

Budget and Fiscal Management committee members,

King County Search and Rescue Association is a non-profit that has provided trained volunteers to help the sheriff's office and the people of King County for over 52 years.

We currently have 550 trained volunteers, so far this year we've responded to 151 missions, and volunteered 80,000 hours on search and rescue missions and training.

These missions include searches in cities and suburbs for missing subjects with Alzheimers and autism, evidence searches in cities and suburbs to support local police departments as well as the sheriff's office major crimes unit, as well as a large number of wilderness search, rescue and recoveries all over King County. We also assist King County Emergency Management and Roads with sandbagging and other tasks during natural disasters.

We do not charge subjects or their families for our services,

Due to Eastside Fire and Rescue's expanding footprint and needs within their Issaquah headquarters, we've been looking for a new location for our command and rescue vehicles and our equipment storage containers.

We are finalizing an up to 5 year lease with the Snoqualmie Valley Hospital for an undeveloped area of their east campus as an "interim" headquarters for SAR. To make this a secure location for our command and rescue vehicles, we will need to grade and add security fencing/gates, add security lighting and electrical improvements, move our storage containers and a donated trailer, and construct a pole barn to keep some of our vehicles out of the weather. Our current estimate for the site (attached) based on some initial quotes comes to just under \$79,000.

We deliver between \$3-9M value of equipment use and volunteer hours to the people of King County every year, to provide services that are a county responsibility under RCW 38.52.400.

As we rely solely on donations, a one-off expenditure of this size - which is more than half of our liquid assets - could limit our ability to make grants to our member units to support their projects and training, limit our ability to continue on our amateur radio repeater radio system improvements, and delay or impact other training and fundraising projects we have planned.

CM Kohl-Welles and CM Lambert are proposing a request on our behalf for funding for these site improvements.

Thank you for your support,

Glenn Wallace  
President  
King County Search and Rescue Association

*Handout at 10/25/17 BFM meeting  
from CM Kohl-Welles re 2017-0395*



# ALL CITY FENCE CO.



36 South Hudson Street Seattle, WA 98134 Phone (206) 324-3747 Fax (206) 324-1508  
Bonded and Insured Contractor Registration No. ALLCICF927KW

## PROPOSAL AND CONTRACT

July 19, 2017

### CUSTOMER

Name: Keith Goss  
Address:

Phone:  
FAX:  
Mobile: 425.985.9231

email: keithgoss11@yahoo.com

Attn: Keith Goss

Project:  
**KCSARA PARKING**

All City Fence Company proposes the following for the above referenced project:

- Provide materials and Labor to Install approximately 600 lf of 96" tall plus three Strands Barb Wire with one 48" wide Single Swing Gate and one 25' wide Single Slide Gate per attached:

**TOTAL PRICE \$ 24,417.00 (excl. tax)**

NOTE: this project requires a 50% deposit.

### Exclusions (unless noted otherwise)

- Clearing
- Grading
- Core Drilling
- Painting
- Permits
- Fence Removal
- Surveying
- Union Wages
- Staking the Fence Line
- Fence Grounding
- Hazardous Waste Training or Equipment
- Bond
- Excess Liability
- Traffic Control
- Federal Prevailing Wages
- Temporary Fence
- Set or Supplying Sleeves
- Hazardous Waste Treatment or Removal
- Sales and Use Tax
- Underground Utility Locates
- Concrete Mow Strip
- **AC power and conduits**

Please visit us on the web at [www.allcityfence.com](http://www.allcityfence.com)

**All City Fence Co.**  
**Mario Ditolla**  
Project Manager 206.391.6353  
mditolla@allcityfence.com

Tax Rate 10%	<b>Quote is valid for 30 days</b>
<b>PRICE</b>	<b>\$ 24,417.00</b>
STATE SALES TAX	\$ 2099.86
<b>TOTAL</b>	<b>\$ 26,516.86</b>
Net 10 days	Visa / MasterCard



1. **PLACEMENT.** Customer is responsible for marking the location of all underground utilities, pipes, plumbing, sprinklers, wiring, easements, right-of-ways, and covenants. Customer can obtain the location of all underground utilities by calling 1-800-424-5555. Customer is responsible for the condition of the soil and, in the absence of written notice from Customer, ALL CITY will proceed with the work on the assumption that the soil is suitable for the proposed construction and no extra excavation or backfill is required. Customer is responsible to establish the finish grade and clear the area where the work is to be performed of all obstructions prior to the scheduled date of work.

