ATTACHMENT 1

SUBMITTAL PACKET

Snohomish County
Purchasing Services
purchasing@snoco.org

RFQ-24-001TB

Proposers shall complete and submit the entire Submittal Packet in the following format: 8.5 x 11 page size, size 11 font minimum, 14 pages maximum. Transmittal Page (8A), a cover/title page if included, resumes in section 8F, and information in response to sections 8I-8M will not be included in the 14 page maximum.

8A. Transmittal Section & Digital Signature

BIDDERS SHALL COMPLETE AND SIGN THE FORM BELOW

We acknowledge that all Addenda (through) have been examined as part of the Proposal documents.

Company Name:			
Address:		City/State/Zip Code:	
Digital Signature:		Authorized Representative / Title (Please Print Name and Title):	
E-mail:		Phone:	Fax:

Please complete the following information:

Is your firm a:

Women Business Enterprise (WBE)? Yes ☐
Minority Business Enterprise (MBE)? Yes ☐
Disadvantaged Business Enterprise (DBE)? Yes ☐
Small Business Enterprise (SBE)? Yes ☐
Veteran Owned Business (VOB)? Yes ☐

Do you have a certification number? Yes ☐
If yes, please provide certification number and state or entity who issued the number below:

Certification No.: _____ State or Entity Issued: _____

8B. Plan Approach

8B.1 Provide a detailed narrative of the individual's or firm understands of the complex elements inherent to this project, along with the proposed approach to successfully complete the tasks identified herein. Additional tasks, efforts, studies not identified herein that would be beneficial in providing a superior product should be identified; as well as any exceptional, value-added features or capabilities the consultant brings to the project. The Project Approach should also include a discussion on the consultant's intent and ability to meet the projected timeline and budget. References to successful projects completed with the same approach and management structure is encouraged.

8C. Previous Expertise/References

8C.1 List previous projects successfully completed by the individual or firm(s) including sub consultants within the last ten (10) years that have components that are similar in scope to the various elements of this project. Specifically, focus on adaptive reuse projects of the same type completed within a similar time frame or within a limited budget. Briefly describe services provided for each project.

8C.2 Provide a minimum of three (3) client references that have knowledge of the listed projects with up-to-date contact information including name, title, e-mail address and phone number.
1.
2.
3.

8D. Team Organization and Expertise

8D.1 Describe the lead firm's historic background in relation to the project. Include the number of years the firm has been in business and any previous or additional names under which the firm has conducted business.

8D.2 Provide a detailed narrative describing strengths and uniqueness of the proposed partnerships. Provide qualifications and experience of key personnel, including sub consultants who will be assigned to this project, and expected role and responsibilities. The successful team shall demonstrate that individuals or firms have specialized areas of expertise necessary to complete the scope of work.

8D.3 Please describe qualifications that demonstrate the team's ability to forecast costs, develop cost savings options, meet deadlines, work with permitting agencies, and address environmental concerns. The submittal will also demonstrate knowledge of state, federal and local regulations/codes. The Consultant and sub consultants shall be licensed to perform work in the State of Washington as required for the respective discipline of work they are performing.

8E. Sustainability

8H.1 The County has adopted an environmentally preferable purchasing policy which requires to the greatest extent feasible and practicable and in a manner that balances fiscal and environmental stewardship, the County shall procure and utilize environmentally preferable materials, products, and services. Submittals shall include any sustainable related strategies, practices, services, or products that may reduce the environmental and/or economic impact of the services proposed. Proposer shall provide information on any sustainability related goals, accomplishments, and/or programs or other factors that may be of benefit to the County (1 page maximum).

8F. Adhere to Proposal Requirements.
Follow, complete, and submit all information required by RFP.

8G. ARPA Pro-Forma Agreement: Proposer has read the agreement in Attachment C and understands that it will be the basis for the final agreement. Additionally, the Project is subject to the Terms and Conditions of the America Recover Plan Act (ARPA), Reference Attachment E. The ARPA Terms and Conditions and related attachments are made a part of the RFQ and must be included in the final agreement with the successful proposer. The ARPA Terms and Conditions are non-negotiable.

Yes ☐ No ☐

8H. Legal Action: Are there any current or recent (within past five years) legal actions in progress or taken against the firm or individuals?.

Yes ☐ No ☐

If yes, please disclose:

8I. Conflict of Interest: Are there any business transactions and relations within the past five years that may create or be perceived to create a conflict of interest. Any business dealings or recommendations of product or firm that may be in conflict with the project shall be disclosed.

Yes ☐ No ☐

If yes, please disclose:

8J . Non-Disclosure Request:
If you believe any statements or items you submit to the County as part of this submittal/response are exempt from public disclosure under the Washington Public Records Act (PRA), you must identify and list them below. You must very clearly and specifically identify each statement or item, and the specific exemption that applies. If awarded a County contract, the same exemption request will carry forward to the contract records.

The County will not exempt materials from disclosure simply because you mark them with a document header or footer, page stamp, or a generic statement that a document is non-disclosable, exempt, confidential, proprietary, or protected. You may not identify the entire page, unless the entire page is within the exemption scope.

If the County receives a request under the PRA to inspect or copy the information so identified by you and the County determines that release of the information is required by the PRA or otherwise appropriate, the County's sole obligations shall be to notify you (a) of the request and (b) of the date that such information will be released to the requester unless you obtain a court order to enjoin that disclosure pursuant to RCW 42.56.540. If you fail to timely obtain a court order enjoining disclosure, the County will release the requested information on the date specified.

☐ I do not request any information be withheld

☐ I request the following specific information be withheld. I understand that all other information will be considered public information.

For each statement or item you intend to withhold, you must fill out every box below. You should not request an entire page withheld; only request the specific portion subject to the exemption.

Document Page: Specify the **page number** on which the material is located within your submittal package	**Statement:** Repeat the text you request to be held as confidential, or attach a redacted version	**RCW Exemption:** Specify the RCW exemption including the subheading

For this request to be valid, you must specify the RCW provision or other State or Federal law that designates the document as exempt from disclosure. For example, potential RCW exemptions include the following:

1. RCW 42.56.230.3 - Personal information - Taxpayer
2. RCW 42.56.230.4 - Personal information - Credit card numbers and related
3. RCW 42.56.240 - Investigative, law enforcement and crime victims
4. RCW 42.56.250 - Employment and licensing - specify the applicable subheading
5. RCW 42.56.260 - Real estate appraisals
6. RCW 42.56.270 (Items 1- 17) – specify applicable subheading
7. RCW 42.56.420 - Security

FALKIN ASSOCIATES

PROPERTY CONDITION ASSESSMENT

America's Best Value Inn & Suites
22127 Highway 99
Edmonds, WA 98026

Construction Consultants

FALKIN
ASSOCIATES

September 6, 2022

Steven Tease, Property Officer
Snohomish County, Facilities and Fleet
3000 Rockefeller Ave., M/S 404
Everett, WA 98201
Ph: 425.388.3400
Email: stenen.tease@co.snohomish.wa.us

PROPERTY CONDITION ASSESSMENT (PCA)
America's Best Value Inn & Suites
22127 Highway 99
Edmonds, WA 98026

Dear Steven,

Our final report on the condition of the subject property is enclosed.

We found the property to be designed, constructed, and maintained to standards consistent with its current use and neighborhood.

Overall, the property is in good condition.

This Property Condition Assessment was performed using the procedures provided in ASTM E2018-15, *Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process*.

We believe the enclosed report should satisfy your requirements. Should you have any questions, please contact us by email at go@falkinassociates.com or by phone at (206) 527-3417. Thank you for the opportunity to be a part of your project.

Sincerely,

Jonathan Milkey
Associate
FALKIN ASSOCIATES

1. Executive Summary

1.1 General Description

This report is a Property Condition Report (PCR) for the property located at 22127 Highway 99, Edmonds, Snohomish County, Washington. The property consists of one building (55 hotel rooms, mechanical and common spaces) and site improvements located on a 0.82-acre parcel of land. This PCR was prepared by Falkin Associates, Inc. for Steven Tease and is based on a site visit conducted on August 30, 2022 and a follow up visit on September 2, 2022.

