



KingCounty

**Finance and Business Operations Division  
Procurement and Contracts Services Section  
Department of Executive Services**

CNK-ES-0340      206-263-9400 Ph  
3<sup>rd</sup> Floor      206-296-7676 Fax  
401 5<sup>th</sup> Avenue      TTY Relay: 771  
SEATTLE, WA 98104      [www.kingcounty.gov](http://www.kingcounty.gov)

**CONTRACTOR:**  
FIDELITY NATIONAL TITLE CO OF WA INC  
3500 188TH ST SW STE 300

LYNNWOOD, WA 98037 United States  
Fax: (206)

**BILL TO:**  
KC DES FBOD ACCOUNTS PAYABLE  
401 5TH AVE, CNK-ES-0320  
SEATTLE, WA 98104

**SHIP TO:**  
KC DES FBOD PCSS GOODS AND SERVICES  
401 5TH AVE, CNK-ES-0340  
SEATTLE, WA 98104

| CONTRACT                        |                        |                |
|---------------------------------|------------------------|----------------|
| CONTRACT NO.<br>5867639         | REVISION<br>1          | PAGE<br>1 of 1 |
| CREATION DATE<br>24-JUN-2016    | BUYER<br>PATRICIA REID |                |
| DATE OF REVISION<br>14-JUL-2016 | BUYER<br>PATRICIA REID |                |

| CONTRACTOR NO | PAYMENT TERMS | FREIGHT TERMS | FOB | SHIP VIA | CONFIRM TO                |
|---------------|---------------|---------------|-----|----------|---------------------------|
| 57705         | NET30DAYS     | N/A           | N/A | N/A      | Telephone: (206) 682-6006 |

DESCRIPTION

Change Order #1 (Issued July 14, 2016)

This change order is issued to amend the contract language as follows:

In Subsection 5.2 Special Requirements, change the words "title report" to "litigation guarantee".

In Subsection 5.2.J, add the sentence "If not available then the Contractor shall state so."

In Subsection 5.2.O, add the sentence "Aerial maps will be provided from the King County iMap system <http://www.kingcounty.gov/services/gis/Maps/imap.aspx>"

In Subsection 5.2.R, change "1992" to read "2006".

All other terms and conditions remain unchanged.

Authorized Signature

## KING COUNTY TAX FORECLOSURE CONTRACT, 2016-2020

### PROPOSED CONTRACT AMENDMENT 1.0

- Section 3.10:  
We need to have the language in this section be clarified to expressly pertain to errors and omissions in our work, but NOT include any shortcomings or errors in the foreclosure process itself.  
To that end, the following exception will be in all reports, as it is in all of our foreclosure reports: “Right of any party interested to sue or petition to have set aside, modified, or contest a judicial or non-judicial foreclosure or forfeiture, or any deed pursuant thereto.”
- Section 5.2:  
Preferable to have the term “title report” replaced with “litigation guarantee”.
- Subsection J:  
“Registered Agent” information will be obtained from the corporation division website. If not available there, we will have to state it is not available to us.
- Subsection O:  
Aerial maps will be provided from the King County iMap system  
<http://www.kingcounty.gov/services/gis/Maps/imap.aspx>.
- Subsection R:  
Would like this section amended to show the ALTA 2006 Policy from the 1992 (no longer available) and we would like clarified to WHOM we are issuing insurance and in what circumstance (properties which revert to the County? 3rd party Tax Title not something we would like to insure, and our latest rate filing precludes us from issuing policies purchased at tax foreclosure.)



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| 57705         | NET30DAYS     | N/A           | N/A | N/A      | Telephone: (206) 682-6006 |

**DESCRIPTION**

**CONTRACT PURCHASE AGREEMENT**

Furnish Title Reports for Court Reporting as requested by authorized King County FBOD-Treasury personnel during the period June 29, 2016 through June 28, 2021, in accordance with King County bid# 1227-16-PLR and the responding bid of Fidelity National Title, both incorporated by reference as if fully set forth herein.

Estimated Annual Contract Value \$237,000.

Individual standard Purchase Orders with unique Purchase Order numbers referencing this Contract Purchase Agreement will be issued by King County to authorize the purchase and payment of Goods and Services.

All invoices must reference the individual Standard Purchase Order number to avoid delay in payments.

Authorized Signature

**Reid, Patty**

---

**From:** Randall, Rick <Rick.Randall@fnf.com>  
**Sent:** Tuesday, June 21, 2016 3:19 PM  
**To:** Reid, Patty  
**Subject:** RE: Headquarters

Jacksonville, FL

**Rick Randall**

Title Operations Manager, AVP

3500 188<sup>th</sup> St. SW, Suite 300 | Lynnwood, WA 98037  
**D** (425) 608-6510 | **O** (425) 771-3031 | **F** (425) 771-7910



**Online Resources:** [FidelityPassport](#) | [LinkedIn](#) | [Facebook](#) | [Fidelity WA](#)  
**Recommend Me:** Click [HERE](#) to share your recommendation.



**\*\*Be aware!** Online banking fraud is on the rise. If you receive an email containing WIRE TRANSFER INSTRUCTIONS call your escrow officer immediately to verify the information prior to sending funds.\*\*

[CLICK HERE](#) to see a quick video "What is the CFPB?"

[CLICK HERE](#) to see a quick video explaining the CFPB changes

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NOTICE: The information contained in this message is proprietary and/or confidential and may be privileged. If you are not the intended recipient of this communication, you are hereby notified to: (i) delete the message and all copies; (ii) do not disclose, distribute or use the message in any manner; and (iii) notify the sender immediately.

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**From:** Reid, Patty [<mailto:Patty.Reid@kingcounty.gov>]  
**Sent:** Tuesday, June 21, 2016 3:18 PM  
**To:** Reid, Patty <[Patty.Reid@kingcounty.gov](mailto:Patty.Reid@kingcounty.gov)>  
**Subject:** Headquarters

Good afternoon,

Please provide me the state that your company is **headquartered** in.

Thank you,

Patty Reid, CPPB  
King County Procurement & Payables Section (P&P)  
401 5<sup>th</sup> Ave, CNK-ES-0340  
Seattle, WA 98104  
206-263-9304 work  
206-296-7675 fax

[Visit our Purchasing & Contracts website!](#)

# Invitation to Bid



Department of Executive Services  
Finance and Business Operations Division  
**Procurement and Payables Section**

206-263-9400

TTY Relay: 711

**ADVERTISED DATE: JUNE 7, 2016**

Invitation to Bid (ITB) Title: Title Reports for Court Proceedings

ITB Number: 1227-16-PLR

Due Date: June 21, 2016 - no later than 2:00 p.m.

Buyer: Patty Reid, [patty.reid@kingcounty.gov](mailto:patty.reid@kingcounty.gov), 206-263-9304

Linda McKinly, [linda.mckinly@kingcounty.gov](mailto:linda.mckinly@kingcounty.gov), 206-263-9701

Furnish title reports for court reporting as requested by King County Finance personnel in accordance with the attached instructions, requirements and specifications.

TOTAL BID PRICE: \$ SEE PAGE 28

NO PRE-BID CONFERENCE

Sealed Bids are hereby solicited and will only be received by:  
King County Procurement Services Section  
Chinook Building, 3rd Floor  
401 Fifth Avenue  
Seattle, WA 98104  
Office Hours: 8:00 a.m. – 5:00 p.m.  
Monday - Friday

**BIDDERS SHALL COMPLETE AND SIGN THE FORM BELOW.**

We acknowledge that all Addenda have been examined as part of the Contract documents. The submittal is signed by an authorized representative of the Bidder accepting all terms and conditions contained in the bid and any addenda. We acknowledge that attaching our terms and conditions or modifying the ITB terms and conditions may result in our bid being rejected.

Company Name

FIDELITY NATIONAL TITLE

Address

3500 188TH ST SW #300

City/State /Postal Code

LYNNWOOD, WA 98037

Signature

Print name and title

RICK RANDALL, TITLE OPS MGR / AVP

Email

rick.randall@fnf.com

Phone

425-608-6510

Fax

425-771-7910

SCS/DBE Certification Number

N/A

Upon request, this Invitation to Bid will be provided in alternative formats such as Braille, large print, audiocassette or computer disk for individuals with disabilities.

## ***“ALERT”***

***For firms headquartered and/or located in the state of North Carolina***

### **SECTION 1 Instruction to Bidders**

#### **1.1 Introduction**

The purpose of this Invitation to Bid is to establish a contract to provide goods or services on an as-needed basis. Any quantities listed herein are for bidding purposes only and represent King County’s estimated annual requirements. The County will be neither obligated nor restricted to the quantities or locations indicated.

#### **1.2 Bid Submittal Procedure**

The original and one (1) paper copy of this solicitation document shall be completed, signed and submitted. Failure to return the solicitation document may result in disqualification of the Bidder. The original shall be noted or stamped “original”. Bids and modifications thereof shall be enclosed in a sealed envelope, with the “Bid Opening Label” completed and affixed.

Bidders are encouraged to use recycled paper in the preparation of additional documents submitted with this solicitation, and shall use both sides of paper sheets where practicable.

Sealed bids shall contain all required attachments and information and be submitted to King County (hereinafter “County”) no later than the date, time and place stated on the front of this ITB or as amended. The bidder shall show the title and number, the due date specified, and the name and address of the bidder on the face of the envelope. Bidders are cautioned that failure to comply may result in non-acceptance of the bid. The Bidder accepts all risks of late delivery of mailed bids or of mis-delivery regardless of fault. Bids properly and timely submitted will be publicly opened.

Bids will only be accepted from Contractors able to complete the delivery of goods or services described in the specifications. Joint ventures shall submit one bid for the team, with accompanying proof of the joint venture agreement.

If a company chooses not to submit a bid, the County requests the company advise the Buyer by email if they desire to remain listed for the subject of this ITB and state reason they did not submit a bid.

#### **1.3 Electronic Commerce and Correspondence**

King County is committed to reducing costs and facilitating quicker communication to the community by using electronic means to convey information. As such, most Invitations to Bid, Requests for Proposal, and Requests for Qualifications as well as related exhibits, appendices, and issued addenda can be found on the King County Internet Web Site, located at [www.kingcounty.gov/procurement](http://www.kingcounty.gov/procurement). Current bidding opportunities and information are available by accessing the “Solicitations” tab in the left hand column.

King County Procurement Services features an Online Vendor Registration (OVR) program that permits vendors, consultants and contractors to register their business with the County. This OVR system allows interested parties to either directly register their firm by creating a unique User ID, or to visit the website as a guest. Information regarding bid documents will be available to all users; however, site visitors accessing the site as a guest will not be able to

document their interest in a project or add their name to the document holder's list. They will receive no automatic notification of issued addenda. As such, the County encourages full registration in order to directly communicate with document holders regarding any issued addenda or other important information concerning the solicitation.

After submittals have been opened in public, the County will post a listing of the businesses submitting proposals, and later, any final award determination.

Full information on vendor registration is available at the website.

#### **1.4 Alterations to Document**

Any addition, limitation or provision made or attached to the bid may render it non-responsive and/or irregular and be cause for its rejection.

Bidders may be required to submit additional documents as part of the bid package. Any alteration of such documents by erasure or interlineations shall be explained or noted and initialed by the Bidder.

#### **1.5 Late Bids**

Bids, modifications of bids, and withdrawal of bids received at the office designated in the solicitation after the exact hour and date specified for receipt will not be considered.

#### **1.6 Cancellation of ITB or Postponement of Bid Opening**

The County reserves the right to cancel the ITB at any time.

The County may change the date and time for submitting bids prior to the date and time established for submittal.

#### **1.7 Addenda**

If at any time, the County changes, revises, deletes, clarifies, increases, or otherwise modifies the ITB, the County will issue a written Addendum to the ITB.

#### **1.8 Questions and Interpretation of the ITB**

No oral interpretations of the ITB will be made to any Bidder. All questions and any explanations must be requested in writing and directed to the Buyer no later than seven (7) days prior to the due date specified in the solicitation. Oral explanations or instructions are not binding. Any information modifying a solicitation will be furnished to all bidders by an addendum.

Days, as referenced in this document, are calendar days unless otherwise specified.

Communications concerning this bid, with other than the listed Buyer may cause the Bidder to be disqualified.

#### **1.9 Examination of Bid Documents**

The submission of a bid shall constitute an acknowledgement upon which the County may rely that the Bidder has thoroughly examined and is familiar with the ITB, including any work site identified in the ITB, and has reviewed and inspected all applicable statutes, regulations, ordinances and resolutions addressing or relating to the goods or services to be provided hereunder.

