



CITY OF
ISSAQUAH
WASHINGTON

Finance Department

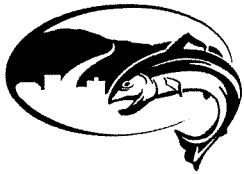
A/P Check or Refund Request

Requestor (name)	BPW Builders LLC	Phone: (253) 405-5587
Today's Date	02/20/2018	Fax:
Department	Permit Center	
Description/Reason	SW15-00051 Refund of \$143,629.74 performance bond to BPW Builders LLC.	
Payee Name (vendor)	BPW Builders LLC	
Payee's Mailing Address	9675 SE 36th St, Ste 105, Mercer Island, WA 98040	
Bars Code	655.245100 (\$143,629.74)	
Dollar Amount	\$143, 629.74	
Due Date	A S A P	
Requestors Signature		
Approval		

(Print)

(Signature)

Please ensure that all appropriate documentation is submitted with this request.



CITY OF
ISSAQUAH
WASHINGTON

Development Services

1775 – 12th Ave. NW | P.O. Box 1307
Issaquah, WA 98027
425-837-3100
issaquahwa.gov

February 13, 2018

Justin Lagers
ACH Homes LLC
9675 SE 36th St Suite 105
Mercer Island, WA 98040

RE: Cash Performance Bond Reduction SW15-00051

Dear Justin,

All conditions for Road and Storm improvements have been completed and ready to accept, subject to the acceptance of the downstream storm water facilities associated with the Rivenwood (Issaquah 22) project. The maintenance bond for the wetland buffer mitigation has been received and accepted. At this time the performance bond in the amount of \$143,629.74 for the Road, Storm, Streetscape and Landscape Mitigation/Enhancement will be reduced to \$10,000.00 and be released upon acceptance of the Road and Storm improvements.

To track the bond, we will issue a full refund in the amount of \$143,629.74 and return the check upon receipt of a new performance bond in the amount of \$10,000.00. Please coordinate with Gretchen Garrett in the Permit Center regarding this matter. Attached is a new bond receipt, please complete this submit with the revised bond.

If you have any questions or need clarification, please call me at 425-837-3432.

Sincerely,
Development Services Department

Doug Schlepp, P.E.
Consulting Engineer

Attachment: New Bond Receipt Form

cc: file

Gretchen Garrett

From: Doug Schlepp
Sent: Tuesday, February 13, 2018 3:51 PM
To: Justin Lagers; Gretchen Garrett
Subject: RE: Hawks Estates SW15-00051 Performance Bond Reduction Request
Attachments: REDUCTION Cash Performance Bond.pdf; Receipt Performance Agreement.docx

Justin,
Please see that attached letter.

Gretchen,
Please have finance deliver the check to you and exchange for a new check/performance bond in the amount of \$10,000.



Doug Schlepp P.E. | DSD Consultant - RH2 | T: 425-837-3432 | [Issaquah, WA - Official Website](#)

From: Justin Lagers [mailto:justin@americanclassichomes.com]
Sent: Tuesday, February 13, 2018 1:16 PM
To: Doug Schlepp <DougS@issaquahwa.gov>
Subject: Hawks Estates SW15-00051 Performance Bond Reduction Request

Mr. Schlepp,

JRM Builders, LLC would like to formally request a reduction in the cash performance bond for our Hawks Estates project - SW15-00051 from the current amount of \$143,629.74 to the sum of \$10,000. To date we have installed all the Road, Storm, Streetscape and Landscaping requirements under our permit and have had those improvements inspected and signed off by the City.

As you are aware, the Hawks Estates project contributed a pro-rata share of the cost of the joint stormwater detention system for the Issaquah 22 (Rivenwood) development to the south which we utilize in combination with that development for our stormwater detention and water quality. To date the Issaquah 22 (Rivenwood) Project has not completed the necessary punch list items for their project to be accepted by the City. It is for this sole reason that our project has not been accepted by the City into the maintenance and defect stage at this time. Our understanding is that the shared facility needs to be cleaned which, due to the time of year, is not scheduled to be completed until spring of 2018.