The scope of work included a walk-through survey, identification of physical deficiencies, and preparation of this Property Condition Report (PCR).

The property owner, Jeff Kim, provided access to the building spaces and verbal building historical information as he has been the building owner since it was constructed.

1.2 General Physical Condition

The property appears to be designed and constructed appropriate to its purpose and to have adequate utility systems and appears to be free of mold. The overall condition of the property is good.

1.3 Opinions of Probable Costs to Remedy Physical Deficiencies

We identified physical deficiencies within the building and on site with a total estimated cost of about $390,000 that we recommend be repaired/replaced. See Section 6 for a cost breakdown.

1.4 Deviations from ASTM E2018-15

This property condition assessment was conducted to the baseline standard of ASTM E2018-15.

1.5 Recommendation

We recommend that you consult with appropriate design/construction/inspection professionals to assess the following:

Consult with a fire protection specialist to replace equipment (panel and detectors) that has exceeded its Expected Useful Life (EUL)

Replace the roof

Complete annual elevator inspection

Replace windows where the seals have been broken

Repair, replace, seal and stripe pavement as required

Maintain bushes and trees so they do not come in contact with the building

Repair building siding on the north elevation to ensure weathertight integrity

Systematic replacement of non-LED interior lighting and replace exterior lighting

Replace bathroom fans

Systematic replacement/upgrade of interior components (PTAC, corridor carpeting, vinyl flooring, painting, wall covering, window treatments, lighting, countertops…)

We have identified the deferred maintenance items above that should be replaced upon failure or as part of a maintenance program. We have also identified recurring maintenance items or repairs (costs < $3,000) we recommend should be addressed to prevent incurring possible additional costs in the future. In addition, other building components may likely need to be replaced or upgraded if there will be substantial future capital improvements or tenant improvements to this property. Substantial future capital or tenant improvements may also trigger other code related upgrades. It is not possible to estimate the cost of repair or upgrades associated with or impacted by future building improvements; however, for these types of items, we recommend that you consult with an architect/contractor and until which time you have specific recommendations, items that likely will need to be considered include the

following:

- Electrical code upgrades or additional capacity
- Seismic upgrades
- Evaluate/upgrade insulation efficiency of building
- Lighting upgrades

Purpose and Scope

1.6 Purpose

The purpose of this Property Condition Assessment (PCA) is to observe and report on the physical condition of the subject property to assist the user of the report in decision making related to the property.

1.7 Scope

The property subjected to this PCA Report consisted of one, three-story building (55 hotel rooms, mechanical and common spaces) and site improvements. The building is situated within a 0.82-acre parcel of land identified as parcel number 27042900302400 (Snohomish County Assessor's Record).

The scope of the PCA included a walk-through survey, identification of physical deficiencies, identification of capital requirements and the preparation of this PCA. The PCA was performed in accordance with ASTM E2018-15, Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process. The walk-through survey included the exterior of the building, the interior (common and mechanical spaces) as well as Rooms 304/323/320/227/203, the roof and the site.

2. System Description and Observations

2.1 Overall General Description and History

The subject building and property are located on the east side of Highway 99, City of Edmonds, Snohomish County, Washington.

Based on the Snohomish County Assessor's website, the building has three floors – the 1st floor is 9,260 sf (2,796 sf is the hotel common area and the remaining area is parking and mechanical spaces), the 2nd floor is 9,476 sf, and the 3rd floor is 10,048 sf. The 1st floor includes the lobby, laundry, electrical, mechanical (fire panel and sprinkler), elevator, high-ceiling meeting room and covered (beneath the 2nd and 3rd floors) parking. There are no hotel rooms located on the 1st floor. Hotel rooms are located on the 2nd and 3rd floors. There is a 460 sf carport on the west side of the building to access the lobby. The building was constructed in 1997. Site improvements include a trash enclosure, driveway, hotel signage, parking areas, retaining wall and landscaping.

2.2 Regulatory Information

According to FEMA Flood Insurance Rate Maps (FIRM) 53061C1315F (effective 6/19/2020) accessed on the FEMA web site on August 31, 2022, the parcel is located within Zone X – areas determined to be outside the 0.2% annual chance floodplain.

Based on the City of Edmonds Municipal Code (16.60), the parcel is zoned General Commercial (GC) and the purposes of the GC zone are:

16.60.005 Purposes

The CG zone has the following specific purposes in addition to the general purposes for business and commercial zones listed in Chapter 16.40 ECDC:

A. Encourage economic vitality through businesses, investment, redevelopment, and efficient use of land;

B. Encourage safe and comfortable access for pedestrians, transit, and motorists;

C. Encourage attractive mixed-use development, affordable housing, and a variety of commercial uses; and

D. Recognize the district's evolving identity and sense of place, including distinctions between different parts of the district, and be sensitive to adjacent residential zones. [Ord. 4078 § 1 (Exh. 1), 2017; Ord. 3981 § 1 (Att. A), 2014; Ord. 3635 § 1, 2007].

The present use of the parcel appears to be in compliance with the GC Zoning.

2.3 Site

The site is a trapezoidal shape with the western border of the parcel running northeast/southwest parallel to Highway 99. The north and south border appear to run east/west and the eastern border runs north/south. The parcel borders Harbor Freight to the north, Highway 99 to the west, Emerald Best Motel, and apartment units to the south and a parking area to the east.

The site gradually slopes from west to east.

Storm water is drained by roof drains and internal (inside the building) downspouts to what we assume to be the City storm water system. Surface water from the driveways and parking areas drains to the existing catch basins. The area has not received any recent rain to confirm but there does not appear to be any apparent drainage problems.

Vehicle access to the site is by an asphalt paved driveway from Highway 99. The parcel access, driveways and parking areas are constructed of asphalt pavement. There is some pavement cracking, small areas of alligator cracking and areas where oil is causing the pavement to deteriorate. *We recommend you consult with a paving contractor to seal existing cracks, repair the oil stained areas, seal, and re-stripe (after sealing if required) the paved area.*

There is landscaping (bushes, trees, ground cover) along the perimeter of the building and on all four sides of the parcel. Although no trees are overhanging the roof, windblown debris from the trees has blocked the roof drains. *We recommend that you continue to trim the building perimeter bushes to ensure they do not contact the building and clean the roof drains of debris.*

2.4 Structural Frame and Building Envelope

The structural system of the building appears to be a concrete perimeter footing, grade beams and footings where necessary, cast in place concrete slab on grade floor and wood framing. We observed no evidence of structural defect, deterioration, or damage.

The exterior building surface was a painted, cementitious coating (similar to stucco) over a wood panel. There was an area on the north side of the building at the 2nd floor level that appeared to have been previously damaged. There was also a damaged area on the SE side of the building where there was exposed wire mesh – this area was repaired and painted to match the surrounding area. The remaining siding appears in fair/good condition. *We recommend the damaged siding at the 2nd floor level be properly repaired/sealed to prevent any water intrusion. Exterior painting has an EUL of approximately 5 – 10 years. The exterior painting appears to be in fair/good condition.*

The metal, exterior entry doors for the mechanical spaces appeared to be in fair condition. The storefront (glass with aluminum frame) entry to the lobby was in good condition. *Exterior doors and storefront systems have an EUL of approximately 30 years.*

Nearly all windows are double pane vinyl or aluminum. There are six, single paned, safety wired windows above the conference room (1st floor, high ceiling) on the south side of the building. Hotel rooms had vinyl framed, double pane windows and a majority of the common areas had aluminum

framed, double pane windows. There is a 1st floor, conference, or breakfast room, with taller, dual paned, vinyl windows. W*indows have an EUL of approximately 30 years. There appeared to be at least three hotel room windows where the seals had failed. We recommend you plan to replace the windows at the same time as a number of other windows are replaced for cost efficiency.*

The roof is the original installation (approximately 25 years old) and is a built-up roof (torch down surface), with an applied fibered aluminum roof coating over the 3rd floor roof and carport. The 2nd floor roof (west end of the building) appears to have a granular coated top sheet with a white possibly elastomeric coating (thin coat). *The bleed out of the roof was cracking in numerous areas, there were previous leaks around the roof drains and into the 3rd floor units, the owner has completed previous repairs and is now completing repairs, there are soft spots on the roofs that deflected when stepped upon, and there may not be any rigid insulation beneath the cap sheet. Roofing has an EUL of 20 years. As a result, we recommend the entire roof be replaced (include roof penetrations and coping), rigid insulation be added if required to meet the energy code, and damaged/rotted roof sheathing be replaced. We also recommend the roof/drain/piping connections be observed to ensure they are intact since previous leaks were noted from the internal roof drains.*

There is a concrete retaining wall (with a CMU wall built on top) on the east side of the site along the curve of the road around the building. Although there are some cracks in the retaining wall, there does not appear to be any structural issues.