The failure of a Bidder to comply with above requirement shall in no way relieve the Bidder from any obligations with respect to its bid or to any Contract awarded pursuant to this ITB. No claim for additional compensation shall be allowed which is based upon a lack of knowledge or misunderstanding of this ITB.

#### **1.10 Modifications of Bid or Withdrawal of Bid Prior to Bid Due Date**

Modifications or withdrawal of bids already received will be considered only if the requested modification or withdrawal is made prior to the scheduled closing time for the receipt of the bids. All modifications or withdrawals must be made in writing, over the signature of the Bidder.

#### **1.11 Bid Withdrawal After Public Opening**

Except for claims of error granted by the County, no Bidder may withdraw a bid after the date and time established for submitting bids, or before the award and execution of a Contract pursuant to this ITB, unless the award is delayed for a period exceeding the period for bid effectiveness.

Requests to withdraw a bid due to error must be submitted in writing along with supporting evidence for such claim for review by the county. Evidence must be delivered to the county within two (2) business days after request to withdraw. The County reserves the right to require additional records or information to evaluate the request. Any review by the County of a bid and/or any review of such a claim of error, including supporting evidence, creates no duty or liability on the County to discover any other bid error or mistake, and the sole liability for any bid error or mistake rests with the Bidder.

#### **1.12 Cost of Bid and Samples**

The County is not liable for any costs incurred by Bidder in the preparation and evaluation of bids submitted. Samples of items required must be submitted to the location and by the time specified. Unless otherwise specified, samples shall be submitted with no expense to the County. If not destroyed by testing, samples may be returned at the bidder's request and expense.

#### **1.13 Collusion**

By signing this bid, the Bidder certifies that they have not, either directly or indirectly, entered into any agreement, participated in any collusion, or otherwise taken any action in restraint of free competitive bidding. If the County determines that collusion has occurred among Bidders, none of the bids from the participants of such collusion will be considered. The County's determination will be final.

#### **1.14 Bid Effective Date**

All bids submitted shall be a firm bid for a minimum period of 90 days after the bid opening date, unless otherwise stated in writing in the bid. The County may request a Bidder grant an extension of the bid effective period.

#### **1.15 Bid Price and Tax**

The bid price shall include everything necessary for the prosecution and completion of the Contract, except as may be provided otherwise in this ITB.

Bid Prices shall include all freight charges, FOB to the designated delivery point(s).

Taxes: Sales/use taxes and Federal excise taxes shall not be included in the bid price. The County shall pay any Washington State sales/use taxes applicable to the Contract price or tender an appropriate amount to the Contractor for payment to Washington State. The Bidder is cautioned that taxes may be a factor in evaluating the total cost of bid.

The County is exempt from Federal excise and Transportation taxes. All other government taxes, duties, fees, licenses, permits, royalties, assessments and charges shall be included in the bid price. Said exemption is made pursuant to Chapter 32 of the Internal Revenue Code and Registry No. A-1 02374. When requested, an exemption certificate will be furnished.

#### **1.16 Protest Procedures**

King County has a process in place for receiving protests based upon invitation to bid or contract awards. The protest procedures are available at [www.kingcounty.gov/procurement/faq](http://www.kingcounty.gov/procurement/faq), Suppliers web page.

## **SECTION 2 Bid Evaluation and Contract Award**

### **2.1 Evaluation of Bids**

Bids will be evaluated by the County to determine which bid, if any, may be deemed to be the low responsive bid from a responsible bidder, and should be accepted in the best interest of the County.

The King County Contracting Opportunities Program is incorporated in this ITB. The determination of lowest responsive, responsible bidder will include the application of the five percent (5%) incentive factor for Small Contractors and Suppliers (SCS).

King County may use prompt payment discount terms in evaluation of this ITB; however, discounts terms of less the twenty (20) days will not be considered. Minimum acceptable payment terms by the County without benefit of twenty (20) day discount will be net 30 days.

In the event of a discrepancy between the unit price and the extended amount for a bid item, the unit price will govern.

### **2.2 Responsive and Responsible**

#### **Responsive**

The County will consider all the material submitted by the Bidder, and other evidence it may obtain otherwise, to determine whether the Bidder is in compliance with the terms and conditions set forth in this ITB.

#### **Responsible**

In determining the responsibility of the bidder, the County may consider the ability, capacity and skill to perform the Contract or provide the service required (inspection of the bidder's facility may be required prior to award); the character, integrity, reputation, judgment and efficiency; financial resources to perform the Contract properly and within the times specified; the quality and timeliness of performance on previous contracts with the County and other agencies, including, but not limited to, the effort necessarily expended by the County and other agencies in securing satisfactory performance and resolving claims; compliance with federal, state and local laws and ordinances relating to public contracts; other information having a bearing on the decision to award the Contract.

Failure of a bidder to be deemed responsible or responsive may result in the rejection of a bid.

### **2.3 Financial Resources and Auditing**

If requested by the County, prior to the award of a contract, the bidder shall submit proof of adequate financial resources available to carry out the execution and completion of work required by this contract.

King County reserves the right to audit the Contractor throughout the term of this contract to assure the Contractor's financial fitness to perform and comply with all terms and conditions contained within this contract. King County will be the sole judge in determining the Contractor's financial fitness in carrying out the terms of this contract.

## **2.4 King County Contracting Opportunities Program**

The purpose of the King County Contracting Opportunities Program is to maximize the participation of Small Contractors and Suppliers (SCS) through the use of a five percent (5%) incentive factor in the award of King County contracts for the purchase of goods or services. The Program is open to all SCS firms certified by King County's Business Development and Contract Compliance Office. To learn more about this program, or becoming a Certified Firm, as well as a list of Certified Firms, may be obtained by visiting the King County Contracting Opportunities Program Web-site at [www.kingcounty.gov/BDCC](http://www.kingcounty.gov/BDCC) or contacting the Program office at 206-263-9734.

## **2.5 Forms Required Before Contract Award**

The Bidder shall submit, within five (5) Days of notification from the County, the applicable documents, insurance, bonds, sworn statements, and other requirements prior to award. Failure by the Bidder to submit required documents may result in rejection of the bid.

- Equal Benefit Declaration Form, if requesting alternative compliance  
Internal Revenue Service Form KC W-9, if not provided to King County within the past two (2) years.
- **Certificate of Insurance and Endorsement \*** – Have Insurance Agent e-mail to Buyer evidence of insurance from insurer(s) satisfactory to the county certifying to the coverage of insurance set forth in this ITB.

## **2.6 Rejection of Bids**

The County reserves the right to reject any bid for any reason or to waive informalities and irregularities in bids.

In consideration for the County's review and evaluation of its bid, the Bidder waives and releases any claims against the County arising from any rejection of any or all bids, including any claim for costs incurred by Bidders in the preparation and presentation of bids submitted in response to this ITB. In addition, Bidders waive the costs of providing additional information requested.

## **2.7 Single Bid Receipt**

If the County receives a single responsive, responsible bid, the County may request an extension of the bid acceptance period and/or conduct a price or cost analysis on such bid. The Bidder shall promptly provide all cost or pricing data, documentation and explanation requested by the County to assist in such analysis. By conducting such analysis, the County shall not be obligated to accept the single bid; the County reserves the right to reject such bid or any portion thereof.

## **2.8 Public Disclosure of Bids**

This Contract shall be considered a public document and will be available for inspection and copying by the public in accordance with the Public Records Act, Chapter 42.56 RCW (the "Act").

If the Contractor considers any portion of any record provided to King County under this Contract, whether in electronic or hard copy form, to be protected under law, the Contractor

shall clearly identify each such portion with words such as "CONFIDENTIAL," "PROPRIETARY" or "BUSINESS SECRET." If a request is made for disclosure of such portion, the County will determine whether the material should be made available under the Act. If the County determines that the material is subject to disclosure, the County will notify the Contractor of the request and allow the Contractor ten (10) business days to take whatever action it deems necessary to protect its interests. If the Contractor fails or neglects to take such action within said period, the County will release the portions of record(s) deemed by the County to be subject to disclosure. King County shall not be liable to the Contractor for inadvertently releasing records pursuant to a disclosure request not clearly identified by the Contractor as "CONFIDENTIAL," "PROPRIETARY" or "BUSINESS SECRET."

## **2.9 Contract Award**

Contract award, if any, will be made by the County to the low, responsive, responsible Bidder. The County will have no obligations until an award is made and an order placed with the Contractor. The County reserves the right to award one or more contracts as determined to be in the County's best interest. The County may accept any individual item, or group of items, or schedules of any bid, unless otherwise stated herein.

A written award mailed or otherwise furnished to a Contractor within the time for acceptance shall be a binding contract.

## **SECTION 3 Standard Contractual Terms and Conditions**

### **3.1 Administration**

This Contract is between the County and the Contractor who shall be responsible for providing the goods or services described herein. The County is not party to defining the division of work between the Contractor and its Subcontractors. The Contractor represents that it has or shall obtain all duly licensed or qualified personnel, materials and equipment required to perform work hereunder.

The Contractor's performance under this Contract may be monitored and reviewed by a Project Manager appointed by the County. Reports and data required to be provided by the Contractor shall be delivered to the Project Manager or Buyer. Questions by the Contractor regarding interpretation of the terms, provisions and requirements of this Contract shall be addressed to the Buyer or Project Manager for response.

### **3.2 Contract Amendments**

No oral order or conduct by the County shall constitute a Contract Amendment. Contract Amendments shall only be effective upon written notification by the County. The County reserves the right to amend the contract to add or delete goods or services within the intended scope of this contract. This may include, but is not limited to approval of replacements for discontinued items, add items of like function, or similar in nature or purpose to the originally listed products; the provision of ancillary services in response to minor changes in County needs; extend the contract to include optional terms.

Cost or Price Analysis may be required by the County for the evaluation of contract modifications, terminations, revision to contract requirements or other circumstances as determined by the County.

### **3.3 Invoices and Payment**

The Contractor shall submit properly certified invoices to King County. The invoice(s) shall contain the following information:

- Purchase Order/Contract Number
- Item Number(s)
- Description of supplies or services
- Quantities
- Unit prices
- Extended totals
- Discounts, if applicable

For services, identify specific deliverables, and/or hourly rates, hours worked, total hours or related fees.

The Contractor shall send the original invoice to the remit to address on the purchase order. The County will take advantage of any prompt payment discount terms bid. Discount periods shall be extended if the invoice is returned for credit or correction.

When a purchase order is issued against this Contract that has the potential for multiple or partial deliveries, a separate invoice shall be generated for each completed delivery accepted by the County.

Failure to comply with these requirements or to provide an invoice in conformance with the contract may delay payment.

Upon acceptance of payment, the Contractor waives any claims for the goods or services covered by the Invoice. No advance payment shall be made for the goods or services furnished by Contractor pursuant to this Contract.

King County will not be bound by prices contained in an invoice that are higher than those in the currently approved price list. If a price increase has not been accepted in writing by King County, the invoice may be rejected and returned to the Contractor for a correction.

### **3.4 Rejection of Goods Or Services**

After award, the Buyer or authorized County representative shall have the option of rejecting or refusing delivery of any and all goods or services which are not in strict conformity with the requirements of the specification and the bid. All rejected goods or services shall be promptly replaced or re-performed and be subject to approval by the County. All replacement goods and services shall be provided at the Contractor's own expense.

### **3.5 Re-procurement Costs**

When a Contractor fails to furnish goods or services in accordance with the terms of this Contract, and the County must purchase at a price greater than the contract price, the difference may be charged to the Contractor. The County may exercise this charge as a credit against invoices due the Contractor.

### **3.6 Termination For Convenience/Default/Non-appropriation**

#### **A. Termination for Convenience**

The County for its convenience may terminate this Contract, in whole or in part, at any time by written notice sent certified mail, return receipt requested, to the Contractor. After receipt of a Notice of Termination ("Notice"), and except as directed by the County, the Contractor shall immediately stop work as directed in the Notice, and comply with all other requirements in the Notice. The Contractor will be paid its costs, including necessary and reasonable Contract close-out costs and profit on that portion of the work satisfactorily performed up to the date of termination as specified in the notice. The Contractor shall promptly submit its request for the termination payment, together with detailed supporting documentation. If the Contractor has any property in its possession belonging to the County, the Contractor shall account for the same and dispose of it in the manner the County directs. All termination payment requests may be subject to Cost or Price Analysis to determine reasonableness and compliance with the Contract and applicable laws and regulations.

