



**LAKE STEVENS  
SEWER DISTRICT**  
Serving You Since 1957

1106 Vernon Road, Suite A  
Lake Stevens, WA 98258  
(425) 334-8588 Fax (425) 335-5947  
Website: [www.lkstevenssewer.org](http://www.lkstevenssewer.org)

Mission Statement: Meeting the challenge of protecting the environment and providing quality sewer service to the community.

**AGENDA  
COMMISSIONER MEETING  
OCTOBER 12, 2023 at 9:00 AM**

**IN PERSON /VIRTUAL MEETING:**

**Please join our meeting at 1106 Vernon Rd, James B Mitchell Conference Room** or join virtually via **Go To Meeting:** (You will be asked to identify yourself for our sign in sheet)

**<https://global.gotomeeting.com/join/646704685>**

**You can dial in using your phone:**

United States (Toll Free): [1 877 309 2073](tel:18773092073)

United States: [+1 \(312\) 757-3129](tel:+13127573129)

**Access Code:** 646-704-685

- 1. CALL TO ORDER**
- 2. PLEDGE OF ALLEGIANCE**
- 3. PUBLIC FORUM – Non-action Items** (please limit comments to 3 minutes)
- 4. AGENDA APPROVAL**
- 5. CONSENT ITEMS** (The Commissioners have previously reviewed these in detail):

	<b>AMOUNT</b>	<b>CHECK #'s</b>
A. Minutes: Sept 27 <sup>th</sup> & 28 <sup>th</sup>		
B. Lien Placements (64)	NA	
Lien Releases (48)	NA	
Lien Foreclosure Lawsuit (0)	NA	
C. Investments	\$210,349.99	
Withdrawals	\$26,959.34	
Transfers	NA	
D. Payroll	\$266,939.42	
E. 40 – Maintenance	\$107,121.92	11347 – 11393
F. 48 – SRF Principle & Interest Payment	NA	
G. 58 – Capital Expenditures	\$23,985.43	11394 – 11396
H. 60 – PWTF Principle & Interest Payment	NA	
I. Housekeeping -	NA	

**6. OLD BUSINESS**

- A. 22<sup>nd</sup> PL Gravity Sewer Project (LS 5C Decommissioning & Sewer Main) Contractor Award Approval -
- B. Batchelder Third Addendum, Authorize General Manager to sign –

**7. NEW BUSINESS**

- A. AMPM Pretreatment Variance
- B. Pizza Hut Pretreatment Variance

**8. MANAGERS' REPORTS**

- A. General Manager
- B. Assistant General Manager

**9. CITY REPORT**

**10. COMMISSIONERS' REPORT**

## **11. EXECUTIVE SESSION**

## **12. CONCLUDE**

**NOTICE: All proceedings of this meeting are audio recorded, except Executive Sessions**

**\*\*PLEASE NOTE:** The Lake Stevens Sewer District will accept verbal citizen comments during the regular meetings in-person or virtually. Citizen comments submitted prior to the meeting to [management@lkssd.org](mailto:management@lkssd.org) will be addressed during the public comment period.



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**MINUTES  
OF SPECIAL MEETING  
BOARD OF COMMISSIONERS**

**SEPTEMBER 27TH, 2023**

**Utility Committee**

**By Remote Participation via GoToMeeting.com and in person at  
1106 Vernon Rd, Lake Stevens, WA 98258**

**Attendees:** Commissioners Dan Lorentzen, Kevin Kosche, and Andrea Wright; Staff: Mariah Low, and Rosalind Gorc.

**Guests from the City of Lake Stevens:** Councilmembers Gary Petershagen, Ryan Donahue, and Mayor Brett Gailey and City Staff: Anya Warrington, Gene Brazel and Aaron Halverson

1. **Called to Order** at 4:00 PM by Commissioner Kosche. He moved into the meeting agenda item "Utility Committee Meeting".
2. **Utility Committee Meeting** – The Committee discussed mutual projects and planning for the Lake Stevens UGA
3. **Conclude** – There being no further business, Commissioner Lorentzen made a Motion to adjourn the Board Meeting. Commissioner Wright seconded the Motion. The meeting was concluded at 4:24 PM.

Signed at a regular open public meeting this 12th day of October 2023

\_\_\_\_\_  
Dan Lorentzen, Commissioner

\_\_\_\_\_  
Andrea Wright, Secretary & Commissioner

\_\_\_\_\_  
Kevin Kosche, President and Commissioner



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**MINUTES OF  
COMMISSIONER MEETING  
SEPTEMBER 28, 2023, at 9:00 AM**

**Attendees:** Commissioners Andrea Wright, Dan Lorentzen and Kevin Kosche, District Staff: Mariah Low and Melonie Grieser. Legal Counsel: Jordan Stephens, G&O: Keith Stewart, City Staff: Gene Brazel.

