

CITY OF LAKEWOOD

INVITATION TO BID – Demo/Const. ABATEMENT OF DANGEROUS AND NUISANCE CONDITIONS 2621 84th St. S (Karwan Mobile Home Park)

The City of Lakewood is seeking sealed bids from qualified contractors for the removal/repair of dangerous buildings and other nuisance conditions associated with 2621 84th St. S, Lakewood, WA. The selected contractor shall act as a general contractor and shall be responsible for the completion of all tasks as specified in the following scope of work, including but not limited to hiring and managing subcontractors and service providers (as needed), obtaining permits and utility disconnects, and all documentation and reporting.

CONTRACT NAME: Karwan MHP – DEMO/CONST.

PRE-BID WALK THRU DATE: Thursday, March 8, 2022, 10:00 am. Mandatory walk thru for all bidders.

BID DUE DATE: 4:00 p.m., Thursday, March 24, 2022. Publicly opened at City Hall Council Chambers, 6000 Main St. SW, Lakewood, WA 98499.

SEALED BIDS TO BE PROVIDED ON OR BEFORE BID DUE DATE TO:

City of Lakewood
Attn: City Clerk
6000 Main St. SW
Lakewood, WA 98499

No other form of bids shall be accepted. No late bids will be accepted.

PROPERTY DETAILS:

The subject property is a commercial parcel on which the Karwan Mobile Home Park sits. This bidding process will address specific units through repair/demolition of specific units. Not all units are being addressed as part of this invitation to bid.

All buildings scheduled to be demolished/repared are dilapidated and considered a nuisance and dangerous building(s) pursuant to RCW 35.80, Lakewood Municipal Code (LMC) 15.05. All nuisance conditions scheduled to be addressed are considered nuisances pursuant to RCW 7.48 and LMC 8.16. The City of Lakewood has been issued a Warrant of Abatement (No. 21-2-04198-3, dated June 11, 2021) through Pierce County Superior Court. The Warrant of Abatement provides the City, and its contractor(s), access to the Property to address all dangerous and nuisance conditions identified on the Property.

SCOPE OF WORK:

A. General:

1. The contractor shall act as general contractor and shall be responsible for all aspects of the job, including determining and following all legal and permitting requirements, hiring, managing, and paying any/all subcontractors and service providers, and for all associated documentation and reporting.
2. Obtain all necessary permits and approvals, including but not limited to Puget Sound Clean Air Agency notification of asbestos removal, septic disconnection/decommissioning permits (as necessary), water disconnect, electrical/gas permit, and City of Lakewood building/demolition permit.
3. If a building is scheduled to be demolished, the utilities shall be capped in such a way as not to interfere

with the function of utilities for buildings that will remain occupied. Obtain final inspection for all permits prior to submittal of final bill to the City of Lakewood.

4. All buildings and systems scheduled to be repaired shall be inspected by City of Lakewood Building Department staff, electrical inspector, and Pierce County utilities (as necessary) prior to completion of project and submittal of final bill to the City of Lakewood.
5. Have all utilities located, disconnected, and properly capped at the point of entry to each building scheduled to be demolished, or as directed by the utility companies, prior to commencement of work. Water must be disconnected prior to application for demolition permit. (Lakewood Water District requires that their personnel be present at time the water main is disconnected.)
6. A right-of-way permit from the City of Lakewood shall be required for any work in or obstruction of the right-of-way. Contractor shall be responsible for any damage to the public right-of-way.
7. Pursuant to Lakewood Municipal Code section 13.06.020(B)(3), for demolition waste, contractor may haul demolition waste from this site in vehicles owned by contractor's business; however, should contractor require a third-party to haul waste from this site, contractor must obtain these services from Waste Connections/LeMay, Inc, the City's contracted refuse hauler. A subcontractor may haul waste from the site only if the hauling is secondary and incidental to their work on the site. (Only fully separated, uncontaminated recyclables may be hauled by a third-party hauler other than the City's refuse contractor. Any such hauler must be properly licensed and permitted to transport recyclables in Lakewood.) The contractor's hauling plan must be reviewed and approved by Waste Connections/LeMay, Inc., prior to demolition permit application.
8. If present, have asbestos removed in a safe manner and in compliance with the regulations of the Puget Sound Clean Air Agency (PSCAA) prior to demolition of any structures. If construction/repair will disturb asbestos-containing materials, have all areas to be disturbed removed in a safe manner and in compliance with the regulations of the Puget Sound Clean Air Agency (PSCAA) prior to construction/repair. Note: Asbestos-containing materials were discovered and are listed later in this invitation.
9. The contractor will be responsible for security of the site and their equipment during the project.
10. Upon completion of demolition/construction, grade all work areas to a consistent, shallow, walkable contour, with no holes or sharp drops. Note: A site development permit from the City of Lakewood will be required for importation or disturbance of **more than 25 cubic yards of material**.
11. At completion of the project, the work site shall be left in a thoroughly clean, safe condition, free of debris, litter, holes, sharp drops, hazards or unsafe conditions; finish grade shall be level. The project will not be considered complete until the site has been inspected and approved by an official of the City of Lakewood and all permits are finalized and approved.
12. Project bid will include multiple line items with multiple options broken out into specific categories. Each bid category will include line item subtotals for each category. In accordance with the City's Warrant of Abatement for this Property, the City must select the least costly method of repair from all options. Once bids are received, the City will evaluate bids and will award the contract to the contractor with the overall combined least costly bid.

B. Site Specific Bid Specifications:

1. **CARPORTS:** Completely demolish and dispose of carports 17, 19 and 37 (unless already demolished and disposed of by owner). Remove all footings, additions, and support structure; leave parking pads intact. Ensure electrical power to service meter feeding homes are retained and on proper support post; install where necessary. Disconnect any power feeding carports as necessary. Owner tested; no asbestos-containing material was discovered.
2. **SPACE #1:** Completely demolish and dispose of Unit 1 garage carport, storage shed, and patio awning cover. Remove all footings and support structure; leave parking pad intact. Ensure electrical power to service meter feeding home is retained and on proper support post; install where necessary. Disconnect any power feeding carports and storage sheds as necessary. Remove and dispose of all garbage, trash and debris, junk, metal car parts, and scrap remaining around the exterior of this unit. Owner tested; no asbestos-containing material was discovered.

3. SPACE #3: Completely demolish and dispose of Unit 3 storage shed constructed behind the carport structure. Remove all footings, concrete, and support structure completely. Disconnect all power supplied to this storage shed prior to demolition. Ensure finished grade is brought up to existing grade upon completion. Owner tested; no asbestos-containing material was discovered.
4. SPACE #28: Completely demolish stairs and landing to Unit 28, including all support structure, concrete and footings. Construct and install new stairs, landing, rails and guard in same location. Landing to be 4'x4' to match existing; stairs to be 3' wide with railings along length opposite trailer and along the entire landing. Material to be treated or other weather resistant material.
5. SPACE #30:

A. Repair Option-

Electrical system: Repair electrical system in its entirety, including removal of all bare, exposed and improper wiring; repair/replacement of improperly maintained electrical panel; replacement of fuses and circuitry as necessary to meet current code; replacement of service drop to correct improper installation; replacement of all damaged/improper/nonfunctional wall heater units; replacement of lighting were improper and nonfunctional; install GFCI's and arc fault circuitry as necessary; install hard-wired smoke alarms and CO monitor where required; and install junction boxes where damaged or missing.

Windows: Replace all broken or improperly installed windows.

Asbestos Removal: Asbestos was discovered in the vinyl floor tile of the dining room, living room, and bedrooms 1 and 2 (approx. 985 SF), and to window frame glazing (approx. 210 SF). See attached asbestos report for details. A certified asbestos firm is to remove all asbestos-containing material identified in the August 18, 2021 Asbestos Survey Report prepared by Advance Environmental.

Siding/Exterior Finishes: Replace siding where damaged, missing or improperly installed allowing water infiltration or rodent access into the structure. Paint to match existing as closely as possible.

Interior Finishes: Remove all moldy, dirty, damaged and unsanitary carpeting throughout the residence. Remove and replace all damaged and failing ceiling finishes; replace with 5/8" sheetrock and tape and texture to finish. Ceiling replacement to include replacement of all water damaged insulation as necessary. Replace all damaged bathroom and kitchen vinyl flooring, including all damaged subfloor material and installation of similar vinyl sheetgoods. Repair all sheetrock walls where damaged; tape and texture to finish. Remove unfinished framing installed inside NE corner of living room. Open N wall of NW storage room to expose improper construction and finish; repair framing, window installation, insulation, and sheetrock finishes. Install doorknobs where missing. Paint all newly repaired sheetrock finishes to match existing color selection as closely as possible.

Bathroom: Replace improper bathtub enclosure with standard 60", three-piece, acrylic bathtub surround, complete with valve, tub spout, showerhead and curtain. Install 1.6 gpf toilet package. Ensure bathroom sink and plumbing function as designed.

Plumbing: Replace leaking kitchen sink plumbing, including all drain and supply lines to wall.

Wood Stove: Remove wood stove and install standard fireplace screen w/glass door cover.

Disposal: Properly dispose of all material scheduled to be removed or replaced.

Permits: Permits to be included in contractor bid total.

- B. Demolition Option- Completely demolish and dispose of unit 30. Demolition to include all associated foundations, footings, slabs, sidewalks, patios, contents, accessories, and utilities. Proof of permits and legal disposal will required. Infill hole where foundation removed with similar materials to bring up to existing grade.

Asbestos Removal: Asbestos was discovered in the vinyl floor tile of the dining room, living room, and bedrooms 1 and 2 (approx. 985 SF), and to window frame glazing (approx. 210 SF). See attached asbestos report for details. A certified asbestos firm is to remove all asbestos-containing material identified in the August 18, 2021 Asbestos Survey Report prepared by Advance Environmental.

6. SPACE #34:

A. Repair Option-

Wall Removal: Remove and dispose of all interior N/S walls added to divide bathrooms, utility room, electrical room, and main room. Leave length of E/W wall in place where supporting roof beams; remove finishes necessary to open space and return to original construction.

Disposal: Remove and dispose of all interior finishes, cabinetry, plumbing, plumbing fixtures, electrical, fireplace and chimney, and any other material to walls scheduled to be removed. Remove interior side finishes of exterior walls.

Interior Finishes: Remove all failing, damaged and uneven floor finishes throughout the structure. Fill holes in concrete floor where plumbing lines disconnected and removed. Replace all water damaged walls, including framing, sheathing, insulation, and exterior finishes as necessary.

Windows: Replace all broken or improperly installed windows.

Asbestos Removal: Asbestos was discovered in the sheet vinyl of the bottom layer of the utility room sheet vinyl floor (approx. 130 SF), to bathroom 2's sheet vinyl/tile (approx. 48 SF) and to the living room/bedroom 8x8 vinyl floor tiles (approx. 375 SF). See attached asbestos report for details. A certified asbestos firm is to remove all asbestos-containing material identified in the August 18, 2021 Asbestos Survey Report prepared by Advance Environmental.

Doors: Remove and infill all doors along the N wall of the structure (except NW corner door). Infill to include framing, sheathing, and siding to match existing as closely as possible. Replace NW corner door with new 36" metal steel entry door with lockset and deadbolt; trim to finish.

Electrical System: Repair electrical system in its entirety, including removal of all bare, exposed and improper wiring, replacement of fuses and circuitry as necessary to meet current code, replacement of all damaged/improper/nonfunctional wall heater units; replacement of lighting were improper and nonfunctional; install GFCI's and arc fault circuitry as necessary; install hard-wired smoke alarms and CO monitor where required; and install junction boxes where damaged or missing. Remove wiring as necessary to allow removal of N/S interior walls between both bathrooms, utility room, electrical room, and main room (only interior walls to remain is E/W wall supporting roof structure). Install wall outlets, switches and lighting as necessary to meet minimum code requirements for all walls and interior rooms remaining.

Roof and Exterior Finishes: Remove and dispose of entire roof structure and materials added on top of existing flat roof structure. Removal to include roofing material necessary to expose existing roof sheathing material. Replace all rotten and damaged roof framing, sheathing, support structure, soffits and fascia. All replaced materials shall match existing as closely as possible. Infill skylight where covered over; frame and sheath as necessary. Install white EPDM type roofing to entire roof structure to finish, including underlayment, flashing, and roof jacks for all plumbing and electrical penetrations. Paint all replaced material to match existing as closely as possible.

B. Demolition/Electrical Building Construction Option- Completely demolish and dispose of unit 34. Demolition to include all associated foundations, footings, slabs, sidewalks, patios, contents, accessories, and utilities. Proof of legal disposal will required. Infill hole where foundation removed with similar materials to bring up to existing grade. Reroute and support electrical connections as necessary during demolition. Construct an 10' x 10' x 8' electrical power building with 3/12 shed roof (16" roof overhang around perimeter) to house existing electrical connections and meters in same location. Construction to include slab foundation, footings, 16" roof overhangs, 30-yr architectural composition roofing, Hardi Plank lap siding, Hardi trim and fascia material, 36" steel entry door with lockset and deadbolt, white aluminum gutter and downspout installed along lower roof edge, and lighting and electrical connections for complete structure. Interior to remain unfinished. Paint exterior with two coats exterior latex paint; owner to select final color.

Asbestos Removal: Asbestos was discovered in the sheet vinyl of the bottom layer of the utility room sheet vinyl floor (approx. 130 SF), to bathroom 2's sheet vinyl/tile (approx. 48 SF), and to the living room/bedroom 8x8 vinyl floor tiles (approx. 375 SF). See attached asbestos report for details. A certified asbestos firm is to remove all asbestos-containing material identified in the August 18, 2021 Asbestos Survey Report prepared by Advance Environmental.

SCHEDULE OF COMPLETION:

The winning contractor must be prepared to complete this project **within 90 days** of notice of award. Ability to complete work within this timeframe will be a factor in considering the most qualified responsive bidder and award of contract.