#### **B. Termination for Default**

If the Contractor does not deliver work in accordance with the Contract, or the Contractor fails to perform in the manner called for in the Contract, or the Contractor fails to comply

with any material provisions of the Contract, the County may terminate this Contract, in whole or in part, for default as follows:

A Notice to Cure will be served on the Contractor by certified mail (return receipt requested) or a delivery service capable of providing a receipt. The Contractor shall have ten (10) Days from the date the Notice to Cure was served to cure the default or provide the County with a detailed written plan, which indicates the time and methods needed to bring the work into compliance and cure the default.

If the Contractor has not cured the default or the plan to cure the default is not acceptable to the County, the County may terminate the Contract. Termination shall occur by serving a Notice of Termination by certified mail (return receipt requested) or delivery service capable of providing a receipt on the Contractor setting forth the manner in which the Contractor is in default and the effective date of termination.

The Contractor will only be paid for work delivered and Accepted, or work performed in accordance with the manner of performance set forth in the Contract less any damages to the County caused by or arising from such default. All termination payment requests are subject to Cost or Price Analysis to verify compliance with the Contract and applicable laws and regulations.

The termination of this Contract shall in no way relieve the Contractor from any of its obligations under this Contract nor limit the rights and remedies of the County hereunder in any manner.

**C. Termination for Non-Appropriation**

1. If expected or actual funding is withdrawn, reduced or limited in any way prior to [Final Acceptance and/or Completion of the Project], the County may, upon written notice to the Contractor, terminate this Contract in whole or in part for lack of appropriation. Such termination shall be in addition to the County's rights to terminate for convenience or default. In the event of termination under this section the following shall apply:
  - a. Subject to subsection b., the County will be liable only for payment in accordance with the terms of this Contract for Work performed prior to the effective date of termination;
  - b. Payment, if any, associated with such termination shall not exceed the appropriation for the biennium in which termination occurs; and
  - c. The Contractor shall be released from any obligation to provide further Work under the Contract affected by the termination.
2. Notwithstanding subsection 1. Funding of this Contract beyond the current biennium is conditional upon the appropriation by the County Council of sufficient funds to support the Work described in this Contract. Otherwise, the Contract shall terminate on December 31 of the current biennium.

**3.7 Force Majeure**

The term force majeure shall include, without limitation by the following enumeration: acts of nature, acts of civil or military authorities, fire, accidents shutdowns for purpose of emergency

repairs, industrial, civil or public disturbances, causing the inability to perform the requirements of this Contract. If any party is rendered unable, wholly or in part, by a force majeure event or any event cause not within such party's control, to perform or comply with any obligation or condition of this Contract, upon giving notice and reasonably full particulars to the other party, such obligation or condition shall be suspended only for the time and to the extent commercially practicable to restore normal operations. In the event the Contractor ceases to be excused pursuant to this provision, then the County shall be entitled to exercise any remedies otherwise provided for in this Contract, including Termination for Default.

Whenever a force majeure event causes the Contractor to allocate limited resources between or among the Contractor's customers, the County shall receive no less priority in respect to such allocation than any of the Contractor's other customers.

### **3.8 Taxes, Licenses, and Certificate Requirements**

This Contract and any of the work provided hereunder is contingent and expressly conditioned upon the ability of the Contractor to provide the specified goods or services consistent with applicable federal, state or local laws and regulations. If, for any reason, the Contractor's required compliances are terminated, suspended, revoked or in any manner modified from their status at the time this Contract becomes effective, the Contractor shall notify the County immediately of such condition in writing.

The Contractor and subcontractor(s) shall maintain and be liable for all taxes (except sales/use taxes), fees, licenses, permits and costs as may be required by applicable federal, state or local laws and regulations as applicable to the work under this Contract.

### **3.9 Assignment**

Neither party shall assign any interest, obligation or benefit under or in this Contract or transfer any interest in the same, whether by assignment or novation, without prior written consent of the other party. If assignment is approved, this Contract shall be binding upon and inure to the benefit of the successors of the assigning party. This provision shall not prevent the Contractor from pledging any proceeds from this Contract as security to a lender so long as King County Policy Fin 10-1-1 (AP). If assignment is approved, it shall be accepted by either party upon the posting of all required bonds, securities and the like by the assignee and the written agreement by assignee to assume and be responsible for the obligations and liabilities of the Contract, known and unknown, and applicable law.

### **3.10 Indemnification and Hold Harmless**

To the maximum extent permitted by law and except to the extent caused by the sole negligence of the County, the Contractor shall indemnify and hold harmless the County, its officers, officials, agents and employees, from and against any and all suits, claims, actions, losses, costs, penalties and damages of whatsoever kind or nature arising out of, in connection with, or incident to the goods and/or services Provided by or on behalf of the Contractor. In addition, the Contractor shall assume the defense of the County and its officers and employees in all legal or claim proceedings arising out of, in connection with, or incidental to such goods and/or services: shall pay all defense expenses, including reasonable attorney's fees, expert fees and costs incurred by the County on account of such litigation or claims. This indemnification obligation shall include, but is not limited to, all claims against the

County by an employee or former employee of the Contractor or its Subcontractors, and the Contractor, by mutual negotiation, expressly waives all immunity and limitation on liability, as respects the County only, under any industrial insurance act, including Title 51 RCW, other Worker's Compensation act, disability benefit act, or other employee benefit act of any jurisdiction which would otherwise be applicable in the case of such claim. In the event that the County incurs any judgment, award and/or cost including attorney's fees arising from the provisions of this subsection, or to enforce the provisions of this subsection, any such judgment, award, fees, expenses and costs shall be recoverable from the Contractor. In the event of litigation between the parties to enforce the rights under this subsection, reasonable attorney fees shall be allowed to the substantially prevailing party.

In the event the County incurs attorney fees and/or costs in the defense of claims under this provision such attorney fees and costs shall be recoverable from the Contractor. In addition King County shall be entitled to recover from the Contractor its attorney fees, and costs incurred to enforce the provisions of this section.

The indemnification, protection, defense and save harmless obligations contained herein shall survive the expiration, abandonment or termination of this Contract.

Nothing contained within this provision shall affect and/or alter the application of any other provision contained within this Contract.

### **3.11 Applicable Law and Forum**

Except as hereinafter specifically provided, this Contract shall be governed by and construed according to the laws of the State of Washington, including, but not limited to, the Uniform Commercial Code, Title 62A RCW. Any claim or suit concerning this Contract shall only be filed in either the King County Superior Court or U.S. District for the Western District of Washington, in Seattle.

### **3.12 Conflicts of Interest and Non-Competitive Practices**

By entering into this Contract to perform work, the Contractor represents that it has no direct or indirect pecuniary or proprietary interest, and that it shall not require any interest that conflicts in any manner or degree with the work required to be performed under this Contract. The Contractor shall not employ any Person or agent having any conflict of interest. In the event that the Contractor or its agents, employees or representatives hereafter acquires such a conflict of interest, it shall immediately disclose such conflict to the County. The County shall require that the Contractor take immediate action to eliminate the conflict up to and including termination for default.

By entering into this Contract to perform work, the Contractor represents that no Persons except as designated by Contractor shall be employed or retained to solicit or secure this Contract with an agreement or understanding that a commission, percentage, brokerage, or contingent fee would be paid; and no gratuities, in the form of entertainment, gifts or otherwise, were bided or given by the Contractor or any of its agents; employees or representatives, to any official, member or employee of the County or other governmental agency with a view toward securing this Contract or securing favorable treatment with respect to the awarding or amending, or the making of any determination with respect to the performance of this Contract.

### **3.13 Disputes, Claims and Appeals**

The Contractor shall address questions or claims regarding the Contract in writing to the Buyer and Project Manager, within ten (10) Days of the date on which the Contractor knows or should know of the question or claim. No claim by the Contractor shall be allowed if asserted after final payment under this Contract. No claim shall be allowed for any costs incurred more than ten (10) Days before the Contractor gives written notice, as required in this section. The Buyer and Project Manager shall ordinarily respond to the Contractor in writing with a decision, but absent such written response, the question or claim shall be deemed denied upon the tenth (10th) Day following receipt by the Buyer and Project Manager.

In the event the Contractor disagrees with the determination of the Buyer and Project Manager, the Contractor shall within five (5) Days of the date of such determination, appeal the determination in writing to the Procurement and Contract Services Section Manager. Such written notice of appeal shall include all information necessary to substantiate the appeal. The Procurement and Contract Services Section Manager shall review the appeal and make a determination in writing, which shall be final. Appeal to the Procurement and Contract Services Section Manager shall be a condition precedent to alternative dispute resolution or litigation.

Pending final decision of a dispute hereunder, the Contractor shall proceed diligently with the performance of the Contract and in accordance with the direction of the Buyer or Project Manager. Failure to comply precisely with the time deadlines under this subsection as to any claim shall operate as a waiver and release of that claim and an acknowledgement of prejudice to the County.

### **3.14 Maintenance of Records/Audits**

The Contractor shall maintain, and shall require any sub-contractor to maintain, accounts and records, including personnel, property, financial, and programmatic records and such other records as may be deemed necessary by the County to ensure proper accounting for all contract funds and compliance with this Contract. All such records shall sufficiently and properly reflect all direct and indirect costs of any nature expended and services provided in the performance of this Contract. The Contractor shall make such documents available to the County for inspection, copying, and auditing upon request.

All records referenced in this section shall be maintained for a period of six (6) years after completion of work or termination hereof unless permission to destroy them is granted by the Office of the Archivist in accordance with RCW Chapter 40.14, or unless a longer retention period is required by law.

The Contractor shall provide access to its facilities, including those of any sub-contractor, to the County, the State and/or federal agencies or officials at all reasonable times in order to monitor and evaluate the services provided under this Contract.

The Contractor agrees to cooperate with County or its designee in the evaluation of the services provided under this Contract and to make available all information reasonably required by any such evaluation process. The results and records of said evaluation shall be maintained and disclosed in accordance with RCW Chapter 42.56.

If the Contractor expended a total of \$500,000.00 or more in federal awards during its fiscal year, and is a non-profit organization, and is, under this Contract, carrying out or administering a program or portion of a program, it shall have an independent audit conducted in accordance with OMB Circular A-133, which shall comply with the requirements of GAAS (generally accepted auditing standards), GAO's Government Audit Standards and OMB Circular A-133, as amended and as applicable. Contractors expending federal awards from more than one source shall be responsible for determining if the combined financial awards are equal to or greater than \$500,000.00. The Contractor shall provide one copy of the audit report to each County division providing federal awards to the Contractor no later than nine (9) months subsequent to the end of the Contractor's fiscal year.

### **3.15 Other Public Agency Orders**

Other federal, state, county and local entities may utilize the terms and conditions established by this Contract if agreeable to all parties. The County does not accept any responsibility or involvement in the purchase orders or contracts issued by other public agencies.

If the contractor agrees to extend this contract to other governmental agencies, this contract is subject to an Administrative Fee (Fee) of 1% (.01). The Fee shall be based on total sales made to each governmental agency outside of King County's Departments, Divisions and Agencies, less sales tax, freight and any credits(s). The Fee shall be paid by the contractor, payable and remitted to King County Procurement and Contract Services Section not less than twice per year, on July 31st and January 31st for the first and second half of the year sales respectively. Fees submitted shall be accompanied by a sales report, reference the contract number, and show the total sales to other governmental agencies, excluding King County. The contractor shall not invoice the Fee to any contract user.

### **3.16 Environmentally Preferable Product Procurement Policy**

Bidders able to supply products containing recycled and environmentally preferable materials that meet performance requirements are encouraged to offer them in bids and proposals.

The Bidder and Contractor shall use recycled paper for all printed and photocopied documents related to the submission of this solicitation and fulfillment of the contract and shall, whenever practicable, use both sides of the paper. (Reference: KCC 18.20).

### **3.17 Industrial and Hazardous Waste**

The Contractor shall comply with all applicable local ordinances, state and federal statutes, and supporting rules and regulations governing the discharge of industrial waste to public sewer, private sewer, or side sewer tributary to the metropolitan sewer system.

Contractor shall handle and dispose of all hazardous wastes in compliance with all applicable local, state and federal laws and regulations, including the Resource Conservation and Recovery Act, the Washington Hazardous Waste Management Act, and applicable rules and regulations of the Environmental Protection Agency and the Department of Ecology governing the generation, storage, treatment, transportation or disposal of hazardous wastes.