- 1. CALL TO ORDER** – At 9:00 AM Commissioner Kosche called the meeting to order.
- 2. PUBLIC FORUM** – Non-action Items (please limit comments to 3 minutes) Commissioner Kosche asked if there were any public comments or questions submitted. No questions submitted. No one in attendance. There were no public comments.
- 3. AGENDA APPROVAL** – Commissioner Lorentzen moved to approve the agenda as submitted. Commissioner Wright seconded the Motion. The Motion passed.
- 4. CONSENT ITEMS** (The Commissioners have previously reviewed these in detail) – Commissioner Lorentzen moved to approve Consent Items A through I. Commissioner Wright seconded the Motion. The Motion passed.

	<b>AMOUNT</b>	<b>CHECK #'s</b>
A. Minutes: Sept 14 <sup>th</sup>		
B. Lien Placements (0)	NA	
Lien Releases (0)	NA	
Lien Foreclosure Lawsuit (0)	NA	
C. Investments	\$762,744.11	
Withdrawals	\$17,442.32	
Transfers	\$6,136.55	
D. Payroll	NA	
E. 40 – Maintenance	\$84,706.62	11314 – 11344
F. 48 – SRF Principle & Interest Payment	NA	
G. 58 – Capital Expenditures	\$17,442.32	11345 – 11346
H. 60 – PWTF Principle & Interest Payment	NA	
I. Housekeeping – void and reissued check	\$17.67	11105 to 11313

**5. OLD BUSINESS –**

- A. None

**6. NEW BUSINESS –**

- A. Tomlinson Variance Request – Code does not allow for RV hook-ups; this property currently has an RV hooked into the sewer system. He would like to keep the RV hooked up; he rents the

house on the property. If not approved, he would need to cap the side sewer and we would need to inspect that capping. If approving this would be setting a new precedence. This property would be a temporary hookup. Commissioner Lorentzen would like to hear from the applicant to discuss more. Without a conversation he would not recommend approving the variance. The property is currently listed with an RV hookup. Commissioner Wright made a Motion to deny the variance. Commissioner Lorentzen seconded the Motion. The Motion was denied.

- B. Resolution No 1054 – Code Amendments – Staff recommended for approval. Commissioner Lorentzen made a Motion to approve the Resolution. Commissioner Wright seconded the Motion. The Motion passed.

## **7. MANAGERS' REPORTS**

- A. General Manager – Mariah Low stated that the daily Plant flows are 2.532 MGD. 66.07 GFCs paid to date and 109 permits sold.

- B. Assistant General Manager – Not present.

- 8. CITY REPORT** – Gene Brazel stated that the City has business as usual. Fentanyl, Meth and Opiate crisis presentation at Cavelero Mid-High at 6:30.

- 9. COMMISSIONERS' REPORT** – Commissioner Lorentzen stated that he attended the WASWD Fall Conference with Commissioner Wright and Mariah Low. Commissioner Wright is working on the commissioner's accreditation and learned a great deal. Commissioner Kosche stated that he was very happy that staff and crew are working on policies and keeping them up to date and current. He also appreciates the City and District staff working on the early merger of the two entities. The progress being made is excellent.

- 10. EXECUTIVE SESSION** – Jordan Stephens stated the Commission will now recess into Executive Session at 9:15 AM and excused the General Public; it is estimated the executive session will last until 9:35 AM. The purpose of the Executive Session, under RCW 42.30.110(1)(c) and (g), is to discuss real estate sale or leasing and to performance of a public employee. At the conclusion of the Executive Session, there will not be action taken by the Board of Commissioners and no announcement will be made. At 9:35 AM, Commissioner Kosche closed the executive session.

- 11. CONCLUDE** – Commissioner Wright made a Motion to adjourn the Board Meeting. Commissioner Lorentzen seconded the Motion. The Motion passed at 9:35 AM.

Signed at a regular open public meeting this 12<sup>th</sup> day of October 2023

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Dan Lorentzen, Commissioner

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Andrea Wright, Secretary and Commissioner

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Kevin Kosche, President, and Commissioner



DAVID EVANS  
AND ASSOCIATES INC.

October 9, 2023

Johnathan Dix, Assistant Manager  
Lake Stevens Sewer District  
1106 Vernon Road, Suite A  
Lake Stevens, WA 98258

***[via email only]***

**SUBJECT: Recommendation for Award – 22nd PL NE Gravity Sewer, including  
Decommissioning of Lift Station 5C**

Dear Johnathan,

On October 4, 2023, bids were received and opened for the subject project. Bids were received from 11 contractors. The engineer's estimate, not including state sales tax, was \$567,800.00. A complete tabulation of the bids is enclosed. The three lowest bids, not including sales tax, are summarized as follows:

Shoreline Construction Co.	\$429,360.00
HCON Incorporated.	\$470,000.00
Interwest Construction Inc.	\$503,388.00

There were no irregularities or errors in the three lowest bids. There were errors in the extension of unit prices for other bids, but those errors did not result in bids among the three lowest bids.

We reviewed the mandatory and supplemental bidder responsibility criteria listed within sections 00100 and 00220 of the project specifications. No lawsuits, tax debts or license violations are noted by the Washington State Labor and Industries contractor licensing data available online. Two minor workplace safety violations were noted, in an inspection completed in December 2022. Both were noted as corrected and "not likely to cause serious illness or injury." Shoreline Construction Co submitted materials in support of the supplemental bidder responsibility criteria review and I discussed some points verbally with the President of Shoreline Construction. No substantive matters of concern are evident regarding Shoreline's responsibility to complete the work.