2.5 Mechanical and Electrical System

3.5.1 Heating, Ventilation and Air Conditioning

Heating and cooling are provided throughout the buildings by Packaged Terminal Air Conditioners (PTAC) – 208/230 volts. The EUL of a PTAC is 15 years. *The Owner stated that the PTAC's were replaced upon failure, and we recommend you continue to replace the units upon failure.*

Ventilation in the bathrooms is provided by a combination exhaust fan/light which is controlled by a switch. Bathroom fans have an EUL of 10 years and all the units observed have exceeded their useful life. *We recommend the bathroom fans be replaced with an energy saver exhaust fan that is easier to maintain (does not require complete removal) that also continuously operates at low flow (whole room ventilation) and has a moisture sensor to activate higher flow when conditions exist or occupancy sensor to activate higher flow.*

3.5.2 Plumbing

Plumbing consists of copper water supply pipe (visible in the laundry and water heater rooms). Visible drain, waste and vent pipe in the mechanical spaces was plastic or steel. Visible plumbing beneath the bathroom sinks as well as to the water heaters appeared to be in fair/good condition. We did not observe any ceilings or walls on the 1st or 2nd floor that would indicate plumbing leaks from the units above (sinks, toilets, or showers).

There are two, 100-gallon, gas fired, A. O. Smith, water heaters that provide hot water to the building. The water heaters were manufactured in 2019 and 2015. *The EUL of a larger, hot water storage tank, is approximately 15 years.*

3.5.3 Electrical

Electrical service is provided underground to the electrical room located in the east side of the building. The electrical room includes one, 800 amp, Square D panel board. *Electrical service equipment, wiring and panels have a HUD EUL of 50 years and much of the equipment will continue to perform past its EUL.*

Interior lighting fixtures appear to be incandescent and florescent. We recommend that as incandescent

bulbs fail, they are replaced with LED lamps. Exterior lighting included some fluorescent as well as metal halide. *We recommend that as the interior and exterior lighting is replaced, that it is replaced with LED fixtures and lamps.*

GFCI outlets were present in the bathrooms.

No electrical problems were reported or observed.

The electrical capacity appears to be adequate for current use.

3.6 Vertical Transportation

There is a 2,100-pound capacity, single car, hydraulic, Dover Elevator installed at the west end of the building. The elevator was installed by Sound Elevators in 1997 and is now being maintained by ThyssenKrupp. T*he annual operating certificate expired 4/1/22 and should be renewed.*

The expected useful life of an elevator cab/controller/dispatcher and shaft-way doors is 20+ years. The shaft-way hoist rails and cables are 25+ years and the elevator wiring, and machinery is 30+ years. With required maintenance, we would anticipate the expected useful life for these items would be exceeded.

3.7 Life Safety/Fire Protection

A fire sprinkler system was installed in the building and was inspected in August 2022. A fire alarm panel (Silent Knight 5207) was installed and also inspected in 2022 and appears to be original equipment. We conducted a random fire extinguisher inspection and noted that the fire extinguishers were inspected in April 2022. Smoke detectors were installed in the units. *Unit smoke/fire detectors have an EUL of approximately 5 to 7 years and should be tested annually with batteries changed. Smoke and fire detection systems including a central panel have an EUL of approximately 15 years. As a result, we recommend, that you consult with a fire protection specialist to inspect the existing system and replace as required. Please be advised the lead time for fire detection systems can be extensive based on the selected types.*

3.8 Interior Elements

As noted, the building is approximately 25 years old and many of the interior components have reached or exceeded their EUL. As discussed with the owner, building components are replaced upon failure and maintenance is completed as required (caulking, painting, carpet cleaning…) As a result, many of the interior finishes will continue to perform well past their EUL. As a result, we recommend you continue to plan for systematic replacement of interior finishes and materials.

We entered the following rooms: 304, 323, 320, 227 and 203 in addition to a number of other rooms on the 3rd floor upon our initial arrival on site.

All walls and ceilings are painted gypsum board. Interior painting conditions vary from fair to good and should be systematically painted and repairs (some paint scuffs, dents…) completed as conditions permit.

The corridor walls have what appears to be a vinyl wall covering. The wall covering is damaged in areas. Also, the wall covering was either not installed correctly, or is separating from the wall in the lobby possibly due to a heat or moisture buildup. *We recommend repairing these areas and confirming if there may be any moisture beneath the wall covering.*

Flooring consists of vinyl plank in the living/sleeping areas, and ceramic tile/vinyl tile/vinyl plank in the bathrooms. *Vinyl flooring has an EUL of approximately 15 years and will continue to perform much longer based on use. Ceramic tile has an EUL approaching 50 years. We recommend flooring be replaced as required.*

Corridor and stairway flooring is carpet. *A majority of the carpeting is in fair condition and appears to be at or has exceeded its EUL of approximately 5 years. We recommend you plan on systematically replacing*

the carpeting with vinyl plank.

As previously stated, lighting is florescent and incandescent. We recommend as lighting is replaced it is replaced with more energy efficient LED lighting.

The counter tops and vanity tops were constructed of a laminate top and appeared to be in fair/good condition. *The EUL of a laminate top is approximately 20 years.*

The one-piece tub surrounds (20+ year EUL), fixtures/faucets (15-20 year EUL), and toilets (50+ year EUL) all appeared to be in fair/good condition.

4. Additional Considerations

Accessibility
A Baseline Visual Accessibility Survey was conducted as part of this report. There is an accessible path from the parking area to the ground floor and to the 2nd and 3rd floors via the elevator. We entered an accessible room (203) and observed light switch heights, countertop heights, and grab bars. However, the shower was not accessible as a tub was installed vice a walk-in shower. The bathroom in the common space was also accessible. There are 52 parking spaces, three of which are accessible and two of the three are van accessible.

5. Document Review and Interview

The following documents were reviewed:

Chapter 16 of the City of Edmonds Municipal Code
City of Edmonds Assessment Records
Google Maps
FEMA Flood Insurance Rate Map
RS Means Commercial Renovation Cost Data
HVAC Equipment Life – 1995 ASHRAE Applications Handbook
Fannie Mae Physical Needs Assessment Guidance to Property Evaluator
Fannie Mae Appendix F – Estimated Useful Life Tables

6. Opinions of Probable Costs to Remedy Physical Deficiencies

We identified the following significant deficiencies listed below which should be addressed in the near term:

ITEM	OPINION OF COST
Roofing (includes insulation, and sheathing/coping where required)	$150,000
Repair damaged siding at the 2nd floor level (limited area)	$ 5,000
Paving repair/maintenance (limited to a few areas)	$ 5,000
Exterior lighting replacement (LED)	$ 5,000
Replace bathroom fans	$ 25,000
Replace fire alarm panel, detection equipment and upgrade	$200,000*
Hotel room finishes & PTAC units	See note below
Total	**$390,000****

***** *The cost estimate is for planning purposes only. The scope of work associated with replacing a fire alarm panel and the associated parts (smoke/heat detectors, strobes, and annunciating equipment) as well as bringing the system up to the current code cannot be specifically identified without a site visit by an experienced contractor. We discussed the information with Scott Furrer: Scott's Electric Service, LLC, 23811 State Route 2, Monroe, WA 98272, (206) 898-6308*

****Does not include fire protection, mechanical engineering, and electrical engineering fees.*

Note: The individual hotel rooms appeared to be in fair/good condition. We recommend systematically maintaining and replacing room components including flooring, paint and drywall repairs, bathroom fans (included above), bathroom lighting, and proper sealing of the tub/surround/tile should be completed as conditions permit. The PTAC's are replaced upon failure, and they will continue to require replacement.