### **3.18 Patents and Royalties**

The Contractor is responsible for paying all license fees, royalties or the costs of defending claims for the infringement of any intellectual property that may be used in performing this Contract.

### **3.19 Supported Employment Program**

The County encourages the creation of supported employment programs for developmentally and/or severely disabled individuals. The County itself has such a program and is actively seeking to do business with those Contractors and Consultants that share this employment approach. If your firm has such a program, or intends to develop such a program during the life of this Contract, please submit Documentation supporting this claim with your bid. If you have questions, or need additional information, please contact the Community and Human Services Division, Developmental Disabilities Division, 206-263-9061.

### **3.20 Nondiscrimination and Equal Employment Opportunity**

- A. Nondiscrimination in Employment - During performance of this Contract, the Contractor agrees that it will not discriminate against any employee or applicant for employment because of the employee or applicant's sex, race, color, marital status, national origin, religious affiliation, disability, sexual orientation, gender identity or expression or age except by minimum age and retirement provisions, unless based upon a bona fide occupational qualification.
- B. Equal Employment Opportunity Efforts - The Contractor will undertake equal employment opportunity efforts to ensure that applicants and employees are treated, without regard to their sex, race, color, marital status, national origin, religious affiliation, disability, sexual orientation, gender identity or expression or age. The Contractor's equal employment opportunity efforts shall include, but not be limited to, the following: employment, upgrading, demotion or transfer; recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeships. The Contractor agrees to post in conspicuous places available to employees and applicants for employment notices setting forth this nondiscrimination clause. In accordance with KCC 12.16.010.J, "equal employment opportunity efforts" shall mean active efforts to ensure equal opportunity in employment that is free from all forms of discrimination.
- C. Nondiscrimination in Subcontracting Practices - During the term of this Contract, the Contractor shall not create barriers to open and fair opportunities to participate in County contracts or to obtain or compete for contracts and subcontracts as sources of supplies, equipment, construction and services. In considering offers from and doing business with subcontractor and suppliers, the Contractor shall not discriminate against any person because of their sex, race, color, marital status, national origin, religious affiliation, disability, sexual orientation, gender identity or expression or age except by minimum age and retirement provisions, unless based upon a bona fide occupational qualification.
- D. Compliance with Laws and Regulations - The Contractor shall comply fully with all applicable federal, state and local laws, ordinances, executive orders and regulations that prohibit discrimination. These laws include, but are not limited to, RCW Chapter

49.60, Titles VI and VII of the Civil Rights Act of 1964, the American with Disabilities Act, and the Restoration Act of 1987. In addition, King County Code chapters 12.16, 12.17 and 12.18 are incorporated herein by reference and the requirements in these code sections shall specifically apply to this contract. The Contractor shall further comply fully with any equal opportunity requirements set forth in any federal regulations, statutes or rules included or referenced in the contract documents.

- E. Small Contractors and Suppliers and Minority and Women Business Enterprises Opportunities. King County encourages the Contractor to utilize small businesses, including Small Contractors and Suppliers (SCS) and minority-owned and women-owned business enterprises certified by the Washington state Office of Minority and Women's Business Enterprises (OMWBE) in County contracts. The County encourages the Contractor to promote open competitive opportunities for small businesses, including SCS firms and minority-owned and women-owned business enterprises. Program information is available at [www.kingcounty.gov/bdcc](http://www.kingcounty.gov/bdcc).
- F. Sanctions for Violations - Any violation of the mandatory requirements of the provisions of this Section shall be a material breach of contract, for which the Contractor may be subject to damages, withholding payment and any other sanctions provided for by contract and by applicable law.

### **3.21 Requirements of King County Equal Benefits Ordinance**

In accordance with King County Ordinance 14823, as a condition of award of a contract valued at \$25,000 or more, the Contractor agrees that it shall not discriminate in the provision of employee benefits between employees with spouses and employees with domestic partners during the performance of this Contract. Absent authorization for delayed or alternative compliance as referenced below, failure to comply with this provision shall be considered a material breach of this Contract, and may subject the Contractor to administrative sanctions and remedies for breach.

When the contract is valued at \$25,000 or more, by signing the Contract/Bid Submittal the Contractor is indicating compliance with this requirement or with the terms of an authorization for delayed or alternate compliance.

Delayed Compliance: If a Contractor/Bidder is seeking authorization from King County Procurement and Payables Section to delay implementation of equal benefits due to a Collective Bargaining Agreement\*, Open Enrollment\* or internal Administrative\* steps, an Equal Benefits Substantial Compliance Authorization Form must be attached to the Contract/Bid Submittal (CAP – Prior to Contract execution). The Substantial Compliance Authorization Form can be found at:

[www.kingcounty.gov/operations/procurement/Forms/Equal\\_Benefits.aspx](http://www.kingcounty.gov/operations/procurement/Forms/Equal_Benefits.aspx)

Alternative Compliance: If a Contractor/Bidder is seeking authorization from King County Procurement and Payables Section for alternative compliance with the requirements of the equal benefits ordinance, the Contractor/Bidder must complete and return an Equal Benefits Substantial Compliance Authorization Form to King County. The Substantial Compliance Authorization Form can be found at:

[www.kingcounty.gov/operations/procurement/Forms/Equal\\_Benefits.aspx](http://www.kingcounty.gov/operations/procurement/Forms/Equal_Benefits.aspx)

### **3.22 Requirements of King County Living Wage Ordinance**

In accordance with King County Ordinance 17909, as a condition of award for contracts for services with an initial or amended value of \$100,000 or more, the Contractor agrees that it shall pay and require all Subcontractors to pay a living wage as described in the ordinance, to employees for each hour the employee performs a Measurable Amount of Work on this Contract. "Measurable Amount of Work" means a definitive allocation of an employee's time that can be attributed to work performed on a specific matter, but that is not less than a total of one hour in any one week period.

The requirements of the ordinance, including payment schedules, are detailed at [www.kingcounty.gov/operations/procurement/Resources/ordinance-17909.aspx](http://www.kingcounty.gov/operations/procurement/Resources/ordinance-17909.aspx).

Violations of this requirement may result in disqualification of the Contractor from bidding on or being awarded a County contract for up to two years; contractual remedies including, but not limited to, liquidated damages and/or termination of the Contract; remedial action as set forth in public rule; and other civil remedies and sanctions allowed by law.

### **3.23 Non-Waiver of Breach**

No action or failure to act by the County shall constitute a waiver of any right or duty afforded to the County under the Contract; nor shall any such action or failure to act by the County constitute an approval of, or acquiescence in, any breach hereunder, except as may be specifically stated by the County in writing.

### **3.24 Severability**

Whenever possible, each provision of this Contract shall be interpreted to be effective and valid under applicable law. If any provision is found to be invalid, illegal, or unenforceable, then such provision or portion thereof shall be modified to the extent necessary to render it legal, valid, and enforceable and have the intent and economic effect as close as possible to the invalid, illegal, and unenforceable provision. If it is not possible to modify the provision to render it legal, valid and enforceable, then the provision shall be severed from the rest of this Contract. The invalidity, illegality or unenforceability of any provision shall not affect the validity, legality or enforceability of any other provision of this Contract, which shall remain valid and binding.

### **3.25 Certification Regarding Debarment, Suspension and Other Responsibility Matters**

Under King County Code 2.93.170, the King County Executive may debar a Consultant from consideration for award of contracts with the County for up to two years, and may suspend a Consultant from consideration for award of contracts with the County if there is probable cause for debarment for up to six months; for the following:

- A. A Conviction within the five years preceding commencement of the debarment or suspension for commission of a criminal offense as an incident to obtaining or attempting to obtain a public or private contract or subcontract, or in the performance of the contract or subcontract;
- B. Conviction within the five years preceding commencement of the debarment or suspension under state or federal statutes of embezzlement, theft, forgery, bribery,

falsification or destruction of records, receiving stolen property or any other offense indicating a lack of business integrity or business honesty that currently, seriously and directly affects responsibility as a consultant to the county;

- C. Conviction within the five years preceding commencement of the debarment or suspension under state or federal antitrust statutes arising out of the submission of bids or proposals;
- D. Violation of state wage payment laws;
- E. Violation of ethical standards set forth in contracts with the County;
- F. Violation of contract provisions, such as the following, of a character that is regarded by the Executive to be so serious as to justify debarment action:
  - 1. Deliberate failure without good cause to perform in accordance with the specifications or within the time limit provided in the contract;
  - 2. Substantial failure to comply with commitments to and contractual requirement for participation by minority and women's business enterprises and equal employment opportunity; or
  - 3. A recent record of failure to perform or of unsatisfactory performance in accordance with the terms of one or more contracts, though failure to perform or unsatisfactory performance caused by acts beyond the control of the Consultant shall not be considered to be a basis for debarment; or
- G. Any other cause that the Executive determines to be so serious and compelling as to affect responsibility as a Consultant to the county, including debarment by another governmental entity for any cause similar to those in this subsection;

The King County Executive may issue an Order of Suspension/Debarment under King County Code 2.93.170 and Executive Policies and Procedures CON 7-20(PR). Rights and remedies of the County under these provisions are besides other rights and remedies provided by law or under the Agreement.

### **3.26 Incorporation of Documents**

The contract between the awarded bidder and King County shall include all documents mutually entered into at the time of contract award, specifically including the contract document, the solicitation, and the response to the solicitation. The contract must include, and be consistent with, the specifications and provisions stated in this solicitation. King County shall not be bound nor obligated to enter into or sign additional agreements and or documents other than those required by law.

## **SECTION 4 Specific Contractual Terms & Conditions**

### **4.1 Contract Value**

The estimated annual value of this contract is approximately \$ 250,000.00. King County will not be limited, restricted or bound by this dollar value, nor shall the County be obligated to purchase any items contained in this ITB.

### **4.2 Contract Term**

The term of this Contract will be **five (5) years**, subject to the termination clauses contained herein. King County reserves the right to extend the term if determined to be in the best interest of the County.

Contracts or purchase orders will be issued by the County. Contract amendments or change orders issued by the County may reflect modification(s) of contract terms, funding or other matters.

King County reserves the right to purchase the goods or services described herein from other sources. The Contractor does not have the exclusive right to fill all of the County's requirements for the goods or services awarded nor will the County be obligated to purchase the estimated annual quantity, or any quantity contained in this Contract.

### **4.3 Price Revisions**

Prices shall remain firm for the duration of the Contract period. The Contractor may request price changes, and shall supply documentation satisfactory to King County such as changes to the Producers Price Index for the commodity, the Consumer Price Index for the Seattle-Tacoma-Bremerton area, or a manufacturer's published notification of price change(s). Reasonable price changes based on market conditions and price/cost analysis may be approved by King County.

King County will evaluate this information to determine if revising the pricing is considered fair and reasonable to the satisfaction of King County. Requests for any such change are to be made in writing to the Buyer in the Procurement Services Division office. A written change order issued by the County will institute the price adjustment, provide the new prices and establish the effective date for the new prices.

The Contractor shall endeavor to give the King County Procurement Services Section thirty (30) days but not less than fourteen (14) days written notice prior to the effective date of the price increase. The County may cancel the contract if the price increase request is not approved.

All price reductions at the manufacturer's or distributor's level shall be reflected in a reduction of the contract price(s) to King County retroactive to the effective date of the price reductions.

### **4.4 Use Report**

The Contractor shall, if requested, submit to the Buyer a report of sales made to King County under this Contract. The report, in a format acceptable to King County, shall identify the detail required by the Buyer, which may include but is not limited to, delivery location, the item description, whether it's a Contract or non-Contract item, quantity, price and discount.

#### **4.5 Warranty**

The Contractor warrants that the work performed under this Contract shall be free from defects in material and workmanship, and shall conform to all requirements of this Contract, for a period of at least twelve (12) months from date of acceptance of such work by the County. Any work corrected shall be subject to this subsection to the same extent as the work initially provided.

The bidder shall provide, upon request by the County, their standard warranty. The warranty shall be specific for all components of the equipment regardless of whether these components were built by the original equipment manufacturer or outside suppliers. King County may avail itself of the bidder or manufacturer's standard warranty if more beneficial to the County.

Conducting of tests or inspections, acceptance, or the processing of payment(s) by the County shall not constitute a waiver of any rights under this Contract or in law. The termination of this Contract shall in no way relieve the Contractor from its warranty responsibility.