2. **PROPERTY OWNERSHIP.** Customer advises and warrants that Customer is either the owner or the authorized agent of the owner of the property on which the work will be performed. Customer agrees to be liable for all payments due under this contract whether or not paid by the owner. If Customer is not the owner of the property, Customer states the actual owner of the property is:

NAME \_\_\_\_\_ PHONE \_\_\_\_\_

ADDRESS \_\_\_\_\_ CITY \_\_\_\_\_ ZIP \_\_\_\_\_

3. **DISPUTES AND REMEDIES.** In the event either party to this contract alleges a breach of the contract by the other party, Contractor, All City, but not customer, shall have the option of electing, by giving written notice to customer, of resolution of any such dispute by binding arbitration pursuant to the provisions of chapter 7.04A, RCW, or, in the alternative, contractor may elect a Superior Court lien foreclosure action to foreclose any claim of lien which contractor may have recorded against the property which is the location of the work of the contract. In any such dispute, it is specifically agreed that neither party shall be entitled to consequential, punitive, or exemplary damages. Regardless of whether binding arbitration, or court lien foreclosure is elected, the prevailing party in any such proceeding shall be entitled to award of its reasonable attorney's fees and costs of litigation/arbitration.

4. **CANCELLATION, SCHEDULING AND PAYMENT.** This signed contract is cancelable by either party prior to ALL CITY ordering material for Customer's job. Performance of the work will be scheduled within a reasonable time after receipt by ALL CITY of a fully completed and signed contract unless Customer specifies an exact time to perform work in the body of this contract. ALL CITY shall not be liable for any delays in completing the work. Interest on all past due accounts, whether liquidated or unliquidated, shall be at the rate of 12% per annum.

5. **HOLD HARMLESS.** Customer agrees to indemnify and hold ALL CITY harmless from any and all claims arising from or which relate to Customer's responsibilities in this contract.

6. **PERMITS.** Any governmental permits required to complete the scope of work to be performed under this contract shall be the responsibility of Customer. All required permits will be obtained, paid for, and posted on the property by Customer prior to the commencement of work by ALL CITY.

7. **WARRANTIES.** ALL CITY warrants that all labor, material and taxes will be paid for and that there will be no potential lien claimants upon final payment by Customer. All work will be performed in a commercially reasonable manner. ALL CITY warrants that all labor and materials will be free of any material defects for a period of 36 months from the date of installation. **The sole remedy for a warranty claim by Customer is the repair or replacement of the defect and there are no other warranties expressed or implied.** All warranty claims must be made in writing within the 36 month period or any claim based upon any warranty is waived. This warranty is void if any other person or entity other than ALL CITY attempts to repair or replace. **ALL CITY is not responsible for consequential damages.**

I ACCEPT THE ABOVE CONTRACT TERMS: \_\_\_\_\_  
SIGNATURE OF CUSTOMER DATE

### NOTICE TO CUSTOMER

This contractor is registered with the state of Washington, registration number ALLCICF927KW, and has posted with the state a bond or deposit of \$6000.00 for the purpose of satisfying claims against the contractor for breach of contract including negligent or improper work in the conduct of the contractor's business. The expiration date of this contractor's registration is December 31 of each year.

**THIS BOND OR DEPOSIT MIGHT NOT BE SUFFICIENT TO COVER A CLAIM THAT MIGHT ARISE FROM THE WORK DONE UNDER YOUR CONTRACT.**

This bond or deposit is not for your exclusive use because it covers all work performed by this contractor. The bond or deposit is intended to pay valid claims up to \$6000.00 that you and other customers, suppliers, subcontractors, or taxing authorities may have.

