

October 2025

Housing and Behavioral Health Capital Fund

2025 Annual Report

The mission of Human Services is to help all persons meet their basic needs and develop their potential by providing timely, effective human services and building community.

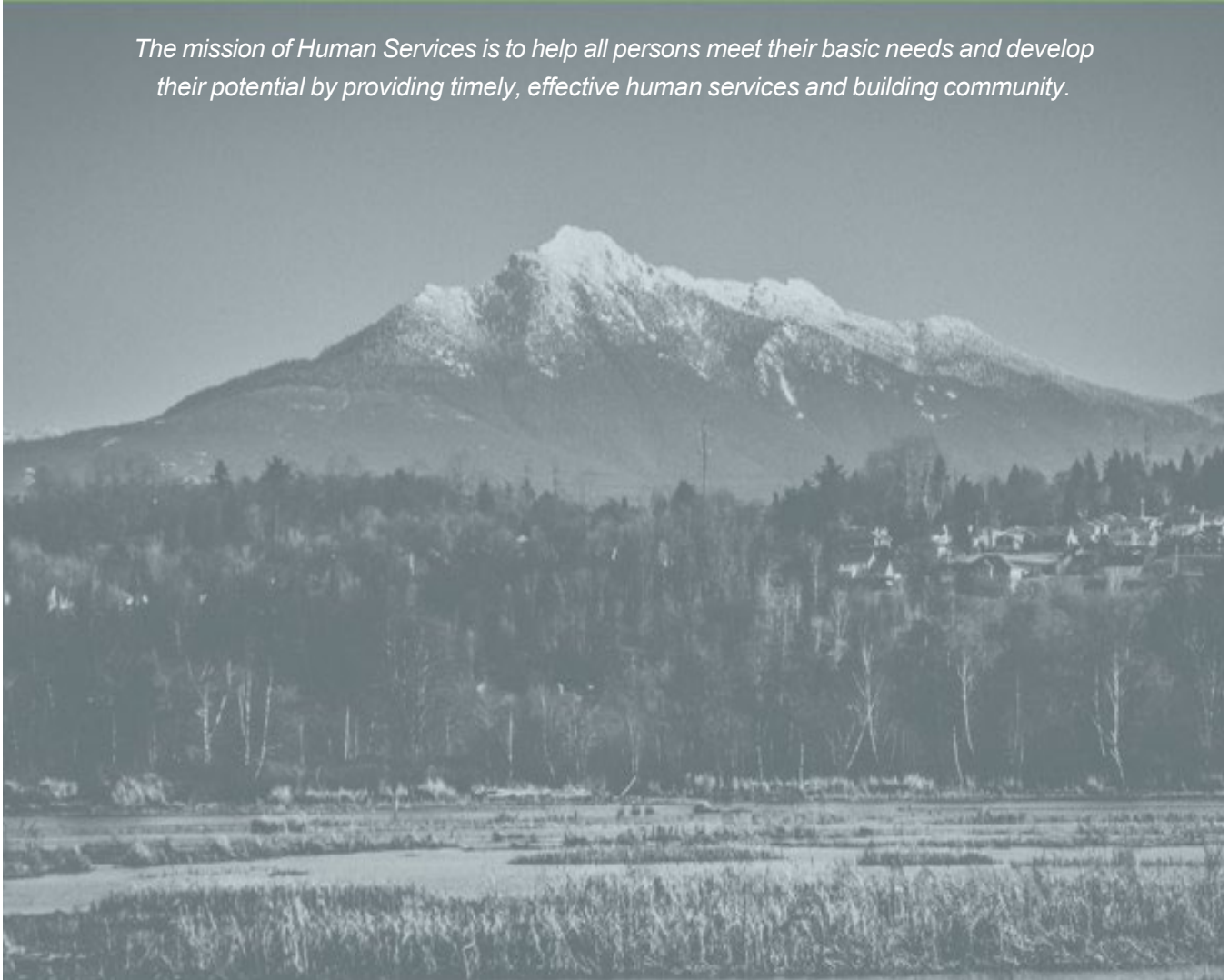


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Executive Summary

In the 2019-2020 Legislative Session, the Washington State Legislature passed HB 1590 which allows for a county to councilmanically impose a local sales and use tax of up to 1/10 of 1 percent for affordable housing and behavioral health facilities creation, operations and maintenance, and associated services. At least 60 percent must be used for construction and operations and maintenance of facilities and no more than 40 percent may be spent on associated services to individuals in those facilities. These funds can be coupled with revenues also made available in the 2019 Legislative Session through HB 1406.

This Housing and Behavioral Health Capital Fund Investment Plan (Investment Plan) was developed to address the challenges identified by local elected officials as well as achieve the goals and strategies identified by the Snohomish County Housing Affordability Regional Taskforce (HART) and the North Sound Behavioral Health- Administrative Services Organization (NSBH-ASO). The Investment Plan, which is updated annually through the Snohomish County budget process, is data-informed, fiscally responsible, equitable, transparent and accountable, and sustainable in its response to the pressing issues of housing affordability, behavioral health facilities, and the intersection between the two.

The lack of affordable housing and services is well documented in the Snohomish County Comprehensive Plan updated for 2024 as well as by HART in its report and recommendations which may be found at <https://www.snohomishcountywa.gov/5422/HART>. Continued strategic implementation of the HART recommendations is currently under review by Snohomish County Tomorrow. Challenges include high housing demand coupled with low stock, the gap between local housing costs and wages, the high number of housing-cost burdened households, and the disproportionality between housing costs and wages by race and ethnicity.

The lack of behavioral health facilities and services is also well documented and includes a shortage of behavioral health facilities and professionals and a rise in social isolation, substance abuse, self-harm, suicide rates, and domestic violence and neglect.

The single most pervasive and visible indicator of the intersection between the lack of affordable housing and lack of behavioral health facilities and services is homelessness among Snohomish County residents. Contrary to national trends, literal homelessness is on the decline in Snohomish County. The most recent 2025 Point in Time (PIT) Count identified 536 youth, young adults, and adults as unsheltered, with an additional 604 in shelter and transitional housing. Of those, 446 were adults with a serious mental illness,

438 had a substance use disorder, 76 were survivors of domestic violence, and 538 were chronically homeless (duplicated count).

In response, this 2025 Annual Report and update to the Investment Plan has been developed for use of HBs 1406 and 1590 funds to include:

- Background information that has informed the development of the original plan and annual updates.
- Strategic commitments that guide those investments.
- The state of investments made in 2024 and 2025 including those investments for which funding has been committed by the Snohomish County Council as well as procurements currently in process.
- An updated proposed Investment Plan for 2026 through 2030 which includes six specific changes to the expenditures planned for 2026 with an explanation for each.
- A detailed six-year revenue and expenditure plan for 2025-2030 including planned units by type and anticipated cost per unit with detailed back up regarding Operations and Maintenance and Services cost assumptions by housing type.
- An updated Operations and Maintenance Plan from the Facilities and Fleet Department regarding the cost of maintaining the two New Start Centers.

Over the six-year period of 2025 through 2030, we anticipate collecting \$190,511,961 and spending \$213,459,478 leaving a fund balance of \$32,325,696. These expenditures on the development, operations and maintenance, and associated services are projected to create 626 units of affordable housing, 121 New Start Center units, 215 units of year-round, non-County owned supportive housing including a new emergency shelter, and the preservation of 111 units of affordable housing in addition to the expansion of a variety of behavioral health facilities. Taken together, these investments will make a significant impact on our collective ability to address the critical needs of Snohomish County residents for years to come.

Background

In the 2019-2020 Legislative Session, the Washington State Legislature passed HB 1406 which created a local revenue sharing program for participating jurisdictions that allows for a portion of local sales and use tax credited against the State sales tax to be used for acquiring, rehabilitation, and constructing affordable housing, operations and maintenance of new affordable housing facilities, including supportive housing, and rental housing. The housing must be for households with incomes at or below 60 percent of the Area Median Income (AMI). In the 2023 Session, the Legislature expanded the allowable uses for larger counties and cities to include use of the funds to pay for rental assistance. In the same session, the Legislature passed HB 1590 which allows for the councilmanic imposition of a local sales and use tax of up to 1/10 of 1 percent for affordable housing and behavioral health facilities creation, operations and maintenance, and associated services. The Bill allows for a city to impose this tax or the balance of this tax in those instances where the county in which the city is located does not impose the full 1/10 of 1 percent allowed or a portion thereof by September 30, 2020.

The Bill requires that a minimum of 60 percent of revenues collected must be used for the following:

1. Constructing or acquiring affordable housing, which may include new units of affordable housing within an existing structure, and facilities providing housing-related services, or acquiring land for these purposes
2. Constructing or acquiring behavioral health-related facilities, or acquiring land for these facilities
3. Funding the operations and maintenance costs of new units of affordable housing and facilities where housing-related services are provided and newly constructed behavioral health facilities

Affordable housing and facilities providing housing related services may only serve individuals in the following cohorts with incomes below 60 percent of area median income:

<i>Persons with behavioral health challenges</i>	<i>Homeless, or at-risk of being homeless persons, including families with children</i>
<i>Veterans</i>	<i>Unaccompanied homeless youth or young adults</i>
<i>Senior residents</i>	<i>Domestic violence survivors</i>
<i>Individuals with disabilities</i>	

In 2025, the area median income ("AMI") for Snohomish County is \$157,100, therefore the above populations must have an income at or below 60 percent of AMI, or \$66,000 for a household of one. The following table illustrates the area median income benchmarks by family size:

	60% Area Median Income							
	Number of Persons in Family							
Snohomish County AMI (FY2023)	1	2	3	4	5	6	7	8
\$157,100	\$66,000	\$75,420	\$84,840	\$94,260	\$101,820	\$109,380	\$116,940	\$124,440

The remaining revenues collected from the local sales and use tax under HB 1590, up to 40 percent, must be used for the delivery and evaluation of housing-related and/or behavioral health services.

