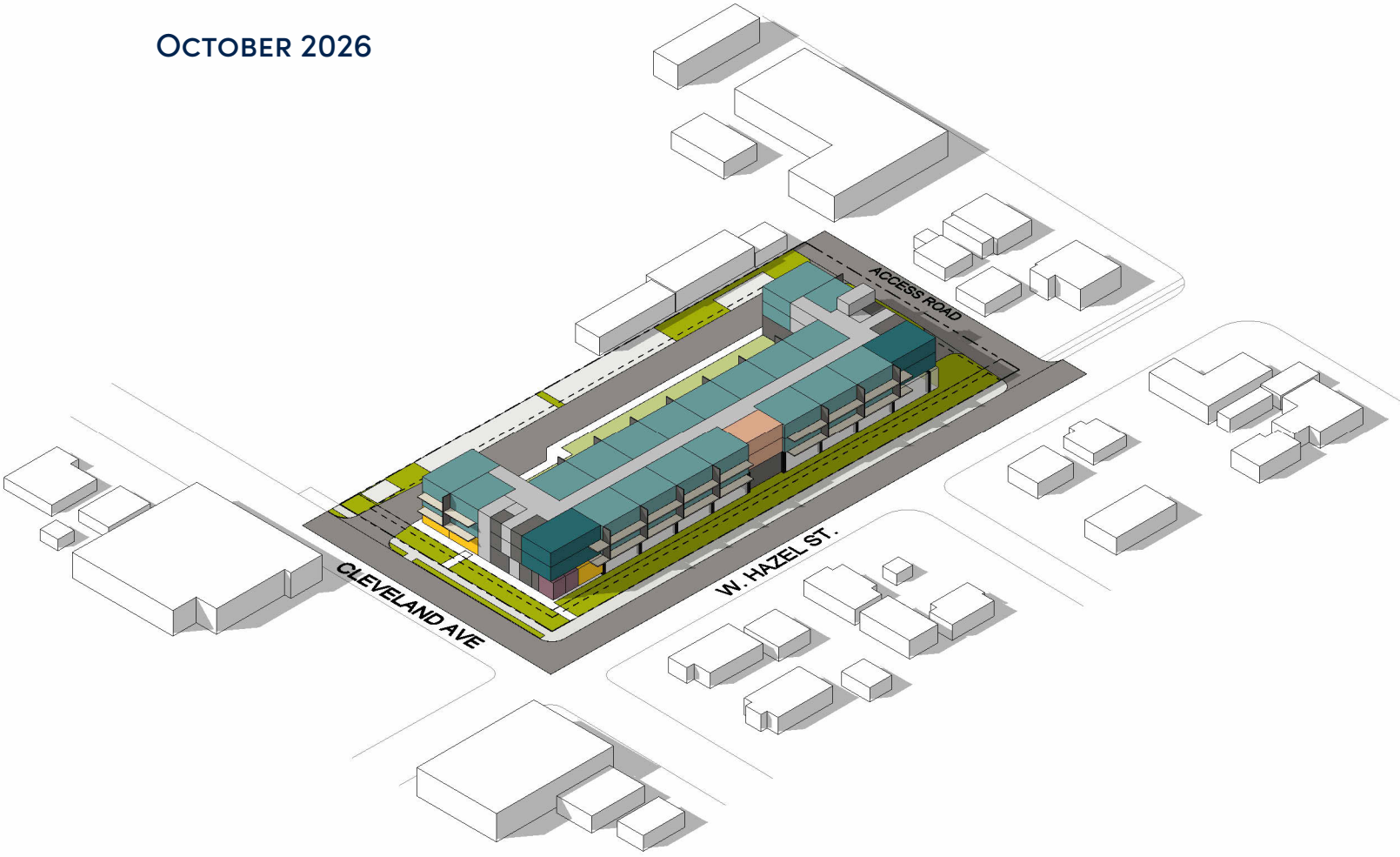
MOUNT VERNON SENIOR HOUSING

Feasibility Report for Capital Budget Request

Prepared for:
Skagit County

October 2026



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TABLE OF CONTENTS

1 EXECUTIVE SUMMARY 1

2 EXISTING CONDITIONS 5

- Existing Structures 5
- Soils & Foundations 6
- Flood Elevation 6
- Storm Detention & Treatment 7
- Utility Connections 7
- Frontage & Access Road Conditions 8
- Parking 8
- Legal Site & Easements 8

3 CODE CONSIDERATIONS 9

- Zoning Code Review 10
- Building Code Review 12

4 PROJECT REQUIREMENTS 15

- Programming 15
- Sustainability 16

5 CONCEPT & SCOPE DEVELOPMENT 17

- Flood Options 17
- Parking & Site Amenities 17
- Dwelling Units: Mix and Sizing 17

6 COST SUMMARY & BUDGET RECOMMENDATIONS 21

- Cost Summary Matrix 21
- Budget Recommendations 21

7 APPENDICES 23

- A Cost Estimate Drawing Set
- B Cost Report - Wiggins Preconstruction Services
- C Soft Cost Analysis
- D Costing Memo - Furniture, Fixtures, & Equipment
- E Costing Memo - Sustainability Information
- F Costing Memo - Architectural Finishes
- G Civil Report - KPFF Consulting Engineers
- H Structural Report - KingWorks Structural Engineers
- I HVAC & Plumbing Report - JTK Engineering
- J Electrical Report - AMC Engineers
- K Preliminary ALTA Survey
- L Hazmat Report

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1 EXECUTIVE SUMMARY

INTRODUCTION

Skagit County ("the County"), in partnership with the Housing Authority of Skagit County ("HASC"), plans to develop affordable senior housing on a 1.5-acre parcel at 1401 Cleveland Avenue in Mount Vernon. This multi-family housing development would replace the existing Mount Vernon Senior Center building and adjoining Cleveland Park; those uses would be relocated off site.

The proposed three- or four-story building consists of two floors of apartments totaling 42 dwelling units (or 63 dwelling units with the fourth floor option), located above a ground floor that features a resident parking garage, resident clubhouse including meeting rooms and staff offices, and utility spaces.

EXISTING CONDITIONS

Existing conditions on the site provide opportunities and constraints for the project. Additional site investigation must be done to fully evaluate existing conditions; see "Next Steps" below.

The relatively flat site currently features the 1937 Mount Vernon Senior Center building, which contains asbestos and lead paint that must be abated before demolition. The west end of the site is Cleveland Park, containing a sports court and playground to be demolished. Hazel Street borders the property to the north, Cleveland Avenue to the east, and an existing gravel access road to the west. The south property line abuts a City-owned baseball field.

The site lies in FEMA flood zone AO with an expected 100-year flood depth of about one foot, which sets the minimum first-floor elevation at a minimum of two feet above grade and limits how any spaces below that level can be used.

Soils are likely loose river deposits with shallow groundwater, so ground improvements will probably be needed to address settlement and earthquake risk.

Most utilities are close by at Hazel Street and Cleveland Ave., but fire flow, sewer and electrical capacity, and the condition of the downstream storm system are unverified.

Both street frontages are deteriorating and will likely require improvements, and the shared access road west of the property will need upgrades to be used for site access.

PROJECT REQUIREMENTS

Programming

The owner/operator team, consisting of representatives from the County and HASC, clearly identified that the core goal of the project is to provide affordable housing to senior citizens, with maximizing the number of people housed to meet an urgent community need being a high priority. They required a "resident clubhouse" common area that would serve as a social meeting place for residents and a space to provide senior services to residents and visitors.

Initially, HASC set a 40-45 dwelling unit target based on staffing considerations, but later decided that more units could be added if the site allows, leading to the proposed fourth-floor option with up to 63 units. Accessible dwelling units (Type A) were originally requested to be code minimum but were later increased in number due to the focus on senior housing. Outdoor spaces for resident recreation were desired. Open space and parking requirements were requested to meet code minimums; HKP worked with HASC to determine parking counts that would be adequate for residents and visitors from their experience with senior residents at existing properties. These proposed counts will need to be approved by the AHJ. Support programs include staff offices, a maintenance shop, and trash room with a commercial compactor. One dwelling unit was required for a live-in property maintenance staff member.

Sustainability

The HASC board expressed their desire that this project be a passive building, to be certified through Phius, in order to reduce operational energy use by 60-70%, maintain comfort and health of residents, and improve acoustical performance. Additionally, the project is required to meet Evergreen Sustainable Design Standards (ESDS) to be eligible for grant funding.

CODE CONSIDERATIONS

HKP Architects and their team of engineering consultants performed preliminary zoning and building code reviews to inform the concept design. A pre-application meeting with the City of Mount Vernon has not been held, and is required to confirm finer code interpretations and likely variances.

The project is currently zoned P: Public, but the County intends to apply for a rezone to a C-1b: Downtown Commercial or R-3: Multifamily Residential Zone. C-1b is most advantageous (least restrictive), though many of the benefits of the commercial zone are reduced back to residential standards due to the multifamily residential use proposed. C-3: Community Commercial may also be considered; see Section 3 "Code Considerations" for more.

Code review found that parking requirements, height restrictions, and frontage and access road improvements pose the greatest constraints and potential costs to the project. Flood requirements dictate that the first floor of the building be elevated two feet above adjacent grade, complicating the height restrictions. Parking, storage, and building access areas may be located below the two-foot line. Fire-rated separations will be required between the residential (R-2), clubhouse (A-3), and parking/utility (S-2) occupancies.

The Mount Vernon Design Standards apply to this project. The design must comply with the requirements of Multi-Family Standards, but not the more prescriptive Downtown Standards.

CONCEPT AND SCOPE DEVELOPMENT

After gathering all available information on requirements, site, and code constraints, HKP Architects developed conceptual drawings showing proposed massing, floor elevations, circulation, back-of-house spaces, and site improvements.

The concept of a ground-floor open parking garage below residential floors above is appropriate because of the flood zone and desire to maximize the site. A more public-facing ground floor at the east wing along Cleveland Avenue, featuring the clubhouse and support programs, provides the opportunity to engage the streetscape. Tucking additional parking and a resident courtyard behind the U-shaped building not only meets design standards but also activates the street while affording privacy behind. The design considers resident accessibility in circulation, common laundry rooms, and ease of access to first-floor amenities.

Engineering consultants provided written narratives of the recommended approaches to their respective disciplines. The results of these efforts are contained within this report. The intent is for the next phase of design to build upon the strong foundation of this study.

COST AND BUDGET RECOMMENDATIONS

A cost estimate was prepared from the concept drawings and consultant narratives. The costing was based on a start date of mid-2028 with a 20-month construction duration. The recommended construction budget is $43.8 million, which includes escalation to the project midpoint (from $39.5 million in today's dollars). The fourth-floor alternate would add $11.4 million with escalation. An additional 4% escalation per year should be added if pushing out the start date.

With soft costs estimated at $9 million, the total recommended project budget is $52.8 million (or $65.9 million with the fourth floor). Because a geotechnical investigation, topographic survey, and other studies are still outstanding, the budget recommendations should be considered preliminary.

NEXT STEPS

The following next steps are necessary to inform future phases of design and refine the project budget:

- Rezoning - pending, by Snow Creek Planning
- Geotechnical Study with Infiltration Testing - pending, by GeoSyntec
- Topographic Survey
- Phase 1 Environmental Study
- Archaeology (if required)
- Traffic Study
- Pre-Application Meeting with City of Mount Vernon

Skagit County and HASC have been clear in their admirable mission to bolster affordable housing availability for seniors in the Mount Vernon community, and have work ahead to secure funding sources to accomplish their goals. HKP recommends maximizing the site and budget potential with the additional floor of residential units if possible, but additional study is required to confirm the code path for height and parking layout feasibility to support that added capacity.

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2 EXISTING CONDITIONS

INTRODUCTION

Skagit County ("the County"), in partnership with the Housing Authority of Skagit County ("HASC"), plans to develop affordable senior housing on a 1.5-acre parcel at 1401 Cleveland Avenue in Mount Vernon, WA. This multi-family housing development would replace the existing Mount Vernon Senior Center and adjoining Cleveland Park.

The site is located south of Downtown Mount Vernon, Washington. Hazel Street borders the property to the north, Cleveland Avenue to the east, and an existing gravel access road to the west. To the south is a City-owned baseball field and the Skagit County Fairgrounds.

Existing site conditions drive many design decisions: the location in a special flood hazard area, soils likely to need improvement, and aging streets and utilities abutting the parcel. The design team must maximize the tight site to have the greatest impact on the community's housing needs.

The summaries below describe what is known about existing conditions. The County has not yet completed a geotechnical investigation, topographic site survey, or traffic study, so the design team has made educated assumptions in these areas, which are noted below. Additional information can be found in the engineering consultants' narratives in the Appendices. See also the preliminary ALTA survey in Appendix K and Good-Faith Hazmat Survey Report in Appendix L.

EXISTING STRUCTURES

Relocation of Existing Uses

The site currently holds the 8,275-square-foot Mount Vernon Senior Center, originally built in 1937 as an elementary school. It also holds a small storage shed and surface parking east and south of the building that serve the Senior Center. Cleveland Park is on the west end of the site, with a sports court, playground, and mature trees. The Senior Center and park are currently in use by the public. Skagit County intends to work with the City of Mount Vernon, Skagit Council on Aging, and the public to appropriately relocate these uses off-site, so that the existing infrastructure can be demolished for the planned affordable housing.

Demolition Considerations

A hazardous materials survey found asbestos and lead-based paint in the existing Senior Center, so abatement by certified contractors will be required for demolition. Disturbing most of the 1.5-acre site will likely require a State construction stormwater permit.

SOILS & FOUNDATIONS

No site-specific soil investigation has been done to date, so the design team relied on a nearby proxy site and federal soil surveys (NRCS) for preliminary findings. A site-specific geotechnical survey with infiltration testing should be completed to accurately determine appropriate design approaches and associated costs.

Civil Findings

The federal soil survey classifies the site as moderately well-drained, river-deposited soil. A 2022 geotechnical study at the nearby Mount Vernon Library Commons (MVLC) found similar soils, with groundwater roughly 3 to 6 feet below grade. The soil classification suggests that infiltration for onsite stormwater management may be feasible, but testing is required.

Refer to the Civil Report in Appendix G for more.

Structural Findings

Based on the MVLC geotech report, the structural engineer expects that ground improvements, in the form of rammed aggregate piers, stone columns, or rigid inclusions, will be required to address settlement and liquefaction concerns before the site could support a multi-story building. The preliminary findings of weak soil class, and associated seismic parameters identified by the structural team, affect choices driving the structural system, foundation design, and cost. These findings should be confirmed in future phases of design.

Refer to the Structural Report in Appendix H for more.

FLOOD ELEVATION

Flood Zone and Depth

The site is in FEMA Special Hazard Flood Area Zone AO, an area of shallow flooding with an expected 100-year flood depth of 1 foot. The site is included on the map of a 2019 Flood Insurance Rate Map (FIRM) revision, however, the revision did not affect the site's zone or flood depth. See Appendix G (Civil Report) for the relevant FEMA Flood Insurance Rate Map.

Implications

For new construction in Zone AO, building code and flood insurance requirements dictate that the lowest finished floor of enclosed, habitable space shall sit at least 1 foot above the stated flood depth, in this case 2 feet above the highest adjacent grade, or else be floodproofed. Spaces used for parking, storage, or building access may be "wet floodproofed," meaning they have vents that let floodwater flow in and out, and use flood-resistant materials. Electrical and mechanical equipment must be elevated 1 foot above flood depth. Civil notes that compensatory flood storage may be required for any floor areas that are elevated by fill, see Appendix G.

A topographic survey will likely be required to establish actual ground elevations relative to the flood depth requirements. Building floor elevations will be heavily influenced by the flood zone, which in turn affects building height, accessible routes from the street and parking, and cost.

STORM DETENTION & TREATMENT

Redevelopment will be subject to the State Department of Ecology manual, and will require a full stormwater review by the City of Mount Vernon. A topographic survey and geotechnical report are required before the stormwater potentials on the site can be fully evaluated.

Stormwater Management

On-site stormwater management practices such as infiltration or bioretention will be required. The soil's drainage class suggests infiltration may be feasible. Until testing and a survey are done, the type, size, and cost of stormwater facilities remain unconfirmed. Space on a 1.5-acre site is limited, so facilities may need to go underground.

Runoff Treatment & Flow Control

Runoff from driveways, parking, and other pollution-generating surfaces will need water quality treatment before leaving the site. Existing runoff appears to go to catch basins in W Hazel Street and then through the City system to the Skagit River. The size, condition, and routing of that downstream system have not been verified. Flow control requirements may or may not apply depending on the downstream system.

UTILITY CONNECTIONS

Utilities are available along the three rights-of-way that border the project site to the west, north, and east.

- **Water:** The Skagit Public Utility District (PUD) has 8-inch water mains in both W Hazel Street and Cleveland Avenue, and the existing building appears to be served from the Hazel main. A hydrant sits at the northeast corner of Hazel and Cleveland. The City's hydrant spacing rules likely mean an additional hydrant will be required with the development.
- **Sewer:** The City's 30-inch combined sewer runs under W Hazel and serves the existing building through a side sewer, and a separate sewer line runs in the alley west of the site.
- **Electrical:** Puget Sound Energy (PSE) serves the area through overhead lines, including three-phase power along Cleveland Avenue. Poles in the sidewalk along the frontage may need to be relocated.
- **Natural Gas:** Natural Gas is available from Cascade Natural Gas, though the proposed project is intended to be all-electric.

Several utility considerations will need to be confirmed in future design phases: available fire flow and water pressure, sewer capacity, the capacity and condition of the electrical and communication service, and the condition of the existing connections. The proposed building will need its own electrical service.

See Civil Report (Appendix G) and Electrical Report (Appendix J) for more information.

FRONTAGE & ACCESS ROAD CONDITIONS

Existing streets bordering the property are in poor condition. Street frontage and access road improvements will likely be required for the proposed project.

- **West Hazel Street** is a collector street with one lane in each direction, parking on both sides, and a sidewalk with no planting strip for most of the frontage. Its pavement, sidewalk, and driveway are deteriorating. There are three existing utility poles at the sidewalk.
- **Cleveland Avenue** is a neighborhood street with similar deterioration and has one on-street accessible parking stall, a bus stop with a bench but no shelter, and an older single-direction curb ramp at the Hazel intersection.
- **Access Road:** There is an existing gravel access road to the west of the site, accessed off Hazel, that is shared with the adjacent Skagit County Fairgrounds to the south and residential properties to the west. If using this road for site access, paving and other improvements will likely be required by the City.

Mount Vernon has no fixed threshold that triggers frontage improvements, so the extent will be determined at a pre-application meeting with the City. It could range from sidewalk and ramp upgrades to half-street improvements, and a traffic study is likely required.

PARKING

The site has existing surface parking serving the Senior Center, which is intended to be demolished, and on-street parking along both W Hazel Street and Cleveland Avenues, including one accessible stall on Cleveland. The design team intends to provide all proposed parking for the new development on site.

Note that the proposal as shown and costed includes a recommended reduction in Code-Required parking as deemed appropriate for the occupant type. This will need to be vetted with the AHJ as part of their current Comprehensive Plan updates and/or part of a Variance request.

LEGAL SITE & EASEMENTS

A final ALTA survey must be issued before any easements or other legal lot constraints on the design can be fully considered. Improvements to the existing access road west of the site would likely require a new 26' access easement. See Civil Report (Appendix G) for more and the preliminary ALTA survey in Appendix K.

3 CODE CONSIDERATIONS

INTRODUCTION

HKP Architects performed a review of the applicable zoning and building codes as they relate to the proposed Senior Housing project. Due to the short duration of this study, no meetings have yet been held with HKP and code officials of the City of Mount Vernon, the Authority Having Jurisdiction for the project site. Meeting with the City will be critical for clarifying code points and understanding whether the proposed design is acceptable, particularly relating to building height, parking, site access and frontage improvements, and design standards.

Authority Having Jurisdiction (AHJ):

- **City of Mount Vernon**

Applicable Codes

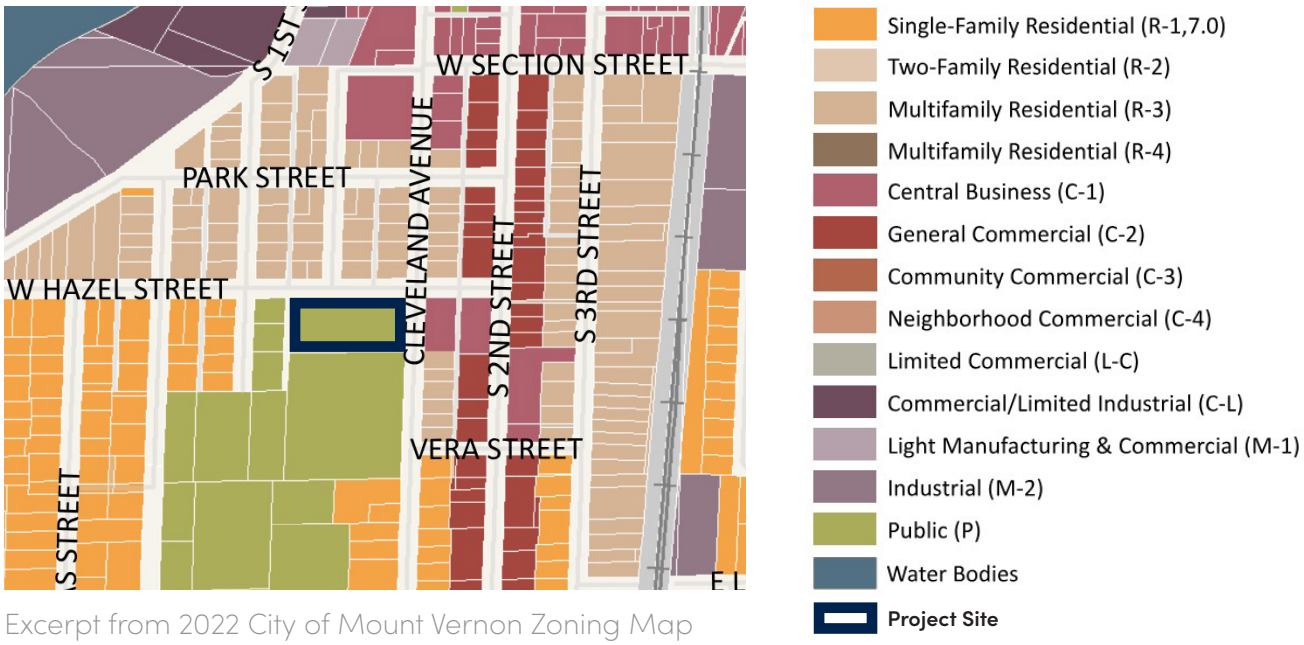
- Zoning: **City of Mount Vernon Municipal Code (MVMC) Title 17**
- Building:
  - **2024 International Building Code (IBC)** and Amendments
  - 2024 International Mechanical Code (IMC) And Amendments
  - 2024 International Fire Code (IFC) And Amendments
  - 2024 Uniform Plumbing Code (UPC) and Amendments
  - 2024 National Electric Code (NEC) and Amendments
  - 2024 Washington State Energy Code (WSEC) - Commercial Provisions
  - 2024 Washington State Ventilation And Indoor Air Quality Code (VIAQ)
  - ICC A117.1-2017

Applicable Design Standards

- Multi-Family Standards of the City of Mount Vernon Design Standards

ZONING CODE REVIEW

HKP Architects conducted a preliminary review of City of Mount Vernon Zoning Code (Mount Vernon Municipal Code [MVMC] Title 17) for its implications for the Mount Vernon Senior Housing development. HKP also relied on the report titled "Mount Vernon Senior Center Redevelopment: Land Use Code Analysis and Site Capacity Study," prepared by Environmental Works for Skagit County in September, 2025, and provided to HKP by Skagit County.



Excerpt from 2022 City of Mount Vernon Zoning Map

The project is currently zoned P: Public, but the County intends to apply for a rezone for the site. Skagit County has contracted with Snow Creek Planning for the rezone application. The 2025 Environmental Works report recommends two potential rezoning districts - either C-1b: Downtown Commercial or R-3: Multifamily Residential Zone.

Using the findings of the 2025 report, HKP weighed the pros and cons of the two potential zones and determined that C-1b appears to be most advantageous (least restrictive). However, upon further code review, HKP found that many of the benefits of choosing the commercial zone are reduced back to residential standards due to the multifamily residential use (as opposed to mixed-use) building proposed. Nonetheless, C-1b is recommended over R-3. Snow Creek Planning concurred with HKP that C-1b appears to be the most appropriate of the two options.

In an October 2026 meeting with City planners and Snow Creek Planning, the City recommended a third zoning district option - C-3: Community Commercial. Considerations for that zone are included in the following table. However, in HKP's interpretation, C-3 does not appear to be appropriate because the ground floor admin and resident clubhouse space is intended to be a fully private part of the residential program, not a public, commercial, or quasi-public space. In future phases of design, it will be important for HASC and their team to clarify the function of the first-floor administrative and meeting spaces due to the code implications thereof.

The Mount Vernon Design Standards apply to this project. The design must comply with the requirements of Multi-Family Standards, but not the more prescriptive Downtown Standards.

NOTABLE ZONING CODE FINDINGS & RECOMMENDATIONS

Below are two potential rezoning districts and their implications.

- **C-1b** is recommended by HKP Architects, with concurrence from Snow Creek Planning, and was included as one of two potential rezoning districts for the site in the 2025 Environmental Works report. HKP's concept design was developed under C-1b requirements.
- **C-3** was recommended by the City of Mount Vernon in a recent meeting with Snow Creek Planning and has not been fully analyzed by the design team.

In either scenario below, a **Type III Conditional Use Permit (CUP)** will be required to allow the dwelling unit count, configuration, and heights recommended in HKP's concept design.

ITEM	C-1b	C-3
CONDITIONAL USES	» Multifamily residential uses of 36 units or more, without ground-level residential units (35 units or less is allowed by right)	» Multifamily developments, if the ground floor includes one of the commercial, public, or quasi-public uses allowed by right
DENSITY	» Unrestricted	» Unrestricted
SETBACKS	» Front: 10' » Side: 15' » Rear: 15'	» Front: 10' from Cleveland, 25' from Hazel (arterial) » Side: None » Rear: None
LANDSCAPE STRIP	» 15' per Design Standards	» 15' per Design Standards
HEIGHT	» 3 stories and 35' if first story is parking (otherwise 12' / 2 stories). Affordable Housing bonus may allow one additional story and height; to be confirmed by AHJ.	» 4 stories and 50'. Affordable Housing bonus may allow to 5 or 6 stories and 65' if parking is provided beneath habitable stories; to be confirmed by AHJ.
PARKING	» 2 spaces per 2-bed dwelling unit and 1.5 spaces per 1-bed dwelling unit. Staff parking and adequate guest parking required. » Parking study required for structured parking	
SITE PLAN REVIEW	» Required	

Note that the proposal as shown and costed includes a recommended reduction in Code-Required parking as deemed appropriate for the occupant type. This will need to be vetted with the AHJ as part of their current Comprehensive Plan updates and/or part of a Variance request.

BUILDING CODE REVIEW

HKP Architects conducted a preliminary review of the International Building Code (IBC), with State and local amendments, for its implications for the Mount Vernon Senior Housing development. No pre-application meeting has yet been held with the City of Mount Vernon building officials. HKP recommends that in future phases of design the Owner and Design Team meet with the City early in the design process to confirm these preliminary building code findings.

Flood Considerations

Due to the site's location in FEMA Flood Zone AO, the first floor of the building must be elevated two feet about the highest adjacent grade. Electrical and mechanical equipment must also be elevated above that level. The only spaces that can be located below that two-foot line are parking, storage, or building access spaces, according to Federal flood plain management criteria. See Section 5, "Concept and Scope Development" for an explanation of how these requirements drive the building design."

Building Occupancies

See "4 Project Requirements" for detailed program requirements. In general, the building program consists of residential units, a "resident clubhouse" consisting of meeting rooms and lobby/waiting areas, and administrative and support spaces. The residential spaces clearly fall under an **R-2** Apartments occupancy. The meeting rooms and lobby/waiting spaces serve the residential spaces, but exceed the 10% cutoff to be considered accessory occupancies. Therefore, the resident clubhouse is proposed as an **A-3** Community Hall occupancy, which should be confirmed with the AHJ. HKP's concept design calls for structured parking on the first floor to make the best of flood zone requirements. This space falls under an **S-2** Open Parking Garages occupancy. The administrative offices (typically a B occupancy) would be accessory to A-3.

Other

For other code items researched and discussed, see the following table.

NOTABLE BUILDING CODE FINDINGS & RECOMMENDATIONS

ITEM	REQUIREMENT	RECOMMENDATIONS
Building Occupancies	Proposed programming falls under: » Resident Clubhouse: A-3 Community » Dwelling Units: R-2 Apartments » Parking: S-2 Open Parking Garages	» Offices (typically a B Business occupancy) would be accessory to the A-3 occupancy.
Occupancy Separation	» A-3 / R-2 = 1 hour » A-3 / S-2 = 1 hour » S-2 / R-2 = 2 hour	» Provide fire-rated occupancy separation assemblies as required.
Sprinklers	» Required per R-2 occupancy » Appear to be required at open parking garage due to City of Mount Vernon amendment to IBC	» Confirm with AHJ whether sprinkler are required at parking garage
Vertical Circulation & Egress	» 2 egress stairs required. 1-hour shaft assemblies required up to 3 stories, 2-hour for 4+ stories.	» Provide as required, confirm in future phases of design
Elevator	» 1 required for accessibility in all new buildings, must be sized for a stretcher due to R-2 occupancy » Elevator not required to be a part of the egress system due to sprinklers	» 2 elevators recommended for redundancy and senior occupant ease of access
Restrooms	» 1 restroom per dwelling unit » 3 single-occupant restrooms and drinking fountains at clubhouse	» Confirm plumbing fixture counts in future phases of design
Flood	» Habitable spaces must be elevated 2' above the highest adjacent grade (i.e. 1' above flood depth) with the exception of parking, storage, and access spaces	» Elevate clubhouse functions as required » Provide parking and accessory storage uses (trash, maint.) at grade
Parking Garage	» Open parking; no mechanical ventilation required » 7'-0" min. clear height required » 8'-2" min. clear for ADA van spaces	» Provide open parking » Provide 8'-2" min clear height throughout parking garage
Dwelling Unit Accessiblity	» 5% of total units must be Type A (convertible), remainder must be Type B (minimal accessible features)	» Recommended to exceed the minimum requirement due to focus on senior residents

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4 PROJECT REQUIREMENTS

PROGRAMMING

The owner/operator team, consisting of representatives from the County and HASC, clearly identified that the core goal of the project is to provide affordable housing to senior citizens, with maximizing the number of people housed to meet an urgent community need being a high priority. They required a "resident clubhouse" common area that would serve as a social meeting place for residents and a space to provide senior services to residents and visitors.

The following programming requirements were established to guide the study:

- Residential Units
  - Target of 40-45 dwelling units, with the opportunity to support additional units (up to ~70) if the design allows
  - Unit mix of 90% one-bedroom and 10% two-bedroom units
  - Multiple Type A accessible dwelling units provided on each floor, exceeding code minimum at Owner's request to better accommodate senior residents
  - One two-bed dwelling unit for a live-in property maintenance staff member
  - Private balconies for residential units as required by Design Standards, though not desired by HASC due to maintenance concerns
- Administrative and Support Spaces
  - Site Manager Office
  - Rental Specialist Office
  - Maintenance Shop
  - Laundry facilities on each floor
- Building Access and Circulation
  - Covered parking garage
  - Main entrance lobby
  - Indoor waiting area of residents accessing the bus stop or paratransit services
- Resident Clubhouse
  - One large multipurpose gathering room with kitchenette
  - Two smaller meeting rooms
  - Restrooms conveniently located near meeting rooms

- Outdoor Amenities
  - Designated barbecue and gathering space
  - Pet relief area
  - Designated outdoor smoking area
  - Small resident raised garden area

SUSTAINABILITY

The HASC Board expressed a desire to pursue passive building certification through Phius as a primary sustainability goal for this project.

