

WHATCOM COUNTY CONTRACT INFORMATION SHEET

Whatcom County Contract No.

Fund:

Cost Center:

Object Account:

Work Order:

Department:
Division:
Program:
Contract / Grant Administrator:
Contractor's / Agency Name:

TYPE OF CONTRACT: *Contract name:*

Is this contract funded by a grant? If yes, WC Grant Contract Number(s):

TERM OF CONTRACT: Start Date:
Expiration Date:
Total Days:

PROCUREMENT METHOD:

If applicable, RFP / Bid Number(s) OR Project Based Budget AB#:

Fill this section as applicable for Grant Contracts:

COUNCIL APPROVAL:

E-VERIFY:
Federal Reimbursement:

Revenue Account:
Grantor's Contract Number:
ALN #: (Federal Grants Only)
> If Sub-Recipient Risk Assessment Required, File Location:

INTERNAL CONTROLS AND REVIEW SEQUENCE:
STEP 1. DEPARTMENT/DIVISION HEAD OR PROGRAM MANAGER CERTIFIES:
Purchasing method and threshold comply with County policy
Public purpose is evident and consistent with program
Scope of work is understandable and measurable
Grant / funding requirements are incorporated (if applicable)
Compensation terms are clear & reasonable for services provided
Agreement aligns with applicable state law, county code, and county policy
Budget authority exists (or plan in place – transfer/supplemental)
Copy of Contract submitted for Review is Complete and Final (Memo, CIS, Contract)

Certified by: _____ Date: _____

CONTRACT AMOUNT:
(Sum of original contract amount and any prior amendments):
\$ _____

This Amendment Amount:
\$ _____

Total Amended Amount:
\$ _____

Expense Contract (County pays out)
Revenue Contract (County receives funds)

STEP 2. FINANCE / LEGAL / IT REVIEW:
Risk / Special Review Triggers: (Preparer fills)
Template Used:
IT / software / hosted data (route to IT)
Public works / prevailing wage applies
Real property / lease / easement / interlocal
Non-standard insurance or indemnity requested
Other

IT APPROVED (IF IT RELATED): _____ Date: _____
ATTORNEY APPROVED: _____ Date: _____
AS-FINANCE APPROVED: _____ Date: _____
Tip: It is generally best practice to route to PA, FN, and IT for simultaneous review

STEP 3. COUNCIL APPROVAL (IF REQUIRED)

IF COUNCIL APPROVAL IS REQUIRED:
Agenda Bill:

Date to be seen at Council:

Retention: (Council Office Use only)

Data Tools (Work in progress)

STEP 4. Executive Contract Review / Routing For Signatures

Contractors Email:
Date Contractor Signed:
Exec Contract Review:

STEP 5.
Execution
Date signed by County Executive:

Economic Development Investment Program
Interlocal Loan & Grant Agreement

Port of Bellingham – Fairhaven Marine Industrial Park Infrastructure Improvements

Whatcom County Contract No.: 202510040

I. PARTIES

This Agreement is made by and between **Whatcom County** (hereinafter referred to as **the County**), and the **Port of Bellingham** (hereinafter referred to as **the Port**).

II. TERM

This Agreement takes effect upon execution hereof by the authorized representatives of both parties and continues in effect until all payments required under Section V, MUTUAL CONSIDERATION, Subsection C, REPAYMENT OF COUNTY LOAN, have been made or until terminated as provided for in Section VIII, TERMINATION.

III. PURPOSE

The purpose of this Agreement is to provide funding support for the Fairhaven Marine Industrial Park Infrastructure Improvements (hereinafter referred to as **the Project**) using certain County funds designated for such infrastructure development. These funds will be used to complete the Project as outlined in the Economic Development Investment (EDI) Program Application as attached (Attachment C).

IV. RECITALS

The Parties make this Agreement based on and in recognition of certain relevant facts and circumstances including:

- A. Sales and use taxes are collected in and for the County under authority of RCW 82.14.370 and Whatcom County Code 2.130 for the purpose of financing public facilities in the County, and the proceeds are deposited in the Whatcom County Public Utilities Improvement Fund.
- B. The Port will construct the Project. The Project will be partially funded by a \$2,000,000 loan from the Whatcom County Public Utilities Improvement Fund, a \$1,000,000 grant from the Whatcom County Public Utilities Improvement Fund, and the balance of the Project will be funded by the Port of Bellingham, as outlined in Attachment C. The Project improvements, when complete, will be owned and maintained by the Port of Bellingham.
- C. RCW 82.14.370 was adopted to serve the goals of promoting the ongoing operation of business in rural distressed areas, promoting the expansion of existing businesses in rural

distressed areas, attracting and developing new businesses, and providing family wage jobs and the development of communities of excellence in such areas. The parties expect the Project to further these goals.

- D. RCW 82.14.370 defines public facilities to include bridges, roads, domestic and industrial water facilities, sanitary sewer facilities, earth stabilization, storm sewer facilities, railroad, electricity, natural gas, buildings, structures, telecommunications infrastructure, transportation infrastructure, or commercial infrastructure, and Port facilities in the state of Washington.
- E. The County has created the EDI Board to review applications for loans and grants from the Public Utilities Improvement Fund and to make recommendations for Public Utilities Improvement Fund investments based on commitment of other funds, potential for resulting job creation, and other factors.
- F. The EDI Board has reviewed the application for Public Utilities Improvement Funds and has recommended approval to the Whatcom County Council.
- G. The County EDI Board has reviewed and recommended this project application be approved with a recommendation of a loan in the amount of \$2,000,000 and a grant in the amount of \$1,000,000, for a total of \$3,000,000. A copy of the EDI application for this project is attached by reference to this Agreement (Attachment C).
- H. The Whatcom County Council reviewed the recommendation and approved a loan to the Port from the Public Utilities Improvement Fund in the amount of \$2,000,000, and a grant to the Port from the Public Utilities Improvement Fund in the amount of \$1,000,000.
- I. The Public Utilities Improvement Fund balance is sufficient to make the requested loan and grant to the Project.
- J. RCW 39.34 authorizes interlocal agreements whereby municipal governments may jointly exercise the powers granted to each.

V. MUTUAL CONSIDERATION

The parties do not intend to create any new or separate legal or administrative entity by this Agreement but intend for this mutual Agreement to govern the County's financial support for the Project. The terms and conditions contained herein reflect the voluntary participation of the parties.

A. PORT OF BELLINGHAM RESPONSIBILITIES

The Port hereby agrees as follows:

- (i) If after the award of the construction contract, the scope of the Project or the Project budget has changed, the Port shall provide the County the following updated documents:

- 1) a detailed description of the project; 2) a revised project budget, including revised sources and uses itemizing major improvements together with the estimated cost of the improvements; and 3) a revised schedule for the project showing sources and uses of funding for the project.
- (ii) The Port shall be responsible for all aspects of the design and construction of the project.
 - (iii) The Port shall be responsible for all aspects of the public works construction contract administration, which shall include, but not be limited to, advertising, bidding, and awarding the contract. The Port will comply with all applicable laws, rules and regulations relating to bidding the project. The County shall have no responsibility for the Project other than the funding set forth herein.
 - (iv) The Port shall provide the County with a final report showing the actual cost of the project and the actual sources and uses of funding for the project.
 - (v) The Port shall repay the loan in full in accordance with the terms of Section V.C below and the amortization schedule set forth in Attachment A, attached hereto.
 - (vi) **PROJECT COMMENCEMENT AND COMPLETION**—The Port shall commence construction of the Project no later than June 30, 2027 (eighteen months from the effective date of this Agreement). The Port shall substantially complete construction of the Project no later than December 31, 2027. If the Port fails to commence construction by June 30, 2027, the County may, at its sole discretion and upon thirty (30) days written notice to the Port, terminate this Agreement and recapture any uncommitted grant or loan funds, provided that the Port shall have the opportunity to cure such failure within the thirty-day notice period by demonstrating substantial progress toward project commencement, including but not limited to execution of a construction contract or issuance of permits. Time extensions may be granted by the County Executive upon written request from the Port demonstrating good cause, including but not limited to permitting delays, supply chain disruptions, or force majeure events beyond the Port's reasonable control.

