



Contents

Fairgrounds – Malone Building Drainage Project

The Malone building experiences water infiltration to the interior of the building. Working with Facet, Port staff developed a scope to remedy the issue, and provided the scope to 5 contracting companies. Representatives from 2 contracting companies attended an on-site pre-bid meeting on June 6th. An addendum was issued on June 9th, 2025, with a bid due date of June 16, 2025. Three bids were received with bid amounts (before tax) as follows:

- Morley & Sons Construction: \$45,460
- Valdez Construction: \$46,200
- Anania Trucking & Excavating LLC: \$45,805



**SMALL WORKS
CONTRACT
SCOPE OF WORK**

ADDENDUM 1 – 6/9/2025

PROJECT: Malone Building Drainage – 819 Camano Ave. Langley, WA on Whidbey Island, Project 2025-04.

SCOPE:

The Port of South Whidbey is in need of a drainage system to be installed around the Malone Building on the Whidbey Island Fairgrounds and Events Center in Langley, WA.

The project involves the construction of mitigation facilities to handle the roof runoff from the approximately 6,864 square foot (0.16 acres) Malone Building that is ponding up around the building. The project site is generally flat with some slope from south to north. Existing drainage from the Malone building appears to be handled via (4) downspouts near the corners of the building.

The area around the Malone building is also impacted by runoff from the south as well as the roof runoff from the Malone Building. A cutoff drain has been proposed to mitigate runoff from the south and will be tied in with the runoff from the Malone Building's four downspouts and conveyed to an infiltration facility. Infiltration facility dimensions will be 5 feet deep, 25 feet wide and 52 feet long. See attachment A for an aerial view of the drainage system. Also attached is a close-up image of the infiltration facility.

- Cutoff curtain drain along south side of the Malone building: adjust depth of cutoff curtain drain trench to provide a level trench bottom
- Where downspout drains connect to drainage system without a basin, provide a cleanout Y connection (e.g. south downspout connections).

Attachment B shows a sketch of the infiltration facility. Note a catch basin will be located within the infiltration facility.

- "Perforated pipe" in infiltration facility should be perforated manifold 6" ADS at three (3) feet or greater buried depth below surface
- Filter fabric should be installed on top of drain rock and beneath top soil in infiltration facility

Cut and patch asphalt with hot mix as needed.

Due to planned events at the Fairgrounds, work should be performed before July 11, July 28 – August 13, or after August 18.

BIDS DUE: Monday, June 16, 2025 4:00 p.m. This will be a lump sum contract including all labor, materials, and equipment. Bids should include Langley sales tax as a separate line item (9.0%). A template contract is attached which outlines the contract requirements.

The Port may choose to have a third-party observer review the construction and report to the Port their findings. This observer will not absolve the Contractor of any obligation. There would be no costs charged to the Contractor for this.

This facility is open to the public and construction zone demarcation will be required.

This project is subject to Chapter 39.12 RCW (Prevailing Wages on Public Works). The Prevailing Wage Rates for Public Works Contracts can be accessed on the Washington State



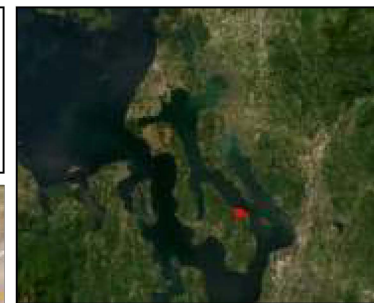
**SMALL WORKS
CONTRACT
SCOPE OF WORK**

ADDENDUM 1 – 6/9/2025

Dept of Labor and Industries website at: <https://secure.lni.wa.gov/wagelookup/> The wage publication date and county applicable to this contract is: Island County / 03 MAY 2024. A copy of the applicable wage rates is available for viewing at the Port office; and, the Port will mail a hard copy of the applicable wage rates to the Contractor upon request.