NOTES & NOTICES: The City does not own or possess the property. This work is being carried out under the authority of LMC Chapters 8.16 and 15.05 and RCW Chapters 7.48 and 35.80 and pursuant to an order of the City's Building Official. Under this authority, the City now seeks to hire a contractor to remove the dangerous buildings and nuisance conditions, which the owner has failed or refused to do.

If you intend to acquire, salvage, or sell any contents, building materials, or other items from the buildings or property, please identify the item(s), their estimated value, and whether or not the value is factored into your bid price. This information is for documentation purposes and will not affect bid selection.

All required bid documents and forms are attached. Contractor must provide their bid on forms provided by City of Lakewood. Ensure all bid documents are returned with sealed bid submitted. All subcontractors shall be evaluated for licensing and debarment.

A list of the received bids will be e-mailed to all bidding contractors after the bid deadline. The list will be available to others upon request.

The City reserves the right to reject any and all bids, to modify the bid request by way of a supplemental notification prior to the bid deadline, or to withdraw the bid request entirely. Contract shall be awarded to the most responsive, overall combined least costly bid (lowest responsive bid).

BID SECURITY: A certified check, money order, cashier's check, or bid bond is required with each bid in an amount equal to five percent (5%) of the total bid amount. No bid shall be considered unless accompanied by such Bid Security. Bid Securities of unsuccessful bidders will be returned after the contract is awarded.

SUBMISSION OF PROPOSAL: Bidders are required to make their bids on the Bid Proposal Form provided by the City of Lakewood and return it along with the required documentation listed in the City of Lakewood Bidder's Checklist.

BIDDER RESPONSIBILITY CRITERIA: It is the intent of the City of Lakewood, WA to award a contract to the most responsive, overall combined least costly bid (lowest responsive bid). Before award, the bidder must meet the following bidder responsibility criteria to be considered a responsible bidder. The bidder may be required by the City of Lakewood to submit documentation demonstrating compliance with the criteria. The bidder must:

- a) Have a current Washington Unified Business Identifier (UBI) number;
- b) Have a current certificate of registration as a contractor in compliance with RCW 18.27, which must have been in effect at the time of bid submittal;
- c) If applicable:
 - i. Have industrial insurance coverage (worker's compensation coverage for the bidder's employees working in Washington as required in RCW 51;
 - ii. Have an employment security department number as required in RCW 50; and
 - iii. Have a Washington Department of Revenue sales excise tax registration number as required in RCW 82;
- d) Not be disqualified from bidding on any public works contract as required in RCW 39.06.010 or 39.12.065(3); and
- e) Not have delinquent taxes, not be federally debarred, have no public bidding violations, and must not have unwarranted lawsuits with respect to public contracting.

The Contractor must verify responsibility criteria for each first tier subcontractor, and a subcontractor of any tier that hires other subcontractors must verify responsibility criteria for each of its subcontractors.

CONTRACTOR QUALIFICATIONS:

1. The winning contractor and all subcontractors must be properly licensed by the State of Washington, not

debarred from bidding on state-funded contracts, and must have or obtain a current City of Lakewood business license prior to commencing work.

2. In accordance with Lakewood Municipal Code Chapter 1.42, the winning contractor and all subcontractors shall enroll in, participate in, and document use of the Department of Homeland Security's E-Verify system to verify the documentation of all employees hired during the course of the contract. (To be completed at contract execution; not required for bidding.)
3. Award of this contract will depend upon the contractor's ability to perform the work as specified and in a lawful and timely manner.
4. The contractor shall act as a general contractor and shall be responsible for hiring, managing, and paying any/all subcontractors and service providers and for all associated documentation and reporting.
5. The contractor shall be responsible for knowledge of and compliance with all federal, state, and local regulations, permit requirements, and costs applicable to the scope of work.
6. Minority and women owned businesses shall be afforded full opportunity to submit bids in response to this invitation, shall not be discriminated against on the grounds of sex, race, color, age, marital status, sexual orientation, veteran or military status, national origin or disability in consideration of an award of any contract or subcontract. Further, all bidders are encouraged to solicit and consider minority and women owned businesses as potential subcontractors and material suppliers for this project.

SIGNATURE: A bid by a corporation shall include the printed name of the corporation or company, the printed name and title and signature of the President, Secretary, or other officer authorized to bind the corporation or company. A bid by a firm shall include the printed first name of a member or agent. Any person signing the proposal as an agent for another or others must also file legal evidence of authority to do so. Additional documentation may be required by the City of Lakewood.

BID RESULTS: Bid results shall be faxed or emailed to each bidder within seven (7) days of bid opening. If requested, a copy of the bid results may be received within two (2) days of the bid opening. The successful bidder will have an official Notice of Successful Bidder sent via email. If in the opinion of the City of Lakewood, all bids are unsatisfactory, they may reject all of them and re-advertise, and in such case, all Bid Securities will be returned to bidders; but if the contract is let, all Bid Securities will be returned to the bidders, except that of the successful bidder, which shall be retained until a contract is entered into and Performance and Payment Bonds are provided to the City of Lakewood for the performance of the contract and otherwise conditioned as required by law, with sureties satisfactory to the City of Lakewood, in amounts equal to the contract price.

NON-COLLUSION AFFIDAVIT: Proposals must be prepared without the satisfaction of any officer or other person employed by or connected in any manner to the City of Lakewood. The signed and notarized Non-Collusion Affidavit must be returned with the Bid Proposal.

EXAMINATION OF SITE AND CONDITIONS: The Contractor, by filing a bid, acknowledges that he has examined or has had the opportunity but knowingly declined to examine, the premises and site so as to compare them with the drawings and specifications, and to have satisfied himself as to the facilities and difficulties attending the execution of the proposed contract (including local conditions, uncertainty of weather and all other contingencies) before the delivery of his proposal, and no allowance shall be subsequently made on behalf of the Contractor by reason of any error or neglect on his part.

WITHDRAWAL OF PROPOSAL: Proposals may only be withdrawn by written and signed request and only if such request is received prior to the opening of the bids. No bid will be received or considered after the time set for the opening of the bids.

BOND AND RETAINAGE: This action is a public work and subject to the bond and retainage requirements of the State of Washington. The following shall be required as part of this contracting process: 1) A bid bond, in the amount of 5% of the total contract amount (including tax) which could be awarded; 2) A performance/payment bond, in the amount of 100% of the total contract amount (including tax) which could be awarded; and 3) Retainage of 5% of the compensation shall be held until all releases are obtained.

PERFORMANCE BOND: Prior to execution of the contract, the successful bidder shall furnish a Performance Bond covering the faithful performance of the contract and the payment of all obligations arising thereunder in such form approved by the City of Lakewood and in the amount of one hundred percent (100%) of the contract. The bidder shall require the attorney-of-fact who executes the required bond on behalf of the surety to affix thereto a certified and current copy of this power-of attorney indicating the monetary limit of such power.

EXECUTION OF CONTRACT: The successful bidder must sign and return the Agreement and furnish the Performance Bond, Certificate of Insurance, Construction Schedule, List of Subcontractors, Project Labor Rates and Equipment Rates for Change Order Work, and Contractor's W-9 within ten (10) days from the Notice of Award date, and the Intent to Pay Prevailing Wages within fourteen (14) days of the Notice of Award date. Failure to do so will result in the forfeiture of said Bid Security to the city of Lakewood and all rights of said bidder with regard to this project will be annulled to the extent allowed by law. The Contract shall be executed once all of the documents listed in this section are furnished within the timelines specified and the City of Lakewood then signs and dates the Agreement.

INSURANCE AND LIABILITY: The Contractor shall procure and maintain during the life of this contract such insurance as shall protect him and any subcontractor performing work covered by this contract from claims or damages for bodily injury, including death resulting therefrom as well as from claims for property damage, which may arise from operations under this contract, whether such operations are performed by himself or by any subcontractor or by anyone directly employed by either of them. Insurance must be placed with commercial insurance companies licensed to do business in the State of Washington and which possess minimum financial standards of A.M. Best Company, A-:VI or better. Certificates of Insurance for all insurance shall be filed with the City of Lakewood naming the City of Lakewood, WA, its officers, employees, and volunteers as Additional Insured. The policy amount shall be \$1,000,000 combined single limit for personal injury, death or property damage in any on occurrence. All insurance policies by the Contractor shall provide (1) that the policies shall not be cancelled or the amount thereof reduced without forty-five (45) days prior written notice to the City of Lakewood, and (2) that forty-five (45) days prior written notice shall also be given if the policy is not to be renewed at the scheduled expiration date.

PREVAILING WAGE: It is the sole responsibility of the Contractor to assign the appropriate classifications to all laborers, workmen or mechanics that will perform any work pursuant to any Public Works Contract and to ascertain the applicable prevailing wage rates and fringe benefits for each such classification. Current prevailing wage data can be obtained by the Contractor from the Industrial Statistician of the Department of Labor and Industries, Prevailing Wage Office, P.O. Box 44540, Olympia, Washington 98504-4540, (360) 902-5335, or on their website at <https://secure.lni.wa.gov/wagelookup/>.

All Contractor and Subcontractor employees shall be paid no less than the applicable prevailing wage rates for Pierce County for each applicable job classification. Based on the bid submittal deadline for this project, the applicable effective date for prevailing wage rates for this project is **March 22, 2022**. The Washington Department of Labor & Industries prevailing wage rates are located at <https://secure.lni.wa.gov/wagelookup/>. A copy of the applicable wage rates may be provided by the City upon request. Contractor and all subcontractors are required to file Intents and Affidavits with the WA State Department of Labor & Industries.

BIDDING DOCUMENTS: Bona fide bidders may obtain bidding documents at the time of the pre-bid walk thru or upon request to the City of Lakewood, via email to jgumm@cityoflakewood.us, via mail at City of Lakewood, Attn: Jeff Gumm, 6000 Main St. SW, Lakewood, WA 98499, or by phone at (253) 983-7773.

E-VERIFY: The Contractor and any Subcontractors shall comply with E-Verify as set forth in Lakewood Municipal Code Chapter 1.42. E-Verify is an Internet-based system operated by United States Citizenship and Immigration Services in partnership with the Social Security Administration. E-Verify is free to employers and is available in all 50 states. E-Verify provides an automated link to federal databases to help employers determine employment eligibility of new hires and the validity of their Social Security numbers. The Contractor shall enroll in, participate in and document use of E-Verify as a condition of the award of this contract. The Contractor shall continue participation in E-Verify throughout the course of the Contractor's contractual relationship with the City of Lakewood. If the Contractor uses or employs any subcontractor in the performance of work under this contract, or any subsequent renewals, modifications or extension of this contract, the subcontractor shall register

in and participate in E-Verify and certify such participation to the Contractor. The Contractor shall show proof of compliance with this section, and/or proof of subcontractor compliance with this section, within three (3) working days of the date of the City's request for such proof.

REJECTION OF BIDS: The City of Lakewood reserves the right to reject any and all bids and in particular to reject a bid received after the deadline for bids due or bids that are not accompanied by the required Bid Security or Non-Collusion Affidavit or a bid in any way incomplete or nonresponsive to the bid package.

APPEAL PROCESS: There is no appeal process for bids determined to be non-responsive (bid does not respond to all the required elements in this bid package solicitation). If the City of Lakewood determines that the apparent low bidder does not meet the criteria in the Bidder Responsibility Criteria section above and is therefore not a responsible bidder, the City of Lakewood shall notify the bidder in writing with the reasons for its determination. If the bidder disagrees with this determination, it may appeal the determination within 24 hours of receipt of the City of Lakewood's determination by presenting additional information to the city of Lakewood. The City of Lakewood will consider the additional information before issuing its final determination. If the final determination affirms that the bidder is not responsible, the City of Lakewood will not execute a contract with any other bidder until two business days after the bidder determined to be not responsible has received the final determination.

Bids must be delivered no later than 4:00 pm, March 24, 2022, to:

City of Lakewood
Attn: City Clerk
6000 Main St. SW
Lakewood, WA 98499

Clearly label bid envelope with project name (Karwan MHP- Demo/Const.) and the time and date of bid opening.

If you have any questions, please contact Jeff Gumm at 253-983-7773.

Attachments: Bid Proposal Form
Bidder's Checklist
Material Spec. Sheet
Affidavit of Compliance with Lakewood Municipal Code 1.42 "E-Verify"
Non-Collusion Affidavit
Certificate of Compliance with Wage Payment Statutes
List of Proposed Subcontractors
Map of Property
Prevailing Wage Rates
Asbestos Report

CITY OF LAKEWOOD

BID PROPOSAL FORM

CONTRACT NAME: Karwan MHP – DEMO/CONST.

BID DATE: March 24, 2022

All proposals must be in ink or typewritten. No erasures will be permitted. Bids must be submitted to the City of Lakewood, Attn: City Clerk, 6000 Main St. SW, Lakewood, WA 98499,

The undersigned hereby agrees to execute a construction contract and furnish all materials, labor, tools, equipment and all other facilities and services in accordance with these specifications.

The undersigned hereby agrees to complete the work to be performed under this contract within: **90 days** after date of notification by the City of Lakewood or its designated agent to commence work.

Do not leave any lines blank. Blank lines left in the bid amounts will constitute an incomplete bid and the City will reject the bid as such.

BID SPECIFICATION	BID AMOUNT
1. <u>CARPORTS</u>	1. \$ _____
2. <u>SPACE #1</u>	2. \$ _____
3. <u>SPACE #3</u>	3. \$ _____
4. <u>SPACE #28</u>	4. \$ _____
5. <u>SPACE #30</u>	
A. <u>Repair Option</u>	5A. \$ _____
B. <u>Demolition Option</u>	5B. \$ _____
6. <u>SPACE #34</u>	
A. <u>Repair Option</u>	6A. \$ _____
B. <u>Demolition/Electrical Building Construction Option</u>	6B. \$ _____
TOTAL*	\$ _____

*Total shall include subtotals for line items 1 – 4 and lowest price options for line items 5 and 6 (i.e. 1 + 2 + 3 + 4 + 5B+ 6A). City of Lakewood will select least costly method of repair for option items.