We recommend that the District award the 22<sup>nd</sup> PL NE Gravity Sewer Project to Shoreline Construction Co.

Please let me know if you have any questions.



Sincerely,

**DAVID EVANS AND ASSOCIATES, INC.**

A handwritten signature in blue ink that reads "Rodney Langer". The signature is written in a cursive, flowing style.

Rodney Langer  
Project Manager

Copies: Mariah Low, Melanie Grieser, Lake Stevens Sewer District

Attachments/Enclosures: Bid Tabulation

Project Number: LSSD0000-2002

File Path: P:\L\LSSD00002002\0700BLD\Bidding\LTR 100923 Rec Award 22nd PL Grav Swr.docx





Called by: Lake Stevens Sewer District		Bidders		Engineer's Estimate		Shoreline Construction Co.		HCON Incorporated		Interwest Construction Inc.	
For: LS 5C Decommissioning and 22nd PL NE Gravity Sewer		Name and Address				PO Box 358 Woodinville, WA 98072		PO Box 731005 Puyallup, WA 98373		609 North Hill Blvd Burlington, WA 98233	
Bid Opening: 10:00 am on October 4, 2023											
Certified Tabulation of Bids Received		Total (w/out tax)		\$567,800.00		\$429,360.00		\$470,000.00		\$503,388.00	
By: Billy Gibbs 10/05/2023 Checked R. Langer 10/5/23						#1 bid		#2 bid		#3 bid	
David Evans and Associates, Inc.											
Item No.	Description	Quantity	Unit	Unit Price	Amount	Unit Price	Amount	Unit Price	Amount	Unit Price	Amount
1.	Mobilization/Demobilization	1	LS	\$ 52,000.00	\$52,000.00	\$ 10,000.00	\$10,000.00	\$ 47,000.00	\$47,000.00	\$ 50,000.00	\$50,000.00
2.	Trench Safety Systems (Shoring)	700	LF	\$ 7.00	\$4,900.00	\$ 1.00	\$700.00	\$ 4.00	\$2,800.00	\$ 3.50	\$2,450.00
3.	Water Pollution/Erosion Control (min. bid \$5,000.00)	1	LS	\$ 15,000.00	\$15,000.00	\$ 15,000.00	\$15,000.00	\$ 11,180.00	\$11,180.00	\$ 28,855.00	\$28,855.00
4.	PVC Sanitary Sewer Pipe 8 In. Diam.	656	LF	\$ 350.00	\$229,600.00	\$ 350.00	\$229,600.00	\$ 325.00	\$213,200.00	\$ 283.00	\$185,648.00
5.	48" Sanitary Sewer Manhole	5	EA	\$ 10,000.00	\$50,000.00	\$ 2,700.00	\$13,500.00	\$ 7,500.00	\$37,500.00	\$ 5,200.00	\$26,000.00
6.	Concrete Manhole Collar	4	EA	\$ 2,000.00	\$8,000.00	\$ 1,500.00	\$6,000.00	\$ 375.00	\$1,500.00	\$ 325.00	\$1,300.00
7.	Decommission Existing Lift Station 5C	1	LS	\$ 30,000.00	\$30,000.00	\$ 42,460.00	\$42,460.00	\$ 30,760.00	\$30,760.00	\$ 25,000.00	\$25,000.00
8.	Backfill Gravel	1500	TN	\$ 40.00	\$60,000.00	\$ 26.00	\$39,000.00	\$ 10.00	\$15,000.00	\$ 25.00	\$37,500.00
9.	Sawcutting Pavement - Up to 5" Thick	2000	LF	\$ 4.00	\$8,000.00	\$ 1.00	\$2,000.00	\$ 2.50	\$5,000.00	\$ 2.75	\$5,500.00
10.	Unsuitable Foundation Excavation including Haul	100	CY	\$ 50.00	\$5,000.00	\$ 15.00	\$1,500.00	\$ 30.00	\$3,000.00	\$ 90.00	\$9,000.00
11.	Crushed Surfacing Top Course	100	TN	\$ 40.00	\$4,000.00	\$ 31.00	\$3,100.00	\$ 60.00	\$6,000.00	\$ 67.00	\$6,700.00
12.	Crushed Surfacing Base Course	100	TN	\$ 35.00	\$3,500.00	\$ 30.00	\$3,000.00	\$ 55.00	\$5,500.00	\$ 67.00	\$6,700.00
13.	Planing Bituminous Pavement	310	SY	\$ 30.00	\$9,300.00	\$ 40.00	\$12,400.00	\$ 31.00	\$9,610.00	\$ 28.50	\$8,835.00
14.	Asphalt Pavement for Overlay	110	TN	\$ 200.00	\$22,000.00	\$ 240.00	\$26,400.00	\$ 185.00	\$20,350.00	\$ 210.00	\$23,100.00
15.	HMA Cl. 1/2" PG 64-22 for Trench Restoration (Temporary)	100	TN	\$ 90.00	\$9,000.00	\$ 10.00	\$1,000.00	\$ 1.00	\$100.00	\$ 218.00	\$21,800.00
16.	HMA Cl. 1/2" PG 64-22 for Trench Restoration (Permanent)	200	TN	\$ 185.00	\$37,000.00	\$ 10.00	\$2,000.00	\$ 190.00	\$38,000.00	\$ 200.00	\$40,000.00
17.	Reference and Replace Survey Monument	1	EA	\$ 3,000.00	\$3,000.00	\$ 4,000.00	\$4,000.00	\$ 3,500.00	\$3,500.00	\$ 5,000.00	\$5,000.00
18.	Buffer Restoration Bond	1	LS	\$ 2,500.00	\$2,500.00	\$ 2,700.00	\$2,700.00	\$ 5,000.00	\$5,000.00	\$ 5,000.00	\$5,000.00
19.	Miscellaneous Authorized Work	1	FA	\$ 15,000.00	\$15,000.00	\$ 15,000.00	\$15,000.00	\$ 15,000.00	\$15,000.00	\$ 15,000.00	\$15,000.00
TOTAL BID (W/O TAX)				\$567,800.00		\$429,360.00		\$470,000.00		\$503,388.00	
TAX RATE 9.3%				\$52,805.40		\$39,930.48		\$43,710.00		\$46,815.08	
TOTAL CONTRACT				\$620,605.40		\$469,290.48		\$513,710.00		\$550,203.08	
Notes:											