We feel the sum of \$10,000 should be sufficient to cover the expense of cleaning the stormwater detention pond if the developer of Rivenwood should fail to do so. Please let us know if this would be acceptable to the City.

Thank you.

Justin Lagers
ACH Homes, LLC
Senior Director of Acquisitions & Development
9675 SE 36th Street, Suite 105
Mercer Island, WA 98040
Office: 206-588-1147

Bond No./Check No. 5795



Development Services Department
PO Box 1307, Issaquah, WA 98027-1307
(425) 837-3080 Fax (425) 837-3089

CITY OF ISSAQUAH
RECEIPT FOR PERFORMANCE AGREEMENT

The City of Issaquah hereby acknowledges receipt from BPW Builders, LLC in the amount of \$ 143,629.74 (bond or other approved security amount, hereafter known as "bond"), which should be held by the City for the purpose of guaranteeing that the improvements to be made in connection with construction of the project known as Permit Number SW15-00051, located at address 22923 SE 48th St, shall be completed in accordance with approved plans and conditions filed with the City of Issaquah, no later than December 31, 2017. These improvements include, but are not limited to:

Road, storm, streetscape, and landscape mitigation/enhancement

If, in the sole determination of the DSD Director, or a designee of same, hereafter "the Director", the above referenced improvements are not completed as required by the approved plans, conditions and applicable City standards at the above location and within the aforementioned time period, and if the same is not corrected in the time set by the Director, all rights to reimbursement of this bond shall be forfeited, and all said bond shall remain the sole property of the City of Issaquah. Otherwise, at the expiration of the performance period and satisfactory completion, as determined by the Director, said bond shall be returned to the entity or individual posting said bond.

Forfeiture of the bond as herein provided shall be in addition to all other rights and remedies granted by law, equity or contract to the City to seek reimbursement of damages incurred or to enforce the provision of any such contract as referenced herein.

In the event either party shall initiate a lawsuit to enforce this Agreement, the prevailing party shall be entitled to its cost incurred, including reasonable attorney's fees.

Dated this 25th Day of January, 20 17.

RELEASED
BY: [Signature]
DATE: 2/20/2018
DEVELOPMENT SERVICES DEPT.

[Signature]
Signature of Depositor

Accepted by:
[Signature]
City of Issaquah

CONSTRUCTION COST SUMMARY

Contractor: BPW Holdings, LLC
 Permit Number: SW15-00051
 Project Name: Hawk Estates
 Project Address: 22923 SE 48th Street, Issaquah, WA 98029

CITY OF ISSAQUAH · ENGINEERING REVIEW

APPROVED



ALL WORK SUBJECT
TO FIELD INSPECTION 01/24/2017

**WATER
SEWER**

STORM WATER

	Size	Units	Unit Price	Price	Percent Complete	Uncompleted Price
8" ADS	8-IN	656.0 LF	\$26.55	\$17,416.80	100.0%	\$0.00
12" ADS	12-IN	594.0 LF	\$33.10	\$19,661.40	100.0%	\$0.00
12" Ductile	12-IN	61.0 LF	\$66.20	\$4,038.20	100.0%	\$0.00
18" ADS	18-IN	113.0 LF	\$48.85	\$5,520.05	100.0%	\$0.00
18" ADS - Bypass	18-IN	74.0 LF	\$46.65	\$3,452.10	100.0%	\$0.00
6" Lot Drains	6-IN	1100.0 LF	\$13.40	\$14,740.00	100.0%	\$0.00
Type I C.B.		9 EA	\$1,150.00	\$10,350.00	100.0%	\$0.00
Type II C.B.		2 EA	\$2,850.00	\$5,700.00	100.0%	\$0.00
Type I-L C.B.		2 EA	\$1,530.00	\$3,060.00	100.0%	\$0.00
Bee Hive & Quarry Spalls		1 EA	\$1,170.00	\$1,170.00	100.0%	\$0.00
8" Cleanouts	8-IN	11 EA	\$260.00	\$2,860.00	100.0%	\$0.00
6" Cleanouts	6-IN	35 EA	\$13.40	\$469.00	100.0%	\$0.00
		SUB TOTAL		\$ 88,437.55		\$ -