CITY OF LAKEWOOD

BID PROPOSAL FORM

(Continued)

In submitting this proposal, we hereby warrant that this bid is genuine, and that we have not entered into collusion with any other bidders or any other persons.

Name of Bidder/Contracting Firm

Address

City/State/Zip

Email Address (to provide bid results)

EIN #

Signature Date

Printed Name and Title

CITY OF LAKEWOOD

BIDDER'S CHECKLIST

The bidder's attention is specifically called to the following forms which must be completed in full as required and submitted collectively as the bid proposal package. Initial line items submitted with bid proposal and include a copy of this Bidder's checklist with the proposal.

- _____ 1. Bid Proposal Form – All line item subtotals and total bid must be shown in spaces provided.
- _____ 2. Bid Bond – Surety Bond or Cashier's Check. The amount of the bid bond shall not be less than five percent (5%) of the total amount of the bid.
- _____ 3. Non-Collusion Affidavit – Submit an original signed and notarized document.
- _____ 4. E-Verify Requirements for Contractors – Submit completed and signed document for General Contractor.
- _____ 5. Certificate of Compliance with Wage Payment Statutes – Submit completed and signed form.
- _____ 6. Signed Receipt of Acknowledgement of Addenda (if applicable) – Submit signed and dated receipt of addenda.
- _____ 7. List of Proposed Subcontractors – Submit completed and signed form.

The following forms shall be executed and submitted within ten (10) calendar days after Notice of Award.

- _____ 1. Contract – To be executed by the successful bidder.
- _____ 2. Payment and Performance Bond – City provided form to be completed by Contractor's Surety and submitted with Contractor's executed Contract.
- _____ 3. Certificate of Insurance – Contractor shall furnish a Certificate of Insurance and all applicable Endorsements naming City of Lakewood, WA as additionally insured on its Commercial General Liability and Automobile Liability Policies.
- _____ 4. Construction Schedule – To be submitted by Contractor with executed Contract.
- _____ 5. List of Subcontractors – To be submitted by Contractor with executed Contract.
- _____ 6. Project Labor Rates and Equipment Rates for Change Order Work – To be submitted by Contractor and Subcontractors with executed Contract.
- _____ 7. E-Verify Requirements for Contractors – Submit completed and signed document for all Subcontractors.
- _____ 8. Contractor's W-9/City of Lakewood Vendor Form – To be submitted by Contractor with executed Contract.

The following shall be filed prior to Notice to Proceed

- _____ 1. Statement of Intent to Pay Prevailing Wages – To be filed immediately by the General Contractor after Contract is awarded and before work begins and subsequently by all those providing labor on the project.

MATERIAL SPEC SHEET

CITY OF LAKEWOOD

CONTRACT NAME: KARWAN MHP – Demo/Const.

DATE: March 24, 2022

This specification sheet identifies products and materials specific to this bidding process. All items are identified by bid specification line item. If a specific line item does not list any specific products, the contractor is to bid using appropriately identified material which are customary and typical for the construction methods approved for the industry. All material must comply with all adopted building codes.

Please return a copy of the Material Spec Sheet with your bid submittal as proof of receipt.

#3: Railings to be 2x4 or 2x4 with 2x2 pickets installed such that a 4" sphere shall not pass through railing spacing.

#5A: Electrical System: Panel to be Square D or equivalent, rated for exterior installation, with shut off and all required breakers for circuitry. Wall heaters shall be replaced with Cadet or equivalent wall fan heaters sized appropriately for the room size to be heated. Smoke detectors to be Kidde or equivalent.

Windows: Replaced windows to be Milgard or equivalent white vinyl windows and shall meet current energy code.

Siding: Replaced siding shall match existing as closely as possible.

Interior Finishes: Replaced carpeting shall be 32oz. pile nylon and include a ½" 6# rebond pad. Replaced vinyl flooring shall be FHA approved 0.65 gauge with felt back and a min. 12 mil wear layer; install to include matching 4" vinyl cove base. Paint to include one coat primer and one finish coat to match existing.

Bathroom: Tub enclosure to be Delta, American Standard or equivalent, 30" x 60", 3-piece, acrylic tub with LH drain. Plumbing finishes to be Delta Foundations, single-handle valve, with spout and shower head. Toilet to be Delta, American Standard or equivalent, 1.6 gpf white toilet w/seat.

#6A: Windows: Replaced windows to be Milgard or equivalent white vinyl windows and shall meet current energy code.

Doors: Replaced doors shall be Jeld-Wen or equivalent, 36" x 80" insulated steel door. Lockset to be Kwikset or equivalent with lever handle.

Electrical System: Wall heaters shall be replaced with Cadet or equivalent wall fan heaters sized appropriately for the room size to be heated. Smoke detectors to be Kidde or equivalent.

Roof and Exterior Finishes: Soffit material to be pre-primed material. Roof to be white EPDM or PVC-type roofing, 60 mil thick single-ply, GAF or equivalent material. Roofing installation to include manufacturer approved base sheet material and all fasteners, prefabricated collars, prefabricated corners, prefabricated stacks, scuppers, prefabricated curb flashings and vents.

- #6B: Demolition/Electrical Building Construction Option: Roof installation to be 30-yr Pabco, Malarkey or equivalent architectural composition roofing, with synthetic underlayment, metal flashing and approved venting. Panel to be Square D or equivalent, rated for interior installation, with shut off and all required breakers for circuitry. Wall heaters to be Cadet or equivalent wall fan heaters sized appropriately for the room size to be heated. Smoke detectors to be Kidde or equivalent. Replaced doors shall be Jeld-Wen or equivalent, 36" x 80" insulated steel door. Lockset to be Kwikset or equivalent with lever handle. Gutters shall be 5" K-style, white gutters with matching downspouts. Exterior wall light at entry door to be Hampton Bay model # HB7002-05, or equivalent. Interior light to be two, Maxim Lighting Model # 57774WTWT, or equivalent

CITY OF LAKEWOOD

E-VERIFY REQUIREMENTS FOR CONTRACTORS

By Ordinance, the City of Lakewood requires that all contractors who enter into agreements to provide services or products to the City use the Department of Homeland Security's E-Verify system when hiring new employees for the term of the contract.

E-Verify is an electronic system designed to verify the documentation of job applicants. It is run by the Department of Homeland Security.

Who is affected?

- All contractors doing business for the City of Lakewood. There is no minimum dollar value for contracts affected.
- All subcontractors employed by the general contractor on these contracts.

Are there exceptions?

- Contracts for "Commercial-Off-The-Shelf" items are exempted from this requirement.
- Individuals, Companies, or other organizations who do not have employees.

How long must the contractor comply with the E-Verify system?

- For at least the term of the contract.

Are there other stipulations?

- E-Verify must be used ONLY for NEW HIRES during the term of the contract. It is NOT to be used for EXISTING EMPLOYEES.
- E-Verify must be used to verify the documentation of ANY new employee during the term of the contract, not just those directly or indirectly working on deliverables related to the City of Lakewood contract.

How will the City of Lakewood check for compliance?

- All contractors will retain a copy of the E-Verify Memorandum of Understanding that they execute with the Department of Homeland Security AND
- Sign and submit to the City an Affidavit of Compliance with their signed contract.
- All General Contractors will be required to have their subcontractors sign an Affidavit of Compliance and retain that Affidavit for 4 years after end of the contract.
- The City of Lakewood has the right to audit the Contractor's compliance with the E-Verify Ordinance.

Further information on E-Verify can be found at the following website:

<http://www.uscis.gov/e-verify>

If you have questions about the City's E-Verify Ordinance, please contact the City of Lakewood's legal department prior to contracting with the City.

CITY OF LAKEWOOD

AFFIDAVIT OF COMPLIANCE WITH LAKEWOOD MUNICIPAL CODE 1.42
“E-VERIFY“

As the person duly authorized to enter into such commitment for

_____,
(Company or Organization Name)

I hereby certify that the Company or Organization named herein will

(check one box below)

- Be in compliance with all of the requirements of City of Lakewood Municipal Code Chapter 1.42 for the duration of the contract entered into between the City of Lakewood and the Company or Organization.

OR

- Hire no employees for the term of the contract between the City and the Company or Organization.

NAME

TITLE

DATE

CITY OF LAKEWOOD
NON-COLLUSION AFFIDAVIT

_____ being first duly sworn, under
(Name)

oath says that as _____
(Title)

of _____
(Firm)

the bid above submitted is a genuine and not a sham or collusive bid, or made in the interest or on behalf of any person not therein named; and further says that the said bidder has not directly or indirectly induced or solicited any bidder on the above work or supplies to put in a sham bid, or any other person or corporation to refrain from bidding; and that said bidder has not in any manner sought by collusion to secure an advantage over any other bidder or bidders.

SIGN HERE _____

Subscribed and sworn to before me this _____ day of _____, 20____

Notary Public in and for the State of _____
residing at _____

CITY OF LAKEWOOD

CERTIFICATE OF COMPLIANCE WITH WAGE PAYMENT STATUS

The bidder hereby certifies that, within the three (3) year period immediately preceding the bid solicitation date of _____ that the bidder is not a “willful” violator, as defined in RCW 49.48.082, of any provisions of chapters 49.46, 49.48, or 49.52 RCW, as determined by a final binding citation and notice of assessment issued by the Department of Labor and Industries or through a civil judgement entered by a court of limited or general jurisdiction.

I certify under penalty of perjury under the laws of the State of Washington that the foregoing is true and correct.

Bidder

Signature of Authorized Official*

Printed Name

Title

Date

City and State

Check one:

Individual___ Partnership___ Joint Venture___ Corporation___

State of incorporation, or if not a corporation, State where business entity was formed:

If a co-partnership, give firm name under which business is transacted:

*If a corporation, proposal must be executed in the corporate name by the president or vice-president (or any other corporate officer accompanied by evidence of authority to sign). If a co=partnership, proposal must be executed by a partner.

CITY OF LAKEWOOD

LIST OF PROPOSED SUBCONTRACTORS

Bidder shall list ALL subcontractor(s) proposed to be used on this project. FAILURE TO LIST SUBCONTRACTORS SHALL BE CONSIDERED TO BE A NON-RESPONSIVE BID. IF THERE ARE NO SUBCONTRACTORS USED, WRITE NO-SUBCONTRACTORS WILL BE USED.

NAME AND ADDRESS	DESCRIPTION OF WORK	CONTRACT AMT
Tax ID #:		
Tax ID#:		
Tax ID #:		
Tax ID #:		
Tax ID #:		
Tax ID #:		
Tax ID #:		

Signed by _____

Title _____

Date _____



KARWAN VILLAGE MHP

2621 84TH ST S

29TH AVCT S

83RD ST S

PINE ST S

84TH ST S



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Storage

Laundry

State of Washington
 Department of Labor & Industries
 Prevailing Wage Section - Telephone 360-902-5335
 PO Box 44540, Olympia, WA 98504-4540

Washington State Prevailing Wage

The PREVAILING WAGES listed here include both the hourly wage rate and the hourly rate of fringe benefits. On public works projects, worker's wage and benefit rates must add to not less than this total. A brief description of overtime calculation requirements are provided on the Benefit Code Key.