The building was constructed in 1997 (approximately 25 years old) and many of the building components have reached the end of their expected useful life and many of them have already been replaced. With proper maintenance, many of the building components will exceed their expected useful life. We have identified the immediate deferred maintenance items above with costs greater than $3,000 (per the scope of work associated with a Property Condition Assessment) that should be replaced upon failure or as part of a maintenance program. In addition, other building components may need to be replaced or upgraded if there will be future capital improvements or tenant improvements to this property. Future capital or tenant improvements may trigger other code related upgrades. It is not possible to estimate the cost of repair or upgrades associated with or impacted by future building improvements; however, for these types of items, we recommend that you consult with an architect/contractor and until which time you have specific recommendations, items that will likely need to be considered include the following:

- Electrical code upgrades or additional capacity
- Seismic upgrades
- Evaluate/upgrade insulation efficiency of building
- Lighting upgrades
- Window replacement

Physical deficiencies include both current defects and systems, components and equipment that are approaching, have reached, or have exceeded their expected useful lives, even if not currently defective. Significant deficiencies do not include minor deficiencies estimated to cost less than $3,000, routine maintenance or capital improvements or enhancements intended to improve or reposition of the property.

7. Qualifications

The Field Observer and Reviewer for this PCA is Jon Milkey. Jon Milkey has Bachelor's and Master's degrees in Civil Engineering and has over 30 years' experience in facilities engineering and construction management.

8. Limiting Conditions

This PCA cannot be expected to eliminate the uncertainty regarding the presence of physical deficiencies and the performance of the subject property's building systems. The PCA process is intended to reduce, but not eliminate, these uncertainties. The consultant's opinions are necessarily subjective regarding workmanship, quality of the original installation, and estimates of remaining useful life. The consultant's recommendations have been determined under time constraints, formed without the aid of engineering calculations, testing, exploratory probing, removal of material, or design.

9. Exhibits

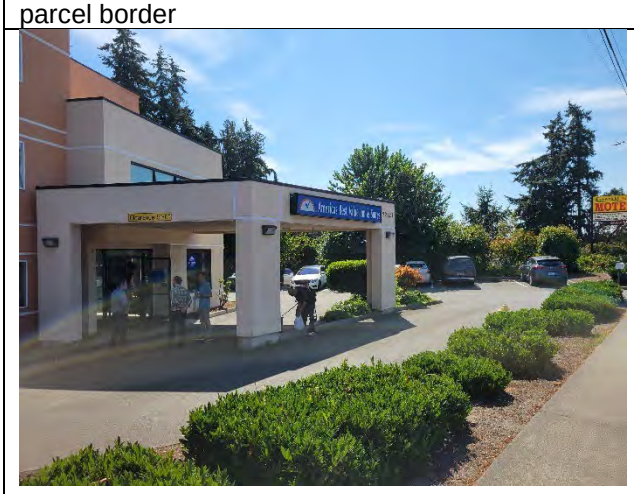
Photographs 1 through 74.