HB 1070 was enacted following the 2021-2022 Legislative Session and clarified the allowable uses of local tax revenues enacted under HB 1590 includes the acquisition and construction of affordable housing and facilities, as well as the acquisition of land for these purposes. A county planning to construct a facility within a city within its boundaries must consult with the city in which the facility is to be located. Further, a requirement was added that the county must designate at least 15 percent of the units in an acquired facility within a city for serving individuals living in or near that city to the extent it does not jeopardize United States Department of Housing and Urban Development Continuum of Care funding.

Further, HB 1070 clarified the definition of affordable housing to include emergency, transitional, and supportive housing.

In late 2021, the Snohomish County Human Services Department prepared the draft 1590 Business Plan to Fund Affordable Housing, Behavioral Health Facilities, and Related Services for review by the Snohomish County Executive Office, Snohomish County Council, and the public.

Following release of the draft Business Plan, the Snohomish County Human Services Department engaged in a comprehensive effort to garner community input for the Business Plan. Nine listening sessions were held between April 5, 2022 and September 20, 2022. Members of these groups represented many different organizations and vantage points.

Additionally, members of the general public were invited to send written feedback to the Housing Affordability Regional Taskforce (HART) email address.

The Snohomish County Human Services Department also reviewed and incorporated feedback on housing and behavioral health services gathered during the Office of Recovery and Resilience's (ORR) pandemic recovery engagement efforts in the spring of 2022. The above sources of information have all informed the resultant Housing and Behavioral Health Capital Fund Investment Plan (Investment Plan).

Based on the above, an analysis of needs and recommendations related to these possible uses of HB 1406 and 1590 funds as well as the Investment Plan for uses of the first five years of revenues was described in the final Investment Plan approved by the Snohomish County Council on December 13, 2023 via Amended Motion No. 23-492 which established the requirement that the Executive provide an annual submission of an updated business expenditure plan for Council to approve by motion.

Consistent with the understanding that Investment Plan is a living document, Council desired that it be updated annually based on the most recent data available from the Point in Time Count, the Low-Income Needs Assessment, the Area Plan on Aging, and the Housing Inventory Chart among other sources.

The first annual submission for the 2025-2026 biennium was included in the Executive's proposed budget to Council and approved in Motion 24-417 by Council on November 25, 2024. Motion 24-417 also included the provision that an annual update continue to be provided each year. The Motion also identified the desired components of the Annual Housing and Behavioral health Capital Fund Investment Plan Update (Annual Report). The Annual Report on the following pages has been created to address that requirement.

Strategic Commitments

This Annual Report continues to be based on the strategic commitments made in the original Investment Plan:

- ❖ **Data-informed** in iterative use of quantitative and qualitative data, including feedback from people with lived experience, to drive investments
- ❖ **Fiscally Responsible** in use of funds in conformance with HBs 1406 and 1590 requirements while maximizing the leverage of other resources and existing plans
- ❖ **Equity** in investment in strategies that address disproportionality by race, ethnicity, and among individuals living with mental illness, families with children experiencing homelessness, veterans, unaccompanied homeless youth, seniors, survivors of domestic violence, and persons with disabilities
- ❖ **Transparent and Accountable** in reporting on investments and outcomes in a clear and accountable manner to elected officials, community partners, and the individuals most impacted by these investments in Snohomish County
- ❖ **Sustainable** in achieving lasting impact and enhancing future resilience of individuals, families, neighborhoods, jurisdictions, and our county as a whole

These commitments will be applied to address the affordable housing and behavioral health needs of Snohomish County and its jurisdictions through strategic investment of HBs 1406 and 1590 revenues as described on the following pages.



Investments made in 2024 and 2025

As shown on the following page, for 2024, Council approved \$15,000,000 for affordable housing construction/preservation. Through a Notice of Funding Opportunity (NOFO), \$13,000,000 was awarded for the production of 126 affordable housing units and the preservation of an additional 111 units.

Of the total available, \$2,000,000 was reserved specifically for transit-related development by Public Housing Authorities. These funds were not obligated in 2024 or 2025 and are being carried forward to 2026 for Public Housing Authority projects that support the development of affordable housing in proximity to fixed-route transit lines. Additionally, \$5,000,000 was authorized for the renovation of the two New Start Centers in Edmonds and Everett which will create 121 units of new housing. Of this amount, \$156,092 was expended with the balance being carried forward into 2025. An additional \$1,409,737 was spent on the Operation and Maintenance for the two centers to support the cost of the Facilities and Fleet Department during the renovation phase. Additionally, Council approved \$3,000,000 to funding two Behavioral Health facility projects. Finally, the Human Services Department spent \$141,011 on operation, evaluation, and administration of the Affordable Housing and Behavioral Health Capital Fund.

For 2025, Council approved the investment of \$40,340,032 in Affordable Housing and Behavioral Health Capital Fund dollars. This amount includes the funds that were approved and committed but not expended in 2024 for expenditure in 2025. Of this amount, the review of applications submitted in response to the Behavioral Health facility NOFO for \$3,000,000 of new funding is currently underway. The County did not receive any proposals for the \$3,000,000 reserved for a Secure Withdrawal Management and Stabilization (SWMS) facility. The County is currently in the process of entering an Interlocal Agreement for an additional \$3,000,000 with the City of Lynnwood for the Crisis Response Center to be opened in the City and operated by SeaMar. Proposals in response to a fall NOFO for affordable and supportive housing are currently under review and it is anticipated that \$10,000,000 in additional funds will be awarded for the construction of affordable housing through this process with an additional \$1,033,063 being requested to be obligated in 2025 and spent in 2026 for non-County owned supportive housing in the form of a 65 year-round bed emergency shelter as outlined in Change #6 below. It is projected that an additional \$13,159,171 will be spent on the renovation of the two New Start Centers. We also anticipate that \$2,539,540 will be spent by Facilities and Fleet on the Operation and Maintenance of the two New Start Centers and \$1,570,492 will be spent on operation, evaluation, and administration of the fund.

AHBH Funds Obligated in 2024

HOUSING				
Agency	Project	Council District	# of Units	Award
HASCO	200 th Street Project Redevelopment 5710 & 5714 200 th Street SW, Lynnwood	3	60	\$ 2,180,000
Housing Hope	Everett United Church of Christ 2624 Rockefeller Ave, Everett	2	66	\$ 6,211,487
Integra Properties	Stillaguamish II 18324 Smokey Point Blvd, Arlington	1	42	\$ 3,250,000
Catholic Com Svc	Monte Christo Apartments 2929 Hoyt Street, Everett	2	69	\$ 1,358,513
			TOTAL	\$13,000,000
BEHAVIORAL HEALTH FACILITIES				
Compass Health	Marc Healing Center 3322 Broadway Ave, Everett	2		\$ 2,565,262
SeaMar	Monroe MH and SUD Clinic 800 W Main Street, Monroe	5		\$ 434,738
			TOTAL	\$ 3,000,000

Changes to the Proposed Investment Plan for 2026-2030

The approved budget for 2026 was predicated on a historical 4 percent increase in sales tax revenues each year from 2025-2030. Based on actual receipts through June 2025, we have adjusted the 2025 and 2026 revenue projections based on a 3 percent growth rate with a 4 percent growth rate for each subsequent year.

As a result of this change and its impact on the Chemical Dependency and Mental Health Sales Tax fund as well as this fund, the Executive Office is proposing the following changes to the 2026 plan compared to the approved budget for the second half of the biennium.

Change #1

For 2025, we have adjusted the anticipated revenues from \$26,766,563 to \$25,088,125. We have also adjusted the anticipated revenues for 2026 from \$28,040,494 to \$25,800,438. The total change to projected revenues for the six-year period is from \$207,115,138 to \$190,511,961.

Change #2

We have increased the proposed investment into affordable housing construction/preservation from \$10,000,000 to \$12,000,000 in 2026 to make available the \$2,000,000 set aside for the two Public Housing Authorities which was approved but not spent in 2024.

Change #3

We have increased supportive housing services from \$4,770,150 to \$6,000,000 based on current cost estimates of providing a more enriched menu of services to individuals in the 121 New Start Center units.

Change #4

We have eliminated Housing Operations and Maintenance expenses for non-County owned facilities in 2026 because the units that will require these costs are not anticipated to come on-line until 2027 with the exclusion of the New Start Centers for which these costs are still included.

Change #5

We have reduced Operation, Evaluation, and Administration from \$4,436,019 to \$1,436,019 to remove \$3,000,000 reserved for a behavioral health facility that is no longer planned.