Journey Level Prevailing Wage Rates for the Effective Date: 3/4/2022

County	Trade	Job Classification	Wage	Holiday	Overtime	Note	*Risk Class
Pierce	Asbestos Abatement Workers	Journey Level	\$54.62	5D	1H		View
Pierce	Boilermakers	Journey Level	\$72.54	5N	1C		View
Pierce	Brick Mason	Journey Level	\$63.32	7E	1N		View
Pierce	Brick Mason	Pointer-Caulker-Cleaner	\$63.32	7E	1N		View
Pierce	Building Service Employees	Janitor	\$21.29	5S	2F		View
Pierce	Building Service Employees	Traveling Waxer / Shampooer	\$22.24	5S	2F		View
Pierce	Building Service Employees	Window Cleaner (High Time)	\$29.74	5S	2F		View
Pierce	Building Service Employees	Window Cleaner (Non-High Time)	\$28.74	5S	2F		View
Pierce	Cabinet Makers (In Shop)	Journey Level	\$28.36		1		View
Pierce	Carpenters	Acoustical Worker	\$68.19	15J	4C		View
Pierce	Carpenters	Bridge, Dock And Wharf Carpenters	\$68.19	15J	4C		View
Pierce	Carpenters	Carpenter	\$68.19	15J	4C		View
Pierce	Carpenters	Floor Finisher	\$68.19	15J	4C		View
Pierce	Carpenters	Floor Layer	\$68.19	15J	4C		View
Pierce	Carpenters	Scaffold Erector	\$68.19	15J	4C		View
Pierce	Cement Masons	Application of all Composition Mastic	\$67.41	15J	4U		View
Pierce	Cement Masons	Application of all Epoxy Material	\$66.91	15J	4U		View
Pierce	Cement Masons	Application of all Plastic Material	\$67.41	15J	4U		View
Pierce	Cement Masons	Application of Sealing Compound	\$66.91	15J	4U		View
Pierce	Cement Masons	Application of Underlayment	\$67.41	15J	4U		View
Pierce	Cement Masons	Building General	\$66.91	15J	4U		View
Pierce	Cement Masons	Composition or Kalman Floors	\$67.41	15J	4U		View
Pierce	Cement Masons	Concrete Paving	\$66.91	15J	4U		View
Pierce	Cement Masons	Curb & Gutter Machine	\$67.41	15J	4U		View
Pierce	Cement Masons	Curb & Gutter, Sidewalks	\$66.91	15J	4U		View
Pierce	Cement Masons	Curing Concrete	\$66.91	15J	4U		View
Pierce	Cement Masons	Finish Colored Concrete	\$67.41	15J	4U		View
Pierce	Cement Masons	Floor Grinding	\$67.41	15J	4U		View
Pierce	Cement Masons	Floor Grinding/Polisher	\$66.91	15J	4U		View
Pierce	Cement Masons	Green Concrete Saw, self-powered	\$67.41	15J	4U		View
Pierce	Cement Masons	Grouting of all Plates	\$66.91	15J	4U		View
Pierce	Cement Masons	Grouting of all Tilt-up Panels	\$66.91	15J	4U		View
Pierce	Cement Masons	Gunite Nozzlemans	\$67.41	15J	4U		View
Pierce	Cement Masons	Hand Powered Grinder	\$67.41	15J	4U		View
Pierce	Cement Masons	Journey Level	\$66.91	15J	4U		View
Pierce	Cement Masons	Patching Concrete	\$66.91	15J	4U		View
Pierce	Cement Masons	Pneumatic Power Tools	\$67.41	15J	4U		View
Pierce	Cement Masons	Power Chipping & Brushing	\$67.41	15J	4U		View
Pierce	Cement Masons	Sand Blasting Architectural Finish	\$67.41	15J	4U		View
Pierce	Cement Masons	Screed & Rodding Machine	\$67.41	15J	4U		View
Pierce	Cement Masons	Spackling or Skim Coat Concrete	\$66.91	15J	4U		View
Pierce	Cement Masons	Troweling Machine Operator	\$67.41	15J	4U		View
Pierce	Cement Masons	Troweling Machine Operator on Colored Slabs	\$67.41	15J	4U		View
Pierce	Cement Masons	Tunnel Workers	\$67.41	15J	4U		View
Pierce	Divers & Tenders	Bell/Vehicle or Submersible Operator (Not Under Pressure)	\$122.46	15J	4C		View
Pierce	Divers & Tenders	Diver	\$122.49	15J	4C	8V	View
Pierce	Divers & Tenders	Diver On Standby	\$81.04	15J	4C		View
Pierce	Divers & Tenders	Diver Tender	\$73.60	15J	4C		View
Pierce	Divers & Tenders	Manifold Operator	\$73.60	15J	4C		View
Pierce	Divers & Tenders	Manifold Operator Mixed Gas	\$78.60	15J	4C		View
Pierce	Divers & Tenders	Remote Operated Vehicle Operator/Technician	\$73.60	15J	4C		View
Pierce	Divers & Tenders	Remote Operated Vehicle Tender	\$68.64	15J	4C		View
Pierce	Dredge Workers	Assistant Engineer	\$73.62	5D	3F		View
Pierce	Dredge Workers	Assistant Mate (Deckhand)	\$73.05	5D	3F		View
Pierce	Dredge Workers	Boatmen	\$73.62	5D	3F		View
Pierce	Dredge Workers	Engineer Welder	\$75.03	5D	3F		View
Pierce	Dredge Workers	Leverman, Hydraulic	\$76.53	5D	3F		View
Pierce	Dredge Workers	Mates	\$73.62	5D	3F		View
Pierce	Dredge Workers	Oiler	\$73.05	5D	3F		View
Pierce	Drywall Applicator	Journey Level	\$68.19	15J	4C		View
Pierce	Drywall Tapers	Journey Level	\$67.91	5P	1E		View
Pierce	Electrical Fixture Maintenance Workers	Journey Level	\$17.76		1		View
Pierce	Electricians - Inside	Cable Splicer	\$81.91	5C	1G		View

Pierce	Electricians - Inside	Journey Level	\$76.57	5C	1G		View
Pierce	Electricians - Inside	Lead Covered Cable Splicer	\$87.23	5C	1G		View
Pierce	Electricians - Inside	Welder	\$81.91	5C	1G		View
Pierce	Electricians - Motor Shop	Craftsman	\$15.37		1		View
Pierce	Electricians - Motor Shop	Journey Level	\$14.69		1		View
Pierce	Electricians - Powerline Construction	Cable Splicer	\$88.89	5A	4D		View
Pierce	Electricians - Powerline Construction	Certified Line Welder	\$81.65	5A	4D		View
Pierce	Electricians - Powerline Construction	Groundperson	\$52.91	5A	4D		View
Pierce	Electricians - Powerline Construction	Heavy Line Equipment Operator	\$81.65	5A	4D		View
Pierce	Electricians - Powerline Construction	Journey Level Lineperson	\$81.65	5A	4D		View
Pierce	Electricians - Powerline Construction	Line Equipment Operator	\$70.02	5A	4D		View
Pierce	Electricians - Powerline Construction	Meter Installer	\$52.91	5A	4D	8W	View
Pierce	Electricians - Powerline Construction	Pole Sprayer	\$81.65	5A	4D		View
Pierce	Electricians - Powerline Construction	Powderperson	\$60.75	5A	4D		View
Pierce	Electronic Technicians	Journey Level	\$48.88	6Z	1B		View
Pierce	Elevator Constructors	Mechanic	\$103.81	7D	4A		View
Pierce	Elevator Constructors	Mechanic In Charge	\$112.09	7D	4A		View
Pierce	Fabricated Precast Concrete Products	Journey Level	\$15.00		1		View
Pierce	Fence Erectors	Fence Erector	\$46.29	15J	4V	8Y	View
Pierce	Fence Erectors	Fence Laborer	\$46.29	15J	4V	8Y	View
Pierce	Flaggers	Journey Level	\$46.29	15J	4V	8Y	View
Pierce	Glaziers	Journey Level	\$72.41	7L	1Y		View
Pierce	Heat & Frost Insulators And Asbestos Workers	Journey Level	\$82.02	15H	11G		View
Pierce	Heating Equipment Mechanics	Journey Level	\$91.83	7E	1E		View
Pierce	Hod Carriers & Mason Tenders	Journey Level	\$57.31	15J	4V	8Y	View
Pierce	Industrial Power Vacuum Cleaner	Journey Level	\$14.49		1		View
Pierce	Inland Boatmen	Boat Operator	\$61.41	5B	1K		View
Pierce	Inland Boatmen	Cook	\$56.48	5B	1K		View
Pierce	Inland Boatmen	Deckhand	\$57.48	5B	1K		View
Pierce	Inland Boatmen	Deckhand Engineer	\$58.81	5B	1K		View
Pierce	Inland Boatmen	Launch Operator	\$58.89	5B	1K		View
Pierce	Inland Boatmen	Mate	\$57.31	5B	1K		View
Pierce	Inspection/Cleaning/Sealing Of Sewer & Water Systems By Remote Control	Cleaner Operator, Foamer Operator	\$14.49		1		View
Pierce	Inspection/Cleaning/Sealing Of Sewer & Water Systems By Remote Control	Grout Truck Operator	\$14.49		1		View
Pierce	Inspection/Cleaning/Sealing Of Sewer & Water Systems By Remote Control	Head Operator	\$14.49		1		View
Pierce	Inspection/Cleaning/Sealing Of Sewer & Water Systems By Remote Control	Technician	\$14.49		1		View
Pierce	Inspection/Cleaning/Sealing Of Sewer & Water Systems By Remote Control	Tv Truck Operator	\$14.49		1		View
Pierce	Insulation Applicators	Journey Level	\$68.19	15J	4C		View
Pierce	Ironworkers	Journeyman	\$80.28	7N	1O		View
Pierce	Laborers	Air, Gas Or Electric Vibrating Screed	\$54.62	15J	4V	8Y	View
Pierce	Laborers	Airtrac Drill Operator	\$56.31	15J	4V	8Y	View
Pierce	Laborers	Ballast Regular Machine	\$54.62	15J	4V	8Y	View
Pierce	Laborers	Batch Weighman	\$46.29	15J	4V	8Y	View
Pierce	Laborers	Brick Pavers	\$54.62	15J	4V	8Y	View
Pierce	Laborers	Brush Cutter	\$54.62	15J	4V	8Y	View
Pierce	Laborers	Brush Hog Feeder	\$54.62	15J	4V	8Y	View
Pierce	Laborers	Burner	\$54.62	15J	4V	8Y	View
Pierce	Laborers	Caisson Worker	\$56.31	15J	4V	8Y	View
Pierce	Laborers	Carpenter Tender	\$54.62	15J	4V	8Y	View
Pierce	Laborers	Cement Dumper-paving	\$55.62	15J	4V	8Y	View
Pierce	Laborers	Cement Finisher Tender	\$54.62	15J	4V	8Y	View
Pierce	Laborers	Change House Or Dry Shack	\$54.62	15J	4V	8Y	View
Pierce	Laborers	Chipping Gun (30 Lbs. And Over)	\$55.62	15J	4V	8Y	View
Pierce	Laborers	Chipping Gun (Under 30 Lbs.)	\$54.62	15J	4V	8Y	View
Pierce	Laborers	Choker Setter	\$54.62	15J	4V	8Y	View
Pierce	Laborers	Chuck Tender	\$54.62	15J	4V	8Y	View
Pierce	Laborers	Clary Power Spreader	\$55.62	15J	4V	8Y	View
Pierce	Laborers	Clean-up Laborer	\$54.62	15J	4V	8Y	View
Pierce	Laborers	Concrete Dumper/Chute Operator	\$55.62	15J	4V	8Y	View
Pierce	Laborers	Concrete Form Stripper	\$54.62	15J	4V	8Y	View
Pierce	Laborers	Concrete Placement Crew	\$55.62	15J	4V	8Y	View
Pierce	Laborers	Concrete Saw Operator/Core Driller	\$55.62	15J	4V	8Y	View
Pierce	Laborers	Crusher Feeder	\$46.29	15J	4V	8Y	View
Pierce	Laborers	Curing Laborer	\$54.62	15J	4V	8Y	View
Pierce	Laborers	Demolition: Wrecking & Moving (Incl. Charred Material)	\$54.62	15J	4V	8Y	View
Pierce	Laborers	Ditch Digger	\$54.62	15J	4V	8Y	View
Pierce	Laborers	Diver	\$56.31	15J	4V	8Y	View
Pierce	Laborers	Drill Operator (Hydraulic, Diamond)	\$55.62	15J	4V	8Y	View
Pierce	Laborers	Dry Stack Walls	\$54.62	15J	4V	8Y	View
Pierce	Laborers	Dump Person	\$54.62	15J	4V	8Y	View
Pierce	Laborers	Epoxy Technician	\$54.62	15J	4V	8Y	View
Pierce	Laborers	Erosion Control Worker	\$54.62	15J	4V	8Y	View
Pierce	Laborers	Faller & Bucker Chain Saw	\$55.62	15J	4V	8Y	View
Pierce	Laborers	Fine Graders	\$54.62	15J	4V	8Y	View

