

City of Sumas
Request for Council Action

Meeting Date: April 13, 2026

Subject:

First Modification to Public Works Agreement Between City of Sumas & RestoreWell LLC

Department: Administration

Prepared By: Mollie Bost

Agenda Location:

Public Hearing Old Business New Business Staff Reports

Brief Summary:

Additional damage was discovered in the south facing wall of the Sumas Library & Community Center requiring additional work as described in the attached Exhibit M1 of the modification to the agreement, with an estimated additional cost of \$45,018.34.

The Construction Consultant, hired by our insurance provider, as well as Sunny Aulakh, Public Works Director, were consulted and agree that the damages must be repaired in order to properly complete the restoration of the building.

The first modification of the agreement allows for the repair work to be completed with a "Not to Exceed" amount of \$45,018.34.

Legal Review: Reviewed Not Reviewed Review Not Required

Staff Recommendation:

Staff is recommending to make a motion to authorize the Mayor to sign the First Modification to Public Work Agreement Between City of Sumas & RestoreWell LLC.

Senior Staff Review:

- Mayor
- Finance Director
- City Clerk
- Public Works Director

Budget Implications:

- Current Budget
- New Budget Request
- Non-Budgetary

**FIRST MODIFICATION TO PUBLIC WORK AGREEMENT BETWEEN
CITY OF SUMAS & RESTOREWELL LLC
(Sumas Library)**

THIS First Modification to the Public Work Agreement between the **CITY OF SUMAS**, a municipal corporation of the State of Washington (hereinafter the "City") and **RESTOREWELL LLC** (hereinafter the "Contractor"), for repair, restoration and related work for **EMERGENCY FLOOD DAMAGE REPAIR AND RESTORATION** of the **SUMAS LIBRARY** (the "Project") (executed on the 9th day of February, 2026, by the City and on the 10th day of February, 2026 by the Contractor) (hereinafter "Agreement") is made and entered into this _____ day of _____ 2026, by and between the City and the Contractor.

RECITAL

WHEREAS, the City and Contractor have previously entered into the Agreement for work as described above; and

WHEREAS, in the performance of work pursuant to the Agreement, additional damage was discovered in the south facing wall of Sumas Library and Community Center building, requiring additional work as described in the Contractor's proposed change order, attached hereto as Exhibit "M-1"; and

WHEREAS, the City and the Contractor have agreed to modify the Agreement to expand the Scope of Work to include the additional work described in Exhibit "M-1", which exhibit is incorporated herein by this reference.

WHEREAS, to compensate the Contractor for the additional work described in Exhibit "M-1", the City and the Contractor have also agreed to modify the Agreement to increase the Payment for the performance of the additional work as described in Exhibit "M-1".

NOW, THEREFORE, in consideration of the forgoing and the mutual covenants hereinafter set forth, the parties hereto agree as follows:

1. ***Existing Agreement Modified:*** The City and the Contractor entered into the Agreement described above, which is incorporated herein by this reference. The parties hereby modify that Agreement.

2. ***Modifications to Existing Agreement:*** The Agreement is modified in the following respects:

2.1 Scope of Work is modified to include that work described in Exhibit "M-1". The Contractor shall provide all labor, materials, equipment, and incidentals to complete all work described in Exhibit "M-1". All work shall be done in a proper and

workmanlike manner and in compliance with all applicable standards and manufacturer recommendations and in accordance with the Agreement.

2.2 Payment is modified to include payment for that work described in Exhibit "M-1". The total amount to be paid to Contractor for the work described in Exhibit "M-1" is \$45,018.34, which consists of a contract price of \$41,470.93 and sales tax of \$3,547.41.

3. ***Terms and Conditions of Existing Agreement Remain the Same:*** The parties agree that, except as specifically provided in this modification, the terms and conditions of the Agreement continue with full force and effect.

IN WITNESS HEREOF, the parties have executed this amendment the day and year first above written.

