



# Committee of the Whole

Deb Bell

**Council Initiated:**

Yes

No

**ECAF:** 2024-1242

**Motion:** 24-272

**Type:**

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

**Requested Handling:**

- Normal
- Expedite
- Urgent

**Fund Source:**

- General Fund
- Other
- N/A

**Executive Rec:**

- Approve
- Do Not Approve
- N/A

**Approved as to**

**Form:**

- Yes
- No
- N/A

**Subject:** Professional Services Agreement for Bridge Housing (New Start Center-Everett) Design Services with OAC Services, Inc.

**Scope:** The proposed contract covers the pre-construction architectural and engineering services necessary for the structural conversion of the hotel into a transitional shelter. The contract does not include permitting costs or actual construction/remodel costs.

Services set forth in the Scope of Work include Design and Construction Management, Civil Engineering (through subcontractor Green Lake Engineering), Landscape Architecture (through Karen Kiest Landscape Architects); Architecture, Structural Engineering, Mechanical & Plumbing Engineering and Electrical Engineering (through subcontractor DLR Group, Inc.) and Cost Estimating (through subcontractor Wiggins Preconstruction Services).

**Duration:** Execution to December 31, 2025.

**Fiscal Impact:**  Current Year Project is ARAP funded.  Multi-Year  N/A

OAC Services' Fee	\$144,000
DLR Group's Fee	\$246,385
Wiggins Pre-Construction's Fee	\$ 23,760
<u>10% Consultant Mark-Up</u>	<u>\$ 27,015</u>
<b>TOTAL FEE:</b>	<b>\$441,160</b>

Expenditures	2024	2025	2026	2027
311.527180016000	\$441,160			
<b>Total</b>	<b>\$441,160</b>			

**Authority Granted:** Approves and authorizes the Executive to sign the agreement with OAC Services, Inc. in the amount of \$441,169 and further authorizes the Director of Facilities to approve and execute amendments to the Agreement with OAC Services, Inc., where the amendments in aggregate total less than \$88,232.

**Background:** In August 2022, Snohomish County used ARPA funding to purchase the 2-story, 27,130 gross square foot facility, containing 77 individual guest rooms of the former Days Inn (Everett) located at 1602 SE Everett Mall Way for the total cost of \$9,940,495, to convert to transitional housing. The former hotel required decontamination and remediation before architectural, engineering, design and building professionals could access the building (total cost of \$530,110.42). OAC Services Inc. was awarded the agreement via RFQ-24-002TB.

**Requested Action:** For Council to move the motion to GLS on July 10 for consideration.