Pierce	Laborers	Firewatch	\$46.29	15J	4V	8Y	View
Pierce	Laborers	Form Setter	\$54.62	15J	4V	8Y	View
Pierce	Laborers	Gabian Basket Builders	\$54.62	15J	4V	8Y	View
Pierce	Laborers	General Laborer	\$54.62	15J	4V	8Y	View
Pierce	Laborers	Grade Checker & Transit Person	\$57.31	15J	4V	8Y	View
Pierce	Laborers	Grinders	\$54.62	15J	4V	8Y	View
Pierce	Laborers	Grout Machine Tender	\$54.62	15J	4V	8Y	View
Pierce	Laborers	Groutmen (Pressure) Including Post Tension Beams	\$55.62	15J	4V	8Y	View
Pierce	Laborers	Guardrail Erector	\$54.62	15J	4V	8Y	View
Pierce	Laborers	Hazardous Waste Worker (Level A)	\$56.31	15J	4V	8Y	View
Pierce	Laborers	Hazardous Waste Worker (Level B)	\$55.62	15J	4V	8Y	View
Pierce	Laborers	Hazardous Waste Worker (Level C)	\$54.62	15J	4V	8Y	View
Pierce	Laborers	High Scaler	\$56.31	15J	4V	8Y	View
Pierce	Laborers	Jackhammer	\$55.62	15J	4V	8Y	View
Pierce	Laborers	Laserbeam Operator	\$55.62	15J	4V	8Y	View
Pierce	Laborers	Maintenance Person	\$54.62	15J	4V	8Y	View
Pierce	Laborers	Manhole Builder-Mudman	\$55.62	15J	4V	8Y	View
Pierce	Laborers	Material Yard Person	\$54.62	15J	4V	8Y	View
Pierce	Laborers	Matorman-Dinky Locomotive	\$55.62	15J	4V	8Y	View
Pierce	Laborers	nozzleman (concrete pump, green cutter when using combination of high pressure air & water on concrete & rock, sandblast, gunite, shotcrete, water blaster, vacuum blaster)	\$57.31	15J	4V	8Y	View
Pierce	Laborers	Pavement Breaker	\$55.62	15J	4V	8Y	View
Pierce	Laborers	Pilot Car	\$46.29	15J	4V	8Y	View
Pierce	Laborers	Pipe Layer (Lead)	\$57.31	15J	4V	8Y	View
Pierce	Laborers	Pipe Layer/Tailor	\$55.62	15J	4V	8Y	View
Pierce	Laborers	Pipe Pot Tender	\$55.62	15J	4V	8Y	View
Pierce	Laborers	Pipe Reliner	\$55.62	15J	4V	8Y	View
Pierce	Laborers	Pipe Wrapper	\$55.62	15J	4V	8Y	View
Pierce	Laborers	Pot Tender	\$54.62	15J	4V	8Y	View
Pierce	Laborers	Powderman	\$56.31	15J	4V	8Y	View
Pierce	Laborers	Powderman's Helper	\$54.62	15J	4V	8Y	View
Pierce	Laborers	Power Jacks	\$55.62	15J	4V	8Y	View
Pierce	Laborers	Railroad Spike Puller - Power	\$55.62	15J	4V	8Y	View
Pierce	Laborers	Raker - Asphalt	\$57.31	15J	4V	8Y	View
Pierce	Laborers	Re-Timberman	\$56.31	15J	4V	8Y	View
Pierce	Laborers	Remote Equipment Operator	\$55.62	15J	4V	8Y	View
Pierce	Laborers	Rigger/Signal Person	\$55.62	15J	4V	8Y	View
Pierce	Laborers	Rip Rap Person	\$54.62	15J	4V	8Y	View
Pierce	Laborers	Rivet Buster	\$55.62	15J	4V	8Y	View
Pierce	Laborers	Rodder	\$55.62	15J	4V	8Y	View
Pierce	Laborers	Scaffold Erector	\$54.62	15J	4V	8Y	View
Pierce	Laborers	Scale Person	\$54.62	15J	4V	8Y	View
Pierce	Laborers	Sloper (Over 20")	\$55.62	15J	4V	8Y	View
Pierce	Laborers	Sloper Sprayer	\$54.62	15J	4V	8Y	View
Pierce	Laborers	Spreader (Concrete)	\$55.62	15J	4V	8Y	View
Pierce	Laborers	Stake Hopper	\$54.62	15J	4V	8Y	View
Pierce	Laborers	Stock Piler	\$54.62	15J	4V	8Y	View
Pierce	Laborers	Swinging Stage/Boatswain Chair	\$46.29	15J	4V	8Y	View
Pierce	Laborers	Tamper & Similar Electric, Air & Gas Operated Tools	\$55.62	15J	4V	8Y	View
Pierce	Laborers	Tamper (Multiple & Self-propelled)	\$55.62	15J	4V	8Y	View
Pierce	Laborers	Timber Person - Sewer (Lagger, Shorer & Cribber)	\$55.62	15J	4V	8Y	View
Pierce	Laborers	Toolroom Person (at Jobsite)	\$54.62	15J	4V	8Y	View
Pierce	Laborers	Topper	\$54.62	15J	4V	8Y	View
Pierce	Laborers	Track Laborer	\$54.62	15J	4V	8Y	View
Pierce	Laborers	Track Liner (Power)	\$55.62	15J	4V	8Y	View
Pierce	Laborers	Traffic Control Laborer	\$49.50	15J	4V	9C	View
Pierce	Laborers	Traffic Control Supervisor	\$52.45	15J	4V	9C	View
Pierce	Laborers	Truck Spotter	\$54.62	15J	4V	8Y	View
Pierce	Laborers	Tugger Operator	\$55.62	15J	4V	8Y	View
Pierce	Laborers	Tunnel Work-Compressed Air Worker 0-30 psi	\$142.82	15J	4V	9B	View
Pierce	Laborers	Tunnel Work-Compressed Air Worker 30.01-44.00 psi	\$147.85	15J	4V	9B	View
Pierce	Laborers	Tunnel Work-Compressed Air Worker 44.01-54.00 psi	\$151.53	15J	4V	9B	View
Pierce	Laborers	Tunnel Work-Compressed Air Worker 54.01-60.00 psi	\$157.23	15J	4V	9B	View
Pierce	Laborers	Tunnel Work-Compressed Air Worker 60.01-64.00 psi	\$159.35	15J	4V	9B	View
Pierce	Laborers	Tunnel Work-Compressed Air Worker 64.01-68.00 psi	\$164.45	15J	4V	9B	View
Pierce	Laborers	Tunnel Work-Compressed Air Worker 68.01-70.00 psi	\$166.35	15J	4V	9B	View
Pierce	Laborers	Tunnel Work-Compressed Air Worker 70.01-72.00 psi	\$168.35	15J	4V	9B	View
Pierce	Laborers	Tunnel Work-Compressed Air Worker 72.01-74.00 psi	\$170.35	15J	4V	9B	View
Pierce	Laborers	Tunnel Work-Guage and Lock Tender	\$57.41	15J	4V	8Y	View
Pierce	Laborers	Tunnel Work-Miner	\$57.41	7A	4V	8Y	View
Pierce	Laborers	Tunnel Work-Miner	\$57.41	15J	4V	8Y	View
Pierce	Laborers	Vibrator	\$55.62	15J	4V	8Y	View
Pierce	Laborers	Vinyl Seamer	\$54.62	15J	4V	8Y	View
Pierce	Laborers	Watchman	\$42.08	15J	4V	8Y	View
Pierce	Laborers	Welder	\$55.62	15J	4V	8Y	View
Pierce	Laborers	Well Point Laborer	\$55.62	15J	4V	8Y	View

Pierce	Laborers	Window Washer/Cleaner	\$42.08	15J	4V	8Y	View
Pierce	Laborers - Underground Sewer & Water	General Laborer & Topman	\$54.62	15J	4V	8Y	View
Pierce	Laborers - Underground Sewer & Water	Pipe Layer	\$55.62	15J	4V	8Y	View
Pierce	Landscape Construction	Landscape Construction/Landscaping Or Planting Laborers	\$42.08	15J	4V	8Y	View
Pierce	Landscape Construction	Landscape Operator	\$73.05	7A	3K	8X	View
Pierce	Landscape Maintenance	Groundskeeper	\$17.07		1		View
Pierce	Lathers	Journey Level	\$68.19	15J	4C		View
Pierce	Marble Setters	Journey Level	\$63.32	7E	1N		View
Pierce	Metal Fabrication (In Shop)	Fitter	\$15.25		1		View
Pierce	Metal Fabrication (In Shop)	Laborer	\$14.49		1		View
Pierce	Metal Fabrication (In Shop)	Machine Operator	\$14.49		1		View
Pierce	Metal Fabrication (In Shop)	Welder	\$14.49		1		View
Pierce	Millwright	Journey Level	\$69.74	15J	4C		View
Pierce	Modular Buildings	Journey Level	\$14.49		1		View
Pierce	Painters	Journey Level	\$47.70	6Z	2B		View
Pierce	Pile Driver	Crew Tender	\$62.69	15J	4C		View
Pierce	Pile Driver	Crew Tender/Technician	\$62.69	15J	4C		View
Pierce	Pile Driver	Hyperbaric Worker - Compressed Air Worker 0-30.00 PSI	\$85.00	15J	4C		View
Pierce	Pile Driver	Hyperbaric Worker - Compressed Air Worker 30.01 - 44.00 PSI	\$90.00	15J	4C		View
Pierce	Pile Driver	Hyperbaric Worker - Compressed Air Worker 44.01 - 54.00 PSI	\$94.00	15J	4C		View
Pierce	Pile Driver	Hyperbaric Worker - Compressed Air Worker 64.01 - 68.00 PSI	\$106.50	15J	4C		View
Pierce	Pile Driver	Hyperbaric Worker - Compressed Air Worker 68.01 - 70.00 PSI	\$108.50	15J	4C		View
Pierce	Pile Driver	Hyperbaric Worker - Compressed Air Worker 70.01 - 72.00 PSI	\$110.50	15J	4C		View
Pierce	Pile Driver	Hyperbaric Worker - Compressed Air Worker 72.01 - 74.00 PSI	\$112.50	15J	4C		View
Pierce	Pile Driver	Journey Level	\$68.64	15J	4C		View
Pierce	Plasterers	Journey Level	\$64.14	7Q	1R		View
Pierce	Plasterers	Nozzleman	\$67.64	7Q	1R		View
Pierce	Playground & Park Equipment Installers	Journey Level	\$14.49		1		View
Pierce	Plumbers & Pipefitters	Journey Level	\$82.22	5A	1G		View
Pierce	Power Equipment Operators	Asphalt Plant Operator	\$74.27	7A	3K	8X	View
Pierce	Power Equipment Operators	Assistant Engineer	\$72.30	7A	3K	8X	View
Pierce	Power Equipment Operators	Barrier Machine (zipper)	\$73.62	7A	3K	8X	View
Pierce	Power Equipment Operators	Batch Plant Operator: Concrete	\$73.62	7A	3K	8X	View
Pierce	Power Equipment Operators	Bobcat	\$69.87	7A	3K	8X	View
Pierce	Power Equipment Operators	Brokk - Remote Demolition Equipment	\$69.87	7A	3K	8X	View
Pierce	Power Equipment Operators	Brooms	\$69.87	7A	3K	8X	View
Pierce	Power Equipment Operators	Bump Cutter	\$73.62	7A	3K	8X	View
Pierce	Power Equipment Operators	Cableways	\$74.27	7A	3K	8X	View
Pierce	Power Equipment Operators	Chipper	\$73.62	7A	3K	8X	View
Pierce	Power Equipment Operators	Compressor	\$69.87	7A	3K	8X	View
Pierce	Power Equipment Operators	Concrete Pump: Truck Mount With Boom Attachment Over 42m	\$74.27	7A	3K	8X	View
Pierce	Power Equipment Operators	Concrete Finish Machine -laser Screed	\$69.87	7A	3K	8X	View
Pierce	Power Equipment Operators	Concrete Pump - Mounted Or Trailer High Pressure Line Pump, Pump High Pressure	\$73.05	7A	3K	8X	View
Pierce	Power Equipment Operators	Concrete Pump: Truck Mount With Boom Attachment Up To 42m	\$73.62	7A	3K	8X	View
Pierce	Power Equipment Operators	Conveyors	\$73.05	7A	3K	8X	View
Pierce	Power Equipment Operators	Cranes Friction: 200 tons and over	\$79.20	7A	3K	8X	View
Pierce	Power Equipment Operators	Cranes, A-frame: 10 tons and under	\$72.30	7A	3K	8X	View
Pierce	Power Equipment Operators	Cranes: 100 tons through 199 tons, or 150' of boom (including jib with attachments)	\$77.63	7A	3K	8X	View
Pierce	Power Equipment Operators	Cranes: 20 tons through 44 tons with attachments	\$76.19	7A	3K	8X	View
Pierce	Power Equipment Operators	Cranes: 200 tons- 299 tons, or 250' of boom including jib with attachments	\$78.44	7A	3K	8X	View
Pierce	Power Equipment Operators	Cranes: 300 tons and over or 300' of boom including jib with attachments	\$79.20	7A	3K	8X	View
Pierce	Power Equipment Operators	Cranes: 45 tons through 99 tons, under 150' of boom(including jib with attachments)	\$76.87	7A	3K	8X	View
Pierce	Power Equipment Operators	Cranes: Friction cranes through 199 tons	\$78.44	7A	3K	8X	View
Pierce	Power Equipment Operators	Cranes: through 19 tons with attachments, A-frame over 10 tons	\$75.60	7A	3K	8X	View
Pierce	Power Equipment Operators	Crusher	\$73.62	7A	3K	8X	View
Pierce	Power Equipment Operators	Deck Engineer/deck Winches (power)	\$73.62	7A	3K	8X	View
Pierce	Power Equipment Operators	Derricks: on building work	\$76.87	7A	3K	8X	View
Pierce	Power Equipment Operators	Dozers D-9 & Under	\$73.05	7A	3K	8X	View
Pierce	Power Equipment Operators	Drill Oilers: Auger Type, Truck Or Crane Mount	\$73.05	7A	3K	8X	View
Pierce	Power Equipment Operators	Drilling Machine	\$75.03	7A	3K	8X	View
Pierce	Power Equipment Operators	Elevator and man-lift: permanent and shaft type	\$72.30	7A	3K	8X	View
Pierce	Power Equipment Operators	Finishing Machine, Bidwell And Gamaco & Similar Equipment	\$73.62	7A	3K	8X	View
Pierce	Power Equipment Operators	Forklift: 3000 lbs and over with attachments	\$75.60	7A	3K	8X	View
Pierce	Power Equipment Operators	Forklifts: under 3000 lbs. with attachments	\$72.30	7A	3K	8X	View
Pierce	Power Equipment Operators	Grade Engineer: Using Blueprints, Cut Sheets,etc.	\$73.62	7A	3K	8X	View