ATTACHMENT A

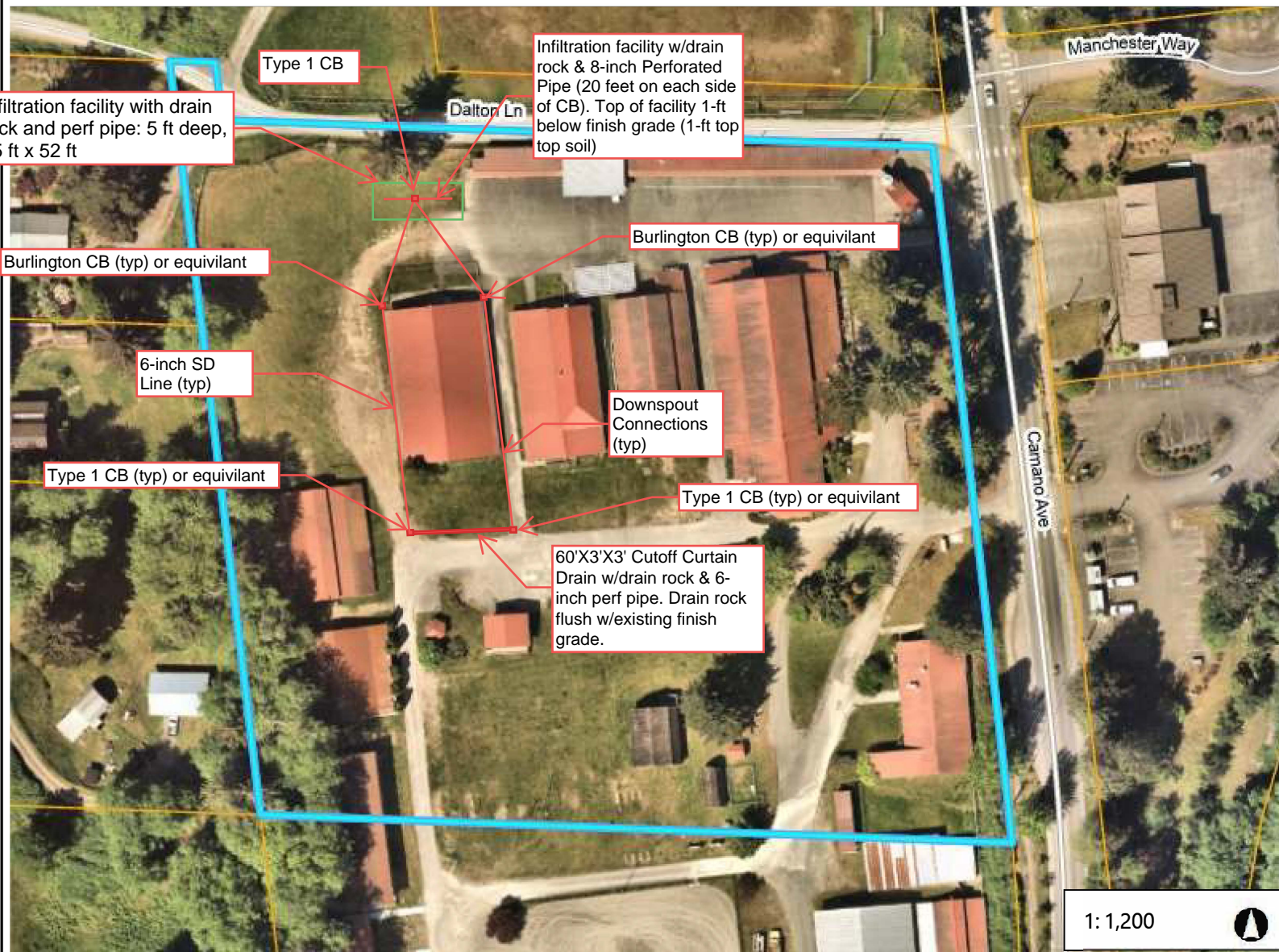


Legend

- Parcels
- Roads
 - Highway
 - Collector and Arterial
 - Local
 - Private

Malone Building
819 Camano Ave
Langley, Wa

Parcel R32903-442-4110



1: 1,200



199.9 0 99.97 199.9 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere
© Latitude Geographics Group Ltd.