Passive House is a high-performance building standard focused on significant reducing energy consumption while improving occupant comfort and indoor environment quality. This is achieved through a highly insulated and airtight building envelope, high-performance windows and doors, minimized thermal bridging, and efficient mechanical ventilation with heat recovery. Passive buildings use significantly less operational energy, with a reduction of 60-70% when compared to a typical building.

For residents, passive building design offers additional benefits, including consistent indoor temperatures, improved air quality, and reduced exterior noise.

Additionally, the project is required to meet Evergreen Sustainable Design Standards (ESDS) to be eligible for affordable housing grant funding. The standards address health and safety of all buildings, increased durability, sustainable building materials, site development, water conservation, and indoor environmental quality. Compliance with ESDS promotes healthier living environments, reduces environmental impacts, and helps minimize long-term operating and maintenance costs. These requirements will be considered alongside passive building strategies throughout the design planning process, though the two standards have overlap.

Potential sustainable design strategies to support passive building performance goals and ESDS requirements include:

- High-performance building envelope
- Energy-efficient mechanical systems
- Low-flow plumbing fixtures
- Maximize natural daylight
- Low-emitting, low-maintenance interior materials
- Native or drought tolerant landscaping
- Stormwater management strategies
- Accessible outdoor gathering spaces
- Rooftop Solar panels
- Utilize LED lighting and occupancy sensors

5 CONCEPT & SCOPE DEVELOPMENT

INTRODUCTION

After gathering all available information on project requirements, existing conditions, and code constraints, HKP Architects developed conceptual drawings showing proposed massing, floor elevations, circulation, back-of-house spaces, and site improvements. Civil, structural, mechanical, an electrical engineering consultants for this project compiled written narratives on the recommended design approaches to their respective disciplines. See Appendices.

FLOOD OPTIONS

The floodplain requirements pose significant constraints that drive the design choices on the first floor. Because all building programs (other than parking, storage, or access) have to be elevated at least two feet above grade, locating dwelling units on the first floor would require excessive and costly steps and/or ramping up to residential entrances. The choice was quickly made that dwelling units should be located on floors two and above.

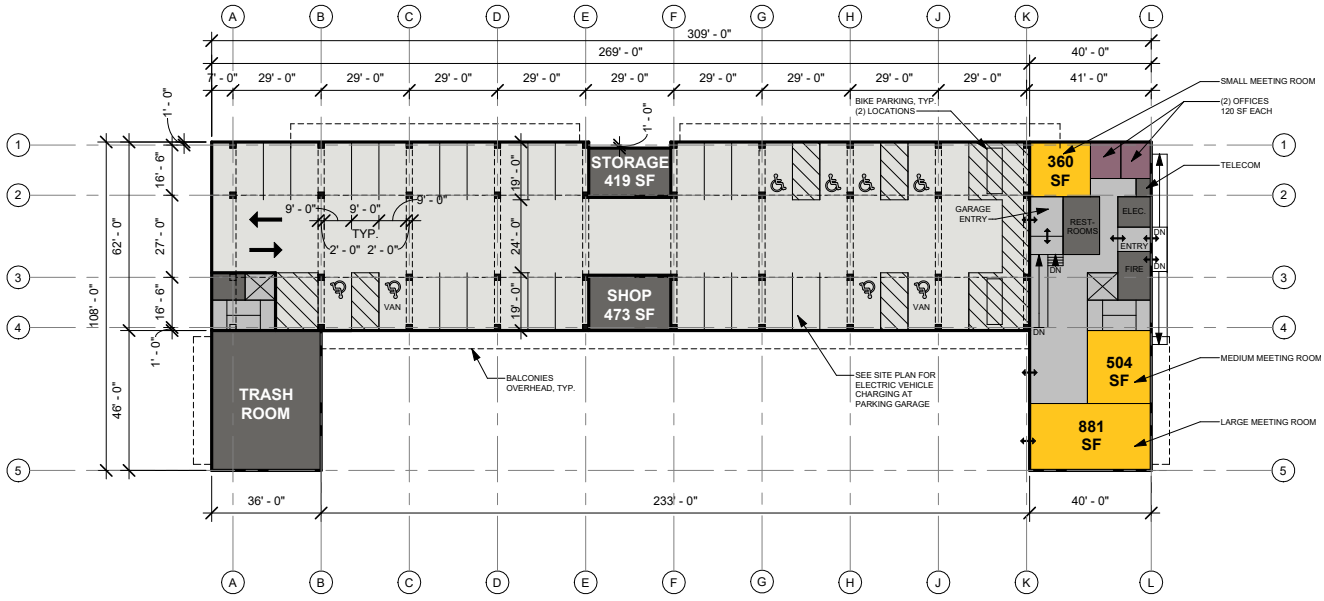
Because the remaining building program did not have space needs to fill the entire first floor, HKP designed an open parking garage on the majority of the first floor, along with a semi-enclosed trash room, maintenance shop, and storage space, which do not need to be elevated. These spaces would be designed of flood-resistant materials and with vents to allow the free flow of water in a flood event (known as "wet floodproofing"). The public-facing east wing along Cleveland Avenue, featuring the clubhouse and support programs, is a select area where elevating the ground floor is appropriate to provide a first-floor program that engages the streetscape and serves as a welcoming entrance to the development.

PARKING & SITE AMENITIES

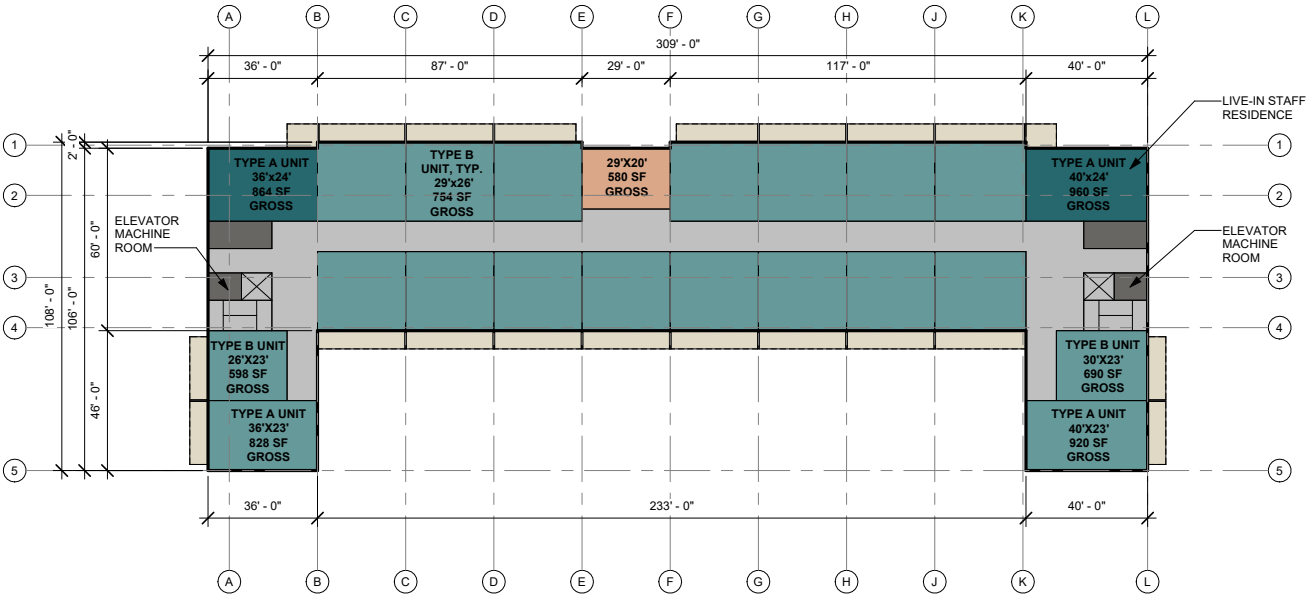
Zoning Code and Design Standards drive the site design. Tucking surface parking and a resident courtyard behind the U-shaped building meets Design Standards requirements for parking location and the provision of common open spaces. Pushing the building towards the frontages keeps the streetscape active, while clearing the 15-foot landscape strip. Resident amenities including grilling space and garden beds will be located in the courtyard. The design team recommends working with the City in future phases to request a reduction (by administrative decision or variance) to the required parking stalls per dwelling unit, given that the intended senior resident population typically relies heavily on public transit and paratransit options, in HASC's experience. For required and recommended parking calculations, see Appendix A.

DWELLING UNITS: MIX AND SIZING

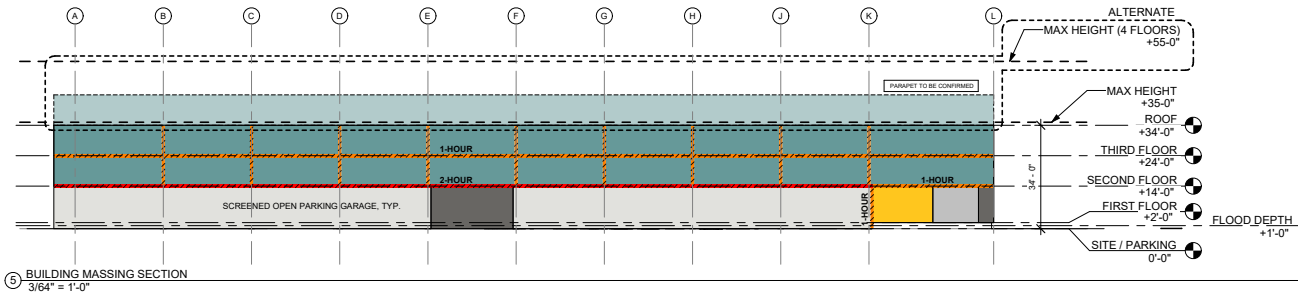
HASC originally set the unit count target at 40-45, but after reviewing preliminary drawings in that range, asked about adding a fourth floor to support additional units. This fourth floor is included as a design alternate. HASC requested that ADA Type A dwelling units beyond the code minimum be provided where larger units are possible in the floor plan; four per floor are provided. The residential floor plans consider accessibility in circulation, common laundry rooms, and ease of access to first-floor amenities. A balcony for each unit meeting Design Standards is required. See plans, unit counts, and square footages on the following pages.



CONCEPT FIRST FLOOR PLAN
NTS



CONCEPT SECOND FLOOR PLAN - FLOOR 3 AND ALTERNATE FLOOR 4 SIMILAR
NTS



CONCEPT SECTION
NTS

DWELLING UNIT COUNT

UNIT TYPE - BEDS	ACCESSIBILITY TYPE		TOTAL
	TYPE A	TYPE B	
1-BED	4	34	38
2-BED	4	0	4
BUILDING TOTAL	8	34	**42**

FOURTH FLOOR ALTERNATE

1-BED	2	17	19
2-BED	2	0	2
ALTERNATE TOTAL	4	17	21
BLDG. TOTAL W/ ALT.	12	51	63

GROSS BUILDING AREAS

FIRST FLOOR		22,600 SF
	OPEN PARKING	15,280 SF
	SEMI-ENCLOSED TRASH	1,656 SF
	INTERIOR	5,664 SF
SECOND FLOOR		22,444 SF
THIRD FLOOR		22,444 SF
BUILDING TOTAL		**67,488 SF**
BALCONIES, TOTAL		6,524 SF

FOURTH FLOOR ALTERNATE

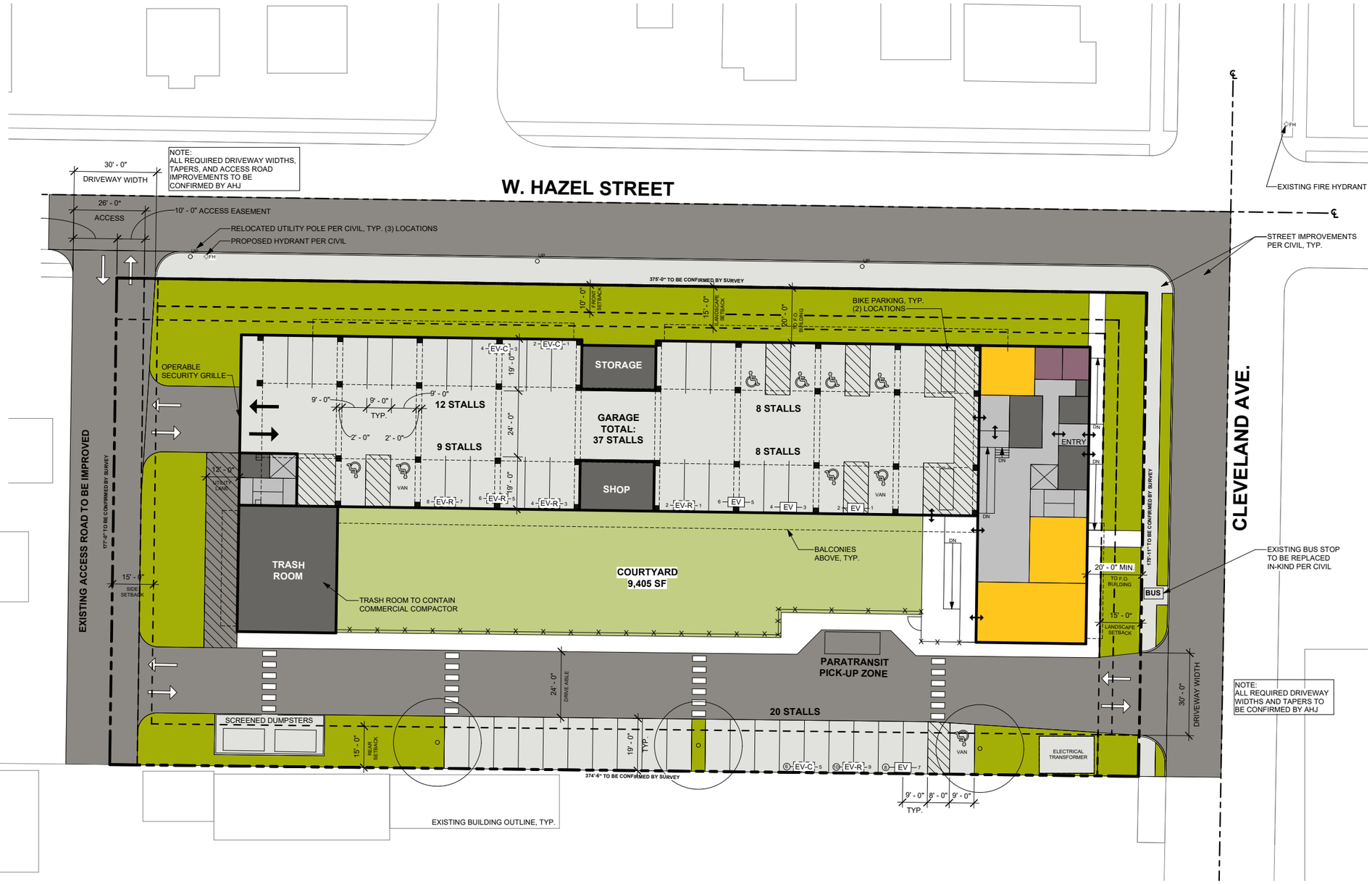
FOURTH FLOOR AREA	22,444 SF
BLDG. TOTAL AREA W/ ALT.	89,932 SF
FOURTH FLOOR BALCONIES	3,262 SF
BALCONIES TOTAL W/ ALT.	9,786 SF

SITE LEGEND

	PARKING / FRONTAGE IMPROVEMENTS
	DRIVE AISLE
	LANDSCAPE
	OPEN SPACE

PROGRAM LEGEND

	1-BED UNIT
	2-BED UNIT
	ADMINISTRATION
	RESIDENT CLUBHOUSE
	CIRCULATION
	EXTERIOR SPACES
	LAUNDRY
	UTILITY / MAINTENANCE



CONCEPT SITE PLAN
NTS

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6 COST SUMMARY & BUDGET RECOMMENDATIONS

COST SUMMARY MATRIX

PROJECT BUDGET ESTIMATE			
Building Improvements (42 units)	$	31,510,791	from Conceptual Cost Estimate, Appendix B
Sitework Improvements	$	4,751,311	"
Contractor General Conditions	$	3,200,000	"
Construction Cost in today's dollars	**$**	**39,462,102**	"
Escalation	$	4,340,831	"
Construction Cost ("Hard Costs")	**$**	**43,802,934**	from Conceptual Cost Estimate
Alternate: 4th Floor (additional 21 units)	$	11,438,374	", includes markups & escalation
Pre-Development	$	222,550	from Soft Cost Analysis
Development	$	8,851,200	"
Soft Costs	**$**	**9,023,062**	20% of construction cost, typically 30-32%
Property Acquisition	**$**	**0**	
PROJECT BUDGET ESTIMATE	**$**	**52,825,996**	$1.26M per dwelling unit
Project Budget with Alternate	$	65,911,496	$1.03M per dwelling unit

BUDGET RECOMMENDATIONS

A cost estimate was prepared from the concept drawings and consultant narratives. The costing was based on a start date of mid-2028 with a 20-month construction duration. The recommended construction budget is $43.8 million, which includes escalation to the project midpoint (from $39.5 million in today's dollars). The fourth-floor alternate would add $11.4 million with escalation. An additional 4% escalation per year should be added if pushing out the start date.

With soft costs estimated at $9 million, the total recommended project budget is $51.8 million (or $65.9 million with the fourth floor). Because a geotechnical investigation, topographic survey, and other studies are still outstanding, the budget recommendations should be considered preliminary.

Additionally, the assumptions made for this Feasibility Study are based on passive-building-compliant envelope designs and systems.

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7 APPENDICES

A Cost Estimate Drawing Set

B Cost Report - Wiggins Preconstruction Services

C Soft Cost Analysis

D Costing Memo - Furniture, Fixtures, & Equipment

E Costing Memo - Sustainability Information

F Costing Memo - Architectural Finishes

G Civil Report - KPFF Consulting Engineers

H Structural Report - KingWorks Structural Engineers

I HVAC & Plumbing Report - JTK Engineering

J Electrical Report - AMC Engineers

K Preliminary ALTA Survey

L Hazmat Report

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A COST ESTIMATE DRAWING SET

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SKAGIT COUNTY SENIOR HOUSING

SKAGIT COUNTY
1401 CLEVELAND AVENUE
MOUNT VERNON, WA 98273

PROJECT NO. 740-B

COST ESTIMATING MATRIX

BASE COST	$
ALTERNATE: 4TH FLOOR	$

FEMA FLOODPROOFING NOTES

THE PROJECT SITE IS LOCATED IN A FEMA SPECIAL FLOOD HAZARD AREA (SFHA), ZONE AO, WITH A FLOOD DEPTH OF 1 FOOT.

THEREFORE, THE FINISH FLOOR ELEVATION FOR FULLY ENCLOSED HABITABLE SPACES IS SET AT FLOOD DEPTH +1, OR 2 FEET TOTAL ABOVE THE HIGHEST ADJACENT GRADE (HAG). REFER TO BUILDING SECTION ON A2.10.

THE FINISH FLOOR ELEVATION FOR THE PARKING GARAGE AND STORAGE SPACES (INCLUDING MAINTENANCE SHOP AND TRASH ROOM) IS SET ROUGHLY AT HIGHEST ADJACENT GRADE. THESE SPACES ARE TO BE WET FLOODPROOFED, WITH OPENINGS FOR HYDROSTATIC PRESSURE EQUALIZATION. THE WEST STAIR AND ELEVATOR ALSO DESCEND BELOW FLOOD DEPTH AS ELEMENTS OF BUILDING ACCESS. ALL BUILDING ELEMENTS BELOW FLOOD DEPTH +1 SHALL BE BUILT OF FLOOD-RESISTANT MATERIALS, AND ALL BUILDING ELECTRICAL AND MECHANICAL EQUIPMENT SHALL BE ELEVATED ABOVE FLOOD DEPTH +1.

DRAWING INDEX

A0.00 COVER SHEET

D1.10 SITE PLAN - DEMOLITION

A1.10 SITE PLAN

A2.10 FLOOR PLANS

A9.10 SITE - 3D VIEW
A9.11 SITE - 3D VIEW
A9.12 SITE - 3D VIEW

HKP architects

CAPITAL BUDGET REQUEST

COSTING SET 10/16/2026



1 SITE PLAN - DEMOLITION
1" = 20'-0"

LEGEND	
	EXISTING, TO REMAIN. NO WORK, TYP.
	EXISTING TO BE DEMOLISHED

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CAPITAL BUDGET REQUEST

Project Title:
SKAGIT COUNTY SENIOR HOUSING
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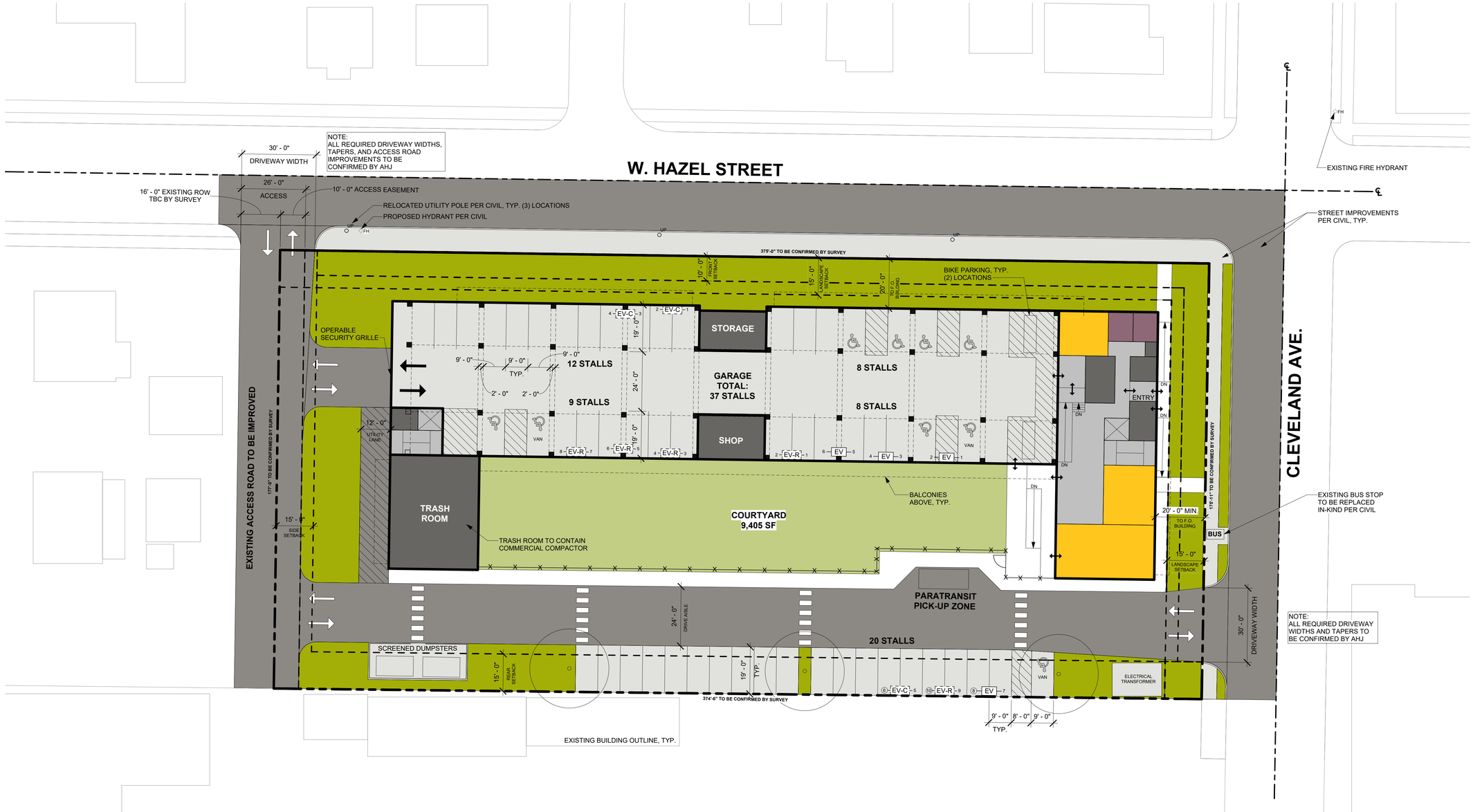
Sheet Contents:
SITE PLAN - DEMOLITION

Revisions:
Rev. Date

Drawn By: RW, KR
Checked: JB, CB
Date: 10/16/2026

Job No.:
740-B

Sheet No.:
D1.10



1 SITE PLAN
1" = 20'-0"

PARKING CALCULATIONS

USE		OVERALL PARKING SPACES				EV PARKING SPACES EV CHARGING / EV-READY / EV-CAPABLE			
DESCRIPTION	OCCUPANCY SERVED	REQUIRED CALCULATIONS	SPACES	PROPOSED CALCULATIONS	SPACES	REQUIRED CALCULATIONS	SPACES	PROPOSED SPACES	
RESIDENT PARKING	R-2	1.5 PER 1-BED DU 2 PER 2-BED DU	65	1 PER 1-BED DU 1.5 PER 2-BED DU	44	10% / 25% / 10%	5 / 11 / 5	PARKING GARAGE (MOST RESIDENT SPACES): 6** / 8 / 4	
GUEST PARKING	A-3	"ADEQUATE"	~10		10	N/A (492.2 EX. 2.1)	-		
STAFF PARKING	A-3	1 PER REGULAR EMPLOYEE (SIM. TO HOSPITALS, EMERGENCY SHELTERS, ETC.)	3	1 PER STAFF OFFICE ON SITE	3	10% / 10% / 10%	1 / 1 / 1	SITE PARKING (STAFF, REMAINING RESIDENT SPACES): 2 / 2 / 2	
		TOTAL REQUIRED	78	**TOTAL PROPOSED**	**57*** **	TOTAL REQUIRED	6* / 12* / 6	**TOTAL PROPOSED**	**8** / 10 / 6**

*INCLUDING 1 ACCESSIBLE SPACE (IBC 429.4)

**INCLUDING 2 ACCESSIBLE SPACES
*** PROPOSED PARKING REDUCTIONS TO BE CONFIRMED WITH AHJ

ALTERNATE

FOURTH FLOOR								
RESIDENT PARKING	R-2	1.5 PER 1-BED DU 2 PER 2-BED DU	32.5	1 PER 1-BED DU 1.5 PER 2-BED DU	22	ADDITIONAL REQUIRED PER CALCS ABOVE	2 / 6 / 2	
GUEST PARKING	A-3	"ADEQUATE"	~4		4	NO CHANGE	-	
STAFF PARKING	NO CHANGE		-	NO CHANGE	-	NO CHANGE	-	
		ADDITIONAL REQUIRED	36.5	**ADD. PROPOSED**	**26*** **	**ADD. REQ./PROP.**	**2 / 6 / 2**	

SITE LEGEND

	PARKING / FRONTAGE IMPROVEMENTS
	DRIVE AISLE
	LANDSCAPE
	OPEN SPACE

PARKING LEGEND

EV	EV CHARGING STATION
EV-R	EV-READY PARKING STALL
EV-C	EV-CAPABLE PARKING STALL

RUNNING COUNT PER EV STALL TYPE
TOTAL COUNT PER EV STALL TYPE

PROGRAM LEGEND

	1-BED UNIT
	2-BED UNIT
	ADMINISTRATION
	RESIDENT CLUBHOUSE
	CIRCULATION
	EXTERIOR SPACES
	LAUNDRY
	UTILITY / MAINTENANCE

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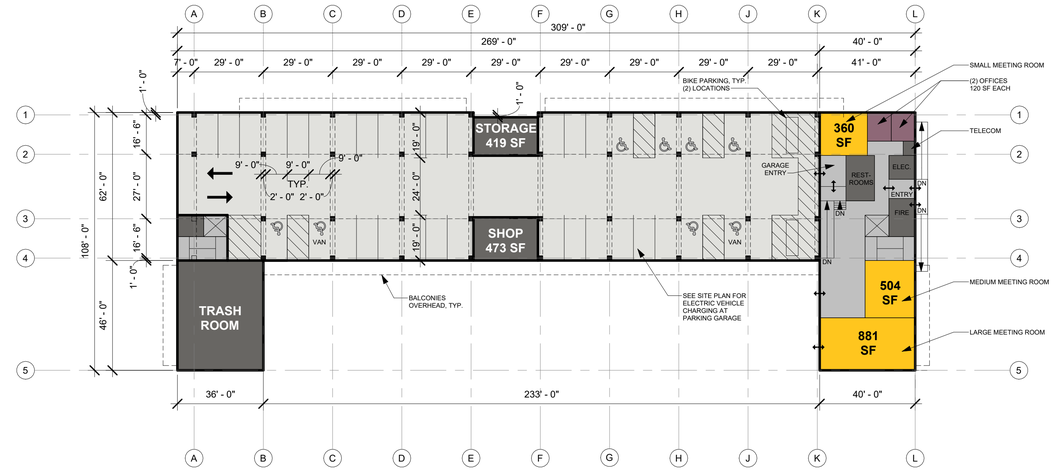
CAPITAL BUDGET REQUEST

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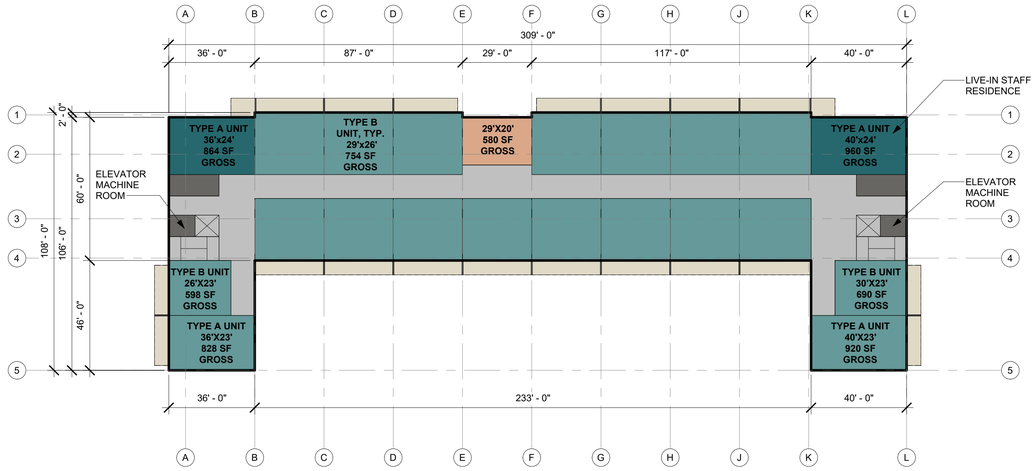
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Rev. Date

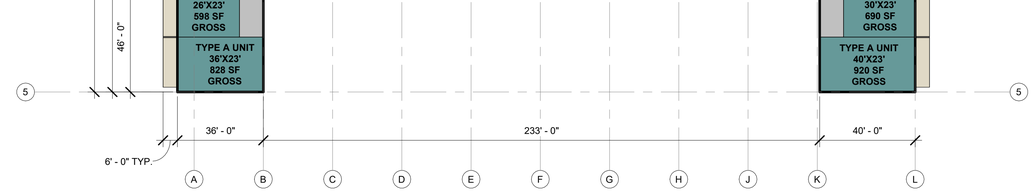
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Job No.: 740-B
Sheet No.: A1.10



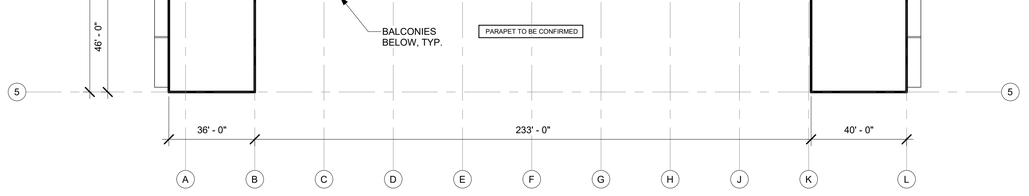
1 FIRST FLOOR PLAN
1" = 30'-0"



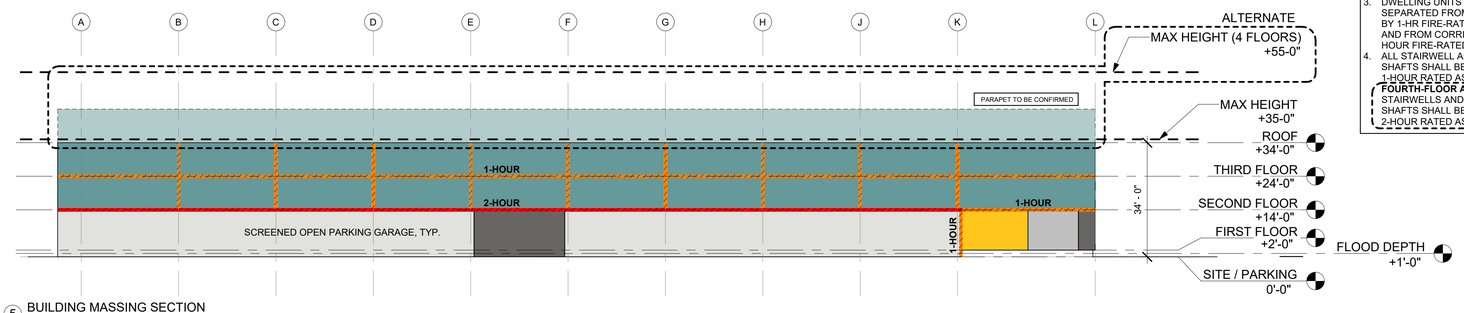
2 SECOND FLOOR PLAN
1" = 30'-0"



3 THIRD FLOOR PLAN
1" = 30'-0"



4 ROOF PLAN
1" = 30'-0"



5 BUILDING MASSING SECTION
3/64" = 1'-0"

FIRE PROTECTION NOTES

1. SEE SECTION (5/A2.10 FOR REQUIRED FIRE-RATED OCCUPANCY SEPARATIONS BETWEEN ADMIN/CLUBHOUSE (ASSEMBLY), PARKING GARAGE (STORAGE), AND APARTMENTS (RESIDENTIAL)
2. BUILDING SHALL BE EQUIPPED THROUGHOUT WITH AUTOMATIC FIRE SPRINKLERS PER NFPA REQUIREMENTS. (SPRINKLER REQUIREMENT AT THE OPEN PARKING GARAGE TO BE CONFIRMED BY AHJ.)
3. DWELLING UNITS SHALL BE SEPARATED FROM EACH OTHER BY 1-HR FIRE-RATED ASSEMBLIES, AND FROM CORRIDORS BY 1/2-HOUR FIRE-RATED ASSEMBLIES.
4. ALL STAIRWELL AND ELEVATOR SHAFTS SHALL BE ENCLOSED BY 1-HOUR RATED ASSEMBLIES.