The Contractor shall ensure that the warranty requirements of this Contract are enforceable through and against the Contractor's suppliers, vendors, distributors and Subcontractors. The Contractor shall cooperate with the County in facilitating warranty related work by such suppliers, vendors, distributors and Subcontractors.

Contractor warrants that the Services shall in all material respects conform to the requirements of this Contract. Contractor warrants that qualified professional personnel with in-depth knowledge shall perform the Services in a timely and professional manner; and that the Services shall conform to the standards generally observed in the industry for similar Services. Contractor warrants that the Services shall be in compliance with all applicable laws, rules and regulations.

#### **4.6 Warranty Remedies**

Whenever possible, the contractor shall provide "on the spot" settlement of warranty claims or disputes, and authorize local representatives to act on the equipment manufacturer's behalf.

If at any time during the twelve (12) month period immediately following acceptance of any work covered by this Contract, Contractor or the County discovers one or more material defects or errors in the work or any other aspect in which the work materially fails to meet the provisions of the warranty requirements herein Contractor shall, at its own expense and within thirty (30) days of notification of the defect by the County, correct the defect, error or nonconformity.

The County shall give written notice of any defect to the Contractor. If the Contractor has not corrected defect within thirty (30) days after receiving the written notice, the County, in its sole discretion, may correct the defect itself. In the case of an emergency where the County believes delay could cause serious injury, loss or damage, the County may waive the written notice and correct the defect. In either case the County shall charge-back the cost for such warranty repair to the Contractor.

The Contractor is responsible for all costs of repair or replacement in order to restore the work to the applicable Contract requirements, including shipping charges, for work found defective within the warranty period, regardless of who actually corrects the defect.

**4.7 Compliance with Section 504 of the Rehabilitation Act of 1973, as amended (Section 504) and the American with Disabilities Act of 1990 as amended (ADA)**

Pursuant to Title II of the ADA, and Section 504, King County must not discriminate against people with disabilities in providing services, programs or activities even if those services, programs or activities are carried out by contractors. The Contractor agrees that it shall provide all programs, services, and activities to County employees or members of the public under this Contract in the same manner as King County is obligated to under Title II of the ADA, and Section 504 and shall not deny participation or the benefits of such services, programs, or activities to people with disabilities on the basis of such disability. Failure to comply with this section shall be a material breach of, and grounds for the immediate termination of, this Contract.

The Contractor agrees to provide to persons with disabilities access to programs, activities and services provided under the Contract or agreement, as required by the disability access laws as defined by KCC 12.16; and:

The Contractor shall not discriminate against persons with disabilities in providing the work under the Contract. In any subcontracts for the programs, activities and services under their Contract or agreement with the County, the Contractor shall include the requirement that the subcontract provide to persons with disabilities access to programs, activities and services provided under the Contract or agreement, as required by the disability access laws as defined by KCC 12.16, that the subcontractor shall not discriminate against persons with disabilities in providing the work under the Contract and that the subcontractor shall provide that the County is a third party beneficiary to that required provision.

**4.8 Independent Status of Contractor**

In the performance of this Contract, the parties shall be acting in their individual, corporate or governmental capacities and not as agents, employees, partners, joint ventures, or associates of one another. The parties intend that an independent contractor relationship shall be created by this Contract. The employees or agents of one party shall not be deemed or construed to be the employees or agents of the other party for any purpose whatsoever. Contractor shall not make any claim of right, privilege or benefit, which would accrue, to an employee under chapter 41.06 RCW or Title 51 RCW.

**4.9 Non-Disclosure Obligation**

Data provided by the County either before or after Contract award shall only be used for its intended purpose. Contractors and Subcontractors shall not utilize nor distribute the County data in any form without the express written approval of the County.

While performing the work under this Contract, the Contractor may encounter personal information, licensed technology, Software, Documentation, drawings, schematics, manuals, data and other materials described as "Confidential", "Proprietary" or "Business Secret". The Contractor shall not disclose or publish the information and material received or used in performance of this Contract. This obligation is perpetual. The Contract imposes no obligation upon the Contractor with respect to confidential information which the Contractor can establish that: a) was in the possession of, or was rightfully known by the Contractor without an obligation to maintain its confidentiality prior to receipt from the County or a third (3rd)

party; b) is or becomes generally known to the public without violation of this Contract; c) is obtained by the Contractor in good faith from a third (3rd) party having the right to disclose it without an obligation of confidentiality; or, d) is independently developed by the Contractor without the participation of individuals who have had access to the County's or the third (3rd) party's confidential information. If the Contractor is required by law to disclose confidential information the Contractor shall notify the County of such requirement prior to disclosure.

#### **4.10 Insurance Requirements**

Prior to the award of a contract, the Contractor shall obtain and maintain the minimum insurance set forth herein for the duration of this contract for itself and any subcontractor performing work. By requiring such minimum insurance, the County shall not be deemed or construed to have assessed the risks that may be applicable to the Contractor under this Contract. The Contractor shall assess its own risks and, if it deems appropriate and/or prudent, maintain greater limits and/or broader coverage. The Contractor shall maintain limits and scope of insurance no less than:

General Liability \$1,000,000 combined single limit per occurrence for bodily injury, personal injury and property damage, and for those policies with aggregate limits, a \$2,000,000 aggregate limit;

Automobile Liability: \$1,000,000 combined single limit per accident for bodily injury and property damage;

Professional Liability, errors and Omissions: \$1,000,000 per Claim and in Aggregate.

Workers' Compensation: Statutory requirements of the state of residency;

Employers Liability Stop Gap: \$1,000,000.

Except for Workers Compensation, the county, its officers, officials, employees and agents are to be covered as additional insureds as respects liability arising out of activities performed by or on behalf of the Contractor in connection with this Contract. Use the above exact language on the Endorsement Form. **The County requires this Endorsement to complete the Contract.**

## **SECTION 5 Technical Specifications/Scope of Work**

### **5.1 Introduction**

King County Treasury Operations is seeking a title company to provide Reports for Court Proceedings for both the property tax foreclosure and the LID foreclosure processes.

Volume requirements for **2016** tax foreclosure will be between 700 and 800 reports. LID foreclosure reports will not be a requirement in 2016

For subsequent years, Treasury Operations estimates 500 reports will be required annually on properties subject to tax foreclosure and 50 reports annually on properties subject to LID foreclosure per year.

### **5.2 Specific Requirements**

The content requirements listed in this section are all mandatory and must be a component of each title report. In the event one of the components is not applicable to an account, the required field title shall still display with the note "none exists". In addition to each Title Report, the successful bidder shall provide King County Treasury Operations:

- A. Title report shall include all interests in, encumbrances, or liens of record upon the property, including those of contract vendors and purchasers, (except easements, covenants, conditions and restrictions recorded PRIOR to January 1<sup>st</sup> of the oldest year for which tax of other amount is being foreclosed) together with the excise tax affidavit number, if any, for each document by which each such interest or lien was acquired, specifically including all Federal tax liens and Washington State liens and judgments in courts of record, as well as copies of all recorded documents for encumbrances still unsatisfied, including Internal Revenue liens;
- B. Title report shall include all recorded Declarations of Homestead, or Abandonment or Non-Abandonment thereof.
- C. Title report shall include all recorded applications for extinguishment, transfer or creation of title to mobile homes affecting the property.
- D. Title report shall include all recorded Requests for Notice affecting the property.
- E. Outstanding real estate contracts;
- F. Documents which show how the current owner acquired title except, if title was acquired through court action, the cause number shall be provided;
- G. Title report shall include an identification of all causes of action affecting the property, including bankruptcy (must display any lien holder bankruptcies nationwide as well) and receiverships, trustee sales in progress and all judgments which gave a lien upon the property, whether arising in Federal District Court or Superior Court.
- H. Underlying documents for any recorded judgments
- I. Documents which show a person as having an interest in any parcel even though in the opinion of the title company there is no basis for concluding that the person has a valid claim to the interest in that parcel (said person may appear as a grantor or a beneficiary on a Deed of Trust, mortgagor on a mortgage, etc.) to include contract vendors or

purchasers, together with the last known address for each, if shown of record or in a contractor's record.

- J. Title report shall include the last known agent's name and address in the event of a recorded corporation/business interest.
- K. Title report shall include a full legal description with notations where legal does not match King County tax roll description provided.
- L. The official copy of the title reports, underlying documents and associated documents shall be formatted and delivered electronically. A paper copy of such documents shall also be delivered to King County Treasury. At the County's request, a disc containing all title reports, underlying documents and associated documents shall be provided to the County within 14 days on request.
- M. Property tax account numbers
- N. The specific recording number used by the vested to acquire title and the Instrument awarded
- O. Provide copy of map as well as an aerial map for each parcel
- P. The invoice for title report services shall include unit cost, total, tax and parcel number.
- Q. Proposer shall provide, at no additional expense to the County, one update or supplemental title report upon request of the County within a twelve month period after the original request.
- R. Proposer must be able to issue 1992 American Land Title Association (ALTA) Owner's Standard Policies after title reports have been issued and upon request of the County. Receipt of the policy shall be within 60 days of request. \* Please provide a rate schedule indicating the cost of said policy.
- S. Proposer shall be liable for violation of title report requirements, including costs and attorney's fees, not exceeding the most true and fair value determined by the King County Assessor.
- T. Proposer shall provide the title reports in the following order: Vesting, Legal Description, Liens in the following order: Deeds of Trust/Contracts; Liens by Grantee, by date; Judgments by Judgment Creditor, by date; IRS liens in date order; other actions impacting the parcel; Title Eliminated mobile home information; map; documents.

## **SECTION 6 Bid Response**

### **6.1 Rules of Price Evaluation**

Bids meeting all requirements of this ITB will be evaluated on price. Bids stating price in effect at the time of shipment will not be accepted.

Upon the request of the County, to be eligible for evaluation and to be considered as a responsive bid, respondent shall provide the following:

- A. Proof of being licensed with the Washington State Insurance Commission, for a period not less than three years.
- B. Proof of proprietary access of a title plant in Washington State.
- C. Not counting the volume of reports specified in this invitation to bid, respondent must be able to document that existing staffing and resources result in production output of at least 80 title reports per day during the last three month period.
- D. Proof of membership to Washington Land Title Association (WLTA), for no less than one year.

### **6.2 Delivery**

- A. Property tax account numbers and legal descriptions of the properties involved in the property tax foreclosure will be submitted to the title company on or about May 20 each year, beginning in 2017. The Reports for Court Proceedings on accounts in tax foreclosure shall be completed no later than July 20 each year, or within 60 days from the date the order was submitted by the County. . Reports completed by the title company shall be submitted to treasury on a weekly basis. A delivery schedule of 50 Reports or more each week is required; beginning two weeks after order is submitted by the County.

For 2016 tax foreclosure year, Accounts requiring Reports will be submitted to the title company no later than July 1, 2016. Reports for Court Proceedings shall be completed within 60 days from the date the order was submitted by the County. Reports completed by the title company shall be submitted to treasury on a weekly basis. A deliver schedule of 50 Reports or more each week is required; beginning two weeks after order is submitted by the County.

- B. LID account numbers and legal descriptions of the properties involved in the LID foreclosure will be submitted to the title company on or about March 26 each year, beginning in 2017. The Reports for Court Proceedings on accounts in the LID foreclosure shall be completed within thirty (30) days of submission.
- C. Bid price shall include pickup from and delivery, FOB Destination, to the following location:

King County Treasury Operations  
500 - 4th Avenue, Room 600  
Seattle, Washington 98104  
ATTN: Jill Smith or Ana Schoenecker.

A single point of contact for the daily administration, billing and communications regarding this contract and questions regarding potential discrepancies, exclusions or errors will be provided. They will be available during the King County Treasury working hours of 8:30 to 4:30, excluding holidays.

- D. Treasury Operations reserves the right to cancel, on a daily basis without charge to King County, any unneeded reports prior to the title company delivering the official copy of the completed title report.