Change #6

As a result of these changes, the expenditure total for 2026 is being reduced from \$34,056,527 to \$28,153,327 and the two-year total is changed from \$74,396,559 to \$75,455,593. This addition of \$1,059,034 will allow us to cover transferring \$1,033,063 in costs associated with the creation of a 65 year-round bed emergency

shelter owned and operated by Everett Gospel mission from the Chemical Dependency and Mental Health Sales Tax to the Affordable Housing and Behavioral Health Capital Fund without making a material difference to the health of this fund while balancing the Chemical Dependency and Mental Health Sales Tax fund which would otherwise be oversubscribed.

The projections in Appendix A are formatted in a manner that is consistent with the desired components outlined in Exhibit A to Amended Motion 24-417.

Summary

This Annual Report represents an update to the Investment Plan for the use of Affordable Housing and Behavioral Health Capital Fund dollars to address the needs for more affordable housing and behavioral health facilities and their impact on homelessness, housing stability, and behavioral health. It represents the third year of investment of these resources, most of which are being made available in perpetuity to address these concerns. Data-driven strategies will inform ongoing priorities actions as will the diverse voices in our county in alignment with updates to the Comprehensive and Consolidated Plans and emerging practices in the field. Throughout this process, Snohomish County will remain open to new ideas and partnerships.

As may be seen from the above discussion, the passage of HBs 1406 and 1590 by Snohomish County and strategic investment of the revenues generated will have a major and lasting impact on our collective ability to address three of the most severe and persistent challenges faced by our county in the 21st century; the lack of affordable housing, the lack of behavioral health facilities, and the resultant increase in homelessness among our community's most vulnerable residents. Addressing these challenges through the judicious investment of HBs 1406 and 1590 funds will improve the quality of life for us all.

Appendices

- ❖ Appendix A – Six-Year Revenue and Expenditure Projections
- ❖ Appendix B – Facilities and Fleet Operations and Maintenance Plan for the New Start Centers



Snohomish County



Appendix A – Six-Year Revenue and Expenditure Projections

Housing and Behavioral Health Capital Fund												
	Actual 2023	Budget 2024	Actual 2024	Projected 2025	Projected 2026	Projected 2027	Projected 2028	Projected 2029	Projected 2030	Total 2024-2030	Growth Rate	
REVENUES:												
1590 Sales Tax ¹	\$ 22,301,960	\$ 21,285,334	\$ 22,383,578	\$ 23,167,903	\$ 23,977,289	\$ 24,936,380	\$ 25,933,836	\$ 26,971,189	\$ 28,050,036	\$ 175,420,211	3-4%	
1406 Sales Tax	\$ 1,651,432	\$ 4,851,443	\$ 1,343,275	\$ 1,383,573	\$ 1,438,916	\$ 1,496,473	\$ 1,496,473	\$ 1,556,332	\$ 1,618,585	\$ 10,333,627	3-4%	
Interest	1,238,218	342,742	2,730,012	536,648	384,233	375,032	376,293	355,904	-	\$ 4,758,123	0.75%	
REVENUE TOTAL	\$ 25,191,610	\$ 26,479,519	\$ 26,456,865	\$ 25,088,125	\$ 25,800,438	\$ 26,807,886	\$ 27,806,601	\$ 28,883,425	\$ 29,668,622	\$ 190,511,961		
EXPENDITURES:												
Affordable Housing Construction/Acquisition ²	-	15,000,000	-	18,391,487	12,000,000	10,000,000	10,000,000	10,000,000	10,000,000	70,391,487	0.00%	
Projected # of New Units			-	126	100	100	100	100	100	626		
Supportive Housing Construction/Acquisition ³	-	5,000,000	156,092	14,192,234	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000	29,348,326	0.00%	
Projected # of New New Start Center Units			-	121						121		
New Start Center Renovation			156,092	13,159,171	-	-	-	-	-	13,315,263		
Projected # of New Non County Owned Units ⁴				65	30	30	30	30	30	215		
Non County Owned Facilities				1,033,063	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000	16,033,063		
BH Facility Construction/Acquisition ⁵	-	3,000,000	-	6,000,000	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000	21,000,000	0.00%	
Supportive Housing Services ⁶	-		-	-	6,000,000	6,195,000	7,287,907	8,445,309	9,670,245	37,598,462	3.25%	
Projected # of Units w/Plan-Funded Services				-	121	121	121	121	121	121		
At County Owned Facilities (NSCs)				-	6,000,000	6,195,000	6,396,338	6,604,218	6,818,856	32,014,412		
Projected # of Non County Owned Units						30	60	90	120	120		
At Facilities Owned by Other Entities				-	-	-	891,569	1,841,091	2,851,390	5,584,050		
Housing Preservation			-	4,608,513						4,608,513		
Projected # of New Units				111								
At Facilities Owned by Other Entities				4,608,513								
Housing O&M		1,315,263		-	-	1,266,475	4,081,407	7,077,972	10,265,003	22,690,857	3.25%	
# of Units (All Owned by Other Entities)					66	196	326	456	586	586		
New Start Center O&M ⁷		1,068,487	1,409,737	2,539,540	2,717,308	2,805,621	2,896,803	2,990,949	3,088,155	18,448,113	3.25%	
Operations, Evaluation, and Administration ⁸	193	1,095,769	141,011	1,570,492	1,436,019	1,482,690	1,530,877	1,580,631	1,632,001	9,373,720	3.25%	
EXPENDITURE TOTAL	\$ 193	\$ 26,479,519	\$ 1,706,840	\$ 47,302,266	\$ 28,153,327	\$ 27,749,785	\$ 31,796,994	\$ 36,094,861	\$ 40,655,404	\$ 213,459,478		
Anticipated Under-Expenditure	-		-	1,892,091	1,126,133	1,109,991	1,271,880	1,443,794	1,626,216	8,470,106	4.00%	
FUND BALANCE:												
Increase (Decrease) in Fund Balance	25,191,418		24,750,025	(20,322,051)	(1,226,756)	168,092	(2,718,513)	(5,767,642)	(9,360,567)			
Ending Fund Balance ⁹	46,803,107	47,726,409	71,553,132	51,231,081	50,004,325	50,172,417	47,453,904	41,686,262	32,325,696			
Assigned Affordable Housing Construction/Acq.		-	8,391,487	-	-	-	-	-	-	-		
Assigned for New Start Centers Supportive Housing Renovation			13,159,171	-								
Assigned for other Suppt Housing Facility Construction/Acq.	-		-	-	-	-	-	-	-			
Assigned BH Facility Construction/Acq.			3,000,000	-								
Assigned for Housing Preservation			4,608,513	-								
Assigned O&M and Services	-		-	-	-	-	-	-	-	-		
Unassigned Fund Balance	\$ 46,803,107	\$ 47,726,409	\$ 42,393,961	\$ 51,231,081	\$ 50,004,325	\$ 50,172,417	\$ 47,453,904	\$ 41,686,262	\$ 32,325,696			
	185.79%	180.24%	160.24%	204.20%	193.81%	187.16%	170.66%	144.33%	108.96%			
Notes/Assumptions:												
1 Collection of the tax began April 1, 2022. Revenue growth adjusted to 3% in 2025, then 4% per year 2026-2030.												
2 Construction of all units financed at average contribution of \$100,000/unit with other resources comprising remaining cost. 126 units completed in 2025 & 100 units completed/yr. between 2026 - 2030 at avg. O&M of \$18K/yr./unit (adjusted for inflation).												
3 Construction, acquisition/rehabilitation of emergency, brige, supportive housing												
4 2025 number of units shown are 65 Everett EGM year-round beds. In addition there are expected be 60 emergency shelter beds.												
5 Behavioral Health Note- 2025 includes a 1-time commitment of \$3m for the City of Lynwood Crisis Response Center in 2025 (included in Assigned FB @ YE 2024)												
6 Includes Services for NSCs at \$6m/yr (adusted for inflation) Beginning in 2026 & PSH Facilities at \$27k/yr/unit (adjusted for inflation) Beg 2027												
7 New Start Center O&M are County Facility Costs.												
8 Ops, Eval, and Admin Includes expenditure contingencies for Reclassifications/Pay Rate Adjustments of \$30,368 in 2025 and \$31,127 in 2026.												
9 Ending fund are awarded but unexpended balances at YE 2024 for expenditure in future periods.												