FOURTH-FLOOR ALTERNATE: ALL STAIRWELLS AND ELEVATOR SHAFTS SHALL BE ENCLOSED BY 2-HOUR RATED ASSEMBLIES.

DWELLING UNIT COUNT

UNIT TYPE - BEDS	ACCESSIBILITY TYPE		TOTAL
	TYPE A	TYPE B	
1-BED	4	34	38
2-BED	4	0	4
BUILDING TOTAL	8	34	**42**

FOURTH FLOOR ALTERNATE

1-BED	2	17	19
2-BED	2	0	2
ALTERNATE TOTAL	4	17	21
BLDG. TOTAL W/ ALT.	12	51	63

ALTERNATE, TYP.

GROSS BUILDING AREAS

FIRST FLOOR		22,600 SF
	OPEN PARKING	15,280 SF
	SEMI-ENCLOSED TRASH	1,656 SF
	INTERIOR	5,664 SF
SECOND FLOOR		22,444 SF
THIRD FLOOR		22,444 SF
BUILDING TOTAL		**67,488 SF**
BALCONIES, TOTAL		6,524 SF

FOURTH FLOOR ALTERNATE

FOURTH FLOOR AREA	22,444 SF
BLDG. TOTAL AREA W/ ALT.	89,932 SF
FOURTH FLOOR BALCONIES	3,262 SF
BALCONIES TOTAL W/ ALT.	9,786 SF

PROGRAM LEGEND

	1-BED UNIT
	2-BED UNIT
	ADMINISTRATION
	RESIDENT CLUBHOUSE
	CIRCULATION
	EXTERIOR BALCONY
	LAUNDRY
	UTILITY / MAINTENANCE

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CAPITAL BUDGET REQUEST

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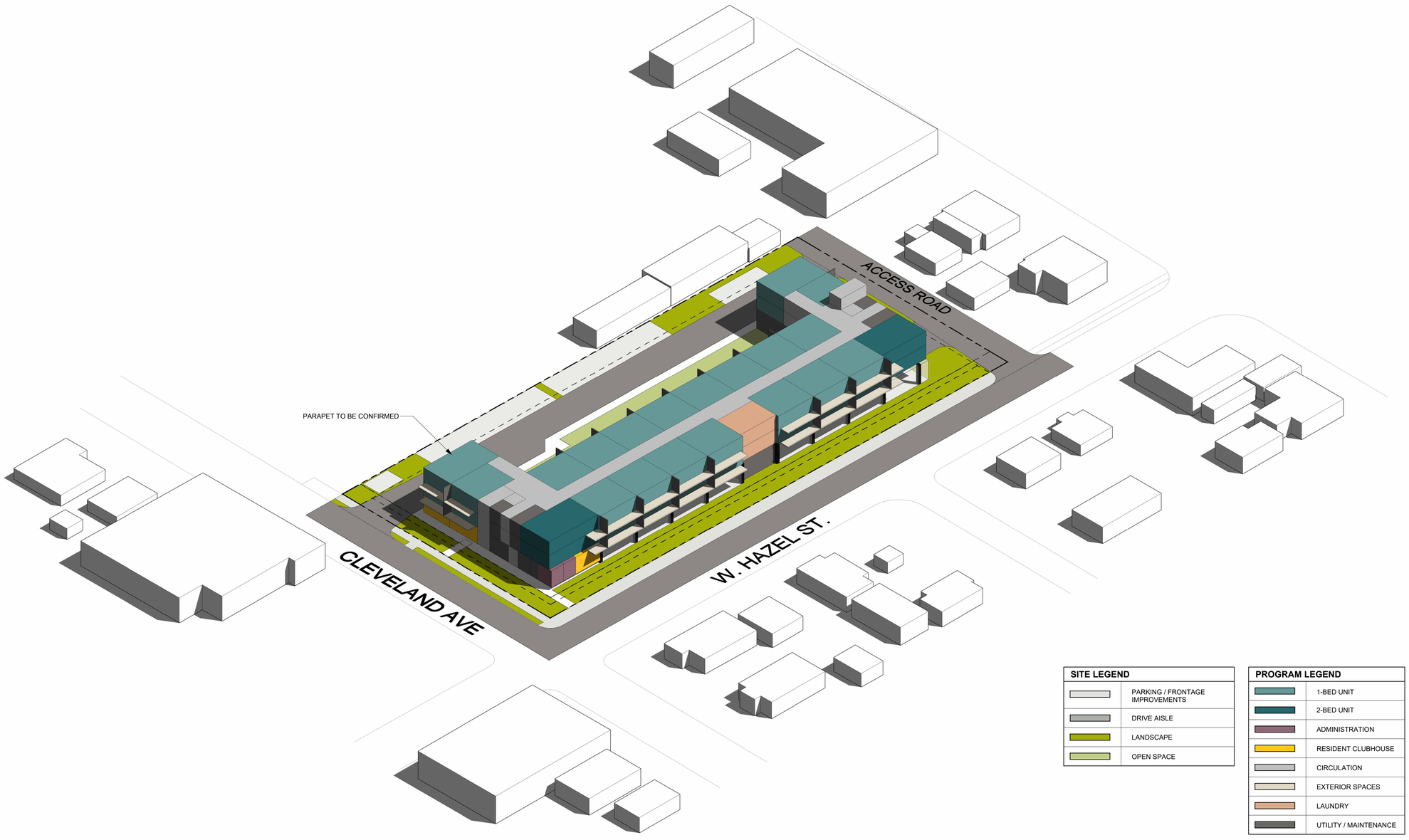
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FLOOR PLANS

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Sheet No.:
A2.10



SITE LEGEND	
	PARKING / FRONTAGE IMPROVEMENTS
	DRIVE AISLE
	LANDSCAPE
	OPEN SPACE

PROGRAM LEGEND	
	1-BED UNIT
	2-BED UNIT
	ADMINISTRATION
	RESIDENT CLUBHOUSE
	CIRCULATION
	EXTERIOR SPACES
	LAUNDRY
	UTILITY / MAINTENANCE

1 PROGRAM VIEW 1 - LOOKING SOUTHWEST

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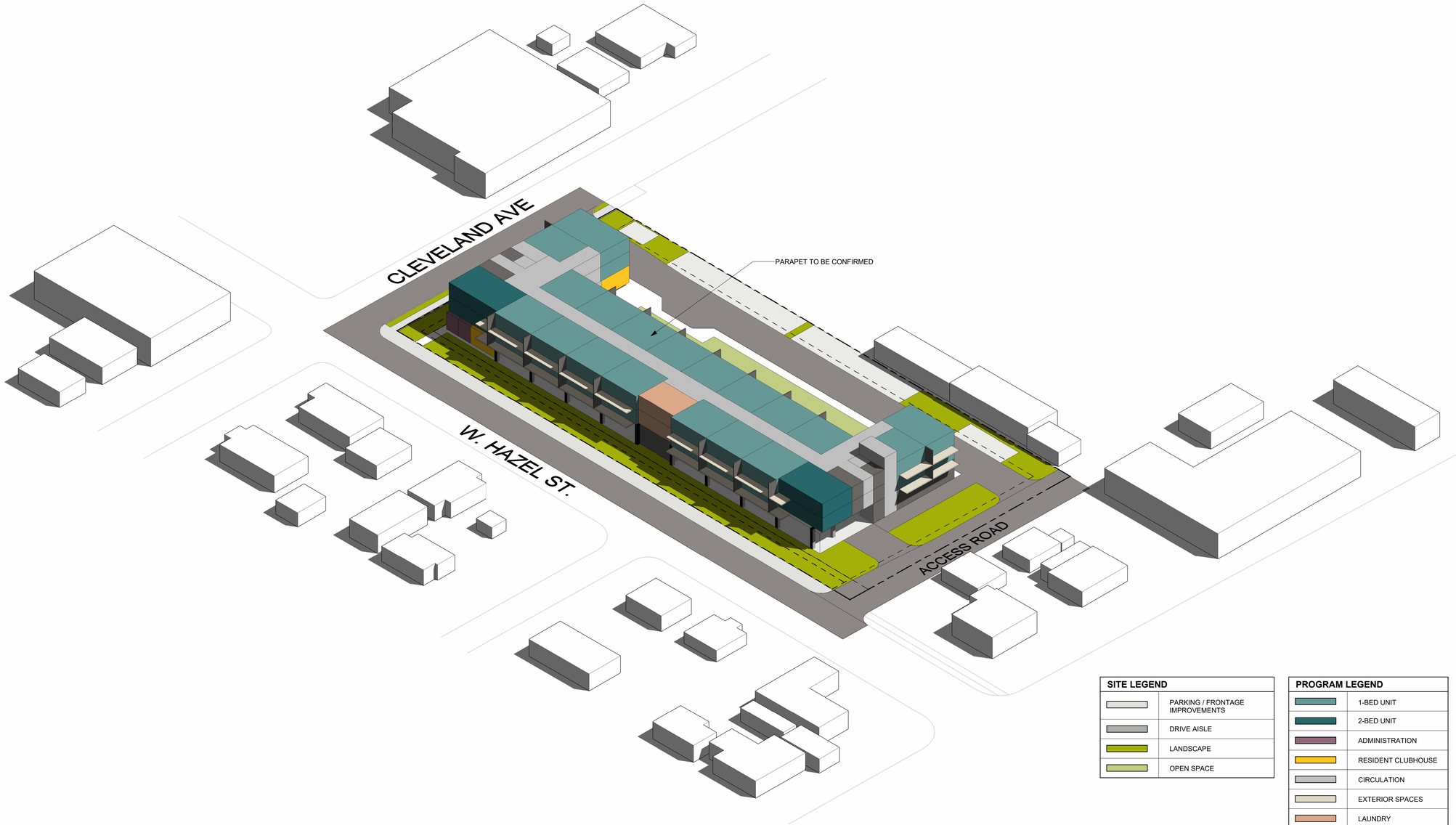
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SITE - 3D VIEW

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Date: 10/16/2026

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Sheet No.:
A9.10



SITE LEGEND	
	PARKING / FRONTAGE IMPROVEMENTS
	DRIVE AISLE
	LANDSCAPE
	OPEN SPACE

PROGRAM LEGEND	
	1-BED UNIT
	2-BED UNIT
	ADMINISTRATION
	RESIDENT CLUBHOUSE
	CIRCULATION
	EXTERIOR SPACES
	LAUNDRY
	UTILITY / MAINTENANCE

1 PROGRAM VIEW 2 - LOOKING SOUTHEAST

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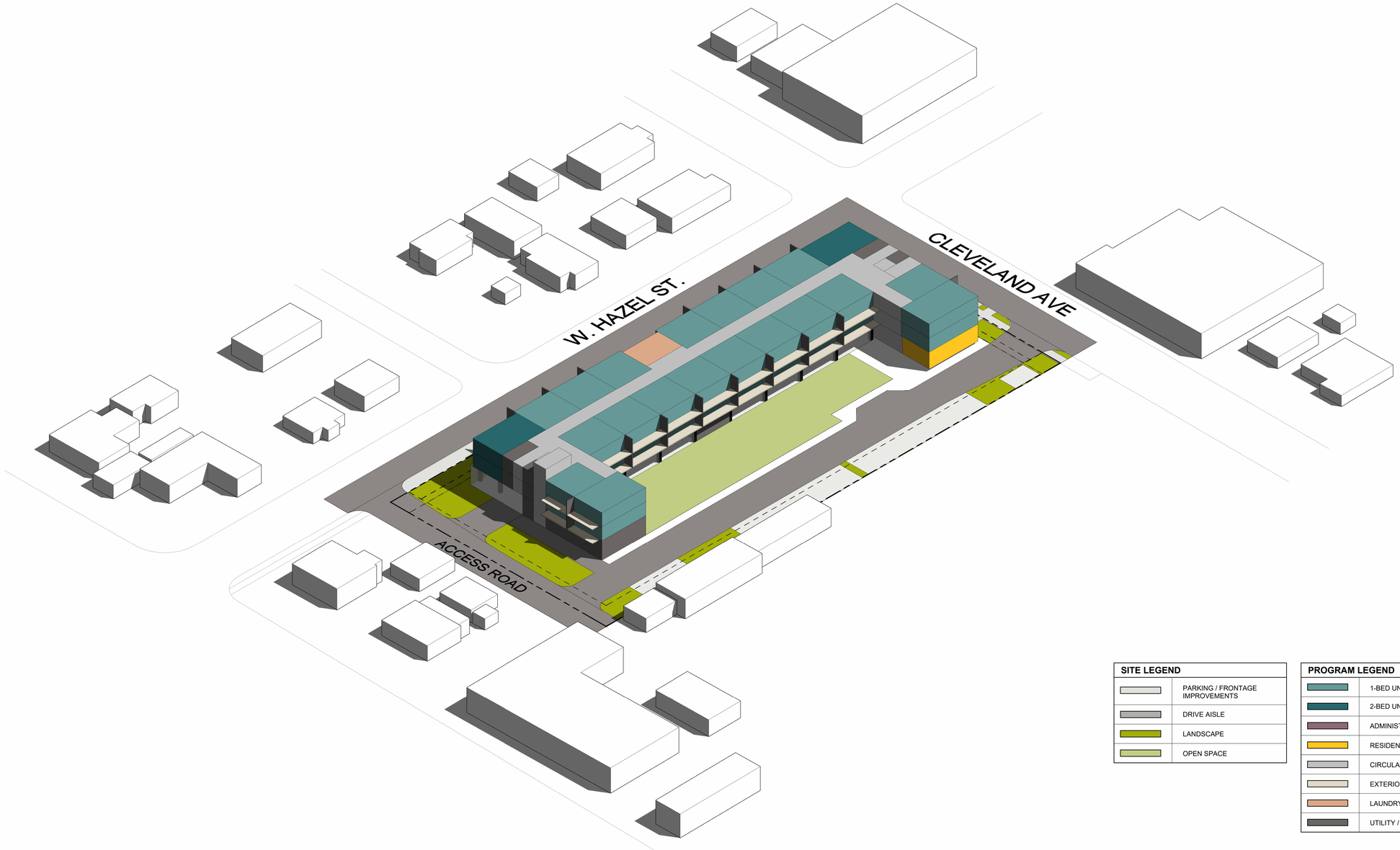
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SITE - 3D VIEW

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Date: 10/16/2026

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Sheet No.:
A9.11



SITE LEGEND	
	PARKING / FRONTAGE IMPROVEMENTS
	DRIVE AISLE
	LANDSCAPE
	OPEN SPACE

PROGRAM LEGEND	
	1-BED UNIT
	2-BED UNIT
	ADMINISTRATION
	RESIDENT CLUBHOUSE
	CIRCULATION
	EXTERIOR SPACES
	LAUNDRY
	UTILITY / MAINTENANCE

1 PROGRAM VIEW 3 - LOOKING NORTHEAST

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CAPITAL BUDGET REQUEST

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Sheet Contents:
SITE - 3D VIEW

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Job No.:
740-B

Sheet No.:
A9.12

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B COST REPORT - WIGGINS PRECONSTRUCTION SERVICES

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Skagit County
Senior Housing

Mount Vernon, WA

Conceptual Estimate

Version: 1

October 29, 2026

Prepared for:

HKP Architects

EXECUTIVE SUMMARY

PROJECT INFORMATION

Owner:	Skagit County	**Project Name:**	Senior Housing
Location:	Mount Vernon, WA	**Project Type:**	Multi-family housing
Building GSF:	67,488	**Site Gross Area:**	87,280 (includes ROW area)

PROJECT SCHEDULE

Bid Date:	Q2, 2028	**Construction Strt:**	Q3, 2028
Duration:	20 months	**Mid-Point:**	Q2, 2029
Phasing:	Single phase		

DOCUMENTS INFORMATION

Drawings Set:	Capital Budget Request Info Pack	**Design Firm:**	HKP Architects
Other Reports:	Consultant narratives		

ESTIMATE DESCRIPTION

Estimate Level:	Conceptual Estimate	**Estimate Date:**	October 29, 2026
Delivery Method:	Design Bid Build	**Set Aside Reqs:**	No
Swing Shift?	No	**Occupied Bldg?**	No
Renovation?	No	**Critical Facility?**	No

ESTIMATOR

Name:	Matt Wiggins	**Title:**	Principal
Phone:	(360) 870-5100	**Email:**	mattw@wigginsprecon.com

Skagit County
Senior Housing
Mount Vernon, WA
Conceptual Estimate

WIGGINS
PRECONSTRUCTION SERVICES

October 29, 2026

OVERALL COST SUMMARY

Description	*QTY*	*UOM*	*$ / UOM*	*Total Cost*
Building Improvements	67,488	GSF	$466.91	$31,510,791
Sitework Improvements	87,280	SGA	$54.44	$4,751,311
Contractor General Conditions & Requirements	20	MO	$160,000	$3,200,000
Total Estimated Construction Cost (Today's Dollars)				**$39,462,102**
Escalation to Midpoint (Q2, 2029 @ 4% / Yr)	11%	on	$39,462,102	$4,340,831
Total Estimated Construction Contract (Less Sales Tax)				**$43,802,934**

*Estimated Construction Contract is an opinion of cost only and not a pricing guarantee. Estimate is based on a competitive bid result of 4 or more responsive bidders.

Exclusions

Owner Soft Costs (design fees, permits, FF&E, change order contingency, sales tax, etc…)

Alternative Delivery Method (first construction cost budget increase is recommend if project is not competitively hard bid)

Parapet constrution (to be confirmed)

Generator & Transfer Equipment (Tap ahead of main for EM requirements included only)

Removal of contaminated soils

Alternates (construction contract change including all mark ups and escalation)

Additional 4th Floor (21 units)	$11,438,374

BUILDING ELEMENTS SUMMARY (UNIFORMAT II)

Ref	*Group Element*	*QTY*	*UOM*	*$ / UOM*	*Total Cost*
A10	Foundations	67,488	GSF	$33.34	$2,250,141
A20	Basement Construction	67,488	GSF	$0.00	$0
B10	Superstructure	67,488	GSF	$57.04	$3,849,487
B20	Exterior Enclosure	67,488	GSF	$59.49	$4,015,058
B30	Roofing	67,488	GSF	$19.66	$1,326,902
C10	Interior Construction	67,488	GSF	$32.91	$2,220,889
C20	Stairs	67,488	GSF	$1.74	$117,600
C30	Interior Finishes	67,488	GSF	$32.57	$2,198,088
D10	Conveying Systems	67,488	GSF	$6.67	$450,000
D20	Plumbing	67,488	GSF	$24.15	$1,629,954
D30	HVAC	67,488	GSF	$55.62	$3,753,710
D40	Fire Protection	67,488	GSF	$7.80	$526,406
D50	Electrical	67,488	GSF	$34.75	$2,345,495
E10	Equipment	67,488	GSF	$3.11	$210,000
E20	Furnishings	67,488	GSF	$14.17	$955,976
F10	Special Construction	67,488	GSF	$0.00	$0
F20	Selective Building Demolition	67,488	GSF	$0.00	$0
Building Direct Construction Costs Subtotal					**$25,849,705**
Estimating / Design Contingency		15.0%	on	$25,849,705	$3,877,456
Contractor Markup (OH&P, Insurance, Bond, B&O Tax)		6.0%	on	$29,727,161	$1,783,630
Total Building Construction Cost (Today's Dollars)					**$31,510,791**

BUILDING ESTIMATE DETAIL

Description	*QTY*	*UOM*	*$ / UOM*	*Total Cost*
A10 Foundations				
A1010 - Standard Foundations				
Grade beam footings	170	cy	$1,440	$244,440
Spread footings	200	cy	$1,110	$222,278
Perimeter stem walls (to 3' above slab at garage)	2,315	sf	$65.00	$150,475
Foundation excavation				
Footing excavation & backfill	2,037	cy	$60.00	$122,220
Perimeter Drainage & Insulation				
Perforated footing drains	930	lf	$30.00	$27,900
Perimeter foundation insulation (2" rigid)	2,790	sf	$4.00	$11,160
Underslab insulation @ East Lobby (2" rigid)	4,320	sf	$4.00	$17,280
Stem walls dampproofing	2,315	sf	$8.00	$18,520
A1010 - Standard Foundations	67,488	GSF	$12.07	$814,273
A1020 - Special Foundations				
Rammed aggregate pier ground improvements - Footprint Allowance	22,600	sf	$45.00	$1,017,000
A1020 - Special Foundations	67,488	GSF	$15.07	$1,017,000
A1030 - Slabs on Grade				
Slab on Grade, 4" (incl. reinforcing, base course & vapor barrier)	20,944	sf	$14.00	$293,216
Ramp and stair down to parking from East Lobby	1	ls	$12,500	$12,500
Slab on Grade, 6" @ Trash Room (incl. reinforcing, base course & vapor barrier)	1,656	sf	$17.00	$28,152
Trenches, Pits & Bases				
Elevator Pit (incl. water proofing)	2	ea	$40,000	$80,000
Mech Pads	200	sf	$25.00	$5,000
A1030 - Slabs on Grade	67,488	GSF	$6.21	$418,868

BUILDING ESTIMATE DETAIL

Description	*QTY*	*UOM*	*$ / UOM*	*Total Cost*
Subtotal A10 Foundations	**67,488**	**GSF**	**$33.34**	**$2,250,141**
A20 Basement Construction				
Subtotal A20 Basement Construction	**67,488**	**GSF**	**$0.00**	**$0**
B10 Superstructure				
CIP Structural Concrete				
Vertical Structure				
CIP shear walls, 10" (incl. reinforcing)	7,410	sf	$85.00	$629,850
CIP columns, 16"x20" (incl. reinforcing)	465	lf	$250.00	$116,250
Horizontal Structure				
11" post-tensioned concrete deck (incl. PT cable, reinforcing, elevated formwork & pour backs)	20,944	sf	$55.00	$1,151,920
Topping Slabs				
Gypcrete, 1.5" (Level 2 over East Lobby and Level 3)	26,764	sf	$4.50	$120,438
Acoustic mat	26,764	sf	$5.00	$133,820
CIP Structural Concrete	67,488	GSF	$20.84	$1,406,178
Structural Steel				
Floor structure (incl. 15% for connections)				
HSS columns @ East Lobby	4,000	lbs	$6.00	$23,999
Balcony support steel	61,500	lbs	$6.00	$369,000
Miscellaneous Metals				
Misc. allowance (embeds, facade support, etc..)- Area budget	67,488	gsf	$3.00	$202,464
Metal decking				*None anticipated*
Structural Steel	67,488	GSF	$8.82	$595,463
Structural Wood Framing				
Vertical framing				

BUILDING ESTIMATE DETAIL

Description	*QTY*	*UOM*	*$ / UOM*	*Total Cost*
Posts & shear / load bearing wall premiums - Allowance for addt'l sheathing, blocking, hardware - Framed area allowance	46,544	sf	$6.00	$279,264
Standard wall framing assemblies				*See B20 & C10*
Floor framing				
Plywood web joists (TJIs etc…)	26,764	sf	$17.00	$454,988
Sheathing	26,764	sf	$4.50	$120,438
Roof framing				
Press plate trusses	22,444	sf	$20.00	$448,880
Sheathing	22,444	sf	$4.50	$100,998
Rough hardware, straps, hold downs, etc… + associated blocking	5%	on	$1,404,568	$70,228
Structural Wood Framing	67,488	GSF	$21.85	$1,474,796
Subtotal B10 Superstructure	**67,488**	**GSF**	**$57.04**	**$3,849,487**

B20 Exterior Enclosure

B2011, 12 - Exterior Wall Construction & Glazing

Exterior framed wall assembly, 80% allowance @ occupied areas (GWB - Finish 1 Side, vapor barrier, wood stud framing, blown-in batt insulation, sheathing, AWRB, rigid insulation, thermal clip rainscreen system)	18,320	sf	$51.50	$943,480
Exterior balcony privacy wing walls (wood stud framing, sheathing & AWRB both sides)	1,785	sf	$34.00	$60,690
Exterior cladding				
Designer perforated metal system @ open garage elevations (high performance finish)	3,710	sf	$75.00	$278,250
Brick (full height at exterior concrete walls, East lobby and 3' at open garage elevations)	7,579	sf	$50.00	$378,950
Fiber cement siding & trim (includes both side of balcony privacy wing walls)	20,906	sf	$20.00	$418,120
Building graphics	1	ls	$15,000	$15,000

BUILDING ESTIMATE DETAIL

Description	*QTY*	*UOM*	*$ / UOM*	*Total Cost*
B2011, 12 - Exterior Wall Construction & Parapets	67,488	GSF	$31.03	$2,094,490
B2016 - Exterior Soffits				
Underside assembly @ PT deck (R-49 mineral wool, 2" rigid, support framing, vapor barrier & exterior gypsum sheathing w/ acrylic coating	20,944	sf	$36.00	$753,984
Finished cement board @ underside of balconies	6,524	sf	$16.00	$104,384
B2016 - Exterior Soffits	67,488	GSF	$12.72	$858,368
B2020 - Exterior Windows				
Mixture aluminum storefront @ first floor & triple glazed fiberglass glazing systems @ units (includes flashings) - Allowance, 20% of occupied exterior enclosure	4,580	sf	$165.00	$755,700
B2020 - Exterior Windows	67,488	GSF	$11.20	$755,700
B2030 - Exterior Doors				
Glazed doors & entrances				
Storefront doors & hardware @ exterior elevator lobbies (1 each) and garage to lobby entry (2 each), per leaf	5	ea	$7,500	$37,500
ADA operators, per vestibule	2	ea	$10,000	$20,000
Fiberglass swing doors @ balconies (Pella Impervia)	42	ea	$4,000	$168,000
Solid exterior doors				
HM door, HM frame, and hardware (Trash Room, Shop, Storage, Fire, Roof)	8	ea	$4,500	$36,000
Overhead doors				
Rolling security grille @ garage entry, 24' wide	1	ea	$30,000	$30,000
Coiling door @ Trash Room	1	ea	$15,000	$15,000
B2020 - Exterior Doors	67,488	GSF	$4.54	$306,500
Subtotal B20 Exterior Enclosure	**67,488**	**GSF**	**$59.49**	**$4,015,058**

B30 Roofing

BUILDING ESTIMATE DETAIL

Description	*QTY*	*UOM*	*$ / UOM*	*Total Cost*
B3010 - Roof Coverings				
Roof finishes & insulation				
Membrane roofing system w/ 3.5" rigid insulation	22,444	sf	$28.00	$628,432
R-38 batts @ underside of sheathing	22,444	sf	$6.00	$134,664
Traffic coating @ balconies	6,524	sf	$12.00	$78,288
Flashings & sheet metal				
Roof system flashing & misc. rough carpentry	20%	on	$628,432	$125,686
Accessories				
Balcony railings	1,170	lf	$250.00	$292,500
Misc. (walk pads, fall restraint anchors, etc.)	22,444	sf	$3.00	$67,332
B3010 - Roof Coverings	67,488	GSF	$19.66	$1,326,902
B3020 - Roof Openings				
Glazed roof openings				*None anticipated*
B3020 - Roof Openings	67,488	GSF	$0.00	$0
Subtotal B30 Roofing	**67,488**	**GSF**	**$19.66**	**$1,326,902**
C10 Interior Construction				
C1010 - Partitions				
GWB Partitions - Level 1 Lobbies / Meeting Rooms	3,410	sf	$22.00	$75,020
GWB Partitions - Demising / Rated	28,950	sf	$26.00	$752,700
GWB Partitions - Dwellings	25,600	sf	$18.00	$460,800
Misc. carpentry, blocking, & backing - Area budget	67,488	gsf	$1.00	$67,488
Interior caulking & joint sealants - Area budget	67,488	gsf	$0.50	$33,744
Interior windows and storefronts				
Int. storefront @ East Lobby	500	sf	$100.00	$50,000
C1010 - Partitions	67,488	GSF	$21.33	$1,439,752

