



## MEMORANDUM

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

**FROM:** Rod Lamb, Design and Development Manager

**THROUGH:** Bennett Knox, Director

**RE:** Van Zandt Community Hall Renovations and Additions  
(Bid #25-37)

**DATE:** 06/18/2025

---

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.

### Requested Action

Parks and Recreation respectfully requests that the County Council authorize the County Executive to sign the Approval for Contract Award to low bidder, **Summit Construction Group, Inc. (Summit)** for the Van Zandt Community Hall Renovations and Additions project. 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 for the project were opened at 2:30 PM on Tuesday, May 27, 2025. Six (6) responsive bids were received, with Summit being the lowest responsible bidder, in the amount of \$748,544.00, including the Base Bid and all three (3) alternates. Parks has completed a "Pre-award Checklist" to confirm the contractor is in good standing with Washington State Departments of Labor & Industries, Department of Revenue, Office of the Insurance Commissioner, and the Employment Security Department. Parks also contacted previous project references provided by the contractor who indicated that the listed projects were completed successfully, and had a collaborative working relationship with the contractor.

### Funding Amount and Source

Funding for this project was as approved in the REET II Fund by Council on February 25, 2025 by Ordinance 2025-010, (AB2025-164).

Please contact Rod Lamb at extension 5858, if you have any questions or concerns.

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

**Sara Winger**

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: 2025.06.26 12:16:03 -07'00'

---

Sara Winger, Senior Purchasing Coordinator

---

Date



**Van Zandt Community Hall Renovations and Additions  
(Bid #25-37)**

**APPROVAL FOR CONTRACT AWARD**

Approval is hereby granted to award the Contract as Follows:

Project: Van Zandt Community Hall Renovations and Additions (Bid #25-37)

To: Summit Construction Group, Inc.

In the amount of their bid proposal \$748,544.00, plus a construction contingency force account of \$75,000.00 to address unforeseen and/or hidden conditions resulting in changes to the work as authorized by Whatcom County, for a contract total of not to exceed \$823,544.00 including applicable sales tax.

---

Satpal Singh Sidhu  
Whatcom County Executive  
Approving Authority

---

Date

Brandon Waldron (approved by email (BW/RL))

July 2, 2025

---

Brandon Waldron  
Senior Deputy Prosecuting Attorney  
Civil Division

---

Date

**Van Zandt Community Hall Additions & Renovations**

Whatcom County Bid No. 25-37 (May 27, 2025)

**Certified Tabulation of Bids Received**

Rodney Lamb, PLA

5/28/2025

	Estimate	Trico Companies, LLC	Tiger Construction, Ltd.	Janicki General Contracting, LLC	Faber Construction Corporation	Highline Construction	Summit Construction Group
Item No.							
Base Bid	\$ 769,840.00	\$ 773,597.85	\$ 1,096,152.00	\$ 748,432.00	\$ 804,000.00	\$ 720,150.00	\$ 618,000.00
Alternate #1	\$ 46,803.00	\$ 55,006.45	\$ 71,120.00	\$ 48,996.00	\$ 45,000.00	\$ 47,695.00	\$ 48,000.00
Alternate #2	\$ 20,250.00	\$ 10,236.54	\$ 14,117.00	\$ 15,179.00	\$ 9,400.00	\$ 19,965.00	\$ 12,000.00
Alternate #3	\$ 16,500.00	\$ 9,611.25	\$ 12,406.00	\$ 13,235.00	\$ 14,400.00	\$ 14,750.00	\$ 10,000.00
Subtotal	\$ 853,393.00	\$ 848,452.09	\$ 1,193,795.00	\$ 825,842.00	\$ 872,800.00	\$ 802,560.00	\$ 688,000.00
WA State Sales Tax (8.8%)	\$ 75,098.58	<b>\$ 74,663.78</b>	<b>\$ 105,053.96</b>	<b>\$ 72,674.10</b>	\$ 76,806.40	\$ 70,625.28	\$ 60,544.00
Total	\$ 928,491.58	<b>\$ 923,115.87</b>	<b>\$ 1,298,848.96</b>	<b>\$ 898,516.10</b>	\$ 949,606.40	\$ 873,185.28	\$ 748,544.00
As-Written Value on Bid Form		\$ 925,809.10	\$ 1,298,848.97	\$ 898,516.00	\$ 949,606.40	\$ 873,185.28	\$ 748,544.00
Difference		\$ (2,693.23)	\$ (0.01)	\$ 0.10	\$ -	\$ -	\$ -

Whatcom County  
Bid #25-37  
Van Zandt Community Hall Renovations & Additions

**BID PROPOSAL**

Date 5/26/25

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: "**Van Zandt Community Hall Renovations & Additions**" 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 of Bidder Summit Construction Group Inc.