Affordable O&M/year (\$18k/unit base)							
	2024	2025	2026	2027	2028	2029	2030
# of units	0	0	66	100	100	100	100
Inflator rate		3.25%	3.25%	3.25%	3.25%	3.25%	3.25%
O&M/unit		18,000.00	18,585.00	19,189.01	19,812.66	20,456.57	21,121.41
2024 O&M							
2025 O&M		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2026 O&M			\$ -	\$ -	\$ -	\$ -	\$ -
2027 O&M				\$ 1,266,475	\$ 1,307,635	\$ 1,350,133	\$ 1,394,013
2028 O&M					\$ 1,981,266	\$ 2,045,657	\$ 2,112,141
2029 O&M						\$ 2,045,657	\$ 2,112,141
2030 O&M							\$ 2,112,141
Total O&M		\$ -	\$ -	\$ 1,266,475	\$ 3,288,901	\$ 5,441,447	\$ 7,730,434

Note:

Units built in 1 year will generate O&M costs the next year.
for example, the 150 units built in 2024 won't generate O&M costs until 2025 (and beyond)

	Suppt Housing O&M/year (\$24k/unit base)						
	2024	2025	2026	2027	2028	2029	2030
# of units	0	0	0	30	30	30	30
Inflator rate		3.25%	3.25%	3.25%	3.25%	3.25%	3.25%
O&M/unit		24,000.00	24,780.00	25,585.35	26,416.87	27,275.42	28,161.87
2024 O&M							
2025 O&M		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2026 O&M			\$ -	\$ -	\$ -	\$ -	\$ -
2027 O&M				\$ -	\$ -	\$ -	\$ -
2028 O&M					\$ 792,506	\$ 818,263	\$ 844,856
2029 O&M						\$ 818,263	\$ 844,856
2030 O&M							\$ 844,856
Total O&M		\$ -	\$ -	\$ -	\$ 792,506	\$ 1,636,525	\$ 2,534,569

New Start Centers-Services

	2024	2025	2026	2027	2028	2029	2030
Cost	\$ -	\$ -	\$ 6,000,000	\$ 6,195,000	\$ 6,396,338	\$ 6,604,218	\$ 6,818,856
Inflator rate	0%	0%	3.25%	3.25%	3.25%	3.25%	3.25%

Note: NSCs estimated Services costs of \$3m/year beginning in 2025. Roughly \$1.5 each NSC

	Suppt Housing Services/year (\$27k/unit base)						
	2024	2025	2026	2027	2028	2029	2030
# of units	0	0	0	30	30	30	30
Inflator rate		3.25%	3.25%	3.25%	3.25%	3.25%	3.25%
Services/unit		27,000.00	27,877.50	28,783.52	29,718.98	30,684.85	31,682.11
2024 Svs							
2025 Svs	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -
2026 Svs			\$ -	\$ -	\$ -	\$ -	\$ -
2027 Svs				\$ -	\$ -	\$ -	\$ -
2028 Svs					\$ 891,569	\$ 920,546	\$ 950,463
2029 Svs						\$ 920,546	\$ 950,463
2030 Svs							\$ 950,463
Total Services	\$	-	\$ -	\$ -	\$ 891,569	\$ 1,841,091	\$ 2,851,390



Snohomish County

Facilities and Fleet Department

Emergency Bridge Housing Operations and
Maintenance Plan

September 2025

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Bridge Housing Facilities Description

Snohomish County acquired two hotels in 2022 with the intent to repurpose the facilities into Bridge Housing facilities to serve the unhoused.

The Everett facility built in 1968 is located at 1602 SE, Everett Mall Way, Everett. The site consists of three buildings, each being two floors. The first, nearest the street, includes common areas and office/utility spaces on the first floor and a group of guest rooms on the second; the second and third buildings consist primarily of guest rooms. The site has 76 guest rooms that are only accessible from the exterior of the building. This facility consists of 27,130 square feet not including parking and grounds and sits on 1.28 acres of land.



The Edmonds Facility, built in 1997, is located at 22127 Highway 99, Edmonds. The building consists of three floors: The first consisting of common areas and office/utility spaces; the second and third primarily of guest rooms. The facility has 54 guest rooms that are only accessible from the interior of the building with access from the lobby elevator/stairwell or the east stairwell, located on the opposite side of the building from the lobby. This facility consists of 28,784 square feet not including the parking area and grounds and sits on 0.82 acre of land.



Participants

Human Services - is an Executive department tasked with the day-to-day overall operational site management through a contracted vendor to provide services to the intended tenants.

Facilities and Fleet - is an Executive department working in conjunction with Human Services to provide maintenance and repair of the Bridge Housing facilities which also includes construction and grounds services.

Contractor - representing Human Services, the contractor will be responsible for the day-to-day operations regarding services offered at the facilities on Human Services behalf.

Assignment of Responsibilities

Working collaboratively, Human Services and Facilities have developed a plan to address the operational structure to support the Bridge Housing facilities by developing roles and responsibilities to clearly define critical operational needs which are divided between the site operator (Contractor operating on behalf of Human Services) and the County Facilities Division.

The division of responsibilities is as follows:

Site Operator:

- Enter into a Licensing agreement with Snohomish County
- Coordinate building interior maintenance between tenants and county staff
- Notify Facilities of any additional unexpected repairs
- Unit turn-over
- Regularly patrol for trash, discouragement of loitering
- Clean common areas
- Periodic room cleaning and room inspections
- Laundry services
- Manage dumpster (trash/ recycle) services/Shredding service
- Internet/Phones/Cameras
- General Liability Insurance/Property Insurance coverages
- Front desk services, issuing room key cards, guest entry, monitor security
- Pest management
- Biohazard cleaning

Snohomish County Facilities:

- Facilitate Licensing Agreement
- Permitting
- Repair and routine facility maintenance, mechanical, plumbing, electrical, structural, building envelope, landscaping/grounds work, paint, locksmith installation/repair
- Maintain all utilities
- Monitor insurance coverages
- Manage snow/ice control
- Oversee property operational services
- Fire suppression system maintenance and testing
- Vactor services
- Elevator services
- Emergency response
- Access for City personnel (Compliance officers, inspectors, etc.
- Meth testing (Annually)

Category	Activity	Site-Operator Responsibility	Facilities Dept. Responsibility
Enter into an Operating Lease Agreement with the Snohomish County Facilities and Fleet Department delineating Agency and County responsibilities.	Licensing agreement between Snohomish County Facilities Dept. and Site Operator delineating roles and responsibilities	x	x
Facility renovations prior to occupancy.	Responsible for property ownership and project development coordination through acquisition and rehabilitation phase until occupancy		x
	Monitor and oversee the work of consultants, contractors, subcontractors involved in property renovations		x
	Secure, or cause to be secured, all necessary permits and land use approvals		x
Category	Minor repair and routine maintenance		x
	Coordinate with participants and maintenance staff to facilitate maintenance activities	x	
	Timely notification of repair needs	x	
	Minor Plumbing		x
	Minor Electrical		x
	Minor Repairs		x
	Landscaping		x
	Unit turnover	x	
	Regularly patrol property, maintain cleanliness, pick up garbage, discourage loitering.	x	
	Clean common areas	x	
	Periodic room cleaning	x	
	Routine room inspections	x	
	Laundry	x	
	Oversee and establish utility and related property operational services		x
	Procure Waste Management drop off receptacles?	x	
	shredding services confidential	x	
	Internet	x	
	Phone	x	
	Sewer		x
	Water		x
	Gas/Electrical		x
	General liability insurance	x	
	Property insurance coverages		x
	Security	x	
Meal services	Prepare, store, and serve meals		
Key cards	Code cards, retrieve cards, replace cards. Both hotels have a card (maybe fab) system.	x	
Front Desk	Monitor front desk, participant/guest entry, monitor security cameras	x	
Work collaboratively with on-site service provider to create a clean, dignity affirming environment that supports the wellness and recovery of participants. The selected agency shall execute an MOU with the on-site service provider delineating roles and responsibilities.		x	x
Work collaboratively with the County, local jurisdiction, surrounding neighborhood, and key community partners such as law enforcement and EMS. The selected agency shall participate in a Good Neighbor Agreement		x	x
Work collaboratively with the County and on-site provider to develop a Code of Conduct which shall include behavioral expectations, safety protocols, visitor policy, participant rights, and grounds/process for termination from the project.		x	x
Manage the property in accordance with low-barrier principles and create access to the project where services will be offered without preconditions such as sobriety, mental health treatment, or service participation requirements.		x	x
Specialized Services. May be performed by subcontractors. Some contracts for specialized services may cover both locations.	Electrical		x
	Plumbing		x
	Specialized grounds work		x
	Snow removal		x
	Pest management	x	
	Vactor services for drains on the property		x
	Elevator services		x
	Fire system testing		x
	HVAC maintenance?		x
	Industrial laundry repair services		x
	Meth testing when needed	x	x
	Biohazard cleaning	x	

Operations and Maintenance Plan

This Facilities Operations and Maintenance (O&M) plan provides the application of resources of labor, time, equipment, and capital to best meet the physical needs of the properties and service the needs of residents consistent with the goals of Human Services. This Operations and Maintenance Plan provides procedures for the effective performance of maintenance, repairs, and operational functions:

- To provide a Planned Maintenance Program for the bridge housing facilities
- To ensure a timely response by maintenance technicians to emergent work
- To provide an organized method of tracking work orders prepared by type of work
- To control and minimize the backlog of maintenance work orders
- To ensure maintenance staff are appropriately assigned, trained, staffed and supervised
- To provide a program for repairing and returning vacated units to occupancy status in an acceptable time frame
- To address the routine maintenance program
- To allow for cyclical and preventative maintenance of the facilities
- To provide supervision and quality assurance on maintenance work carried out by Facilities contractors
- To address grounds maintenance and property management

The Facilities Division has an established comprehensive program for preventative and predictive maintenance to keep building equipment in good working condition, including, at a minimum, a fixed schedule and protocols for inspection, monitoring, testing, vibration analysis, calibration, adjustments, lubrication, fluid changes/replacement, cleaning/flushing, resistance testing, component replacement, and other measures commensurate with industry best practices, warranty compliance requirements, and manufacturer recommendations. The program is designed for timely completion of all required equipment inspections, tests, certifications and permit applications/renewals in compliance with all applicable law, regulation, code and manufacturer's recommendations to minimize disruption to the continuity of business operations at a facility.

