




MEMORANDUM

TO: The Honorable Satpal Singh Sidhu, Whatcom County Executive, and
The Honorable Members of the Whatcom County Council

FROM: Dave Bramer, Parks Project Manager

THROUGH: Bennett Knox, Director 

RE: Maintenance Garage Roof Replacement at Maple Falls Community Park
(Bid #25-82)

DATE: 11/17/2025

Please find enclosed for your review and signature the standard construction contract award package for the aboved referenced project. This package consists of the approval for contract award, bid tabulation, and low bid proposal.

Parks and Recreation respectfully requests that the County Council authorize the County Executive to sign the Approval for Contract Award to the lowest responsible and responsive bidder, CAMAO Construction, LLC (CAMAO) for the replacement of the roof and work associated with Bid #25-82. Upon receipt of the signed Approval for Contract Award form, Parks will submit the construction contract to the County Executive for execution.

Background and Purpose

Bid proposals were opened at 2:30 PM on Wednesday, November 12, 2025. Two (2) responsive bids were received. The contract includes construction services required to complete the Base Bid and Bid Alternates 1, 2, & 3 at Maple Falls Community Park for a total contract amount of \$99,443.20 including 8.8% Washington State Sales Tax.

Funding Amount and Source

Funding in the amount of \$158,000.00 for this project was approved in the Real Estate Excise Tax (REET) II Fund by Council on Supplemental ID #2025-4900, as appropriated on Ordinance 2025-018 (AB2025-220).

Please contact Dave Bramer at extension 5867, if you have any questions or concerns.

In accordance with W.C.C. 3.08.030, I concur with this recommendation:

Digitally signed by Sara Winger
DN: cn=Sara Winger, o=Whatcom County AS
Finance, ou=Senior Purchasing Coordinator,
email=swinger@co.whatcom.wa.us, c=US
'Date: 2025.11.24 13:19:53 -08'00
Adobe Acrobat version: 2020.005.30793

Sara Winger

Sara Winger, Senior Purchasing Coordinator

Date



Maintenance Garage Roof Replacement at Maple Falls Community Park
(Bid #25-82)

APPROVAL FOR CONTRACT AWARD

Approval is hereby granted to award the Contract as Follows:

Project: Maintenance Garage Roof Replacement at Maple Falls Community Park
(Bid #25-82)

To: CAMAO Construction .

In the amount of their bid proposal \$99,443.20 including applicable sales tax.

Satpal Singh Sidhu
Whatcom County Executive
Approving Authority

Date

Brandon Waldron (by email BW/DB)
Brandon Waldron
Senior Deputy Prosecuting Attorney
Civil Division

11/17/2025

Date

<i>Called By:</i> Whatcom County Parks and Recreation <i>For:</i> Maple Falls Park Maintenance Garage Roof Replacement Whatcom County Bid #25-82				
Tabulation of Bids Received <i>By:</i> Dave Bramer,PLA				
<i>Date:</i> November 12, 2025		Estimate	CAMAO Construction	Summit Construction Group,
Item No.		Amount	Amount	Inc. Amount
1	Roof Demo	\$10,000.00	\$12,500.00	\$13,000.00
2	Trusses, OSB, IWB Gable	\$14,000.00	\$31,000.00	\$20,000.00
3	Walls	\$10,000.00	\$13,500.00	\$14,000.00
4	Asphalt Shingle System	\$8,000.00	\$6,000.00	\$17,000.00
5	Gutters and Downspouts	\$4,000.00	\$700.00	\$3,400.00
6	Contingency	\$15,000.00	\$15,000.00	\$15,000.00
A1	Metal Roof	\$8,000.00	\$8,900.00	\$10,000.00
A2	CMU replacement Paint	\$1,000.00	\$1,200.00	\$5,000.00
A3		\$3,000.00	\$2,600.00	\$5,000.00
Sub-Total		\$73,000.00	\$91,400.00	\$102,400.00
Sales Tax @ 8.8%		\$6,424.00	\$8,043.20	\$9,011.20
GRAND TOTAL		\$79,424.00	\$99,443.20	\$111,411.20
As Written			CAMAO Construction	Summit Construction Group,
1	Roof Demo		\$12,500.00	\$13,000.00
2	Trusses, OSB, IWB Gable		\$31,000.00	\$20,000.00
3	Walls		\$13,500.00	\$14,000.00
4	Asphalt Shingle System		\$6,000.00	\$17,000.00
5	Gutters and Downspouts		\$700.00	\$3,400.00
6	Contingency		\$15,000.00	\$15,000.00
	Subtotal		\$78,700.00	\$82,400.00
	tax		\$6,925.60	\$7,251.20
A1	Metal Roof		\$8,900.00	\$10,000.00
	tax		\$783.20	\$880.00
A2	CMU replacement		\$1,200.00	\$5,000.00
	tax		\$105.60	\$440.00
A3	Paint		\$2,600.00	\$5,000.00
	tax		\$228.80	\$440.00
	Total		\$99,443.20	\$111,411.20
Difference between Tabulated and As-Written Values			\$0.00	\$0.00

