



Kirby Electric Inc.

4826 "B" St. NW Ste. 101
Auburn, WA 98001

PROPOSAL

Telephone (253) 859-2000
Fax (253) 859-2363

THE FOLLOWING PROPOSAL IS FOR LABOR AND MATERIALS FOR COMPLETE INSTALLATION OF THE ITEMS LISTED BELOW:

Job Name: Lachini Vineyards

Location: 14490 147th PI NE, Suite 422, Woodinville, WA 98072

General Contractor: TCL Partners

Bid To: Linda McMaster

Date: 11/19/2025

Scope of Work:

- Provide and install electrical per drawing set dated 05/29/2024 the following qualifications:
 - Lighting locations per drawings
 - Includes all equipment power connections as shown on page A8.00
 - Exterior seating heaters provided and installed by others
- Specification: Per National Electrical Code & Washington State Energy Code
- Addendum: None Noted

Service:

1 – 75kVA Transformer
1 – 200A 120/208V Panel

Power:

13 – 20A Duplex Receptacles w/ SS Trim
10 – 20A Duplex Receptacles
2 – 20A GFCI Duplex Receptacles w/ SS Trim
2 – 20A GFCI Duplex Receptacles

Lighting:

Lighting locations and counts per drawings
Fixture type T1 doesn't specify a number of heads so 4 heads per 6' track is included
Fixture type T2 doesn't specify a number of heads so 1 head per 6' track is included
UC1 was not shown on plans so per foot cost is included below

Lighting Control:

Lighting Control per Washington State Energy Code

Equipment Connections:

8 – Outdoor heater connections
1 – Water Heater connection
3 – Connections for HVAC equipment

Fire Alarm:

Provide and install (4) strobe-only, (3) speaker/strobe and (2) WP speaker/strobes
Test and certify modification

Electrical Base Amount: \$84,701.00

Fire Alarm Base Amount: \$20,396.00

Proposal Total Sum: \$105,097.00

Alternate #1: Existing electrical panel relocation, Adder: \$2,256.00

Alternate #2: Per foot cost of light fixture type UC1, Adder: \$93.00



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Bid To: Linda McMaster

Date: 11/19/2025

Qualifications:

1. Pricing is predicated upon the work taking place during our normal working hours and work week
2. Pricing is predicated upon having a clear workspace
3. Electrical & fire alarm permit fees are included
4. Utility coordination is included
5. Commissioning and testing are included
6. Once installed, any theft of temporary power, lighting, or miscellaneous electrical items will not be replaced unless the general contractor or owner reimburses Kirby Electric Inc. for the items in question
7. This proposal is based on all conduit/ cable and boxes will be installed before any drywall
8. This bid is based on surveying required for electrical installations is done by others
9. This proposal is based on industry standard and code approved materials and methods

Exclusions:

- | | |
|---|---|
| 1. Washington State Sales Tax | 18. Hazardous Materials Handling |
| 2. A/V System | 19. Payment Performance Bond |
| 3. Sound System | 20. Fire Rated & Sound Rated Fixture |
| 4. Fire Alarm System | Enclosures |
| 5. CCTV System | 21. Fixture Seismic Support Wires |
| 6. HVAC Controls & Control Wiring | 22. Removal and Replacement of Ceiling Tiles |
| 7. Tele/Data System and Equipment | 23. Plywood Backboards |
| 8. Firestopping | 24. Work Required to Bring Existing |
| 9. Utility Primary Conduits & Transformer | Installations to Code |
| Vault/Pad | 25. X-raying of Existing Slabs/Walls |
| 10. Utility Fees | 26. Costs for Personal Protection from |
| 11. Overtime Rates | Asbestos |
| 12. Temporary Power and Lighting | 27. Cutting of Furniture and Special Finishes |
| 13. Temporary Generators & Fuel | for Electrical Installations |
| 14. Temporary Power Usage Fees | 28. Demolition and Removal |
| 15. Enhanced Energy Efficiency per WSEC | 29. Phone Lines/Network |
| C406.4, C406.10 & C406.11 | 30. Liquidated Damages |
| 16. Cutting, Patching, & Painting | 31. Engineering Wet Stamps |
| 17. Hidden Conditions | |

Equitable Adjustment:

1. In the event of significant delay or price increase of material or equipment occurring between the date of this proposal & the execution of the subcontract through no fault of Kirby Electric Inc., the contract sum, contract schedule, & contract requirements shall be equitably adjusted in the subcontract.
2. A change in price of material or equipment shall be considered significant when the price of an item increases greater than 5% between the date of this proposal & the date of execution of the subcontract.

Note: Price good for 30 days from date of this proposal.



Vadim Kalchik
Estimator