Priorities have been established to address urgent requirements while also providing systematic maintenance to keep the facilities physical condition to the highest standard possible to extend the useful life, and lower operating and upkeep cost. These facilities will be under great public scrutiny and the goal of the established O&M plan is to support well-maintained facilities. The Maintenance Program also enhances resident satisfaction and encourages resident cooperation. Maintenance will typically follow the priority protocols currently in place in the Facilities Department:

Emergency – Life threatening, building degradation, or extreme property damage (Flooding, Fire, gas leak etc.)

Urgent – High priority work to keep the facility operational and prevent interruption of services (Roof leak, plugged drains, power outage etc.)

Routine – Planned preventative maintenance of the facilities (Filter changes, monthly, quarterly, yearly systems checks, painting, general work etc.) and general customer requests (responsive work for malfunctioning, broken or damaged infrastructure)

A rough order magnitude of estimated annual operating and maintenance costs are shown below. The estimated costs will be pro-rated from construction completion.

2026	
Bridge Housing Operations and Maintenance Estimated Annual Costs (ROM)	
Facility	Estimated Annual Costs
(Not including decontamination cost)	
<u>Everett Facility (27,130 sq ft)</u>	
Operations and Maintenance	973,700
Staffing Salaries and Benefits	357,988
Sub total	\$1,331,688
<u>Edmonds Facility (28,784 sq ft)</u>	
Operations and Maintenance	1,027,631
Staffing Salaries and Benefits	357,988
Sub total	\$1,385,619
Total estimate for both facilities	\$2,717,308

Operational Plan - Testing for Methamphetamine Contamination

The County intends to test for presence of methamphetamine, as defined in RCW 64.44.010(4)(a), under the following circumstances:

1. When the County confirms that methamphetamine was used or manufactured within the facility, or
2. Housing room turn-over (upon vacancy and prior to new tenant occupancy)
3. At least once per year in housing facilities if circumstances 1 and/or 2 above have not been engaged.

If test results are negative for methamphetamine, or below the decontamination standards set by the state department of health, no decontamination will occur.

If test results are positive for methamphetamine and exceed the decontamination standards set by the state department of health, the County will decontaminate according to the guidelines set by the state department of health or local health officer.

Facilities Maintenance Structure

Snohomish County Facilities utilizes an on-site maintenance structure comprised of a Maintenance Manager who will oversee the operations of a staff comprised of 1 Supervisor, 1 Electrician and 4 General Maintenance Technicians to work various shifts and be available on-call after hours, ensuring response coverage for all levels of service.

The Supervisor will be tasked to make daily communication with the Human Services contracted operator to ensure issues of the day are addressed and assigned. The Supervisor will also be responsible for communication with the Facilities Manager on any issues outside of regular standard daily maintenance that may require management input or project coordination.

It is the intent of the Facilities Department to have the Everett and Edmonds facilities be the primary priority for the above-mentioned staffing. It is also the intent of the department to utilize staffing with specialized trades when available to help service other county facilities when available or needed to promote efficiency and productivity of the department. Facilities will also track non-bridge housing work activity separately so that accounting of time is recorded appropriately in the department CMMS system.

The staffing will initially be deployed during regular Facilities business hours, typically 6am to 5pm, Monday thru Friday. As the program grows, reassessment will occur to determine if adjustment is needed in Facilities personnel operational hours, which may include day and swing shifts or other additional shifts. Flexibility will be maintained to make future adjustments after occupancy takes place to meet operational needs of the facilities. It is expected that the assigned staff will participate in the standard On-Call rotation during off hours, weekends and holidays should an emergent issue arise that requires an immediate response by a technician.

To maintain the bridge housing facilities adequately, and support the work of Facilities staff, the department plans to acquire two additional electric vehicles to support repair and maintenance activities. The vehicles are typically stocked with the most utilized repair components as well as basic tooling to care for the facilities.

Budget release of all FTE at the onset will permit all employees to be learning the County processes, protocols, computerized maintenance management software system, obtaining specialized training recommended by the Safety Officer, and acquaint staff through the construction activities with the buildings, building systems, and locations of facility equipment behind walls, above ceilings, etc.

Facilities Maintenance Contracts

It is the intent of the Facilities Department to utilize the current collection of standing On-Call, as needed and performance contracts used by the Facilities department in the course of business when required expertise or resources are not available in-house.

Some additional On-Call contracts may be required to appropriately service the Everett and Edmonds facilities based on need and will be monitored by the Facilities department.

Maintenance Procedures

The Facility Supervisor will manage and track technician work through the Facilities' Computerized Maintenance Management System, Archibus. The department maintains standard operating procedures for each type of work order request with regular reviews and report generation to ensure levels of service are maintained. Periodic review will take place of all work orders in queue to evaluate and prioritize for completion. All preventative maintenance work will be planned and based on pre-built schedules per facility component. As new requests are logged into the system, re-scheduling of the day's workload by the site Supervisor may be required to work within the established priorities.

Maintenance Work Order Process

Priorities have been established to address emergency and urgent requirements while also providing systematic maintenance to keep the facilities in a good state of repair, extend their useful life, and lower operating and upkeep costs. The Facilities Maintenance Program will also enhance resident satisfaction and will encourage cooperation. Maintenance work will be performed according to the following priorities:

1. Emergency
2. Urgent
3. Routine
4. Preventative maintenance/deferred/cyclical
5. Extraordinary/Capital projects

The Facilities Management division maintains an established 24/7 call service where emergent issues can be reported during off hours, weekends and holidays. Facility staff will be placed on an on-call rotation schedule for immediate response should an issue arise during non-standard work hours.

Emergency work orders

When conditions at a facility are hazardous to life, health, or safety the Facilities department will make repairs or otherwise bring in outside resources to abate the situation within 24 hours.

Hazardous conditions may include:

- Any condition that jeopardizes security of the facilities
- Major plumbing water leaks or flooding
- Natural Gas leaks
- Any electrical issue that may cause shock or fire

- Utilities that are out of service including loss of hot water
- Any conditions that present the imminent possibility of injury
- Obstacles preventing egress to the facilities

Urgent Work Orders

When a high priority work order is submitted to restore functionality to secondary systems or minimize impacts caused by service interruptions, the urgent work order will be completed within 72 hours of issuance.

Routine Work Orders

Routine maintenance can be programmed maintenance or requested maintenance. Work is completed to the greatest extent possible within time and budget constraint. This includes tasks that need to be completed on a regular basis to keep the physical property in good shape (i.e., inspections, mowing, raking, vacancy refurbishment, etc.). The Facilities staff will complete or correct non-emergent work orders within 7 days from issuance. If a work order cannot be completed within the allotted time due to circumstances beyond county control such as parts availability, weather conditions and so on, it will be the responsibility of the Facilities Supervisor to relay the information of a delay to the Human Services contracted Site Operator.

Preventative Maintenance/Deferred/Cyclic Work Orders

Preventative maintenance is work which must be done to preserve and extend the useful life of various elements of the physical property and avoid emergency situations. Preventative maintenance (PM) work orders will be scheduled and tracked through the Facilities departments Archibus work order system. This system is programmed to auto-generate reoccurring work orders and can be set for issuance on an annual, semi-annual, quarterly, weekly or as needed basis.

Extraordinary/Capital Projects

This is work that is preplanned and implemented based on specific strategies to address various issues. Special projects and capital plans will align with maintenance plans to ensure any alterations new to the facilities are incorporated into the overall maintenance schedule upon completion. Special projects and capital projects will align with the County's green building code and be subject to the Energy Management Plan and Operation and Maintenance Plan for Clean Buildings Act compliance.

Capital Improvement Plan. The Facilities Division prepares, develops, maintains and submits a comprehensive five-year rolling capital improvement plan identifying, documenting and

explaining short and long term infrastructure renewal, enhancement, upgrade and replacement needs for county-wide facilities with a specific emphasis on the reliability of critical systems, continuity of business operations, and the probability of infrastructure capacities (i.e., electrical, mechanical) being exceeded by future operational demand.

Staffing:

Staffing levels have been developed to cover all necessary trades to maintain the facilities to existing County levels of service for 24-hour occupied buildings. The staffing plan consists of six FTE including a licensed electrician, a locksmith, maintenance technicians to ensure adequate coverage for 24-hour occupied buildings including on-call, after-hour response, and a supervisor.

Job descriptions for proposed staffing positions are attached.

Facility Maintenance Supervisor I

BASIC FUNCTION

To supervise the work of technical employees in up to two maintenance divisions and at least ten employees engaged in the full range of facility repair and maintenance work including building, security and fire systems, equipment, access, dispatch, minor remodel and construction projects and other related tasks in assigned County buildings including Corrections.

