

New Start Centers Monthly Update

Kara Main-Hester, Ph.D.

May 7, 2025

Key Topics

- Redefining the New Start Center Initiative
- Financials
- Capital Construction Project
- Site Operator Program
- Timeline

New Start Center Initiative

Capital Construction Projects

- Current Phase
- Includes pre-construction work, renovation on the buildings
- Funded by ARPA, AHBH, fkaARPA (GF)
- Led by Lance Meinhold, Facilities

Site Operator Program

- Just starting – working on contracts, licensing agreement (Fac)
- Operators to perform the programs within the building
- Responsible for typical “tenant”-type functions
- Funded by HOME-ARP, AHBH
- Led by Jackie Anderson, HS

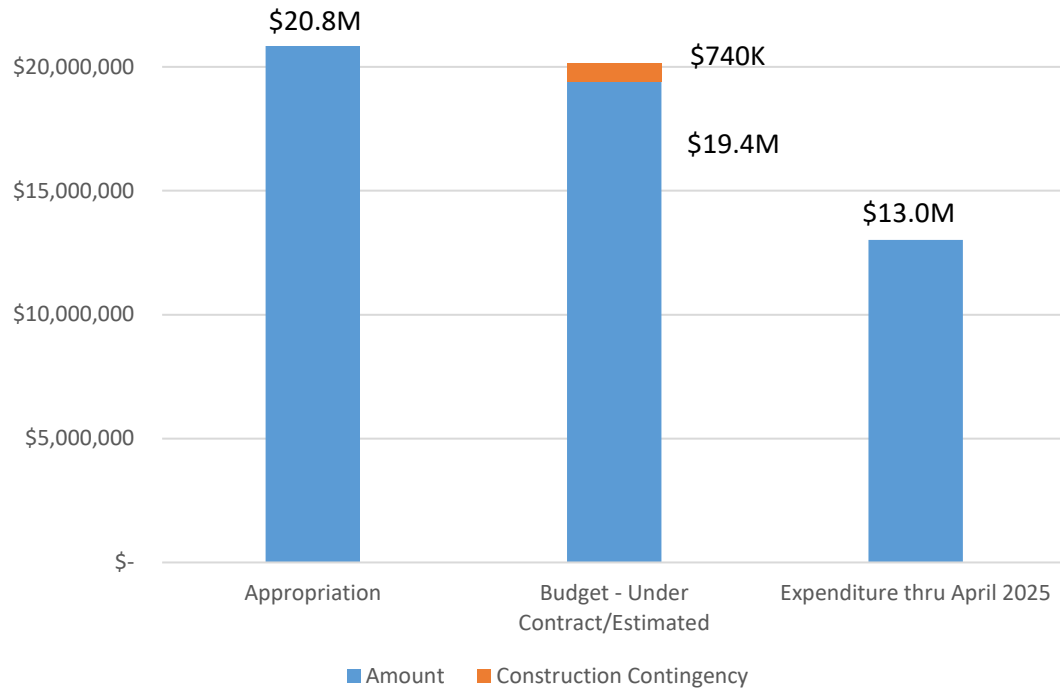
Facilities Maintenance Program

- Will begin when building construction is complete
- Facilities will maintain the buildings
- Responsible for typical “landlord”-type functions
- Funded by AHBH via I/F to Facilities
- Led by Facilities Operations & Maintenance Division

