



City of Sumas Request for Council Action

Meeting Date: May 26, 2026

Subject:

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:

RestoreWell submitted a second change order to reflect updated material costs and include additional work. Public Works determined that some items in the original change order could be completed at a later time. In response, RestoreWell consolidated the remaining work from the first change order with the scope from the second change order into a single revised scope. This combined change order totals \$39,222.12 and will replace the original change order amount of \$45,018.34.

Legal Review: ☒ Reviewed ☐ Not Reviewed ☐ Review Not Required

Staff Recommendation:

Staff is recommending that Council authorize the City Attorney to draft a contract amendment and authorize the Mayor to execute the amendment once it is finalized.

Senior Staff Review:

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

Budget Implications:

- ☒ Current Budget
- ☐ New Budget Request
- ☐ Non-Budgetary

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-CO1-REV3

**CHANGE ORDER: ELECTRICAL OUTLETS, PLUMBING, FIBERGLASS REINFORCED PLASTIC (FRP),
AND INTERIOR WOOD DOORS**

TOTAL : \$ 39,222.12

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-CO1-REV3

SUMASLIBRY-CO1-REV3

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
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VANDER GRIEND LUMBER - INTERIOR DOOR ESTIMATE

1. 14 INTERIOR SOLID DOORS WITH INSTALLATION	1.00 EA	0.00	10,225.70	1,189.25	3,288.59	14,703.54
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THIS IS FOR THE REPLACEMENT OF 14 INTERIOR SOLID WOOD DOORS THROUGHOUT THE BUILDING INCLUDING INSTALLATION

PLEASE NOTE THAT THE INITIAL DOOR QUOTE WAS A PRELIMINARY ESTIMATE, SUBJECT TO FINAL FIELD MEASUREMENTS. IT DID NOT INCLUDE HARDWARE, AND THE PRICING WAS BASED ON UNFINISHED DOOR SLABS.

THE ORIGINAL ESTIMATE FOR THE DOORS WAS \$5,048.49. THIS LINE ITEM REPRESENTS THE PRICE DIFFERENCE BETWEEN THAT INITIAL ESTIMATE AND THE UPDATED QUOTE

FIBERGLASS REINFORCED PLASTIC

2. Fiberglass reinforced plastic (FRP) paneling	472.00 SF	0.00	13.01	714.17	1,974.86	8,829.75
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FRP WAS NOT INCLUDED ON THE ORIGINAL ESTIMATE IN THE BATHROOMS.

THIS INCLUDES LABOR AND MATERIAL.

THIS IS THE TOTAL SQUARE FOOTAGE FOR THE MEN'S, WOMEN'S, AND HANDICAP BATHROOMS.

PLUMBING

NORTHWEST PLUMBING SERVICES INC.

3. NORTHWEST PLUMBING SERVICES	1.00 EA	0.00	5,768.30	670.86	1,855.08	8,294.24
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**INCLUDES WATER FOUNTAINS (MATERIALS AND INSTALLATION)
KITCHEN AND BATHROOM PLUMBING**

THE ORIGINAL ESTIMATE FOR PLUMBING WAS \$4,993.17. THIS LINE ITEM REPRESENTS THE PRICE DIFFERENCE BETWEEN THAT INITIAL ESTIMATE AND THE FINAL PLUMBER'S QUOTE.

Total: SUMASLIBRY

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CONTINUED - 1st Floor

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
7. R&R Outlet - Floor mounted - brass w/cover - double - 20 amp	1.00 EA	19.99	85.25	12.24	33.85	151.33
8. 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
Total: Source - DocuSketch				516.39	1,427.97	6,384.57
Line Item Totals: SUMASLIBRY-CO1-REV3				3,090.67	8,546.50	38,212.10

Additional Charges	Charge
%2 FUEL SURCHARGE	764.24
Additional Charges Total	\$764.24

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	26,574.93
%2 FUEL SURCHARGE	764.24
Subtotal	27,339.17
Overhead	4,921.06
Profit	3,871.22
Sales Tax	3,090.67
Replacement Cost Value	\$39,222.12
Net Claim	\$39,222.12

PJ Lemay

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Recap of Taxes, Overhead and Profit

	Overhead (18%)	Profit (12%)	Sales Tax (8.8%)
Line Items	4,783.50	3,763.00	3,090.67
Additional Charges	137.56	108.22	0.00
Total	4,921.06	3,871.22	3,090.67

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Recap by Room

Estimate: SUMASLIBRY-CO1-REV3	22,134.72	83.29%
Area: Source - DocuSketch		
1st Floor	4,440.21	16.71%
Area Subtotal: Source - DocuSketch	4,440.21	16.71%
Subtotal of Areas	26,574.93	100.00%
Total	26,574.93	100.00%

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Recap by Category

O&P Items	Total	%
GENERAL DEMOLITION	1,319.34	3.36%
DOORS	10,225.70	26.07%
ELECTRICAL	3,120.87	7.96%
PLUMBING	5,768.30	14.71%
PANELING & WOOD WALL FINISHES	6,140.72	15.66%
O&P Items Subtotal	26,574.93	67.75%
Permits and Fees	764.24	1.95%
Overhead	4,921.06	12.55%
Profit	3,871.22	9.87%
Sales Tax	3,090.67	7.88%
Total	39,222.12	100.00%