RESTOREWELL LLC (Contractor)

Name: _____
Title: _____

CITY OF SUMAS

Bruce Bosch, Mayor

Attest:

City Clerk

Approved as to Form:

City Attorney

RestoreWell RestoreWell LLC

191 Birch Bay Lynden Rd.
Lynden, WA 98264
(360) 354-4145

Client: City of Sumas/Molly
Property: 461 2nd Street
Sumas,, WA 98295

Home: (360) 988-5711

Operator: PAUL

Estimator: PJ Lemay
Company: RestoreWell
Business: 191 Birch Bay Lynden Rd.
Lynden/WA/98264

Business: (360) 354-4145
E-mail: plemay@restorepnw.com

Type of Estimate:

Date Entered: 12/18/2025

Date Assigned:

Price List: WABE8X_JAN26
Labor Efficiency: Restoration/Service/Remodel
Estimate: SUMASLIBRY-121125-CO

CHANGE ORDER: ELECTRICAL OUTLETS & SOUTH EXTERIOR WALL DEMO/REPLACEMENT

TOTAL : \$ 45,018.34

Northwest Professional Services uses Xactimate Pricing Structure based on IICRC standards and Building Codes to provide restoration services. As an IICRC certified firm, we uphold industry standards for quality workmanship and customer satisfaction. Our estimates are subject to change if unforeseen circumstances or additional requirements arise during the project, potentially leading to increased costs. Factors like hidden damages, complex structures, material delays, or scope changes can impact the final project cost. Payment structure for Restoration work is 100% of Materials and 50% of Labor as down payment.

We operate as a General Contractor and apply Overhead and Profit, plus Supervisor hours to projects involving multiple trades or subcontractors.

Payment is required upon completion, with a Late Fee of 10% after 30 days. Restoration work can begin after payment for Mitigation and approval of the scope. We appreciate your trust in us and are available to address any questions or concerns.

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SUMASLIBRY-121125-CO

SUMASLIBRY-121125-CO

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
MISC						
1. Residential Supervision / Project Management - per hour	12.00 HR	0.00	161.67	225.62	623.92	2,789.58
2. Dumpster load - Approx. 20 yards, 4 tons of debris	1.00 EA	662.00	0.00	77.00	212.90	951.90
WASTE IS MEASURED BY WEIGHT						
Total: SUMASLIBRY-121125-CO				302.62	836.82	3,741.48

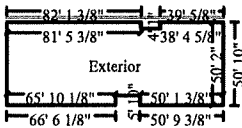
Source - DocuSketch

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
ELECTRICAL OUTLETS						
3. R&R Outlet	57.00 EA	19.99	27.42	314.29	869.08	3,885.74
4. R&R Ground fault interrupter (GFI) outlet	6.00 EA	19.99	47.72	47.24	130.65	584.15
5. R&R 220 volt outlet	2.00 EA	19.99	53.18	17.02	47.06	210.42
6. R&R Outlet - Floor mounted - brass w/cover - double - 20 amp	1.00 EA	19.99	85.25	12.24	33.85	151.33
7. Electrician - per hour	6.00 HR	0.00	180.00	125.60	347.33	1,552.93
Totals: 1st Floor				516.39	1,427.97	6,384.57

Exterior

Exterior

Height: 12'



4,604.00 SF Walls	6,468.67 SF Ceiling
11,072.67 SF Walls & Ceiling	6,468.67 SF Floor
718.74 SY Flooring	383.67 LF Floor Perimeter
383.67 LF Ceil. Perimeter	

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
REMOVED EXTERIOR STUCCO AND SIDING						
8. Remove REMOVE DRYWALL BEHIND UPPER SIDING	950.25 SF	1.67	0.00	184.56	510.36	2,281.84
REMOVE DRYWALL BEHIND UPPER SIDING						