22127 Highway 99, Edmonds, WA
Snohomish County GIS

Parcel Extents and Elevations

Northwest (NW) parcel border looking east – north parcel border

West building elevation



NW parcel border looking south – west parcel border along Highway 99

SW parcel border looking north along Highway 99

SW parcel border looking east – south parcel border

South building elevation

SE parcel border looking west – south parcel border

SE parcel border looking north – east parcel border

NE parcel border looking south – east parcel border

NE parcel border looking west – north parcel border

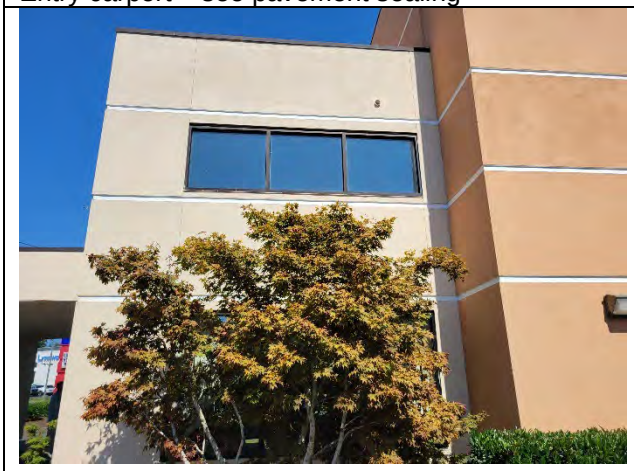
East elevation

North elevation

Exterior Photos

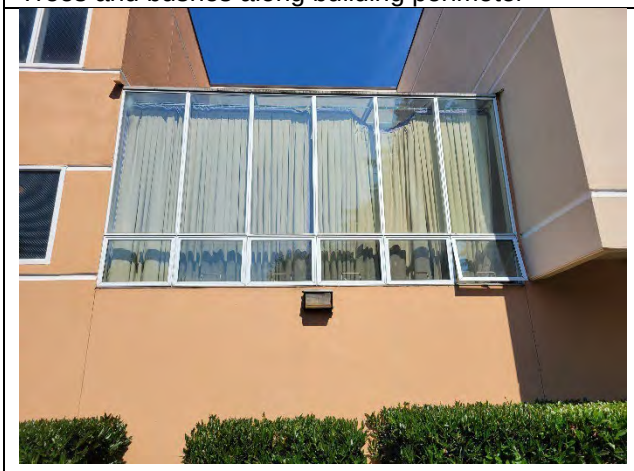
Entry carport – see pavement sealing

Hydrant on west side of building along Highway 99

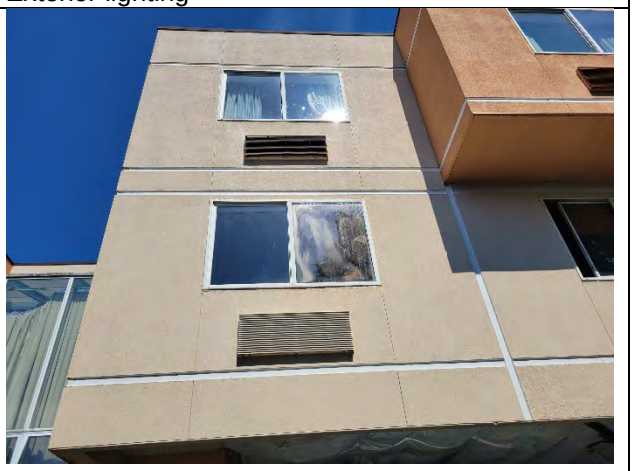


Trees and bushes along building perimeter

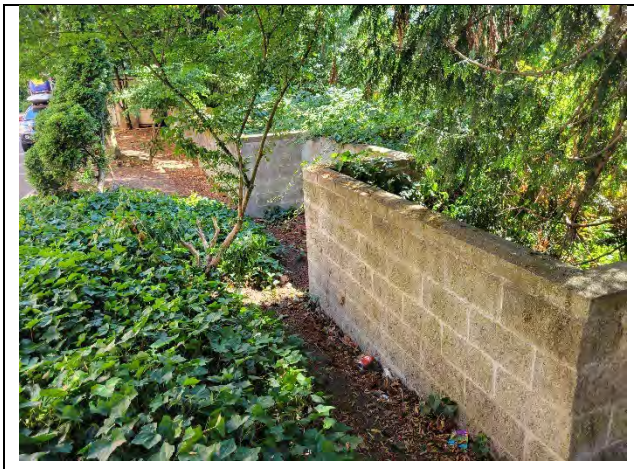
Exterior lighting



Conference area windows extending to 2nd floor



Dual pane window seal leaking – lower right window



Masonry wall – south property line

Parking area – 2nd and 3rd floors above

Soffit including fire sprinklers and storm lines

North side parking area

Gas meter and laundry/storage room windows

Exterior siding damage – 2nd floor, north side

Some siding staining from rain/dirt

Carport

Lobby window

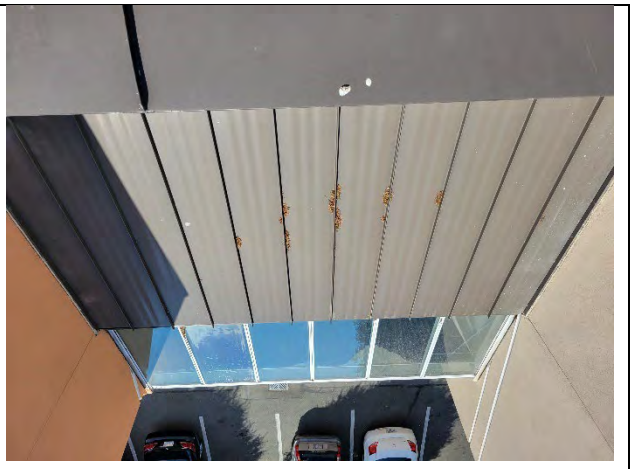
Retaining wall – SE side of property

Trash enclosure

Intentionally left blank

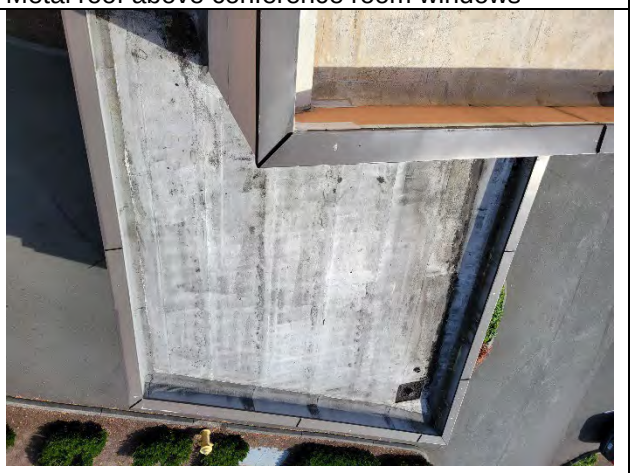
Roof

Elevator penthouse roof

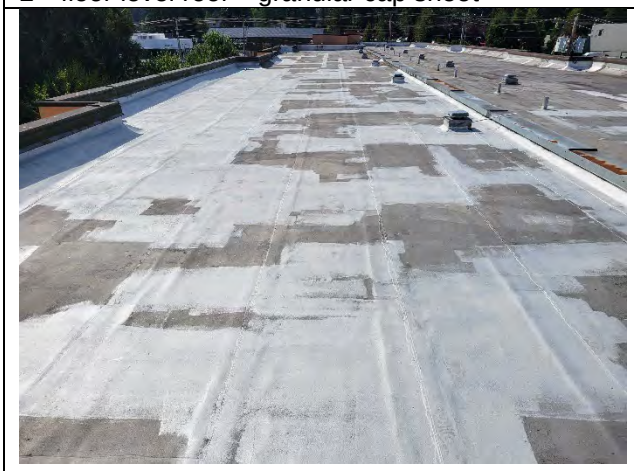


Metal roof above conference room windows

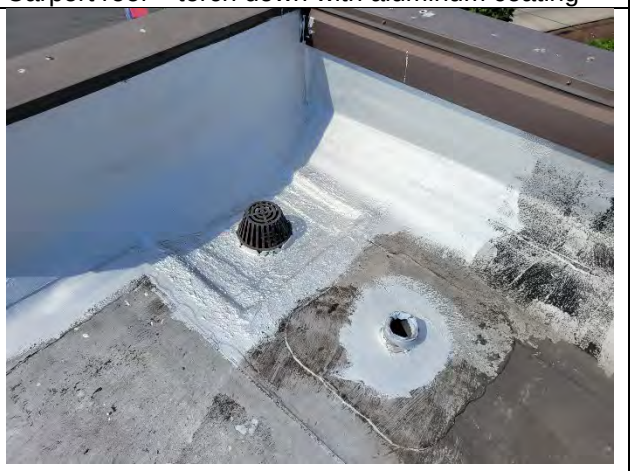
2nd floor level roof – granular cap sheet



Carport roof – torch down with aluminum coating



Torch down roof – looking west

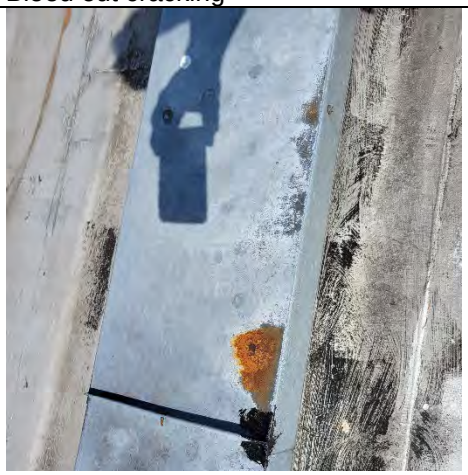


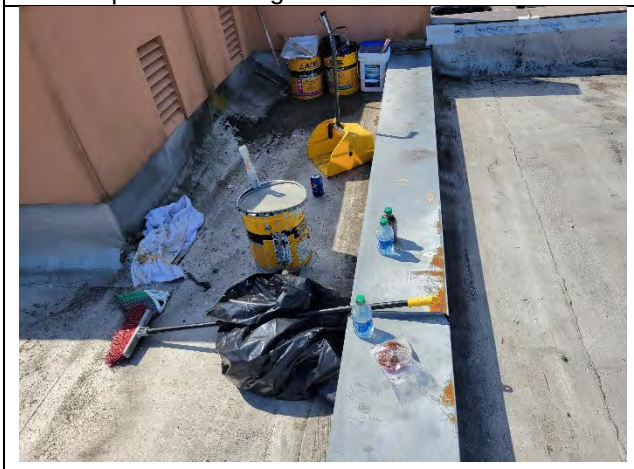
Drain and penetration repairs

Plumbing vent – roof penetration repairs

Bleed out cracking

Roof cap sheet - lifting


Roof ridge sealing


Repair materials

Exhaust fan penetration repairs

Utilities/Elevator

Laundry

Hot water storage tanks, 2 each, 100 gallon

Elevator car

Elevator machinery

Fire sprinkler system

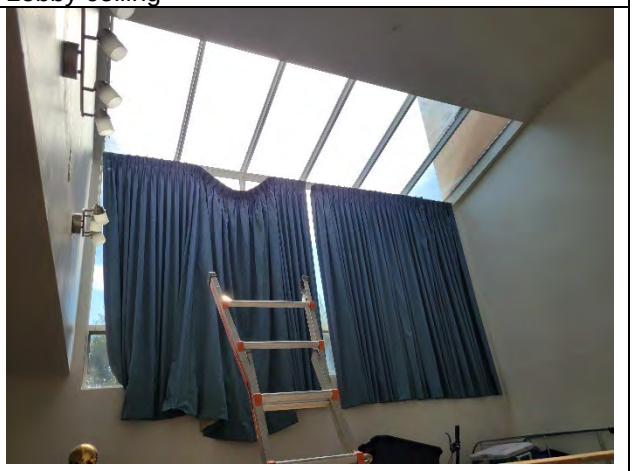
Fire alarm panel

Interior Photos

Lobby

Lobby ceiling

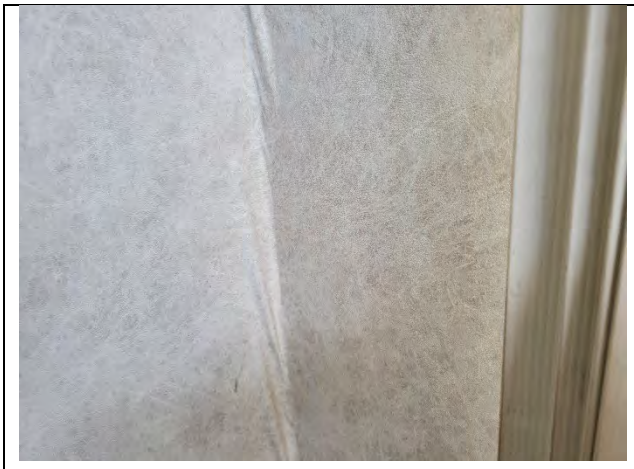
Conference room ceiling/wall (east)