B. WHATCOM COUNTY'S RESPONSIBILITIES

The County hereby agrees as follows:

- (i) **COUNTY LOAN** — The County shall loan Two Million Dollars and Zero Cents (\$2,000,000) for the Project described herein (the "Loan"). This Loan shall be by County check drawn on the Public Utilities Improvement Fund and payable to the Port of Bellingham, available upon written request after approval and execution of this agreement by Whatcom County and the Port, and pursuant to the terms contained in (iii) Payout of Loan and Grant Funding.
- (ii) **COUNTY GRANT** — The County shall issue a grant to the Port for up to One Million Dollars and Zero Cents (\$1,000,000) for the Project described herein. Disbursements of grant funding shall be made contingent upon and subject to the continued commitment of

the other project funding sources. This amount shall be paid in accordance with Attachment B, attached hereto.

- (iii) **PAYOUT OF LOAN AND GRANT FUNDING** — The County shall pay out the loan and grant funding to the Port up to a maximum of Three Million Dollars and Zero Cents (\$3,000,000) of the total project costs. This amount shall be paid in accordance with Attachment B, attached hereto. Disbursements of grant and loan funding shall be made contingent upon and subject to the continued commitment of the other project funding sources.
- (iv) Unless the parties to this agreement mutually agree in writing to modify the consideration, the funding identified herein is all the County is obligated to pay towards this project. To the extent permitted by law, the Port agrees to protect the County from, hold it harmless from, and indemnify it for, any charges that may be levied in excess of the agreed amount.

C. REPAYMENT OF COUNTY LOAN

The Port shall repay the Loan as follows:

- (i) The term of the Loan shall be twenty (20) years, commencing from the date that the County disburses the Loan proceeds to the Port. Interest shall accrue on the unpaid principal at a rate of one percent (1%) per annum. Interest shall begin accruing from the date of disbursement of loan funds.
- (ii) The Port will make loan payments to the County annually on or before the anniversary date of receiving loan proceeds in accordance with the attached amortization schedule (Attachment A). Loan payments must be delivered to the Whatcom County Executive Department, 311 Grand Avenue, Suite 108, Bellingham, WA 98225.
- (iii) Failure to make the payment in the required amount by the date it is due according to the amortization schedule hereto attached shall constitute an event of default by the Port. In the event that the Port fails to timely make a Loan payment hereunder, the County shall notify the Port of the failure and the Port shall have fourteen (14) days to cure its failure. At the option of the County, such an event of default and the Port's failure to cure within the stated time period is a sufficient basis upon which the County may take action to collect the amount that is delinquent, and if the County takes action to collect pursuant to this provision, the Port shall pay to the County not only the amount owing, but also any collection of reasonable costs incurred by the County. Furthermore, if the Port fails to make a payment on the Loan within thirty (30) days of the date it is due, and if the County has provided the Port with the notice provided for in this section, then the County may choose to declare the remaining balance of the loan due and owing.
- (iv) There is no prepayment penalty should the Port desire to retire this debt early, either in whole or in part.

VI. RECORDS, REPORTS AND AUDITS

The Port agrees to maintain such records, make such reports and follow such procedures pertaining to this Agreement as may be reasonably required by the County and as are typically maintained and made by the Port in the undertaking of a project of this nature. All Port records pertaining to this Agreement and the Project work shall be retained by the Port for a period of three (3) years after final audit unless a longer period is required to resolve audit findings or litigation. The County and other authorized representatives of the State government shall have access to any books, documents, papers, and records of the Port which pertain to this Agreement or the Project work for the purpose of making audit, examination, excerpts, and transcriptions.

VII. RELATIONSHIP OF PARTIES AND AGENTS

Neither the Port nor the County shall have authority to execute contracts or to make commitments on behalf of the other, and nothing contained herein shall be deemed to create the relationship of employer and employee or principal and agent between the County and the Port. This agreement does not create, either implicitly or explicitly, any right, duty or obligation that is not expressly provided for herein.

The Port represents that it has or will secure at its own expense all personnel, contractors, and/or subcontractors required in order to perform the Project work. Such personnel shall not be employees of, or contractors with the County for purposes of the project described herein. All such personnel, contractors, and/or subcontractors shall be fully qualified (as determined by the Port in its sole discretion) and authorized/permitted under State and/or local law to perform such services.

VIII. TERMINATION

If the Port fails to comply with the terms and conditions of this Agreement, the County may pursue such remedies as are legally available, including, but not limited to, the termination or closeout of this Agreement in the manner specified herein:

- A. **TERMINATION FOR CAUSE** — If the Port fails to comply with the terms and conditions of this Agreement, the County will give notice to the Port in writing of its failure to comply. The Port will be given thirty (30) days from date of notice to comply with the terms of the Agreement or submit a plan acceptable to the County to bring the Port into compliance with the Agreement within a time period reasonably acceptable to the County. Failure to comply with the terms and conditions of this Agreement by either party shall constitute an event of default. In the event of default by the Port and a failure by the Port to cure as provided for herein, the County may take such remedial actions under the law as are available to cure the default, including the imposition of the reasonable costs of collection. In the event of default by the County, the Port may take such remedial actions under the law as are available to cure the default, including specific performance.
- B. **TERMINATION FOR OTHER GROUNDS** — This Agreement may be terminated in whole or in part by mutual consent and written agreement between the parties, duly

authorized and executed, setting forth the conditions of termination, including effective date and, in case of termination in part, that Portion to be terminated.

- C. **TERMINATION FOR FAILURE TO COMMENCE**—If the Port fails to commence construction of the Project by the deadline specified in Section V.A(vi), or any extension thereof approved by the County Executive, the County may terminate this Agreement in accordance with the notice and cure provisions of Section V.A(vi). Upon such termination, any grant funds not yet disbursed shall be deemed recaptured by the County, any loan funds not yet disbursed shall not be made available, and the Port shall have no further obligations under this Agreement except as to grant funds already received and expended on eligible project costs, which the Port may retain. If loan funds have been disbursed prior to termination, the loan repayment obligations under Section V.C shall survive termination.

IX. COMPLIANCE WITH LAWS

The County and the Port shall comply with all applicable laws, ordinances, and codes of the Federal, State and local governments with regard to the performance of this Agreement.

X. INTEREST OF MEMBERS OF THE COUNTY AND THE PORT

No member of the governing body of either party and no other officer, employee, or agent of either party who exercises any functions or responsibilities in connection with the planning or carrying out of the Project shall have any personal financial interest, direct or indirect, in this Agreement.

XI. HOLD HARMLESS AND INDEMNITY

To the extent permitted by law, the Port shall indemnify and hold harmless the County, its officers, agents, and employees, from all liability, loss or damage, including costs of defense they may suffer as a result of claims, demands, actions, costs, or judgments which result from the activities to be performed by the Port, its agents, employees, or subcontractors pursuant to this Agreement.

XII. ASSIGNABILITY

The Port shall not assign any interest in this Agreement and shall not transfer any interest in this Agreement (whether by assignment or novation) without prior written consent of the County thereto, provided, however, that claims for money by the Port from the County under this Agreement may be assigned to a bank, trust company, or other financial institution without such approval. Written notice of any such assignment or transfer shall be furnished promptly to the County by the Port.

XIII. NON-WAIVER

The failure of either party to insist upon strict performance of any provision of this Agreement or to exercise any right based upon a breach thereof or the acceptance of any performance during such breach shall not constitute a waiver of any right under this Agreement.

XIV. CONTRACT MODIFICATIONS

No modification or waiver of any clause or condition of this Agreement shall be binding upon either party unless such modification or waiver is in writing and duly authorized and executed by the County and the Port.

XV. SEVERABILITY

If any Portion of this Agreement is changed per mutual agreement or any Portion is held invalid, the remainder of this Agreement shall remain in full force and effect.

XVI. NOTICES

Unless stated otherwise herein, all notices and demands shall be in writing and sent or hand-delivered to the parties to their addresses as follows:

TO PORT:

Tyler Schroeder, Director of Economic Development
Port of Bellingham
1801 Roeder Avenue
Bellingham, WA 98225

TO COUNTY:

Jake Logan, Administrative Services Coordinator
c/o Whatcom County Executive's Office
311 Grand Avenue, Suite 108
Bellingham, WA 98225

or to such other addresses as the parties may hereafter designate in writing. Notices and/or demands shall be sent by registered or certified mail, postage prepaid, or hand-delivered. Such notices shall be deemed effective when mailed or hand-delivered at the addresses specified above.