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CONTINUED - Exterior

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
9. Remove Siding - REMOVE	950.25 SF	1.70	0.00	187.88	519.53	2,322.84
INSTALL PLYWOOD, TYVEK, DRIP EDGE, HARDI-BOARD, AND TRIM						
10. Sheathing - plywood - 5/8" CDX	950.25 SF	0.00	3.42	377.96	1,045.15	4,672.97
11. House wrap (air/moisture barrier) TYVEK HOUSE WRAP OR THE LIKE <i>TYVEK HOUSE WRAP OR THE LIKE</i>	1,561.13 SF	0.00	0.56	101.67	281.15	1,257.05
12. HARDIE PLANK (FIBER CEMENT SIDING) <i>HARDIE PLANK (FIBER CEMENT SIDING)</i> <i>INCLUDES: LADDERS AND SCAFFOLDING</i>	1,561.13 SF	0.00	8.86	1,608.63	4,448.25	19,888.49
13. Drip edge <i>METAL DRIP EDGE</i>	135.75 LF	0.00	3.46	54.62	151.06	675.38
14. 2" x 12" x 20' #2 & better Fir / Larch (material only) <i>SKIRT BOARD (BOTTOM BOARD AT BASE OF PLANKS)</i>	7.00 EA	0.00	56.02	45.61	126.12	563.87
15. Carpenter - General Framer - per hour	8.00 HR	0.00	180.00	167.47	463.10	2,070.57
Totals: Exterior				2,728.40	7,544.72	33,733.01
Total: Exterior				2,728.40	7,544.72	33,733.01
Total: Source - DocuSketch				3,244.79	8,972.69	40,117.58
Line Item Totals: SUMASLIBRY-121125-CO				3,547.41	9,809.51	43,859.06
Additional Charges						Charge
%2 FUEL SURCHARGE						877.18
Additional Charges Total						\$877.18

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Grand Total Areas:

4,604.00	SF Walls	6,468.67	SF Ceiling	11,072.67	SF Walls and Ceiling
6,468.67	SF Floor	718.74	SY Flooring	383.67	LF Floor Perimeter
0.00	SF Long Wall	0.00	SF Short Wall	383.67	LF Ceil. Perimeter
6,468.67	Floor Area	6,597.01	Total Area	4,604.00	Interior Wall Area
5,022.33	Exterior Wall Area	386.33	Exterior Perimeter of Walls		
0.00	Surface Area	0.00	Number of Squares	0.00	Total Perimeter Length
0.00	Total Ridge Length	0.00	Total Hip Length		

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Summary for Dwelling

Line Item Total	30,502.14
%2 FUEL SURCHARGE	877.18
Subtotal	31,379.32
Overhead	5,648.30
Profit	4,443.31
Sales Tax	3,547.41
Replacement Cost Value	\$45,018.34
Net Claim	\$45,018.34

PJ Lemay

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Recap of Taxes, Overhead and Profit

	Overhead (18%)	Profit (12%)	Sales Tax (8.8%)
Line Items	5,490.41	4,319.10	3,547.41
Additional Charges	157.89	124.21	0.00
Total	5,648.30	4,443.31	3,547.41

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Recap by Room

Estimate: SUMASLIBRY-121125-CO	2,602.04	8.53%
Area: Source - DocuSketch		
1st Floor	4,440.21	14.56%
Area: Exterior		
Exterior	23,459.89	76.91%
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Area Subtotal: Exterior	23,459.89	76.91%
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Area Subtotal: Source - DocuSketch	27,900.10	91.47%
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Subtotal of Areas	30,502.14	100.00%
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Total	30,502.14	100.00%

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Recap by Category

O&P Items	Total	%
GENERAL DEMOLITION	5,183.69	11.51%
ELECTRICAL	3,120.87	6.93%
FRAMING & ROUGH CARPENTRY	5,082.00	11.29%
LABOR ONLY	1,940.04	4.31%
ROOFING	469.70	1.04%
SIDING	14,705.84	32.67%
O&P Items Subtotal	30,502.14	67.75%
Permits and Fees	877.18	1.95%
Overhead	5,648.30	12.55%
Profit	4,443.31	9.87%
Sales Tax	3,547.41	7.88%
Total	45,018.34	100.00%