Difference from Engineer's Estimate	(\$138,440.00)	(\$97,800.00)	(\$64,412.00)
Difference from next lower bid		\$40,640.00	\$33,388.00
Subtotal as Submitted	\$429,360.00	\$470,000.00	\$503,388.00
Calculated difference from Subtotal Submitted	\$0.00	\$0.00	\$0.00



Called by: Lake Stevens Sewer District		Bidders		New X Inc.		Gregco Excavating LLC		Marshbank Construction Inc.		Raw Land Construction		Core Infrastructure Services Inc.	
For: LS 5C Decommissioning and 22nd PL NE Gravity Sewer		Name and Address		19916 Old Owen Road #7 Monroe, WA 98272		PO Box 129 Lake Stevens, WA 98258		PO Box 97 Lake Stevens, WA 98258		3948 Tomarack Rd Bellingham, WA 98226		6817 208th St SW #5857 Lynnwood, WA 98036	
Bid Opening: 10:00 am on October 4, 2023													
Certified Tabulation of Bids Received		Total (w/out tax)		\$520,336.40		\$534,324.00		\$543,370.00		\$567,640.00		\$571,280.96	
By: Billy Gibbs 10/05/2023 Checked R. Langer 10/5/23													
David Evans and Associates, Inc.				#4 bid		#5 bid		#6 bid		#7 bid		#8 bid	
Item No.	Description	Quantity	Unit	Unit Price	Amount	Unit Price	Amount	Unit Price	Amount	Unit Price	Amount	Unit Price	Amount
1.	Mobilization/Demobilization	1	LS	\$ 20,930.00	\$20,930.00	\$ 160,000.00	\$160,000.00	\$ 45,150.00	\$45,150.00	\$ 110,000.00	\$110,000.00	\$ 104,181.00	\$104,181.00
2.	Trench Safety Systems (Shoring)	700	LF	\$ 11.50	\$8,050.00	\$ 1.00	\$700.00	\$ 1.00	\$700.00	\$ 15.00	\$10,500.00	\$ 7.70	\$5,390.00
3.	Water Pollution/Erosion Control (min. bid \$5,000.00)	1	LS	\$ 5,750.00	\$5,750.00	\$ 8,000.00	\$8,000.00	\$ 10,000.00	\$10,000.00	\$ 10,000.00	\$10,000.00	\$ 7,000.00	\$7,000.00
4.	PVC Sanitary Sewer Pipe 8 In. Diam.	656	LF	\$ 300.65	\$197,226.40	\$ 341.00	\$223,696.00	\$ 395.00	\$259,120.00	\$ 225.00	\$147,600.00	\$ 72.24	\$47,389.44
5.	48" Sanitary Sewer Manhole	5	EA	\$ 4,830.00	\$24,150.00	\$ 5,000.00	\$25,000.00	\$ 8,000.00	\$40,000.00	\$ 7,500.00	\$37,500.00	\$ 7,410.90	\$37,054.50
6.	Concrete Manhole Collar	4	EA	\$ 977.50	\$3,910.00	\$ 500.00	\$2,000.00	\$ 2,500.00	\$10,000.00	\$ 2,000.00	\$8,000.00	\$ 798.88	\$3,195.52
7.	Decommission Existing Lift Station 5C	1	LS	\$ 11,500.00	\$11,500.00	\$ 22,000.00	\$22,000.00	\$ 15,000.00	\$15,000.00	\$ 35,000.00	\$35,000.00	\$ 51,485.00	\$51,485.00
8.	Backfill Gravel	1500	TN	\$ 50.54	\$75,810.00	\$ 0.01	\$15.00	\$ 30.00	\$45,000.00	\$ 37.00	\$55,500.00	\$ 80.96	\$121,440.00
