



701 34th Avenue, Seattle, WA 98122
tel - 206.860.7625 fax - 206.860.7661
www.cambiumlandscape.com

Glover Residence:
Landscape Contract

Work at Glover Residence Executed by:
Mr. Francesco Crocenzi
16520 Shore Drive NE
Lake Forest Park, WA 98155

June 14, 2023

Scope of Work: Landscaping and site development at 16520 Shore Drive NE, Lake Forest Park, Washington 98155. Work to include: Removal of (1) Hemlock tree, grinding of stump, planting of replacement native tree and required mitigation plantings per city requirements, soil work and mulching area of work, construction controls, and construction supervision as outlined below.

Demolition: **\$4,270.00**

Remove existing large hemlock tree and grind stump to approximately 6" below grade. Haul and recycle all

Recycle fees, equipment and trucking:	\$127.00
Labor:	\$313.00
Sub-Contractors: Arborist and Stump Grinder	\$3,830.00

Soil & Mulch: **\$627.00**

Import and place approximately 1/2 cubic yard of Cedar Grove two-way topsoil to fill area of stump grind and prepare for planting. Mulch planting bed in the area of work (NE corner of yard) at project completion with Cedar Grove landscape mulch (approximately 1 cubic yard).

Materials, equipment and trucking:	\$169.00
Labor:	\$458.00

Planting: **\$1,582.00**

Procure, deliver, install and fertilize replacement native tree and 80 square feet of native mitigation plantings (per Lake Forest Park Permit Conditions). Stake tree. Transplant one hydrangea per plan. Location of replacement tree is to be per the provided mitigation plan. This category is allowance only to be confirmed upon plant selection approval by client. Plant list showing species, quantity and size is shown on the mitigation plan.

Materials and trucking:	\$882.00
Labor:	\$700.00

Construction Controls:**\$633.00**

Allowance for construction controls and general conditions, including such items as site cleanup and protection, protection of the home and site structures, site safety measures, street sweeping, barricades and signs, etc. Site marking and location of underground utilities will be done using the 811 locate service. In most cases utilities will be located up to their meters however water lines are located to the stub and not to the foundation. Most utilities not marked can be located at an additional charge. Please see notes below for liability disclaimer.

Allowance:

\$633.00

Project Sub-Total:**\$7,112.00****Construction Supervision and Administration:****\$854.00**

Construction supervision of crew. Merchandise and materials selection. Administration of project. Communication with clients, scheduling and coordination of project. Construction supervision and administration for this project is at 12% of all other project costs.

Research, Permitting Design Development and Detailing:**Time and Materials**

Any research, detailing, design development or permitting work will be done on a time and materials basis at Cambium's standard rates. An allowance of \$975 is included in project totals below for consultation, meetings,

Project Total:**\$8,941.00****(+Washington State Sales Tax.)****Notes:**

*Amounts shown do not include **Washington State Sales Tax** which is applicable to all construction work and will be applied at time of invoicing.*

You will be billed on a Time and Materials basis for the above scope of work shown. Any additional work beyond the original scope requested by the client will also be done on a Time and Materials basis. A change order will be produced and must be approved prior to work for changes of greater than \$3,000. For changes less than that amount, email approval is acceptable. Cambium Inc. 2023 billing rates are as follows: Principal or Partner \$195 per hour, Landscape Architect \$135 per hour, Designer \$95 per hour, Intern/Support Staff \$70 per hour, Construction Project Manager \$115 per hour, Superintendent or Specialty Technician \$105 per hour, Foreman or Carpenter \$92 per hour, Lead Labor \$80 per hour, Crew \$68 per hour. Cambium, Inc. to mark up all sub-contractors work by 15% or to agreed upon price for set scope of work as outlined above. Materials to be marked up 20 – 30% or to industry standard retail prices. Permit fees are marked up 10%.