**BASE BID – Bid #25-37 - Van Zandt Community Hall Renovations & Additions**

Base Bid Subtotal	\$ 618,000
WA State Sales Tax (8.8%)	\$ 54,384
Total Base Bid	\$ 672,384

Six hundred Seventy two thousand, three hundred eighty Four Dollars  
*Input Total Base Bid Amount in Words Above*

**BID ALTERNATE #1 – Replace HVAC System as shown on Mech and Elec plans**

Bid Alternate #1 Subtotal	\$ 48,000
WA State Sales Tax (8.8%)	\$ 4,224
Total Bid Alternate #1	\$ 52,224

Fifty two thousand, two hundred twenty Four Dollars –  
*Input Total Bid Alternate #1 Amount in Words Above*

Whatcom County  
 Bid #25-37  
 Van Zandt Community Hall Renovations & Additions

<b>BID ALTERNATE #2</b> – Replace the existing 200 amp electrical service with a new 400 amp electrical service, as described on the electrical plans	
Bid Alternate #2 Subtotal	\$ 12,000
WA State Sales Tax (8.8%)	\$ 1056
Total Bid Alternate #2	\$ 13056
<div style="font-family: cursive; font-size: 1.2em;">Thirteen thousand f.fty six dollars</div> <div style="text-align: center; font-size: 0.8em; color: yellow; background-color: black; padding: 2px;">Input Total Bid Alternate #2 Amount in Words Above</div>	

<b>BID ALTERNATE #3</b> – New Automatic Transfer Switch as described on the electrical plans.	
Bid Alternate #3 Subtotal	\$ 10,000
WA State Sales Tax (8.8%)	\$ 880
Total Bid Alternate #3	\$ 10,880.
<div style="font-family: cursive; font-size: 1.2em;">Ten thousand eight hundred eighty dollars</div> <div style="text-align: center; font-size: 0.8em; color: yellow; background-color: black; padding: 2px;">Input Total Bid Alternate #3 Amount in Words Above</div>	

**Trench Excavation Safety Provisions**

The Bidder is to indicate all costs for trench safety excavation, even if the amount is zero.

<b>TRENCH EXCAVATION SAFETY PROVISIONS</b>	
If the bid amount contains any work which requires trenching exceeding a depth of 4 feet, all costs for trench safety shall be included in the Base Bid and indicated below for adequate trench safety systems in compliance with Chapter 39.04 RCW, 49.17 RCW and WAC 296-155-650. <b>Bidder must include a lump sum dollar amount in blank below (even if the value is \$0.00).</b> Do not include Washington State Sales Tax.	
<div style="font-family: cursive; font-size: 1.2em;">\$ One thousand dollars</div>	<div style="font-family: cursive; font-size: 1.2em;">\$ 1000.</div>
Total Written in Words	Total Written in Figures
(Do not include Washington State Sales Tax) - (Included also in Base Bid)	

Whatcom County  
Bid #25-37  
Van Zandt Community Hall Renovations & Additions

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	120.~
Operator	125.~
Project Manager	150.~

Whatcom County  
 Bid #25-37  
 Van Zandt Community Hall Renovations & Additions

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 structure demolition.

Month/Year Contract Started	Contract Amount	Type of Work	Firm Name and Address	Contact Person and Phone Number
2024/2025	\$ 1.7m	Electrical + Civil	City of Bellingham 210 Lottic Street Bellingham, WA	F. tz Anthony 360 319 4692
2025	\$ 500K	Electrical + Civil	same as above	Brandon Brubaker 360 778 7708
2024	\$ 38m	Apartment complex	The Jake Apts, LLC 3805 Elwood Ave Bellingham WA 98225	Jed Clark 360 220 4611
2024	\$ 500K	Community Center	City of Lynden	Tim Faber 360 201 3418
2024	\$ 350K	SKagit College Ext. Imp.	SKagit College Oak Harbor	Tim Wheeler 360 706 4996

(Attach Additional Sheets as Necessary)

