



## 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 147<sup>th</sup> 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**

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

  
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**Vadim Kalchik**  
Estimator