO Box 44100
Tacoma, WA 98448-0100
(253) 531-7700

Change Order Proposal/Breakdown Summary

Project Name: Kimball Creek Pump Station Improvements

COP/Issue #: 006

Project No. 8056

Source/Ref. Documents: RFI 009

Date: 7/17/2025

Contractor: Pease & Sons, Inc.

Contract No.

Description: Restraints for dismantling joint were not able to be used due to the existing force main flange bolt orientation. Engineer requested a FLGxPE spool with a series 2100 megaflange be used. This will be installed after the bypass system has been taken off line. 5 additional days will be needed for this work. Estimated shipping is approximately 2-5 weeks. Contractor will request more days if shipping is delayed.

1. DIRECT CRAFT LABOR COST (from attached cost breakdown form) \$ 6,286.16

a. crew (apprentices, journeymen, & laborers)	\$ 6,286.16
b. foreman	\$ -
c. lead foreman/Superintendent	\$ -
DIRECT LABOR SUBTOTAL	\$ 6,286.16
Supervision	
d. direct supervision (0% of 1a)	\$ -
e. small tools/safety (0% of lines 1a, b, & c)	\$ -

2. MATERIAL COST (from attached cost breakdown form) \$ 3,424.82

3. EQUIPMENT COST (from attached cost breakdown form) \$ 1,320.00

SUBTOTAL 1 thru 4 \$ 11,030.98

5. OVERHEAD & PROFIT \$ 1,103.10

a. 10% portion of 1, 2, 3, & 4 \$ 1,103.10

6. LOWER-TIER SUBCONTRACTORS \$ 400.00

a. Hunncutt's (Shop Coating)	\$ 400.00
b.	\$ -
c.	\$ -
d.	\$ -
e.	\$ -
f.	\$ -

7. OVERHEAD & PROFIT ON SUB-TIER SUBCONTRACTORS \$ 24.00

a. 6% of Line 6 for each sub \$ 24.00

8. PERFORMANCE BOND \$ -

a. 0% of Subtotal (Line 1-7) \$ -

TOTAL COST \$ 12,558.08

Owner (City of Snoqualmie)

Engineer (Marine Behr)

Ryan Vonderau
Pease & Sons, Inc



Pease & Sons, Inc.
PO Box 44100
Tacoma, WA 98448-0100
(253) 531-7700

Change Order Proposal/Breakdown Summary

Project Name: Kimball Creek Pump Station Improvements

COP/Issue #: 007

Project No. 8056

Source/Ref. Documents: RFI 010; 013

Date: 7/24/2025

Contractor: Pease & Sons, Inc.

Contract No.

Description: Pump and basin needed to be relocated for pump to be directly underneath existing monorail hoist. 1 new spool and megaflange are needed for the lower wet well connection. 1 new spool is needed for connection between the check valve and plug valve. 1 additional day is needed for field measuring/verification, cutting and touchup of existing spool to be reused, and installation of guide rail support bracket. Note: cost for delivery and pickup of spools is in CO4 assuming all additional spools will be delivered and picked together. Additional cost will be charged if this method is not acceptable.

1. DIRECT CRAFT LABOR COST (from attached cost breakdown form) \$ 2,608.40

a. crew (apprentices, journeymen, & laborers)	\$ 2,608.40
b. foreman	\$ -
c. lead foreman/Superintendent	\$ -
DIRECT LABOR SUBTOTAL	\$ 2,608.40
Supervision	
d. direct supervision (0% of 1a)	\$ -
e. small tools/safety (0% of lines 1a, b, & c)	\$ -

2. MATERIAL COST (from attached cost breakdown form) \$ 6,210.70

3. EQUIPMENT COST (from attached cost breakdown form) \$ 1,688.00

SUBTOTAL 2 thru 3 \$ 7,898.70

5. OVERHEAD & PROFIT \$ 892.74

a. 10% portion of 1, 2, 3, & 4 if b. does not apply	\$ 260.84
b. 8% portion of 2 & 3 if 2 & 3 are greater than 50% of total cost.	\$ 631.90

6. LOWER-TIER SUBCONTRACTORS \$ 975.00

a. Hunncutt's (Shop Coating)	\$ 975.00
b.	\$ -
c.	\$ -
d.	\$ -
e.	\$ -
f.	\$ -

7. OVERHEAD & PROFIT ON SUB-TIER SUBCONTRACTORS \$ 58.50

a. 6% of Line 6 for each sub	\$ 58.50
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8. PERFORMANCE BOND \$ -

a. 0% of Subtotal (Line 1-7)	\$ -
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TOTAL COST \$ 12,433.34

Owner (City of Snoqualmie)

Engineer (Marine Behr)

Ryan Vonderau

Pease & Sons, Inc.



Pease & Sons, Inc.
PO Box 44100
Tacoma, WA 98448-0100
(253) 531-7700

Change Order Proposal/Breakdown Summary

Project Name: Kimball Creek Pump Station Improvements

COP/Issue #: 008

Project No. 8056

Source/Ref. Documents: RFI 018

Date: 8/12/2025

Contractor: Pease & Sons, Inc.

Contract No.

Description: The existing booster pump conductors were too short and either needed to be replaced or spliced. The owner elected to have them replaced. This will require 1 additional day.

