



Public Infrastructure and Conservation

Deb Bell

Council Initiated:

Yes

No

ECAF: 2026-0751,
2026-0757, 2026-
0758

Motion: 26-140,
26-141, 26-146

Type:

- Contract
- Board Appt.
- Code Amendment
- Budget Action
- Other

Requested Handling:

- Normal
- Expedite
- Urgent

Fund Source:

- General Fund
 - Other: Bond
- Funded
- N/A

Executive Rec:

- Approve
- Do Not Approve
- N/A

Approved as to

Form:

- Yes
- No
- N/A

Subject: Change Order # 3, #4 and #5 to Agreement PDB01-23 with Cornerstone General Contractors, Inc.

Scope: The proposed change orders are for the Progressive Design-Build of the new Arlington Operations Redevelopment Center. The Agreement contemplates phased services and phased proposals to provide scope and budget for each separate phase.

Change Order #3 is for additional rock fill that was needed for the 1% slope for drainage in the new hoop buildings.

Change Order #4 is for additional Streaming Audio and Visual equipment for the new conference room.

Change Order #5 is for the installation of Jersey Barriers along the South property line to protect against heavy-duty traffic on the neighboring property.

Duration: From execution through duration of project.

Fiscal Impact: Current Year Multi-Year N/A

Funding for this project is included in the 2025-2026 Biennial budget. This project is fully bond funded and no Road Fund dollars have been used.

Expenditures	2026	Total
306.501065016399 Construction Change Order #3	\$41,960.01	\$41,960.01
306.501065016399 Construction Change Order #4	\$129,507.54	\$129,507.54
306.501065016399 Construction Change Order #5	\$57,004.68	\$57,004.68
Revenue	2026	Total
Fund 306 Arlington Operations Change Order #3	\$41,960.01	\$41,960.01
Fund 306 Arlington Operations Change Order #4	\$129,507.54	\$129,507.54
Fund 306 Arlington Operations Change Order #5	\$57,004.68	\$57,004.68

Authority Granted: Approve and authorize the County Executive to sign Change Orders #3, #4, and #5 to the Progressive Design Build Agreement PDB01-23 with Cornerstone General Contractors, Inc. for the amount of \$49,960.01, \$129,507.54 and \$57,004.68, provided that sufficient appropriation authority exists, for a total amount not to exceed \$30,962,313.47, under SCC 3.04.140(11).

Background: Snohomish County Department of Public Works and the Facilities Department have been working together on a plan to redevelop the current Road/Bridge/Fleet Maintenance facility located in Arlington. A Progressive Design-Build method was selected to best fit the needs of this project.

Cornerstone General Contractors responded to RFQ-23-001SB and RFP-23-004SB and was selected through established Federal State and County policies and practices. Snohomish County and Cornerstone General Construction entered into agreement on December 13, 2023, for the design and construction of the Arlington Operations Center

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under Progressive Design Build Agreement PDB01-23 To date, PW has executed four amendments to the original agreement. This project was not bid, but selected through an RFQ/RFP process and therefore requires Council approval for any contract amendments above \$100,000 or 20% of the contract value, whichever is less. PW has approved two Change Orders totaling \$95,895.24 which are within the PW Directors authority for approval.

	Motion	Date	Justification	Total
Original	23-548	12/2023		\$
Amendment 1	24-097	2/2024	Validation	\$722,160.00
Amendment 2	24-317	8/2024	Design Services	\$3,195,544.00
Amendment 3	25-302	7/2025	Granite Falls Site prep	\$1,504,752.00
Amendment 4	25-320	7/2025	Arlington Site prep	\$25,215,490.00
Change Order 1	NA	3/2026	Concrete removal/conduit	\$27,319.16
Change Order 2	NA	3/2026	Switching EV chargers	\$68,576.08
Change Order 3	26-140	Execution	Rock Fill	\$41,960.01
Change Order 4	26-141	Execution	AV Equipment	\$129,507.54
Change Order 5	26-146	Execution	Jersey Barriers	\$57,004.68
TOTAL				\$30,962,313.47

Requested Action: For Council to move motions 26-140, 26-141 and 26-146 to GLS on April 15, 2026, for consideration.