9.	Sawcutting Pavement - Up to 5" Thick	2000	LF	\$ 4.60	\$9,200.00	\$ 0.01	\$20.00	\$ 4.00	\$8,000.00	\$ 7.00	\$14,000.00	\$ 2.53	\$5,060.00
10.	Unsuitable Foundation Excavation including Haul	100	CY	\$ 40.25	\$4,025.00	\$ 80.00	\$8,000.00	\$ 65.00	\$6,500.00	\$ 50.00	\$5,000.00	\$ 49.00	\$4,900.00
11.	Crushed Surfacing Top Course	100	TN	\$ 28.75	\$2,875.00	\$ 0.01	\$1.00	\$ 35.00	\$3,500.00	\$ 50.00	\$5,000.00	\$ 56.00	\$5,600.00
12.	Crushed Surfacing Base Course	100	TN	\$ 28.75	\$2,875.00	\$ 0.01	\$1.00	\$ 35.00	\$3,500.00	\$ 50.00	\$5,000.00	\$ 56.00	\$5,600.00
13.	Planing Bituminous Pavement	310	SY	\$ 28.75	\$8,912.50	\$ 33.00	\$10,230.00	\$ 30.00	\$9,300.00	\$ 34.00	\$10,540.00	\$ 21.00	\$6,510.00
14.	Asphalt Pavement for Overlay	110	TN	\$ 189.75	\$20,872.50	\$ 146.00	\$16,060.00	\$ 200.00	\$22,000.00	\$ 200.00	\$22,000.00	\$ 403.20	\$44,352.00
15.	HMA Cl. 1/2" PG 64-22 for Trench Restoration (Temporary)	100	TN	\$ 212.75	\$21,275.00	\$ 0.01	\$1.00	\$ 1.00	\$100.00	\$ 200.00	\$20,000.00	\$ 349.85	\$34,985.00
16.	HMA Cl. 1/2" PG 64-22 for Trench Restoration (Permanent)	200	TN	\$ 218.50	\$43,700.00	\$ 173.00	\$34,600.00	\$ 210.00	\$42,000.00	\$ 200.00	\$40,000.00	\$ 329.00	\$65,800.00
17.	Reference and Replace Survey Monument	1	EA	\$ 4,025.00	\$4,025.00	\$ 4,000.00	\$4,000.00	\$ 3,500.00	\$3,500.00	\$ 2,000.00	\$2,000.00	\$ 1,438.50	\$1,438.50
18.	Buffer Restoration Bond	1	LS	\$ 40,250.00	\$40,250.00	\$ 5,000.00	\$5,000.00	\$ 5,000.00	\$5,000.00	\$ 15,000.00	\$15,000.00	\$ 4,900.00	\$4,900.00
19.	Miscellaneous Authorized Work	1	FA	\$ 15,000.00	\$15,000.00	\$ 15,000.00	\$15,000.00	\$ 15,000.00	\$15,000.00	\$ 15,000.00	\$15,000.00	\$ 15,000.00	\$15,000.00
TOTAL BID (W/O TAX)				\$520,336.40		\$534,324.00		\$543,370.00		\$567,640.00		\$571,280.96	
TAX RATE 9.3%				\$48,391.29		\$49,692.13		\$50,533.41		\$52,790.52		\$53,129.13	
TOTAL CONTRACT				\$568,727.69		\$584,016.13		\$593,903.41		\$620,430.52		\$624,410.09	
Notes:				Extension error for Item 4.				Unit prices not provided in words.				Extension errors for Items 4, 6, 8, 9 & 15, unit prices not in words.	

Difference from Engineer's Estimate	(\$47,463.60)	(\$33,476.00)	(\$24,430.00)	(\$160.00)	\$3,480.96
Difference from next lower bid	\$16,948.40	\$13,987.60	\$9,046.00	\$24,270.00	\$3,640.96
Subtotal as Submitted	\$520,336.68	\$534,324.00	\$543,370.00	\$567,640.00	\$571,265.33
Calculated difference from Subtotal Submitted	\$0.28	\$0.00	\$0.00	\$0.00	(\$15.63)