BUILDING ESTIMATE DETAIL

Description	*QTY*	*UOM*	*$ / UOM*	*Total Cost*
C1020 - Interior Doors				
Level 1	15	ea	$3,600	$54,000
Level 2 & 3 Common Areas	14	ea	$3,600	$50,400
Dwellings Entries (rated)	42	ea	$4,000	$168,000
Dwellings Interior (solid core pre-hung swing / closets)	184	ea	$1,500	$276,000
C1020 - Interior Doors	67,488	GSF	$8.13	$548,400
C1030 - Fittings				
Trash Chute	1	ls	$25,000	$25,000
Toilet Accessories				
Unisex Lobby restrooms	3	ea	$2,500	$7,500
Dwelling bathrooms (senior housing)	42	ea	$3,000	$126,000
Identifying Devices				
Code signage - Area budget	67,488	gsf	$0.25	$16,872
Wayfinding and room signage - Area budget	67,488	gsf	$0.50	$33,744
General fittings and specialties				
FECs, corner guards, knox box, etc… - Area budget	67,488	gsf	$0.35	$23,621
C1030 - Fittings	67,488	GSF	$3.45	$232,737
Subtotal C10 Interior Construction	**67,488**	**GSF**	**$32.91**	**$2,220,889**
C20 Stairs				
C2010 - Stair Construction				
Wood frame stair and landings w/ wall mounted handrails, per floor to floor flight	5	ea	$20,000	$100,000
Premium for steel construction at bottom rung of West stair	1	ls	$5,000	$5,000
C2010 - Stair Construction	67,488	GSF	$1.56	$105,000
C2020 - Stair Finishes				

BUILDING ESTIMATE DETAIL

Description	*QTY*	*UOM*	*$ / UOM*	*Total Cost*
Rubber flooring	1,050	sf	$12.00	$12,600
C2010 - Stair Construction	67,488	GSF	$0.19	$12,600
Subtotal C20 Stairs	**67,488**	**GSF**	**$1.74**	**$117,600**
C30 Interior Finishes				
C3010 - Wall Finishes				
Paint to walls, doors, frames and misc. - Area budget	67,488	sf	$6.00	$404,928
Wall tile				
Level 1 unisex restrooms, 5' tall	450	sf	$35.00	$15,750
Kitchen backsplash				*None anticipated*
Finish carpentry & millwork				
Misc. allowance (window sills, etc..) - Area budget	67,488	gsf	$1.00	$67,488
Other manufactured wall panels & coverings				
Misc. allowance (wainscots, FRP at Laundry, etc..) - Area budget	67,488	gsf	$5.00	$337,440
C3010 - Wall Finishes	67,488	GSF	$12.23	$825,606
C3020 - Floor Finishes				
Parking stall striping				
Parking stall striping	29	ea	$50.00	$1,450
Parking stall striping, ADA w/ sign	8	ea	$500.00	$4,000
Misc. signs and striping (no parking areas, arrows, etc..)	1	ls	$7,500	$7,500
Flooring and rubber base				
Carpet tile & rubber base	19,575	sf	$7.50	$146,813
Linoleum & rubber base	27,665	sf	$12.00	$331,980
Walk off carpet @ Vestibules	80	sf	$15.00	$1,200
Hardeners & sealers				
Sealed concrete	18,240	sf	$2.50	$45,600

BUILDING ESTIMATE DETAIL

Description	*QTY*	*UOM*	*$ / UOM*	*Total Cost*
Floor prep & protection	65,560	sf	$1.00	$65,560
C3020 - Floor Finishes	67,488	GSF	$8.95	$604,103
C3030 - Ceiling Finishes				
Ceilings Finishes				
GWB 1-hour rated lid @ floor framing	26,764	sf	$10.00	$267,640
Finished and painted @ exposed areas	19,918	sf	$6.00	$119,505
GWB ceiling, painted @ Level 3 ceilings	19,508	sf	$12.00	$234,090
GWB vertical soffits - Area budget	67,488	gsf	$0.50	$33,744
Parking deck insulated assembly				*See B20*
Suspended Ceilings				
ACT Ceiling, 2x2 - Standard	9,450	sf	$12.00	$113,400
C3030 - Ceiling Finishes	67,488	GSF	$11.39	$768,379
Subtotal C30 Interior Finishes	**67,488**	**GSF**	**$32.57**	**$2,198,088**
D10 Conveying Systems				
D1010 - Elevators & Lifts				
Passenger Elevator, 3 stop	2	ea	$225,000	$450,000
D1010 - Elevators & Lifts	67,488	GSF	$6.67	$450,000
Subtotal D10 Conveying Systems	**67,488**	**GSF**	**$6.67**	**$450,000**
D20 Plumbing				
D2010 - Plumbing Fixtures				
Dwelling unit bathroom plumbing: WC, lavatory, shower valve, trim & drain, in-unit piping	42	EA	$7,687	$322,849
Dwelling unit kitchen plumbing: sink, disposal, fridge & dishwasher connections, in-unit piping	42	EA	$5,117	$214,893
Common area fixtures & specialties (restrooms, kitchenette, laundries, service sinks, hydrants)	1	LS	$121,730	$121,730

BUILDING ESTIMATE DETAIL

Description	*QTY*	*UOM*	*$ / UOM*	*Total Cost*
D2020 / D2030 - Domestic Water & Sanitary Systems				
Domestic water & sanitary piping mains & risers, incl. insulation & excavation	67,488	GSF	$3.56	$240,509
Domestic hot water plant & water service entry	1	LS	$280,023	$280,023
Dwelling unit hot water metering w/ remote reading	42	EA	$1,540	$64,679
Garage drainage, oil/water separator & elevator sump pumps	1	LS	$56,989	$56,989
D2040 - Rain Water Drainage				
Roof drainage, internal roof drains & overflow drains	22,444	SF	$6.94	$155,712
D2090 - Other Plumbing				
Heat trace, enclosed garage domestic water & storm piping	1,000	LF	$33.24	$33,239
Air barrier / penetration sealing (passive building)	1	LS	$10,716	$10,716
Plumbing permit - Allowance	1	LS	$18,095	$18,095
General requirements (NPF, ODJC, general conditions, seismic, testing, etc.)	1	LS	$110,520	$110,520
D20 - Plumbing	67,488	GSF	$24.15	$1,629,954
Subtotal D20 Plumbing	**67,488**	**GSF**	**$24.15**	**$1,629,954**
D30 HVAC				
D3020 - Heat Generating Systems				
Central heat pump plant: AWHP-1, pumps, buffer tanks, glycol & rigging	72	TON	$8,453	$608,643
Hydronic heating & chilled water piping, insulation & coil connections	67,488	GSF	$10.17	$686,088
D3040 - Distribution Systems				
Dwelling unit fan coils, 4-pipe ducted, incl. condensate drainage	42	EA	$6,562	$275,590
Common area fan coils & electric heaters	1	LS	$93,020	$93,020
Dedicated mini-split cooling, elevator control, MDF & IDF rooms	5	EA	$12,837	$64,183

BUILDING ESTIMATE DETAIL

Description	*QTY*	*UOM*	*$ / UOM*	*Total Cost*
Supply, return & ventilation ductwork, air devices & dampers	50,552	SF	$17.20	$869,714
Energy recovery ventilation: ERV-1, 2, 3, frost protection & louvers	5,500	CFM	$43.52	$239,369
Misc. exhaust	1	LS	$60,000	$60,000
Elevator hoistway vents, motorized damper & smoke interlock	2	EA	$4,797	$9,593
D3060 - Controls and Instrumentation				
Controls / EMCS - Allowance	67,488	GSF	$6.75	$455,308
D3070 - Systems Testing and Balancing				
Test & balance, commissioning assistance & duct pressure testing	1	LS	$142,501	$142,501
D3090 - Other HVAC				
Air barrier / penetration sealing (passive building)	1	LS	$20,565	$20,565
HVAC permit - Allowance	1	LS	$30,521	$30,521
General requirements (NPF, ODJC, general conditions, seismic, startup, etc.)	1	LS	$198,614	$198,614
D30 - HVAC	67,488	GSF	$55.62	$3,753,710
Subtotal D30 HVAC	**67,488**	**GSF**	**$55.62**	**$3,753,710**
D40 Fire Protection				
Sprinkler system	67,488	gsf	$7.80	$526,406
D40 - Fire Protection	67,488	GSF	$7.80	$526,406
Subtotal D40 Fire Protection	**67,488**	**GSF**	**$7.80**	**$526,406**
D50 Electrical				
Distribution (2000A Service, twin 21 meter centers, panels, SPD, studies)	67,488	gsf	$4.22	$285,000
Feeders (2000A, 1600A, 42 apartment feeds, EV, house)	67,488	gsf	$3.19	$215,000
Generator & Transfer Equipment (Tap ahead of main for EM requirements only)				*Included above*

BUILDING ESTIMATE DETAIL

Description	*QTY*	*UOM*	*$ / UOM*	*Total Cost*
Grounding System	67,488	gsf	$0.22	$15,000
Mechanical Equipment and Branch	67,488	gsf	$2.00	$135,000
Power Devices and Branch, EMT concealed	67,488	gsf	$5.73	$387,000
Lighting Fixture Cost LED	67,488	gsf	$3.62	$244,000
Lighting and Branch, EMT installation concealed	67,488	gsf	$2.04	$138,000
Lighting Control	67,488	gsf	$1.56	$105,000
Fire Alarm, EMT concealed	67,488	gsf	$3.19	$215,000
LV System Rough-in (Tele/Data)	67,488	gsf	$1.01	$68,000
LV System & Install	67,488	gsf	$1.85	$125,000
CCTV System Rough-In (14 cameras)	67,488	gsf	$0.09	$6,300
CCTV System & Install	67,488	gsf	$0.54	$36,395
Access Control System Rough-In (6 openings)	67,488	gsf	$0.09	$6,000
Access Control System & Install	67,488	gsf	$0.53	$36,000
800 MHz system (Allowance only, testing will determine requirement)	67,488	gsf	$2.00	$135,000
A/V , Rough-In / Pathways	67,488	gsf	$0.09	$5,800
A/V Systems (meeting rooms)	67,488	gsf	$0.67	$45,000
Photovoltaic system (26 kW system)	1	ls	$143,000	$143,000
D50 - Electrical	67,488	GSF	$34.75	$2,345,495
Subtotal D50 Electrical	**67,488**	**GSF**	**$34.75**	**$2,345,495**

E10 Equipment

E1010 - Commercial Equipment

Trash compactor				*By Owner*
Common laundry equipment				*By Owner*
E1010 - Commercial Equipment	67,488	GSF	$0.00	$0

E1090 - Other Equipment

BUILDING ESTIMATE DETAIL

Description	*QTY*	*UOM*	*$ / UOM*	*Total Cost*
Residential equipment				
Kitchen appliance package (includes range hoods)	42	ea	$5,000	$210,000
E1090 - Other Equipment	67,488	GSF	$3.11	$210,000
Subtotal E10 Equipment	**67,488**	**GSF**	**$3.11**	**$210,000**
E20 Furnishings				
E2010 - Fixed Furnishings				
Fixed Casework				
Meeting rooms	1	ls	$30,000	$30,000
1st Floor Restrooms	1	ls	$15,000	$15,000
Common Laundry	2	ea	$10,000	$20,000
Dwelling units				
Kitchen casework (plam cabinets & plam counter w/ backsplash)	42	ea	$16,000	$672,000
Bathroom vanities (2 each in 2 bedroom units)	42	ea	$2,000	$84,000
Blinds & other window treatment	67,488	gsf	$2.00	$134,976
E2010 - Fixed Furnishings	67,488	GSF	$14.17	$955,976
E2020 - Moveable Furnishings				
EXCLUDED				
E2020 - Moveable Furnishings	67,488	GSF	$0.00	$0
Subtotal E20 Furnishings	**67,488**	**GSF**	**$14.17**	**$955,976**
F10 Special Construction				
Subtotal F20 Special Construction	**67,488**	**GSF**	**$0.00**	**$0**
F20 Selective Building Demolition				

BUILDING ESTIMATE DETAIL

Description	*QTY*	*UOM*	*$ / UOM*	*Total Cost*
Subtotal F20 Selective Building Demolition	**67,488**	**GSF**	**$0.00**	**$0**

SITEWORK ELEMENTS SUMMARY (UNIFORMAT II)

Ref	*Group Element*	*QTY*	*UOM*	*$ / UOM*	*Total Cost*
G00	General Sitework Requirements	87,280	SGA	$3.57	$312,015
G10	Site Preparation	87,280	SGA	$12.13	$1,058,858
G20	Site Improvements	87,280	SGA	$13.27	$1,158,200
G30	Site Civil / Mechanical Utilities	87,280	SGA	$11.72	$1,023,240
G40	Site Electrical Utilities	87,280	SGA	$3.96	$345,400
G50	Other Site Construction	87,280	SGA	$0.00	$0
	Sitework Direct Construction Costs Subtotal				**$3,897,712**
	Estimating / Design Contingency	15.0%	on	$3,897,712	$584,657
	Contractor Markup (OH&P, Insurance, Bond, B&O Tax)	6.0%	on	$4,482,369	$268,942
	Total Sitework Construction Cost (Today's Dollars)				**$4,751,311**

SITEWORK ESTIMATE DETAIL

Description	*QTY*	*UOM*	*$ / UOM*	*Total Cost*
G00 General Sitework Requirements				
Civil contractor mobilization(s)	5%	on	$3,240,298	$162,015
Site layout surveying, temp. fencing / barriers, traffic control & street cleaning	1	ls	$150,000	$150,000
G00 - General Sitework Requirements	87,280	SGA	$3.57	$312,015
Subtotal G00 General Sitework Requirements	**87,280**	**SGA**	**$3.57**	**$312,015**
G10 Site Preparation				
G1010,20 - Site Clearing & Demolition				
Building demolition				*See Overall Summary*
Remove existing building (including foundations)	8,275	sf	$12.00	$99,300
Remove playground	1	ls	$20,000	$20,000
Misc. (basket ball hoops, shed etc..)	1	ls	$15,000	$15,000
Demolition of paving & site improvements				
Paving removal (includes ROW)	38,400	sf	$3.50	$134,400
Demolition of utilities (including disposal)				
Demolish existing utility lines	1	ls	$25,000	$25,000
Clearing / grubbing & misc. tree removal	40,605	sf	$1.50	$60,908
G1010,20 - Site Clearing & Demolition	87,280	SGA	$4.06	$354,608
G1030 - Site Earthwork				
Site excavation (cut/fill, import/export, removal of unsuitable), grading and subsurface prep	87,280	sf	$6.00	$523,680
Erosion control & dewatering				
Site area budget (baker tank(s), silt fence, silt sock, catch basin protection, etc…)	87,280	sga	$1.50	$130,920
Site Shoring				*None anticipated*
G1030 - Site Earthwork	87,280	SGA	$7.50	$654,600

SITEWORK ESTIMATE DETAIL

G1040 - Hazardous Waste Remediation				
Hazardous materials abatement of existing building to be demolished	8,275	sf	$6.00	$49,650
Removal of Contaminated Soil				*Excluded*
G1040 - Hazardous Waste Remediation	87,280	SGA	$0.57	$49,650
Subtotal G10 Site Preparation	**87,280**	**SGA**	**$12.13**	**$1,058,858**
G20 Site Improvements				
G2010,20,30 - Roadways, Parking Lots, and Ped. Paving				
Asphalt paving (base courses included)				
ROW paving section @ W Hazel Street, Cleveland Ave and Alley	17,175	sf	$13.00	$223,275
Parking stalls	3,575	sf	$8.00	$28,600
Drive aisles	10,935	sf	$10.00	$109,350
Concrete paving (base courses included)				
Parking garage				*See Building Estimate*
Driveways	680	sf	$22.00	$14,960
Concrete site walks	3,670	sf	$13.00	$47,710
ROW sidewalks	4,265	sf	$15.00	$63,975
ADD ramp premium	2	ea	$1,500	$3,000
Trash enclosure pad	560	sf	$20.00	$11,200
Transformer pad	270	sf	$30.00	$8,100
ROW curb and gutter	540	lf	$60.00	$32,400
Curbs	1,085	lf	$30.00	$32,550
Markings & signage				
Parking stall striping	19	ea	$50.00	$950
Parking stall striping, ADA w/ sign	1	ea	$500.00	$500
Misc. signs and striping (arrows, crosswalks, etc..)	1	ls	$5,000	$5,000

SITEWORK ESTIMATE DETAIL

Parking equipment				
Wheel stops, site	19	ea	$250.00	$4,750
Wheel stops, garage	37	ea	$250.00	$9,250
G2010,20,30 - Roadways, Parking Lots, and Ped. Paving	87,280	SGA	$6.82	$595,570
G2040 - Site Development				
Fences & gates				
Ornamental aluminum fence - 6'	255	lf	$250.00	$63,750
Ped. gates	1	ea	$2,500	$2,500
Site walls				
Misc. cheek walls at ramps down from E. Lobby	140	lf	$100.00	$14,000
Site furnishings				
Monument sign	1	ls	$30,000	$30,000
Courtyard amenities	1	ls	$100,000	$100,000
Misc. allowance (railings, bollards, bike racks, etc..)	1	ls	$30,000	$30,000
Site structures				
Trash enclosure	1	ls	$15,000	*$15,000*
Replace transit stop in kind	1	ls	$30,000	$30,000
G2040 - Site Development	87,280	SGA	$3.27	$285,250
G2050 - Landscaping				
Area budget - Mixture of irrigated planters & lawn + trees (includes ROW area)	23,115	sf	$12.00	$277,380
G2050 - Landscaping	87,280	SGA	$3.18	$277,380
Subtotal G20 Improvements	**87,280**	**SGA**	**$13.27**	**$1,158,200**
G30 Site Civil / Mechanical Utilities				
G3010 - Water Supply				
Domestic and fire water service (includes backflow prevention, meters / taps, site hydrants, etc..)	1	ls	$250,000	$250,000

SITEWORK ESTIMATE DETAIL

	G3010 - Water Supply	87,280	SGA	$2.86	$250,000

SITEWORK ESTIMATE DETAIL

G3020 - Sanitary Sewer					
Sewer service		1	ls	$75,000	$75,000
Oil / water separator					*See Building Estimate*
	G3020 - Sanitary Sewer	87,280	SGA	$0.86	$75,000
G3030 - Storm Sewer					
Drain lines, catch basins, water quality, etc…		87,280	sga	$8.00	$698,240
	G3030 - Storm Sewer	87,280	SGA	$8.00	$698,240
Subtotal G30 Site Civil / Mechanical Utilities		**87,280**	**SGA**	**$11.72**	**$1,023,240**
G40 Site Electrical Utilities					
G4010 - Electrical Distribution					
Electrical utility (service infrastructure and demo)		1	ls	$85,000	$85,000
Electric vehicle chargers (4 dual ports, 10 ready spaces, 6 capable spaces)		1	ls	$95,400	$95,400
Site Power / LV (garage security grill, site compactor, general power and irrigation power)		1	ls	$15,000	$15,000
Temp power		1	ls	$45,000	$45,000
	G4010 - Electrical Distribution	87,280	SGA	$2.75	$240,400
G4020 - Site lighting					
Site lighting		1	ls	$75,000	$75,000
	G4020 - Site lighting	87,280	SGA	$0.86	$75,000
G4030 - Site communication & security					
Tele/Data utility (vault + 2-4" 100' with innerduct)		1	ls	$30,000	$30,000
	G4030 - Site communication & security	87,280	SGA	$0.34	$30,000
Subtotal G40 Site Electrical Utilities		**87,280**	**SGA**	**$3.96**	**$345,400**
Subtotal G50 Other Site Construction		**87,280**	**SGA**	**$0.00**	**$0**

ADDITIONAL 4TH FLOOR ESTIMATES DETAIL

Description	*QTY*	*UOM*	*$ / UOM*	*Total Cost*
A1010 - Standard Foundations				
Foundations increase	22,444	gsf	$10.00	$224,440
Structural Steel				
Floor structure (incl. 15% for connections)				
Balcony support steel	30,750	lbs	$6.00	$184,500
Miscellaneous Metals				
Misc. allowance (embeds, facade support, etc..)- Area budget	22,444	gsf	$3.00	$67,332
Structural Wood Framing				
Vertical framing				
Posts & shear / load bearing wall premiums - Allowance for addt'l sheathing, blocking, hardware - Framed area allowance	22,444	sf	$6.00	$134,664
Standard wall framing assemblies				*See B20 & C10*
Floor framing				
Plywood web joists (TJIs etc…)	22,444	sf	$17.00	$381,548
Sheathing	22,444	sf	$4.50	$100,998
Rough hardware, straps, hold downs, etc… + associated blocking	5%	on	$617,210	$30,861
B2011, 12 - Exterior Wall Construction & Glazing				
Exterior framed wall assembly, 80% allowance @ occupied areas (GWB - Finish 1 Side, vapor barrier, wood stud framing, blown-in batt insulation, sheathing, AWRB, rigid insulation, thermal clip rainscreen system)	7,456	sf	$51.50	$383,984
Exterior balcony privacy wing walls (wood stud framing, sheathing & AWRB both sides)	893	sf	$34.00	$30,345
Exterior cladding				
Fiber cement siding & trim (includes both side of balcony privacy wing walls)	9,241	sf	$20.00	$184,820
B2016 - Exterior Soffits				
Finished cement board @ underside of balconies	3,262	sf	$16.00	$52,192

ADDITIONAL 4TH FLOOR ESTIMATES DETAIL

Description	*QTY*	*UOM*	*$ / UOM*	*Total Cost*
B2020 - Exterior Windows				
Triple glazed fiberglass glazing systems @ units (includes flashings) - Allowance, 20% of occupied exterior enclosure	1,864	sf	$165.00	$307,560
B2030 - Exterior Doors				
Glazed doors & entrances				
Fiberglass swing doors @ balconies (Pella Impervia)	21	ea	$4,000	$84,000
B3010 - Roof Coverings				
Roof finishes & insulation				
Traffic coating @ balconies	3,262	sf	$12.00	$39,144
Flashings & sheet metal				
Roof system flashing & misc. rough carpentry	20%	on	$39,144	$7,829
Accessories				
Balcony railings	585	lf	$250.00	$146,250
C1010 - Partitions				
GWB Partitions - Demising / Rated	14,475	sf	$26.00	$376,350
GWB Partitions - Dwellings	12,800	sf	$18.00	$230,400
Misc. carpentry, blocking, & backing - Area budget	22,444	gsf	$1.00	$22,444
Interior caulking & joint sealants - Area budget	22,444	gsf	$0.50	$11,222
C1020 - Interior Doors				
Level 4 Common Areas	7	ea	$3,600	$25,200
Dwellings Entries	21	ea	$4,000	$84,000
Dwellings Interior (solid core pre-hung swing / closets)	92	ea	$1,500	$138,000
C1030 - Fittings				
Trash Chute, added floor	1	ls	$10,000	$10,000
Toilet Accessories				
Dwelling bathrooms (senior housing)	21	ea	$3,000	$63,000

ADDITIONAL 4TH FLOOR ESTIMATES DETAIL

Description	*QTY*	*UOM*	*$ / UOM*	*Total Cost*
Identifying Devices				
Code signage - Area budget	22,444	gsf	$0.25	$5,611
Wayfinding and room signage - Area budget	22,444	gsf	$0.50	$11,222
General fittings and specialties				
FECs, corner guards, knox box, etc… - Area budget	22,444	gsf	$0.35	$7,855
C2010 - Stair Construction				
Wood frame stair and landings w/ wall mounted handrails, per floor to floor flight	2	ea	$20,000	$40,000
C2020 - Stair Finishes				
Rubber flooring	420	sf	$12.00	$5,040
C3010 - Wall Finishes				
Paint to walls, doors, frames and misc. - Area budget	22,444	sf	$6.00	$134,664
Wall tile				*None anticipated*
Finish carpentry & millwork				
Misc. allowance (window sills, etc..) - Area budget	22,444	gsf	$1.00	$22,444
Other manufactured wall panels & coverings				
Misc. allowance (wainscots, FRP at Laundry, etc..) - Area budget	22,444	gsf	$5.00	$112,220
C3020 - Floor Finishes				
Flooring and rubber base				
Carpet tile & rubber base	9,156	sf	$7.50	$68,670
Linoleum & rubber base	12,139	sf	$12.00	$145,668
Floor prep & protection	21,295	sf	$1.00	$21,295
C3030 - Ceiling Finishes				
Ceilings Finishes				
GWB 1-hour rated lid @ floor framing	22,444	sf	$10.00	$224,440
Finished and painted @ exposed areas	19,626	sf	$6.00	$117,756
GWB vertical soffits - Area budget	22,444	gsf	$0.50	$11,222

ADDITIONAL 4TH FLOOR ESTIMATES DETAIL

Description	*QTY*	*UOM*	*$ / UOM*	*Total Cost*
Parking deck insulated assembly				*See B20*
Suspended Ceilings				
ACT Ceiling, 2x2 - Standard	2,818	sf	$12.00	$33,816
D1010 - Elevators & Lifts				
Passenger Elevator, added stops and additional jack depth	2	ea	$75,000	$150,000
D20, 30 - Plumbing and HVAC				
Systems complete	22,444	gsf	$87	$1,952,628
D40 - Fire Protection				
Sprinkler system	22,444	gsf	$7.80	$175,063
D50 - Electrical				
Systems complete	22,444	gsf	$27.51	$617,434
E1090 - Other Equipment				
Residential equipment				
Kitchen appliance package (includes range hoods)	21	ea	$5,000	$105,000
E2010 - Fixed Furnishings				
Dwelling units				
Kitchen casework (plam cabinets & plam counter)	21	ea	$15,000	$315,000
Bathroom vanities	21	ea	$2,000	$42,000
Blinds & other window treatment	22,444	gsf	$2.00	$44,888
Z10 - General Conditions & Requirements				
Additional schedule	10%	on	$7,685,019	$768,502
Subtotal Direct Costs				**$8,453,521**
Estimating / Design Contingency	15%	on	$8,453,521	$1,268,028
Contractor Markup (OH&P, Insurance, Bond, B&O Tax)	6%	on	$9,721,549	$583,293
Escalation to Midpoint (Q2, 2029 @ 4% / Yr)	11%	on	$10,304,842	$1,133,533
Total Construction Cost, Escalated (less sales tax)				**$11,438,374**

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C SOFT COST ANALYSIS

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Client: Skagit County
Project: Senior Housing Study
Project No: 740-B

SOFT COST ANALYSIS: BASE BID

PRE-DEVELOPMENT (under contract)		
Good Faith Estimate		$9,820.00
Owner's Policy for Title		$1,730.00
ALTA Survey		$17,000.00
Conceptual Design		$104,000.00
ReZone		$10,000.00
Geotechnical		$80,000.00
SUBTOTAL		**$222,550.00**
DEVELOPMENT		
Archaeology		$30,000.00
Traffic		$35,000.00
Civil (Beyond Basic)		$75,000.00
Landscape Architect		$65,000.00
Basic Services (A,C, S,E,M,P - 8%)		$3,504,234.72
Additional Services (i.e. Variance)		$10,000.00
Design Services Contingency (5%)		$175,211.74
Fire Protection Design		$25,000.00
ESDS/Passive House Certification		$75,000.00
Advertising		$2,000.00
Security/Comm (Owner/Third-Party)		$15,000.00
Commissioning		$35,000.00
Permits (1%)		$438,029.34
Jurisdictional/Utilities		$350,000.00
Testing and Inspections		$50,000.00
Construction Change Order Contingency (5%)		$2,190,146.70
FF&E		$175,890.00
Artwork Allowance		$0.00
HASC Management Costs		$200,000.00
Skagit County Management Costs		$100,000.00
Owner's Representative		$1,250,000.00
SUBTOTAL		**$8,800,512.50**
TOTAL SOFT COSTS		**$9,023,062.50**
TOTAL HARD COSTS		**$43,802,934.00**
% of HARD COSTS	TYP 30-32%	20.60%
TOTAL PROJECT COST (for 42 Unit Project)		**$52,825,996.50**

Client: Skagit County
Project: Senior Housing Study
Project No: 740-B

SOFT COST ANALYSIS: ALTERNATE

PRE-DEVELOPMENT (under contract)		
Good Faith Estimate		$9,820.00
Owner's Policy for Title		$1,730.00
ALTA Survey		$17,000.00
Conceptual Design		$104,000.00
ReZone		$10,000.00
Geotechnical		$80,000.00
SUBTOTAL		**$222,550.00**
DEVELOPMENT		
Archaeology		$30,000.00
Traffic		$35,000.00
Civil (Beyond Basic)		$75,000.00
Landscape Architect		$65,000.00
Basic Services (A,C, S,E,M,P - 8%)		$4,419,304.64
Additional Services (i.e. Variance)		$10,000.00
Design Services Contingency (5%)		$220,965.23
Fire Protection Design		$25,000.00
ESDS/Passive House Certification		$75,000.00
Advertising		$2,000.00
Security/Comm (Owner/Third-Party)		$15,000.00
Commissioning		$35,000.00
Permits (1%)		$552,413.08
Jurisdictional/Utilities		$350,000.00
Testing and Inspections		$50,000.00
Construction Change Order Contingency (5%)		$2,762,065.40
FF&E		$175,890.00
Artwork Allowance		$0.00
HASC Management Costs		$200,000.00
Skagit County Management Costs		$100,000.00
Owner's Representative		$1,250,000.00
SUBTOTAL		**$10,447,638.35**
TOTAL SOFT COSTS		**$10,670,188.35**
TOTAL HARD COSTS		**$55,241,308.00**
% of HARD COSTS	TYP 30-32%	19.32%
TOTAL PROJECT COST (for 42 Unit Project)		**$65,911,496.35**

D COSTING MEMO - FURNITURE, FIXTURES, & EQUIPMENT

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MEMORANDUM

PROJECT: **Skagit County Senior Housing**
OWNER: **Skagit County**
PROJECT NUMBER: **740-B**
DATE: **10/30/2026**

RE: **CAPITAL BUDGET REQUEST**
COST ESTIMATING INFORMATION

The following FF&E Allowances should be included:

A. ADMINISTRATION/OFFICES

Item	Qty	EA	Subtotal
Desk	2	$1,000	$2,000
Task Chair	2	$500	$1,000
Returns/Bookcase/Credenza	2	$500	$1,000
Filing Cabinets	1	$500	$500
Guest Chair	4	$350	$1,400
TOTAL			**$5,900**

B. LOBBY/LOUNGES

Item	Qty	EA	Subtotal
Soft Seating – Lobby/Hall	6	$350	$2,100
Tables – Lobby/Hall	2	$350	$700
Task Chairs	8	$250	$2,000
Benches	4	$500	$2,000
TOTAL			**$6,800**

C. MEETING ROOMS

Item	Qty	EA	Subtotal
Task Chairs – Conf Rooms	12	$350	$4,200
Tables – Conf Rooms	2	$1,250	$2,500
Moveable Tables – Large Mtg	10	$750	$7,500
Stacking Chairs – Large Mtg	50	$100	$5,000
Chair and Table Carts	LUMP		$1,000
TOTAL			**$20,200**

D. EQUIPMENT

Item	Qty	EA	Subtotal
Washer	4	$5,500	$22,000
Dryer	4	$5,500	$22,000
Compactor – Large	1	$65,000	$65,000
Refrigerator	1	$3,000	$3,000
TOTAL			**$112,000**

E. TOTAL FF&E ALLOWANCE

Item			Subtotal
TOTAL of all above			$144,900
Sales Tax*	0.09		$0
Delivery & Installation			$15,000
Subtotal			**$159,900**
Contingency	10%		$15,990
TOTAL			**$175,890**

*Assumes HASC will purchase FF&E and as a governmental agency, no sales is tax required.