Whatcom County
Bid #25-82
Roof Replacement at the Maple Falls Community Park Storage Garage

BID PROPOSAL

Date 11/12/25

TO: Whatcom County Executive and Council

This certifies that the Undersigned has examined the location of the project site and the conditions of work; and has carefully read and thoroughly understands the contract documents entitled: **"Roof Replacement at the Maple Falls Community Park Storage Garage"** Whatcom County, Washington, including the "Bid Procedures and Conditions", "Specifications and Conditions", "Contract Forms", "Appendices", and "Plans", governing the work embraced in this project, and the method by which payment will be made for said work. The Undersigned hereby proposes to undertake and complete the work embraced in this project in accordance with said contract documents, and agrees to accept as payment for said work, the schedule of lump sum and unit prices as set forth in the "Bid" below.

The Undersigned acknowledges that payment will be based on the actual work performed and material used as measured or provided for in accordance with the said contract documents, and that no additional compensation will be allowed for any taxes not included in each lump sum or unit price, and that the basis for payment will be the actual work performed and measured or provided for in accordance with the said contract documents.

The Undersigned certifies that it is not currently disqualified from bidding on any public works contract under RCW 39.06.010 or RCW 39.12.065(3).

Company Name: CAMAO Construction

Item	Base Bid	
1	Existing Roofing Demolition	\$ 12,500.00
2	Roof Trusses, OSB Sheathing, and Ice and Water Barrier	\$ 31,000.00
3	Gable End Walls (Framing, OSB Sheathing, Building Paper, Siding, and All Accessory Components for Wall Construction)	\$ 13,500.00
4	Asphalt Shingle Roofing System, Flashings, and Side Metal	\$ 6,000.00
5	New Gutters and Downspouts	\$ 700.00
6	Contingency for Unforeseen Small Changes as Authorized by PARKS and mutually negotiated with Contractor and PARKS	\$ 15,000
	Base Bid Subtotal	\$ 78,700.00
	WA State Sales Tax (8.8%)	\$ 6,925.60
	Total Base Bid	\$ 85,625.60

Eighty five thousand, six hundred twenty five dollars and 60/100 cents

Written Total Base Bid Amount

NOTE: See next page for Additive Alternates for this Project

Whatcom County

Bid #25-82

Roof Replacement at the Maple Falls Community Park Storage Garage

ADDITIVE ALTERNATE #1

Cost Increase to Use Metal Panel Roofing System in place of Asphalt Shingle Roofing System

Alternate #1 Subtotal	\$ 8,900.00
WA State Sales Tax (8.8%)	\$ 783.20
Total Additive Alternate #1	\$ 9,683.20

Written Total Additive Alternate #1 Amount

ADDITIVE ALTERNATE #2

Infill Concrete Masonry Units (CMU) at Existing Vents at Rear (North) Wall

Alternate #2 Subtotal	\$ 1,200.00
WA State Sales Tax (8.8%)	\$ 105.60
Total Additive Alternate #2	\$ 1,305.60