**FOR GREATER PROTECTION YOU MAY WITHHOLD A PERCENTAGE OF YOUR CONTRACT.**

You may withhold a contractually defined percentage of your construction contract as retainage for a stated period of time to provide protection to you and help insure that your project will be completed as required by your contract.

**YOUR PROPERTY MAY BE LIENED.**

If a supplier of materials used in your construction project or an employee or subcontractor of your contractor or subcontractor is not paid, your property may be liened to force payment and you could pay twice for the same work.

**FOR ADDITIONAL PROTECTION YOU MAY REQUEST THE CONTRACTOR TO PROVIDE YOU WITH ORIGINAL "LIEN RELEASE" DOCUMENTS FROM EACH SUPPLIER OR SUBCONTRACTOR AT YOUR PROJECT.**

The contractor is required to provide you with further information about lien release document if you request it. General information is also available from the state Department of Labor and Industries.

I have received a copy of this disclosure statement.

Dated this \_\_\_\_\_ day of \_\_\_\_\_ of the year \_\_\_\_\_

\_\_\_\_\_  
Signature of Customer

Date: Tuesday, July 11, 2017  
 Contract/Bid Proposal expires 14 days from the date above unless signed and accepted by Straub Construction, LLC.



<b>Customer's Mailing Address</b> Keith Goss	<b>Site Address</b>	<b>Contact Numbers</b> Home Phone: 425-985-9231 E-Mail: keithgoss11@yahoo.com
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**Building Size: 30' x 84' x 16' Roof Only**

**This bid is for a permitted building with engineering:** For King County Building Department, with 25 lb psf ground snow load, 115 mph wind speed, B Exposure, soil bearing 1500 pounds per square foot (psf) and Seismic zone D1.

**Features Included in this proposal**

- **Clear span** with trusses that are IBC engineered steel plate design with 25 lb psf ground snow load, 3lb dead load, 1lb ceiling load (not rated for a ceiling), **Roof Pitch is 4:12**
  - **Gable End:** Each gable end will have a truss. The gable trusses will have girts built in.
- **Posts** are #2 / .60cca pressure treated type, as per engineering specifications.
  - Truss Bearing Posts will be sent 12"-24" longer than required.
- **Roof Purlins** are 2" x 6" GDF #2 or better at 24" on center stacked type.
- **Steel Panels** Roof - 40 year painted finish (see color chart for warranty).
  - Steel is 29-gauge with a minimum tensile strength of 80,000 PSI.
  - Steel panels will be fastened with matching colored screws.
  - Steel roof panels will be **one piece** (from the eave to the peak).
- **Trim Package** Corners will be trimmed with Outside Corner cap. Gables will be trimmed with Outside Corner-Cap.
- **Roof Condensation Control** 2" CCB - Condensation Blanket Insulation with reinforced facing.
- **Overhangs:** 12" wide on all sides. The fascia board & soffit will be exposed to the weather.
- **Engineered Plans:** Structural Engineered plans **WILL NOT SHOW** a concrete slab. Concrete backfill will be required in the post-holes to complete the Final Inspection.
- **Hardware:** All Nails, Bolts, Hangers and Screws needed to construct this building are included.

**CONSTRUCTED PRICE** **\$28,480.00 plus Tax**

Price based on level building site. (For Permitted Buildings the post embedment is required to be in native soil).

**FREIGHT** **Included**

Destination: , WA

**Site Accessibility:** This agreement is based on adequate access for truck delivery. Access means the truck must be able to enter the site, turn around and exit the site. Multiple unloading locations will cause additional cost to the customer. 48' trusses (or larger), may require additional access. Additional access will be necessary when special unloading is required. Special unloading may incur additional cost to the Customer.

**Notice:** The delivery driver will have the Release Form which will need to be signed before the truck can enter the property.

**Post Hole Drilling** **Included**

(Includes layout, hole drilling & moving the dirt off the building pad) 18 holes; or as per engineering specifications.

**Concrete Post Footings** **Included**

2.5 bags of 60# premix concrete per hole for each 24" diameter hole will be supplied and installed.