END

E COSTING MEMO - SUSTAINABILITY INFORMATION

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HKP architects

MEMORANDUM

PROJECT:	**Skagit County Senior Housing**
OWNER:	**Skagit County**
PROJECT NUMBER:	**740-B**
DATE:	**10/7/2026**
RE:	**CAPITAL BUDGET REQUEST** **COST ESTIMATING INFORMATION**

The following sustainability items shall be considered in the preliminary Cost Estimating as Base Bid items:

A. EVERGREEN SUSTAINABLE DESIGN STANDARDS (ESDS)

1. This standard is a requirement of grant funding.

B. PHIUS PASSIVE BUILDING CERTIFICATION

1. This standard is desired by the Housing Authority of Skagit County, who will be the operator of the facility. Please include the following in the base costs:
    a. Soft Costs
        i. Passive House Design Consulting: $45,000
        ii. Third-Party Rater: $40,000
        iii. Certification Fee: $20,500
    b. Hard Costs
        i. All electric (no gas meter or connections)
        ii. First Floor Slab insulation under conditioned space: continuous R-10 rigid XPS underslab insulation
        iii. Footing insulation: R-10 rigid XPS on the sides and tops of footings, and up stem wall full height
        iv. Ceiling above On-Grade Parking Insulation: 2" Exterior Continuous R-8.6 mineral wool rigid insulation (similar to Owens Corning Thermafiber Rainbarrier) and R-49" fiberglass batt (total R-57.6)
        v. Exterior walls: 1.5" exterior continuous R-7.5 Graphite EPS rigid insulation and 5.5" blown in batt (BIB) R-20.5 interior insulation. (Total R-28).
        vi. Roof insulation: Exterior continuous 3.5" R-17.5 Graphite EPS and 10.25" R-38 interior batt (R-55.5 total)
        vii. High-performance AWRB's like Stego, Mento, Adhero, self-adhering or liquid applied.
        viii. Continuous air-barrier and air sealing at all edge conditions and penetrations.
        ix. Windows: Triple-glazed, uPVC or Fiberglass, equivalent to Pivot Vue 7, Pella Impervia, Cascadia Universal Series, Fibertec 300, Intus Supera CW, or Anderson A-Series (wood).

x. Exterior Doors: Pella Impervia fiberglass
xi. Mechanical (to be confirmed by JTK):
    (a) Ventilation: Floor by floor ERV's
    (b) Heating/Cooling: Air to Water Heat Pumps on roof, fan coils in each unit
xii. Energy Star Appliances
xiii. Low-VOC finishes

END

F COSTING MEMO - ARCHITECTURAL FINISHES

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MEMORANDUM

PROJECT:	**Skagit County Senior Housing**
OWNER:	**Skagit County**
PROJECT NUMBER:	**740-B**
DATE:	**10/9/2026**
RE:	**CAPITAL BUDGET REQUEST** **COST ESTIMATING INFORMATION**

The following assumptions should be made for architectural materials and finishes:

A. ASSEMBLIES:

1. Slab/Footings
   a. First Floor Slab insulation under conditioned space: continuous R-10 rigid XPS underslab insulation
2. Footing insulation: R-10 rigid XPS on the sides and tops of footings, and up stem wall full height
3. Roofing:
   a. TPO
   b. Exterior continuous 3.5" R-17.5 Graphite EPS and 10.25" R-38 interior batt (R-55.5 total)
   c. Temp Roof/Vapor Barrier
   d. Sheathing & Framing per Structural
4. Exterior Walls
   a. Exterior Cladding:
      i. First floor admin/clubhouse (east wing): Brick w/ air gap
      ii. Parking garage south, north, and west elevations: brick up to 3'-0", with remainder of elevation clad in a designer perforated metal system
      iii. Floors 2 and above: 50% fiber cement lap siding w/ air gap
   b. 1.5" exterior continuous R-7.5 Graphite EPS rigid insulation
   c. High-performance AWRB's like Stego, Mento, Adhero, self-adhering or liquid applied.
   d. Sheathing & Framing per Structural
   e. 5.5" blown-in batt (BIB) R-20.5 interior insulation in stud cavity (total R-28).
   f. Continuous air barrier and air sealing at all edge conditions and penetrations.
5. Exterior Ceilings/Soffits with conditioned space above:
   a. Slab per structural
   b. mineral wool rigid insulation (similar to Owens Corning Thermafiber Rainbarrier) and R-49" fiberglass batt (total R-57.6) applied to underside of structural slab.
   c. 2" Exterior Continuous R-8.6
   d. Exterior gypsum sheathing w/ acrylic coating

B. FENESTRATION:

1. Windows: Triple-glazed, uPVC or Fiberglass, equivalent to Pivot Vue 7, Pella Impervia, Cascadia Universal Series, Fibertec 300, Intus Supera CW, or Anderson A-Series (wood).
2. Exterior Doors: Pella Impervia fiberglass

C. INTERIOR FINISHES:

1. Dwelling Units:
    a. Flooring:
        i. 60% carpet tile (bedrooms, living room)
        ii. 40% linoleum (Kitchen and restrooms)
        iii. Rubber base
    b. Ceilings: GWB, paint
    c. Casework: p-lam casework with p-lam countertops and backsplash
    d. Walls: Paint
2. Administrative:
    a. Flooring: Carpet tile, rubber base
    b. Walls: Paint
    c. Ceilings: 2x2 acoustical ceiling
3. Communal Areas:
    a. Flooring: linoleum, rubber base
    b. Walls: paint, typ. At restrooms/ assume FRP.
    c. Ceilings: 2x2 acoustical ceiling
    d. Casework: p-lam casework with p-lam countertops and backsplash
4. Circulation:
    a. Level 1:
        i. Flooring: linoleum, rubber base
        ii. Walls: paint
        iii. Ceilings: 50% GWB, 50% ACT
    b. Levels 2-3
        i. Flooring: carpet tile, rubber base
        ii. Walls: paint
        iii. Ceilings: 50% GWB, 50% ACT
5. Interior Doors:
    a. Level 1: Wood doors, HM frames
    b. Level 2-3: Wood doors; hm frames @ corridor. Wood frames in dwelling units.

END

G CIVIL REPORT - KPFF CONSULTING ENGINEERS

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Mount Vernon Senior Center

Feasibility Study

October 16th, 2026

kpff Consulting Engineers

Feasibility Study

October 16th, 2026

Prepared for:

Skagit County
1800 Continental Place
Mount Vernon, WA 98273
(360) 416-1141

Prepared by:

Heather Lewison, PE
Associate PM
KPFF Consulting Engineers
1601 Fifth Avenue, Suite 1600
Seattle, WA 98101
(206) 622-5822
KPFF Project No. 2600542

1. Existing Conditions

The existing Mount Vernon Senior Center (MVSC) is located at 1401 Cleveland Avenue, Mount Vernon, Washington (Parcel Number P29094, Section 30, Township 34, Range 04). The site is approximately 1.5 acres and consists of the existing 8,275-square-foot Skagit Senior Center building, originally constructed in 1937 as a school, with associated surface parking located east and south of the building. Additional site features include a small shed along the eastern edge of the building and Cleveland Park to the west, which contains a basketball court and play structure. Existing site conditions were identified through review of Skagit County iMAP data, aerial imagery, and publicly available mapping resources.

This feasibility study evaluates the potential redevelopment of the property into a County-led senior housing facility. The study assesses existing site conditions, available infrastructure, development constraints, and permitting considerations to support future planning and project decision-making.



Figure 1: Vicinity map

2. Site Soils

The Natural Resources Conservation Service (NRCS) soil survey indicates that the site consists of Type C soils that are classified as moderately well drained. A geotechnical report prepared by GeoEngineers, Inc. for the nearby Mount Vernon Library Commons (MVLC) project at 208 W Kincaid Street, dated March 7, 2022, identified similar Type C soils and annual groundwater fluctuations of approximately 3 to 6 feet below finished grade in this area of the Skagit Valley. Given the distance between the MVLC site and the project site, the findings of that report should be considered preliminary and are not necessarily representative of site-specific conditions. A geotechnical investigation should be completed to evaluate the subsurface conditions, groundwater levels, and foundation design considerations for the proposed development.

Refer to **Appendix B** for Soil Survey

3. Site Topography

The site is relatively flat, with the existing building constructed on a concrete foundation slightly above the surrounding ground surface. No topographic survey was available for this feasibility study, and publicly available GIS elevation data does not provide sufficient accuracy to evaluate site grading constraints, drainage patterns, or existing site elevations. A detailed topographic survey should be completed during future design phases.

4. Floodplain

According to the FEMA Flood Insurance Rate Map (FIRM), the project site is located within Flood Zone AO (Depth 1), an area subject to shallow flooding during the 1-percent-annual-chance (100-year) flood event with an anticipated flood depth of approximately one foot. Development within the floodplain may be subject to City of Mount Vernon (COMV) floodplain requirements, including floodplain permitting, minimum finished-floor elevations, compensatory flood storage, and other flood hazard reduction measures. For new construction within Zone AO, the lowest floor is required to be elevated at least one foot above the flood depth identified on the FIRM. With a mapped depth of one foot at the project site, the lowest floor would therefore need to be at least 2 feet above the highest adjacent grade. Although FEMA revised portions of the FIRM through a 2019 Letter of Map Revision (LOMR), the project site is outside the revised area and is therefore unaffected by the LOMR.

Refer to **Appendix B** for FEMA FIRM

5. Utilities

DOMESTIC WATER AND FIRE SERVICE

The project site is served by the Skagit Public Utility District (PUD). Based on the Skagit PUD GIS, two water mains are located adjacent to the site: an 8-inch ductile iron (DI) water main installed in 1997 within W Hazel Street and an 8-inch DI water main installed in 1998 within Cleveland Avenue. The site appears to receive existing water service from the W Hazel Street main. The proximity of water mains along both street frontages may provide flexibility for domestic and fire water service to the proposed development.

An existing fire hydrant is located at the northeast corner of Cleveland Avenue and W Hazel Street. Per COMV requirements, hydrants serving multifamily and commercial developments are generally spaced a maximum of 300 feet apart, with no portion of a building located more than 450 feet from a hydrant as measured along approved fire apparatus access routes. Fire hydrants are also required to be located a minimum of 40 feet from the buildings they serve. For feasibility purposes, at least one new on-site fire hydrant is assumed to provide the required building hydrant coverage based on these spacing requirements. Additional hydrants or system improvements that may be required to meet fire-flow requirements will be determined during project design.

A water availability certificate and fire flow information should be obtained from Skagit PUD during project design and permitting. Existing water mains, hydrant locations, meter sizes, available fire flow, and other water system infrastructure should be verified through survey and confirmed with Skagit PUD during design and permitting.

Refer to **Appendix A** for the Civil Feasibility Site Exhibit and **Appendix C** for Existing Utility Maps and ALTA Survey

GAS

Natural gas service in the project area is provided by Cascade Natural Gas. The proposed development is currently anticipated to be all-electric; therefore, new natural gas service is not anticipated as part of the project. If natural gas service is proposed, service availability and any required utility improvements should be confirmed with Cascade Natural Gas during design and permitting.

POWER AND COMMUNICATION

Electrical service is available in the project vicinity via existing overhead utility infrastructure along the east side of Cleveland Avenue and south side of W Hazel Street. Electrical service in the area is provided by Puget Sound Energy (PSE). Communication utilities are assumed to also be carried on the existing overhead utility infrastructure; however, specific providers and facilities were not confirmed as part of this feasibility study. Existing service connections appear to serve the site; however, the source, capacity, and condition of these facilities were not evaluated.

Existing utility poles may require relocation as needed to accommodate proposed sidewalk improvements and provide required driveway clearances. The extent of pole relocation will be determined during final design and coordinated with PSE and applicable communication utility providers. Redevelopment of the site will require coordination with PSE, including a separate electrical service application and utility design process. Utility service requirements, transformer sizing, service configuration, and electrical and communication utility coordination are anticipated to be completed by the project electrical engineer during design.

Refer to **Appendix A** for the Civil Feasibility Site Exhibit and **Appendix C** for ALTA Survey

SANITARY SEWER

The project site is served by the COMV sanitary sewer system. Record drawings provided by the City for the Central CSO Regulator Facility identifies a 30-inch-diameter combined sewer within W Hazel Street at an approximate depth of 8 feet and documents the existing side sewer connection serving the existing building. The existing side sewer is anticipated to be replaced as part of the redevelopment, with the existing connection location used as the proposed sanitary sewer point of connection (POC) for the new building.

The ALTA survey also identifies an existing sewer within the alley west of the site, within the proposed site access easement. The proposed oil-water separator serving the parking garage is anticipated to connect to this sewer.

Final connection locations, connection requirements, and available system capacity will be confirmed through coordination with COMV during project design and permitting**.**

Refer to **Appendix A** for the Civil Feasibility Site Exhibit and **Appendix C** for Existing Utility Maps, Record Drawings, and ALTA Survey

6. Storm Drainage

The project site is located within the Lower Skagit-Samish River Subbasin watershed and is subject to the stormwater requirements of MVMC Chapter 13.33, which adopts the Washington State Department of Ecology Stormwater Management Manual for Western Washington (SWMMWW). Existing stormwater runoff from the site appears to be collected by catch basins within West Hazel Street and discharged through the City's storm drainage system to the Skagit River. Due to limited available record information, the size, condition, and routing of the downstream conveyance system have not been verified. Additionally, a topographic survey and geotechnical investigation have not been completed; therefore, drainage patterns, infiltration feasibility, and downstream capacity cannot be fully evaluated at this stage.

The proposed redevelopment is anticipated to trigger a Full Stormwater Drainage Review and compliance with the applicable minimum requirements of the SWMMWW. Stormwater requirements for conveyance, runoff treatment, flow control, and onsite stormwater management are summarized below.

Refer to **Appendix A** for the Civil Feasibility Site Exhibit and **Appendix C** for Existing Utility Maps

ONSITE STORMWATER MANAGEMENT

The project will be required to evaluate and implement On-Site Stormwater Management (OSM) Best Management Practices (BMPs) to the maximum extent feasible. Preliminary review of NRCS soil mapping indicates soils on the property are generally classified as moderately well drained, suggesting that infiltration-based BMPs may be feasible; however, infiltration suitability must be verified through geotechnical investigation and infiltration testing. Potential OSM BMPs may include:

- Full or limited infiltration facilities
- Bioretention facilities
- Dispersion systems
- Permeable pavement
- Soil quality and depth amendments within landscaped areas

Final BMP selection and sizing will be determined during design based on site grading, geotechnical recommendations, groundwater conditions, and available space.

RUNOFF TREATMENT

Based on the conceptual site program, the project is anticipated to create or replace sufficient pollution-generating hard surface to trigger water quality treatment requirements under the SWMMWW. Runoff treatment will likely be required for vehicular circulation areas, parking areas, and other pollution-generating surfaces prior to discharging to the public storm drainage system.

Potential treatment BMPs may include:

- Bioretention facilities
- Media filtration systems
- Proprietary treatment devices

Treatment requirements and BMP selection will be confirmed once impervious surface areas and site layout are finalized.

FLOW CONTROL

Flow control requirements will be evaluated during subsequent design phases based on the amount of new and replaced impervious surface and the thresholds established by the SWMMWW. If the project discharges directly to the Skagit River, flow control may not be required, as the river is identified by the SWMMWW as a Flow Control Exempt Receiving Water. However, if runoff discharges to a constrained downstream conveyance system, tributary, or other receiving waterbody prior to reaching the Skagit River, flow control requirements may apply. If flow control is required, detention facilities may be needed to mitigate increases in post-developed runoff rates and durations.

Potential flow control BMPs may include:

- Underground detention vaults
- StormTech or similar chamber systems
- Surface detention ponds, if site constraints allow
- Infiltration facilities where supported by geotechnical investigations

The feasibility and sizing of any flow control facility will be determined through hydrologic and hydraulic modeling completed during project design.

CONVEYANCE

Stormwater runoff will generally be collected by a system of roof drains, area drains, catch basins, and storm piping and conveyed to the public storm drainage system and/or the public combined sewer overflow system. Existing drainage infrastructure serving the site will be evaluated during design to determine opportunities for reuse or replacement. Conveyance facilities will be designed in accordance with MVMC requirements and the SWMMWW.

CONSTRUCTION STORMWATER

Site redevelopment is anticipated to exceed one acre of land disturbance. As a result, coverage under Ecology's National Pollutant Discharge Elimination System (NPDES) Construction Stormwater General Permit will likely be required. Construction stormwater BMPs and erosion and sediment control measures will be developed and implemented during construction in accordance with Ecology and City requirements.

7. Site Vehicular Access and Parking

The existing site is currently accessed via driveways from both W Hazel Street and Cleveland Avenue. Under the proposed concept, primary site access is anticipated to be provided from W Hazel Street via the existing shared access road serving both the Senior Center and the adjacent Skagit County Fairgrounds. The existing access road is anticipated to be improved and continue to provide two-way circulation. The proposed access easement is anticipated to be a minimum of 26 feet wide with a minimum 20-foot paved travel way.

A secondary two-way access point is anticipated from Cleveland Avenue near the location of the existing driveway. Internal site circulation could allow vehicles to enter from W Hazel Street, travel along the shared access road, and access the site through two connections. One connection would serve the parking garage, while the second would provide access to the primary building entrance and passenger loading area before connecting to Cleveland Avenue.

Parking is anticipated to be provided through a combination of structured parking and surface parking. ADA-accessible parking accommodations are anticipated to be incorporated into both the parking garage and surface parking areas, with the quantity and configuration to be determined during design. A dedicated loading area is not currently anticipated. Solid waste collection is expected to occur along the west side of the building, with service vehicles accessing the site from either the shared access road or Cleveland Avenue.

Access configuration, driveway widths, and circulation patterns should be confirmed during subsequent design phases. Based on current COMV standards, commercial driveways are generally required to be a minimum of 30 feet wide.

Refer to **Appendix A** for the Civil Feasibility Site Exhibit

8. Frontage Improvements

EXISTING CONDITIONS

Per the COMV Transportation Map, W Hazel Street is classified as a Collector Street, while Cleveland Avenue is classified as a Neighborhood Street. The WSDOT Functional Classification Map further classifies W Hazel Street as an Urban Minor Arterial Collector. Supporting roadway classifications and standard roadway sections are provided in **Appendix D**.

W Hazel Street is an east-west roadway consisting of one travel lane in each direction with on-street parking on both sides of the street. Along the project frontage, pedestrian facilities consist of a sidewalk adjacent to a vertical curb with no landscape strip. **The existing roadway pavement, sidewalk, and driveway serving the site show signs of deterioration.** An existing utility pole is located within the sidewalk corridor.

The intersection of W Hazel Street and Cleveland Avenue is controlled by a four-way stop and includes marked crosswalks on all approaches.

Cleveland Avenue consists of one travel lane in each direction with on-street parking on both sides of the street. Existing curb, gutter, and sidewalk facilities are present along the project frontage. The existing roadway pavement and portions of the sidewalk show signs of deterioration. An existing ADA-accessible on-street parking stall and transit stop are located along the project frontage. The transit stop includes a bench without a shelter. An existing single-direction ADA curb ramp is located at the southwest corner of the W Hazel Street and Cleveland Avenue intersection.

Potential Frontage Improvements

Based on the available information and current site concept, frontage improvements may be required as part of redevelopment of the site. The COMV standard Urban Collector roadway section consists of a 60-foot minimum right-of-way with a 40-foot roadway pavement section, curb and gutter, and minimum 6-foot sidewalks. The City's standard Neighborhood Street section consists of a 51-foot minimum right-of-way with a 32- to 36-foot roadway pavement section, curb and gutter, a minimum 4-foot planter strip, and minimum 6-foot sidewalks.

The extent of required frontage improvements has not been determined and will be subject to City review during project design and permitting. Depending on City requirements, existing right-of-way conditions, and the scope of redevelopment, improvements may range from localized sidewalk and ADA upgrades to half-street improvements or full street reconstruction along portions of the project frontage. Potential improvements may include pavement

restoration, curb and gutter replacement, sidewalk reconstruction, landscape strip installation, driveway reconstruction, utility adjustments, transit stop modifications, and ADA accessibility upgrades.

Both W Hazel Street and Cleveland Avenue currently exhibit deteriorated pavement and pedestrian facilities adjacent to the site. Existing ADA curb ramps at the intersection are anticipated to be upgraded to current accessibility standards. Improvements may include installation of companion curb ramps at the southwest corner of the W Hazel Street and Cleveland Avenue intersection to replace the existing single-direction curb ramp and provide separate directional ramps for each crossing. The existing on-street ADA parking stall along Cleveland Avenue is anticipated to be removed and replaced with ADA-accessible parking provided on-site within the proposed structured parking and surface parking areas.

The existing Skagit Transit bus stop along Cleveland Avenue is anticipated to remain in its current location. Any required transit stop, sidewalk, driveway, utility relocation, or frontage improvements should be confirmed with the COMV, Skagit Transit, and other applicable agencies during project design and permitting.

Appendix D includes the COMV standard roadway sections, City Transportation Map, and WSDOT Functional Classification Map

9. Permitting

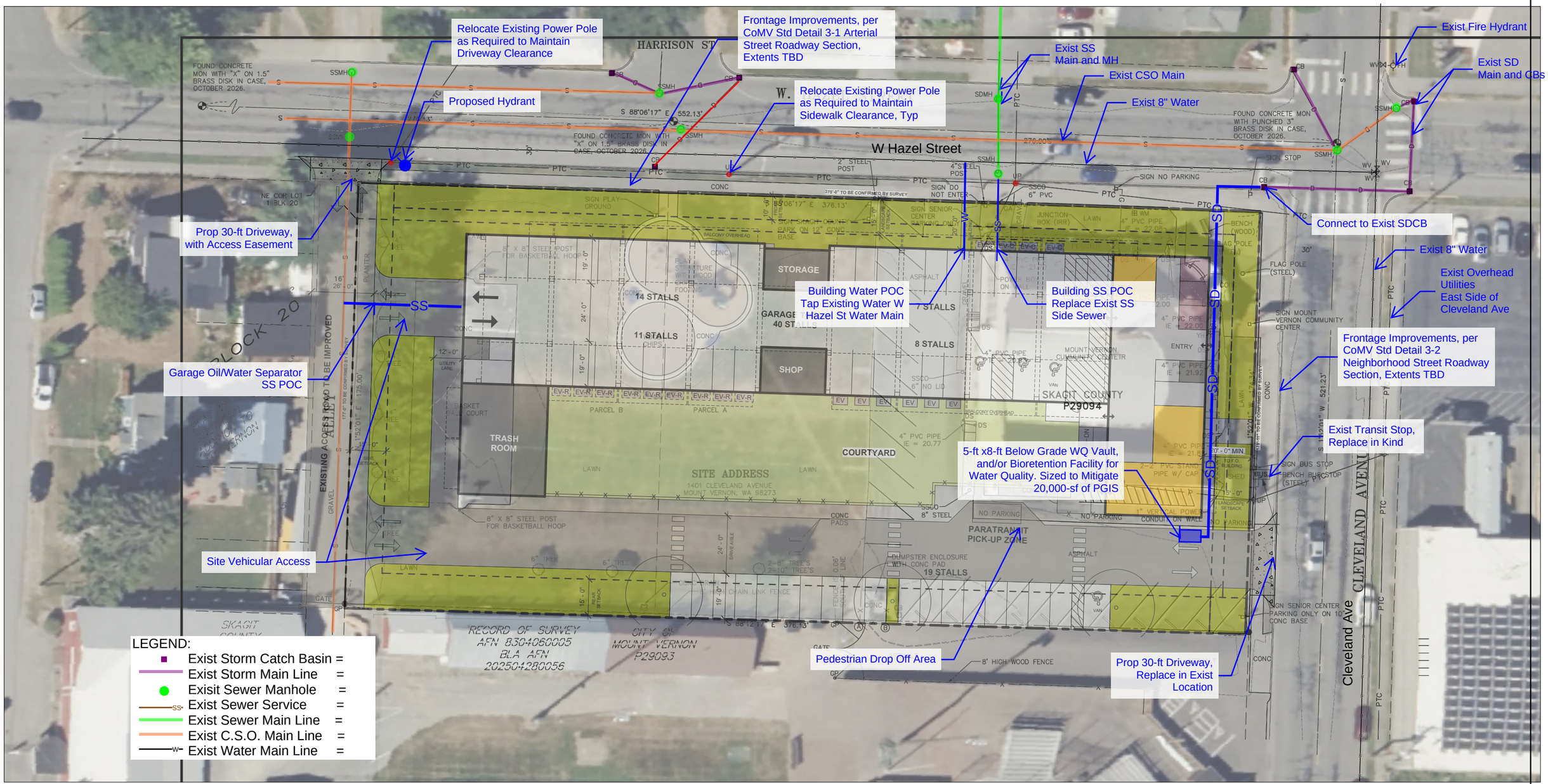
The proposed redevelopment will require review and approval by the COMV and other applicable agencies. Based on the conceptual site plan, permits are anticipated for site development, stormwater management, utility improvements, floodplain development, and construction within the public right-of-way.

Utility improvements will require coordination and permitting with the COMV, Skagit Public Utility District, and other utility providers as applicable. Public infrastructure improvements may include sidewalks, curb and gutter, ADA facilities, driveway modifications, utility connections, and pavement restoration.

Permitting requirements will be refined as the project design advances and coordination occurs with the COMV, Skagit PUD, and other regulatory agencies. Stormwater compliance, floodplain permitting, utility coordination, and right-of-way improvements are anticipated to be key considerations during project development and permitting. The extent of these requirements will be further defined through survey, engineering analysis, and agency coordination during subsequent phases of design.

Appendix A:

Feasibility Study Conceptual Site Plan



PRELIMINARY

0 20' 40'

N

NOTE:
THE DRAWING SHOWN IN THIS PLAN WAS PROVIDED BY HKP ARCHITECTS AND IS INTENDED TO SHOW FEASIBILITY OF CIVIL WORK BASED ON POSSIBLE SITE PLANS.

kpff
1601 Fifth Avenue, Suite 1600
Seattle, WA 98101
206.622.5822
kpff.com

CIVL FEASIBILITY SITE EXHIBIT	PROJECT NO. 2600542	REFERENCE SHEET C1.00
FEASIBILITY STUDY FOR SKAGIT COUNTY	DATE 10/29/2026	SKETCH NO. CSK-001
	BY HML	

Appendix B:

FEMA Flood Insurance Rate Map

NRCS Soil Map

Soil Map—Skagit County Area, Washington
(Skagit Senior Center Soil Map)



Map Scale: 1:2,540 if printed on A landscape (11" x 8.5") sheet.

N

Meters: 0 35 70 140 210

Feet: 0 100 200 400 600

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 10N WGS84

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Skagit County Area, Washington
Survey Area Data: Version 26, Sep 8, 2026

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Aug 14, 2022—Sep 1, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
152	Urban land-Mt. Vernon-Field complex	28.4	100.0%
Totals for Area of Interest		**28.4**	**100.0%**

Skagit County Area, Washington

152—Urban land-Mt. Vernon-Field complex

Map Unit Setting

National map unit symbol: 2htf
Elevation: 10 to 50 feet
Mean annual precipitation: 32 to 40 inches
Mean annual air temperature: 50 degrees F
Frost-free period: 160 to 210 days
Farmland classification: Not prime farmland

Map Unit Composition

Urban land: 40 percent
Mt. vernon and similar soils: 30 percent
Field and similar soils: 20 percent
Minor components: 10 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Urban Land

Typical profile

H1 - 0 to 6 inches: variable

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 8s
Hydric soil rating: No

Description of Mt. Vernon

Setting

Landscape: River valleys
Landform: Natural levees, Flood plains
Parent material: Alluvium and volcanic ash

Typical profile

H1 - 0 to 10 inches: ashy very fine sandy loam
H2 - 10 to 29 inches: stratified ashy sand to very fine sandy loam
H3 - 29 to 60 inches: stratified fine sand to silt loam

Properties and qualities

Slope: 0 to 3 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Moderately well drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.57 to 1.98 in/hr)
Depth to water table: About 24 to 48 inches
Frequency of flooding: Occasional
Frequency of ponding: None
Available water supply, 0 to 60 inches: High (about 10.2 inches)

Interpretive groups

Land capability classification (irrigated): 3w
Land capability classification (nonirrigated): 3w
Hydrologic Soil Group: C
Ecological site: F002XA005WA - Puget Lowlands Moist Forest
Forage suitability group: Soils with Few Limitations (G002XN502WA)
Other vegetative classification: Soils with Few Limitations (G002XN502WA)
Hydric soil rating: No

Description of Field

Setting

Landscape: River valleys
Landform: Flood plains, Natural levees
Parent material: Alluvium and volcanic ash

Typical profile

H1 - 0 to 13 inches: silt loam
H2 - 13 to 21 inches: silt loam
H3 - 21 to 40 inches: stratified sand to loamy fine sand
H4 - 40 to 60 inches: stratified sand to very fine sandy loam

Properties and qualities

Slope: 0 to 3 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Moderately well drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.57 to 1.98 in/hr)
Depth to water table: About 24 to 60 inches
Frequency of flooding: None
Frequency of ponding: None
Available water supply, 0 to 60 inches: High (about 10.2 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 3w
Hydrologic Soil Group: B
Ecological site: F002XA005WA - Puget Lowlands Moist Forest
Forage suitability group: Seasonally Wet Soils (G002XN202WA)
Other vegetative classification: Seasonally Wet Soils (G002XN202WA)
Hydric soil rating: No

Minor Components

Mt. vernon

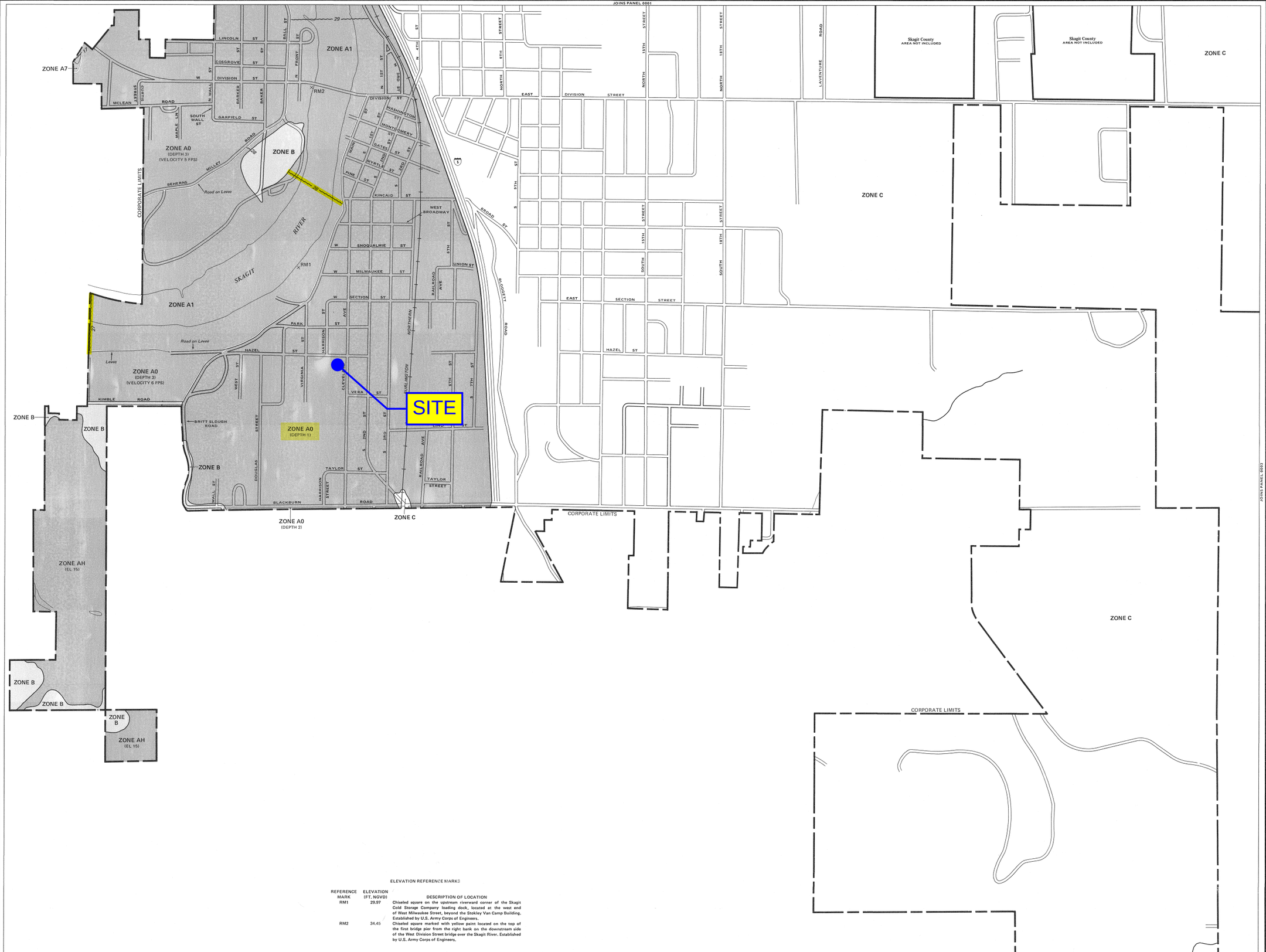
Percent of map unit: 10 percent

Hydric soil rating: No

Data Source Information

Soil Survey Area: Skagit County Area, Washington
Survey Area Data: Version 26, Sep 8, 2026

JOINS PANEL 0001



JOINS PANEL 0003

JOINS PANEL 0004

KEY TO MAP

500-Year Flood Boundary

100-Year Flood Boundary

Zone Designations — ZONE B / ZONE A1 / ZONE A5 / ZONE B

100-Year Flood Boundary

500-Year Flood Boundary

Base Flood Elevation Line With Elevation In Feet** — 513

Base Flood Elevation in Feet Where Uniform Within Zone** — (EL 987)

Elevation Reference Mark — RM7×

Zone D Boundary

River Mile — •M1.5

**Referenced to the National Geodetic Vertical Datum of 1929

EXPLANATION OF ZONE DESIGNATIONS

ZONE	EXPLANATION
A	Areas of 100-year flood; base flood elevations and flood hazard factors not determined.
A0	Areas of 100-year shallow flooding where depths are between one (1) and three (3) feet; average depths of inundation are shown, but no flood hazard factors are determined.
AH	Areas of 100-year shallow flooding where depths are between one (1) and three (3) feet; base flood elevations are shown, but no flood hazard factors are determined.
A1-A30	Areas of 100-year flood; base flood elevations and flood hazard factors determined.
A99	Areas of 100-year flood to be protected by flood protection system under construction; base flood elevations and flood hazard factors not determined.
B	Areas between limits of the 100-year flood and 500-year flood; or certain areas subject to 100-year flooding with average depths less than one (1) foot or where the contributing drainage area is less than one square mile; or areas protected by levees from the base flood. (Medium shading)
C	Areas of minimal flooding. (No shading)
D	Areas of undetermined, but possible, flood hazards.
V	Areas of 100-year coastal flood with velocity (wave action); base flood elevations and flood hazard factors not determined.
V1-V30	Areas of 100-year coastal flood with velocity (wave action); base flood elevations and flood hazard factors determined.