Called by: Lake Stevens Sewer District		Bidders		Colacurcio Brothers		Redpoint Contracting		Indepth Excavation			
For: LS 5C Decommissioning and 22nd PL NE Gravity Sewer		Name and Address		3287 H Street Rd Blaine, WA 98230		39506 N Daisy Mtn Dr. Ste #122 Phoenix AZ 85086		14751 N Kelsey St SE Ste 105 PMB 166 Monroe, WA 98272			
Bid Opening: 10:00 am on October 4, 2023											
Certified Tabulation of Bids Received		Total (w/out tax)		\$604,480.00		\$918,561.00		\$11,026,940.00			
By: Billy Gibbs 10/05/2023 Checked R. Langer 10/5/23				#9 bid		#10 bid		#11 bid		Average	
David Evans and Associates, Inc.											
Item No.	Description	Quantity	Unit	Unit Price	Amount	Unit Price	Amount	Unit Price	Amount	Unit Price	Amount
1.	Mobilization/Demobilization	1	LS	\$ 59,000.00	\$59,000.00	\$ 92,807.00	\$92,807.00	\$ 65,000.00	\$65,000.00	\$ 69,460.73	\$69,460.73
2.	Trench Safety Systems (Shoring)	700	LF	\$ 1.00	\$700.00	\$ 31.00	\$21,700.00	\$ 15,000.00	\$10,500,000.00	\$ 1,370.61	\$959,426.36
3.	Water Pollution/Erosion Control (min. bid \$5,000.00)	1	LS	\$ 40,000.00	\$40,000.00	\$ 17,054.00	\$17,054.00	\$ 5,000.00	\$5,000.00	\$ 14,349.00	\$14,349.00
4.	PVC Sanitary Sewer Pipe 8 In. Diam.	656	LF	\$ 330.00	\$216,480.00	\$ 206.00	\$135,136.00	\$ 190.00	\$124,640.00	\$ 274.35	\$179,975.99
5.	48" Sanitary Sewer Manhole	5	EA	\$ 5,000.00	\$25,000.00	\$ 14,658.00	\$73,290.00	\$ 7,500.00	\$37,500.00	\$ 6,845.35	\$34,226.77
6.	Concrete Manhole Collar	4	EA	\$ 1,500.00	\$6,000.00	\$ 673.00	\$2,692.00	\$ 1,000.00	\$4,000.00	\$ 1,104.49	\$4,417.96
7.	Decommission Existing Lift Station 5C	1	LS	\$ 52,000.00	\$52,000.00	\$ 95,828.00	\$95,828.00	\$ 65,000.00	\$65,000.00	\$ 40,548.45	\$40,548.45
8.	Backfill Gravel	1500	TN	\$ 45.00	\$67,500.00	\$ 88.00	\$132,000.00	\$ 40.00	\$60,000.00	\$ 39.32	\$58,978.64
9.	Sawcutting Pavement - Up to 5" Thick	2000	LF	\$ 4.00	\$8,000.00	\$ 4.00	\$8,000.00	\$ 10.00	\$20,000.00	\$ 3.85	\$7,707.27
10.	Unsuitable Foundation Excavation including Haul	100	CY	\$ 150.00	\$15,000.00	\$ 57.00	\$5,700.00	\$ 35.00	\$3,500.00	\$ 60.11	\$6,011.36
11.	Crushed Surfacing Top Course	100	TN	\$ 75.00	\$7,500.00	\$ 66.00	\$6,600.00	\$ 26.00	\$2,600.00	\$ 44.98	\$4,497.82
12.	Crushed Surfacing Base Course	100	TN	\$ 75.00	\$7,500.00	\$ 69.00	\$6,900.00	\$ 26.00	\$2,600.00	\$ 44.71	\$4,470.55
13.	Planing Bituminous Pavement	310	SY	\$ 30.00	\$9,300.00	\$ 61.00	\$18,910.00	\$ 20.00	\$6,200.00	\$ 32.48	\$10,067.95
14.	Asphalt Pavement for Overlay	110	TN	\$ 150.00	\$16,500.00	\$ 299.00	\$32,890.00	\$ 210.00	\$23,100.00	\$ 221.18	\$24,329.50
15.	HMA Cl. 1/2" PG 64-22 for Trench Restoration (Temporary)	100	TN	\$ 160.00	\$16,000.00	\$ 709.00	\$70,900.00	\$ 220.00	\$22,000.00	\$ 189.24	\$18,923.73
16.	HMA Cl. 1/2" PG 64-22 for Trench Restoration (Permanent)	200	TN	\$ 185.00	\$37,000.00	\$ 344.00	\$68,800.00	\$ 215.00	\$43,000.00	\$ 206.77	\$41,354.55
17.	Reference and Replace Survey Monument	1	EA	\$ 5,000.00	\$5,000.00	\$ 5,176.00	\$5,176.00	\$ 2,800.00	\$2,800.00	\$ 3,676.32	\$3,676.32
18.	Buffer Restoration Bond	1	LS	\$ 1,000.00	\$1,000.00	\$ 109,178.00	\$109,178.00	\$ 25,000.00	\$25,000.00	\$ 19,820.73	\$19,820.73
19.	Miscellaneous Authorized Work	1	FA	\$ 15,000.00	\$15,000.00	\$ 15,000.00	\$15,000.00	\$ 15,000.00	\$15,000.00	\$ 15,000.00	\$15,000.00
TOTAL BID (W/O TAX)				\$604,480.00		\$918,561.00		\$11,026,940.00		\$1,517,243.67	
TAX RATE 9.3%				\$56,216.64		\$85,426.17		\$1,025,505.42		\$141,103.66	
TOTAL CONTRACT				\$660,696.64		\$1,003,987.17		\$12,052,445.42		\$1,658,347.33	
Notes:						Extension error for Item 15.		Extension error for Item 2.			