Written Total Additive Alternate #2 Amount

ADDITIVE ALTERNATE #3

Painting the Exterior of the Garage to Match Newly Installed Gable End Siding

Alternate #3 Subtotal	\$ 2,600.00
WA State Sales Tax (8.8%)	\$ 2,28.80
Total Additive Alternate #3	\$ 2,828.80

Written Total Additive Alternate #3 Amount

Whatcom County

Bid #25-82

Roof Replacement at the Maple Falls Community Park Storage Garage

Bid proposal (Continued)

SUPPLEMENTARY INFORMATION

The Undersigned Bidder hereby acknowledges that the information furnished under this section will be considered in conjunction with the "Bid" price above, in the evaluation of bids for contract award.

Categories and Rates of Labor

The Undersigned Bidder certifies that all work to be performed under this Contract, except that work which will be performed by a subcontractor when approved in advance by the County, will be performed by a subcontractor when approved in advance by the County, will be performed by the following classifications of labor for the rates as shown. The Undersigned agrees to accept as payment for said work the schedule of labor classifications and rates as set forth below.

Classification	Rate
CARPENTER	\$83.21
ROOFER	\$67.45
SHEET METAL WORKERS	\$101.96

Whatcom County**Bid #25-82****Roof Replacement at the Maple Falls Community Park Storage Garage****Bid proposal (Continued)****QUALIFICATIONS**

List at least three (3) projects completed within the last 10 years, or under way on this date, that are similar to the work to be performed under this contract. Contractors must document adequate experience with and knowledge of general construction and commercial roofing installation.

Month/Year Contract Started	Contract Amount	Type of Work	Firm Name and Address	Contact Person and Phone Number
8/15/24	\$ 430,000	Roof tearoff Roof framing Sheet metal roofing	City of Bellingham 210 Lottie St Bellingham, Wa	Scott Jorissen (360) 778-7891
12/15/24	\$ 342,000	Roof framing Cedar Siding Sheet metal roofing	RAM Construction 4290 Pacific Highway Bellingham, Wa	Matt Haggren (360) 296-2332
01/15/25	\$480,000	Roof framing Sheet metal roofing	Dawson Construction 405 32nd Street Bellingham, Wa	Alex Yuska (360) 756-1000
2/22/22	\$ 135,000	Roof framing Sheet metal roofing	Tim Broersma 8294 Double Ditch Rd Lynden, Wa	Tim Broersma (360) 220-2016
5/16/22	\$ 38,500	Framing Sheet metal siding	HB Hansen PO BOX 266 Lynden, Wa	Peter Schroeder (360) 318-8982

(Attach Additional Sheets as Necessary)

Whatcom County

Bid #25-82

Roof Replacement at the Maple Falls Community Park Storage Garage

Bid Proposal (continued)

SUBCONTRACTOR LIST

Prepared in Compliance with RCW 39.30.060, as amended.

This form shall be submitted with, or as a supplement if applicable, to the Bid Proposal for Bid #25-82 Roof Replacement at the Maple Falls Community Park Storage Garage, as applicable, and in accordance with RCW 39.30.060:

Failure to submit the required subcontractor names and corresponding license information, as specified below and in accordance with RCW 39.30.060, will render the bid non-responsive and therefore void.

- a) With the bid submittal at the published bid submittal time, the names of the subcontractors including license numbers as applicable, with whom the bidder, if awarded the contract, will subcontract for performance of the work of: HVAC (heating, ventilation, and air conditioning); plumbing as described in chapter 18.106 RCW; and electrical as described in chapter 19.28 RCW, or to name itself for the work; and
- b) Within forty-eight hours after the published bid submittal time, the names of the subcontractors with whom the bidder, if awarded the contract, will subcontract for performance of the work of structural steel installation and rebar installation.

If a Subcontractors List is submitted as a supplement after the bid submittal time as described above, the list must be delivered to:

Whatcom County Parks & Recreation
Attn: Dave Bramer, Parks Project Manager
3373 Mount Baker Highway
Bellingham, WA, 98226

To the extent the Project includes one or more categories of work referenced in RCW 39.30.060, and no subcontractor is listed below to perform such work, the bidder, by signing this Bid Proposal, certifies that the work will either (i) be performed by the bidder itself, or (ii) be performed by a lower tier subcontractor who will not contract directly with the bidder.