**Post Hole Backfill** **Included**

Up to 10 cubic yards, 3/4" crushed rock or concrete. (Based on correct hole size.)

**Construction Agreement:** Customer is to provide a level, hazard free building site, with ground conditions that will support trucks, trailers, and forklift that may be used during the construction process. Additional access and building space may be required if there are special unloading and working conditions. Straub Construction, LLC reserves the right at its sole discretion, to cancel this contract if the site conditions are inadequate.

<b>Payment Schedule:</b>	Down payment at signing:	<b>\$7,120.00</b>
	#1 Material payment at delivery:	<b>\$7,120.00</b>
	#2 Start of Construction:	<b>\$7,120.00</b>
	#3 Final at completion:	<b>\$7,120.00</b>
	<b>Total Contract Amount:</b>	<b>\$28,480.00</b>
	Tax will be added to the final payment	

Chart:

Roof color: \_\_\_\_\_ Gable Trim color: \_\_\_\_\_

**OFFER AND ACCEPTANCE**

Customer authorizes Straub Construction, LLC to perform as set forth above. This contract is final and supersedes any other written document or verbal agreement or discussion. Any changes or delays beyond this period of time will require a review. This review will include; material cost, labor cost.

(X) \_\_\_\_\_ Date \_\_\_\_\_  
 CUSTOMER'S SIGNATURE

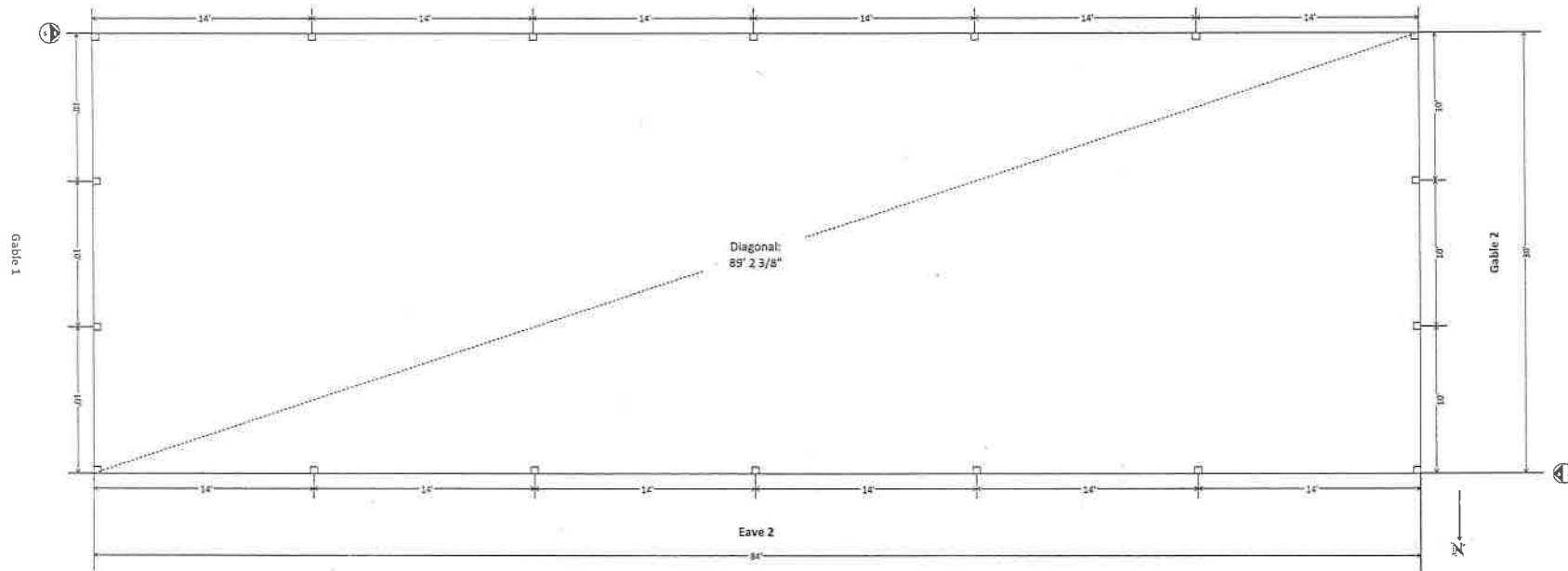
Rachel Klinger  
 Project Estimator

POLE LAYOUT

Personal Use, 2520 sq. ft.