STREET

	Size	Units	Unit Price	Price	Percent Complete	Uncompleted Price
Paving - 2" HMA		2110.00 SY	\$11.50	\$24,265.00	0.0%	\$24,265.00
Paving 4" ATB		2110.00 SY	\$18.40	\$38,824.00	100.0%	\$0.00
Sidewalk 4" Concrete		1895.00 SF	\$3.55	\$6,727.25	34.0%	\$4,439.99
Sidewalk 6" Drive Approaches		2240.00 SF	\$4.60	\$10,304.00	90.0%	\$1,030.40
Sidewalk - Wheelchair Ramps		2 EA	\$980.00	\$1,960.00	0.0%	\$1,960.00
Rolled Curb & Gutter		445.0 LF	\$14.95	\$6,652.75	100.0%	\$0.00
Vertical Curb & Gutter		910.0 LF	\$14.95	\$13,604.50	63.0%	\$5,033.67
Landscaping		1 LS	\$73,966.42	\$73,966.42	50.0%	\$36,983.21
Channelization		1 LS	\$10,000.00	\$10,000.00	0.0%	\$10,000.00
Mailboxes		2 EA	\$1,730.00	\$3,460.00	0.0%	\$3,460.00
Street Lighting (Intolight)		1 LS	\$50,005.98	\$50,005.98	85.0%	\$7,500.90
Road Monuments		2 EA	\$540.00	\$1,080.00	0.0%	\$1,080.00
Other			\$0.00	\$0.00	0.0%	\$0.00
		SUB TOTAL		\$ 240,849.90		\$ 95,753.16

PERFORMANCE BOND SUBTOTAL \$ 95,753.16
 PERFORMANCE BOND AMOUNT WITH MARK UP 150% \$ 143,629.74



CITY OF
ISSAQUAH
WASHINGTON

1775 12th Ave. NW / P.O. Box 1307
Issaquah, WA 98027
Phone: (425) 837-3100

RECEIPT

22923 SE 48TH ST
ISSAQUAH, WA 98029
SITE WORK/PLAT INFRASTRUCTURE

Permit No: SW15-00051

Receipt No: R8781

Fee Description	Account	Fee Amount
PERFORMANCE BOND - CASH		
PERFORMANCE BOND - CASH:ORIGINAL	655.245100	\$143,629.74

THIS CHECK IS VOID WITHOUT A BLUE & BURGUNDY BACKGROUND AND AN ARTIFICIAL WATERMARK ON THE BACK - HOLD AT AN ANGLE TO VIEW

BPW Builders LLC
9675 SE 36th St Suite 105
Mercer Island, WA 98040
206-588-1147

Washington Trust Bank
Spokane WA 99210

5795

VENDOR NO.
1306

CHECK NO.
5795

CHECK DATE
01/25/2017

SUM OF

ONE HUNDRED FORTY-THREE THOUSAND SIX HUNDRED TWENTY-NINE AND 74/100 DOLLARS

*******\$143,629.74*******

PAY
TO THE
ORDER OF

City of Issaquah Development Services
PO Box 1307
Issaquah WA 98027-1307

SIGNATURE HAS A COLORED BACKGROUND - BORDER CONTAINS MICROPRINTING

⑈005795⑈ ⑆125100089⑆ 1000246015⑈

Total Fees Paid:	\$143,629.74
Date Paid: 01/25/2017	
Paid By: BPW BUILDERS LLC	
Pay Method: CHECK 5795	
Received By: MM	

American
ClassicHomes



Justin Lagers
Director of Land
Acquisition/Development

253.405.5587 cell
206.588.1147 ext.104

9675 SE 36th St. Suite 105
Mercer Island, WA 98040

Justin@AmericanClassicHomes.com

www.AmericanClassicHomes.com