



Committee of the Whole

Deb Bell

Council Initiated:

☐ Yes

☒ No

ECAF: 2025-2136

Motion: 25-320

Type:

☒ Contract

☐ Board Appt.

☐ Code Amendment

☐ Budget Action

☐ Other

Requested Handling:

☐ Normal

☒ Expedite

☐ Urgent

Fund Source:

☐ General Fund

☒ Other

Construction Fund
306

☐ N/A

Executive Rec:

☒ Approve

☐ Do Not Approve

☐ N/A

Approved as to

Form:

☒ Yes

☐ No

☐ N/A

Subject: Amendment No. 4 to Agreement PDB01-23 with Cornerstone General Contractors, Inc.

Scope: The Agreement for the Progressive Design-Build of the new Arlington Operations Redevelopment Center was approved in December 2023. Amendment No.4 will allow for the completion of work at the Granite Falls site and for full construction at the Arlington site with a Guaranteed Maximum Price (GMP).

Duration: Execution through completion.

Fiscal Impact: ☐ Current Year ☒ Multi-Year ☐ N/A

Expend	2025	2026	Total GMP
306.501065016399 Construction Progress	\$11,563,843	\$13,651,647	\$25,215,490
Total	\$11,563,843	\$13,651,647	\$25,215,490
Revenue	2025	2026	Total
Public Works Fund 306	\$11,563,843	\$13,651,647	\$25,215,490
Total	\$11,563,843	\$13,651,647	\$25,215,490

Funds are included in the approved 2025-2026 budget.

Authority Granted: Approve and authorize the County Executive to sign Amendment No. 4 to Agreement PDB01-23 with Cornerstone General Contractors, Inc. for the amount of \$25,215,490.00, under SCC 3.04.140(11).

Background: Snohomish County Department of Public Works and the Facilities Department worked together on a plan to redevelop the current Road/Bridge/Fleet Maintenance facility located in Arlington. To mitigate the site's soil contamination, provide stormwater and utility improvements, and replace the road crew/administration building, a Progressive Design-Build method was selected to best fit the needs of the project.

- Amendment No. 1 was for the phased service of the Validation Plan Phase. This included site condition investigation, goals and objectives, plan, conceptual design, define project scope, and cost approach for supported activities, which determined the full viability of the project.
- Amendment No. 2 authorized the development of a full design package with a Guaranteed Maximum Price for the construction of the project.
- Amendment No. 3 authorized the plan development of the Granite Falls staging site and mobile office.

Contract	Motion	Start	End	Amount (plus 10% contingency) *
Original (Master)	23-548	12/13/2023	Completion	\$0
Amendment No. 1	24-097	2/29/2024	6/28/2024	\$794,376
Amendment No. 2	24-317	8/13/2024	7/29/2025	\$3,295,544
Amendment No. 3	25-302	7/9/2025	12/17/2025	\$1,504,752
Amendment No. 4	25-320	Execution	Completion	\$25,215,490

* Does not include Sales Tax

Requested Action: For Council to consider the motion.