Pierce	Power Equipment Operators	Gradechecker/stakeman	\$69.87	7A	3K	8X	View
Pierce	Power Equipment Operators	Guardrail punch/Auger	\$73.62	7A	3K	8X	View
Pierce	Power Equipment Operators	Hard Tail End Dump Articulating Off- Road Equipment 45 Yards. & Over	\$74.27	7A	3K	8X	View
Pierce	Power Equipment Operators	Hard Tail End Dump Articulating Off-road Equipment Under 45 Yards	\$73.62	7A	3K	8X	View
Pierce	Power Equipment Operators	Horizontal/directional Drill Locator	\$73.05	7A	3K	8X	View
Pierce	Power Equipment Operators	Horizontal/directional Drill Operator	\$73.62	7A	3K	8X	View
Pierce	Power Equipment Operators	Hydralifts/boom trucks: 10 tons and under	\$72.30	7A	3K	8X	View
Pierce	Power Equipment Operators	Hydralifts/boom trucks: over 10 tons	\$75.60	7A	3K	8X	View
Pierce	Power Equipment Operators	Loader, Overhead 8 Yards. & Over	\$75.03	7A	3K	8X	View
Pierce	Power Equipment Operators	Loader, Overhead, 6 Yards. But Not Including 8 Yards	\$74.27	7A	3K	8X	View
Pierce	Power Equipment Operators	Loaders, Overhead Under 6 Yards	\$73.62	7A	3K	8X	View
Pierce	Power Equipment Operators	Loaders, Plant Feed	\$73.62	7A	3K	8X	View
Pierce	Power Equipment Operators	Loaders: Elevating Type Belt	\$73.05	7A	3K	8X	View
Pierce	Power Equipment Operators	Locomotives, All	\$73.62	7A	3K	8X	View
Pierce	Power Equipment Operators	Material Transfer Device	\$73.62	7A	3K	8X	View
Pierce	Power Equipment Operators	Mechanics: all (Leadmen - \$0.50 per hour over mechanic)	\$77.63	7A	3K	8X	View
Pierce	Power Equipment Operators	Mator patrol graders	\$74.27	7A	3K	8X	View
Pierce	Power Equipment Operators	Mucking Machine, Mole, Tunnel Drill, Boring, Road Header And/or Shield	\$74.27	7A	3K	8X	View
Pierce	Power Equipment Operators	Oil Distributors, Blower Distribution & Mulch Seeding Operator	\$69.87	7A	3K	8X	View
Pierce	Power Equipment Operators	Outside Hoists (elevators and manlifts), Air Tuggers, Strato	\$75.60	7A	3K	8X	View
Pierce	Power Equipment Operators	Overhead, bridge type Crane: 20 tons through 44 tons	\$76.19	7A	3K	8X	View
Pierce	Power Equipment Operators	Overhead, Bridge Type Crane: 20 Tons Through 44 Tons	\$73.62	7A	3K	8X	View
Pierce	Power Equipment Operators	Overhead, bridge type: 100 tons and over	\$77.63	7A	3K	8X	View
Pierce	Power Equipment Operators	Overhead, bridge type: 45 tons through 99 tons	\$76.87	7A	3K	8X	View
Pierce	Power Equipment Operators	Pavement Breaker	\$69.87	7A	3K	8X	View
Pierce	Power Equipment Operators	Pile Driver (other Than Crane Mount)	\$73.62	7A	3K	8X	View
Pierce	Power Equipment Operators	Plant Oiler - Asphalt, Crusher	\$73.05	7A	3K	8X	View
Pierce	Power Equipment Operators	Posthole Digger, Mechanical	\$69.87	7A	3K	8X	View
Pierce	Power Equipment Operators	Power Plant	\$69.87	7A	3K	8X	View
Pierce	Power Equipment Operators	Pumps - Water	\$69.87	7A	3K	8X	View
Pierce	Power Equipment Operators	Quad 9, HD 41, D10 And Over	\$74.27	7A	3K	8X	View
Pierce	Power Equipment Operators	Quick Tower: no cab, under 100 feet in height based to boom	\$72.30	7A	3K	8X	View
Pierce	Power Equipment Operators	Remote Control Operator On Rubber Tired Earth Moving Equipment	\$74.27	7A	3K	8X	View
Pierce	Power Equipment Operators	Rigger and Bellman	\$72.30	7A	3K	8X	View
Pierce	Power Equipment Operators	Rigger/Signal Person, Bellman(Certified)	\$75.60	7A	3K	8X	View
Pierce	Power Equipment Operators	Rollagon	\$74.27	7A	3K	8X	View
Pierce	Power Equipment Operators	Roller, Other Than Plant Mix	\$69.87	7A	3K	8X	View
Pierce	Power Equipment Operators	Roller, Plant Mix Or Multi-lift Materials	\$73.05	7A	3K	8X	View
Pierce	Power Equipment Operators	Roto-mill, Roto-grinder	\$73.62	7A	3K	8X	View
Pierce	Power Equipment Operators	Saws - Concrete	\$73.05	7A	3K	8X	View
Pierce	Power Equipment Operators	Scraper, Self Propelled Under 45 Yards	\$73.62	7A	3K	8X	View
Pierce	Power Equipment Operators	Scrapers - Concrete & Carry All	\$73.05	7A	3K	8X	View
Pierce	Power Equipment Operators	Scrapers, Self-propelled: 45 Yards And Over	\$74.27	7A	3K	8X	View
Pierce	Power Equipment Operators	Service Engineers: equipment	\$75.60	7A	3K	8X	View
Pierce	Power Equipment Operators	Shotcrete/gunite Equipment	\$69.87	7A	3K	8X	View
Pierce	Power Equipment Operators	Shovel, Excavator, Backhoe, Tractors Under 15 Metric Tons	\$73.05	7A	3K	8X	View
Pierce	Power Equipment Operators	Shovel, Excavator, Backhoe: Over 30 Metric Tons To 50 Metric Tons	\$74.27	7A	3K	8X	View
Pierce	Power Equipment Operators	Shovel, Excavator, Backhoes, Tractors: 15 To 30 Metric Tons	\$73.62	7A	3K	8X	View
Pierce	Power Equipment Operators	Shovel, Excavator, Backhoes: Over 50 Metric Tons To 90 Metric Tons	\$75.03	7A	3K	8X	View
Pierce	Power Equipment Operators	Shovel, Excavator, Backhoes: Over 90 Metric Tons	\$75.78	7A	3K	8X	View
Pierce	Power Equipment Operators	Slipform Pavers	\$74.27	7A	3K	8X	View
Pierce	Power Equipment Operators	Spreader, Topside & Screedman	\$74.27	7A	3K	8X	View
Pierce	Power Equipment Operators	Subgrader Trimmer	\$73.62	7A	3K	8X	View
Pierce	Power Equipment Operators	Tower Bucket Elevators	\$73.05	7A	3K	8X	View
Pierce	Power Equipment Operators	Tower Crane: over 175' through 250' in height, base to boom	\$78.44	7A	3K	8X	View
Pierce	Power Equipment Operators	Tower crane: up to 175' in height base to boom	\$77.63	7A	3K	8X	View
Pierce	Power Equipment Operators	Tower Cranes: over 250' in height from base to boom.	\$79.20	7A	3K	8X	View
Pierce	Power Equipment Operators	Transporters, All Track Or Truck Type	\$74.27	7A	3K	8X	View
Pierce	Power Equipment Operators	Trenching Machines	\$73.05	7A	3K	8X	View
Pierce	Power Equipment Operators	Truck Crane Oiler/Driver: 100 tons and over	\$76.19	7A	3K	8X	View
Pierce	Power Equipment Operators	Truck crane oiler/driver: under 100 tons	\$75.60	7A	3K	8X	View
Pierce	Power Equipment Operators	Truck Mount Portable Conveyor	\$73.62	7A	3K	8X	View
Pierce	Power Equipment Operators	Welder	\$76.87	7A	3K	8X	View
Pierce	Power Equipment Operators	Wheel Tractors, Farmall Type	\$69.87	7A	3K	8X	View
Pierce	Power Equipment Operators	Yo Yo Pay Dozer	\$73.62	7A	3K	8X	View
Pierce	Power Equipment Operators- Underground Sewer & Water	Asphalt Plant Operator	\$74.27	7A	3K	8X	View
Pierce	Power Equipment Operators- Underground Sewer &	Assistant Engineer	\$72.30	7A	3K	8X	View

	Water								
Pierce	Power Equipment Operators- Underground Sewer & Water	Barrier Machine (zipper)	\$73.62	7A	3K	8X	View		
Pierce	Power Equipment Operators- Underground Sewer & Water	Batch Plant Operator: Concrete	\$73.62	7A	3K	8X	View		
Pierce	Power Equipment Operators- Underground Sewer & Water	Bobcat	\$69.87	7A	3K	8X	View		
Pierce	Power Equipment Operators- Underground Sewer & Water	Brokk - Remote Demolition Equipment	\$69.87	7A	3K	8X	View		
Pierce	Power Equipment Operators- Underground Sewer & Water	Brooms	\$69.87	7A	3K	8X	View		
Pierce	Power Equipment Operators- Underground Sewer & Water	Bump Cutter	\$73.62	7A	3K	8X	View		
Pierce	Power Equipment Operators- Underground Sewer & Water	Cableways	\$74.27	7A	3K	8X	View		
Pierce	Power Equipment Operators- Underground Sewer & Water	Chipper	\$73.62	7A	3K	8X	View		
Pierce	Power Equipment Operators- Underground Sewer & Water	Compressor	\$69.87	7A	3K	8X	View		
Pierce	Power Equipment Operators- Underground Sewer & Water	Concrete Pump: Truck Mount With Boom Attachment Over 42m	\$74.27	7A	3K	8X	View		
Pierce	Power Equipment Operators- Underground Sewer & Water	Concrete Finish Machine -laser Screed	\$69.87	7A	3K	8X	View		
Pierce	Power Equipment Operators- Underground Sewer & Water	Concrete Pump - Mounted Or Trailer High Pressure Line Pump, Pump High Pressure	\$73.05	7A	3K	8X	View		
Pierce	Power Equipment Operators- Underground Sewer & Water	Concrete Pump: Truck Mount With Boom Attachment Up To 42m	\$73.62	7A	3K	8X	View		
Pierce	Power Equipment Operators- Underground Sewer & Water	Conveyors	\$73.05	7A	3K	8X	View		
Pierce	Power Equipment Operators- Underground Sewer & Water	Cranes Friction: 200 tons and over	\$79.20	7A	3K	8X	View		
Pierce	Power Equipment Operators- Underground Sewer & Water	Cranes, A-frame: 10 tons and under	\$72.30	7A	3K	8X	View		
Pierce	Power Equipment Operators- Underground Sewer & Water	Cranes: 100 tons through 199 tons, or 150' of boom (including jib with attachments)	\$77.63	7A	3K	8X	View		
Pierce	Power Equipment Operators- Underground Sewer & Water	Cranes: 20 tons through 44 tons with attachments	\$76.19	7A	3K	8X	View		
Pierce	Power Equipment Operators- Underground Sewer & Water	Cranes: 200 tons- 299 tons, or 250' of boom including jib with attachments	\$78.44	7A	3K	8X	View		
Pierce	Power Equipment Operators- Underground Sewer & Water	Cranes: 300 tons and over or 300' of boom including jib with attachments	\$79.20	7A	3K	8X	View		
Pierce	Power Equipment Operators- Underground Sewer & Water	Cranes: 45 tons through 99 tons, under 150' of boom(including jib with attachments)	\$76.87	7A	3K	8X	View		
Pierce	Power Equipment Operators- Underground Sewer & Water	Cranes: Friction cranes through 199 tons	\$78.44	7A	3K	8X	View		
Pierce	Power Equipment Operators- Underground Sewer & Water	Cranes: through 19 tons with attachments, A-frame over 10 tons	\$75.60	7A	3K	8X	View		
Pierce	Power Equipment Operators- Underground Sewer & Water	Crusher	\$73.62	7A	3K	8X	View		
Pierce	Power Equipment Operators- Underground Sewer & Water	Deck Engineer/deck Winches (power)	\$73.62	7A	3K	8X	View		
Pierce	Power Equipment Operators- Underground Sewer & Water	Derricks: on building work	\$76.87	7A	3K	8X	View		
Pierce	Power Equipment Operators- Underground Sewer & Water	Dozers D-9 & Under	\$73.05	7A	3K	8X	View		
Pierce	Power Equipment Operators- Underground Sewer & Water	Drill Oilers: Auger Type, Truck Or Crane Mount	\$73.05	7A	3K	8X	View		
Pierce	Power Equipment Operators- Underground Sewer & Water	Drilling Machine	\$75.03	7A	3K	8X	View		
Pierce	Power Equipment Operators- Underground Sewer & Water	Elevator and man-lift: permanent and shaft type	\$72.30	7A	3K	8X	View		
Pierce	Power Equipment Operators- Underground Sewer & Water	Finishing Machine, Bidwell And Gamaco & Similar Equipment	\$73.62	7A	3K	8X	View		
Pierce	Power Equipment Operators- Underground Sewer & Water	Forklift: 3000 lbs and over with attachments	\$75.60	7A	3K	8X	View		
Pierce	Power Equipment Operators- Underground Sewer & Water	Forklifts: under 3000 lbs. with attachments	\$72.30	7A	3K	8X	View		
Pierce	Power Equipment Operators- Underground Sewer & Water	Grade Engineer: Using Blueprints, Cut Sheets,etc.	\$73.62	7A	3K	8X	View		
Pierce	Power Equipment Operators- Underground Sewer & Water	Gradechecker/stakeman	\$69.87	7A	3K	8X	View		
Pierce	Power Equipment Operators- Underground Sewer & Water	Guardrail punch/Auger	\$73.62	7A	3K	8X	View		
Pierce	Power Equipment Operators- Underground Sewer & Water	Hard Tail End Dump Articulating Off- Road Equipment 45 Yards. & Over	\$74.27	7A	3K	8X	View		
Pierce	Power Equipment Operators- Underground Sewer & Water	Hard Tail End Dump Articulating Off-road Equipment Under 45 Yards	\$73.62	7A	3K	8X	View		
Pierce	Power Equipment Operators- Underground Sewer & Water	Horizontal/directional Drill Locator	\$73.05	7A	3K	8X	View		
Pierce	Power Equipment Operators- Underground Sewer & Water	Horizontal/directional Drill Operator	\$73.62	7A	3K	8X	View		
Pierce	Power Equipment Operators- Underground Sewer & Water	Hydralifts/boom trucks: 10 tons and under	\$72.30	7A	3K	8X	View		
Pierce	Power Equipment Operators- Underground Sewer & Water	Hydralifts/boom trucks: over 10 tons	\$75.60	7A	3K	8X	View		
Pierce	Power Equipment Operators- Underground Sewer & Water	Loader, Overhead 8 Yards. & Over	\$75.03	7A	3K	8X	View		
Pierce	Power Equipment Operators- Underground Sewer & Water	Loader, Overhead, 6 Yards. But Not Including 8 Yards	\$74.27	7A	3K	8X	View		