1. DIRECT CRAFT LABOR COST (from attached cost breakdown form) \$ 965.12

a. crew (apprentices, journeymen, & laborers)	\$ -
b. foreman	\$ -
c. lead foreman/Superintendent	\$ 965.12
DIRECT LABOR SUBTOTAL	\$ 965.12
Supervision	
d. direct supervision (0% of 1a)	\$ -
e. small tools/safety (0% of lines 1a, b, & c)	\$ -

2. MATERIAL COST (from attached cost breakdown form) \$ 285.00

3. EQUIPMENT COST (from attached cost breakdown form) \$ 1,688.00

SUBTOTAL 1 thru 4 \$ 1,973.00

5. OVERHEAD & PROFIT \$ 254.35

a. 10% portion of 1, 2, 3, & 4	\$ 96.51
b. 8% portion of 2 & 3 if 2 & 3 are greater than 50% of total cost.	\$ 157.84

6. LOWER-TIER SUBCONTRACTORS \$ 2,228.34

a. Dalton	\$ 2,228.34
b.	\$ -
c.	\$ -
d.	\$ -
e.	\$ -
f.	\$ -

7. OVERHEAD & PROFIT ON SUB-TIER SUBCONTRACTORS \$ 133.70

a. 6% of Line 6 for each sub	\$ 133.70
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8. PERFORMANCE BOND \$ -

a. 0% of Subtotal (Line 1-7)	\$ -
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TOTAL COST \$ 5,554.51

Owner (City of Snoqualmie)

Engineer (Marine Behr)

Ryan Vonderau

Pease & Sons, Inc



Pease & Sons, Inc.
PO Box 44100
Tacoma, WA 98448-0100
(253) 531-7700

Change Order Proposal/Breakdown Summary

Project Name: Kimball Creek Pump Station Improvements

COP/Issue #: 005

Project No. 8056

Source/Ref. Documents: Written Authorization dated 6/30/25

Date: 8/4/2025

Contractor: Pease & Sons, Inc.

Contract No.

Description: Per plans, grout is to be demoed at the bottom of the wet well and around the existing basin. After contractor started demo, it was noted that this area was concrete with reinforcement as well as higher in elevation than what was shown on the drawings. Contractor was given authorization or proceed with demo and noted that additional cost would be incurred to demo concrete with reinforcement. 2 additional weeks will need to be added to the contract for completing this work.

1. DIRECT CRAFT LABOR COST (from attached cost breakdown form) \$ 17,940.89

a. crew (apprentices, journeymen, & laborers)	\$ 17,940.89
b. foreman	\$ -
c. lead foreman/Superintendent	\$ -
DIRECT LABOR SUBTOTAL	\$ 17,940.89

Supervision

d. direct supervision (0% of 1a)	\$ -
e. small tools/safety (0% of lines 1a, b, & c)	\$ -

2. MATERIAL COST (from attached cost breakdown form) \$ 1,824.86

3. EQUIPMENT COST (from attached cost breakdown form) \$ 4,046.39

SUBTOTAL 1 thru 4 \$ 23,812.14

5. OVERHEAD & PROFIT \$ 2,381.21

a. 10% portion of 1, 2, 3, & 4	\$ 2,381.21
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6. LOWER-TIER SUBCONTRACTORS \$ -

a.		\$ -
b.		\$ -
c.		\$ -
d.		\$ -
e.		\$ -
f.		\$ -

7. OVERHEAD & PROFIT ON SUB-TIER SUBCONTRACTORS \$ -

a. 6% of Line 6 for each sub	\$ -
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8. PERFORMANCE BOND \$ -

a. 0% of Subtotal (Line 1-7)	\$ -
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TOTAL COST \$ 26,193.35

Owner (City of Snoqualmie)

Engineer (Marine Behr)

Ryan Vonderau

Pease & Sons, Inc



Pease & Sons, Inc.
PO Box 44100
Tacoma, WA 98445-0100
(253) 531-7700

Change Order Proposal/Breakdown Summary

Project Name: Kimball Creek Pump Station Improvements

COP/Issue #: 009

Project No. 8056

Source/Ref. Documents: RFI 016

Date: 8/12/2025

Contractor: Pease & Sons, Inc.

Contract No.

Description: The City completed this portion of work prior to contractor starting onsite.

1. DIRECT CRAFT LABOR COST (from attached cost breakdown form)

\$ -

a. crew (apprentices, journeymen, & laborers)

\$ -

b. foreman

\$ -

c. lead foreman/Superintendent

\$ -

DIRECT LABOR SUBTOTAL

\$ -

Supervision

d. direct supervision (0% of 1a)

\$ -

e. small tools/safety (0% of lines 1a, b, & c)

\$ -

2. MATERIAL COST (from attached cost breakdown form)

\$ -

3. EQUIPMENT COST (from attached cost breakdown form)

\$ -

SUBTOTAL 1 thru 4

\$ -

5. OVERHEAD & PROFIT

\$ -

a. 10% portion of 1, 2, 3, & 4

\$ -

6. LOWER-TIER SUBCONTRACTORS

\$ (2,801.95)

a. Dalton

\$ (2,801.95)

b.

\$ -

c.

\$ -

d.

\$ -

e.

\$ -

f.

\$ -

7. OVERHEAD & PROFIT ON SUB-TIER SUBCONTRACTORS

\$ -

a. 6% of Line 6 for each sub

\$ -

8. PERFORMANCE BOND

\$ -

a. 0% of Subtotal (Line 1-7)

\$ -

TOTAL COST \$ (2,801.95)

Owner (City of Snoqualmie)

Engineer (Marine Behr)

Ryan Vonderau

Pease & Sons, Inc