Job Duties

STATEMENT OF ESSENTIAL JOB DUTIES

1. Plans, organizes, directs and controls work activity of up to two facilities maintenance divisions as prescribed by professional standards; recommends and revises work procedures to meet service needs.
2. Supervises the repair, maintenance and renovation of County facilities; determines work priorities, prepares schedules and assigns tasks; coordinates operations with other divisions, departments and contractors to minimize conflicts and delays; and inspects work in progress and on completion to ensure compliance with instructions, procedures, standards and timelines.
3. Acts as a technical resource for staff resolving problems; oversees the preparation of work products necessary to carry out functions and operations of the work group while remaining consistent with county and department standards, principles, methods and priorities; signs off on appropriate documents as required.
4. Develops and implements policies, procedures and multiple budgets related to specific work group functions and ensures that area of operations complies with applicable federal and state laws, regulations and guidelines, and with county ordinances, policies and procedures.
5. Coordinates operations and promotes partnerships with other county departments and programs, outside agencies, citizen groups and the general public as necessary; provides technical assistance to other public agencies or sections as required.
6. Plans, schedules, supervises, and evaluates the work of subordinate employees; provides instruction, training, coaching and assistance as necessary; completes personnel actions including evaluations and discipline; participates in personnel processes including hiring, promotions, transfers and terminations.
7. Monitors and inspects work in progress and upon completion to ensure timely completion and compliance with instructions, procedures, and standards; assists subordinates as necessary, and resolves construction and maintenance problems as required; enforces safety rules and regulations.
8. Reviews and evaluates work methods and procedures to ensure safe working conditions and efficient operations and recommends changes as necessary.
9. Prepares work estimates including material, equipment and labor requirements; requisitions items for regular operations and to maintain inventories; establishes internal controls to safeguard equipment, material and supplies; arranges equipment rentals as required; approves routine purchases; monitors expenditures; investigates overages and irregularities; and assists with preparing and administering annual program budgets including personnel costs.
10. Responds to inquiries from internal customers regarding specific facility maintenance problems or issues.
11. Matches budget, equipment, supplies and human resources with needs; sets priorities within the building management program.
12. Interprets and maintains physical plant in compliance with applicable building, health, safety, fire and environmental codes and regulations; initiates required corrective action.
13. Develops, recommends, and implements preventative maintenance programs as required.
14. Maintains records, prepares reports and composes correspondence relative to the work.
15. Serves as liaison to building occupants, identifying and resolving current and potential maintenance problems.
16. Recommends, directs and enforces management policies and procedures to ensure harmonious tenant and employee relations.
17. Reviews building maintenance contracts, monitors activities of service employees and consults with contractual supervisors to ensure compliance with contract specifications.

STATEMENT OF OTHER JOB DUTIES

1. Supervises emergency repairs and services as required.
2. Conducts inspections to ensure that facilities are properly maintained.
3. Inspects work in progress and evaluates facility construction and renovation projects to ensure compliance with instructions, procedures, standards and timelines.
4. Maintains complete inventory of equipment; develops, implements and monitors preventative maintenance schedules to ensure maximum longevity of equipment; and determines replacement, repair and maintenance needs.
5. Participates in developing program short and long term plans, goals and objectives; facility policies, procedures and rules; and required reports as needed.
6. Advises department director and managers regarding facility issues and problems and other staff as necessary.
7. Provides input into the development of long-range budget and planning information.
8. May perform duties of subordinates as needed.
9. Performs related duties and special projects as required.

Minimum Qualifications

Ten (10) years of experience performing a variety of skilled commercial building and grounds maintenance and repair work including experience supervising maintenance of complex building control systems, HVAC systems, digital security systems, and electrical systems, operation of a variety of motorized construction and maintenance equipment and a minimum of four (4) years supervisory experience; OR, any equivalent combination of training and/or experience that provides the required knowledge and abilities. Must pass job related tests.

SPECIAL REQUIREMENTS

A valid State of Washington driver's license is required for employment.

A valid First Aid Card is required for employment.

A job offer will be conditioned on satisfactory results of a criminal background investigation and post offer physical exam or inquiry.

Additional Information

KNOWLEDGE AND ABILITIES

Knowledge of:

- standard methods, practices, tools and equipment of facilities management
- principles and practices of supervision, program planning and customer service
- standard methods, techniques, tools, materials, and equipment used in all phases of construction, maintenance, and repair work
- carpentry, gardening, electrical and mechanical systems, landscaping, plumbing, and heating and ventilation equipment
- relevant building, electrical, fire, mechanical, and related codes and ordinances
- the capabilities, uses, and maintenance of standard motorized construction and maintenance equipment
- preventative maintenance methods and procedures
- custodial and maintenance techniques
- basic practices of accounting and budgeting
- occupational hazards and safety rules and regulations
- first aid methods and techniques

Ability to:

- plan, schedule, supervise, and evaluate the work of subordinate employees
- solve problems on an immediate basis

- identify and solve administrative problems
- enforce security regulations
- analyze and determine resource requirements for all types of construction, maintenance, and repair work
- read, interpret, and work from a variety of blueprints, drawings, sketches, and work orders
- train and supervise lower-level employees
- perform skilled work in a number of different building, construction, electrical, and mechanical trades areas
- use a wide variety of hand and power tools skillfully and safely under a variety of work conditions
- operate and maintain a variety of standard motorized construction and maintenance equipment
- read, understand, and enforce safety rules and regulations
- recognize and correct unsafe working conditions
- analyze a variety of construction, maintenance, and repair problems, and take appropriate remedial action
- communicate effectively, both verbally and in writing
- maintain complete and accurate written records, and prepare required reports
- establish and maintain effective working relationships with superiors, subordinates, coworkers, and the general public

PHYSICAL EFFORT

The work may involve occasional manual labor tasks and/or the operation of a variety of construction and maintenance equipment, as necessary.

SUPERVISION

The employee reports to and receives general direction from an administrative superior, as assigned. The work requires considerable independent judgment by the employee who has considerable latitude in scheduling and assigning work to subordinate employees. The work is reviewed through status reports and results obtained.

WORKING CONDITIONS

The work is performed at a variety of work sites including outdoors in all types of weather conditions and involves exposure to a variety of hazardous work conditions. Administrative work is usually done in a normal office environment.

The work is primarily performed at an assigned facility maintenance shop, with field trips as necessary to coordinate operations, supervise staff and repairs, and attend meetings.

The work may be performed at the County Corrections Center, Denny Juvenile Justice Center and other critical work environment which may present inmate work hazard situations. The employee is required to be on-call outside normal office hours and work evenings, weekends and holidays as required.

Supervisory responsibilities include various trades and numerous facilities used for general operations and specialized functions such as medical examiner, corrections, juvenile detention, law and justice, emergency services, non-profit and public assembly in addition to leased properties; several facilities are open 24 hrs, 7 days a week; and Facilities Maintenance is a first responder in a variety of emergency situations.

Snohomish County is an Equal Employment Opportunity (EEO) employer.
Accommodations for individuals with disabilities are provided upon request.

[EEO policy and ADA notice](#)

Reference

Class Established: July 2010
Revised: May 2020; May 2023
EEO Category: 8 - Service Maintenance
Pay Grade: 246 - Classified Pay Plan
Workers Comp: 1501 Hazardous

Electrician III

BASIC FUNCTION

To support the Facilities Maintenance Division in performing electronic and electrical work at Facilities Maintenance facilities.

Job Duties

STATEMENT OF ESSENTIAL JOB DUTIES

1. Installs, maintains, troubleshoots, and repairs all electrical systems and equipment including high voltage systems (motor control centers; hydraulic, water, and air handling motors; emergency generators; ignition systems; lighting; etc.), low voltage systems (digital and analog I/O; receptacles; fire; security; HVAC; lighting; etc.), and communication systems (Ethernet, telephony, Wi-Fi, radio, etc.).
2. Installs, maintains, troubleshoots, and repairs advanced electrical systems including industrial/commercial control system (ICS), supervisory control and data acquisition (SCADA), and programmable logical controller (PLC).
3. Designs, codes, tests, troubleshoots, and adjusts PLC software to ensure safe, efficient operation of equipment.
4. Completes and maintains electrical records, including permits, work orders, and as-builts.
5. Participates in the design and construction of advanced electrical and electronic systems including specifications, plans, and standard operating procedures (SOP). Reviews electrical and electronic systems designed by consultants for technical adequacy; makes periodic-inspection of contractor's work to ensure installations are constructed according to plans and specifications.
6. Interprets blueprints, sketches, and other instructions; may draw or sketch work to be performed.
7. Performs other electrical preventative maintenance, installation and repair duties as required.
8. Procures equipment, materials, parts and supplies; conducts research into the technical aspects of machinery and equipment. Provides purchase request information and justification as needed; reviews purchase specifications as required.
9. Installs, tests, terminates and repairs fiber optic cable and auxiliary components.

STATEMENT OF OTHER JOB DUTIES

1. Performs other duties as required.

Minimum Qualifications

Technical training in electrical systems; and six (6) years of experience as a journey level electrician; which includes three (3) years of experience in the installation, maintenance and repair of advanced electrical systems, including the electrical, electronic, and mechanical components of ICS, SCADA, and PLC; OR, any equivalent combination of education and/or experience which provides the required knowledge and abilities. Must pass job related tests.

SPECIAL REQUIREMENTS

A valid Washington State Department of Labor Journey Level Electrician License (EL01) is required.

