

BODINE CONSTRUCTION SERVICES, INC.
Drainage Contractors ♦ Drainage Consultants

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November 5, 2024

Bid #B-1105A24S

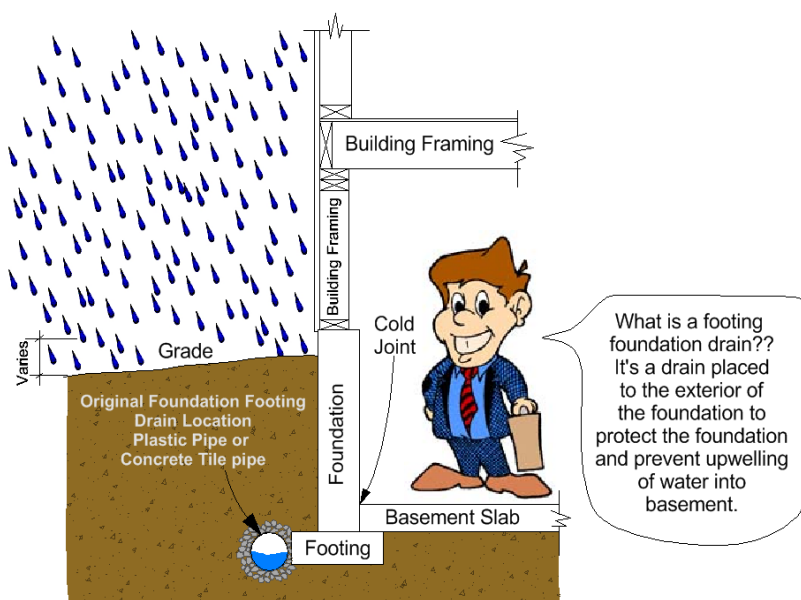
Property Address

"Park Place Homes"
19726 – 19732 50th Ave W
Lynnwood, WA 98036

Please see following video per site visit on 11/01/2024:

<https://youtu.be/S4pmpUu1V0M>

Summary: Seepage flooding to basement/storage area. Building near wetlands. A footing drain system was placed around the exterior perimeter of the concrete foundation when the foundation was originally constructed to build a basement area near and at the level with a wetland area, not good. This footing drains purpose is to keep the basement dry and protect the foundation. It is typically installed around the exterior perimeter of the foundation and below the basement concrete floor. This "footing drain" drain system should be located and assessed sump pump that is present most likely is the primary discharge not good. Roof/downspouts may also directed into this system, we will verify this also. We have found with water intrusion problems into basements, that this drain system (footing drain) can be functional, but where this system "drains away" sump pump from the foundation the discharge pipe has failed, pump?? Roof/downspout drains may also being directed into this drain system adding to the amount of water. Given the expense and possibilities, we have proposed a diagnostic inspection to the homes existing drain system. **Please Note:** After diagnostic inspection a written proposal will be made based on findings. Possibilities could be; repair or replace the outlet pipe from residence to storm drain if possible, installing new below grade roof/downspout drain system if needed. **Budget Amount: \$4,940⁰⁰ plus tax.**



Recommendation

1. Excavate areas and locate existing footing drain system, remove 2-3 feet of pipe and clean existing footing drain system with high pressure water hydro jetter. Clean inside of existing footing drain where exposed with hydro jetter, clean both directions as best as possible, inspecting inside of footing drain system with video pipe camera. Advise of any abnormalities. Install PVC pipe where footing drain system was removed and extend cleanouts to surface for future cleaning.
2. Locate outfall/discharge to existing footing drain if possible, this is also to be done with video pipe camera and electronic locating equipment. Remove pump and inspect. Install check valve at proper location near the pump, not at the top of the pump.
3. Depending on results from Pipe Camera Inspection, if any pipe repairs are required, options are: **A)** A formal bid can be provided. We will not proceed until budgets are discussed and put in writing (bid/proposal).

Diagnostic Inspection: \$2,690⁰⁰ plus tax.