Pierce	Water	Loaders, Overhead Under 6 Yards	\$73.62	7A	3K	8X	View
Pierce	Power Equipment Operators- Underground Sewer & Water	Loaders, Plant Feed	\$73.62	7A	3K	8X	View
Pierce	Power Equipment Operators- Underground Sewer & Water	Loaders: Elevating Type Belt	\$73.05	7A	3K	8X	View
Pierce	Power Equipment Operators- Underground Sewer & Water	Locomotives, All	\$73.62	7A	3K	8X	View
Pierce	Power Equipment Operators- Underground Sewer & Water	Material Transfer Device	\$73.62	7A	3K	8X	View
Pierce	Power Equipment Operators- Underground Sewer & Water	Mechanics: all (Leadmen - \$0.50 per hour over mechanic)	\$77.63	7A	3K	8X	View
Pierce	Power Equipment Operators- Underground Sewer & Water	Motor patrol graders	\$74.27	7A	3K	8X	View
Pierce	Power Equipment Operators- Underground Sewer & Water	Mucking Machine, Mole, Tunnel Drill, Boring, Road Header And/or Shield	\$74.27	7A	3K	8X	View
Pierce	Power Equipment Operators- Underground Sewer & Water	Oil Distributors, Blower Distribution & Mulch Seeding Operator	\$69.87	7A	3K	8X	View
Pierce	Power Equipment Operators- Underground Sewer & Water	Outside Hoists (elevators and manlifts), Air Tuggers, Strato	\$75.60	7A	3K	8X	View
Pierce	Power Equipment Operators- Underground Sewer & Water	Overhead, bridge type Crane: 20 tons through 44 tons	\$76.19	7A	3K	8X	View
Pierce	Power Equipment Operators- Underground Sewer & Water	Overhead, Bridge Type Crane: 20 Tons Through 44 Tons	\$73.62	7A	3K	8X	View
Pierce	Power Equipment Operators- Underground Sewer & Water	Overhead, bridge type: 100 tons and over	\$77.63	7A	3K	8X	View
Pierce	Power Equipment Operators- Underground Sewer & Water	Overhead, bridge type: 45 tons through 99 tons	\$76.87	7A	3K	8X	View
Pierce	Power Equipment Operators- Underground Sewer & Water	Pavement Breaker	\$69.87	7A	3K	8X	View
Pierce	Power Equipment Operators- Underground Sewer & Water	Pile Driver (other Than Crane Mount)	\$73.62	7A	3K	8X	View
Pierce	Power Equipment Operators- Underground Sewer & Water	Plant Oiler - Asphalt, Crusher	\$73.05	7A	3K	8X	View
Pierce	Power Equipment Operators- Underground Sewer & Water	Posthole Digger, Mechanical	\$69.87	7A	3K	8X	View
Pierce	Power Equipment Operators- Underground Sewer & Water	Power Plant	\$69.87	7A	3K	8X	View
Pierce	Power Equipment Operators- Underground Sewer & Water	Pumps - Water	\$69.87	7A	3K	8X	View
Pierce	Power Equipment Operators- Underground Sewer & Water	Quad 9, HD 41, D10 And Over	\$74.27	7A	3K	8X	View
Pierce	Power Equipment Operators- Underground Sewer & Water	Quick Tower: no cab, under 100 feet in height based to boom	\$72.30	7A	3K	8X	View
Pierce	Power Equipment Operators- Underground Sewer & Water	Remote Control Operator On Rubber Tired Earth Moving Equipment	\$74.27	7A	3K	8X	View
Pierce	Power Equipment Operators- Underground Sewer & Water	Rigger and Bellman	\$72.30	7A	3K	8X	View
Pierce	Power Equipment Operators- Underground Sewer & Water	Rigger/Signal Person, Bellman(Certified)	\$75.60	7A	3K	8X	View
Pierce	Power Equipment Operators- Underground Sewer & Water	Rollagon	\$74.27	7A	3K	8X	View
Pierce	Power Equipment Operators- Underground Sewer & Water	Roller, Other Than Plant Mix	\$69.87	7A	3K	8X	View
Pierce	Power Equipment Operators- Underground Sewer & Water	Roller, Plant Mix Or Multi-lift Materials	\$73.05	7A	3K	8X	View
Pierce	Power Equipment Operators- Underground Sewer & Water	Roto-mill, Roto-grinder	\$73.62	7A	3K	8X	View
Pierce	Power Equipment Operators- Underground Sewer & Water	Saws - Concrete	\$73.05	7A	3K	8X	View
Pierce	Power Equipment Operators- Underground Sewer & Water	Scraper, Self Propelled Under 45 Yards	\$73.62	7A	3K	8X	View
Pierce	Power Equipment Operators- Underground Sewer & Water	Scrapers - Concrete & Carry All	\$73.05	7A	3K	8X	View
Pierce	Power Equipment Operators- Underground Sewer & Water	Scrapers, Self-propelled: 45 Yards And Over	\$74.27	7A	3K	8X	View
Pierce	Power Equipment Operators- Underground Sewer & Water	Service Engineers: equipment	\$75.60	7A	3K	8X	View
Pierce	Power Equipment Operators- Underground Sewer & Water	Shotcrete/gunite Equipment	\$69.87	7A	3K	8X	View
Pierce	Power Equipment Operators- Underground Sewer & Water	Shovel, Excavator, Backhoe, Tractors Under 15 Metric Tons	\$73.05	7A	3K	8X	View
Pierce	Power Equipment Operators- Underground Sewer & Water	Shovel, Excavator, Backhoe: Over 30 Metric Tons To 50 Metric Tons	\$74.27	7A	3K	8X	View
Pierce	Power Equipment Operators- Underground Sewer & Water	Shovel, Excavator, Backhoes, Tractors: 15 To 30 Metric Tons	\$73.62	7A	3K	8X	View
Pierce	Power Equipment Operators- Underground Sewer & Water	Shovel, Excavator, Backhoes: Over 50 Metric Tons To 90 Metric Tons	\$75.03	7A	3K	8X	View
Pierce	Power Equipment Operators- Underground Sewer & Water	Slipform Pavers	\$74.27	7A	3K	8X	View
Pierce	Power Equipment Operators- Underground Sewer & Water	Spreader, Topside & Screedman	\$74.27	7A	3K	8X	View
Pierce	Power Equipment Operators- Underground Sewer & Water	Subgrader Trimmer	\$73.62	7A	3K	8X	View
Pierce	Power Equipment Operators- Underground Sewer & Water	Tower Bucket Elevators	\$73.05	7A	3K	8X	View
Pierce	Power Equipment Operators- Underground Sewer & Water	Tower Crane: over 175' through 250' in height, base to	\$78.44	7A	3K	8X	View

Pierce	Water	boom					
Pierce	Power Equipment Operators- Underground Sewer & Water	Tower crane: up to 175' in height base to boom	\$77.63	7A	3K	8X	View
Pierce	Power Equipment Operators- Underground Sewer & Water	Tower Cranes: over 250' in height from base to boom.	\$79.20	7A	3K	8X	View
Pierce	Power Equipment Operators- Underground Sewer & Water	Transporters, All Track Or Truck Type	\$74.27	7A	3K	8X	View
Pierce	Power Equipment Operators- Underground Sewer & Water	Trenching Machines	\$73.05	7A	3K	8X	View
Pierce	Power Equipment Operators- Underground Sewer & Water	Truck Crane Oiler/Driver: 100 tons and over	\$76.19	7A	3K	8X	View
Pierce	Power Equipment Operators- Underground Sewer & Water	Truck crane oiler/driver: under 100 tons	\$75.60	7A	3K	8X	View
Pierce	Power Equipment Operators- Underground Sewer & Water	Truck Mount Portable Conveyor	\$73.62	7A	3K	8X	View
Pierce	Power Equipment Operators- Underground Sewer & Water	Welder	\$76.87	7A	3K	8X	View
Pierce	Power Equipment Operators- Underground Sewer & Water	Wheel Tractors, Farmall Type	\$69.87	7A	3K	8X	View
Pierce	Power Equipment Operators- Underground Sewer & Water	Yo Yo Pay Dozer	\$73.62	7A	3K	8X	View
Pierce	Power Line Clearance Tree Trimmers	Journey Level In Charge	\$57.22	5A	4A		View
Pierce	Power Line Clearance Tree Trimmers	Spray Person	\$54.32	5A	4A		View
Pierce	Power Line Clearance Tree Trimmers	Tree Equipment Operator	\$57.22	5A	4A		View
Pierce	Power Line Clearance Tree Trimmers	Tree Trimmer	\$51.18	5A	4A		View
Pierce	Power Line Clearance Tree Trimmers	Tree Trimmer Groundperson	\$38.99	5A	4A		View
Pierce	Refrigeration & Air Conditioning Mechanics	Journey Level	\$82.21	5A	1G		View
Pierce	Residential Brick Mason	Journey Level	\$27.02		1		View
Pierce	Residential Carpenters	Journey Level	\$49.17	15J	4C		View
Pierce	Residential Cement Masons	Journey Level	\$45.99		1		View
Pierce	Residential Drywall Applicators	Journey Level	\$68.19	15J	4C		View
Pierce	Residential Drywall Tapers	Journey Level	\$67.91	5P	1E		View
Pierce	Residential Electricians	Journey Level	\$44.11		1		View
Pierce	Residential Glaziers	Journey Level	\$72.41	7L	1Y		View
Pierce	Residential Insulation Applicators	Journey Level	\$24.52		1		View
Pierce	Residential Laborers	Journey Level	\$33.97		1		View
Pierce	Residential Marble Setters	Journey Level	\$29.29		1		View
Pierce	Residential Painters	Journey Level	\$47.70	6Z	2B		View
Pierce	Residential Plumbers & Pipefitters	Journey Level	\$82.22	5A	1G		View
Pierce	Residential Refrigeration & Air Conditioning Mechanics	Journey Level	\$82.22	5A	1G		View
Pierce	Residential Sheet Metal Workers	Journey Level	\$91.83	7E	1E		View
Pierce	Residential Soft Floor Layers	Journey Level	\$54.41	5A	3J		View
Pierce	Residential Sprinkler Fitters (Fire Protection)	Journey Level	\$53.04	5C	2B		View
Pierce	Residential Stone Masons	Journey Level	\$29.29		1		View
Pierce	Residential Terrazzo Workers	Journey Level	\$14.86		1		View
Pierce	Residential Terrazzo/Tile Finishers	Journey Level	\$21.96		1		View
Pierce	Residential Tile Setters	Journey Level	\$25.98		1		View
Pierce	Roofers	Journey Level	\$59.00	5A	2O		View
Pierce	Roofers	Using Irritable Bituminous Materials	\$62.00	5A	2O		View
Pierce	Sheet Metal Workers	Journey Level (Field or Shop)	\$91.83	7E	1E		View
Pierce	Shipbuilding & Ship Repair	New Construction Boilermaker	\$39.58	7V	1		View
Pierce	Shipbuilding & Ship Repair	New Construction Carpenter	\$39.58	7V	1		View
Pierce	Shipbuilding & Ship Repair	New Construction Crane Operator	\$39.58	7V	1		View
Pierce	Shipbuilding & Ship Repair	New Construction Electrician	\$39.58	7V	1		View
Pierce	Shipbuilding & Ship Repair	New Construction Heat & Frost Insulator	\$82.02	15H	11C		View
Pierce	Shipbuilding & Ship Repair	New Construction Laborer	\$39.58	7V	1		View
Pierce	Shipbuilding & Ship Repair	New Construction Machinist	\$39.58	7V	1		View
Pierce	Shipbuilding & Ship Repair	New Construction Operating Engineer	\$39.58	7V	1		View
Pierce	Shipbuilding & Ship Repair	New Construction Painter	\$39.58	7V	1		View
Pierce	Shipbuilding & Ship Repair	New Construction Pipefitter	\$39.58	7V	1		View
Pierce	Shipbuilding & Ship Repair	New Construction Rigger	\$39.58	7V	1		View
Pierce	Shipbuilding & Ship Repair	New Construction Sheet Metal	\$39.58	7V	1		View
Pierce	Shipbuilding & Ship Repair	New Construction Shipfitter	\$39.58	7V	1		View
Pierce	Shipbuilding & Ship Repair	New Construction Warehouse/Teamster	\$39.58	7V	1		View
Pierce	Shipbuilding & Ship Repair	New Construction Welder / Burner	\$39.58	7V	1		View
Pierce	Shipbuilding & Ship Repair	Ship Repair Boilermaker	\$47.45	7X	4J		View
Pierce	Shipbuilding & Ship Repair	Ship Repair Carpenter	\$47.35	7X	4J		View
Pierce	Shipbuilding & Ship Repair	Ship Repair Crane Operator	\$45.06	7Y	4K		View
Pierce	Shipbuilding & Ship Repair	Ship Repair Electrician	\$48.92	7X	4J		View
Pierce	Shipbuilding & Ship Repair	Ship Repair Heat & Frost Insulator	\$82.02	15H	11C		View
Pierce	Shipbuilding & Ship Repair	Ship Repair Laborer	\$47.35	7X	4J		View
Pierce	Shipbuilding & Ship Repair	Ship Repair Machinist	\$47.35	7X	4J		View
Pierce	Shipbuilding & Ship Repair	Ship Repair Operating Engineer	\$45.06	7Y	4K		View
Pierce	Shipbuilding & Ship Repair	Ship Repair Painter	\$47.35	7X	4J		View
Pierce	Shipbuilding & Ship Repair	Ship Repair Pipefitter	\$47.35	7X	4J		View
Pierce	Shipbuilding & Ship Repair	Ship Repair Rigger	\$47.45	7X	4J		View
Pierce	Shipbuilding & Ship Repair	Ship Repair Sheet Metal	\$47.35	7X	4J		View
Pierce	Shipbuilding & Ship Repair	Ship Repair Shipwright	\$47.35	7X	4J		View
Pierce	Shipbuilding & Ship Repair	Ship Repair Warehouse / Teamster	\$45.06	7Y	4K		View
Pierce	Sign Makers & Installers (Electrical)	Sign Installer	\$26.17		1		View