NOTES TO USER

Certain areas not in the special flood hazard areas (zones A and V) may be protected by flood control structures.

This map is for flood insurance purposes only; it does not necessarily show all areas subject to flooding in the community or all planimetric features outside special flood hazard areas.

For adjoining map panels, see separately printed Index To Map Panels.

INITIAL IDENTIFICATION:
MAY 17, 1974

FLOOD HAZARD BOUNDARY MAP REVISIONS:
MAY 7, 1976

FLOOD INSURANCE RATE MAP EFFECTIVE:
JANUARY 3, 1985

Refer to the FLOOD INSURANCE RATE MAP EFFECTIVE date shown on this map to determine when actuarial rates apply to structures in the zones where elevations or depths have been established.

To determine if flood insurance is available in this community, contact your insurance agent, or call the National Flood Insurance Program, at (800) 638-6620.

APPROXIMATE SCALE
500 0 500 FEET

ELEVATION REFERENCE MARKS

REFERENCE MARK	ELEVATION (FT. NGVD)	DESCRIPTION OF LOCATION
RM1	29.97	Chiseled square on the upstream riverward corner of the Skagit Cold Storage Company loading dock, located at the west end of West Milwaukee Street, beyond the Stokley Van Camp Building. Established by U.S. Army Corps of Engineers.
RM2	34.45	Chiseled square marked with yellow paint located on the top of the first bridge pier from the right bank on the downstream side of the West Division Street bridge over the Skagit River. Established by U.S. Army Corps of Engineers.

NATIONAL FLOOD INSURANCE PROGRAM

FIRM
FLOOD INSURANCE RATE MAP

CITY OF
MOUNT VERNON,
WASHINGTON
SKAGIT COUNTY

PANEL 2 OF 4
(SEE MAP INDEX FOR PANELS NOT PRINTED)

COMMUNITY-PANEL NUMBER
530158 0002 B

EFFECTIVE DATE:
JANUARY 3, 1985

Federal Emergency Management Agency

Appendix C:

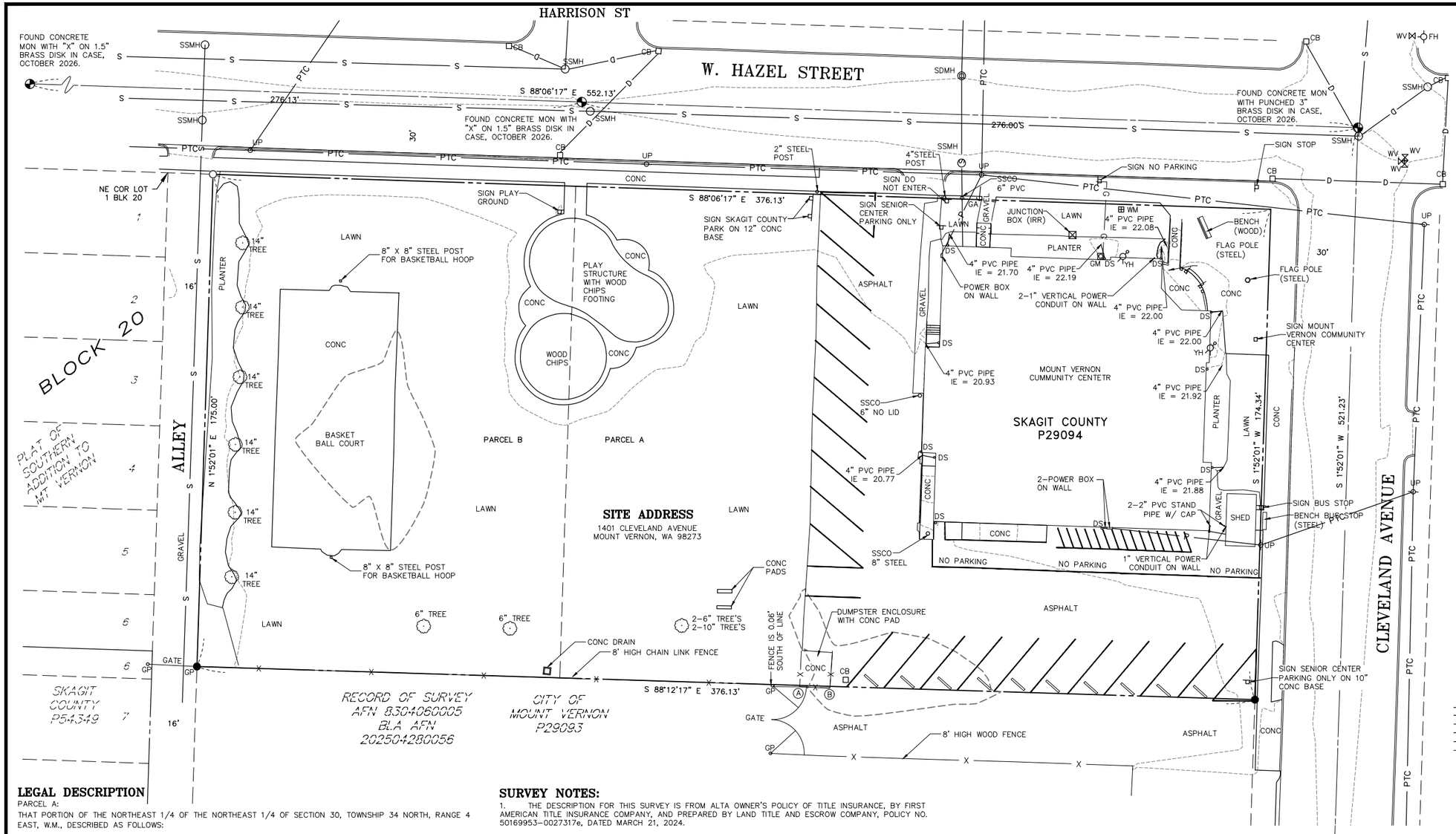
ALTA Survey

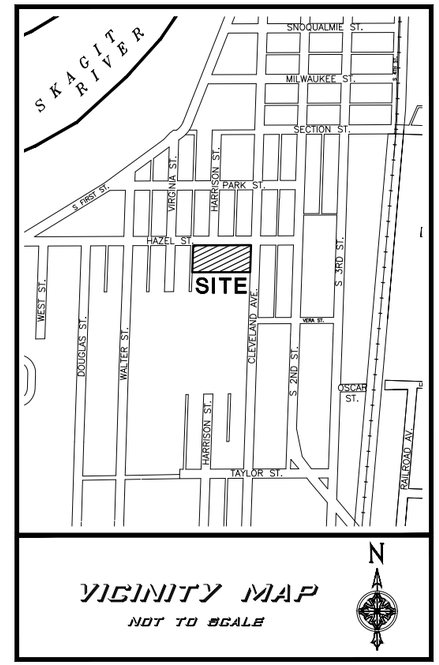
Central CSO Record Drawing

Mount Vernon Storm Sewer Map

Mount Vernon Sanitary Sewer Map

Skagit Public Utility District (PUD) Water Exhibit





LEGEND:

- REBAR SET WITH YELLOW CAP – SEMRAU 28626
- FOUND 3/4" IRON PIPE
- MONUMENT IN CASE, AS NOTED
- SAN SEWER/STORM DRAIN MANHOLE 48" TYPE II
- CATCH BASIN TYPE I
- JUNCTION BOX, IRRIGATION
- SIGN, AS NOTED
- GAS METER
- FH – FIRE HYDRANT 3 NOZZLE
- WM – WATER METER
- WV – WATER VALVE
- UP – UTILITY POLE AS NOTED
- LITE POLE, AS NOTED
- GA – GUY ANCHOR
- YH – YARD HYDRANT
- SAN SEWERS CLEAN OUT
- DS – DOWNSPOUT
- P — POWER BURIED LINE
- PTC — POWER, TELEPHONE, AND CABLE AERIAL LINE
- G — GAS LINE
- D — STORM DRAIN LINE, AS NOTED
- S D — STORM AND SEWER LINE, AS NOTED
- STEEL HANDRAILS
- DECIDUOUS TREE, AS NOTED

LEGAL DESCRIPTION

PARCEL A:
THAT PORTION OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 30, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 16.00 FEET EAST OF THE NORTHEAST CORNER OF LOT 1, BLOCK 20, OF SOUTHERN ADDITION TO THE TOWN OF MOUNT VERNON;
THENCE SOUTH 89°47' EAST ALONG THE SOUTH BOUNDARY LINE OF HAZEL STREET, A DISTANCE OF 376.00 FEET TO A POINT ON THE WEST BOUNDARY LINE OF CLEVELAND AVENUE;
THENCE SOUTH 0°08'30" WEST ALONG THE WEST BOUNDARY OF CLEVELAND AVENUE, A DISTANCE OF 174.34 FEET;
THENCE NORTH 89°53' WEST ALONG A LINE WHICH JUST CLEARS THE NORTH EDGE OF THE PRESENTLY EXISTING FENCE A DISTANCE OF
376.00 FEET;
THENCE NORTH 0°08'30" EAST A DISTANCE OF 175.00 FEET TO THE POINT OF BEGINNING, LESS THE WEST 129' ON HAZEL STREET.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

PARCEL B:
THE WEST 129' ONLY ON HAZEL STREET OF THE TRACT DESCRIBED AS FOLLOWS:

THAT PORTION OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 30, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 16.00 FEET EAST OF THE NORTHEAST CORNER OF LOT 1, BLOCK 20, OF SOUTHERN ADDITION TO THE TOWN OF MOUNT VERNON;
THENCE SOUTH 89°47' EAST ALONG THE SOUTH BOUNDARY LINE OF HAZEL STREET, A DISTANCE OF 376.00 FEET TO A POINT ON THE WEST BOUNDARY LINE OF CLEVELAND AVENUE;
THENCE SOUTH 0°08'30" WEST ALONG THE WEST BOUNDARY OF CLEVELAND AVENUE, A DISTANCE OF 174.34 FEET;
THENCE NORTH 89°53' WEST ALONG A LINE WHICH JUST CLEARS THE NORTH EDGE OF THE PRESENTLY EXISTING FENCE A DISTANCE OF
376.00 FEET;
THENCE NORTH 0°08'30" EAST A DISTANCE OF 175.00 FEET TO THE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

SURVEY NOTES:

1. THE DESCRIPTION FOR THIS SURVEY IS FROM ALTA OWNER'S POLICY OF TITLE INSURANCE, BY FIRST AMERICAN TITLE INSURANCE COMPANY, AND PREPARED BY LAND TITLE AND ESCROW COMPANY, POLICY NO. 50169953–0027317e, DATED MARCH 21, 2024.

2. BASIS OF BEARING: BASIS OF BEARING: WASHINGTON PLANE COORDINATE SYSTEM, NORTH ZONE NO. 4601, NAD 83/2009, FROM REAL TIME KINEMATIC GPS OBSERVATIONS ON AUGUST 31, 2020. EXISTING MONUMENTS FOUND IN HAZEL STREET AT THE INTERSECTIONS OF VIRGINIA STREET AND CLEVELAND STREET, BEARING: S 88°06'17" E.

3. DATUM: NAVD88 FROM GPS OBSERVATIONS ON AUGUST 31, 2000. BENCHMARK FOR THIS SITE IS THE TOP OF THE MONUMENT IN THE CASE AT THE INTERSECTION OF HAZEL ST AND CLEVELAND AVE. ELEVATION = 48.32 NAVD88.

4. ALL DISTANCES ARE GROUND AND SHOWN IN FEET.

5. INSTRUMENTATION: LEICA MS50 TOTAL STATION AND LEICA GS14 GPS.

6. SURVEY PROCEDURE: STANDARD FIELD TRAVERSE.

7. THIS SURVEY WAS PREPARED AT THE REQUEST OF KEN HANSEN, DIRECTOR, SKAGIT COUNTY PARKS AND FACILITIES.

8. UTILITY LOCATIONS ARE BASED ON OBSERVED EVIDENCE TOGETHER A REQUEST TO DIGSAFEWA, TICKET NO. 550020105, OCTOBER 14, 2026, AND MARKINGS BY APPLIED PROFESSIONAL SERVICES, INC, FROM WORK PERFORMED ON OCTOBER XX, 2026. THE LOCATIONS OF SOME OF THE EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND ARE BASED ON OBSERVED SURFACE EVIDENCE AND UTILITY RECORDS AS WERE MADE AVAILABLE, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY, AND RELIABLY DEPICTED. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION MAY BE NECESSARY.

9. GROSS LAND AREA = 1.508 ACRES, 65,698 SF, PARCEL ID: P29094/340430–0–239–0003.

10. THERE IS NO OBSERVED EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELD WORK.

11. SUBJECT PROPERTY HAS ACCESS TO AND FROM WEST HAZEL STREET AND CLEVELAND AVENUE.

9. NO OFFSITE PLOTTABLE EASEMENTS WERE DISCLOSED IN THE TITLE DOCUMENTS.

10. THIS PROPERTY IS LOCATED IN FLOOD ZONE A0, DEPTH 1 FOOT, AS SHOWN ON THE FLOOD INSURANCE RATE MAP FOR CITY OF MOUNT VERNON, SKAGIT COUNTY, WASHINGTON, COMMUNITY–PANEL NUMBER 530158 0002 B, JANUARY 3, 1985.

11. ZONING CLASSIFICATION....

KEY:

(A) SOUTHWEST CORNER OF DUMPSTER PAD IS 0.46' OVER SOUTH PROPERTY LINE.

(B) SOUTHEAST CORNER OF DUMPSTER PAD IS 0.60' OVER SOUTH PROPERTY LINE..

JOHN B. SEMRAU STATE OF WASHINGTON 28626 REGISTERED PROFESSIONAL LAND SURVEYOR

ALTA/NSPS – LAND TITLE SURVEY

TO SKAGIT COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF WASHINGTON; FIRST AMERICAN TITLE INSURANCE COMPANY, AND LAND TITLE AND ESCROW COMPANY OF SKAGIT COUNTY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH 2026 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 4, 5, 6a, 6b, 8, 10, 11a, 11b, 12, 16, AND 19 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON OCTOBER XX, 2026.

JOHN B. SEMRAU, P.E., P.L.S., CERTIFICATE NO. 28626 — DATE:

811 Know what's below. Call before you dig.

NAVD88

30

VICINITY MAP

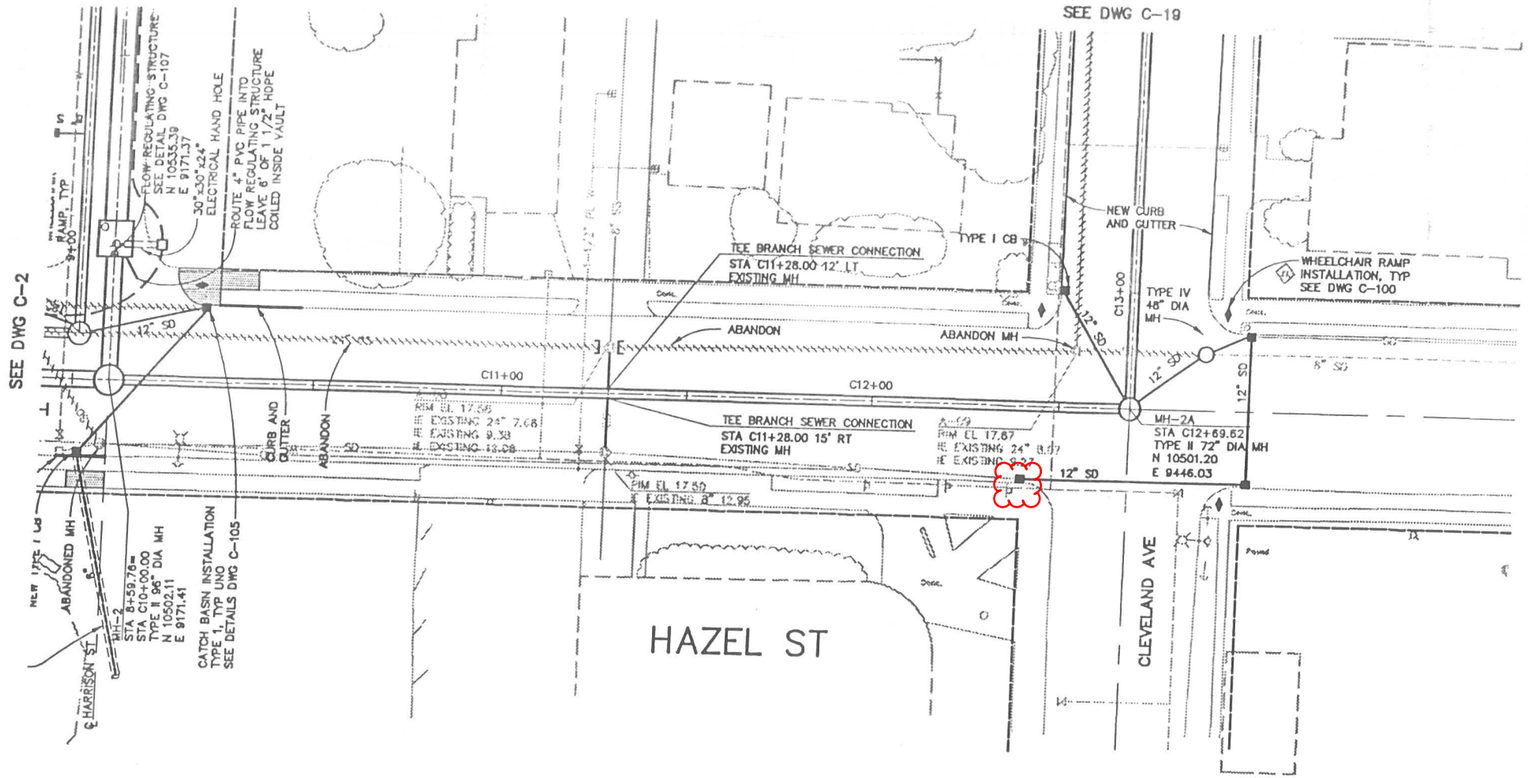
SHEET 1 OF 1

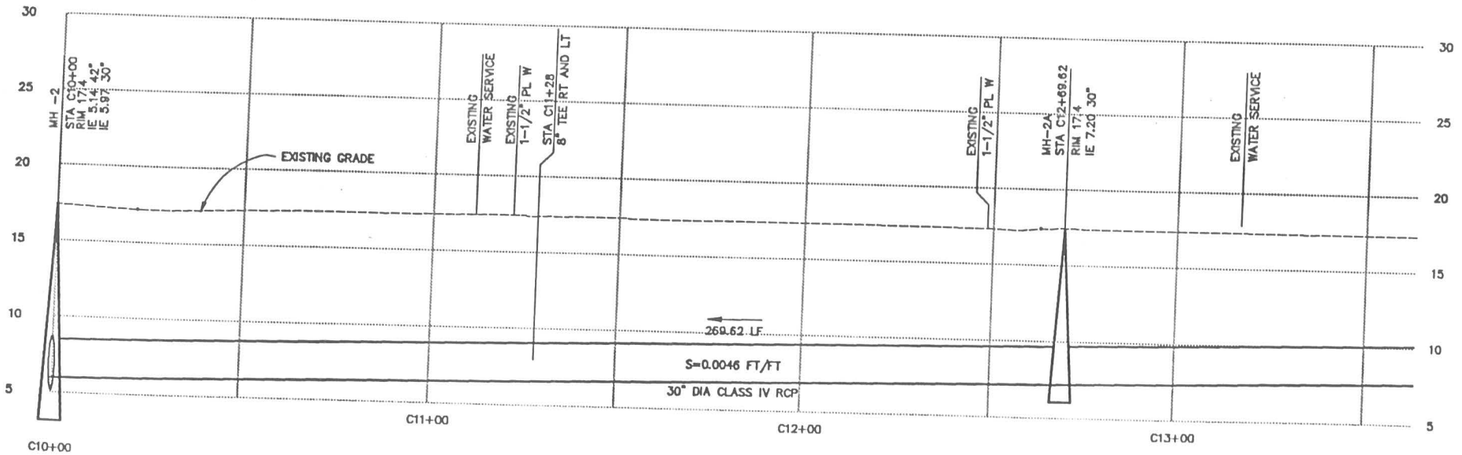
DRAWING FILE: 6595.DWG 10/14/2026

ALTA/NSPS LAND TITLE SURVEY

SURVEY OF A PORTION OF
THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF
SECTION 30, T. 34 N., R. 4 E., W.M.
MOUNT VERNON, WASHINGTON
FOR: SKAGIT COUNTY

FIELD BOOK: 347/24–43	SEMRAU ENGINEERING & SURVEYING SURVEYING • ENGINEERING • PLANNING MOUNT VERNON, WA 98273 360–424–9566	SCALE: 1" = 20'
MERIDIAN: WSPN		JOB NO. 6595





GRAPHIC SCALE:

20 0 20 40

HORIZ: 1" = 20'

5 0 5 10

VERT: 1" = 5'

CALL 48 HOURS BEFORE YOU DIG 1-800-424-5555

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REV	DATE	DES	CK'D	APPROVALS	REVISION DESCRIPTION
2	6-4-98		RLC		DRAWING CONFORMED TO CONSTRUCTION RECORDS
1	7-11-97	ECMB	RLC		ADDED ADDENDUM NO. 2 AND ISSUED FOR CONSTRUCTION
0	5-19-97	ECMB	RLC		ISSUED FOR BIDS

REV	DATE	DES	CK'D	APPROVALS	REVISION DESCRIPTION

DES DM	CIVIL REV	ELEC REV	
DWN CAD	MECH REV	STRUC REV	
CK'D RLC	APPD	DATE 5-19-97	

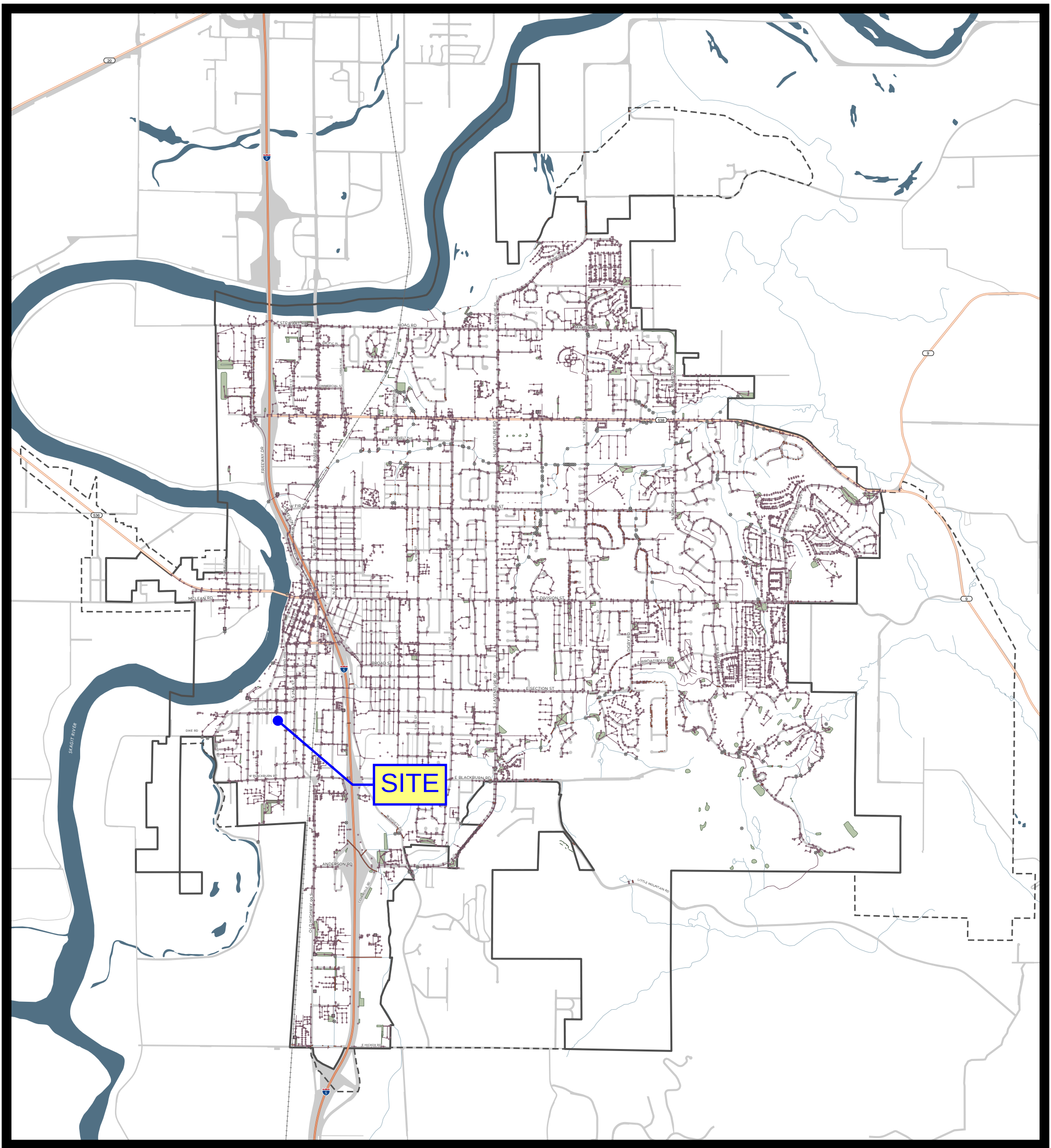
R·W·BECK

SCHEDULE A

CITY OF MOUNT VERNON, WASHINGTON
CENTRAL CSO REGULATOR FACILITY
PLAN AND PROFILE HAZEL ST
STA C10+00 TO STA C13+00

FILE NO MAA08069
W/O 12-00245-10000-0001
DWG NO 966-C-18.2

S:\P'S PE\MAA08\MAA08069 10-09-15 @ 08:20 XREFS: MAA08008, MAA08000



STORM SEWER SYSTEM

City of MOUNT VERNON

- City Boundary
- Urban Growth Area
- Right of Way
- Railroad
- Interstate
- State Highway
- Storm Sewer Feature
- Pump Station
- Sewer Outfall
- Sewer Line
- Stream

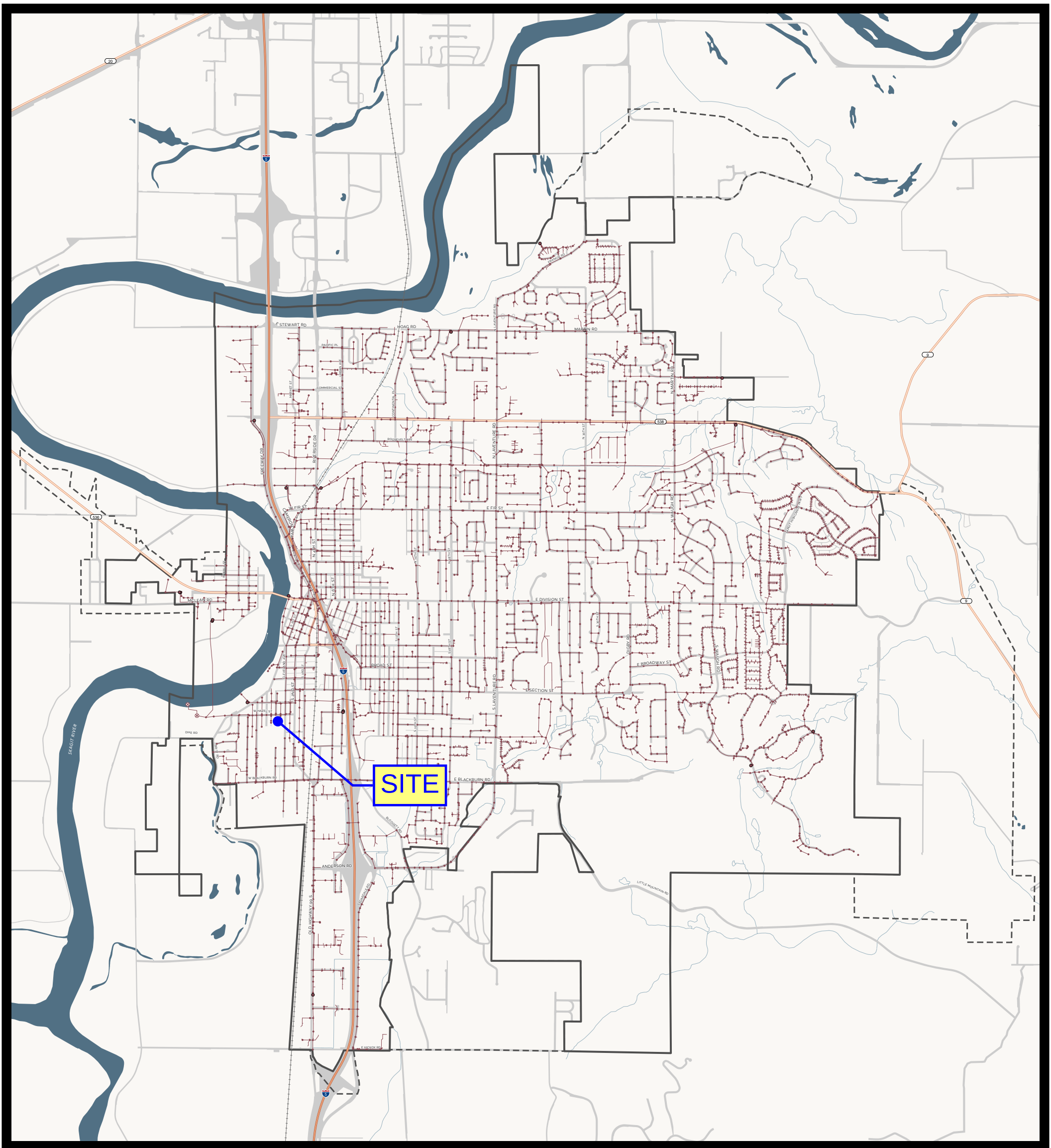
N W E S

Scale: 1:12,400

0 0.5 1 Miles

The City of Mount Vernon does not warrant, guarantee or accept any liability for the accuracy, precision or completeness of any information shown or described hereon or for any inferences made therefrom. Any use made of this information is solely at the risk of the user.