Difference from Engineer's Estimate	\$36,680.00	\$350,761.00	\$10,459,140.00
Difference from next lower bid	\$33,199.04	\$314,081.00	\$10,108,379.00
Subtotal as Submitted	\$604,480.00	\$925,651.00	\$541,940.00
Calculated difference from Subtotal Submitted	\$0.00	\$7,090.00	(\$10,485,000.00)

**Return Address:**

Lake Stevens Sewer District  
1106 Vernon Road, Suite A  
Lake Stevens, WA 98258

**Document Title:** **THIRD ADDENDUM TO THE BATCHELDOR  
DEVELOPER  
EXTENSION AGREEMENT**

**Reference Numbers:** 202207180076

**Grantors:** KBHPNW, LLC, a Delaware Limited Liability  
Company.

**Grantee:** Lake Stevens Sewer District

**Legal Description:** A portion of the SW quarter of Section 20, Township  
29 N, Range 6 E, W.M., in Snohomish County,  
Washington.

**Property Tax Account Numbers:** 29062000302400  
29062000301600  
29062000304000

## **ADDENDUM TO THE BATCHELDOR DEVELOPER EXTENSION AGREEMENT**

THIS ADDENDUM is to be effective as of the \_\_\_\_\_ day of \_\_\_\_\_ 2023, by and between KBHPNW, LLC., a Delaware Limited Liability Company the "Owner") and Lake Stevens Sewer District, a special purpose district organized under the laws of the State of Washington (the "District"), and amends that certain Developer Extension Agreement dated July 14, 2022 recorded under Snohomish County Recording Number 202207180076 (the "Developer Extension Agreement").

### **RECITALS:**

A. The Owner's predecessor and the District entered into the Developer Extension Agreement dated July 14, 2022.

B. After that date, the original Owner assigned its interest in the project to South Lake Ridge, LLC, which then transferred its to KBHPNW, LLC, the current Owner. The parties desire to document the rights and responsibilities related to the assignment of the DEA to the Owner from the previous owners, which was South Lake Ridge, LLC, and prior to that The Heirs and Devisees of Richard H. Batcheldor, Sr. and Rose Marie Batcheldor; Ross Carbo and Jennifer Batcheldor; Jan Nesse; and The Heirs and Devisees of Gunn Nesse.

C. Except as set forth below, Owner and the District hereby adopt and incorporate by reference all of the terms and conditions of the Developer Extension Agreements as well as the provisions of any amendments which, by their terms, would be applicable to this Addendum.

### **TERMS AND CONDITIONS:**

1. The District acknowledges that the Owner is now the current owner of the Property. Owner assumes and accepts all duties, liabilities, and obligations of the previous owner under the Developer Extension Agreement.
2. Section 13 of the Terms and Conditions of the Developer Extension Agreement is hereby deleted and replaced with the following.

**13. TIME OF ESSENCE; NOTICE** Time is of the essence of this Agreement. If Owner is in default under any terms or conditions of this Agreement, or if any payment provided for in the Agreement is not timely made by the Owner, this Agreement may be terminated by the District at its option upon 10 days' written notice to the Owner delivered by certified mail. All notices and payments relating to this Agreement shall be made at the following addresses, unless otherwise provided for in writing:

Lake Stevens Sewer District  
1106 Vernon RD, Suite A  
Lake Stevens, WA 98258

Cole Harrison  
KBHPNW, LLC  
320 120<sup>th</sup> Ave NE, Suite 202  
Bellevue, WA 98005

3. Except as specifically amended in this Addendum, all other Terms, Conditions, and provisions of the Developer Extension Agreement shall remain in full force and effect. By signing below, the Owners agree to be bound by all Terms, Conditions, and provisions of the Developer Extension Agreement, as herein amended.

**LAKE STEVENS SEWER DISTRICT**  
A Washington Special Purpose District

**OWNER:**

KBHPNW, LLC, A Delaware Limited Liability Company

By  
Mariah Low, General Manager

By Ryan Kemp

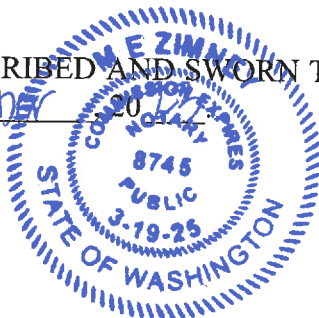
President

Its

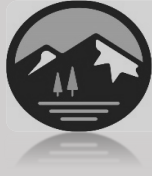
STATE OF WASHINGTON )  
COUNTY OF King ) ss.

On this day personally appeared before me Ryan Kemp, to me known to be the Representative of KBHPNW, LLC, that executed the within and foregoing instrument, and acknowledged to me the said instrument was the free and voluntary act and deed of said Estate and on behalf of the heirs and devisees thereof for the uses and purposes therein mentioned, and on oath stated that she was authorized to execute the said instrument for an on its behalf.