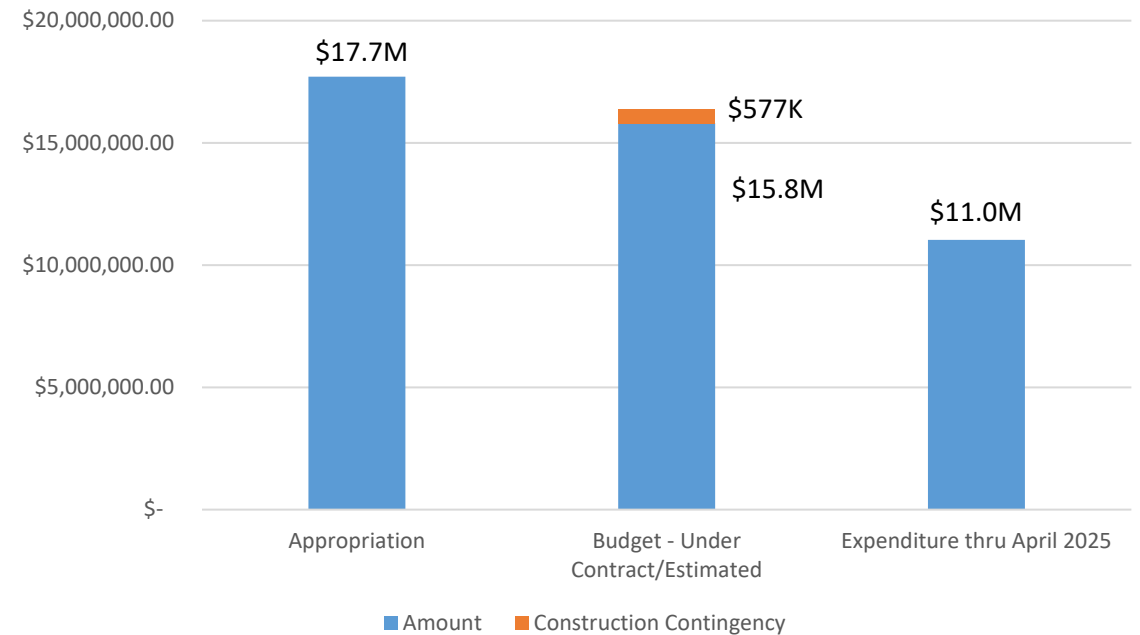
Affordable Housing Behavioral Health (AHBH) Fund supports all these but has a much larger portfolio

Capital Construction Project- Budget

Everett New Start Center



Edmonds New Start Center



Capital Construction Project - Progress

Everett New Start Center	
Phase	Completion
Remediation (Illicit Drugs)	Complete
Abatement	Complete*
Remediation (Moisture)	Complete
PTAC Unit + Electrical Repair	Complete
Pre-Construction	Complete
Permitting	In Process
Construction	Assigned
Furnishings	In Process

Edmonds New Start Center	
Phase	Completion
Remediation (Illicit Drugs)	Complete
Remediation (Moisture)	Complete
PTAC Unit + Electrical Repair	Complete
Pre-Construction	Complete
Permitting	In Process
Construction	Assigned
Furnishings	In Process

*Some abatement work will continue through construction

Capital Construction Project - Progress

Everett New Start Center

- Received a non-structural demolition permit from City of Everett. One final reviewer remains.

Edmonds New Start Center

- Still working through all reviewers with a posted deadline of 5/12
- Requiring the County to install 4 EV chargers, ready 15 parking spots and install eBike chargers. Change Order coming.

Capital Construction Project – Change Orders

Everett New Start Center			
CO#	Description	Amount	Council?
CO-1	Expedite electrical gear	\$13,578	
CO-2	Flooring abatement	\$78,664	
?	Likely CO for jurisdictional permitting requests (e.g., fire alarm wiring, gates, fences)		
?	Likely CO for site operator requests		
	TOTAL	\$92,242	

Edmonds New Start Center			
CO#	Description	Amount	Council?
CO-1	Kitchenettes	\$604,435	Y
CO-2	Drywall & sprinkler repair	\$142,417	
CO-3	Cheaper appliances; less demo	(\$51,460)	
?	Likely CO for jurisdictional permitting requests (e.g., EV, fire alarm wiring, gates, fences)		
?	Likely CO for site operator requests		
	TOTAL	\$695,392	

All COs that are entered into Cayenta are included in the Budget Report.