Conference room windows (south)

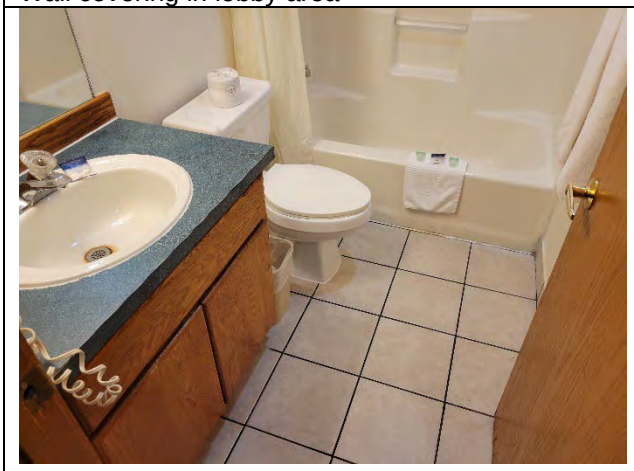
Conference room wall – (north)

Lobby area PTAC (2 each)



Wall covering in lobby area

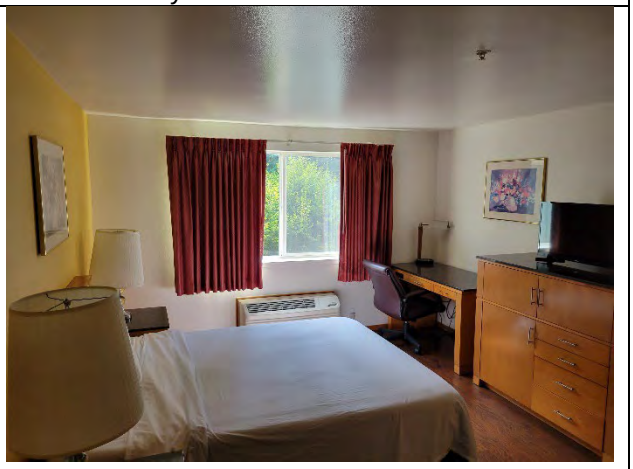
Room 304



Room 304 bathroom

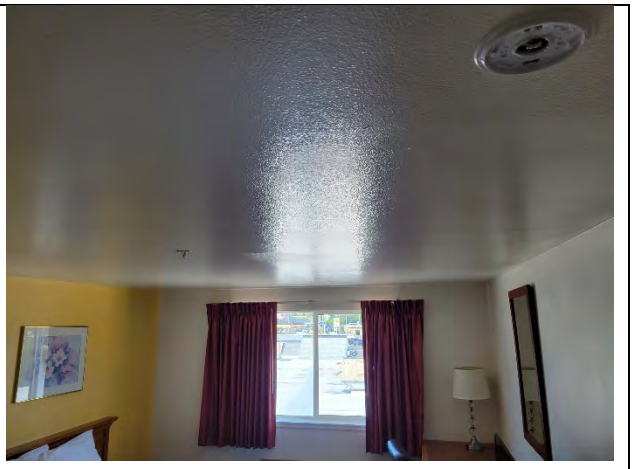
Room 304 vinyl window

Room 323 kitchenette

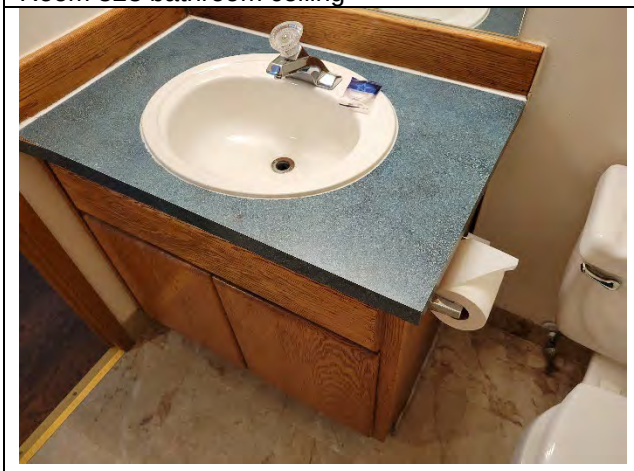


Room 323

Room 323 bathroom ceiling



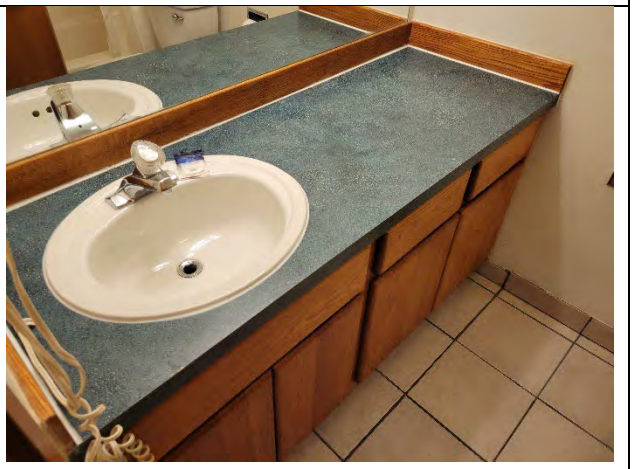
Room 320 ceiling



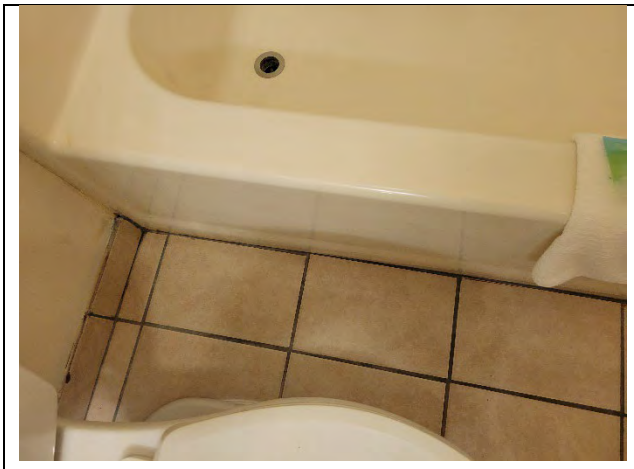
Room 320 bathroom vanity and vinyl flooring