**6.3 Bidder's Contact Information**

**Primary Location:**

Physical Address: 3500 188<sup>TH</sup> ST SW #300 LYNNWOOD, WA 98037

Mailing Address: "

Name of Contact Person: RICK RANDALL

Email: nick.randall@fnf.com

Telephone No. (Local/Toll Free): 425-608-6510

Fax No. (Local/Toll Free): 425-771-7910

UBI No.: 600357574

Washington State Contractor's License (if applicable): \_\_\_\_\_

State hours and days of operation:

Hours: 8 a.m. to 5 p.m. Days: M to F

**6.4 Remit Address (where payment will be mailed):**

FIDELITY NATIONAL TITLE  
3500 188<sup>TH</sup> ST SW, #300  
LYNNWOOD, WA 98037  
ATTN: RICK RANDALL

ORIGINAL

**6.5 Retail and Stocking/Warehouse Facility Locations (if applicable)**

The Contractor shall attach a separate list of the location(s) for all facilities including the address, contact name(s), email(s), telephone number(s), and fax number(s), for each facility.

**6.6 Prompt Pay Discount**

Prompt payment discounts offered by Contractors shall be used to calculate the low bid provided the discount offered allows a minimum of 20 days for payment. The number of days is calculated from the date of acceptance of goods or services or from the date a complete invoice is date stamped as received by King County, whichever event occurs last, and the check/warrant date. The County will take advantage of any prompt payment discount terms bid. Discount periods shall be extended if:

- A. The date printed on the invoice is more than three days earlier than the invoice receipt date;
- B. The delay is caused awaiting a credit memo, invoice correction, adjustment or reissue;
- C. An invoice is received prior to receiving goods ordered.

Prompt pay discount offered   X   % -   X   Days, Net   

**6.7 Purchasing Card (P-Card) Acceptance**

Contractors are requested to have the capability of accepting the King County's authorized VISA Procurement Card (p-card) as a method of payment. Price change(s) or additional fee(s) may not be assessed when accepting the p-card as a form of payment. The Contractor may receive payment from King County by a p-card in the same manner as other VISA purchases.

**VISA acceptance is preferred, but is not the exclusive method of payment.**

Accept VISA cards: Yes   X   No   

Additional purchasing (charge) cards accepted:

- America Express
- Discover
- MasterCard
- Other: \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

ORIGINAL

**6.8 Pricing**

In the event of a discrepancy between the unit price and the extended price, the unit price will prevail.

| Item No.     | Est. Annual Qty. (*) | UOM  | Description   | Unit Price | Extended Price |
|--------------|----------------------|------|---|------------|----------------|
| 1            | 500                  | Each | Reports for Court Proceedings, Real Estate Tax Foreclosures | #425       |                |
| 2            | 50                   | Each | Reports for Court Proceedings, LID Foreclosures             | #500       |                |
| <b>Total</b> |                      |      |   |            |                |

(\*) 2016 volumes anticipated to be 700-800. Subsequent years are estimated to be 500 annually.

## 6.9 References

List the names and addresses of four (4) customers, for whom the bidder has performed or provided similar goods and/or services, preferably in Washington State, for a period not less than one (1) year. Include dates, contact persons and telephone numbers. Should any reference submitted by a bidder be found unsatisfactory, King County, at its sole option, may reject that bidder's bid. King County shall be the sole judge in determining a satisfactory/unsatisfactory reference response. **Reference must be submitted with bid.**

Company Name: LAKEHAVEN UTILITY DISTRICT  
Company Address: 31627 1<sup>ST</sup> AVE S, FEDERALWAY, WA  
Company Phone: 253-941-1516  
Contact Person: BRIAN ASBURY  
Dates: ONGOING

Company Name: SYNERGY CORPORATE SERVICES  
Company Address: 921 S. ORCHARD ST., #G BOISE, ID  
Company Phone: 888-342-7251  
Contact Person: TIM JACKSON  
Dates: ONGOING

Company Name: KING COUNTY PARKS DEPT. / WATER & LAND RES. DIV.  
Company Address: 201 S. JACKSON ST, #600  
Company Phone: 206-205-5127  
Contact Person: ROBERT JACKSON  
Dates: ONGOING

Company Name: PIERCE COUNTY TREASURER  
Company Address: 2401 S 35<sup>TH</sup> ST, #142, TACOMA, WA  
Company Phone: 253-798-6111  
Contact Person: TREASURER DEPT  
Dates: 2015

# Invitation to Bid Addendum # 1



Department of Executive Services  
Finance and Business Operations Division  
**Procurement and Payables Section**  
206-263-9400 TTY Relay: 711

**ADDENDUM DATE: JUNE 15, 2016**

Invitation to Bid (ITB) Title: Title Reports for Court Proceedings

ITB Number: 1227-16-PLR

Due Date: June 21, 2016 - no later than 2:00 p.m.

Buyer: Patty Reid, patty.reid@kingcounty.gov, 206-263-9304

Alternate Buyer: Linda McKinly, linda.mckinly@kingcounty.gov, 206-263-9701

This addendum is issued to revise ITB 1227-16-PLR, advertised June 7, 2016, as follows:

All changes are shown in **bold**.

1. Add the following to the beginning of page 2:

***“ALERT”***

***For firms headquartered and/or located in the state of North Carolina***

**At the direction of King County Executive Dow Constantine, King County agencies are precluded from doing business with companies headquartered within the state of North Carolina. This action is a direct result of that state government’s recent enactment of House Bill 2. This legislation excludes lesbian, gay, and transgender people from the law’s protection while simultaneously barring cities and counties from passing their own protections for LGBT people; additionally, it bars people from using bathrooms that do not match their birth gender. Here in King County, named after the Reverend Dr. Martin Luther King, Jr., we embrace the values of inclusion and diversity. We cannot allow the taxes and fees paid for by the communities we serve to be used to subsidize legally-sanctioned discrimination. Bids and proposals submitted by firms with headquarters located in North Carolina will be deemed non-responsible.**

## FIDELITY NATIONAL TITLE INSURANCE COMPANY

[Licensing](#) | [Appointments](#) | [Complaints](#) | [Orders](#) | [National Info](#) | [Ratings](#) | [Tax Filings](#)

[Back to Search](#)

### General information

**Name:** FIDELITY NATIONAL TITLE INSURANCE COMPANY

**Corporate family group:** FIDELITY NATL FIN GRP

**Organization type:** TITLE

**WAOIC:** 108020

**NAIC:** 51586

**Status:** ACTIVE

**Admitted date:** 08/29/1994

**Ownership type:** STOCK

### Contact information

**Registered address**

3916 STATE STREET  
SANTA BARBARA, CA  
93105

**Telephone**

805-696-7000

**Mailing address**

3916 State Street  
Santa Barbara, CA 93105

**Telephone**

805-696-7000

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### Types of coverage authorized to sell ⓘ

**Insurance types**

Title

[↑ back to top](#)

### Agents and agencies that represent this company (Appointments) ⓘ

[View agents](#)

[View agencies](#)

[↑ back to top](#)

### Company complaint history ⓘ

[View complaints](#)

[↑ back to top](#)

### Orders issued since 2015 ⓘ

No orders are found

[↑ back to top](#)

### Disciplinary orders 2008-2014 ⓘ

| Year | Order Number |
|------|--------------|
| 2011 | 11-0153      |
| 2011 | 11-0158      |

Looking for other types of orders? Our [Pre-2015 orders search](#) allows you to search orders prior to 2015.

[↑ back to top](#)

### Premium tax filings by tax year ⓘ

[2015](#) [2014](#) [2013](#) [2012](#) [2011](#)

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### National information on insurance companies

Want more information about this company? The NAIC's [Consumer Information \(CIS\) page](#) allows you to retrieve national financial and complaint information on insurance companies, plus has information and tips to help you understand current insurance issues.

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# Ratings by financial organizations

The following organizations rate insurance companies on their financial strength and stability. Some of these companies charge for their services.

|   |
|---|
| <a href="#">A.M. Best</a>                           |
| <a href="#">Weiss Group Ratings</a>                 |
| <a href="#">Standard and Poor's Corp</a>            |
| <a href="#">Moody's Investors Service</a>           |
| <a href="#">Fitch IBCA, Duff and Phelps Ratings</a> |

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# Washington Land Title Association Member Directory – 2015

As of June 14, 2016

## LIST BY COMPANY NAME

| Member                     | County                  | Web site                 | Contact                               | Email                 | Phone                             | Address   | Underwriter   |
|----------------------------|-------------------------|--------------------------|---------------------------------------|-----------------------|-----------------------------------|---|---|
| Alliance Title & Escrow    | <b>Asotin County</b>    | <a href="#">Web Page</a> | Tami Randall,<br>Branch Manager       | <a href="#">Email</a> | 509-758-2549,<br>509-758-4849 (F) | 735 5 <sup>th</sup> Street,<br>Clarkston, WA<br>99403 <a href="#">MAP</a>                 | Agent for:<br>Chicago,<br>Fidelity, Old<br>Republic,<br>National Title of<br>New York |
| AmeriTitle                 | Regional                | <a href="#">Web Page</a> | Chuck Sheffield, Vice President       | <a href="#">Email</a> | 541-389-7711                      | 15 Oregon Ave,<br>Suite B, Bend,<br>OR 97701  | Agent – see<br>County   |
| AmeriTitle                 | <b>Kittitas County</b>  | <a href="#">Web Page</a> | Rick Osborne,<br>General Manager      | <a href="#">Email</a> | 509-925-1477;<br>509-962-3111 (F) | 101 W Fifth<br>Ave, Ellensburg,<br>WA 98926,<br><a href="#">MAP</a><br>PO Box 617         | Agent for:<br>Chicago,<br>Fidelity,<br>Commonwealth,<br>Old Republic,<br>Stewart      |
| AmeriTitle                 | <b>Kittitas County</b>  | <a href="#">Web Page</a> | Rick Osborne,<br>General Manager      | <a href="#">Email</a> | 509-674-9797;<br>509-674-6812 (F) | 127 E First St,<br>Cle Elum, WA<br>98922 <a href="#">MAP</a>                              | Agent for:<br>Chicago,<br>Fidelity,<br>Commonwealth,<br>Old Republic,<br>Stewart      |
| AmeriTitle                 | <b>Klickitat County</b> | <a href="#">Web Page</a> | Wendy Holtmann,<br>General Manager    | <a href="#">Email</a> | 509-493-1965;<br>509-493-1905 (F) | 165 NE Estes<br>Ave, White<br>Salmon, WA<br>98672, <a href="#">MAP</a><br>PO Box 735      | Agent for:<br>Chicago,<br>Fidelity,<br>Commonwealth,<br>Old Republic,<br>Stewart      |
| Attorney's Title of Kitsap | <b>Kitsap County</b>    | <a href="#">Web Page</a> | Paul Hofmann,<br>Owner &<br>President | <a href="#">Email</a> | 360-337-2000,<br>360-337-7384 (F) | 9633 Levin Rd<br>NW, Suite 101,<br>Silverdale, WA<br>98383 <a href="#">MAP</a>            | Agent for:<br>Stewart   |
| Attorney's Title of Kitsap | <b>Kitsap County</b>    | <a href="#">Web Page</a> | Paul Hofmann,<br>Owner &<br>President | <a href="#">Email</a> | 360-874-2100,<br>360-874-2160 (F) | 1521 SE<br>Piperberry Way,<br>Suite 141, Port<br>Orchard, WA<br>98366 <a href="#">MAP</a> | Agent for:<br>Stewart   |