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

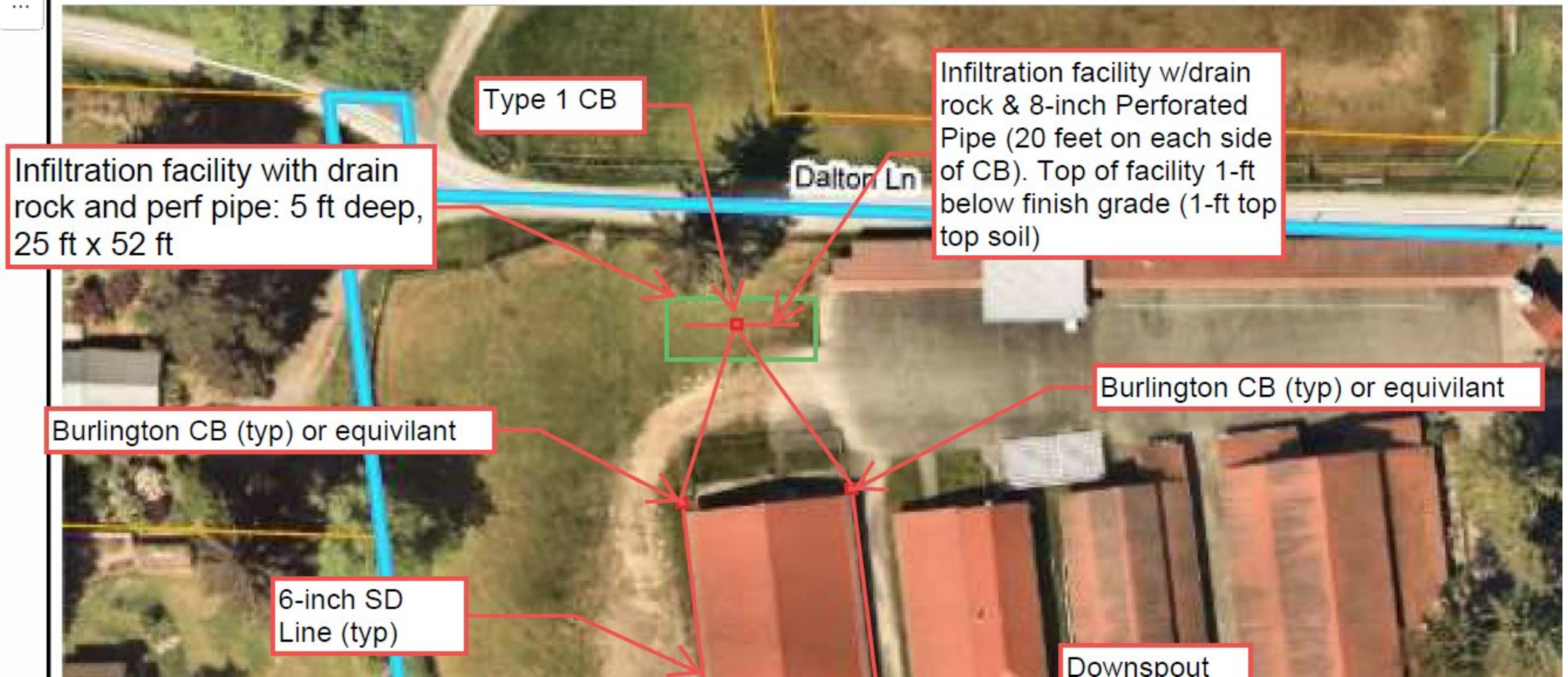
DO NOT USE AS A LEGAL DOCUMENT. ACCURACY IS NOT GUARANTEED.