CATEGORY OF WORK	SUBCONTRACTOR NAME	LICENSE NUMBER, if required
HVAC	N/A	
Plumbing	N/A	
Electrical*	N/A	
Structural Steel Installation	N/A	
Rebar Installation	KP ALL CONSTRUCTION	KPALLCL965PR

*Bidders are notified that it is the opinion of the enforcement agency that PVC or metal conduit, junction boxes, etc., are considered electrical equipment and therefore considered part of electrical work, even if the installation is for future use and no wiring or electrical current is connected during the project.

Whatcom County

Bid #25-82

Roof Replacement at the Maple Falls Community Park Storage Garage

Bid Proposal (continued)

NON-COLLUSION AND AFFIDAVIT

I, the Undersigned, an authorized representative of CAMAO Construction, being first duly sworn on oath do hereby certify that said person(s) firm, association or corporation has (have) not, either directly or indirectly, entered into any agreement, participated in any collusion, or otherwise taken any action in restraint of free competitive bidding in connection with the project for which this proposal is submitted.

I further acknowledge that by signing the proposal signature page of the proposal, I am deemed to have signed and have agreed to the provisions of this non-collusion affidavit.

Chris Cantrell

Signature

11/07/25

Date

STATE OF Washington)
COUNTY OF Whatcom)ss.

On this 7 day of November 2025 before me personally appeared Chris Cantrell to me personally known to be the person described in and who executed the above instrument and who acknowledged to me the act of signing thereof.



Shaleen Ramirez

Print Name:

Shaleen Ramirez

NOTARY PUBLIC in and for the State of Washington, residing at:

Lynden

My commission expires

3/5/2029

Whatcom County

Bid #25-82

Roof Replacement at the Maple Falls Community Park Storage Garage

Bid Proposal (continued)

BIDDER IDENTIFICATION

The name of the Bidder submitting this proposal, the address and phone number to which all communications concerned with this proposal shall be made and the number which has been assigned indicating the Bidder is licensed to do business in the State of Washington are as follows:

Firm Name: CAMAO Construction

Address: 8079 Emery Rd. Lynden, Wa 98264

Telephone: 360.812.5051

Email: chris@camao.us

Website: no website

Contractor's WA Registration Number: CAMAOCL806NQ

Contractor's UBI Number: 604 625 343

Contractor's WA Employment Security Department Number: 407,905-00

Contractor's WA Excise Tax Registration Number: 604625343-001-0001

The Firm submitting this proposal is a:

- ☒ Sole Proprietorship
☐ Partnership
☐ Corporation

The names and titles of the principal officers of the corporation submitting this proposal, of the partnership, or of all persons interested in this proposal as principals are as follows:

Chris Cantrelle

NOTE: Signators of this proposal must be identified above. Failure to identify the Signators will be cause for considering the proposal irregular and for subsequent rejection of the bid.

Whatcom County

Bid #25-82

Roof Replacement at the Maple Falls Community Park Storage Garage

Bid Proposal (continued)

BID PROPOSAL SIGNATURE AND ADDENDUM ACKNOWLEDGEMENT

The bidder is hereby advised that by signature of this proposal he/she is deemed to have acknowledged all requirements and signed all certificates contained herein. The undersigned hereby agrees to pay labor not less than the prevailing rates of wages or less than the hourly minimum rate of wages as specified in the Specifications and Conditions for this project.