Map Updated October 2022



SANITARY SEWER SYSTEM

City of MOUNT VERNON

- City Boundary
- Urban Growth Area
- Right of Way
- Railroad
- Interstate
- State Highway
- Manhole
- Pump Station
- Sewer Outfall
- Sewer Line
- Stream

N W E S

Scale: 1:12,400

0 0.5 1 Miles

The City of Mount Vernon does not warrant, guarantee or accept any liability for the accuracy, precision or completeness of any information shown or described hereon or for any inferences made therefrom. Any use made of this information is solely at the risk of the user.

Map Updated October 2022

Skagit PUD Water GIS



10/10/2026, 8:07:30 AM

Skagit County Parcels

<all other values>

1:1,434

0 0.01 0.02 0.04 mi

0 0.02 0.04 0.07 km

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community

Appendix D:

Mount Vernon Transportation Map

WSDOT Classification Map

Mount Vernon Roadway Section Details

City of MOUNT VERNON

TRANSPORTATION MAP

Street Classification
- Interstate Highway
- State Highway
- Principal Arterial
- Minor Arterial
- Urban Collector
- Neighborhood Street
- Alley
- Private Street
- Other (Outside of City)

- Public Right of Way
- Private Street
- Traffic Signal
- Railroad
- City Boundary
- UGA Boundary
- Parcel Lines

0 1,000 2,000 Feet

N

Map updated 6/3/2019 by MV GIS, Parcel data courtesy of Skagit County GIS

The City of Mount Vernon does not warrant, guarantee or accept any liability for the accuracy, precision or completeness of any information shown or described hereon or for any inferences made therefrom. Any use made of this information is solely at the risk of the

S HARRISON ST

PARK ST

W HAZEL ST

S 3RD ST

VERA ST

Site Location

SKAGIT RIVER

Urban Collector
Neighborhood Street

STREET INDEX

WSDOT Functional Classification Map

Map Controls

Legend | Layers | Tools | Basemap

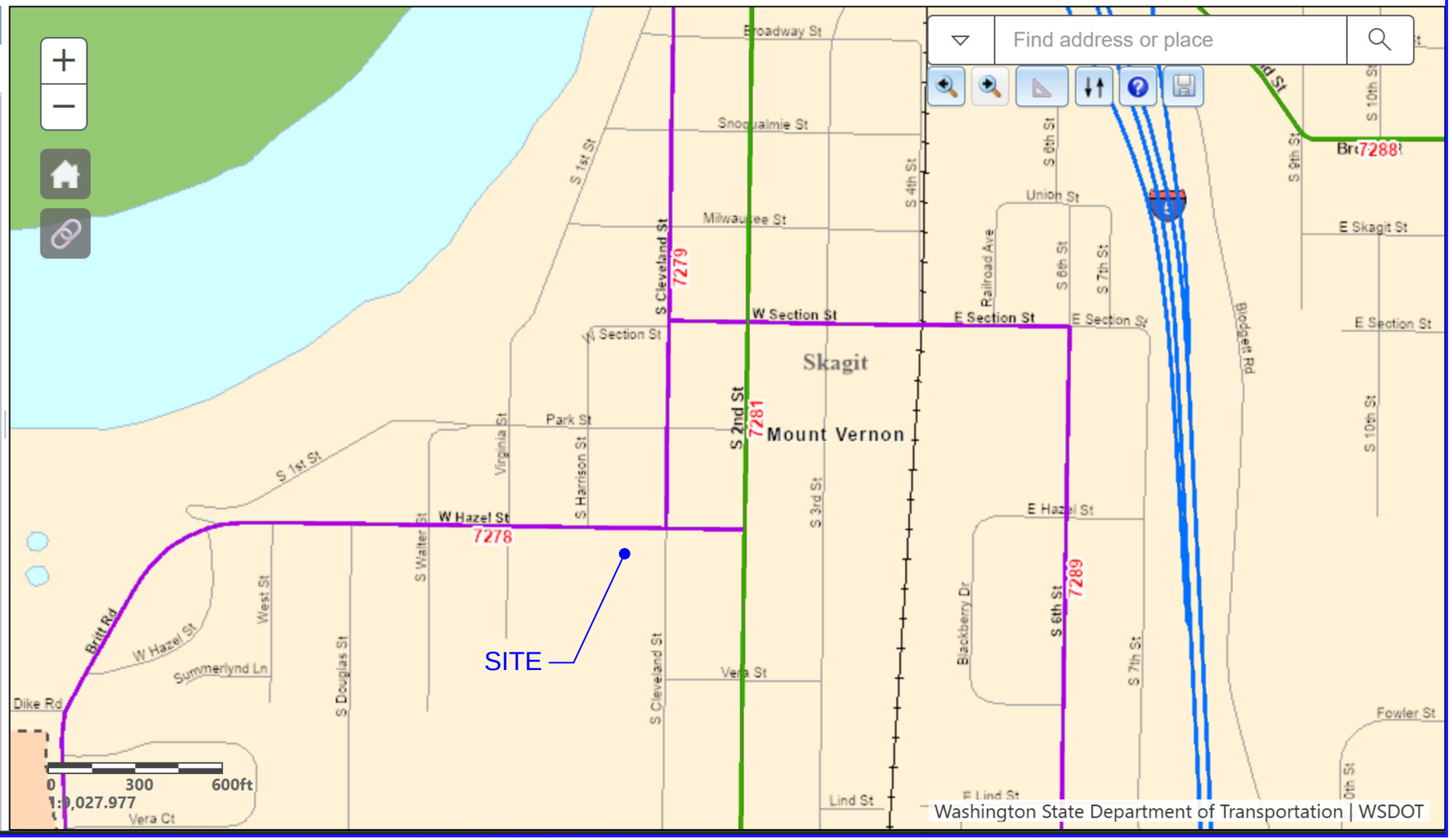
Functional Class

- Interstate
- Other Fwy Expwy
- Other Principal Arterial
- Minor Arterial
- Major Collector
- Minor Collector
- Proposed Other Fwy Expwy
- Proposed Other Principal Arterial
- Proposed Minor Arterial
- Proposed Major Collector
- Proposed Minor Collector

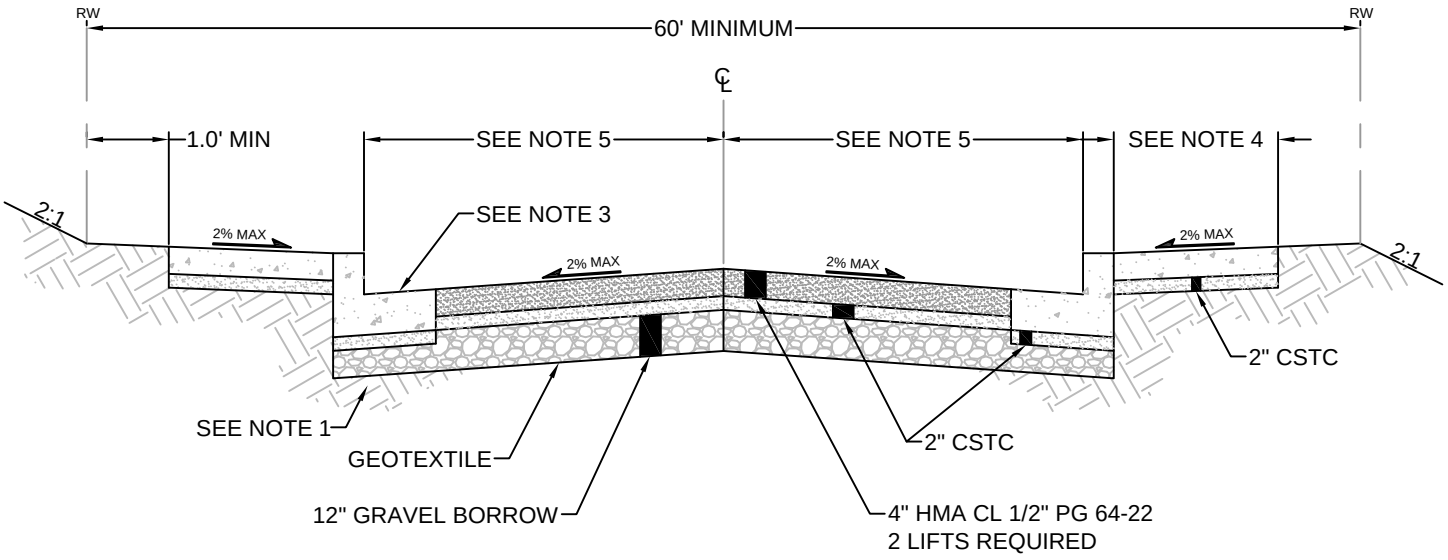
Other Features

- City Limit
- Highway Urban Area
- H210 Functional Class Route Identifier (**FCID**)

Click on a road for an information pop-up.



ARTERIAL ROADWAY SECTION



NOTES:

1. SUBGRADE TO BE TESTED AND APPROVED BY A LICENSED GEOTECHNICAL ENGINEER. UNSUITABLE MATERIAL TO BE REPLACED WITH SUITABLE MATERIAL AS DIRECTED BY THE GEOTECHINCAL ENGINEER AND APPROVED BY THE PUBLIC WORKS DIRECTOR.

2. MATERIAL AND COMPACTION TESTING OF GRAVEL BORROW, CRUSHED SURFACING TOP COURSE AND HMA WILL BE REQUIRED. LOCATIONS AND FREQUENCY FOR ASPHALT AS PER CITY STANDARDS SECTION 3-22. ALL TESTING WILL BE CONDUCTED BY A LICENSED TESTING LABORATORY. HMA TO BE COMPACTED TO 92%.

3. CEMENT CONCRETE CURB AND GUTTER AS PER WSDOT STANDARD PLAN F-10.12-03.

4. CEMENT CONCRETE SIDEWALK AS PER WSDOT STANDARD PLAN F-30.10-03. SIDEWALK WIDTH IS 6.0' FOR ARTERIAL STREETS.

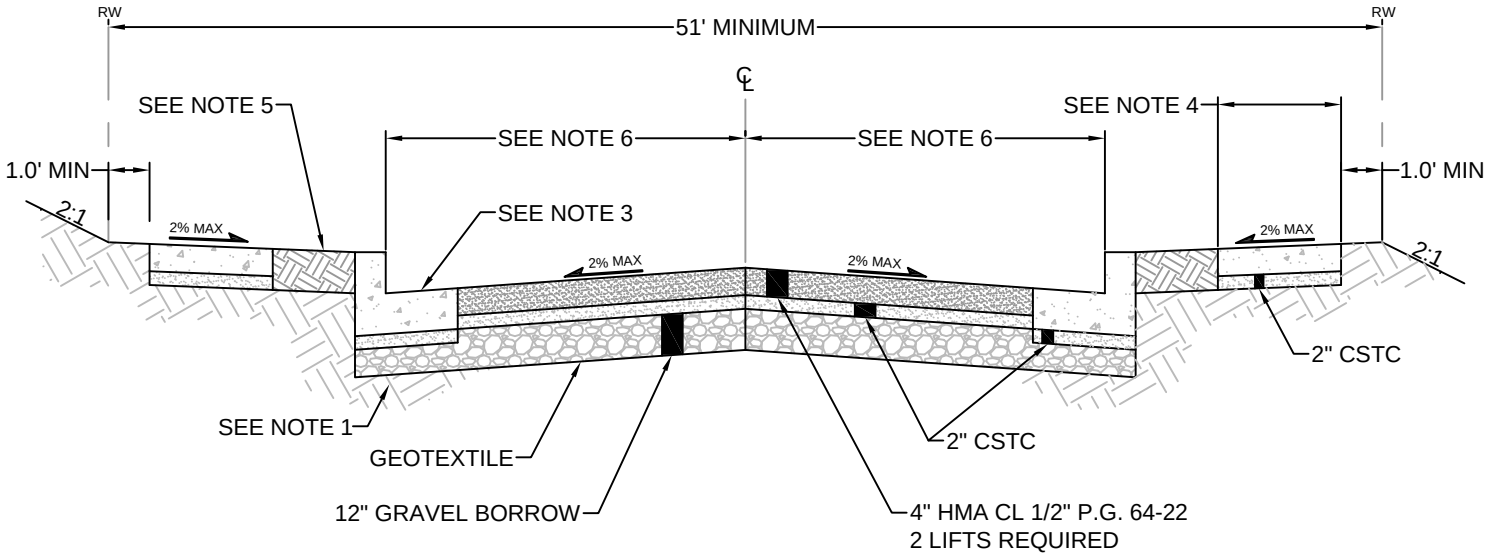
5. MINIMUM PAVEMENT WIDTH AS PER CITY OF MOUNT VERNON ROADWAY CLASSIFICATIONS.
   PRINCIPAL ARTERIAL - 44.0'
   MINOR ARTERIAL - 44.0'
   URBAN COLLECTOR - 40.0'

City of MOUNT VERNON

ROADWAY SECTION DETAILS
ARTERIAL STREETS

STANDARD DETAIL	3-1
SCALE	NONE
REVISION DATE	04/16

NEIGHBORHOOD ROADWAY SECTION



NOTES:

1. SUBGRADE TO BE TESTED AND APPROVED BY A LICENSED GEOTECHNICAL ENGINEER. UNSUITABLE MATERIAL TO BE REPLACED WITH SUITABLE MATERIAL AS DIRECTED BY THE GEOTECHINCAL ENGINEER AND APPROVED BY THE PUBLIC WORKS DIRECTOR.

2. MATERIAL AND COMPACTION TESTING OF GRAVEL BORROW, CRUSHED SURFACING TOP COURSE AND HMA WILL BE REQUIRED. LOCATIONS AND FREQUENCY FOR ASPHALT AS PER CITY STANDARDS SECTION 3-22. ALL TESTING WILL BE CONDUCTED BY A LICENSED TESTING LABORATORY. HMA TO BE COMPACTED TO 92%.

3. CEMENT CONCRETE CURB AND GUTTER AS PER WSDOT STANDARD PLAN F-10.12-03.

4. CEMENT CONCRETE SIDEWALK AS PER WSDOT STANDARD PLAN F-30.10-03. SIDEWALK WIDTH IS 6.0' FOR ARTERIAL STREETS.

5. PLANTER STRIP - 4.0' MINIMUM - SEED/PLANT AS PER PLANS. MINIMUM 6" LIGHTLY COMPACTED TOPSOIL.

6. MINIMUM PAVEMENT WIDTH AS PER CITY OF MOUNT VERNON ROADWAY CLASSIFICATIONS.
   TYPE 3 STREET - 32.0'
   TYPE 4 STREET - 36.0'

City of MOUNT VERNON

ROADWAY SECTION DETAILS
NEIGHBORHOOD STREETS

STANDARD DETAIL	3-2
SCALE	NONE
REVISION DATE	04/16

H STRUCTURAL REPORT - KINGWORKS STRUCTURAL ENGINEERS

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KINGWORKS
STRUCTURAL ENGINEERS

MEMO

October 16, 2026

Project: **Skagit County Senior Housing Study** **KW#26173**

To: Rebecca Wolfe, HKP Architects

From: John R (Jack) King, SE

Subject: **Senior Housing Apartment Feasibility - Building Narrative**

Skagit County is investigating feasibility for the construction of an affordable senior housing apartment building at 1401 Cleveland Avenue in the city of Mount Vernon. The design team has been asked to provide a conceptual design for pricing to determine feasibility and to aid with grant applications.

The building narrative in this document is based on the drawing set provided by HKP Architects titled "Skagit County Senior Housing – Capital Budget Request". The set shows a site development and building concept. The building will be three stories with a 20,600-sf footprint. The first floor will include approximately 16,700-sf of mostly unconditioned space at the west including parking, storage rooms, shop, and trash room functions. A 3,900-sf enclosed space at the east will include a lobby, meeting rooms, and offices. The second and third floors will have residential apartment units with exterior decks. See page 5 of this document for impacts of a fourth floor alternate. Unit demising walls will align from floor to floor. The roof will be flat with perimeter parapets.

The site is currently occupied by Cleveland Park and the existing Mount Vernon Senior Center. Both will be demolished for the subject building. The site is located south of downtown Mount Vernon near Skagit River. A soils investigation has not yet been performed for the site, but based on a recent project nearby, the soil conditions are anticipated to be alluvial deposits which will require ground improvement to address liquefaction and settlement potential. The site is also located within a mapped flood zone with a mapped 100-year flood inundation depth of approximately 1 ft above existing grade. The enclosed east lobby space will be constructed with its first-floor level elevated1 ft above flood depth by utilizing fill. The remainder of the first floor will be constructed with flood resistant materials and will serve functions that are permitted without dry flood-proofing measures. The shop and storage rooms will be constructed with flood venting to meet wet flood-proofing requirements.

The project is assumed to be governed by the 2024 Washington Building Code (2024 International Building Code (IBC) with Washington State amendments.)

The following load requirements are anticipated:

Live load:

- Residential units: 40 PSF
- Residential decks: 60 PSF
- Public spaces and corridors serving them: 100 PSF
- Roof: 20 PSF

Snow: 25 PSF Ground Snow Load / 25 PSF Uniform Minimum

Wind: 98 MPH (Basic Wind Speed), Exposure B

Seismic: SDS = 0.95g / SD1= 0.37g / Site Class: TBD (probably E before ground improvement)

Building Risk Category: II, Is=1.0, Ie=1.0

The following structural material requirements are anticipated:

- Concrete:
  - f'c (PSI) = Footings: 3500 / Slabs on grade: 4000 / Walls, columns, elevated slabs: 5000. All concrete mixes to include non-portland cement cementitious substitutes (fly ash and pozzolans) to reduce carbon emissions.
  - Provide 5% +/- air entrainment for concrete exposed to weather and freezing
  - Reinforcing steel: Typical: A615 grade 60 / Shear walls: A706 grade 60

- Steel:
  - Tube sections: ASTM A500 Grade C
  - Wide flange and channel sections: ASTM A992
  - Bolts: A325

- Wood:
  - Structural framing dimensional lumber: Douglas fir #2
  - Engineered lumber: per manufacturer
  - Glue laminated beams: 24F-V4

Building Narrative

The attached plan markup shows preliminary structure descriptions to accompany this narrative:

Site:

- Remove Senior Center building including foundations.
- Excavate unsuitable soil under the building footprint.
- Install ground improvement utilizing rammed aggregate piers, stone columns, or rigid inclusions in a grid pattern inside a zone projecting approximately 10 feet out from the building footprint. This is a design-build item. The degree of soil improvement will impact the foundation design by establishing the allowable soil bearing stress and liquefaction settlement magnitude limits.

Concrete podium structure:

- Foundations / Vertical elements:
  - Reinforced concrete columns over spread footings,
  - 10” concrete shear walls over grade beams,
  - 16” reinforced concrete tie beams interconnecting column and wall footings. Note: these may not be required depending on geotechnical findings and ground improvement methods.
  - Elevator pit will have 8” walls and 12” mat foundation. Water stops and water proofing measures will be required.
  - 4” slab on grade and/or asphalt paving in the parking area. 4” slab on grade in the lobby, shop, and storage areas. 6” slab on grade in trash room.
- Floor 2 Flat slab:
  - Approximately 11” thick post-tensioned concrete deck.
  - Beams may be required at the east and west edges of the parking area and around the perimeter of the trash room. Assume 16” total depth and 24” width.
  - All anchors to be installed in the deck need to be cast in place (not post installed)
  - Hold-down anchor terminations in the deck will require special reinforcing.
  - Assume two north south pour gaps will be utilized at approx. 1/3 points of the podium length to manage shrinkage stresses and facilitate strand tensioning.

East lobby:

- Foundations:
  - Perimeter stem wall foundation at exterior.
  - Interior thickened slab footings under bearing walls and isolated spread footings under columns.
  - 16” reinforced concrete tie beams interconnecting column and wall footings. Note: these may not be required depending on geotechnical findings and ground improvement methods.
  - Elevator pit will have 8” walls and 12” mat foundation. Water stops and water proofing measures will be required.
  - 4” slab on grade with #3@ 18” o/c each way

- Vertical framing:
    - 2x6 stud walls around the perimeter and around the stair and elevator.
    - HSS steel posts at transfer beam lines (below unit demising and other upper floor structural walls).
- Floor 2 wood floor framing
    - Between unit demising walls, 18" I joists @ 16" o/c
    - At lobby space, shallower joists can be utilized to provide room for electrical and mechanical distribution
    - Floor deck - ¾" plywood with 1.5" gypcrete

Wood superstructure:

- Floor 2 Vertical framing:
    - 2x6 stud walls around the perimeter, at unit demising walls, corridors, and around the stair and elevator shafts. Multi stud or timber posts in wall assemblies as needed. ½" plywood on exterior walls and interior shear walls. Hold downs utilize multi-floor rod system or standard hold downs (note, if an additional floor is added to the design a rod type system is recommended)
- Floor 3 wood floor framing:
    - Between unit demising walls, 18" I joists @ 16" o/c
    - At lobby space, less deep joists can be utilized to provide room for electrical and mechanical distribution elements.
    - Floor deck - ¾" plywood with 1.5" gypcrete
- Floor 3 Vertical framing: similar to floor 2 (above)
- Roof framing:
    - Manufactured wood trusses (house trusses) with 24" spacing. Add solar allowance to the truss design requirements
        - Truss profiles can utilize sloped top chords to form roof drainage planes. Additionally, the trusses can be designed with integrated cantilevered members to form the parapet.
        - Add 2x strong backs between verticals in trusses in zones planned for solar panels to provide load sharing and to increase the allowable solar grid support spacing.
    - Frame areas around rated shafts with sawn members as needed to allow fire rated walls to extend to roof plywood.
    - ½" min plywood sheathing. 5/8" or ¾" is recommended for zones with solar panels.
    - Wood frame doghouse walls and roof at top of west stair projecting up to roof

Decks: Decks are assumed to be cantilevered from the second floor with columns projecting up from their outer edge to support the decks at the third floor. Steel edge members and wood infill with open decking or membrane on sloped plywood are assumed for deck construction. Steel members will be thermally isolated from the concrete at the second and third floor connections to the building.

Modifications to design for the addition of a fourth floor

The addition of another floor level to the building would necessitate the following modifications:

Site:

- Grid density of the ground improvement will increase for a gravity load increase of approx. 20% under podium and 25% under east lobby wing.

Concrete podium structure:

- Foundations / Vertical elements: Increase column and wall reinf. Increase foundation sizes for a gravity load increase of approx. 20%.
- Floor 2 Flat slab: Increase estimated thickness to 12” increase reinforcing 10%

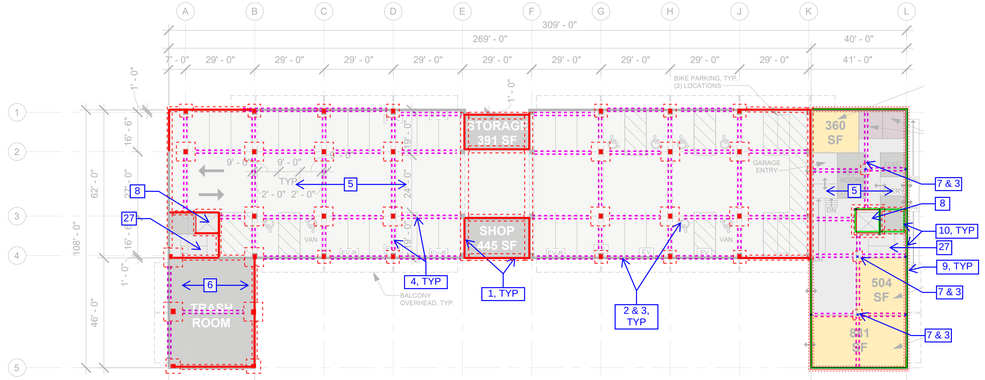
East lobby: Increase foundation and vertical framing sizes for a gravity load increase of approx. 25%. Increase shear wall hold down system demand and shear wall nailing.

Wood superstructure:

- Floor 2 Vertical framing: Assume double studs in unit demising walls supporting joists. Increase shear wall hold down system demand and shear wall nailing.
- Floor 3 wood floor framing: No Change
- Floor 3 Vertical framing: Small increase to gravity loads probably does not increase framing. Increase shear wall hold down system demand and shear wall nailing.
- Floor 4 wood floor framing: Add, similar to floor 3
- Floor 4 vertical framing: Add, similar to floor 3
- Roof framing: No Change

Decks: Add fourth floor deck framing and increase member size and connection requirements at 2nd floor.

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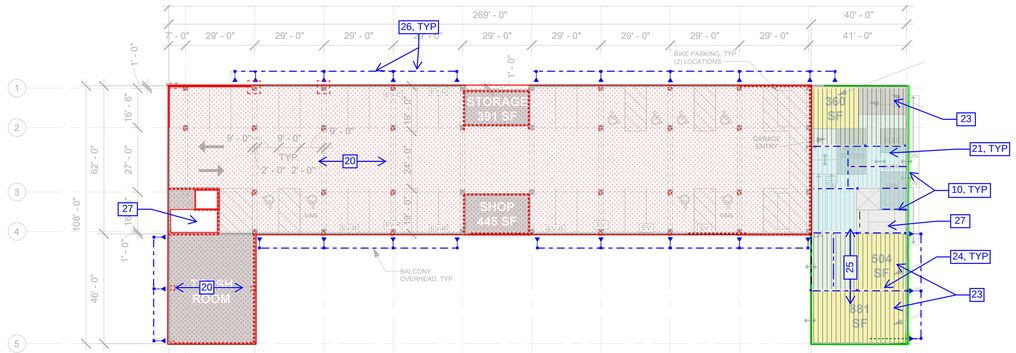


FOUNDATION PLAN

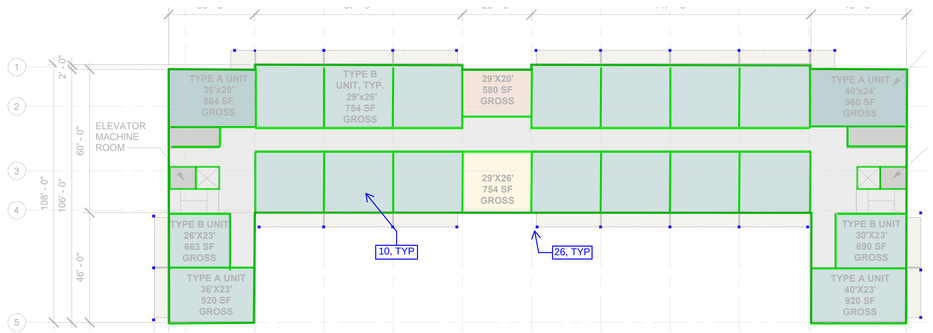
LEGEND:
[1] RED LINES: 10" REINFORCED CONCRETE SHEAR WALLS
[2] RED RECTANGLES: REINF. CONCRETE COLUMNS. ASSUME 16"x20"
[3] RED DASHED RECTANGLES: REINF. CONCRETE FOOTINGS
[4] MAGENTA: 16" SQ REINF. CONCRETE FOUNDATION TIE BEAMS. **NOTE: THESE MAY NOT BE REQUIRED DEPENDING ON GEOTECHNICAL FINDINGS AND SELECTED INTENSITY OF GROUND IMPROVEMENT**
[5] 4" SLAB ON GRADE #3@18" O/C EW
[6] 6" SLAB ON GRADE #4@16" O/C EW
[7] BLUE: STEEL HSS COLUMN (ASSUME HSS5X5X3/8)
[8] RED: REINF CONCRETE ELEVATOR PIT 8" WALLS OVER 12" MAT FOUNDATION
[9] RED: PERIMETER STEM WALL FOUNDATION AROUND EAST WING
[10] GREEN LINES: WOOD FRAMED BEARING WALLS

[20] RED POCHE: 11" POST TENSIONED CONCRETE DECK
[21] TEAL: 9.5" OR 12" I JOISTS. 16" OR 24 O/C TBD
[22] LIGHT GREEN: 11 7/8" TJI 360 @ 16" O/C
[23] DARK GREEN: 16" TJI 360 @ 16" O/C
[24] BLUE: STEEL WIDE FLANGE BEAMS UNDER BEARING WALLS
[25] 3/4" PLYWOOD WITH 1.5" GYPCRETE
[26] STEEL CANTILEVERED DECK FRAMING AT 2ND FLOOR AND STEEL DECK EDGE FRAMING AT THE 3RD FLOOR . DECK: MEMBRANE, PLYWOOD, SLOPED WOOD JOISTS -OR- OPEN DECKING OVER WOOD JOISTS. STEEL POSTS EXTEND UP FROM 2ND FLOOR DECK EDGE TO 3RD FLOOR STEEL DECK EDGES. PROVIDE FRP ANCHORS AND SPACERS AT CONNECTION TO SECOND FLOOR SLAB FOR THERMAL BREAK.
[27] WOOD FRAMED STAIRS TYPICAL. STAIR RUNS EXTENDING BELOW THE FLOOD ELEVATION WILL BE FLOOD RESISTANT MATERIAL (PROBABLY STEEL STRINGERS AND CONCRETE TREADS)

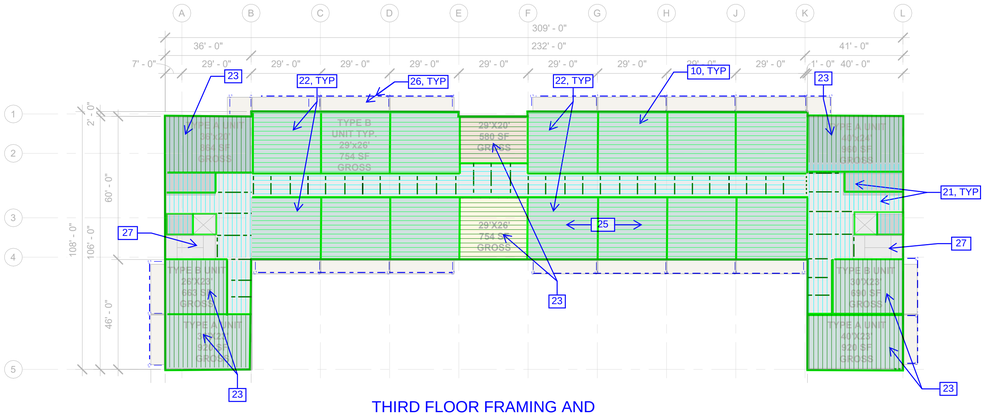
[30] ORANGE: METAL PLATE CONNECTED WOOD TRUSSES @ 24" O/C. COORDINATE SLOPED TOP CHORDS AND POSSIBLE PARAPET STICKUP. ASSUMED TRUSS DEPTH 24 TO 36 INCHES. DESIGN FOR 6 ADD'L PSF DEAD LOAD SOLAR ALLOWANCE. ADD STRONG BACKS BETWEEN TRUSSES IN ZONE PLANNED FOR SOLAR FOR IMPROVED LOAD SHARING
[31] YELLOW: STICK FRAME AS NEEDED AROUND SHAFTS
[32] GREEN: WOOD FRAMED PARAPET
[33] 1/2" MIN PLYWOOD. RECOMMEND 5/8 OR 3/4 IN ZONE WITH SOLAR PANELS
[34] GREEN: WOOD FRAMED DOGHOUSE WALLS AND ROOF



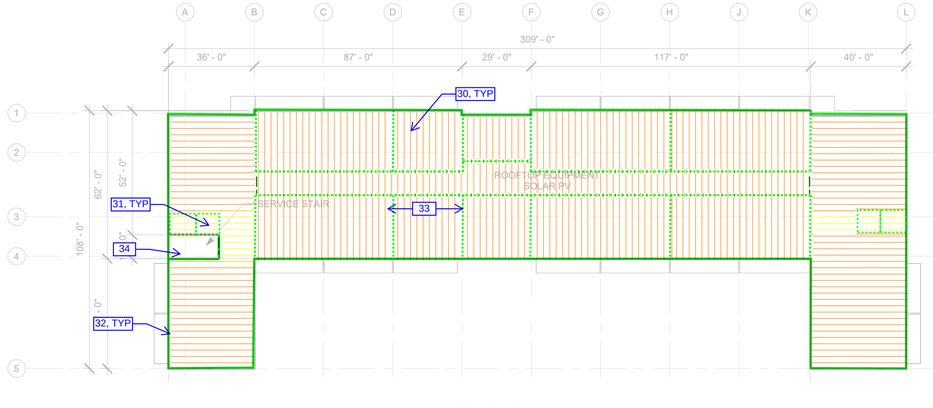
SECOND FLOOR HORIZONTAL FRAMING



SECOND FLOOR VERTICAL FRAMING



THIRD FLOOR FRAMING AND
STRUCTURAL WALLS
(ALTERNATE: 4TH FLOOR SIMILAR)



ROOF FRAMING

hkp architects
MOUNT VERNON
P: **(360) 336-2155**
204 West Montgomery Street
Mount Vernon, WA 98273
www.hkpa.com

KINGWORKS
STRUCTURAL ENGINEERS
600 Dupont St Suite B Bellingham, WA 98225 | www.kingworks-SE.com | 360.714.8260

CAPITAL BUDGET REQUEST

Project Title:
SKAGIT COUNTY SENIOR HOUSING
MOUNT VERNON, WA 98273

Sheet Contents:
SCHEMATIC FRAMING
PRELIMINARY

Revisions:
Rev. Date

Drawn By: JKing
Checked: JKing
Date: 10/16``/2026

Job No.: kw: 26173
hkp: 740-B

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I HVAC & PLUMBING REPORT – JTK ENGINEERING

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Skagit Senior Housing
HVAC and Plumbing Basis of Design
October 16, 2026

JTK ENGINEERING
HVAC | PLUMBING | ENERGY

1.0 Project Description

The project consists of a three-story or four-story multifamily residential building. The ground floor includes an open parking garage, residential amenity and support spaces, a storage/shop space, elevator, and mechanical/plumbing service spaces. The second, third and potentially fourth floors consist primarily of one-bedroom residential dwelling units with a limited number of two-bedroom units. Residential units are anticipated to be Group R-2 occupancy and accessed from enclosed interior corridors. Each residential floor will have shared laundry room.