A valid Washington State Driver's License is required.

A job offer will be conditioned on satisfactory results of a driver's license abstract.

Possession or ability to obtain a valid First Aid/CPR Card is required within six (6) months of employment.

Possession or ability to obtain forty (40) hour HAZWOPER certification within six (6) months of employment. Must maintain valid forty (40) hour HAZWOPER training certification while in position.

Possession or ability to obtain confined space entry certification within six (6) months of employment. Must maintain valid confined space entry certification while in position.

Employment will be conditioned on satisfactory results of a post offer drug screen test, a medical examination, and a Physical Capacities Evaluation performed by a qualified healthcare professional selected by Snohomish County.

PROMOTIONAL REQUIREMENTS

Electrician II level employees may be promoted to the Electrician III level if they meet the following requirements:

- Twenty-four (24) months of satisfactory service at the Electrician II level;
- Completion of at least twenty-four (24) clock hours of supervisory-approved training while at the Electrician II level, including classes in programmable logic controller (PLC) hardware and software; and
- Passing score on an advancement test.

Additional Information

SUPERVISION

The work is performed under the supervision of a Facilities Supervisor or – Lead as assigned and requires considerable independent judgment by the employee. Work is reviewed through status reports, staff meetings, and results obtained which may be spot checked for technical adequacy, and conformance with work orders, plans and specifications. May fill in as Lead

WORKING CONDITIONS

The work is performed indoors and outdoors in all types of weather at work sites throughout Snohomish County. Walking over rough terrain and working in confined spaces with hazardous gases and obnoxious odors present is required. Employees will wear County supplied safety gear as required. Operation of a motor vehicle on public roads is required.

Work in this class involves rotating shift assignments and requires employees to work evenings, weekends, holiday overtime and be on call as required.

Snohomish County is an Equal Employment Opportunity (EEO) employer.
Accommodations for individuals with disabilities are provided upon request.

[EEO policy and ADA notice](#)

Reference

Class Established: January 2020
EEO Category: 7 – Skilled Craft Workers
Pay Grade: 242 - Classified Pay Plan
Workers Comp: 1501 – Hazardous

Facilities Technician IV

BASIC FUNCTION

A journey level maintenance technician in electrical, mechanical, building security, or fire system disciplines. Leads for multiple disciplines as assigned. Proficient in industry-standard practices and vendor-independent troubleshooting, and understands programming and repair procedures related to lighting, electrical distribution, heating, ventilation, and air-conditioning (HVAC), card access security systems, fire alarm systems, or security systems as assigned. This position leads and mentors other maintenance workers and inspects others' work. Only those essential job duties that are targeted to an individual's areas of expertise are required, at management's discretion.

Job Duties

ESSENTIAL JOB DUTIES:

May be assigned to any of the following specialty areas and act as subject matter expert in that area. The general job duties apply to all areas of focus.

ELECTRICAL FOCUS:

1. Maintains and troubleshoots facility equipment and systems for communications and for the generation, distribution and utilization of electricity; installs new electrical panels and transformers for electrical distribution systems; replaces components as required and repairs low voltage and most types of electrical systems and equipment up to 600 volts. Updates blueprints and data bases to show changes to systems.
2. Designs, confidence tests, programs, and modifies building electrical systems which may include programmable logic controllers (PLC) and related ladder logic connecting inputs from switches, sensors, bar codes and/or machine operator data providing output controls for motors, indicator lights, lighting equipment, and/or building security.
3. Recommends the purchase, modification, installation, maintenance, and operation of electrical systems, lighting, and components for optimum operation and energy conservation.
4. Establishes and follows preventive and predictive electrical systems and equipment maintenance for long term cost effectiveness; periodically inspects all buildings' electrical equipment; advises as to corrective and preventative maintenance measures needed; identifies and implements any necessary changes to operation instructions for electrical equipment or systems.

MECHANICAL FOCUS:

1. Maintains and troubleshoots building system, kitchen, heating, cooling and plumbing equipment and systems; replaces components as required and repairs low voltage electrical systems to maximize building efficiency with consideration for tenant comfort.
2. Designs, confidence tests, programs, and modifies building control systems which may include programmable logic controllers and related ladder logic connecting inputs from switches, sensors, bar codes, and/or machine operator data providing output controls for motors, indicator lights, lighting equipment, and/or building control warning systems.
1. Recommends the purchase, modification, installation, maintenance, and operation of HVAC and plumbing systems and their components for optimum operation and energy conservation.
2. Establishes and follows preventive and predictive maintenance for long term cost effectiveness; periodically inspects all buildings' HVAC equipment; advises as to corrective and preventative maintenance measures needed; identifies and implements any necessary changes to operation instructions for HVAC equipment or systems.
3. Participates in and provides technical advice for periodic energy compliance testing and inspections for elevators, boilers, pressure vessels, etc.

BUILDING SECURITY SYSTEMS FOCUS:

1. Designs, plans, implements, install, programs and troubleshoot facility low voltage electrical, mechanical, and security access control systems per industry standards. Performs system confidence tests. Provides preventive maintenance to reduce equipment downtime and energy efficiency. Evaluates technical adequacy and liability of devices that support safe operations.

2. Participates in the design, programming, replacement and maintenance of security systems, fiber optic systems, electronic surveillance systems, audio systems, and any other electronic security systems as required.
3. Recommends the purchase, modification, installation, maintenance, and operation of building security systems, badge access systems and components.
4. Establishes and follows preventive and predictive maintenance for long term cost effectiveness; periodically inspects all buildings' security equipment; advises as to corrective and preventative maintenance measures needed; identifies and implements any necessary changes to operation instructions for building security equipment and systems.

FIRE SYSTEMS FOCUS:

1. Participates in the design, programming, replacement and maintenance of facility fire systems.
2. Recommends fire detection equipment, alarm systems, and fire extinguishing devices and systems and specify required components.
3. Recommends the purchase, modification, installation, maintenance, and operation of fire protection systems and their components.
4. Participates in and oversees annual compliance testing and inspections for all fire systems including fire alarm confidence testing, elevators fire recall, sprinkler risers flow, smoke heads, fire extinguisher and fire horn/ strobe, etc.

GENERAL JOB DUTIES:

1. Develops and revises written preventative maintenance procedures, monitoring programs and warranty tracking programs; interfaces with computerized maintenance management system (CMMS) work order tracking, inventories and records.
2. Identifies and recommends back-up plans for single point of failure components, PLCs, and systems. Keeps meticulous records and shares input and advice with Building Controls Team.
3. Performs all duties in accordance with established safety procedures; recommends changes to enhance safety; ensures compliance with jurisdictional authority and correct interpretation of building code; ensures efficient use of power, safe disposal of hazardous material and recycling of reusable material; follows/abides by all applicable codes for their work discipline.
4. Plans complex repairs and service work, identifies systems and operations affected and the steps required to safely complete the work with minimum risk and impact to operations documented on a work plan.
5. For assigned systems, provides administrative oversight regarding system access for county staff and monitoring companies, tracks and communicates authority levels for system access as required.
6. Leads staff, supervises temporary help, or work release inmates; conducts orientation and training. Mentors and develops back-up support within the maintenance team.
7. Assists with the planning of labor, plans material for designated jobs, requests and evaluates supplier quotations, meets with County staff to determine their needs and estimates project costs and timelines.
8. Responds to emergencies and supports team when called after hours.
9. Interprets all applicable local, state and other applicable codes such as National Electrical Code, National Fire Code (NFPA), as well as blueprints, sketches and other instructions.
10. Closely coordinates work with customers, provides critical work plans, draws work to be performed, updates blueprints, specifies components, ensures successful code inspections and develops "as built" drawings upon completion of projects.
11. Periodically inspects all buildings and equipment; advises as to corrective and preventative maintenance measures needed; identifies and implements any necessary changes to operation instructions for equipment or systems;
12. Performs duties as assigned, including any duties of Facilities Technicians I, II, and III.

Minimum Qualifications

MINIMUM QUALIFICATIONS

Six (6) years of journey level experience in an assigned discipline, performing a variety of skilled building maintenance work or any equivalent combination of training and/or experience which provides the required knowledge and abilities. Must pass job related tests.

PREFERRED QUALIFICATIONS

Journey level or greater skill level in three of four major areas of concentration: Electrical, Low-Voltage Digital Systems (fire alarm, building automation controls, security, closed-circuit television (CCTV), etc), Access Controls, Mechanical and HVAC. A breadth of competencies in Electrical, Elevator, Fire Alarm, Boiler, Sprinkler, Systems and PLC programming, Plumbing, Refrigeration supported by certifications or licensing issued by a Federal, State, County or Municipal Authority is preferred.

SPECIAL REQUIREMENTS

A valid Washington State Driver's License.

A valid First Aid and CPR card within six (6) months of employment.