**Whatcom County**  
**Bid #25-37**  
**Van Zandt Community Hall Renovations & Additions**

**Bid Proposal (continued)**

**SUBCONTRACTOR LIST**

*Prepared in Compliance with RCW 39.30.060, as amended.*

To be submitted with, or as a supplement to, the Bid Proposal for Bid #25-37, Van Zandt Community Hall Renovations & Additions, as applicable, and in accordance with RCW 39.30.060:

Failure to submit, as follows, the names of Subcontractors will result in the bidder's bid being non-responsive and therefore void:

- a) Within one (1) hour 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: 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 AS-Finance  
Attn: Sara Winger, Senior Purchasing Coordinator  
311 Grand Ave Ste 503  
Bellingham, WA, 98225

To the extent the Project includes one (1) or more categories of work referenced in RCW 39.30.060, and no subcontractor is listed below to perform such work, the bidder 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
HVAC	Peller Heating
Plumbing	Rightway Plumbing
Electrical*	Genetic Electric
Structural Steel Installation	Summit Construction
Rebar Installation	Summit Construction

\* 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 #25-37  
Van Zandt Community Hall Renovations & Additions

Bid Proposal (continued)

**NON-COLLUSION AND AFFIDAVIT**

I, the Undersigned, an authorized representative of David Eben, 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.

[Signature]

Signature

5/27/2025

Date

STATE OF Washington  
COUNTY OF Whatcom ) ss.

On this 27<sup>th</sup> day of May, 2025, before me personally appeared David Eben 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.

Dawnah J. Cleveland

Print Name:

Dawnah J. Cleveland

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

Ferndale WA

My commission expires

Sept 5, 2027

Whatcom County  
Bid #25-37  
Van Zandt Community Hall Renovations & Additions

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: Summit Construction Group Inc.  
Address: P.O. Box 31548  
Bellingham WA 98228  
Telephone: 360 319 0898  
Email: David @ Ebenal. com  
Website: www.secsunmit.com  
Contractor's WA Registration Number: SUMMIT 66871CM  
Contractor's UBI Number: 603 270 168  
Contractor's WA Employment Security Department Number: 473568 00 7  
Contractor's WA Excise Tax Registration Number: 603 270 168

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:

David Ebenal, President  
\_\_\_\_\_  
\_\_\_\_\_

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 #25-37  
Van Zandt Community Hall Renovations & Additions

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, 2, & \_\_\_\_\_

SIGNATURE OF AUTHORIZED OFFICIAL(S)

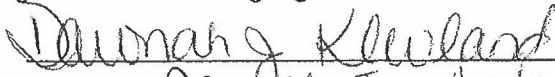
(PROPOSAL MUST BE SIGNED)

FIRM NAME:

  
David Ebenal, President (Seal)  
Summit Construction Group Inc.

STATE OF WASHINGTON )  
COUNTY OF Whatcom ) ss.

On this 27<sup>th</sup> day of May, 2025 before me personally appeared David Ebenal 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.

  
Print Name: Dawnan J. Cleveland

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

Ferndale, WA

My commission expires Sept 5, 2027

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 #25-37  
Van Zandt Community Hall Renovations & Additions

Bid Proposal (continued)

**BID BOND**

KNOW ALL MEN BY THESE PRESENTS, that we, Summit Construction Group Inc  
of Bellingham WA, as principal, and the Merchants National Bonding Inc  
a corporation duly organized under the laws of the State of Iowa  
and having its principal place of business at PO Box 14498 Des Moines IA 50306-3498  
in the State of Iowa, 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 **Van Zandt Community Hall Renovations & Additions** 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 20th day of May, 2025.

Summit Construction Group Inc  
Principal

By [Signature]

Merchants National Bonding Inc

Surety

By [Signature]

Attorney-in-Fact Sierra Maine



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.

**MERCHANTS**  
**BONDING COMPANY**<sup>TM</sup>  
**POWER OF ATTORNEY**

Know All Persons By These Presents, that MERCHANTS BONDING COMPANY (MUTUAL) and MERCHANTS NATIONAL BONDING, INC., both being corporations of the State of Iowa, d/b/a Merchants National Indemnity Company (in California only) (herein collectively called the "Companies") do hereby make, constitute and appoint, individually,

Alexa Bevill; Cameron Huntsucker; Jennifer Grenrood; Justin MacFayden; Kara Skinner; Mercedes Trokey-Moudy; Sierra Maine

their true and lawful Attorney(s)-in-Fact, to sign its name as surety(ies) and to execute, seal and acknowledge any and all bonds, undertakings, contracts and other written instruments in the nature thereof, on behalf of the Companies in their business of guaranteeing the fidelity of persons, guaranteeing the performance of contracts and executing or guaranteeing bonds and undertakings required or permitted in any actions or proceedings allowed by law.