Eave 1



## KCSARA Parking Facility Budget

Category	Estimated Quantity	Units	Estimated Cost per Unit	Estimated Subtotal	Notes
<b>Site Preparation</b>					
Grading	1	ls	1,000.00	1,000.00	Assumes no grading permit or County pays for permit
Driveway gravel	5	cy	35.00	175.00	Driveway for cell tower site
Demolition/disposal fee for wood stairs	3	trips	25.00	75.00	Transfer station fees
Tree and brush removal, disposal fee	4	trips	25.00	100.00	Transfer station fees
Fence with one man-gate, barbed wire, and rolling gate and hardware	1	ls	26,520.00	26,520.00	Quote from All City Fence
Gate security - just pad locks	1	ls	60.00	60.00	Multiple keys for two locks
<b>Site Preparation Subtotal</b>				<b>\$27,930.00</b>	
<b>Move Existing Structures to Site</b>					
Storage Containers, moving to site	2		1,000.00	2,000.00	Two containers moved from ESFR
Storage Containers, blocks for leveling	2		100.00	200.00	Assumed some purchased, some donated.
KC Trailer, moving to site	1		1,000.00	1,000.00	One single wide trailer moved from KC Roads Dept.
KC Trailer, blocks for leveling, skirt repairs	1		500.00	500.00	Assumed
Disposal fees	4	trips	25.00	100.00	Transfer station fees
<b>Move Existing Structures to Site Subtotal</b>				<b>\$3,800.00</b>	
<b>Pole Barn</b>					
Quote for installed 6 bay pole barn from Straub Construction LLC.	1	ls	28,480.00	28,480.00	Assumes County pays for permit. Includes stamped plans and design specific for King County permit application.
Miscellaneous small items	1	ls	500.00	500.00	
Disposal fees	4	trips	25.00	100.00	Transfer station fees
<b>Pole Barn Subtotal</b>				<b>\$29,080.00</b>	
<b>Utilities</b>					
Power, materials only	1	ls	1000.00	1000.00	Assumed
Power, labor only	1	ls	1000.00	1000.00	Assumed. Licensed electrician.
Water, materials only	1	ls	250.00	250.00	Assumed
Water, labor only	1	ls	250.00	250.00	Assumed. Licensed plumber.
Sewer connection to tank	1	ls	150.00	150.00	Assumed
Private utility locates	1	ls	250.00	250.00	Estimate from experience
Trenching for utilities	16	hours	75.00	1200.00	Rental trenching machine, native for backfill
Septic pump system inspection, minor repairs	1	ls	500.00	500.00	Assumes no permit or County pays for permit
Exposed plumbing insulation	1	ls	100.00	100.00	Assumed
Disposal fees	5	trips	25.00	125.00	Transfer station fees
<b>Utilities Subtotal</b>				<b>\$4,825.00</b>	
<b>Security Lighting</b>					
Poles	6	ea	600.00	3600.00	Poles price from an electrician. \$500 purchase, \$100 install
Fixtures, intrusion sensor	6	ea	85.00	510.00	Home Depot price
Bulbs	6	ea	40.00	240.00	Home Depot price
Conduit	500	feet	1.50	750.00	Home Depot price for 2" PVC with fittings
Pole barn fixtures	8	ea	35.00	280.00	Home Depot price

Category	Estimated Quantity	Units	Estimated Cost per Unit	Estimated Subtotal	Notes
Pole barn conduit and wiring	1	ls	300.00	300.00	Assumed
Trenching	8	hours	75.00	600.00	Rental trenching machine, native for backfill
Disposal	1	trip	25.00	25.00	Transfer station fees
<b>Security Lighting Subtotal</b>				<b>\$6,305.00</b>	