| Member  | County              | Web site                 | Contact                                   | Email                 | Phone                             | Address   | Underwriter          |
|---|---------------------|--------------------------|---|-----------------------|-----------------------------------|---|----------------------|
| Escrow and Title Services (Land Title & Escrow & Frontier Title & Escrow) | Regional            | <a href="#">Web Page</a> | Jay Carey, President                      | <a href="#">Email</a> | 360-435-5707;<br>360-435-0996 (F) | 420 N McLeod Ave, Arlington, WA 98223   | Agent – see Counties |
| Ferry County Professional Services  | <b>Ferry County</b> | <a href="#">Web Page</a> | Jerred Burbank                            | <a href="#">Email</a> | 509-775-2337;<br>509-775-3293 (F) | 319 E Delaware Ave, Republic, WA 99166, <a href="#">MAP</a><br>PO Box 1131        | Agent for: Fidelity  |
| Fidelity National Title   | State               | <a href="#">Web Page</a> | Dave Lawson, Underwriter                  | <a href="#">Email</a> | 206-628-5692                      | 701 Fifth Ave, Suite 2300, Seattle, WA 98104 <a href="#">MAP</a>                  | Underwriter          |
| Fidelity National Title   | State               | <a href="#">Web Page</a> | Kevin Fiet, Agency Manager                | <a href="#">Email</a> | 888-859-1364                      | 82 Washougal River Road, Suite 205 Washougal, WA 98671 <a href="#">MAP</a>        | Underwriter          |
| Fidelity National Title   | <b>Clark County</b> | <a href="#">Web Page</a> | Matt London, County Manager               | <a href="#">Email</a> | 360-750-3686,<br>877-675-5387 (F) | 500 Broadway St, Suite 425, Vancouver, WA 98660 <a href="#">MAP</a>               | Direct               |
| Fidelity National Title   | <b>Clark County</b> | <a href="#">Web Page</a> | Matt London, County Manager               | <a href="#">Email</a> | 360-256-1400,<br>877-287-8599 (F) | 3250 SE 164 <sup>th</sup> Ave, Suite 201, Vancouver, WA 98683 <a href="#">MAP</a> | Direct               |
| Fidelity National Title   | <b>King County</b>  | <a href="#">Web Page</a> | Julie Sundin, State Manager               | <a href="#">Email</a> | 425-453-8070,<br>425-671-0066 (F) | 10655 NE 4 <sup>th</sup> St, Suite 200, Bellevue, WA 98004 <a href="#">MAP</a>    | Direct               |
| Fidelity National Title   | <b>King County</b>  | <a href="#">Web Page</a> | Julie Sundin, State Manager               | <a href="#">Email</a> | 206-682-6006,<br>206-374-2611 (F) | 600 University St, Suite 2710, Seattle, WA 98101 <a href="#">MAP</a>              | Direct               |
| Fidelity National Title   | <b>King County</b>  | <a href="#">Web Page</a> | Warren Samek, Commercial Accounts Manager | <a href="#">Email</a> | 206-628-2822,<br>877-295-8019 (F) | 600 University St, Suite 2424, Seattle, WA 98101 <a href="#">MAP</a>              | Direct               |

| <b>Member</b>           | <b>County</b>           | <b>Web site</b>                 | <b>Contact</b>              | <b>Email</b>                 | <b>Phone</b>                   | <b>Address</b>   | <b>Underwriter</b> |
|-------------------------|-------------------------|---------------------------------|-----------------------------|------------------------------|--------------------------------|--|--------------------|
| Fidelity National Title | <b>King County</b>      | <a href="#"><u>Web Page</u></a> | Julie Sundin, State Manager | <a href="#"><u>Email</u></a> | 206-892-0222, 877-295-8024 (F) | 7900 SE 28 <sup>th</sup> St, Suite 302, Mercer Island, WA 98040 <a href="#"><u>MAP</u></a> | Direct             |
| Fidelity National Title | <b>King County</b>      | <a href="#"><u>Web Page</u></a> | Julie Sundin, State Manager | <a href="#"><u>Email</u></a> | 206-830-5188; 206-242-2493 (F) | 6450 SouthCenter Blvd, Suite 107, Tukwilla, WA 98188 <a href="#"><u>MAP</u></a>            | Direct             |
| Fidelity National Title | <b>Kitsap County</b>    | <a href="#"><u>Web Page</u></a> | Julie Sundin, State Manager | <a href="#"><u>Email</u></a> | 360-692-4556, 360-698-2356 (F) | 9619 Levin Rd NW, Silverdale, WA, 98383 <a href="#"><u>MAP</u></a>                         | Direct             |
| Fidelity National Title | <b>Kitsap County</b>    | <a href="#"><u>Web Page</u></a> | Julie Sundin, State Manager | <a href="#"><u>Email</u></a> | 206-622-2072, 866-681-3380 (F) | 203 Parfitt Way SW, Suite 200, Bainbridge, WA 98110 <a href="#"><u>MAP</u></a>             | Direct             |
| Fidelity National Title | <b>Kitsap County</b>    | <a href="#"><u>Web Page</u></a> | Julie Sundin, State Manager | <a href="#"><u>Email</u></a> | 360-876-6646, 877-677-8574 (F) | 2465 Bethel Rd SE, Suite 101, Port Orchard, WA 98366 <a href="#"><u>MAP</u></a>            | Direct             |
| Fidelity National Title | <b>Pierce County</b>    | <a href="#"><u>Web Page</u></a> | Julie Sundin, State Manager | <a href="#"><u>Email</u></a> | 253-272-4070, 253-272-3547 (F) | 5006 Center St, Suite J, Tacoma, WA 98409 <a href="#"><u>MAP</u></a>                       | Direct             |
| Fidelity National Title | <b>Pierce County</b>    | <a href="#"><u>Web Page</u></a> | Julie Sundin, State Manager | <a href="#"><u>Email</u></a> | 253-851-1601, 877-236-3773     | 5201 Olympic Dr NW, Suite 170, Gig Harbor, WA 98335 <a href="#"><u>MAP</u></a>             | Direct             |
| Fidelity National Title | <b>Pierce County</b>    | <a href="#"><u>Web Page</u></a> | Julie Sundin, State Manager | <a href="#"><u>Email</u></a> | 253-435-8787                   | 2913 5 <sup>th</sup> Ave NE, Suite 102, Puyallup, WA 98372 <a href="#"><u>MAP</u></a>      | Direct             |
| Fidelity National Title | <b>Snohomish County</b> | <a href="#"><u>Web Page</u></a> | Julie Sundin, State Manager | <a href="#"><u>Email</u></a> | 425-771-3013                   | 3500 188 <sup>th</sup> St SW, Suite 300, Lynnwood, WA 98037 <a href="#"><u>MAP</u></a>     | Direct             |
| Fidelity National Title | <b>Snohomish County</b> | <a href="#"><u>Web Page</u></a> | Julie Sundin, State Manager | <a href="#"><u>Email</u></a> | Open August, 2014              | 2910 Colby Ave, Suite 100, Everett, WA 98201 <a href="#"><u>MAP</u></a>                    | Direct             |

## Randall, Rick

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**From:** Gunter, Ellen  
**Sent:** Tuesday, June 21, 2016 9:48 AM  
**Subject:** Daily numbers  
**Attachments:** 2016 Daily Report.xlsx

Residential refinance orders are auto-submitted to the AZ CPF. Files outside the scope of the AZ CPF are returned to the Seattle CPF to complete. These rejections (shown below in red) are included on the attached Daily Report.

The majority of refinance files are rejected by AZ CPF because the legal description is other than simple lot/block, but a generic refinance product is still issued. These files are included on the attached Daily report under refinance orders. Refinance files rejected by AZ CPF because a full search is required are included under resale orders on the attached Daily Report. It is our ongoing goal to allocate costs as they are associated with specific order types based on the complexity and average completion times of orders. As a result, orders shown under resale would include TBD listing orders, purchases with a buyer, and full search refinance orders.

Service levels for residential refinance files include orders completed by the Seattle CPF and AZ CPF.

**Total New Orders from all operations:** 346  
(See below for breakdown)

**Seattle CPF**

New Orders 267  
Daily Avg. New Orders (current month) 252  
(See attached Report.)

**AZ CPF (Generic Refinances)**

|                |    |
|----------------|----|
| CT King/Pierce | 27 |
| CT Snohomish   | 9  |
| Fidelity       | 33 |
| Ticor          | 24 |
| Total          | 93 |

**Refinances Returned to  
Seattle CPF to Complete (14)**

**Res. Refinance Service Times:**

|             |     |
|-------------|-----|
| 1 Day       | 87% |
| 2 Day       | 92% |
| 3 Day       | 94% |
| Over 3 Days | 6%  |

**Res. Purchase Service Times:**

|             |     |
|-------------|-----|
| 1 Day       | 38% |
| 2 Day       | 63% |
| 3 Day       | 75% |
| 4 Day       | 83% |
| Over 4 Days | 17% |

**Commercial Service Times:**

|       |     |
|-------|-----|
| 1 Day | 23% |
|-------|-----|

|             |     |
|-------------|-----|
| 2 Day       | 38% |
| 3 Day       | 51% |
| 4 Day       | 56% |
| 5 Day       | 64% |
| Over 5 Days | 36% |

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NOTICE: The information contained in this message is proprietary and/or confidential and may be privileged. If you are not the intended recipient of this communication, you are hereby notified to: (i) delete the message and all copies; (ii) do not disclose, distribute or use the message in any manner; and (iii) notify the sender immediately.