XVII. INTEGRATION

This Agreement contains all terms and conditions to which the County and the Port agreed, and this Agreement supersedes all of their previous understandings and agreements, written and oral, with respect to this loan and grant transaction. There are no other oral or written agreements between the Port and County as to the loan and grant terms contained herein. No changes or additions to this Agreement shall be valid or binding upon either party unless such change or addition be in writing, duly authorized and executed by both parties.

ATTACHMENT A
AMORTIZATION SCHEDULE

Port of Bellingham – Fairhaven Marine Industrial Park Infrastructure Improvements EDI Loan

Principal: \$2,000,000
Interest Rate: 1.00% per annum
Term: 20 years
Annual Payment: \$110,830.63

NOTE: Calendar years shown are estimates based on anticipated 2025 loan disbursement. Actual payment years commence one year from the date of loan disbursement per Section V.C.

	Year	Beginning Balance	Payment	Interest	Principal	Ending Balance
1	2027	\$2,000,000.00	(\$110,830.63)	\$20,000.00	(\$90,830.63)	\$1,909,169.37
2	2028	\$1,909,169.37	(\$110,830.63)	\$19,091.69	(\$91,738.94)	\$1,817,430.43
3	2029	\$1,817,430.43	(\$110,830.63)	\$18,174.30	(\$92,656.33)	\$1,724,774.10
4	2030	\$1,724,774.10	(\$110,830.63)	\$17,247.74	(\$93,582.89)	\$1,631,191.21
5	2031	\$1,631,191.21	(\$110,830.63)	\$16,311.91	(\$94,518.72)	\$1,536,672.49
6	2032	\$1,536,672.49	(\$110,830.63)	\$15,366.72	(\$95,463.91)	\$1,441,208.58
7	2033	\$1,441,208.58	(\$110,830.63)	\$14,412.09	(\$96,418.54)	\$1,344,790.04
8	2034	\$1,344,790.04	(\$110,830.63)	\$13,447.90	(\$97,382.73)	\$1,247,407.31
9	2035	\$1,247,407.31	(\$110,830.63)	\$12,474.07	(\$98,356.56)	\$1,149,050.75
10	2036	\$1,149,050.75	(\$110,830.63)	\$11,490.51	(\$99,340.12)	\$1,049,710.63
11	2037	\$1,049,710.63	(\$110,830.63)	\$10,497.11	(\$100,333.52)	\$949,377.11
12	2038	\$949,377.11	(\$110,830.63)	\$9,493.77	(\$101,336.86)	\$848,040.25
13	2039	\$848,040.25	(\$110,830.63)	\$8,480.40	(\$102,350.23)	\$745,690.02
14	2040	\$745,690.02	(\$110,830.63)	\$7,456.90	(\$103,373.73)	\$642,316.29
15	2041	\$642,316.29	(\$110,830.63)	\$6,423.16	(\$104,407.47)	\$537,908.82
16	2042	\$537,908.82	(\$110,830.63)	\$5,379.09	(\$105,451.54)	\$432,457.28
17	2043	\$432,457.28	(\$110,830.63)	\$4,324.57	(\$106,506.06)	\$325,951.22
18	2044	\$325,951.22	(\$110,830.63)	\$3,259.51	(\$107,571.12)	\$218,380.10
19	2045	\$218,380.10	(\$110,830.63)	\$2,183.80	(\$108,646.83)	\$109,733.27
20	2046	\$109,733.27	(\$110,830.60)	\$1,097.33	(\$109,733.27)	\$0.00

ATTACHMENT B

LOAN AND GRANT DRAW DOWN REQUIREMENTS

Port of Bellingham – Fairhaven Marine Industrial Park Infrastructure Improvements

Grant Disbursement

The \$1,000,000 grant funding will be disbursed prior to any loan funding, as follows:

The Port of Bellingham will send invoices for project expenses to Whatcom County Executive's Office, 311 Grand Avenue, Suite 108, Bellingham, WA 98225. Invoices will include copies of receipts. Funds will be made available by warrant within 30 days following receipt of invoice and are for reimbursement of project expenses only. The request for grant funds should reference the Whatcom County assigned contract number (202510040).

Loan Disbursement

The \$2,000,000 loan will be disbursed as follows:

Following the disbursement of all grant funds, the loan funds will be made available for application to the project by warrant within 30 days of receipt of written request from the Port of Bellingham's authorized representative, sent to the Whatcom County Executive's Office, 311 Grand Avenue, Suite 108, Bellingham, WA 98225. The request will include the full loan amount (\$2,000,000), and a reference to the contract number assigned (202510040) to this Interlocal Agreement. Repayment of the loan will begin one year from the disbursement date and follow the schedule noted in Attachment A.

Consistent with Section V.A(vi) of this Agreement, the Port must commence construction of the Project no later than June 30, 2027. Grant and loan funds will not be disbursed after June 30, 2027 unless construction has commenced or the County Executive has granted a time extension in writing. If the Port has not commenced construction by June 30, 2027 and has not received a time extension, the County may terminate this Agreement and recapture uncommitted funds as provided in Section VIII.C

ATTACHMENT C

EDI PROGRAM APPLICATION

Port of Bellingham Fairhaven Marine Industrial Park



Whatcom County Economic Development Investment Program

APPLICATION FOR FUNDING

INTRODUCTION

The Washington State Legislature authorizes Whatcom County to retain a portion of sales and use tax to finance public facilities ([RCW 82.14.370](#)). The goal of the legislation is to improve the economy of Whatcom County by stimulating and creating ongoing private sector jobs and housing opportunities. The Economic Development Investment (EDI) Program provides financing through grants and low-interest loans, or a combination of both, to eligible applicants with qualifying proposals. **Please review [EDI Program Guidelines](#) before applying for funds.**

Applications will be printed and used as an exhibit for awarded contracts. If more information is needed complete answer(s) on a separate piece of paper.

Eligible Applicants:

- Local government entities (county, cities, Port, P.U.D., water and sewer districts, and other special purpose districts)
- The EDI funding award process must adhere to all applicable purchasing policies.

Eligible Activities:

- New construction
 - Repair, reconstruction, replacement, rehabilitation, or improvement to existing facilities
 - Planning costs directly related to an actual construction or improvement project
 - Finance personnel in economic development offices
-

THRESHOLD ELIGIBILITY CRITERIA

Please check all that apply:

1. Evidence of Planning

- Project included on an adopted Comprehensive Economic Development Strategy ("CEDS" list)
- Project included in the applicant's Comprehensive Plan
- Project included in the applicant's Capital Expenditure Plan or adopted budget

2. Project Type (Select One)

- Jobs in Hand Project: Public infrastructure that directly supports immediate job creation with private sector commitment

Build It and Jobs Will Come Project: Public infrastructure that creates conditions for future job creation without specific private commitment

Community Enhancement Project: Public improvements that enhance business climate or community assets

3. Project Terms (Select One)

Loan Only Loan/Grant Combination Grant Only (limited availability)

Application Deadline:

Applications are due by June 30 for consideration in the next fiscal year. The EDI Board will review applications in August. Executive Office will present Board recommendations to County Council via the budget process September through December. After council approval, letters of intended award may be issued. The Whatcom County budget is adopted by December 31, annually.

PART 1: APPLICANT INFORMATION

Applicant Name:

Port of Bellingham

Applicant Type:

Local Government Housing Provider Economic Development Office (*skip to part 9*)

Applicant Address: 1801 Roeder Avenue; Bellingham, WA

Contact Person: Tyler Schroeder

Title: Director of Economic Development

Email: tylers@portofbellingham.com **Phone:** 360.676.2500

Past Performance: Has your organization received EDI Program funding in the past? Yes No

If yes, list project name(s) and EDI grant/loan amount(s):

All American Marine (\$1M grant, \$2M loan); "C" Street Terminal Upland Infrastructure Rehabilitation (\$1M grant, \$2M loan); Bellingham Shipping Terminal Power & Telecom Upgrades (\$1.125M grant); Rural Broadband (\$750k grant)

Has your jurisdiction received any audit findings from the Washington State Auditor in the past 10 years?