Possesses Washington State Electrical License: General journey level electrician (01) or equivalent demonstrated experience. (when area of concentration is electrical) or;

Possesses Washington State Electrical License: Specialty electrician, HVAC/refrigeration system (6A), or HVAC/refrigeration - restricted (6B), and North American Technician Excellence (NATE) certification or equivalent demonstrated experience. (when area of concentration is mechanical) or

Possesses Washington State Electrical License: General journey level electrician (01), or Specialty electrician, Limited energy system (06), or equivalent demonstrated experience.(when area of concentration is building security systems) or

Possesses Washington State Electrical License: General journey level electrician (01), or Specialty electrician, Limited energy system (06), or equivalent demonstrated experience. (when area of concentration is building security systems) or

Possesses Washington State Electrical License: General journey level electrician (01), or Specialty electrician, Limited energy system (06), or equivalent demonstrated experience. (when area of concentration is fire systems)

A job offer will be conditioned on satisfactory results of a criminal history background investigation, and post offer physical exam or inquiry. When assigned to the Airport, must pass a fingerprint-based Criminal History Record Check (CHRC) as required by TSA.

A written and field test may be required.

Additional Information

KNOWLEDGE AND ABILITIES

Knowledge of:

- All phases of standard building and grounds maintenance work;
- The tools, materials, methods and techniques associated with routine carpentry, electrical, plumbing and mechanical maintenance work;
- building systems, security systems, electrical systems and related PLC programming, troubleshooting and confidence testing;
- mechanical and electrical locking and signaling systems and keyways;
- safety regulations and the hazards associated with the work;
- detention facility security requirements;
- basic first-aid methods and procedures.

Ability to:

- Plan and direct complex repair and service work in an emergency event following established procedures;
- communicate effectively with customers, supervisors, managers and peers and people of all ages and from a variety of cultural, economic and ethnic backgrounds;
- diagnose and troubleshoot complex electrical, mechanical and plumbing problems and perform needed repairs;

- use a variety of hand and power tools and test equipment skillfully and safely under a variety of work conditions;
- learn how to operate and maintain maintenance equipment and newly installed devices as required by the position;
- perform strenuous physical work;
- Read, understand and follow safety rules and regulations, blueprints, and work requests;
- Document work performed and time on CMMS system;
- Operate and work from a lift.

PHYSICAL EFFORT

The work involves a variety of manual labor tasks requiring some strenuous physical effort such as lifting objects weighing up to seventy-five (75) pounds.

SUPERVISION

The employee is expected to think and work independently, without supervisory direction at the detail level. The employee will be responsible for prioritizing their own work load. The employee's work will be reviewed and spot checked to insure timely completion and compliance with work orders, plans and specifications. May fill in as lead worker.

WORKING CONDITIONS

The work may require outdoor work in all types of weather at multiple sites including facilities that are open 24 hours, 7 days per week. The job may involve working at considerable heights; in confined spaces; and in occupied secure detention facilities. Employees are exposed to a variety of hazards such as working near potentially dangerous prisoners, traffic, equipment and high-voltage power plus exposure to dust, fumes, grease, refuse, hazardous materials, bodily fluids and inclement weather. The work is performed in a maximum security detention facility.

Employees may be required to work evenings, weekends, and holidays, and be on call when necessary.

Snohomish County is an Equal Employment Opportunity (EEO) employer.
Accommodations for individuals with disabilities are provided upon request.

[EEO policy and ADA notice](#)

Reference

Class Established: October 2007
Revised: December 2007, October 2013, August 2014, May 2020
EEO Category: 7 – Skilled Craft Workers
Pay Grade: 239 - Classified Pay Plan
Pay Grade: 239 - Corrections Support Classified Pay Plan (Detention)
Workers Comp: 1501 Hazardous

Facilities Technician III

BASIC FUNCTION

To perform a variety of semi-skilled and skilled building tasks including a variety of routine building, electrical and plumbing repairs, routine mechanical maintenance and service work, electronic troubleshooting and repair and perform in an institutional setting. Only those essential job duties that are targeted to an individual's area of expertise are required.

Job Duties

ESSENTIAL JOB DUTIES

1. Performs a variety of building repairs such as repairing or replacing baseboard molding, ceiling and floor tile, doors, locks and windows, patching leaking roofs and similar work.
2. Performs a variety of rough and finish carpentry work including remodeling a variety of structures and construction of new casework.
3. Hangs and/or repairs paneling, plasterboard and other drywall materials; tapes, spackles and sands drywall and prepares it for painting.
4. Paints a variety of interior and exterior building surfaces, fixtures and furniture; prepares surfaces for painting by sanding, scraping, washing and filling as necessary; mixes paints, stains, varnishes, epoxies and other protective coatings as required; applies paint or other protective coatings to surface being finished using brushes, rollers and/or spray painting equipment.
5. Performs a variety of minor electrical repairs such as replacing or repairing broken fixtures, outlets or switches. Working under the supervision of a Certified 01, 06 or 07 Electrician, installs new voltage lines from low voltage 24 volt to high 480 three phase volts.
6. Troubleshoots basic electronic components. Analyzes and replaces video cameras and monitors a variety of intercom systems including telephones.
7. Troubleshoots and repairs locks, sliders and bi-fold doors.
8. Installs, maintains and repairs a variety of plumbing fixtures and systems including faucets, flushometers, sinks, toilets, urinals and water drain lines.
9. Welds a variety of objects to include rails, tables and chairs, boiler plate, etc., using AC and DC arc welder.
10. Inspects, maintains and services heating, ventilating, HVAC units and other mechanical equipment which conditions the interior atmosphere; lubricates and services pumps, motors, drive belts and adjusts equipment as necessary; cleans and performs minor repairs on oil burners and boilers including controllers.
11. Builds and installs concrete catch basins, retaining walls, walkways and other structures as directed; builds concrete forms and places reinforcing steel as required; mixes and pours concrete; trowels, sweep edges and finishes new concrete as necessary. Repairs holes in existing block and concrete structures using epoxies, patching cement and other fillers.
12. Inspects, maintains and services gas and electrical appliances as found in a large, self-contained institutional kitchen; this includes, but is not limited to, ovens, grills, deep fryers, dishwasher, food carts, and basic refrigeration equipment and compressors.
13. Ensures efficient use of power, safe disposal of hazardous material and recycling of reusable material.
14. Enters data into computer for maintenance service requests, including task status and inventory control information.
15. Other duties as assigned or required which may include any or all duties of Facilities Technicians I and II.

Minimum Qualifications

Four (4) years' experience performing a variety of skilled building maintenance work; or any equivalent combination of training and/or experience which provides the required knowledge and abilities. Must pass job related tests.

SPECIAL REQUIREMENTS

A valid Washington State driver's license.

Valid First Aid and CPR cards within six (6) months of employment.

A job offer will be conditioned on satisfactory results of a criminal history background investigation, and post offer physical exam or inquiry.

A written and field test may be required.

Additional Information

KNOWLEDGE AND ABILITIES

Knowledge of:

- all phases of standard building and grounds maintenance work
- the tools, materials, methods and techniques associated with routine carpentry, electrical, plumbing and mechanical maintenance work
- mechanical and electrical locking and signaling systems and keyways
- the hazards associated with the work
- safety rules and regulations
- correctional facility security requirements
- basic first-aid methods and procedures
- detention facility security requirements

Ability to:

- communicate effectively with people of all ages and from a variety of cultural, economic and ethnic backgrounds
- perform skilled work in a number of building and construction trade areas
- diagnose and troubleshoot routine electrical, mechanical and plumbing problems and perform needed repairs
- read, interpret and work from a variety of blueprints, drawings, sketches and work requests
- use a variety of hand and power tools and test equipment skillfully and safely under a variety of work conditions
- learn how to operate and maintain maintenance equipment and newly installed devices as required by the position
- perform strenuous physical work
- read, understand and follow safety rules and regulations
- understand and follow oral and written instructions
- establish and maintain effective work relationships with superiors and co-workers
- deal courteously and tactfully with the general public

PHYSICAL EFFORT

The work involves a variety of manual labor tasks requiring some strenuous physical effort such as lifting objects weighing up to fifty (50) pounds.

SUPERVISION

Employees report to a Supervisor of the Facilities Maintenance. The work varies from routine building and grounds maintenance tasks to skilled trade tasks. Employees at this level are expected to be proficient in a number of different building and construction trade areas such as carpentry, electrical and electronic, plumbing work, and mechanical systems and frequently operate a variety of maintenance equipment and tools. The work is performed under general supervision and may be spot checked to ensure timely completion and compliance with work orders, plans and specifications. Specific instructions are usually given for non-routine tasks.

WORKING CONDITIONS

The work is performed mostly indoors but may require outdoor work in all types of weather at multiple sites including facilities that are open 24 hours, 7 days per week. The job may involve working at considerable heights; in confined spaces such as crawl spaces and plumbing chases; from ladders, lifts and scaffolding; and in occupied secure detention facilities. Employees are exposed to a variety of hazards such as working near potentially dangerous prisoners, traffic, equipment, and high-voltage power plus exposure to dust, fumes, grease, refuse, hazardous materials, bodily fluids, and inclement weather.

Employees may be required to work evenings, weekends and holidays, and be on call as necessary.

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Reference

Class Established: March 1995 as Facilities Maintenance Worker III
 Revised and Retitled: August 2001 as Facility Maintenance Worker III
 Revised and Retitled: October 2007
 Revised: December 2007
 EEO Category: 7 - Skilled Craft Workers
 Pay Grade: 236 - Classified
 Workers Comp: 1501 Hazardous