This Power-of-Attorney is granted and is signed and sealed by facsimile under and by authority of the following By-Laws adopted by the Board of Directors of Merchants Bonding Company (Mutual) on April 23, 2011 and amended August 14, 2015 and April 27, 2024 and adopted by the Board of Directors of Merchants National Bonding, Inc., on October 16, 2015 and amended on April 27, 2024.

"The President, Secretary, Treasurer, or any Assistant Treasurer or any Assistant Secretary or any Vice President shall have power and authority to appoint Attorneys-in-Fact, and to authorize them to execute on behalf of the Company, and attach the seal of the Company thereto, bonds and undertakings, recognizances, contracts of indemnity and other writings obligatory in the nature thereof."

"The signature of any authorized officer and the seal of the Company may be affixed by facsimile or electronic transmission to any Power of Attorney or Certification thereof authorizing the execution and delivery of any bond, undertaking, recognizance, or other suretyship obligations of the Company, and such signature and seal when so used shall have the same force and effect as though manually fixed."

In connection with obligations in favor of the Florida Department of Transportation only, it is agreed that the power and authority hereby given to the Attorney-in-Fact includes any and all consents for the release of retained percentages and/or final estimates on engineering and construction contracts required by the State of Florida Department of Transportation. It is fully understood that consenting to the State of Florida Department of Transportation making payment of the final estimate to the Contractor and/or its assignee, shall not relieve this surety company of any of its obligations under its bond.

In connection with obligations in favor of the Kentucky Department of Highways only, it is agreed that the power and authority hereby given to the Attorney-in-Fact cannot be modified or revoked unless prior written personal notice of such intent has been given to the Commissioner-Department of Highways of the Commonwealth of Kentucky at least thirty (30) days prior to the modification or revocation.

In Witness Whereof, the Companies have caused this instrument to be signed and sealed this 29th day of July, 2024.



MERCHANTS BONDING COMPANY (MUTUAL)  
MERCHANTS NATIONAL BONDING, INC.  
d/b/a MERCHANTS NATIONAL INDEMNITY COMPANY

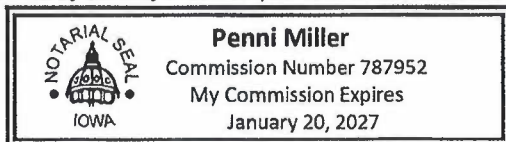
By

*Larry Taylor*

President

STATE OF IOWA  
COUNTY OF DALLAS ss.

On this 29th day of July, 2024, before me appeared Larry Taylor, to me personally known, who being by me duly sworn did say that he is President of MERCHANTS BONDING COMPANY (MUTUAL) and MERCHANTS NATIONAL BONDING, INC.; and that the seals affixed to the foregoing instrument are the Corporate Seals of the Companies; and that the said instrument was signed and sealed in behalf of the Companies by authority of their respective Boards of Directors.



(Expiration of notary's commission does not invalidate this instrument)

*Penni Miller*

Notary Public

I, Elisabeth Sandersfeld, Secretary of MERCHANTS BONDING COMPANY (MUTUAL) and MERCHANTS NATIONAL BONDING, INC., do hereby certify that the above and foregoing is a true and correct copy of the POWER-OF-ATTORNEY executed by said Companies, which is still in full force and effect and has not been amended or revoked.

In Witness Whereof, I have hereunto set my hand and affixed the seal of the Companies on this 20th day of May, 2025.



*Elisabeth Sandersfeld*

Secretary

Whatcom County  
Bid #25-37  
Van Zandt Community Hall Renovations & Additions

**CERTIFICATION OF COMPLIANCE WITH WAGE PAYMENT STATUTES**

The bidder hereby certifies that, within the three-year period immediately preceding the bid solicitation date April 30, 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.

Summit Construction Group Inc.  
Bidder's Business Name

[Signature] 5/26/25  
Signature of Authorized Official\* Date

David Ebenau  
Printed Name

President  
Title

Bellingham 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:

\_\_\_\_\_

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.*