Room 320 PTAC – older model

Room 227 jacuzzi

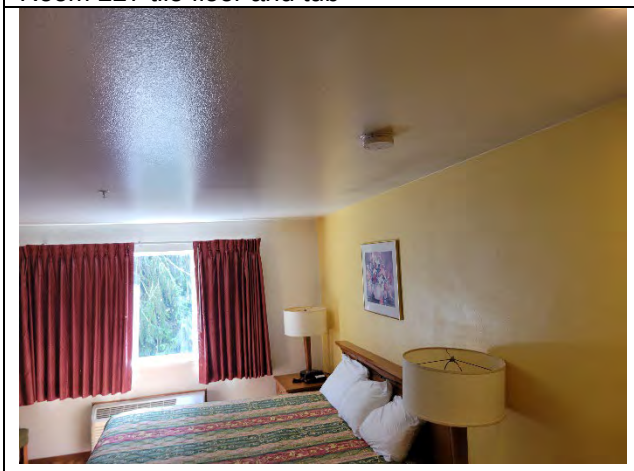


Room 227 vanity



Room 227 tile floor and tub

Room 227 kitchenette



Room 227

Room 203 accessible bathroom

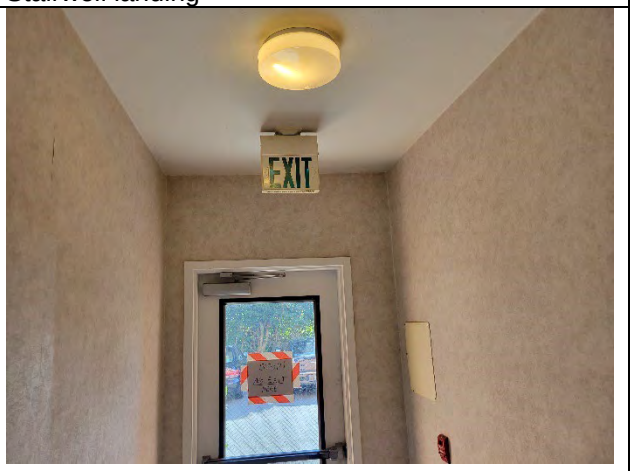
Room 203 grab bars within shower

Room 203 accessible sink

Rom 203

Stairwell landing

Stairwell to 1st floor



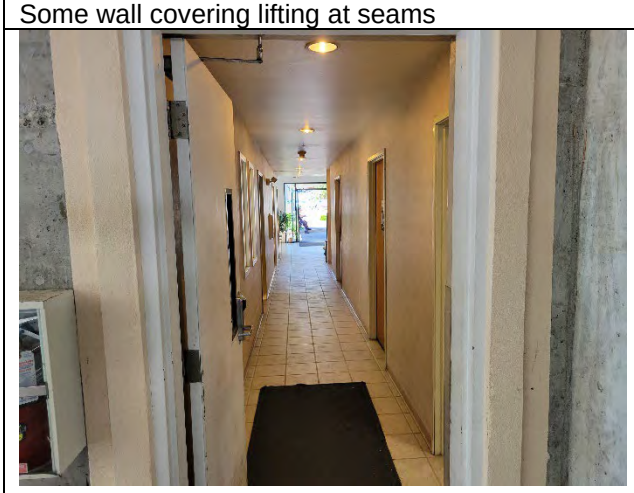
East side exit

Elevator landing

Worn corridor carpeting

Some wall covering lifting at seams

Some wall covering damage



Lobby corridor to parking area

Electrical room

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Intentionally left blank

Summary of Salient Facts and Conclusions

The following is an executive summary of the information that we present in more detail in the report.

Basic Information

Common Property Name:	Americas Best Value Inn Edmonds	**Report Type:**	Appraisal Report
Address:	22127 Highway 99	**Interest Appraised:**	Fee simple
City:	Edmonds	**Date of Value:**	10/14/22
State:	Washington	**Date of Inspection:**	10/14/22
Zip Code:	98026	**Date of Report:**	10/20/22
County:	Snohomish		
Property Ownership Entity:	Kim Sang Mok		
CW File Reference:	22-33001-900520-001		

Site Information

Land Area Gross SF:	35,719	**Site Utility:**	Good
Land Area Acres:	0.82	**Site Topography:**	Level at street grade
Is there Excess Land?	No	**Site Shape:**	Irregularly shaped
		Frontage:	Average
		Access:	Average
		Visibility:	Good
		Location Rating:	Average
Flood Zone:	X	**Number of Parking Spaces:**	55
Flood Map Number:	53061C1315F	**Parking Ratio (per room):**	1.02:1
Flood Map Date:	6/19/20	**Parking Type:**	Surface and Carport

Building Information

Type of Property:	Hotel	**Actual Age:**	25 Years
Type of Construction:	Wood and concrete	**Quality:**	Average
Rooms:	54	**Condition:**	Average
Gross Building Area:	28,784 SF	**Year Built:**	1997
Number of Stories:	3	**Land to Building Ratio:**	1.24:1

Municipal Information

Assessor's Parcel Identification:	27042900302400 (Real) & 0003889 (Personal)	**Municipality Governing Zoning:**	City of Edmonds
Assessing Authority:	Snohomish County	**Current Zoning:**	CG (General Commercial)
Current Tax Year:	2022	**Is current use permitted:**	Yes
Taxable Assessment:	$3,328,147	**Current Use Conformance:**	Conforming use
Assessment per Room:	$61,111	**Zoning Change Applied For:**	No
Current Tax Liability:	$27,608	**Zoning Variance Applied For:**	Not applicable
Are taxes current?	Taxes are current		
Is a grievance underway?	Not to our knowledge		

Highest & Best Use

As Though Vacant:	**As Improved:**
Development of a commercial-oriented facility as market conditions dictate.	A hotel as it is currently improved.

Operating Data and Projections

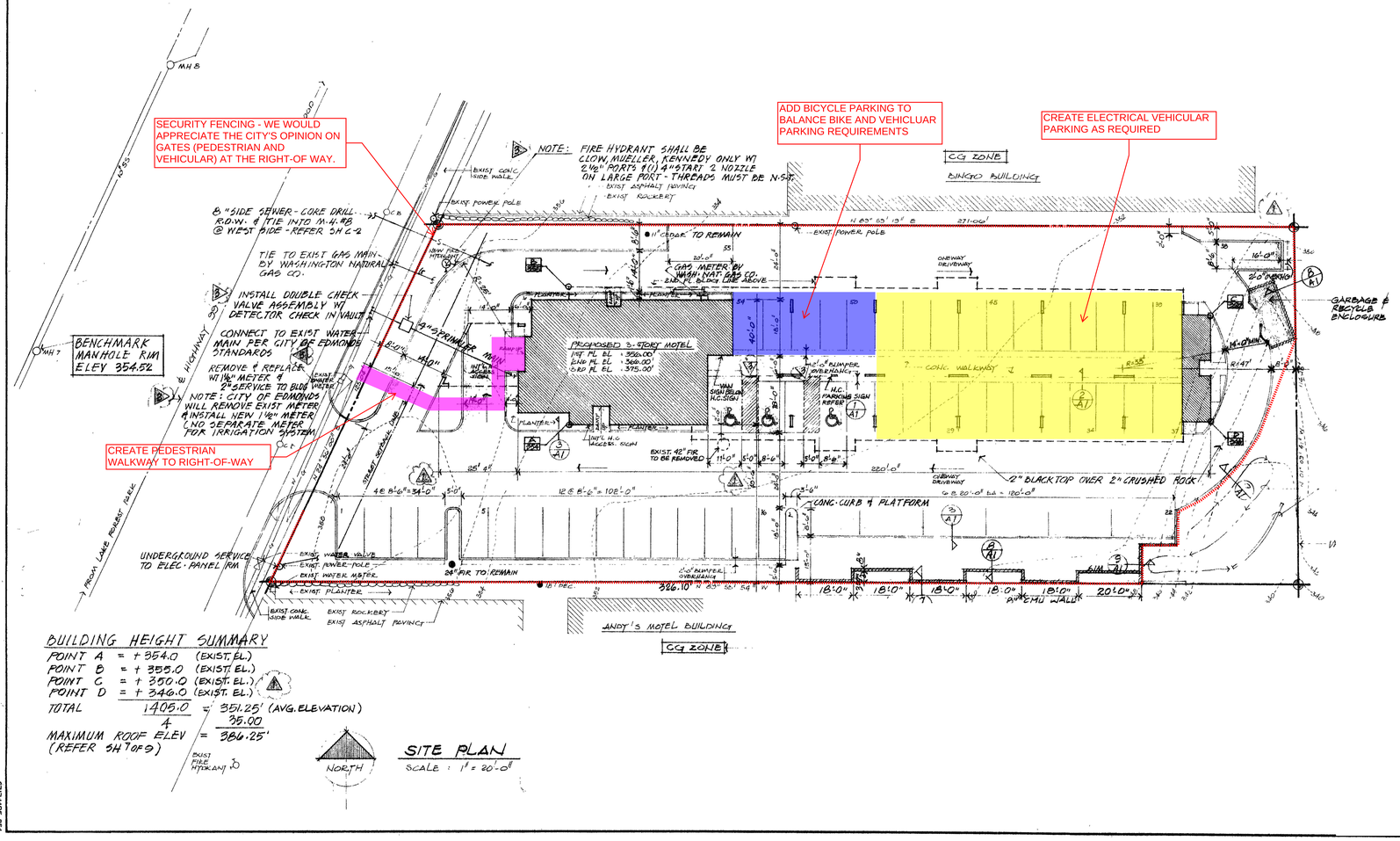
Trailing-12 Month Occupancy:	65.0%	**Trailing-12 Month ADR:**	$40.33
Projected First Year Occupancy:	71.0%	**Projected First Year ADR:**	$72.17