Yes No

If yes, please explain: [Click or tap here to enter text.](#)

PART 2: PROJECT INFORMATION

Project Title:

Fairhaven Marine Industrial Park Infrastructure Improvements

Project Location and Parcel #:

801 Harris Avenue, Bellingham, WA; Parcel #15259

Project Description (500 words maximum): *Please describe the project, including specific infrastructure to be built or improved, expected timeline, and how it meets the goals of the EDI program.*

This project will rebuild climate-resilient infrastructure at the 15-acre Fairhaven Marine Industrial Park (FMIP) to protect working waterfront businesses and prepare a vacant lot for a new boat manufacturing building. FMIP is located at sea level to support industries which rely on direct access to water, but the industrial park is facing increasing threats from elevated ocean levels due to climate change and flooding during high tide events. FMIP has outdated and compromised sewer and stormwater treatment systems presenting regulatory compliance challenges for complex marine industrial operations and environmental risks to high-value habitat in the Padden Creek estuary. This project extends the infrastructure necessary to develop a new 28,000 square foot boat manufacturing facility; modernizes sewer, stormwater, electrical and telecommunications infrastructure to ensure safe, efficient and sustainable maritime operations; and installs a 500-foot protective sea berm and elevates site grades to protect against climate-change.

FMIP businesses employ approximately 100 Whatcom County residents but failing infrastructure and sea level rise place this marine industrial complex at risk for losing jobs, operational capacity, economic output, and regional supply chain resilience. FMIP is fully leased reflecting the strong demand for limited marine industrial land located on the water in Whatcom County and occupied by a diverse range of businesses including Seaview Boatyard, Viking Marine, Lakeside Marine, Northwest Marine Industries, and Birdon USA. In total, Whatcom County’s marine trades economy supports 6,400 total jobs, \$416 million in labor income and \$1.6 billion in business revenue.

This project will modernize FMIP’s infrastructure with climate-resilient designs to protect against saline environments and rising sea levels. Infrastructure upgrades include installing 1,300 feet of stormwater pipe, two new outfalls and a modular stormwater wetland treatment system to improve water quality and manage runoff more effectively; protecting the upland with a new sea berm and elevating one acre of land above high tide; developing modern wastewater infrastructure, including a new sewer pump station and comprehensive sewer line; undergrounding electrical wires to improve operational efficiency; and adding new telecommunications infrastructure to support the digital infrastructure needs of the maritime sector including remote monitoring, logistics, scheduling, safety systems and emergency

communications. Essential infrastructure will also be extended to vacant property (Lot 8) to support the development of a new 28,000 square foot boat manufacturing facility.

This project is permitted, shovel ready and scheduled to be complete by September 2026. It will modernize critical infrastructure, preserve maritime jobs, support the development of Whatcom County's working waterfront, and ensure the long-term viability of FMIP as a cornerstone of our regional economy. The proposed EDI investment meets the goals of the program by helping retain, expand and attract businesses to Whatcom County; increasing the number of family wage jobs; and sustaining the program through repayment of EDI loans.

Loan Request: \$2,000,000 If requesting a loan, term requested: 20 years

Grant Request: \$1,000,000

Total EDI Funds Requested: \$3,000,000

Local Match Amount: \$4,327,354 (10% of EDI request minimum preferred)

Source(s) of match:

Port of Bellingham

PART 3: PROJECT BUDGET AND FUNDING SOURCES

Complete the public project budget and status of funds:

Is funding 100% complete if EDI funds are approved? Yes No

If no, please explain:

Funding Source	Amount	Planned/Applied For	Secured
Federal	\$0	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
State	\$0	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Local	\$4,431,763	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Private	\$0	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
EDI Request	\$3,000,000	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
TOTAL	\$7,431,763		

Private Investment: If applicable, describe the amount of outside (private) funding committed to the project (e.g., plant and equipment):

N/A

PART 4: PROJECT DETAILS

A. PUBLIC INFRASTRUCTURE INFORMATION

1. Describe the public infrastructure being proposed: *Include engineering estimates and attach a site map detailing the proposed improvements as Attachments A and B.*

- 700-foot stormwater trunk main
- 600 feet of new stormwater collection
- Two new stormwater outfalls
- New stormwater modular wetland enhanced treatment system
- Raise 1 acre of sites grades above high tide
- 500-foot protective sea berm
- 700 feet new gravity sewer main and new building laterals
- 400 feet new sewer force main
- New sewer pump station
- New electrical and telecommunications infrastructure

2. Describe how these improvements will enhance or encourage community vitality and stimulate private development in the area:

FMIP is fully leased to marine trades businesses which employ approximately 100 Whatcom County residents. The proposed improvements will support family-wage jobs by protecting the long-term viability of FMIP as strategically located marine industrial property. The project will stimulate private development by extending essential infrastructure to vacant property (Lot 8) allowing for the development of a new 28,000 square foot boat manufacturing facility. The Port completed 60% design plans for the proposed boat manufacturing facility in coordination with Birdon, an FMIP tenant which wants to expand and add up to 50 new family wage jobs to our community. The new boat manufacturing facility includes large work bays, 15-Ton overhead bridge cranes, high power and compressed air.

FMIP borders the Padden Creek estuary which is used by Chum, Coho and ESA-listed Chinook. The infrastructure improvements enhance community vitality by protecting the water quality in this high-value habitat area which is one of only four salmon bearing streams within the city limits of Bellingham. The Padden Creek estuary has been greatly reduced in size due to historic dredging and filling and the water quality degraded due to urban stormwater and fertilizer/pesticide runoff. Installing modern stormwater and sewer infrastructure in FMIP will enhance the protection of this priority habitat zone in support of salmon recovery.

3. List all permits and environmental reviews required for the public project and detail their status:

Activity	In Process (Date)	Completed (Date)
Preliminary Engineering	Click or tap to enter a date.	Complete
Environmental Review	Click or tap to enter a date.	Complete
Design Engineering	Click or tap to enter a date.	Complete
Right-of-Way	Click or tap to enter a date.	Complete
Construction Permits	Click or tap to enter a date.	Complete
Environmental Permits	Click or tap to enter a date.	Complete
Bid Documents	3/1/2026	
Award Construction Contract	5/1/2026	Click or tap to enter a date.
Begin Construction	6/1/2026	Click or tap to enter a date.
Project Operational	9/1/2026	Click or tap to enter a date.

4. Are any other public jurisdictions involved in this project? If so, in what way?

No

5. Who will maintain the public facility/infrastructure to be completed with EDI funds? Will this project impact utility rates within the jurisdiction?

The Port of Bellingham will maintain the infrastructure to be completed with EDI funds. This project will not impact utility rates within the jurisdiction.

6. Will this project directly generate a revenue stream that could be used to repay an EDI loan? Will this project spur indirect revenues that could be used to repay an EDI loan?

Yes, this project directly supports working waterfront businesses operating within FMIP and lease payments to the Port will be used to help repay the EDI loan. After the Port develops a new marine trades building on Lot 8, future lease revenues will also help repay the EDI loan.

7. What other revenue sources are available for this project and have they been considered? (Including forming a Local Improvement District (LID or ULID), issuing Councilmatic Bonds, Revenue Bonds, or other source(s))

In addition to local Port funds, the Port has explored state and federal funding opportunities but has not been successful in securing outside funding.

PART 5: ECONOMIC IMPACT (FOR NON-HOUSING PROJECTS)

Complete this section for Jobs in Hand, Build It and Jobs Will Come, and Community Enhancement projects.

1. Describe the private development project that will be supported by this public facility project. If there is a committed private sector partner, include Contingency Agreement (Attachment E):

The Port is working with Birdon, USA to design a new 28,000 square foot boat manufacturing facility on Lot 8 for expanded operations. Birdon is an established and trusted partner of the US Department of Defense and Department of Homeland Security, which is delivering on major projects for the U.S. Army, U.S. Coast Guard and Navy. Birdon currently uses half of Building 7 to retrofit 47’ boats for the U.S. Coast Guard but needs additional manufacturing space. Birdon’s contract with the U.S. Coast Guard was recently extended and they are experiencing strong demand from the military, maritime and resource sectors. Birdon employs 47 living wage positions which do not require a university degree. The FMIP infrastructure improvements project will support the development of a new boat manufacturing facility allowing Birdon to double their local workforce with up to 50 new family-wage jobs.