**SEATTLE TITLE GROUP  
DAILY REPORT - JUNE 2016**

|  |   |   | 1   | 2    | 3    | TOTAL  | 6   | 7   | 8   | 9   | 10  | TOTAL  | 13   | 14   | 15  | 16  | 17  | TOTAL  | 20  | 21  | 22  | 23  | 24     | TOTAL | 27  | 28 | 29  | 30 |     | TOTAL  | Total Monthly Orders |  |
|--|---|---|-----|------|------|--------|-----|-----|-----|-----|-----|--------|------|------|-----|-----|-----|--------|-----|-----|-----|-----|--------|-------|-----|----|-----|----|-----|--------|----------------------|--|
| PLANT DAILY TOTAL COMM OPENED                          | 0 | 0 | 33  | 6    | 14   | 53     | 15  | 12  | 18  | 14  | 12  | 71     | 20   | 9    | 9   | 14  | 16  | 68     | 10  | 0   | 0   | 0   | 0      | 10    | 0   | 0  | 0   | 0  | 0   | 0      | 202                  |  |
| PLANT DAILY TOTAL COMM CLOSED                          | 0 | 0 | 10  | 8    | 7    | 25     | 4   | 5   | 5   | 4   | 10  | 28     | 4    | 4    | 10  | 8   | 5   | 31     | 4   | 0   | 0   | 0   | 0      | 4     | 0   | 0  | 0   | 0  | 0   | 0      | 88                   |  |
| PLANT DAILY RES RESALE OPENED                          | 0 | 0 | 276 | 218  | 220  | 714    | 253 | 234 | 210 | 197 | 188 | 1082   | 296  | 221  | 220 | 175 | 190 | 1102   | 241 | 0   | 0   | 0   | 0      | 241   | 0   | 0  | 0   | 0  | 0   | 0      | 3139                 |  |
| PLANT DAILY RES REFI OPENED                            | 0 | 0 | 15  | 15   | 14   | 44     | 9   | 7   | 9   | 21  | 10  | 56     | 19   | 12   | 17  | 10  | 11  | 69     | 16  | 0   | 0   | 0   | 0      | 16    | 0   | 0  | 0   | 0  | 0   | 0      | 185                  |  |
| PLANT DAILY RES RESALE CLOSED                          | 0 | 0 | 87  | 94   | 140  | 321    | 132 | 79  | 93  | 102 | 170 | 576    | 110  | 95   | 146 | 131 | 161 | 643    | 144 | 0   | 0   | 0   | 0      | 144   | 0   | 0  | 0   | 0  | 0   | 0      | 1684                 |  |
| PLANT DAILY RES REFI CLOSED                            | 0 | 0 | 46  | 46   | 41   | 133    | 68  | 58  | 47  | 33  | 72  | 278    | 79   | 73   | 74  | 30  | 77  | 333    | 86  | 0   | 0   | 0   | 0      | 86    | 0   | 0  | 0   | 0  | 0   | 0      | 830                  |  |
| PLANT DAILY TOTAL OPEN                                 | 0 | 0 | 324 | 239  | 248  | 811    | 277 | 253 | 237 | 232 | 210 | 1209   | 335  | 242  | 246 | 199 | 217 | 1239   | 267 | 0   | 0   | 0   | 0      | 267   | 0   | 0  | 0   | 0  | 0   | 0      | 3526                 |  |
| PLANT DAILY TOTAL CLOSED                               | 0 | 0 | 143 | 148  | 188  | 479    | 204 | 142 | 145 | 139 | 252 | 882    | 193  | 172  | 230 | 169 | 243 | 1007   | 234 | 0   | 0   | 0   | 0      | 234   | 0   | 0  | 0   | 0  | 0   | 0      | 2602                 |  |
| Prelims Produced                                       |   |   | 227 | 234  | 504  | 965    | 216 | 227 | 219 | 238 | 246 | 1146   | 223  | 234  | 205 | 228 | 274 | 1164   | 210 |     |     |     |        | 210   |     |    |     |    |     | 0      | 3485                 |  |
| Current Backlog of Prelims                             |   |   | 0   | 1092 | 1098 | 797    | 858 | 889 | 923 | 924 | 894 | 994    | 1006 | 1039 | 994 | 937 | 979 | 979    | 979 | 979 | 979 | 979 | 979    | 979   | 979 | 0  | 979 | 0  | 979 | 0      | 979                  |  |
| Current Backlog of Prelims- Weekly Average             |   |   |     |      |      | 746.75 |     |     |     |     |     | 897.60 |      |      |     |     |     | 994.00 |     |     |     |     | 979.00 |       |     |    |     |    |     | 587.40 |                      |  |
| Residential Backlog                                    |   |   | 981 | 990  | 699  |        | 758 | 793 | 826 | 828 | 805 |        | 894  | 915  | 942 | 905 |     |        | 889 |     |     |     |        |       |     |    |     |    |     |        |                      |  |
| Commercial Backlog                                     |   |   | 111 | 108  | 98   |        | 100 | 96  | 97  | 96  | 89  |        | 100  | 91   | 97  | 89  |     |        | 90  |     |     |     |        |       |     |    |     |    |     |        |                      |  |
| CHICAGO King/Pierce - Commercial Open                  |   |   | 26  | 2    | 9    | 37     | 9   | 7   | 13  | 8   | 8   | 45     | 13   | 4    | 4   | 9   | 10  | 40     | 6   |     |     |     |        | 6     |     |    |     |    |     | 0      | 128                  |  |
| CHICAGO King/Pierce - Commercial Closed                |   |   | 4   | 4    | 3    | 11     | 2   | 2   | 3   | 4   | 5   | 16     | 2    | 3    | 5   | 6   | 1   | 17     | 1   |     |     |     |        | 1     |     |    |     |    |     | 0      | 45                   |  |
| CHICAGO King/Pierce - Res Resale Opened                |   |   | 89  | 70   | 80   | 239    | 69  | 71  | 66  | 78  | 70  | 354    | 82   | 89   | 70  | 52  | 70  | 363    | 65  |     |     |     |        | 65    |     |    |     |    |     | 0      | 1021                 |  |
| CHICAGO King/Pierce - Res Refinance - Full - Opened    |   |   | 2   | 1    | 0    | 3      | 0   | 2   | 1   | 6   | 3   | 12     | 1    | 2    | 3   | 2   | 2   | 10     | 4   |     |     |     |        | 4     |     |    |     |    |     | 0      | 29                   |  |
| CHICAGO King/Pierce - Res Refinance - Generic - Opened |   |   | 2   | 2    | 1    | 5      | 3   | 0   | 1   | 3   | 2   | 9      | 5    | 1    | 3   | 4   | 1   | 14     | 2   |     |     |     |        | 2     |     |    |     |    |     | 0      | 30                   |  |
| CHICAGO King/Pierce - Res Resale Closed                |   |   | 21  | 38   | 37   | 96     | 44  | 36  | 24  | 34  | 40  | 178    | 39   | 31   | 47  | 42  | 54  | 213    | 49  |     |     |     |        | 49    |     |    |     |    |     | 0      | 536                  |  |
| CHICAGO King/Pierce - Res Refi Closed                  |   |   | 8   | 18   | 15   | 41     | 11  | 18  | 10  | 12  | 15  | 66     | 20   | 18   | 23  | 7   | 24  | 92     | 19  |     |     |     |        | 19    |     |    |     |    |     | 0      | 218                  |  |
| Total Open   | 0 | 0 | 119 | 75   | 90   | 284    | 81  | 80  | 81  | 95  | 83  | 420    | 101  | 96   | 80  | 67  | 83  | 427    | 77  | 0   | 0   | 0   | 0      | 77    | 0   | 0  | 0   | 0  | 0   | 0      | 1208                 |  |
| Total Closed   | 0 | 0 | 33  | 60   | 55   | 148    | 57  | 56  | 37  | 50  | 60  | 260    | 61   | 52   | 75  | 55  | 79  | 322    | 69  | 0   | 0   | 0   | 0      | 69    | 0   | 0  | 0   | 0  | 0   | 0      | 799                  |  |
| TICOR King/Sno/Pierce - Commercial Open                |   |   | 3   | 2    | 2    | 7      | 2   | 1   | 2   | 3   | 1   | 9      | 6    | 2    | 1   | 1   | 4   | 14     | 2   |     |     |     |        | 2     |     |    |     |    |     | 0      | 32                   |  |
| TICOR King/Sno/Pierce - Commercial Closed              |   |   | 0   | 1    | 0    | 1      | 0   | 3   | 0   | 0   | 0   | 3      | 1    | 0    | 0   | 0   | 0   | 1      | 2   |     |     |     |        | 2     |     |    |     |    |     | 0      | 7                    |  |
| TICOR King/Sno/Pierce - Res Resale Opened              |   |   | 70  | 53   | 54   | 177    | 66  | 65  | 61  | 44  | 46  | 282    | 81   | 38   | 59  | 54  | 40  | 272    | 62  |     |     |     |        | 62    |     |    |     |    |     | 0      | 793                  |  |
| CHICAGO King/Pierce - Res Refinance - Full - Opened    |   |   | 1   | 0    | 3    | 4      | 0   | 0   | 0   | 1   | 3   | 4      | 0    | 1    | 1   | 0   | 0   | 2      | 0   |     |     |     |        | 0     |     |    |     |    |     | 0      | 10                   |  |
| CHICAGO King/Pierce - Res Refinance - Generic - Opened |   |   | 3   | 6    | 0    | 9      | 1   | 0   | 3   | 3   | 1   | 8      | 7    | 1    | 5   | 2   | 3   | 18     | 2   |     |     |     |        | 2     |     |    |     |    |     | 0      | 37                   |  |
| TICOR King/Sno/Pierce - Res Resale Closed              |   |   | 10  | 12   | 23   | 45     | 22  | 10  | 26  | 22  | 41  | 121    | 33   | 15   | 33  | 21  | 34  | 136    | 34  |     |     |     |        | 34    |     |    |     |    |     | 0      | 336                  |  |
| TICOR King/Sno/Pierce - Res Refi Closed                |   |   | 8   | 8    | 7    | 23     | 19  | 17  | 15  | 7   | 15  | 73     | 17   | 17   | 14  | 12  | 20  | 80     | 27  |     |     |     |        | 27    |     |    |     |    |     | 0      | 203                  |  |
| Total Open   | 0 | 0 | 77  | 61   | 59   | 197    | 69  | 66  | 66  | 51  | 51  | 303    | 94   | 42   | 66  | 57  | 47  | 306    | 66  | 0   | 0   | 0   | 0      | 66    | 0   | 0  | 0   | 0  | 0   | 0      | 872                  |  |
| Total Closed   | 0 | 0 | 18  | 21   | 30   | 69     | 41  | 30  | 41  | 29  | 56  | 197    | 51   | 32   | 47  | 33  | 54  | 217    | 63  | 0   | 0   | 0   | 0      | 63    | 0   | 0  | 0   | 0  | 0   | 0      | 546                  |  |
| CHICAGO Snohomish - Commercial Open                    |   |   | 0   | 0    | 0    | 0      | 0   | 0   | 0   | 0   | 0   | 0      | 0    | 0    | 0   | 0   | 0   | 0      | 0   |     |     |     |        | 0     |     |    |     |    |     | 0      | 0                    |  |
| CHICAGO Snohomish - Commercial Closed                  |   |   | 0   | 0    | 0    | 0      | 0   | 0   | 0   | 0   | 0   | 0      | 0    | 0    | 0   | 0   | 0   | 0      | 0   |     |     |     |        | 0     |     |    |     |    |     | 0      | 0                    |  |
| CHICAGO Snohomish - Res Resale Opened                  |   |   | 39  | 39   | 40   | 118    | 60  | 41  | 37  | 35  | 23  | 196    | 51   | 42   | 30  | 26  | 25  | 174    | 50  |     |     |     |        | 50    |     |    |     |    |     | 0      | 538                  |  |
| CHICAGO King/Pierce - Res Refinance - Full - Opened    |   |   | 1   | 1    | 0    | 2      | 0   | 1   | 2   | 2   | 0   | 5      | 1    | 4    | 1   | 0   | 0   | 6      | 0   |     |     |     |        | 0     |     |    |     |    |     | 0      | 13                   |  |
| CHICAGO King/Pierce - Res Refinance - Generic - Opened |   |   | 2   | 0    | 2    | 4      | 0   | 1   | 0   | 2   | 1   | 4      | 2    | 0    | 2   | 0   | 3   | 7      | 1   |     |     |     |        | 1     |     |    |     |    |     | 0      | 16                   |  |
| CHICAGO Snohomish - Res Resale Closed                  |   |   | 21  | 21   | 33   | 75     | 29  | 22  | 22  | 25  | 40  | 138    | 21   | 24   | 29  | 42  | 30  | 146    | 31  |     |     |     |        | 31    |     |    |     |    |     | 0      | 390                  |  |
| CHICAGO Snohomish - Res Refi Closed                    |   |   | 6   | 2    | 7    | 15     | 12  | 13  | 11  | 6   | 15  | 57     | 13   | 15   | 8   | 5   | 11  | 52     | 14  |     |     |     |        | 14    |     |    |     |    |     | 0      | 138                  |  |
| Total Open   | 0 | 0 | 42  | 40   | 42   | 124    | 60  | 43  | 39  | 39  | 24  | 205    | 54   | 46   | 33  | 26  | 28  | 187    | 51  | 0   | 0   | 0   | 0      | 51    | 0   | 0  | 0   | 0  | 0   | 0      | 567                  |  |
| Total Closed   | 0 | 0 | 27  | 23   | 40   | 90     | 41  | 35  | 33  | 31  | 55  | 195    | 34   | 39   | 37  | 47  | 41  | 198    | 45  | 0   | 0   | 0   | 0      | 45    | 0   | 0  | 0   | 0  | 0   | 0      | 528                  |  |
| FIDELITY Lynnwood - Commercial Open                    |   |   | 4   | 2    | 3    | 9      | 4   | 4   | 3   | 3   | 3   | 17     | 1    | 3    | 4   | 4   | 2   | 14     | 2   |     |     |     |        | 2     |     |    |     |    |     | 0      | 42                   |  |
| FIDELITY Lynnwood - Commercial Closed                  |   |   | 6   | 3    | 4    | 13     | 2   | 0   | 2   | 0   | 5   | 9      | 1    | 1    | 5   | 2   | 4   | 13     | 1   |     |     |     |        | 1     |     |    |     |    |     | 0      | 36                   |  |
| FIDELITY Lynnwood - Res Resale Opened                  |   |   | 78  | 56   | 46   | 180    | 58  | 57  | 46  | 40  | 49  | 250    | 82   | 52   | 61  | 43  | 55  | 293    | 64  |     |     |     |        | 64    |     |    |     |    |     | 0      | 787                  |  |
| CHICAGO King/Pierce - Res Refinance - Full - Opened    |   |   | 2   | 0    | 2    | 4      | 2   | 1   | 0   | 0   | 0   | 3      | 0    | 2    | 0   | 2   | 1   | 5      | 0   |     |     |     |        | 0     |     |    |     |    |     | 0      | 12                   |  |
| CHICAGO King/Pierce - Res Refinance - Generic - Opened |   |   | 2   | 5    | 6    | 13     | 3   | 2   | 2   | 4   | 0   | 11     | 3    | 1    | 2   | 0   | 1   | 7      | 7   |     |     |     |        | 7     |     |    |     |    |     | 0      | 38                   |  |
| FIDELITY Lynnwood - Res Resale Closed                  |   |   | 35  | 23   | 47   | 105    | 37  | 11  | 21  | 21  | 49  | 139    | 17   | 25   | 37  | 26  | 43  | 148    | 30  |     |     |     |        | 30    |     |    |     |    |     | 0      | 422                  |  |
| FIDELITY Lynnwood - Res Refi Closed                    |   |   | 24  | 18   | 12   | 54     | 26  | 10  | 11  | 8   | 27  | 82     | 29   | 23   | 29  | 6   | 22  | 109    | 26  |     |     |     |        | 26    |     |    |     |    |     | 0      | 271                  |  |
| Total Open   | 0 | 0 | 86  | 63   | 57   | 206    | 67  | 64  | 51  | 47  | 52  | 281    | 86   | 58   | 67  | 49  | 59  | 319    | 73  | 0   | 0   | 0   | 0      | 73    | 0   | 0  | 0   | 0  | 0   | 0      | 879                  |  |
| Total Closed   | 0 | 0 | 65  | 44   | 63   | 172    | 65  | 21  | 34  | 29  | 81  | 230    | 47   | 49   | 71  | 34  | 69  | 270    | 57  | 0   | 0   | 0   | 0      | 57    | 0   | 0  | 0   | 0  | 0   | 0      | 729                  |  |