A proposal guaranty in the amount of five percent (5%) of the total bid, based upon the approximate estimate of quantities at the above process and in the form as indicated below, is attached hereto:

- ☐ CASH IN THE AMOUNT OF \$ _____
- ☐ CASHIER'S CHECK (\$ _____ dollars)
- ☐ CERTIFIED CHECK (\$ _____ dollars) PAYABLE TO WHATCOM COUNTY
- ☒ PROPOSAL BOND IN THE AMOUNT OF 5% OF THE BID

Receipt is hereby acknowledged by Addendum(s) No.(s) 1, _____, & _____

SIGNATURE OF AUTHORIZED OFFICIAL(S)

(PROPOSAL MUST BE SIGNED)

Chris Cantrelle

(Seal)

FIRM NAME:

CAMAD Construction Inc

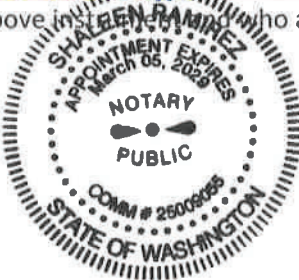
STATE OF WASHINGTON)

COUNTY OF

Whatcom

) ss.

On this 7th day of November, 2025 before me personally appeared Chris Cantrelle to me personally known to be the person described in and who executed the above instrument who acknowledged to me the act of signing thereof.



Print Name:

Shaleen Ramirez

NOTARY PUBLIC in and for the State of Washington, residing at:

Lynden

My commission expires

3/5/29

This proposal form is not transferable and any alteration of the firm's name entered hereon without prior permission from Whatcom County will be cause for considering the proposal irregular and for subsequent rejection of the bid.

Whatcom County

Bid #25-82

Roof Replacement at the Maple Falls Community Park Storage Garage

Bid Proposal (continued)

BID BOND

KNOW ALL MEN BY THESE PRESENTS, that we, Camao Construction LLC
of 8079 Emery Rd, Lynden, WA 98264, as principal, and the SureTec Insurance Company
a corporation duly organized under the laws of the State of Texas
and having its principal place of business at 1111 Main Street, Suite 640, Vancouver, WA 98660
in the State of Washington, as Surety, are held and firmly bound unto Whatcom County, a Municipal Corporation
in the State of Washington, in the full and penal sum of five percent (5%) of the total bid amount appearing on
the bid proposal of said principal for the work hereinafter described, for the payment of which, well, and truly
to be made, we bind our heirs, executors, administrators and assigns, and successors and assigns, jointly and
severally, firmly by these presents.

The condition of this bond is such that, whereas, the principal herein is herewith submitting his or its bid proposal
for **Roof Replacement at the Maple Falls Community Park Storage Garage** bid proposal, by reference thereto,
being hereby made a part thereof.

NOW, THEREFORE, if the said bid proposal submitted by the said PRINCIPAL be accepted, and the contract be
awarded to said PRINCIPAL, and if said PRINCIPAL shall duly make and enter into and execute said contract and
shall furnish the performance bond as required by the bidding and contract documents within a period of ten
(10) days from and after said award, exclusive of the day of such award, the its obligation to pay the above-
mentioned penal sum as liquidated damages shall be null and void, otherwise it shall remain and be in full force
and effect.

SIGNED AND SEALED this 7th day of November, 2025.

Camao Construction LLC

Principal

By Chris Cantrelle
Chris Cantrelle, Owner

(Seal)

SureTec Insurance Company

Surety

By Caleb Hazel

Attorney-in-Fact, Caleb Hazel

The Attorney-in-fact who executes this bond on behalf of the surety company, must attach a copy of his power-
of-attorney as evidence of his authority.

JOINT LIMITED POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS: That SureTec Insurance Company, a Corporation duly organized and existing under the laws of the State of Texas and having its principal office in the County of Harris, Texas and Markel Insurance Company (the "Company"), a corporation duly organized and existing under the laws of the state of Illinois, and having its principal administrative office in Glen Allen, Virginia, does by these presents make, constitute and appoint:

Kyle Boon, Nathan J. Bosman, Caleb Hazel, Adam Hoogerhyde, Courtney Ketchum, Stephen Poag, Noah Rawls,
Daniel Vander Kooi, Adam Van Diest

Their true and lawful agent(s) and attorney(s)-in-fact, each in their separate capacity if more than one is named above, to make, execute, seal and deliver for and on their own behalf, individually as a surety or jointly, as co-sureties, and as their act and deed any and all bonds and other undertaking in suretyship provided, however, that the penal sum of any one such instrument executed hereunder shall not exceed the sum of:

Five Million and 00/100 Dollars (\$5,000,000.00)

This Power of Attorney is granted and is signed and sealed under and by the authority of the following Resolutions adopted by the Board of Directors of SureTec Insurance Company and Markel Insurance Company:

"RESOLVED, That the President, any Senior Vice President, Vice President, Assistant Vice President, Secretary, Assistant Secretary, Treasurer or Assistant Treasurer and each of them hereby is authorized to execute powers of attorney, and such authority can be executed by use of facsimile signature, which may be attested or acknowledged by any officer or attorney, of the company, qualifying the attorney or attorneys named in the given power of attorney, to execute in behalf of, and acknowledge as the act and deed of the SureTec Insurance Company and Markel Insurance Company, as the case may be, all bond undertakings and contracts of suretyship, and to affix the corporate seal thereto."

IN WITNESS WHEREOF, Markel Insurance Company and SureTec Insurance Company have caused their official seal to be hereunto affixed and these presents to be signed by their duly authorized officers on the 26th day of August, 2024.

SureTec Insurance Company

By: 
Michael C. Keimig, President



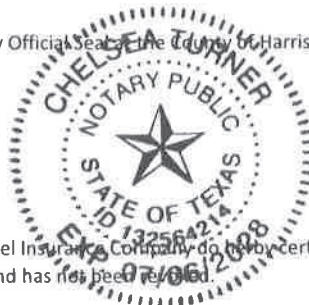
Markel Insurance Company

By: 
Lindsey Jennings, Vice President

State of Texas
County of Harris

On this 26th day of August, 2024 A. D., before me, a Notary Public of the State of Texas, in and for the County of Harris, duly commissioned and qualified, came THE ABOVE OFFICERS OF THE COMPANIES, to me personally known to be the individuals and officers described in, who executed the preceding instrument, and they acknowledged the execution of same, and being by me duly sworn, disposed and said that they are the officers of the said companies aforesaid, and that the seals affixed to the proceeding instrument are the Corporate Seals of said Companies, and the said Corporate Seals and their signatures as officers were duly affixed and subscribed to the said instrument by the authority and direction of the said companies, and that Resolutions adopted by the Board of Directors of said Companies referred to in the preceding instrument is now in force.

IN TESTIMONY WHEREOF, I have hereunto set my hand, and affixed my Official Seal of the County of Harris, the day and year first above written.



By: 
Chelsea Turner, Notary Public
My commission expires 7/6/2028

We, the undersigned Officers of SureTec Insurance Company and Markel Insurance Company do hereby certify that the original POWER OF ATTORNEY of which the foregoing is a full, true and correct copy is still in full force and effect and has not been revoked.

IN WITNESS WHEREOF, we have hereunto set our hands, and affixed the Seals of said Companies, on the 7th day of November, 2025.

SureTec Insurance Company

By: 
M. Brent Beaty, Assistant Secretary

Markel Insurance Company

By: 
Andrew Marquis, Assistant Secretary

Whatcom County
Bid #25-82
Roof Replacement at the Maple Falls Community Park Storage Garage

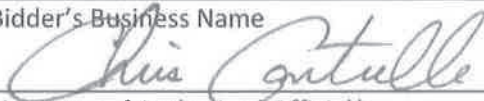
CERTIFICATION OF COMPLIANCE WITH WAGE PAYMENT STATUTES

The bidder hereby certifies that, within the three-year period immediately preceding the bid solicitation date October 27, 2025, the bidder is not a "willful" violator, as defined in RCW 49.48.082, of any provision of chapters 49.46, 49.48, or 49.52 RCW, as determined by a final and binding citation and notice of assessment issued by the Department of Labor and Industries or through a civil judgement entered by a court of limited or general jurisdiction.

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

CAMAO Construction

Bidder's Business Name



11/07/25

Signature of Authorized Official*

Date

Chris Cantrelle

Printed Name

OWNER

Title

WA

LYNDEN

WA

City

State

Check One:

Sole Proprietorship ☒

Partnership ☐

Joint Venture ☐

Corporation ☐

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

WASHINGTON

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

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