SUBSCRIBED AND SWORN TO before me by Ryan Kemp on this 21 day of September 2024



PRINTED NAME: M.E. Zimney  
NOTARY PUBLIC  
in and for the State of Washington  
My commission expires: 3.19.2025



**LAKE STEVENS  
SEWER DISTRICT**

1106 Vernon Road, Suite A  
Lake Stevens, WA 98258  
(425) 334-8588 Fax (425) 335-5947  
[www.lkstevenssewer.org](http://www.lkstevenssewer.org)

**PRETREATMENT CODE VARIANCE APPLICATION**

**Customer Information**

Name of Business: Lake Stevens Arco AMPM 7175

Business Address: 2732 Soper Hill Rd.  
Lake Stevens, WA  
98258-4235

Account Number(s): \_\_\_\_\_

Name of Applicant: Marsha MacLean

Applicant's Title: Regional Manager

Phone: 425-359-1887 Email: maclean.marsha@gmail.com

**Variance Justification**

Description of preferred outcome if variance granted:

Modify pump outs to every 6 months

Describe the unique circumstance(s) that would justify a variance from the Pretreatment Regulations:

Very little has been pumped out the last two times.

Section(s) of the Pretreatment Regulations applicable to your request:

*I certify that the above information is true to the best of my knowledge and based on the information and records available on this date. If any of the conditions used to justify a variance change, I shall notify the Lake Stevens Sewer District's Pretreatment Coordinator to inform them of the change. If no notice is given to the District, I understand that my business may be subject to administrative penalties described in the Pretreatment Regulations.*

Marsha MacLean

Signature

09 / 27 / 2023

Date

**For District Use Only**

**Pretreatment Staff Recommendation**

Inspection staff has confirmed that the last two pump-outs have been below the District's limit. Staff recommends pump-outs every 6 months but maintain quarterly inspections.

Manal Dine / /10/09/2023  
Staff Signature Date

**Conditions of Approval**

Pump-outs must maintain FOG levels within the District's regulatory limit. If staff determines these limits have been exceeded, inspection frequency may be adjusted.

Commission Decision	
<input type="radio"/>	Approved
<input type="radio"/>	Denied
<input type="radio"/>	More Information Requested / /
<input type="radio"/>	Resubmittal Approved
<input type="radio"/>	Resubmittal Denied

Final Variance Decision	
<input type="radio"/>	Approved
<input type="radio"/>	Resubmittal
<input type="radio"/>	Denied

Date: / /

Board Approval Date: / /





**LAKE STEVENS  
SEWER DISTRICT**

1106 Vernon Road, Suite A  
Lake Stevens, WA 98258  
(425) 334-8588 Fax (425) 335-5947  
www.lkstevenssewer.org

**PRETREATMENT CODE VARIANCE APPLICATION**

**Customer Information**

Name of Business: LAKE STEVENS PIZZA HUT

Business Address: 8933 MARKET PLACE  
SUITE E  
LAKE STEVENS WA 98258

Account Number(s): \_\_\_\_\_

Name of Applicant: Robert Hernandez

Applicant's Title: FACILITIES MANAGER

Phone: 360-631-0996

Email: rhernandez@emeraldcitypizza.com

**Variance Justification**

Description of preferred outcome if variance granted:

RETAIN EXTERIOR GREASE INTERCEPTOR PUMPING SERVICE  
AT 6 MONTHS (SEMI-ANNUAL).

Describe the unique circumstance(s) that would justify a variance from the Pretreatment Regulations:

OUR GREASE INTERCEPTOR IS A 3 LID 2500 GALLON UNIT AND  
WE ARE THE ONLY TENANT ON THIS PROPERTY USING IT. WE SERVICE  
AND MAINTAIN IT WITHIN CITY GUIDELINES EVERY 6 MONTHS WITH  
NO ISSUE AND HAVE PROOF OF IT.

Section(s) of the Pretreatment Regulations applicable to your request:

LAKE STEVENS SEWER DISTRICT FOG

I certify that the above information is true to the best of my knowledge and based on the information and records available on this date. If any of the conditions used to justify a variance change, I shall notify the Lake Stevens Sewer District's Pretreatment Coordinator to inform them of the change. If no notice is given to the District, I understand that my business may be subject to administrative penalties described in the Pretreatment Regulations.

Robert Hernandez  
Signature

9 / 29 / 23  
Date

**For District Use Only**  
**Pretreatment Staff Recommendation**

Inspection staff has confirmed that the last two pump-outs have been below the District's limit. Staff recommends pump-outs every 6 months but maintain quarterly inspections.

Manish Shaw  
Staff Signature

Date

/ / 10/09/2023

**Conditions of Approval**

Pump-outs must maintain FOG levels within the District's regulatory limit. If staff determines these limits have been exceeded, inspection frequency may be adjusted.

**Commission Decision**

- ☐ Approved  
☐ Denied  
☐ More Information Requested    /    /  
☐ Resubmittal Approved  
☐ Resubmittal Denied

**Final Variance Decision**

- ☐ Approved  
☐ Resubmittal  
☐ Denied

Date:

/ /

Board Approval Date:

/ /