

Committee of the Whole

Deb Bell

Council Initiated:

☐Yes

⊠No

ECAF: 2025-3168 **Motion:** 25-461

Type:

□ Contract

 \square Board Appt.

☐ Code Amendment ☐ Budget Action

□Other

Requested Handling:

⊠Normal

 \square Expedite

□Urgent

Fund Source:

☐General Fund

⊠Other

□N/A

Executive Rec:

 \boxtimes Approve

☐ Do Not Approve

□N/A

Approved as to

Form:

□Yes

 $\boxtimes No$

□N/A

Subject: Update to the Housing and Behavioral Health Capital Fund Investment

Plan (New Start Center).

Scope: County investment in the purchase and creation of two New Start

Centers located in Everett and Edmonds.

The plan is broken into two sections. Section 2 (reviewed in this staff report) covers the Facilities and Fleet portion of the plan and Section 1 focuses on Human Services (see associated Staff Report by Heidi

Beazizo).

A comparison of the 2024 Adopted Plan (Motion 24-417) and the

proposed update is attached in Exhibit A.

Duration: No change.

Fiscal Impact:

☐ Current Year ☐ Multi-Year ☐ N/A

Funding sources projected include HB 1406 and 1590 Tax Dollars (2024-2030) Total: \$190,511,961

According to the 2025 Plan being reviewed for this ECAF, the below is the projected NSC O&M and is also included in Exhibit A.

| Expend | Budget 2024 | Actual 2024 | 2025 | 2026 | 2027 | 2028 |
|--------------|--------------|-------------|-------------|-------------|-------------|-------------|
| NSC O&M | \$,1,068,487 | \$1,409,737 | \$2,539,540 | \$2,717,308 | \$2,805,621 | \$2,896,803 |
| (Facilities) | | | | | | |
| Total | | \$1,409,737 | | | | |

^{*}Utilities had been turned off during this time, costs not included.

Please note: To date five new FTE have been hired (as per Council Approved 2024 Budget), but one of those has since been vacated and Facilities is currently in the process of new recruitment. The sixth position is currently vacant and is to be advertised.

Facilities staff have helped recognize savings to the construction project at the NSCs by performing work which could have equaled hundreds of thousands of dollars in change orders by a contractor.

Facilities has provided the below 2026 Bridge Housing Operations and Maintenance Estimated Annual Costs (ROM).

| 2026 Everett NSC | Expense | 2026 Edmonds NSC | Expense |
|------------------------------|-------------|------------------------------|-------------|
| O&M | \$973,700 | O&M | \$1,027,631 |
| Staffing Salaries & Benefits | \$357,988 | Staffing Salaries & Benefits | \$357,988 |
| Sub total | \$1,331,688 | Sub total | \$1,385,619 |
| 2026 Total Estimated Costs: | \$2,717,308 | | |

<u>Authority Granted:</u> Approve and authorize the 2025 Annual Report for Housing and Behavioral Health Capital Fund.

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The 2024 Housing and Behavior Health Capital Fund Investment Plan (Motion 24-417) requires County-owned property, capital contracts and subsequent amendments where the aggregate total of the contract and amendments total more than \$150,000 shall come to Council for approval by motion. Contracts below this amount may be approved by the Executive or designee.

Background: Snohomish County purchased the Day's Inn (Everett) and America's Best Value Inn (Edmonds) in August 2022, using ARPA funds. The County has been bringing effected areas up to code for future habitation using a combination of ARPA funds and 1590 Tax funds.

| Everett NSC | Revenue | Edmonds NSC | Revenue |
|---------------------------------|--------------|---------------------------------|--------------|
| ARPA (<i>T1 + T2</i>) | \$13,784,025 | ARPA (<i>T1 + T2</i>) | \$11,456,825 |
| 2024 1590 Tax | \$3,401,537 | 2024 1590 Tax | \$2,798,463 |
| 2025-2026 <i>1590 Tax</i> | \$3,703,286 | 2025-2026 <i>1590 Tax</i> | \$3,046,714 |
| Total | \$20,888,847 | Total | \$17,302,002 |
| Everett NSC | Expense | Edmonds NSC | Expense |
| Purchase cost actual | \$9,940,500 | Purchase cost actual | \$8,404,488 |
| Pre-Construction (abatement) | \$1,252,445 | Pre-Construction (abatement) | \$1,036,023 |
| Arch. & Engineering | \$997,478 | Arch. & Engineering | \$860,310 |
| Permitting & Fees | \$217,702 | Permitting & Fees | \$126,738 |
| Small Works Construction | \$1,493,527 | Small Works Construction | \$1,236,156 |
| Construction Contract Original | \$4,040,000 | Construction Contract Original | \$2,474,000 |
| Change Order 1-21 | \$1,970,683 | Change Order 1-19 + JOC | \$1,732,827 |
| O&M (utilities, security, etc.) | \$837,791 | O&M (utilities, security, etc.) | \$633,682 |
| Total | \$20,750,126 | Total | \$16,504,224 |

Requested Action: For Council to consider the motion.