



# Public Infrastructure and Conservation

Deb Bell

**Council Initiated:**

Yes

No

**ECAF:** 2025-0469

**Motion:** 25-079

**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:** Change Order No. 1 to bid PW-24-028SB, New Start Center (NSC) of Edmonds.

**Scope:** Change order No. 1 would allow for kitchenettes (small refrigerator, microwave, and sink) within the occupant rooms at the NSC of Edmonds. The cost (\$547,000) is based on the Alternative listed in the RFP response [ECAF 2024-2895](#). There is an additional request for authority for future Change Orders in the amount of \$667,441.00 or 20% of the new total.

**Duration:** No change.

**Fiscal Impact:**  Current Year  Multi-Year  N/A

Funding sources: ARPA T1+T2=\$11,456,825 and 1590 tax dollars (2024&2025-26) \$5,845,177, total budget Edmonds: \$17,302,002.02.

**Authority Granted:** Approve and authorize the County Executive to sign Change Order CO-01 to bid PW-24-028SB for the Kitchenette Construction of the New Start Center of Edmonds with Lincoln Construction, Inc., and would authorize the Executive to approve future change orders for additional work provided that there is sufficient appropriation authority, and the future total contract additional work does not exceed \$667,641.00, which is 20% of the total of the original contract plus Change Order CO-01.

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

**Background:** Snohomish County purchased the America’s Best Value Inn (Edmonds) in 2022. The County has been bringing effected areas up to code for future habitation.

| Edmonds New Start Center   | Motion                    | Date             | Total                  |
|--|---------------------------|------------------|------------------------|
| Purchase (includes closing costs and \$689,400 discount for abatement) | <a href="#">22-338</a>    | 08/17/2022       | \$8,404,807.67         |
| Site Security Piggyback contract                                       |                           | 02/02/2024       | \$179,414.02           |
| Abatement & decontamination contract (contract terminated) PW-23-012SB | <a href="#">23-158</a>    | 04/19/2023       | \$348,999.92           |
| Additional abatement, testing & decontamination (II)                   |                           |                  | \$620,450.57           |
| Arch & Engineering Contract + Amendment 1                              | <a href="#">24-273</a>    | 07/09/2024       | \$515,410              |
| Security -till 12/31/2024  | <a href="#">24-396</a>    | 09/25/2024       | \$90,000               |
| First Onsite Property Restoration SW-24-015LY + oversight + CO-01      |                           | 10/2024          | \$234,974.20           |
| CO-02  | <a href="#">24-480</a>    | 12/4/2024        | \$48,036.45            |
| Bid Award PW-24-28SB Lincoln Construction Inc.                         | <a href="#">2024-2895</a> | 7/9/2024         | \$2,474,000            |
| <b>Kitchenettes (CO-01)</b>  | <b>25-079</b>             | <b>2/12/2025</b> | <b>\$547,000</b>       |
| <b>Future total contract works up to:</b>                              | <b>25-079</b>             | <b>2/12/2025</b> | <b>\$667,641</b>       |
| <b>SUBTOTAL</b>  |                           |                  | <b>\$14,130,733.80</b> |
| <b>Permit Fees, land use, survey, special inspections</b>              |                           |                  | <b>\$451,637.49</b>    |
| <b>2024 Budget – 6 New FTE for Facilities</b>                          | <a href="#">24-231</a>    | 07/09/2024       | \$659,737              |
| <b>Furnishings &amp; Appliances</b>                                    |                           |                  | TBD                    |
| <b>Misc. (PTAC Unit Install + electrical repairs)</b>                  |                           |                  | \$236,155.54           |
| <b>Total (Does not include O&amp;M or Tax)</b>                         |                           |                  | <b>\$15,478,263.83</b> |

**Requested Action:** For Council to move the motion to GLS on February 26, 2025, for consideration.