2. Explain why the private development requires the proposed public improvement(s):

Working waterfront industries are facing increasing compliance challenges with local, state and Federal water quality laws. Climate change is intensifying this challenge because increased rainfall can overwhelm drainage systems and higher tides and storm surges can flood stormwater systems. FMIP was developed long before the current environmental regulatory framework and FMIP’s failing infrastructure is outdated and unable to support the development of a new marine trades manufacturing facility on Lot 8. Without the proposed public improvements, Lot 8 will remain vacant and underutilized and marine trades businesses operating in FMIP are at risk.

3. What is the status of the associated private development review and permits? List all permits required and give the current status:

Permit/Review	In Process (Date)	Completed (Date)
Environmental Review	N/A	Click or tap to enter a date.
Construction Permits	N/A	Click or tap to enter a date.
Environmental Permits	N/A	Click or tap to enter a date.
Others (specify): _____	N/A	Click or tap to enter a date.

4. Describe the type of industry or economic activity the public development will attract. What is the strategy to attract industry to the project site?

The Port offers discounted lease rates for marine trades businesses operating in FMIP and does extensive marketing to attract working waterfront employers to Whatcom County. Marine trades are a critical part of

Whatcom County's economy. According to a 2024 analysis by McKinley Research Group, Whatcom County's Maritime Industry supports 6,400 jobs, \$416 million in labor income and \$1.6 billion in business revenues.

5. List the number of projected jobs, by type, to be retained and/or created by the private entity:

Occupation	Current Jobs Retained* (FTEs)	Jobs Created Year 1 (FTEs)	Jobs Created by Year 5 (FTEs)	Hourly Wage	Local Occupational Hourly Wage**
Management/Admin***					
Technical/Professional					
Office/Clerical					
Production					
Sales					
Skilled Crafts	100		50	40	
Others (specify)					
Totals	<i>Marine trades jobs in FMIP have been classified as 'skilled crafts' and hourly wages averaged at the request of FMIP tenants who consider it confidential business information. As one example of a Port tenant operating in FMIP, Birdon has 47 full-time employees with 17 salaried positions averaging \$96,000 per year and 30 hourly positions averaging \$27 per hour. Birdon employs 8 recent graduates from Bellingham Technical College.</i>			N/A	N/A

*Retained jobs are defined as jobs that would otherwise be lost from the county without this project.

**This column will be populated with current data from the state.

***Indicate Management positions in annual salary.

Projected annual gross payroll for all job classifications:

\$8,320,000

PART 6: COMMUNITY BENEFIT AND IMPACT METRICS

1. What is the project's projected amount of NEWLY generated revenue for Whatcom County? For example, does the project generate sales tax, property tax, personal property tax, etc.?

FMIP tenants pay a 12.84% Leasehold Excise Tax of which 47% is distributed to local jurisdictions.

2. What will the effect of this project be on the natural environment – does the project address any issues related to public health, pollution, or quality of life?

FMIP borders the Padden Creek estuary which is used by Chum, Coho and ESA-listed Chinook. The estuary has been greatly reduced in size due to historic dredging and filling and water quality degraded due to urban stormwater and fertilizer/pesticide runoff. Installing modern stormwater and sewer infrastructure will protect water quality in this priority habitat zone in support of state-wide salmon recovery objectives.

3. Does this project address any existing issues related to public safety and/or does it increase public safety in the future or address a potential future public safety issue?

The Port contracted the United States Geological Survey to develop a Puget Sound Coastal Storm Modeling System (CoSMoS) for Whatcom County. This local climate modeling tool makes detailed predictions of storm-induced coastal flooding and erosion for both current conditions and future sea-level rise scenarios. CoSMoS provided critical information towards the design of the proposed infrastructure improvements in FMIP to protect worker safety, reduce long-term maintenance costs, enhance environmental protection and maximize economic resiliency. CoSMoS is a state-of-the-art dynamic model which is available for most of the California coast and now being expanded to support the 4.5 million coastal residents of the Puget Sound region, with emphasis on the communities bordering the sound.

4. Describe specific quantifiable measures of the outcomes, other than purely jobs or housing units, that will demonstrate project success. Describe how you will measure this and explain what you expect to show as progress toward the outcome.

FMIP is 100% leased and the Port will continue to monitor business occupancy and number of jobs created to demonstrate progress toward the outcome. When Lot 8 is developed into a boat manufacturing facility, the Port will evaluate the number of family wage jobs created and average wage as metrics of success.

5. If the project involves broadband infrastructure, describe how it will expand access to affordable and reliable internet for Whatcom County businesses.

N/A

PART 7: LOAN REPAYMENT CAPACITY

Complete this section if requesting a loan or loan/grant combination.

1. Describe your proposed loan repayment source(s):

Port of Bellingham

2. For housing providers, explain how the loan terms requested align with the expected affordability period and financial structure of your housing development:

N/A

3. Describe any factors that could impact your ability to repay the loan and how you plan to mitigate these risks:

The Port carries excellent investment-grade credit ratings from Moody's for its bond categories, which reflect strong fiscal management and stable debt levels.

PART 8: Personnel in economic development (ED) offices

Agency Name: Port of Bellingham. The Regional Economic Partnership is the economic development division at the Port, which is the associate development organization, a state Commerce designation, for Whatcom County.

Address: 1801 Roeder Avenue, Bellingham WA, 98225

Geographic location served by your agency:

Whatcom County

Is your agency a Membership Organization? Yes No

Amount of funding requested:

N/A

Personnel proposal: *(include specifics of #FTEs, hours worked, specific tasks to be performed and how the county benefits)*

N/A

REQUIRED ATTACHMENTS

Please attach the following documents to your application:

- Exhibit A. Engineered cost estimates
- Exhibit B. Site Map
- Exhibit C. Project Timeline
- Exhibit D. Commitment letters from other funding sources (if available)
- Exhibit E. For Jobs in Hand projects: Private partner contingency agreement

CERTIFICATION

I HEREBY CERTIFY THAT THE INFORMATION GIVEN IN THIS APPLICATION TO WHATCOM COUNTY FOR INVESTMENTS IN ECONOMIC DEVELOPMENT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Signature of Responsible Official: Mike Hogan Date: 06/30/2025

Title: Public Affairs Administrator

SUBMISSION INSTRUCTIONS

Applications are due by June 30. Submit completed applications with all attachments to:

Whatcom County Executive's Office
Attn: EDI Program
311 Grand Avenue, Suite 108
Bellingham, WA 98225

Or email to: [Email Address]

For questions, contact: [Contact Information]

For County Use Only:

Date Received: _____

Application Complete: Yes No

Date to EDI Board: _____

Exhibit A. Engineered Cost Estimates

PORT OF BELLINGHAM
FMIP IMPROVEMENTS – PHASE 1
PROPOSAL FORM

PORT OF BELLINGHAM
 1801 ROEDER AVENUE
 BELLINGHAM, WA 98225

1. **BIDS** - Having carefully examined the site(s), bid documents, and specifications for the FMIP Improvements project located in Bellingham, Washington the undersigned proposes to furnish all labor, materials and equipment required to perform all work in accordance with the above named documents for the following price. The Total Bid Amount includes all work, regardless of whether or not it is specifically itemized below.

BID SCHEDULE: FMIP Improvements – Phase 1

Item No.	Description of Item	Approx. Quantity	Units	Unit Price Dollars/Cents	Total Price Dollars/Cents
1.	Mobilization and Demobilization	1	LS	\$ 193,735.00	\$ 193,735.00
2.	Shoring	1	LS	\$ 6,298.00	\$ 6,298.00
3.	BNSF related approvals, coordination, and flaggers	1	LS	\$ 19,680.00	\$ 19,680.00
4.	Staging/Stockpile Area Preparation and Maintenance	1	LS	\$ 14,433.00	\$ 14,433.00
5.	Temporary Erosion and Sediment Control (misc. additional)	1	LS	\$ 35,320.00	\$ 35,320.00
6.	Silt Fence	560	LF	\$ 8.00	\$ 4,480.00
7.	Inlet Protection	17	EA	\$ 168.00	\$ 2,856.00
8.	Construction Entrance	2	EA	\$ 3,336.00	\$ 6,672.00
9.	Construction Entrance Wheel Wash and Boot Wash (Process Water) Disposal	2	EA	\$ 93,164.00	\$ 186,328.00
10.	Run-on Diversion and Bypass	1	LS	\$ 61,795.00	\$ 61,795.00
11.	Sawcut AC	2160	IN-FT	\$ 5.00	\$ 10,800.00
12.	AC Removal and Haul	1440	TON	\$ 35.00	\$ 50,400.00
13.	PCC Removal and Haul	25	TON	\$ 52.00	\$ 1,300.00
14.	Remove Bollards	2	EA	\$ 58.00	\$ 116.00
15.	Remove Fence	625	LF	\$ 16.00	\$ 10,000.00
16.	Remove, Salvage, and Reinstall Gates	3	EA	\$ 2,166.00	\$ 6,498.00
17.	Removal of Structures and Obstructions	1	LS	\$ 6,619.00	\$ 6,619.00
18.	Plug Pipes to be abandoned in place - up to 12-inch dia	3	EA	\$ 614.00	\$ 1,842.00
19.	Surface Excavation and Embankment to Subgrade	1	LS	\$ 250,279.00	\$ 250,279.00
20.	Over-excavation of Unsuitable Soil	325	CYD	\$ 46.00	\$ 14,950.00