Notes

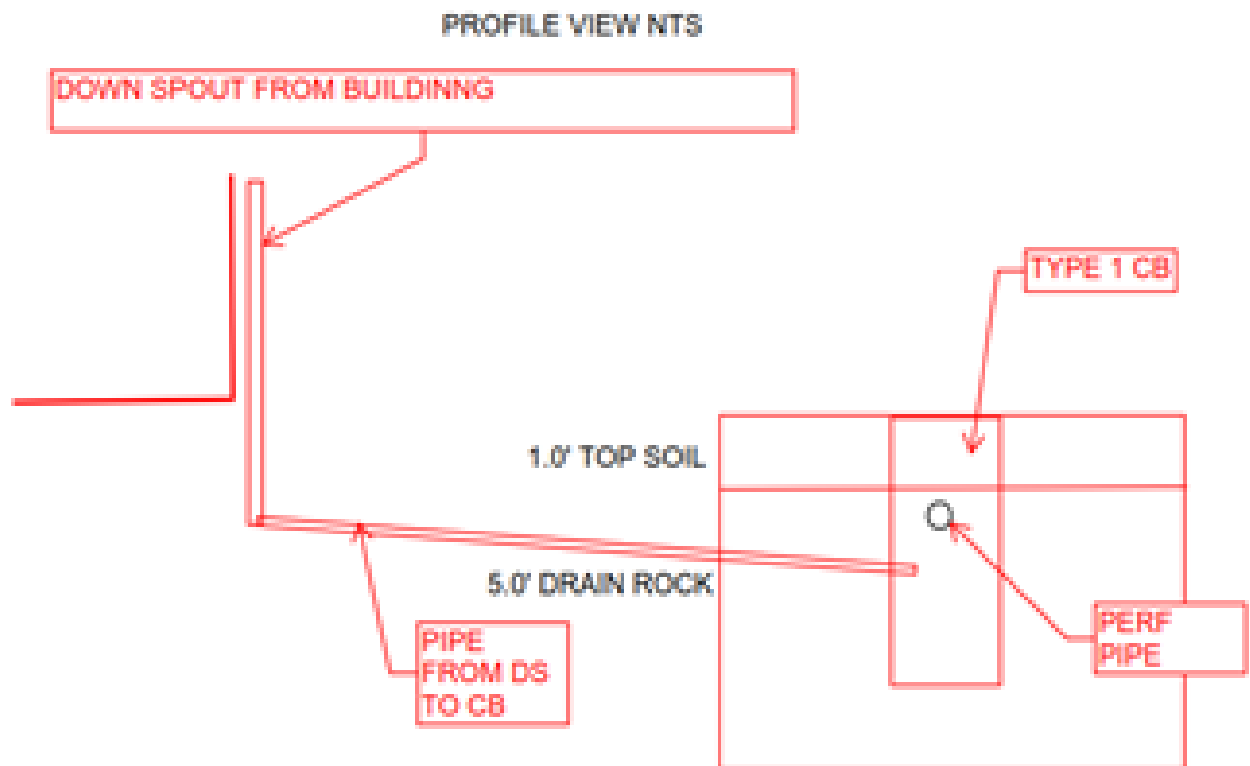
MARKUPS NOT TO SCALE



ATTACHMENT A



ATTACHMENT B



ESTIMATE



Prepared For

Port Of South Whidbey

Anania Trucking& Excavating LLC

PO Box 506
Coupeville, Wa 98239
Phone: (360) 632-7431
Email: ananiatandeooffice@gmail.com

Estimate # malone building drainage

Date 06/06/2025

Description

Mobilization

Includes truck rate, equipment trailer,driver,fuel,wear and tear

fence repairs

Asphalt paving

Truck and pup

Includes driver,fuel,wear and tear

6 inch Storm line

Labor

140 excavator

Type 1 catch basin w/ frame and grate

filter fabric

Asphalt/concrete saw

Includes machine, water, blade use, slurry control, operator, laborer, slurry dump fees.

Drain rock

303.5 mini excavator

Includes operator,fuel,wear and tear

misc. fittings

| | |
|--------------------|--------------------|
| Subtotal | \$45,805.00 |
| Wa state sales tax | \$4,030.84 |
| Total | \$49,835.84 |

By signing this document, the customer agrees to the services and conditions outlined in this document.

Port Of South Whidbey

Morley & Sons Construction

Whidbey Island

Lic# MORLEYSC796NR

Bid number- 25-139

For- Port of South Whidbey/ Malone Building Drainage Project

Estimate date- -06/16/2025

Project scope letter-

Installation of new drainage infrastructure as designed and described on provided plans. In summary this consists of a curtain drain to collect ponding water during the wet season with two type 1 catch basins at each end. Also collecting the downspout drains from the building and installing clean outs at each connection and running a 6" tightline with two separate burlington style basins at the end of the building. Then tight lining them to a 25X52' drywell with a type 1 Catch basin in the center. All trenches to be backfilled with suitable fill if existing dirt is not adequate. All Asphalt areas to be backfilled with structural fill and asphalt patched back.

Lump sum price for proposed work-

\$45,460.00

Subtotal-

\$45,460.00

Tax (9.0%)-

\$4496.04

Total-

\$49,956.04

Date: 6/16/25

Att: Angi Mozer & Amanda Ellis

Subject: Port of South Whidbey- Malone Building Storm System

Description:

Valdez Construction is pleased to provide a lump sum bid for the installation of the new storm drainage system around the Malone building as outlined in the Bid Documents and Addendum1 6.9.2025

Scope of Work:

Valdez Construction will perform the following work:

- Mobilization
- Cutoff Curtain Drain
- 6" Storm Drain with (4) Downspout connections and Cleanouts
- (5) Total Catch Basins
- Infiltration Facility
- Restoration of Asphalt and Fence Repair

Price:

Valdez Construction is pleased to provide a lump sum quote to perform the work listed above. Work to be performed as outlined in Addendum 1 dated 6/9/25

Lump sum bid cost is **\$46,200**

Exclusion:

1. Permits, Drawings, or engineering.
2. Premium time (Overtime or after-hours work).
3. Any work outside of scope shown above.
4. There is no sales tax in the quote.
5. Bond.

If you have any questions or would like to make changes, please feel free to reach out to Brandon Roos 360-246-4324. When you are ready to start the project, please contact us to get the project scheduled.

Project Manager
Brandon Roos

Brandon L Roos