Note that pricing on materials, sub-contractors, shipping, merchandise, and other expenses are variable and subject to market conditions. Permit fees are variable and subject to municipality rates. Numbers shown in this contract reflect current pricing at date of issue. Cambium hourly rates will increase January 1st, 2024, approximately 7%, to be determined based on inflation of payroll costs.

Cambium Inc. is not responsible for any unforeseen circumstances such as discovery of extraneous buried materials during excavation, or compromised condition of existing utilities. Utility locate service to be contacted prior to any excavation or earthwork. Cambium Inc. will make every effort to safeguard existing utilities but is not responsible for non-located buried lines and conduits damaged during construction.

Plant materials provided and planted by Cambium Inc. guaranteed for period of one year from installation. Warranty is conditional upon payment of the final invoice per contract terms. No plant guarantee against death or sickness from drought induced stress if an irrigation system installed by Cambium or its sub-contractors is not operational during the summer months, if the system is altered from Cambium's recommended settings for the first year, or if there is no irrigation system

installed. No warranty on Japanese Maple Trees if killed by Phytophthora, Fusarium, Verticillium or any other fungal disease. No warranty on transplanted material with exceptions to be stated above if any apply. Cambium is not responsible for repair or renovation of existing fencing, decking or other wood structures that have rot, insect damage or other damage prior to commencement of work unless expressly stated in scope of work above.

Cambium is not responsible for weed seeds or inorganic debris such as plastics that may arrive with compost, mulch or other imported soils. Cambium always purchases from reputable vendors but is not responsible for materials which aren't fully decomposed.

Seeded Lawns: lawns that are grown from seed rather than sodded can have establishment times that vary greatly based on season, temperature, microclimate conditions, water and fertilizer. Two seedings are budgeted for, but more may be necessary to establish a solid turf. Establishing a seeded lawn requires time and will take six to ten weeks until the lawn is fully established.

Any concrete work is to be built by Cambium staff (for small projects) or by a qualified & reputable specialty sub-contractor. Concrete detailing will be specified by job and built to industry standards. Often concrete work will be specified at a level of strength beyond the industry standard. Measures beyond standard include steel reinforcing, amount of cement per cubic yard of concrete, pouring only under good conditions, maximum slump, sub-grade preparation with compacted crushed gravel, and crack control expansion joints. Cambium and its sub-contractors will take all appropriate measures to limit cracking, but it is the nature of the material to eventually crack. Cracking may occur in concrete work at any time. Concrete work is not warranted against cracking or potential discoloration within the mix.

Schedule is dependent upon weather, materials availability, schedule of sub-contractors, permitting, and inspection by City if necessary.

Cambium Inc. is a licensed and bonded Washington State Contractor, No. CAMBII-020KG, and is fully insured to two million dollars.

Payment Terms:

Invoices are due upon receipt. After a grace period of 10 days a 1.5% interest fee will be assessed monthly from the invoice date, on all unpaid balances. Payments will be requested prior to the start of construction and every two weeks thereafter until the project is completed. Failure to make payment may cause contractor to abandon project until payment is received. Any disputes between Cambium Inc. and owner shall firstly be attempted to be resolved through good faith efforts of mediation in accordance with the National Mandatory Arbitration Rules, except for small claims which may be made directly according to the laws of the State of Washington. All legal action regarding this contract must happen within 1 year of substantial completion, termination of services, or date of last invoice. Owners agree to the terms of this contract and it becomes effective upon deposit by Cambium Inc. of preliminary payment shown below. As such, it is a legal document that is admissible in a court of law. As required by Washington State law, notice to owner of right to lien is attached to this estimate, including Notice to Owner, Notice to Customer and "Facts About Construction Liens: What You Should Know About Contracts". Signing and accepting this contract signifies receipt of the above listed documents and is admissible in court of law as "Notice of Right to Lien". Please initial: _____

33% Advance requested at commencement of work @ \$3,000.00

Thank you,
CAMBIUM INC.

Jason E. Breitling

Jason E. Breitling
Landscape Architect, Partner

Accepted: _____ Date: _____

Mr. Francesco Crocenzi