Valuation Assumptions

Stabilized Inflation Rate:	3.0%
Discount Rate:	11.5%
Terminal Capitalization Rate:	9.0%
Cost of Sale at Reversion:	4.0%
Holding Period (years):	10

CONSTRUCTION DETAIL	
Year Built:	1997
Gross Building Area:	±28,784 square feet, per Snohomish County Assessor
Number of Stories:	3
Structural Frame:	Wood and concrete
Foundation:	Poured concrete slab
Floors:	Concrete slab
Exterior Walls:	Masonry
Roof:	Flat with parapet walls
Windows:	Single pane windows in metal frames
Doors:	Glass, wood and metal
MECHANICAL DETAIL	
Heating and Cooling:	Individual PTAC units in the guestrooms; central system in the public areas
Plumbing:	The plumbing system is assumed to be adequate for the existing use and in compliance with local law and building codes.
Electrical Service:	Electrical service is provided by public utility and is assumed to be adequate.
Elevator Service:	The building contains 1 passenger elevator.
Fire Protection:	100 percent sprinklered
Security:	Exterior and interior monitors
INTERIOR DETAIL	
Layout:	Functionally efficient guestrooms and public areas
Floor Covering:	Carpet & Tile
Walls:	Drywall
Ceilings:	Drywall
Lighting:	Fluorescent and Incandescent
Restrooms:	The property features adequate public restrooms for men and women. Typically, guestroom bathrooms have a three-fixture configuration and offer tub/shower, sink, and toilet.

American with Disabilities Act	The Americans with Disabilities Act (ADA) became effective January 26, 1992. Notwithstanding any discussion of possible readily achievable barrier removal construction items in this report, we have not made a specific compliance survey and analysis of this property to determine whether or not it is in conformity with the various detailed requirements of the ADA. It is possible that a compliance survey of the property together with a detailed analysis of the requirements of the ADA could reveal that the property is not in compliance with one or more of the requirements of the Act. If so, this fact could have a negative effect upon the value of the property. Because we have no direct evidence relating to this issue, we did not consider possible non-compliance with the requirements of the ADA in developing an opinion of the value of the property.
SITE IMPROVEMENTS	
Parking Capacity:	55 spaces
Parking Description:	There are 55 parking spaces, of which surface parking has 24 spaces and carport has 31 spaces, resulting in a parking ratio of 1.02 per unit. Note, the subject does not conform to current parking minimums. The subject was constructed prior to the enactment of current zoning regulations and is a pre-existing, legal, non-conforming use. Parking is complimentary.
Onsite Landscaping:	The site is landscaped with a variety of trees, shrubbery and grass.
Other:	The site improvements include asphalt paved parking areas, curbing, signage, landscaping, yard lighting, and drainage.
SUMMARY	
Condition & Quality:	Average Condition & Average Quality
Property Rating:	After considering all of the physical characteristics of the subject, we have concluded that this property has an overall rating that is average, when measured against other properties in this marketplace.
Roof & Mechanical Inspections:	We did not inspect the roof nor did we make a detailed inspection of the mechanical systems. The appraisers are not qualified to render an opinion regarding the adequacy or condition of these components. The client is urged to retain an expert in this field if detailed information is needed about the adequacy and condition of mechanical systems.
Actual Age:	25 years
Effective Age:	30 years
Expected Economic Life:	60 years
Remaining Economic Life:	30 years



BUILDING HEIGHT SUMMARY

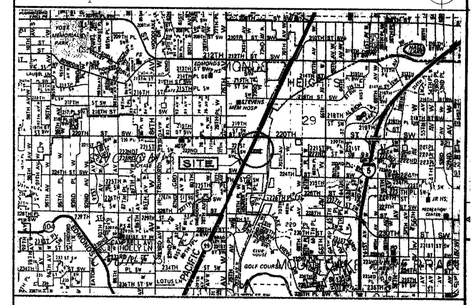
POINT A = +354.0 (EXIST. EL.)
POINT B = +355.0 (EXIST. EL.)
POINT C = +350.0 (EXIST. EL.)
POINT D = +346.0 (EXIST. EL.)
TOTAL 1406.0 = 351.25' (AVG. ELEVATION)
4 35.00
MAXIMUM ROOF ELEV = 386.25'
(REFER SH 7 OF 9)

NORTH

SITE PLAN

SCALE : 1" = 20'-0"

VICINITY MAP



SITE INFORMATION
ZONING: CG - GENERAL COMMERCIAL
SITE AREA: 33,954 S.F.
BUILDING SIZE: 11,155 S.F. (UNCHANGED)
LANDSCAPE AREA: 6,870 S.F. (UNCHANGED)
PAVING AREA: 24,410 S.F. (UNCHANGED)
BUILDING HEIGHT: 3 STORIES / 29'-6" (UNCHANGED)
CONSTRUCTION TYPE: VB, FULLY SPRINKLERED
EXISITNG OCCUPANCIES: MIXED USE
R-1 (HOTEL) & S-2 (PARKING GARGE)
PROPOSED OCCUPANCIES: MIXED USE
B (OFFICES), R-2 (NON-TRANSIENT), & S-2 (PARKING GARAGE)
EXISTING USE: HOTEL
PROPOSED USE: TRANSITIONAL HOUSING / MULTI-FAMILY HOUSING

PARKING
.75 SPACES PER UNIT UNDER 700 S.F. = .75 x 53 = 40 SPACES
1 GUEST SPACE PER 20 REGULAR SPACES = 40 / 20 = 2 SPACES
40 + 2 = 42 SPACES REQUIRED
52 SPACES PROVIDED + 3 ACCESSIBLE SPACES (EXISTING)

LONG TERM BICYCLE PARKING
.75 SPACES PER UNIT UNDER 700 S.F. = .75 x 53 = 40 SPACES

PROPOSED IMPROVEMENTS WILL BALANCE THE NUMBER OF VEHICULAR PARKING STALLS AND THE NUMBER OF BICYCLE STALL PROVIDED TO COMPLY WITH THE REQUIREMENTS OF THE ORDINANCE.

LEGAL DESCRIPTION

TAX I.D.# 292704-3-084-0008

All that portion of West half of N.E.¼ of N.W.¼ of S.W.¼ of Section 29, Township 27N, Range 4E, W.M. described as follows: Beginning at the West ¼ corner of said Section 29, thence East on Center line of said Section for 1014.6 ft.; thence S 1°16'E 351.5 ft. to the true point of beginning; thence S1°16' E 113.3 ft.; thence S89°53'W 326.3 ft. to the intersection with the easterly margin of right of way of State Road No. 1; thence N24°53'E along said Easterly margin of the right of way of State Road No. 1, a distance of 125 ft; thence N89°53'E 271.2 ft. to the point of beginning, situate in the County of Snohomish, State of Washington.

REWORK INTO ONE ON ONE COUNCILING ROOM AND SECURE FILE STORAGE ON EACH FLOOR.

REWORK ON EACH FLOOR TO DEVELOP TENANT GROPUND KITCHEN / MEETING SPACES.

SECOND FLOOR PLAN

SCALE : 1/8" = 1'-0"

REMOVE WALL - IF POSSIBLE. DOCUMENTS SHOW A SHEAR WALL.

REMOVE JACUZZI, SHOWERS, ETC. DEVELOP INTO A GROUP MEETING ROOM.

REWORK LAUNDRY AND ENTRY TO BACK BED ROOM TO ALL FOR DECONTAMINATION, LARGER TENANT LAUNDRY, AND OPERATIONS LAUNDRY

REWORK THE RESTROOM CORE TO PROVIDE AN ACCESSIBLE RESTROOM FOR STAFF, ACCESSIBLE RESTROOM FOR DECONTAMINATION, AND A JANITOR'S CLOSET

FIRST FLOOR PLAN

SCALE : 1/8" = 1'-0"

FOR SUPPLIES