Possible Suggestions

1. **A)** Excavate soil as necessary. Install plastic sump basin 24" diameter. Connect any revealed drain lines into sump basin. Sump basin to be surrounded in drain rock or aggregate. **B)** Install dual submersible sump pumps model Zoeller M-63, with back-flow check valves and 1½ inch PVC rigid pipe outletting to wetlands. **C)** Bid is to include electrical service wiring for both pumps, hard wired in PVC conduit. Electrical outlet for pumps to be ground fault protected. Protection trip button to be installed in easy access area. GFI outlet includes L.E.D. indicator light. **D)** Includes control panel Model 122, to be placed storage area. The Model 122 control panel is designed to alternately control two 120 volt single-phase pumps. The alternating action equalizes pump wear. In addition to the alternating pump control, this system provides override control should either pump fail. If an alarm condition occurs, an alarm switch activates the audio/visual alarm system. **E)** To provide added reliability, bid includes a battery back-up system Model #508 Basement Sentry II. This system includes a deep cycle, 88-amp hour marine battery which typically can operate pump for approximately 4 – 5 hours. **F)** Replace concrete where removed with new concrete sloping slightly to sump basin. Grated steel removable cover to be placed over basin. **G)** Upon completion of sump basin building site to be reinstalled as close as possible to original condition.

Certification and Warranty: This drain system located at 19726 – 19732 50th Ave W Lynnwood, WA 98036 shall be under warranty for five (5) years on pumps and float assembly, from date of completion, Bodine Construction Services, Inc, will make any necessary corrections to the above said drain system. This warranty includes pump and float assembly. Also note that your drainage system warranty is fully transferable and is recorded by the property address. This warranty stays with the home regardless of change of ownership.

Note: *The Sump Pumps that we use are Zoeller #M-63, and have a five (5) years manufacturer's warranty and very rarely malfunction. We understand the need for this to be more "long term" and provide our own extended service on pump function.*

1. **Bid Amount – Upgraded Dual Pump System: \$7,890⁰⁰ plus tax.**
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2. Below-Grade Downspout System If Needed

Excavate as necessary and connect all roof downspout drains from the existing rain gutter(s) into a new below-grade roof downspout drain line pipe system to include 4-inch SDR #35 PVC rigid tightline drainpipe. All below grade drain lines with greater than four 90° bends shall have an accessible clean out cap for drain flushing or yard drain basins.

Outlet new system to wetland area. To help control surface ground water issues, we have found it important to install yard drain basins along where new downspout drain pipe is being installed. Approximate number of basins to be installed is 3, and to be placed where best suited, but within 5' of new downspout drain pipe. Upper half of basins to be perforated (3/8" holes @ 3" OC) and surrounded with 1 ½ inch washed drain rock. Place basins slightly below soil grade (approximately 1" – 3"), directing surface water into new drains. Upon completion of job, landscaping, walkways, irrigation systems and building site to be reinstalled as close as possible to original condition. Site is to be left clean and free of construction debris.

2. Bid Amount – Below-grade Roof/Downspout System If Needed: \$4,940⁰⁰ plus tax.

Warranty and Certification: This completed below-grade downspout drain system located at 19726 – 19732 50th Ave W Lynnwood, WA 98036 shall be under warranty for all materials and workmanship provided under this contract for 5 years from date of completion. Bodine Construction Company, Inc., will make any necessary corrections to the above-described drainage system in the unlikely event of malfunction to or defect in this drainage system. Also note that your drainage system warranty is fully transferable and is recorded by the property address. This warranty stays with the home regardless of change of ownership.

Terms: Upon bid acceptance please return signed copy of bid. A \$1,000⁰⁰ deposit is required to schedule work. All deposits will be considered as a retainer fee and will be applied to the final billing upon successful completion of the above listed job. Invoices are due on completion of job. For any invoices not paid within 5 days of completion of job, a service charge of 1.5% per month will be applied to your past due balance. ****Major Credit Cards Accepted ** Please Note: There is a 2.0% processing fee for all Credit/Debit Card Transactions over \$2,500⁰⁰. There are no fees for payment under \$2,500⁰⁰.**

Acceptance Date_____	Sincerely,
Accepted By_____	Steve Bodine
	Bodine Construction Services, Inc.