Pierce	Sign Makers & Installers (Electrical)	Sign Maker	\$20.33		1		View
Pierce	Sign Makers & Installers (Non-Electrical)	Sign Installer	\$33.43		1		View
Pierce	Sign Makers & Installers (Non-Electrical)	Sign Maker	\$22.79		1		View
Pierce	Soft Floor Layers	Journey Level	\$54.41	5A	3J		View
Pierce	Solar Controls For Windows	Journey Level	\$14.49		1		View
Pierce	Sprinkler Fitters (Fire Protection)	Journey Level	\$89.49	5C	1X		View
Pierce	Stage Rigging Mechanics (Non-Structural)	Journey Level	\$14.49		1		View
Pierce	Stone Masons	Journey Level	\$63.32	7E	1H		View
Pierce	Street And Parking Lot Sweeper Workers	Journey Level	\$21.69		1		View
Pierce	Surveyors	Chain Person	\$71.30	7A	3K		View
Pierce	Surveyors	Instrument Person	\$71.95	7A	3K		View
Pierce	Surveyors	Party Chief	\$73.15	7A	3K		View
Pierce	Telecommunication Technicians	Journey Level	\$48.88	6Z	1B		View
Pierce	Telephone Line Construction - Outside	Cable Splicer	\$38.27	5A	2B		View
Pierce	Telephone Line Construction - Outside	Hole Digger/Ground Person	\$25.66	5A	2B		View
Pierce	Telephone Line Construction - Outside	Telephone Equipment Operator (Light)	\$31.96	5A	2B		View
Pierce	Telephone Line Construction - Outside	Telephone Lineperson	\$36.17	5A	2B		View
Pierce	Terrazzo Workers	Journey Level	\$58.71	7E	1H		View
Pierce	Tile Setters	Journey Level	\$58.71	7E	1H		View
Pierce	Tile, Marble & Terrazzo Finishers	Finisher	\$49.54	7E	1N		View
Pierce	Traffic Control Stripers	Journey Level	\$50.51	7A	1K		View
Pierce	Truck Drivers	Asphalt Mix Over 16 Yards	\$69.95	15J	11I	8L	View
Pierce	Truck Drivers	Asphalt Mix To 16 Yards	\$69.11	15J	11I	8L	View
Pierce	Truck Drivers	Dump Truck	\$69.11	15J	11I	8L	View
Pierce	Truck Drivers	Dump Truck & Trailer	\$69.95	15J	11I	8L	View
Pierce	Truck Drivers	Other Trucks	\$69.95	15J	11I	8L	View
Pierce	Truck Drivers - Ready Mix	Transit Mix	\$69.95	15J	11I	8L	View
Pierce	Well Drillers & Irrigation Pump Installers	Irrigation Pump Installer	\$16.09		1		View
Pierce	Well Drillers & Irrigation Pump Installers	Oiler	\$15.39		1		View
Pierce	Well Drillers & Irrigation Pump Installers	Well Driller	\$18.30		1		View



**ADVANCE
ENVIRONMENTAL**

“Good Faith” Asbestos Survey Report

**Located at:
2621 - 30 84th Street South
Lakewood, WA 98499**



**Prepared for:
Jeff Gumm
253-732-8074**

jgumm@cityoflakewood.gov

**Prepared By: Rylan Baker
AHERA Building Inspector
Cert. # BIR-NES-05-28-07
Exp. 05/28/2022**

August 18, 2021

Purpose

This good-faith asbestos survey was performed as part of pre-demolition/renovation planning assessment to identify the presence, location, and quantity of any asbestos-containing materials (ACM) in or on the structure at the above referenced property address. The intent of this asbestos survey is to comply with governing asbestos regulations required by Federal Standards and with the Washington State guidelines. Currently, the State of Washington requires a "good faith inspection" for the identification of asbestos-containing materials prior to any remodeling or demolition work. The survey is required to be performed in accordance with 40 CFR 763.86 and WAC 196-62-07721. These federal and State standards require inspections to be conducted by an EPA Accredited Building Inspector with analysis to be provided by an asbestos laboratory certified by the National Bureau of Standards. All survey work was conducted in compliance with the standards mentioned above.

General

On July 28th, 2021, Rylan Baker Certified AHERA Building Inspector, of Advance Environmental, Inc., conducted an inspection for suspect-ACM of the residential structure located at the above referenced property address in, WA. The residential structure was and is currently scheduled for demolition/renovation

Building Description

Approx. Size	1,200 sq. ft.
Building Type	Residential
Construction	Stick built
Exterior	Wood siding, composition shingle roofing, cement slab foundation, wood windows
Interior	Sheetrock / wood paneling / plywood / wood wall systems, acoustic tile ceiling systems, floor coverings, fiberglass – bat insulation

Sampling Objective

The sampling objective was to determine the quantity and location(s) of asbestos containing materials in or on the structure. There were (10) suspected ACM's in or on the structure at the above referenced property and (20) samples were collected.

Laboratory Analysis

The bulk ACM samples are analyzed at Seattle Asbestos Test LLC, 19711 Scriber Lake Road, Suite D, Lynnwood, WA 98036 using polarized light microscopy (PLM) with dispersing staining in accordance with U.S. EPA method 600/R-93-166 as specified in 40 CFR Chapter I (7-1-93 edition) Part 763, Subpart F, Appendix A, pages 499-504. Polarizing light microscopy quantifies asbestos concentrations at between 100% - 1% detection levels.

For samples containing more than one separable layer of materials, the report will include findings for each layer (labeled -1 for layer one, and -2 for layer two, etc.) and a total percentage for the entire sample. The asbestos concentration is determined by visual estimation.

For those samples with asbestos concentrations between one and ten percent based on visual estimation, the EPA recommends a procedure known as point counting (NESHAPS, 40 CFR Part 61). Point counting is a statistically more accurate means of quantification for samples with low concentrations of asbestos. Point counting will only be performed at the owner or owner's agent request.

Sample Table

Sample Number	Material	Location of Samples	Condition	Friable Yes/No	Asbestos Content %
30-1	Sheet Vinyl	Kitchen floor system	Good	N/A	Not Detected
30-2	Vinyl tile	Dining room floor system	Good	No	3% Chrysotile
30-3	Sheet Vinyl	Bathroom floor system	Good	N/A	Not Detected
30-4	Vinyl Tile – Dark Brown	Bedroom 1 floor system	Good	No	3% Chrysotile
30-5	Vinyl Tile – Light Brown	Bedroom 2 floor system	Good	No	3% Chrysotile
30-6	Vinyl Tile - Black	Living room floor system	Good	No	3% Chrysotile
30-7	Vinyl Tile - Green	Living room floor system	Good	No	3% Chrysotile
30-8	Drywall	Wall system	Good	N/A	Not Detected
30-9	Drywall	Wall system	Good	N/A	Not Detected
30-10	Insulation	Insulation system	Good	N/A	Not Detected
30-11	Insulation	Insulation system	Good	N/A	Not Detected
30-12	Ceiling Tile	Throughout ceiling system	Good	N/A	Not Detected
30-13	Ceiling Tile	Front ceiling system	Good	N/A	Not Detected
30-14	Glaze	Window frame system	Good	Yes	3% Chrysotile
30-15	Glaze	Window frame system	Good	Yes	3% Chrysotile
30-16	Brick and grout	Chimney system	Good	N/A	Not Detected
30-17	Putty	Chimney system	Good	N/A	Not Detected
30-18	Roofing	Roof system	Good	N/A	Not Detected
30-19	Roofing	Roof system	Good	N/A	Not Detected
30-20	Rock and grout	Interior chimney system	Good	N/A	Not Detected

Quantification Table

The following table indicates the approximate quantity of asbestos containing material identified in the structure.

Sample Numbers	Material	Location of Material	Approximate Quantity
30-2, 30-4, 30-5, 30-6, 30-7	Vinyl Tile	Dining Room, Living Room, Bedroom 1, Bedroom 2 floor systems	985 sq. ft.
30-14, 30-15	Glaze	Window Frame System	210 sq. ft.

Recommendations

A copy of this report must be provided to any employee or contractor conducting renovation or demolition activities at the subject property.

Regulated ACM are required to be handled in accordance with Washington State Regulations prior to any demolition, renovation, or remodeling that would disturb these materials. Washington State Department of Labor and Industries require that the abatement be performed using Certified Asbestos Workers under the direct on site supervision of an Asbestos Supervisor. The only exemption of this is for residential owners performing removal of asbestos materials other than furnace interiors, or direct applied mudded asbestos insulation. The requirements for handling, packaging, and disposing of asbestos-containing materials can be found in WAC Chapter 296-62, Volume I, Part I-1.

ACM with less than the regulated level of one percent asbestos is not required to be abated by certified asbestos workers or abatement contractors. However, ACM with less than one percent asbestos does require all workers to have Asbestos Awareness Training prior to handling or abatement work.

Washington State Labor and Industries regulations regards ACM material with less than one percent asbestos as a health hazard because it is possible that total exposure levels for workers will exceed the Permissible Exposure Limit (PEL). Personal air sampling is a requirement for the first day of the abatement project to ensure that the exposure levels are below the PEL. Precautions should be taken to ensure worker protection and abatement procedure should include engineering controls to limit workers exposure concentration (i.e. wet techniques, half-face respirator, protective clothing).



“Good Faith” Asbestos Survey Report

**Located at:
2621 – 34 84th St. South
Lakewood, WA 98499**



Prepared for:

Jeff Gumm

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**Prepared By: Rylan Baker
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August 18, 2021

Purpose

This good-faith asbestos survey was performed as part of pre-demolition/renovation planning assessment to identify the presence, location, and quantity of any asbestos-containing materials (ACM) in or on the structure at the above referenced property address. The intent of this asbestos survey is to comply with governing asbestos regulations required by Federal Standards and with the Washington State guidelines. Currently, the State of Washington requires a "good faith inspection" for the identification of asbestos-containing materials prior to any remodeling or demolition work. The survey is required to be performed in accordance with 40 CFR 763.86 and WAC 196-62-07721. These federal and State standards require inspections to be conducted by an EPA Accredited Building Inspector with analysis to be provided by an asbestos laboratory certified by the National Bureau of Standards. All survey work was conducted in compliance with the standards mentioned above.

General

On July 28, 2021, Rylan Baker Certified AHERA Building Inspector, of Advance Environmental, Inc., conducted an inspection for suspect-ACM of the residential structure located at the above referenced property address in Lakewood, WA. The residential structure was vacant and is currently scheduled for demolition/renovation.

Building Description

Approx. Size	900 sq. ft.
Building Type	Residential
Construction	Stick built
Exterior	Wood siding, tar / comp sheathing roofing, concrete slab foundation, metal / wood windows
Interior	Wood paneling / plywood / carpet wall systems, wood ceiling systems, vinyl tile / sheet vinyl / ceramic tile / wood laminate / cement floor coverings, fiberglass insulation

Sampling Objective

The sampling objective was to determine the quantity and location(s) of asbestos containing materials in or on the structure. There were (9) suspected ACM's in or on the structure at the above referenced property and (18) samples were collected.

Laboratory Analysis

The bulk ACM samples are analyzed at Seattle Asbestos Test LLC, 19711 Scriber Lake Road, Suite D, Lynnwood, WA 98036 using polarized light microscopy (PLM) with dispersing staining in accordance with U.S. EPA method 600/R-93-166 as specified in 40 CFR Chapter I (7-1-93 edition) Part 763, Subpart F, Appendix A, pages 499-504. Polarizing light microscopy quantifies asbestos concentrations at between 100% - 1% detection levels.

For samples containing more than one separable layer of materials, the report will include findings for each layer (labeled -1 for layer one, and -2 for layer two, etc.) and a total percentage for the entire sample. The asbestos concentration is determined by visual estimation.

For those samples with asbestos concentrations between one and ten percent based on visual estimation, the EPA recommends a procedure known as point counting (NESHAPS, 40 CFR Part 61). Point counting is a statistically more accurate means of quantification for samples with low concentrations of asbestos. Point counting will only be performed at the owner or owner's agent request.

Sample Table

Sample Number	Material	Location of Samples	Condition	Friable Yes/No	Asbestos Content %
34-1	Sheet vinyl	Top layer utility floor system	Good	N/A	Not Detected
34-2	Sheet vinyl	Bottom layers utility floor system	Good	Yes	55% Chrysotile
34-3	Sheet vinyl/ Vinyl Tile	Bathroom 2 floor system	Good	Yes	3% Chrysotile
34-4	Ceramic tile	Bathroom 1 floor system	Good	N/A	Not Detected
34-5	Ceramic tile – smooth	Bedroom floor system	Good	N/A	Not Detected
34-6	Ceramic tile – rock	Bedroom floor system	Good	N/A	Not Detected
34-7	Vinyl tile 8x8	Living room / bedroom floor system	Good	N/A	Not Detected
34-8	Vinyl tile 8x8	Living room / bedroom floor system	Good	No	3% Chrysotile
34-9	Vinyl tile 12x12	Living room floor system	Good	N/A	Not Detected
34-10	Insulation	Insulation system	Good	N/A	Not Detected
34-11	Cove base	Utility floor system	Good	N/A	Not Detected
34-12	Putty	Living room window system	Good	N/A	Not Detected
34-13	Putty	Bathroom window system	Good	N/A	Not Detected
34-14	Brick and grout	Chimney system	Good	N/A	Not Detected
34-15	Roofing	Chimney patch system	Good	N/A	Not Detected
34-16	Roofing	Power vent patch system	Good	N/A	Not Detected
34-17	Roofing	Roof system	Good	N/A	Not Detected
34-18	Rock and grout	Interior chimney system	Good	N/A	Not Detected

Quantification Table

The following table indicates the approximate quantity of asbestos containing material identified in the structure.

Sample Numbers	Material	Location of Material	Approximate Quantity
34-2	Sheet vinyl	Bottom layers utility floor system	130 sq. ft.
34-3	Sheet vinyl/ Vinyl Tile	Bathroom 2 floor system	48 sq. ft.
34-8	Vinyl tile 8x8	Living room / bedroom floor system	375 sq. ft

Recommendations

A copy of this report must be provided to any employee or contractor conducting renovation or demolition activities at the subject property.

Regulated ACM are required to be handled in accordance with Washington State Regulations prior to any demolition, renovation, or remodeling that would disturb these materials. Washington State Department of Labor and Industries require that the abatement be performed using Certified Asbestos Workers under the direct on site supervision of an Asbestos Supervisor. The only exemption of this is for residential owners performing removal of asbestos materials other than furnace interiors, or direct applied mudded asbestos insulation. The requirements for handling, packaging, and disposing of asbestos-containing materials can be found in WAC Chapter 296-62, Volume I, Part I-1.

ACM with less than the regulated level of one percent asbestos is not required to be abated by certified asbestos workers or abatement contractors. However, ACM with less than one percent asbestos does require all workers to have Asbestos Awareness Training prior to handling or abatement work.

Washington State Labor and Industries regulations regards ACM material with less than one percent asbestos as a health hazard because it is possible that total exposure levels for workers will exceed the Permissible Exposure Limit (PEL). Personal air sampling is a requirement for the first day of the abatement project to ensure that the exposure levels are below the PEL. Precautions should be taken to ensure worker protection and abatement procedure should include engineering controls to limit workers exposure concentration (i.e. wet techniques, half-face respirator, protective clothing).