FMIP Improvements – Phase 1
 Bellingham, Washington
 May 20, 2024 – Addendum No. 3

Addendum 3

21.	Dewatering Mobilization, Equipment Provision, and Maintenance	1	LS	\$ 115,932.00	\$ 115,932.00
22.	Dewatering System Operation	1	LS	\$ 77,778.00	\$ 77,778.00
23.	Construction Water Treatment Mobilization, Provision, Maintenance, and Removal	1	LS	\$ 28,028.00	\$ 28,028.00
24.	Construction Water Treatment System Operation	1	LS	\$ 112,344.00	\$ 112,344.00
25.	Specific Potholing Locations	1	TM	\$2,500.00	\$2,500.00
26.	Geotextile Fabric for Soil Stabilization	1600	SY	\$ 3.00	\$ 4,800.00
27.	Gravel Borrow	2700	TON	\$ 21.00	\$ 56,700.00
28.	Berm Core Material (Low Permeability)	850	TON	\$ 54.00	\$ 45,900.00
29.	Rock for Erosion and Scour Protection - Class A	115	TON	\$ 75.00	\$ 8,625.00
30.	Quarry Spalls	160	TON	\$ 46.00	\$ 7,360.00
31.	Permeable Ballast	100	TON	\$ 44.00	\$ 4,400.00
32.	CSBC	745	TON	\$ 34.00	\$ 25,330.00
33.	Hot Mix Asphalt	1190	TON	\$ 142.00	\$ 168,980.00
34.	Concrete Vertical Curb	460	LF	\$ 60.00	\$ 27,600.00
35.	Eco-Blocks at Berm	1	LS	\$ 6,837.00	\$ 6,837.00
36.	Gravity Block Wall	1	LS	\$ 14,083.00	\$ 14,083.00
37.	6' Chain Link Fence	490	LF	\$ 66.00	\$ 32,340.00
38.	6' Chain Link Fence, wall mounted	100	LF	\$ 89.00	\$ 8,900.00
39.	Catch Basin, Type 1	8	EA	\$ 2,027.00	\$ 16,216.00
40.	48-inch Catch Basin, Type 2	2	EA	\$ 4,652.00	\$ 9,304.00
41.	60-inch Catch Basin, Type 2	2	EA	\$ 6,741.00	\$ 13,482.00
42.	60-inch Catch Basin, Type 2, with 36-inch Sump	1	EA	\$ 7,338.00	\$ 7,338.00
43.	12-inch PVC Storm Drain	295	LF	\$ 77.00	\$ 22,715.00
44.	15-inch PVC Storm Drain	195	LF	\$ 97.00	\$ 18,915.00
45.	24-inch CPEP Storm Drain	80	LF	\$ 85.00	\$ 6,800.00
46.	Trench Drain	40	LF	\$ 298.00	\$ 11,920.00
47.	Trench Drain Connection	1	EA	\$ 3,127.00	\$ 3,127.00
48.	Pipe Trench Dam	3	EA	\$ 1,414.00	\$ 4,242.00
49.	Modular Wetland - BLDG4-5	1	EA	\$ 96,441.00	\$ 96,441.00
50.	24-inch Outfall	1	LS	\$ 13,645.00	\$ 13,645.00
51.	36-inch Outfall	1	LS	\$ 24,919.00	\$ 24,919.00
52.	Relocate 10-inch DIP Water (Horizontal)	20	LF	\$ 957.00	\$ 19,140.00
53.	Relocate Hydrant	2	EA	\$ 7,312.00	\$ 14,624.00

Addendum 3

54.	Relocate FDC	1	EA	\$ 7,246.00	\$ 7,246.00
55.	Bollard	2	EA	\$ 1,257.00	\$ 2,514.00
56.	Relocate 10-inch DIP Water Main (Vertical) for pipe crossing	3	EA	\$ 13,256.00	\$ 39,768.00
57.	Electrical and Communication	1	LS	\$ 164,000.00	\$ 164,000.00
58.	Landscape Installation	1	LS	\$ 29,819.00	\$ 29,819.00
59.	Forage Fish Spawning Beach Survey(s)	1	LS	\$ 11,927.00	\$ 11,927.00
60.	Install Water Service Line and Hose Bibbs	1	LS	\$ 17,570.00	\$ 17,570.00
61.	Water Meter	1	EA	\$ 3,903.00	\$ 3,903.00
62.	Deleted	0		\$0.00	\$0.00
63.	Remove Specific Debris from Lagoon	1	LS	\$ 2,183.00	\$ 2,183.00
64.	Minor Changes	1	TM	\$25,000.00	\$25,000.00
65.	Early Completion Incentive	1	LS	\$20,000.00	\$20,000.00
66.	Compressed Air Line Design and Installation	1	LS	\$ 12,155.00	\$ 12,155.00

SUB-TOTAL:	\$ 2,251,751.00
9.0% WSST:	\$ 202,657.59
TOTAL BID AMOUNT:	\$ 2,454,408.59

2. **BID GUARANTY** - Accompanying this proposal is a Bid Guaranty in the amount of five percent (5%) of the total bid amount.
3. **WITHDRAWAL** - The above proposal will not be withdrawn within forty-five (45) days after the actual date of the opening hereof.
4. **CONTRACT** - If the undersigned be notified of acceptance of this Proposal within forty-five (45) days of the time set for opening of bids, they agree to execute a contract for the above stated sum, and shall bond their work as required by law and that they will begin work within ten (10) days after Notice to Proceed. The undersigned also agrees to execute the contract contained in this Bid Solicitation without modification.
5. **SIGNING AUTHORITY** – By signing below, the undersigned hereby acknowledges that they are authorized and duly bound to execute this Bid Proposal Form on behalf of the Contractor and that their signature is binding upon the Contractor. The signing party further certifies that the Contractor represented has visited the Port of Bellingham's website before the bid due date and time to familiarize themselves with the bid documents and all changes made via Addendum.
6. **CONTRACTOR VERIFICATION** - The bidder is instructed to provide with this bid submittal the following registration and identification numbers.

BID PROPOSAL FORM CONTINUED NEXT PAGE

BID PROPOSAL FORM (con't.)

CONTRACTOR REGISTRATION NO.

(insert number here) FABERCC887B8

DEPT. OF LABOR AND INDUSTRIES ACCOUNT NO.

(insert number here) 655,607-00

EMPLOYMENT SECURITY DEPARTMENT NO.

(insert number here) 713298-00-1

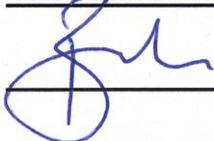
WASHINGTON UNIFIED BUSINESS IDENTIFIER (UBI) NO.

(insert number here) 601 268 821

- 7. **CONTRACTOR** - certifies by signing below that they are not disqualified from bidding on any public works contract under RCW 39.06.010 or RCW 39.12.065(3).
- 8. **CONTRACTOR** - certifies by signing below that they have not violated RCW 39.04.370 more than one time as determined by the Department of Labor and Industries.
- 9. **NON-COLLUSION DECLARATION - CONTRACTOR** (as signed below), under penalty of perjury under the laws of the State of Washington, do state and affirm that the quote submitted to the Port of Bellingham is a genuine and not a sham or collusive quote, or made in the interest or on behalf of any person not herein named; and further says that the said Contractor has not directly or indirectly induced or solicited any Contractor on the above work or supplies to put in a sham quote or any other person or corporation to refrain from quoting; and that said Contractor has not in any manner sought by collusion to secure an advantage over any other Contractor or Contractors.
- 10. **ADDENDA** – Bidder acknowledges receipt of Addenda by checking the box(es):

N/A 1 2 3 4 5 6

CONTRACTOR - Faber Construction Corporation

SIGNED - 

Ben Faber, President

Print name and title

ADDRESS - 6951 Hannegan Road

Lynden, WA 98264

TELEPHONE - 360.354.3500 **DATE:** 5/23/2024

NOTE: PLEASE PUT NAME OF PROJECT ON ENVELOPE CONTAINING BID DOCUMENTS.