Amounts shown here may not be final and are subject to change due to negotiations, fees or taxes.

Capital Construction Project – Furniture, Fixture & Equipment

- Each room will have a wardrobe (if no closet), twin-size bed, night stand, dressers, desk, desk chair, table lamp, floor lamp, small refrigerator, microwave and TV
- Common areas will have couches, TVs, desks, computers, tables/chairs
- Resident laundry room will be available
- Industrial laundry will be available for staff use
- Working with Site Operators to determine other needs
- Neither hotel has a commercial kitchen but will have warming kitchens. Food will be prepared off-site



Site Operator Program

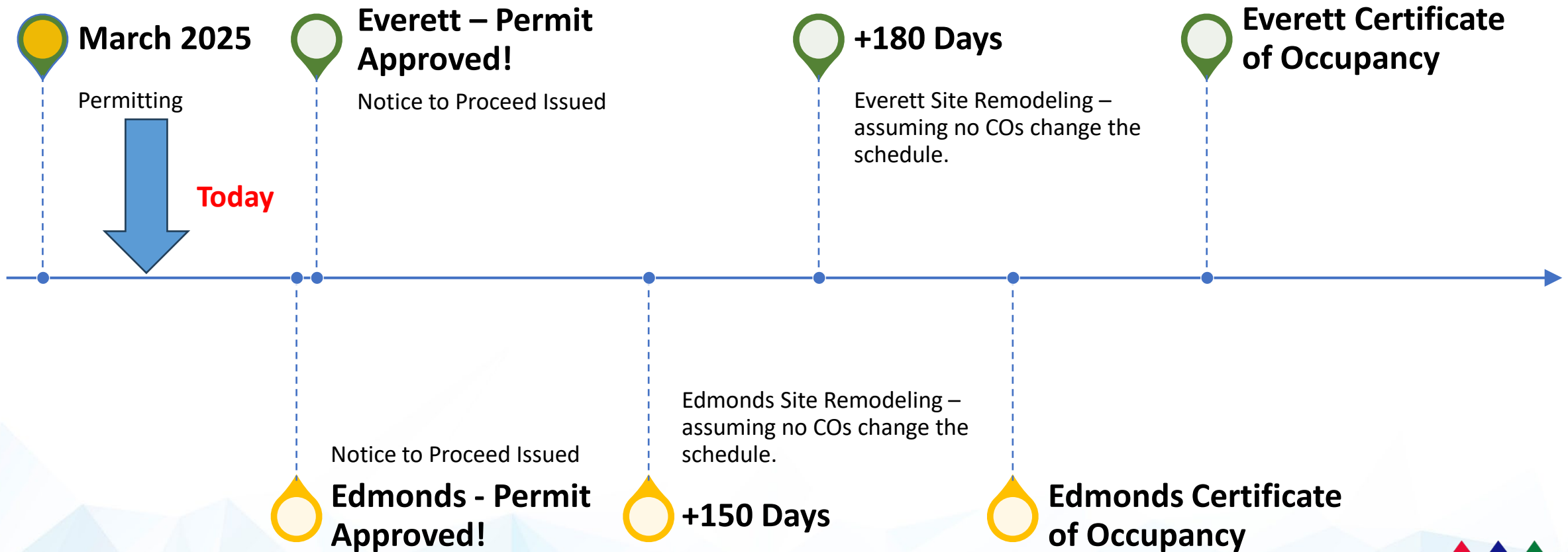
Everett New Start Center

- The Salvation Army (TSA)
- Management plan was reviewed with City of Everett – positive reception.
- Site operator agreement with PAO

Edmonds New Start Center

- YWCA
- Neighborhood notification has just gone out.
- Reviewed layout and design of building. Site tour complete.
- Working on draft of management plan. Have not met with City of Edmonds.
- Site operator agreement with PAO

Timeline



Questions