**BUDGET SUBTOTAL \$71,940.00**

**Sales Tax at 9.5%**

**BUDGET TOTAL \$78,774.30**

**Abbreviations:** ls = lump sum, cy = cubic yard, ea = each

**Assumptions and items not included:**

- Fire suppression is assumed to be the nearest hydrant.
- Storm drainage system is adequate.
- Water supply is non-potable.
- There is no active security system like an intrusion alarm but lights have intrusion sensors that turn on security lights.
- Irrigation system is non-functional or is just not used.
- No phone, gas, garbage disposal service is included.
- No improvements inside KC trailer or storage units.
- Structures have free draining roofs - no gutters.
- Card key system.



#### Existing Site Description

The existing site is approximately 100 feet wide by 200 feet long and is relatively flat and almost completely covered in crushed gravel. The site is surrounded by trees on the north, east, and part of the south with the remaining edges surrounded with a wood fence. The proposed site has undefined legal boundaries and is part of a 20.85 acre parcel belonging to a King County public hospital district commonly called the Snoqualmie Valley Hospital. The site is bounded by SE 99th Street to the south, Snoqualmie Parkway on the west and trees to the north and east. A cell tower is located approximately 100 feet to the north.

The site contains the following utilities left from the previous use as an RV park:

- 1) Electrical power to lots of outlets for the RV parking spots. Service is via a xxx Amp service and one or two xxx PSE meter.
- 2) Water service from an off site well - reportedly non-potable water only because it is untested and there is no treatment system. System needs operational testing. There are irrigation sprinklers on site and hose bibs at each RV parking spot and near the sewage tanks. Non-potable water signs will be needed and purple pipe should be used for repairs.
- 3) Sewer service is a holding tank or tanks reportedly pumping to a septic system licensed and operated by the hospital. System needs operational testing. Are there pumps? Alarms working? Pump info? Number of pumps, floats, etc.
- 4) No communications systems like phone or cable TV.
- 5) No gas service.

#### Site Legal Data

From the King County Parcel Viewer:

Parcel Number 0223079049

Address 34500 SE 99TH ST, Snoqualmie, WA 98065

Present use: Vacant (Commercial) (Is zoning expected to change and if so how will this effect the use by KCSARA?)

Property name: FORMER RV CAMP SITE

Jurisdiction: KING COUNTY

Taxpayer name: KING CO PUB HOSPITAL DIST N

Lot area: 908,226 square feet or 20.85 acres.

#### Proposed Site Use

- 1) Parking for SAR vehicles, trailers, and the dog team's rescue boat.
- 2) Pole barn structure for cover of approximately six large SAR vehicles. Remaining vehicles will not be under cover.
- 3) Siting for two cargo containers containing SAR gear, training materials, and tools.
- 4) Siting for a portable trailer containing a training room, a sink and toilet-only bathroom, and storage closets. Trailer uses electrical power for cooling, heat, hot water and power outlets.
- 5) Electrical power used for security lighting (tall poles with fixtures) and site lighting for pole barn, gates, storage containers, signs, and trailer. Power will also be used as a shore power source for vehicles.
- 6) Parking for personal vehicles whose owners are on missions or training on the site.
- 7) Security fencing surrounding the site. One or more man-gates and one sliding entrance gate.
- 8) Vehicle washing, sewer dumps (only SARA vehicle has a holding tank), light vehicle maintenance, functional checks for equipment like chainsaws, portable generators, weed wackers, etc.

#### Site Restrictions

- 1) There is a gravel road across the site which provides vehicle access for work on a cell tower. This access needs to be maintained with no limits. The proposed solution is to provide a graded driveway on the east edge of the site so the cell tower access is not fenced or gated. Access would be off of the existing asphalt road. This will require removal of a wood stairway.
- 2) Fire flow will be limited to the nearest available fire hydrant approximately xxx feet north of the site on Snoqualmie Parkway. Flow rates are in the range of xxx to xxx gpm. (distance??)
- 3) Site will not have garbage collection service, gas, or landline phone service.
- 4) Site will not have a mailing address.
- 5) Key access to be limited to unit staff only. (Not everyone will have a key.)