Port of Bellingham - FMIP Improvements - Phase 2

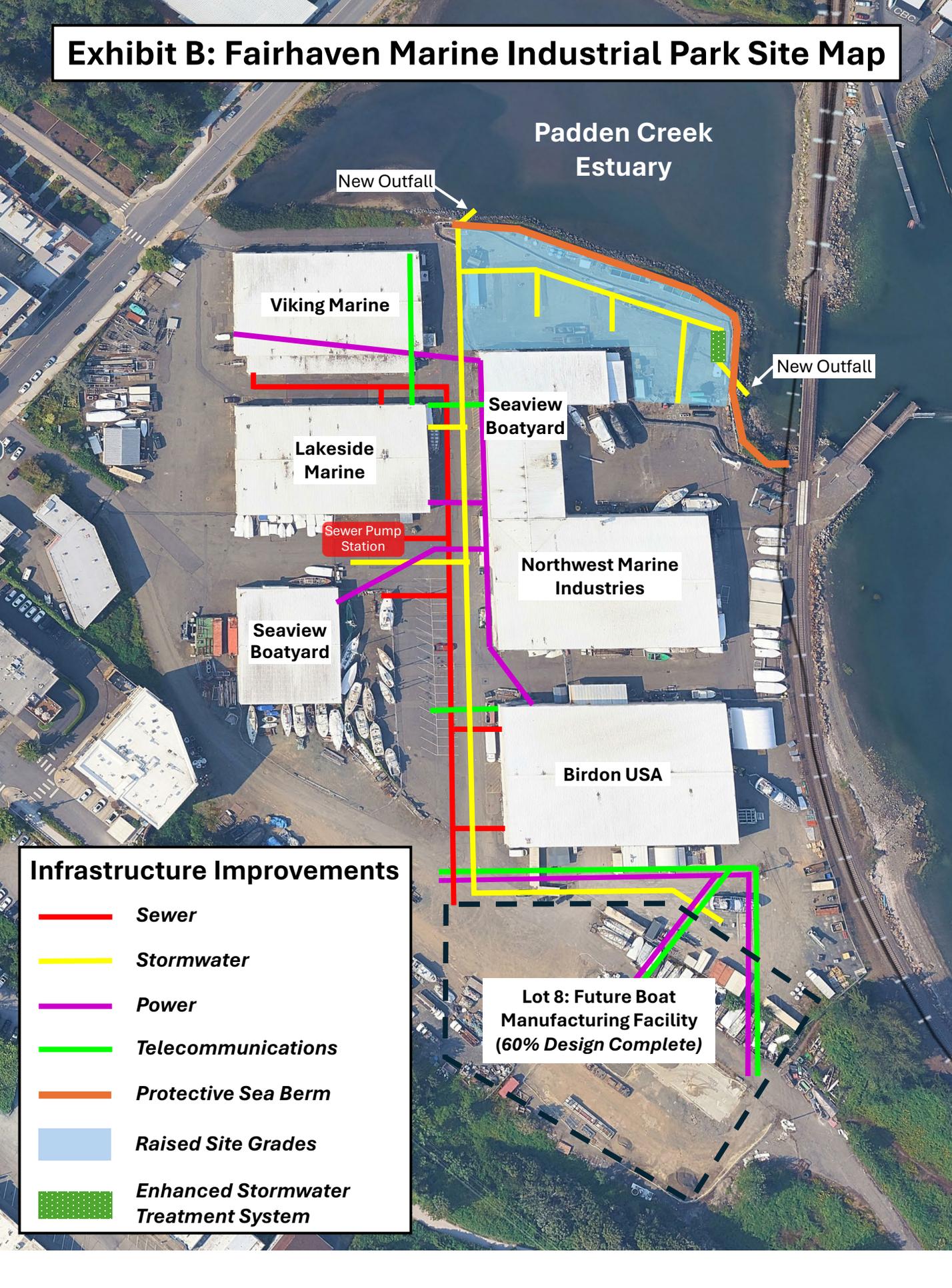
For Bid - Opinion of Probable Construction Costs
4/24/2025

Item Number	Item Description	Quantity	Unit	Price	Amount
Base Bid					
1	Mobilization and Demobilization	1	LS	\$ 332,868	\$ 332,868
2	Shoring	1	LS	\$ 20,000	\$ 20,000
3	Access Management and Tenant Coordination	1	TM	\$ 10,000	\$ 10,000
4	Staging/Stockpile Area Preparation and Maintenance	1	LS	\$ 30,000	\$ 30,000
5	Temporary Erosion and Sediment Control (misc. additional)	1	LS	\$ 75,000	\$ 75,000
6	Inlet Protection	16	EA	\$ 150	\$ 2,400
7	Inlet Seal	7	EA	\$ 1,500	\$ 10,500
8	Construction Entrance and Pedestrian Footwear Dry Brush Station	1	LS	\$ 80,000	\$ 80,000
9	Run-on Diversion and bypass	1	LS	\$ 175,000	\$ 175,000
10	Sawcut AC	20000	IN-FT	\$ 2.50	\$ 50,000
11	AC Removal and Haul	400	TON	\$ 50	\$ 20,000
12	PCC Removal and Haul	20	TON	\$ 100	\$ 2,000
13	Remove Bollard	2	EA	\$ 250	\$ 500
14	Abandon Drain Inlet in Place	2	EA	\$ 1,500	\$ 3,000
15	Plug Pipes to be abandoned in place - up to 12-inch dia	5	EA	\$ 750	\$ 3,750
16	Plug Pipes to be abandoned in place - 15 to 24-inch dia	1	EA	\$ 2,000	\$ 2,000
17	Overexcavation of Unsuitable Soil - Trench Subgrade	20	CYD	\$ 200	\$ 4,000
18	Overexcavation of Unsuitable Soil - Trench Wall	20	CYD	\$ 250	\$ 5,000
19	Dewatering Mobilization, Equipment Provision, and Maintenance	1	LS	\$ 250,000	\$ 250,000
20	Dewatering System Operation	1	LS	\$ 200,000	\$ 200,000
21	Construction Water Treatment Mobilization, Provision, Maintenance, and Removal	1	LS	\$ 325,000	\$ 325,000
22	Construction Water Treatment System Operation	1	LS	\$ 335,000	\$ 335,000
23	Specific Potholing Locations	1	TM	\$ 10,000	\$ 10,000
24	Geotextile Fabric for Soil Stabilization	60	SY	\$ 3	\$ 180
25	Permeable Ballast	700	TON	\$ 50	\$ 35,000
26	Remove and Replace Catch Basin	1	EA	\$ 10,000	\$ 10,000
27	Catch Basin, Type 1	2	EA	\$ 7,000	\$ 14,000
27A	48-inch Catch Basin, Type 2	1	EA	\$ 10,000	\$ 10,000
28	54-inch Catch Basin, Type 2	3	EA	\$ 15,000	\$ 45,000
29	60-inch Catch Basin, Type 2	2	EA	\$ 20,000	\$ 40,000
30	12-inch DIP Storm Drain	15	LF	\$ 250	\$ 3,750
31	12-inch PVC Storm Drain	125	LF	\$ 260	\$ 32,500
32	24-inch CPEP Storm Drain	35	LF	\$ 370	\$ 12,950
33	30-inch CPEP Storm Drain	470	LF	\$ 470	\$ 220,900
34	36-inch CPEP Storm Drain	245	LF	\$ 570	\$ 139,650
35	Connect 36-inch Storm Drain to existing SDCB	1	LS	\$ 10,000	\$ 10,000
36	48-inch Sewer Manhole, Type 3	3	EA	\$ 15,000	\$ 45,000
37	Sewer Clean Out for main	1	EA	\$ 2,500	\$ 2,500
38	6-inch PVC gravity Sewer	160	LF	\$ 260	\$ 41,600
39	8-inch PVC gravity Sewer	760	LF	\$ 300	\$ 228,000
40	4-inch HDPE Force-main Sewer	410	LF	\$ 100	\$ 41,000
41	Sewer Force-main Connection	1	LS	\$ 2,500	\$ 2,500
42	Building Sewer Service Connection	5	EA	\$ 4,000	\$ 20,000
43	Sewer System Sequencing and Switch Over	1	LS	\$ 10,000	\$ 10,000
44	Abandon Existing Pump Station #1	1	LS	\$ 5,000	\$ 5,000
45	Abandon Existing Pump Station #2	1	LS	\$ 5,000	\$ 5,000
46	Sewer and Water Crossing - Case 1	3	EA	\$ 5,000	\$ 15,000
47	Sewer and Water Crossing - Case 2	3	EA	\$ 5,000	\$ 15,000
48	Remove and Replace Hydrant	1	EA	\$ 10,000	\$ 10,000
49	Bollard	2	EA	\$ 2,000	\$ 4,000
50	Sewer Pump Station Complete	1	LS	\$ 260,000	\$ 260,000
51	Sewer Valve Vault Complete	1	LS	\$ 70,000	\$ 70,000
52	Electrical and Communication	1	LS	\$ 255,000	\$ 255,000
53	De-Commission Monitoring Well	5	EA	\$ 2,500	\$ 12,500
54	Additional Surface Section	180	SF	\$ 15	\$ 2,700
55	Regrading	1	LS	\$ 65,500	\$ 65,500
56	Trench Installation for Gas Lines	180	LF	\$ 35	\$ 6,300
57	Minor Changes	1	TM	\$ 25,000	\$ 25,000
Sub Total					\$ 3,661,548
Contingency (10%)					\$ 366,155
Total Base Bid					\$ 4,027,703

Item Number	Item Description	Quantity	Unit	Price	Amount
Add Alternate #1					
1	Mobilization and Demobilization	1	LS	\$ 15,448	\$ 15,448
2	Shoring	1	LS	\$ 5,000	\$ 5,000
3	Access Management and Tenant Coordination	1	TM	\$ 5,000	\$ 5,000
4	Staging/Stockpile Area Preparation and Maintenance	1	LS	\$ 5,000	\$ 5,000
5	Temporary Erosion and Sediment Control (misc. additional)	1	LS	\$ 5,000	\$ 5,000
6	Inlet Protection	2	EA	\$ 150	\$ 300
7	Inlet Seal	1	EA	\$ 1,500	\$ 1,500
8	Construction Entrance and Pedestrian Footwear Dry Brush Station	1	LS	\$ 10,000	\$ 10,000
9	Run-on Diversion and bypass	1	LS	\$ 30,000	\$ 30,000
10	Sawcut AC	1320	IN-FT	\$ 2.50	\$ 3,300
11	AC Removal and Haul	20	TON	\$ 50	\$ 1,000
12	PCC Removal and Haul	10	TON	\$ 100	\$ 1,000
13	Remove Bollard	1	EA	\$ 250	\$ 250
14	Overexcavation of Unsuitable Soil - Trench Subgrade	10	CYD	\$ 200	\$ 2,000
15	Overexcavation of Unsuitable Soil - Trench Wall	10	CYD	\$ 250	\$ 2,500
16	Dewatering Mobilization, Equipment Provision, and Maintenance	1	LS	\$ 5,000	\$ 5,000
17	Dewatering System Operation	1	LS	\$ 2,500	\$ 2,500
18	Construction Water Treatment Mobilization, Provision, Maintenance, and Removal	1	LS	\$ 5,000	\$ 5,000
19	Construction Water Treatment System Operation	1	LS	\$ 7,500	\$ 7,500
20	Specific Potholing Locations	1	TM	\$ 1,500	\$ 1,500
21	Geotextile Fabric for Soil Stabilization	10	SY	\$ 3	\$ 30
22	Permeable Ballast	15	TON	\$ 50	\$ 750
23	Catch Basin, Type 1	2	EA	\$ 7,000	\$ 14,000
24	8-inch PVC Storm Drain	220	LF	\$ 150	\$ 33,000
25	Bollard	1	EA	\$ 2,000	\$ 2,000
26	Additional Surface Section	90	SF	\$ 15	\$ 1,350
27	Minor Changes	1	TM	\$ 10,000	\$ 10,000
Sub Total					\$ 169,928
Contingency (10%)					\$ 16,993
Total Add Alternate #1 Bid					\$ 186,921
Add Alternate #2					
1	Mobilization and Demobilization	1	LS	\$ 63,036	\$ 63,036
2	Shoring	1	LS	\$ 12,500	\$ 12,500
3	Access Management and Tenant Coordination	1	TM	\$ 7,500	\$ 7,500
4	Staging/Stockpile Area Preparation and Maintenance	1	LS	\$ 10,000	\$ 10,000
5	Temporary Erosion and Sediment Control (misc. additional)	1	LS	\$ 15,000	\$ 15,000
6	Inlet Protection	4	EA	\$ 150	\$ 600
7	Inlet Seal	7	EA	\$ 1,500	\$ 10,500
8	Construction Entrance and Pedestrian Footwear Dry Brush Station	1	LS	\$ 10,000	\$ 10,000
9	Run-on Diversion and bypass	1	LS	\$ 55,000	\$ 55,000
10	Sawcut AC	6480	IN-FT	\$ 2.50	\$ 16,200
11	AC Removal and Haul	220	TON	\$ 50	\$ 11,000
12	PCC Removal and Haul	340	TON	\$ 100	\$ 34,000
13	Remove Bollard	1	EA	\$ 250	\$ 250
14	Overexcavation of Unsuitable Soil - Trench Subgrade	60	CYD	\$ 200	\$ 12,000
15	Overexcavation of Unsuitable Soil - Trench Wall	60	CYD	\$ 250	\$ 15,000
16	Dewatering Mobilization, Equipment Provision, and Maintenance	1	LS	\$ 7,500	\$ 7,500
17	Dewatering System Operation	1	LS	\$ 10,000	\$ 10,000
18	Construction Water Treatment Mobilization, Provision, Maintenance, and Removal	1	LS	\$ 10,000	\$ 10,000
19	Construction Water Treatment System Operation	1	LS	\$ 12,500	\$ 12,500
20	Specific Potholing Locations	1	TM	\$ 1,500	\$ 1,500
21	Geotextile Fabric for Soil Stabilization	35	SY	\$ 3	\$ 105
22	Permeable Ballast	115	TON	\$ 50	\$ 5,750
23	Catch Basin, Type 1	2	EA	\$ 7,000	\$ 14,000
24	8-inch PVC Storm Drain	220	LF	\$ 150	\$ 33,000
25	Bollard	1	EA	\$ 2,000	\$ 2,000
26	Electrical and Communication	1	LS	\$ 300,000	\$ 300,000
27	Additional Surface Section	630	SF	\$ 15	\$ 9,450
28	Minor Changes	1	TM	\$ 15,000	\$ 15,000
Sub Total					\$ 693,391
Contingency (10%)					\$ 69,339
Total Add Alternate #2 Bid					\$ 762,730
Notes:					
1) Based on Bid Set Plans dated 4/15/2025.					

Item Number	Item Description	Quantity	Unit	Price	Amount
2)	Contaminated soils assumed at 100% of excavation.				
3)	Assumes removed asphalt will be taken to a local recycler so only cost is haul.				
4)	Based on anticipated costs as of the date of the estimate.				
5)	Assumes 4 months construction period.				
6)	Excludes sales tax.				
7)	Assumes Ferric Chloride Water Treatment system.				
8)	Add Alternate #2 is Add Alternate #1 work + electric.				

Exhibit B: Fairhaven Marine Industrial Park Site Map



Padden Creek Estuary

New Outfall

Viking Marine

New Outfall

Lakeside Marine

Seaview Boatyard

Sewer Pump Station

Northwest Marine Industries

Seaview Boatyard

Birdon USA

Infrastructure Improvements

-  Sewer
-  Stormwater
-  Power
-  Telecommunications
-  Protective Sea Berm
-  Raised Site Grades
-  Enhanced Stormwater Treatment System

Lot 8: Future Boat Manufacturing Facility (60% Design Complete)