The HVAC and plumbing systems will be designed to comply with the applicable 2021 Washington State codes and to support the project's passive building certification objectives. The mechanical design will emphasize high-efficiency electric heat-pump systems, energy-recovery ventilation, low distribution energy, individual dwelling-unit comfort control, efficient domestic hot-water production, water conservation, and comprehensive testing and commissioning.

The anticipated passive building certification will be established by the Owner or passive building consultant.

2.0 Applicable Codes and Standards

HVAC and plumbing systems will be designed in accordance with the applicable requirements of the following:

- 2024 Washington State Building Code
- 2024 Washington State Mechanical Code
- 2024 Washington State Uniform Plumbing Code
- 2024 Washington State Energy Code – Commercial Provisions
- 2024 Washington State Fire Code
- Applicable referenced NFPA standards
- Applicable ASHRAE standards
- Applicable ASME elevator requirements
- Local water, sewer, and stormwater utility standards
- Equipment manufacturer requirements
- Applicable passive building certification requirements

Passive building certification requirements will be considered supplemental to the applicable Washington State code requirements.

3.0 HVAC Systems

HVAC System

The **HVAC System** consists of roof-mounted modular air-to-water heat pumps serving a central hydronic heating and cooling distribution system with individual hydronic fan-coil units in the dwelling units and applicable commons areas.

The HVAC system will use a basic residential ventilation approach consisting of floor-by-floor central energy-recovery ventilators providing balanced ventilation to the residential dwelling units.

Final system selection will consider first cost, energy use, passive building performance, simultaneous heating and cooling capability, minimum equipment capacity, maintenance, redundancy, refrigerant safety, acoustics, shaft requirements, controls complexity, and long-term operating cost.

3.1 Heating and Cooling System

Central Air-to-Water Heat-Pump Plant

The base heating and cooling system will consist of a central modular air-to-water heat-pump plant located on the roof.

The plant will generate heating water and chilled water for distribution throughout the building. Multiple modular heat pumps are preferred in lieu of a single large unit to provide improved part-load operation, capacity staging, redundancy, and better matching of plant output to the relatively low loads anticipated for passive building construction.

Final plant capacity will be based on calculated building heating and cooling loads and coordinated with the passive building certification energy model.

Equipment selection will consider:

- Peak heating capacity
- Peak cooling capacity
- Low-ambient heating performance
- Heating and cooling COP/EER
- Minimum compressor capacity
- Plant turndown
- Defrost performance
- Part-load efficiency
- Sound levels
- Redundancy

The system configuration will be evaluated for simultaneous heating and cooling. Because apartments with different solar exposures and internal loads can require heating and cooling at the same time, a system capable of simultaneous heating and cooling is preferred over a simple seasonal two-pipe changeover arrangement where economically practical.

Hydronic Distribution System

Heating water and chilled water will be distributed throughout the building through a central closed-loop hydronic piping system.

The hydronic system will include, as applicable:

- Variable-speed distribution pumps
- Buffer tanks and/or hydraulic separators
- Expansion tanks
- Air separators
- Dirt separators and strainers
- Makeup-water assemblies
- Pressure-relief devices
- Isolation valves
- Balancing devices
- Two-way control valves
- Temperature sensors
- Pressure sensors
- Drain and fill connections
- Building automation controls

Variable-flow distribution will be utilized wherever practical. Fan-coil units will generally be provided with two-way control valves, and distribution pump speed will be controlled based on differential pressure or another appropriate demand-based control strategy.

Heating- and chilled-water temperatures should be reset based on load and outdoor conditions where compatible with the selected equipment.

Hydronic piping will be insulated in accordance with the Washington State Energy Code.

Because the central heat-pump plant and portions of the associated piping are located outdoors, the system will incorporate appropriate freeze protection. Freeze protection may include glycol, heat tracing, freeze-protection controls, equipment drain-down provisions, or an isolated glycol loop depending on the final equipment and piping arrangement.

Dwelling-Unit Fan-Coil Systems

Each dwelling unit will be provided with an individual hydronic fan-coil unit connected to the central heating and cooling system.

Fan coils will be sized based on calculated apartment heating and cooling loads and coordinated with the passive building energy model.

Because of the low loads expected with passive building construction, particular attention will be given to:

- Minimum fan-coil capacity
- Fan turndown

- Minimum airflow
- Acoustical performance
- Part-load operation
- Humidity control
- Avoidance of short cycling

Each apartment will be provided with individual thermostatic temperature control.

Where ducted fan coils are used, ductwork will generally be located within conditioned areas and designed for low pressure drop and low fan energy.

Condensate will be routed to an approved drainage location.

3.2 Residential Ventilation

Floor-by-Floor Energy-Recovery Ventilation

Residential ventilation will be provided by dedicated floor-by-floor central ERVs.

Each residential floor will be provided with an ERV supplying outdoor air to the dwelling units and exhausting an approximately balanced quantity of air.

Ventilation airflow will comply with the Washington State Mechanical Code and will also be coordinated with the passive building certification energy model.

ERV equipment will be selected for:

- High sensible and total energy-recovery effectiveness
- Low fan power
- Low casing leakage
- Low cross-stream leakage
- Efficient part-load operation
- Appropriate frost protection
- Low sound generation
- Accessible filter replacement
- Maintenance access

Passive building energy-performance requirements will be considered in addition to minimum code efficiency.

3.3 Dwelling-Unit Ventilation Distribution

Outdoor ventilation air will generally be supplied to:

- Living rooms
- Bedrooms
- Other habitable spaces as required

Exhaust air will generally be collected from:

- Bathrooms
- Kitchens
- Other designated exhaust spaces

Each dwelling-unit connection to the central ERV will include balancing provisions and access for testing.

Constant-airflow regulators or pressure-independent airflow controls should be considered to maintain design ventilation quantities as system pressures change.

Transfer air will be provided through door undercuts, transfer grilles, or other approved pathways.

Ventilation systems will be balanced to limit pressure differences between apartments and common corridors.

3.4 Kitchen Ventilation

Dwelling unit kitchen ventilation will be coordinated with both the passive building energy model and dwelling-unit pressure requirements.

Where permitted by code and accepted by the passive building consultant, the preferred configuration is a recirculating range hood with grease and odor filtration combined with a code-compliant kitchen exhaust pickup connected to the ERV exhaust system.

This arrangement reduces large intermittent exhaust and makeup-air loads.

If directly vented range hoods are provided, the design will address:

- Exhaust airflow
- Makeup air
- Dwelling-unit pressure
- Backdraft-damper leakage
- Controls
- Energy impacts

3.5 Bathroom Exhaust

Bathroom exhaust may be incorporated into the central floor ERV exhaust system.

Bathrooms will be provided with the minimum exhaust airflow required by code.

Where appropriate, exhaust may operate continuously at a reduced background rate with temporary boost operation initiated by:

- Occupancy
- Humidity
- Timer

- Manual control

ERV controls will be coordinated to maintain reasonable system balance during boost operation.

3.6 Common and Amenity Areas

Conditioned ground-floor amenity, lobby, corridor, leasing, and support spaces will be served by equipment compatible with the selected central HVAC system.

These spaces may be served by hydronic fan coils.

Separate heat-pump equipment may also be used where operationally advantageous.

Ventilation will be provided in accordance with the applicable occupancy requirements of the Washington State Mechanical Code.

Common-area ventilation may be provided by a dedicated ERV or other appropriate heat-recovery ventilation system.

3.7 Parking Garage Ventilation

The garage is ancitipated to be naturally ventilated.

If the project changes course and an enclosed garage is required, the enclosed parking garage will need to be mechanically ventilated independently from the residential systems.

3.8 Central Laundry HVAC

The common laundries (1 per residential floor) will be designed around the selected laundry equipment.

Ventless heat-pump dryers are preferred for passive building performance because they eliminate large dryer exhaust and makeup-air loads.

If conventional vented dryers are provided, dryer exhaust and makeup air will be designed in accordance with the Washington State Mechanical Code.

Where a common dryer exhaust system is utilized, the system will include appropriate fans, monitoring, controls, makeup air, and cleaning access.

Dryer exhaust and associated replacement-air energy will be accounted for in the passive building model.

3.9 HVAC Controls

The HVAC control system will be designed to minimize energy consumption while maintaining occupant comfort, ventilation, and equipment protection.

Controls will include, as applicable:

- Individual apartment thermostats
- Fan-coil unit control
- Central heat-pump staging
- Hydronic pump speed control
- Hydronic temperature reset
- ERV fan control
- Bathroom ventilation boost
- Common-area ventilation control
- Freeze protection
- System alarms
- Equipment monitoring

4.0 Plumbing Systems

4.1 Domestic Cold-Water System

A central domestic cold-water service will serve the building.

Domestic water piping will be sized based on:

- Fixture-unit demand
- Available utility pressure
- Building elevation
- Developed pipe length
- Meter pressure loss
- Backflow-preventer pressure loss
- Required fixture residual pressure

A domestic water pressure calculation will be completed to verify adequate pressure at the hydraulically remote upper-floor fixtures.

A domestic water booster system will be provided if available utility pressure is insufficient.

Each dwelling unit will be provided with accessible isolation valves.

Backflow protection will be provided where required by the Washington State Uniform Plumbing Code and serving water purveyor.

4.2 Central Domestic Hot-Water System

Domestic hot water will be generated by a central commercial air-source heat-pump water-heating plant.

The system will serve:

- Residential dwelling units
- Common-area fixtures
- Central laundries
- Other domestic hot-water loads

The plant will include:

- Commercial air-source heat-pump water heaters
- Primary hot-water storage tanks
- Supplemental heating where required and permitted
- Master thermostatic mixing valve
- Domestic hot-water supply piping
- Domestic hot-water recirculation piping
- Temperature-maintenance equipment
- Recirculation pumps
- Expansion tank
- Isolation valves
- Relief devices
- Controls
- Monitoring
- Condensate drainage

4.3 Heat-Pump Water-Heater Source Air

Heat-pump water-heater source-air conditions will be coordinated with the selected equipment.

Where practical, source air should be obtained from:

- The unconditioned parking garage
- Exterior air
- Another suitable unconditioned source

The system should avoid extracting heat directly from conditioned residential areas unless the associated space-conditioning penalty has been specifically evaluated.

Equipment performance will be verified at anticipated winter source-air conditions.

Where garage air is used, intake locations will be coordinated to limit vehicle contaminant exposure and comply with manufacturer requirements.

4.4 Domestic Hot-Water Distribution and Recirculation

The domestic hot-water distribution system will be designed to minimize piping heat loss, recirculation energy, and waiting time.

Hot-water risers will be located as close as practical to the fixture groups they serve.

Branch piping lengths and volumes will be minimized.

Domestic hot-water piping will be insulated in accordance with applicable energy-code requirements and may utilize enhanced insulation where beneficial to passive building performance.

Recirculation will utilize high-efficiency pumps and appropriate scheduling, demand control, temperature reset, or other energy-saving controls where applicable.

4.5 Individual Apartment Hot-Water Metering

Each dwelling unit will be provided with a dedicated domestic hot-water meter as an Owner/project requirement.

The typical arrangement will be:

Recirculated Building Hot-Water Main → Apartment Isolation Valve → Apartment Hot-Water Meter → Apartment Fixtures

The common building recirculation loop will remain upstream of the apartment meters so recirculated water is not recorded as tenant consumption.

Meters will be selected for:

- Low pressure drop
- Residential low-flow accuracy
- Appropriate temperature rating
- Remote reading
- Compatibility with the Owner's selected utility billing or monitoring system

Meter pressure loss will be incorporated into the domestic water pressure calculations.

4.6 Plumbing Fixtures and Water Conservation

Plumbing fixtures will comply with applicable Washington plumbing and water-efficiency requirements.

Low-flow fixtures are recommended to reduce both water consumption and domestic hot-water energy use.

Fixture flow rates will be coordinated with the passive building requirements.

Fixture selection will include consideration of:

- Showerhead flow
- Lavatory faucet flow
- Kitchen faucet flow
- Water-closet flush volume
- Laundry equipment water consumption

4.7 Central Laundry Plumbing

The common laundries (1 per residential floor) will be provided with hot and cold domestic water and sanitary drainage for each washing machine.

Laundry drainage will be sized based on the number and type of machines provided.

A floor drain will be provided in each common laundry room.

Laundry domestic hot-water demand will be included in the central heat-pump water-heater sizing and storage calculations.

Leak detection and automatic washing-machine water shutoff should be considered.

4.8 Sanitary Waste and Vent System

A gravity sanitary waste and vent system will serve the dwelling units, common areas, central laundry, and mechanical equipment requiring sanitary drainage.

Apartment kitchens and bathrooms will be vertically stacked where practical to reduce horizontal drainage piping and the number of sanitary and vent risers.

Piping will be sized based on drainage fixture-unit loading in accordance with the Washington State Uniform Plumbing Code.

Cleanouts will be provided at required locations including bases of stacks and changes in direction.

4.9 Parking Garage Drainage and Oil/Water Separator

Garage floor drains and/or trench drains will collect incidental vehicle water, snowmelt, and similar garage drainage.

Garage drainage will be routed through an oil/water separator prior to final discharge.

The separator will include:

- Sediment collection
- Oil separation/storage capacity
- Required venting
- Accessible cleanouts
- Maintenance access
- Sampling or inspection provisions where required

4.10 Elevator Sump Pump

An elevator pit sump and sump pump will be provided at the base of the elevator hoistway.

The sump pump system will include:

- Automatic controls
- High-water alarm
- Check valve
- Isolation/service provisions
- Maintenance access

The elevator sump pump will discharge through the garage oil/water separator.

The intended arrangement will be:

Elevator Pit → Sump Pump → Approved Indirect Waste Connection → Oil/Water Separator → AHJ-Approved Final Discharge

The indirect connection and final discharge arrangement will be coordinated with the elevator consultant, plumbing code official, and local utility.

4.11 Storm Drainage

Roof drainage will be provided in accordance with the Washington State Uniform Plumbing Code and applicable local stormwater requirements.

Primary roof drainage and secondary emergency overflow drainage will be provided as required.

Roof leaders will connect to the site stormwater system in coordination with the civil design.

Garage and elevator drainage will remain separate from conventional roof drainage unless otherwise specifically approved.

4.12 HVAC and Plumbing Condensate

Condensate will be collected from:

- Apartment fan coils units
- ERV systems
- Common-area HVAC equipment
- Heat-pump water-heating equipment
- Other condensate-producing equipment

Condensate piping will be adequately trapped, sloped, and protected from freezing where required.

Secondary drainage or overflow protection will be provided where condensate leakage could damage the building.

5.0 Passive Building HVAC and Plumbing Requirements

5.1 Passive Building Coordination

HVAC and plumbing systems will be coordinated with the passive building consultant throughout design and construction.

5.2 Mechanical and Plumbing Penetration Coordination

HVAC and plumbing penetrations through the project air barrier will be coordinated with the architectural passive building design.

The mechanical and plumbing documents will identify penetrations associated with:

- Ventilation ductwork
- Kitchen and dryer exhaust
- Hydronic piping
- Domestic water piping
- Sanitary and vent piping
- Storm piping
- Condensate piping
- Heat-pump water-heater connections
- Elevator sump piping

Penetrations will be consolidated where practical.

The mechanical/plumbing design will establish sleeve sizes, clearances, and service-access requirements necessary for coordination with the architectural air-sealing details.

6.0 TESTING AND COMMISSIONING

6.1 HVAC Testing, Adjusting and Balancing

Mechanical systems will be tested, adjusted, balanced, and commissioned to satisfy applicable Washington State requirements and passive building certification requirements.

Testing will include, as applicable:

- Floor-by-floor ERV airflow
- Individual apartment ventilation airflow
- Room-by-room ventilation quantities
- Kitchen and bathroom exhaust
- Common-area ventilation
- Hydronic system flow
- Air-to-water heat-pump operation

- Fan-coil operation
- Heating/cooling-water flow and temperature control
- Fluid-cooler operation
- Freeze-protection sequences
- System alarms and safeties

Measured ventilation quantities will be documented for coordination with passive building certification.

6.2 Plumbing and Domestic Hot-Water Commissioning

The domestic hot-water system will be commissioned to verify:

- Heat-pump water-heater operation
- Storage-tank temperatures
- Supplemental heating operation
- Mixing-valve performance
- Domestic hot-water supply temperature
- Recirculation flow and temperature
- Recirculation pump controls
- Apartment hot-water meter operation
- System alarms and safeties

Final installed equipment characteristics will be coordinated with the as-built.

7.0 Overall Basis of Design Summary

The **HVAC System** consists of:

Roof-Mounted Modular Air-to-Water Heat Pumps → Central Heating/Chilled-Water Distribution → Individual Hydronic Fan-Coil Units

Floor-by-Floor Central ERVs → Balanced Ventilation to Individual Dwelling Units

The **plumbing systems** consist of:

Central Heat-Pump Domestic Hot-Water Plant + Storage and Recirculation → Individual Apartment Hot-Water Meters → Dwelling-Unit Fixtures

Along with central domestic cold-water distribution, sanitary waste and vent systems, common laundry services, roof drainage, garage drainage through an oil/water separator, and an elevator sump pump discharging indirectly through the oil/water separator.

The HVAC and plumbing systems will be designed to comply with the applicable 2024 Washington State codes and support passive building certification, with particular emphasis on high-efficiency electric heat-pump systems, effective energy recovery, low fan and pumping energy, simultaneous heating and cooling where beneficial, efficient domestic

hot-water generation and distribution, low water use, individual dwelling-unit comfort control, maintainability, and comprehensive testing and commissioning.

END

J ELECTRICAL REPORT - AMC ENGINEERS

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Skagit County Senior Housing Study

Electrical and Low Voltage Basis of Design

AMC Project 26811

October 16, 2026

EXECUTIVE SUMMARY

The purpose of this report is to describe the general configuration and constraints for the proposed electrical and low voltage systems at the new Skagit County Senior Housing Facility in Mount Vernon, WA. Electrical and low voltage systems will be designed to meet the codes and standards currently adopted by the City of Mount Vernon and State of Washington, and will also incorporate design elements required to achieve passive building certification. In addition, the electrical system will be designed to minimize damage to the system in the event of a flood.

POWER SERVICE

Puget Sound Energy (PSE) is the power utility serving the area. The new senior housing building will be served from a pad-mounted utility transformer provided by PSE and located on site. Utility power will be extended from the overhead three phase circuit along Cleveland Avenue to the location of the service transformer by PSE. The service lateral will be routed underground between the service transformer and the service equipment located on Level 1 of the building.

POWER DISTRIBUTION

The service equipment will consist of a 2000 amp, 208Y/120 volt switchboard with two service disconnects. A 1000 amp circuit breaker will be the service disconnect for the house distribution system, and a 1600 amp circuit breaker will be the service disconnect for the dwelling unit meter centers. The switchboard will be constructed to EUSERC specifications as required by PSE and will have a remotely mounted meter for the house distribution system.

A 1600 amp distribution panel will be located adjacent to the service equipment and will have two 800 amp feeder breakers serving two separate 800 amp meter centers. Each meter center will serve the dwelling units on a single level. The dwelling unit meter centers will be located adjacent to the distribution panel and will consist of multiple vertical sections each with five 208/120 volt single phase utility meters. Each meter will have an associated 150 amp circuit breaker. There will be a total of 21 meters in each meter center.

The house distribution system will consist of a 1000 amp distribution panel located adjacent to the service equipment, three 200 amp branch circuit panels (one on each level) to serve power to common spaces, and one 600 amp panel located in the garage dedicated to electric vehicle chargers and infrastructure.

Locations of electrical distribution equipment on level 1 will be coordinated so they are above the height of the flood plain.

Each dwelling unit will have a 208/120 volt, single phase panel. The panel will have a 150 amp main breaker and will serve electrical loads within the dwelling unit.

Surge Protective Devices (SPDs) will be provided to limit transient voltage disturbances. SPDs will be provided in service switchboard, dwelling unit distribution switchboard, house distribution panel, and house electrical system branch circuit panels.

An emergency/standby generator is not required and will not be provided.

Photovoltaic (PV) System

A PV system will be provided to meet the requirements of the Washington State Energy Code (WSEC). Based on preliminary calculations, the system will be sized at approximately 26kW based on the building conditioned floor area. Note that the PV system may need to be modified to meet passive building criteria or to achieve required WSEC additional efficiency credits.

Fourth Level Alternate

If a fourth level is included, the following additional electrical infrastructure will be required

- One additional branch circuit panel to serve common loads on level 4.
- One additional 800 amp meter center with 21 meters will be required to serve the dwelling units on level 4.
- A 150 amp panel in each dwelling unit.
- The PV system will be upsized by 11kW to meet WSEC requirements.

FACILITY POWER

House Power

Power layouts will be coordinated to serve furniture and equipment throughout the building. Power will be provided to mechanical equipment serving common use areas. Dedicated circuits will be provided for the elevator and elevator cab, the elevator will not serve as an accessible means of egress and therefore does not require generator backed up power. A dedicated circuit will be provided for the trash compactor located in the trash room off the garage. General use receptacles will be provided in common spaces and administrative areas. Receptacle layouts will be coordinated with specific equipment such as Audio/Visual equipment in the resident clubhouse areas. Controlled receptacles will be provided as required by the WSEC.

Dwelling Unit Power

Each dwelling unit power system will be served from the panel within that dwelling unit. Convenience receptacles will be provided throughout each unit. Kitchen equipment, appliances, and HVAC equipment within each unit will be provided with dedicated connections.

Electric Vehicle (EV) Chargers

EV chargers and infrastructure will be provided in accordance with WAC 51-50-0429. Refer to architectural site plan for parking calculations and EV charger locations. The following EV chargers and infrastructure will be provided:

- EV Chargers – 6 spaces required, 8 provided
- EV Ready Spaces – 12 spaces required, 10 provided (the two additional EV charger spaces make up for the deficiency of EV ready spaces)
- EV Capable Spaces – 6 spaces required, 6 provided

EV Chargers: Four dual port EV chargers each served from two dedicated 40 amp circuits in the EV panel will be provided. Chargers will be mounted to the wall or a pedestal in front of parking spaces requiring an EV charger. Chargers will be centered between the two spaces that they serve.

EV Ready Spaces: A total of ten (10) 40 amp receptacle outlets will be provided for EV ready spaces. Two receptacle outlets will be mounted at the location of each future dual port EV charger for EV ready spaces (5 total locations). EV Ready receptacle outlets will be served from the EV panel.

EV Capable Spaces: Six (6) parking spaces will be designated as EV capable. A junction box will be mounted at the location of each future dual port EV charger for EV capable spaces (3 locations total). Two 1-inch conduits will be routed from each junction box to the EV panel.

Passive Building

Electrical infrastructure will be designed to meet passive building criteria. Devices mounted to exterior walls will be minimized to the greatest extent possible, and devices that are required to be mounted on exterior walls will employ additional insulation and will be sealed to maintain the integrity of the building envelope.

Anticipated building energy usage will be evaluated in later design phases to determine if the WSEC-required PV system will meet passive building requirements or if a modified PV system will be required.

LIGHTING

Lighting and lighting controls will be designed to comply with the applicable provisions of the WSEC. In addition, lighting will designed for 10% reduced lighting power over baseline WSEC requirements to achieve additional efficiency measure credits in accordance with WSEC Chapter C406.

A variety of fixture types will be used to distribute light in a controlled way that will be efficient, flexible and will complement the architecture in their respective spaces. Fixtures with LED light sources will be used throughout the building and will be specified to have a high color-rendering index and a 3000-degree K color temperature.

The Illuminating Engineering Society of North America (IESNA) Lighting Standards Library will be used to determine the recommended vertical and horizontal illuminance levels.

Exit signs will be LED type and will be provided with an integral battery back-up unit. Emergency egress lighting will be provided by battery backed up fixtures and/or emergency lighting units.

Lighting Controls:

Lighting controls in the common areas will be provided by a digital addressable system to meet the requirements of the Washington State Energy Code. A combination of dimming controls, daylighting, occupancy sensors, time clock controls and manual controls will be provided in each space as required by the WSEC.

Lighting controls in dwelling units will be provided by standalone manual on/off and dimming controls, occupancy/vacancy sensing controls, and daylight sensors.

TELECOMMUNICATIONS

A single telecom room will be located on level 1 and will serve as the service entrance room and the main telecom room for common areas. Two four-inch conduits with four one-inch innerducts will be routed underground from service provider infrastructure on Cleveland Avenue to the telecom room.

Common Areas

The house system will be served from a dedicated telecommunications service. A wall mounted telecom rack will be provided in the telecom space to serve common areas. The telecom rack will contain a 48-port patch panel. Telecom outlets will be provided in administrative offices and resident clubhouse meeting rooms. Dedicated telecom outlets will be provided to IP-based video surveillance cameras in common areas. Telecommunications connections will be provided to the elevator for the ASME 17.1 required emergency two-way video and text communication system.

Dwelling Units

Each dwelling unit will be provided with a flush wall mounted panel, and a single one-inch conduit pathway will be provided back to the level 1 telecom room. Telecom outlets and coaxial cable outlets will be provided in each dwelling unit at proposed flat screen locations. Additional telecom outlets will be provided in each bedroom and living room. Cabling for each telecom and coaxial outlet will be terminated in the flush wall panel. Each dwelling unit will be responsible for their own telecommunications service.

AUDIO/VISUAL (AV)

The two smaller resident clubhouse spaces on level 1 will have a simple AV system consisting of a flat screen, sound bar, camera, wall mounted touch screen controller, and a floor box with power, telecom, and an HDMI input.

The larger resident clubhouse space on level 1 will have an AV system with a dedicated rack, a projector and screen, a wall mounted touch screen controller, four ceiling mounted speakers, and a floor box with power, telecom and an HDMI input.

ACCESS CONTROL

Each entrance into the building and parking garage will have electronic access control. In addition, each elevator will have access control. System requirements and card reader locations will be further coordinated with Skagit County. We anticipate four to six access controlled doors.

REMOTE ENTRY SYSTEM

A remote entry system will be provided at the front door of the building. The system will allow visitors to call a specific resident using an interface with one-way video and two-way voice communications. Residents will be able to unlock the front door remotely.

VIDEO SURVEILLANCE

A video surveillance system will be provided that includes video recording and archival storage. The system will consist of fixed IP cameras and a Network Video Recorder (NVR). The NVR will be configured for remote access and viewing by select staff. The video surveillance system will use cameras and hardware per Skagit County preferences.

Cameras will be located to monitor entry/exit points and circulation spaces throughout the building. In addition, cameras will be located to monitor the parking garage. Exterior cameras will be installed to monitor building entry/exit points, the courtyard, and the area surrounding the building. We anticipate a total of fourteen video surveillance cameras will be required.

FIRE ALARM SYSTEM

A manual fire alarm system will be provided in accordance with International Fire Code requirements. The system will comply with the applicable provisions of the current NFPA Standard 72 National Fire Alarm Code, local building codes, and meet all requirements by Underwriters Laboratories Inc. and/or the Factory Mutual System. The system will be electrically operated, electrically supervised, addressable and will operate as a low voltage, general evacuation fire alarm system.

The main fire alarm panel will be located in the sprinkler riser room with a text-based annunciator panel located at the main entrance vestibule.

Manual pull stations will be provided at every exit.

Both audible and visual alarms will be provided throughout the facility to meet Code requirements. Audio-visual horn/strobe units with speaker and flashing alarm strobe will be used.

Smoke detectors will be installed in mechanical return air ducts in accordance with International Mechanical Code (IMC) requirements and will shut down air handling units upon alarm.

To meet International Fire Code (IFC) requirements, smoke detectors will be installed in each sleeping room and outside of each sleeping room. In addition, occupant notification in sleeping rooms will be a 520 Hz low frequency signal.

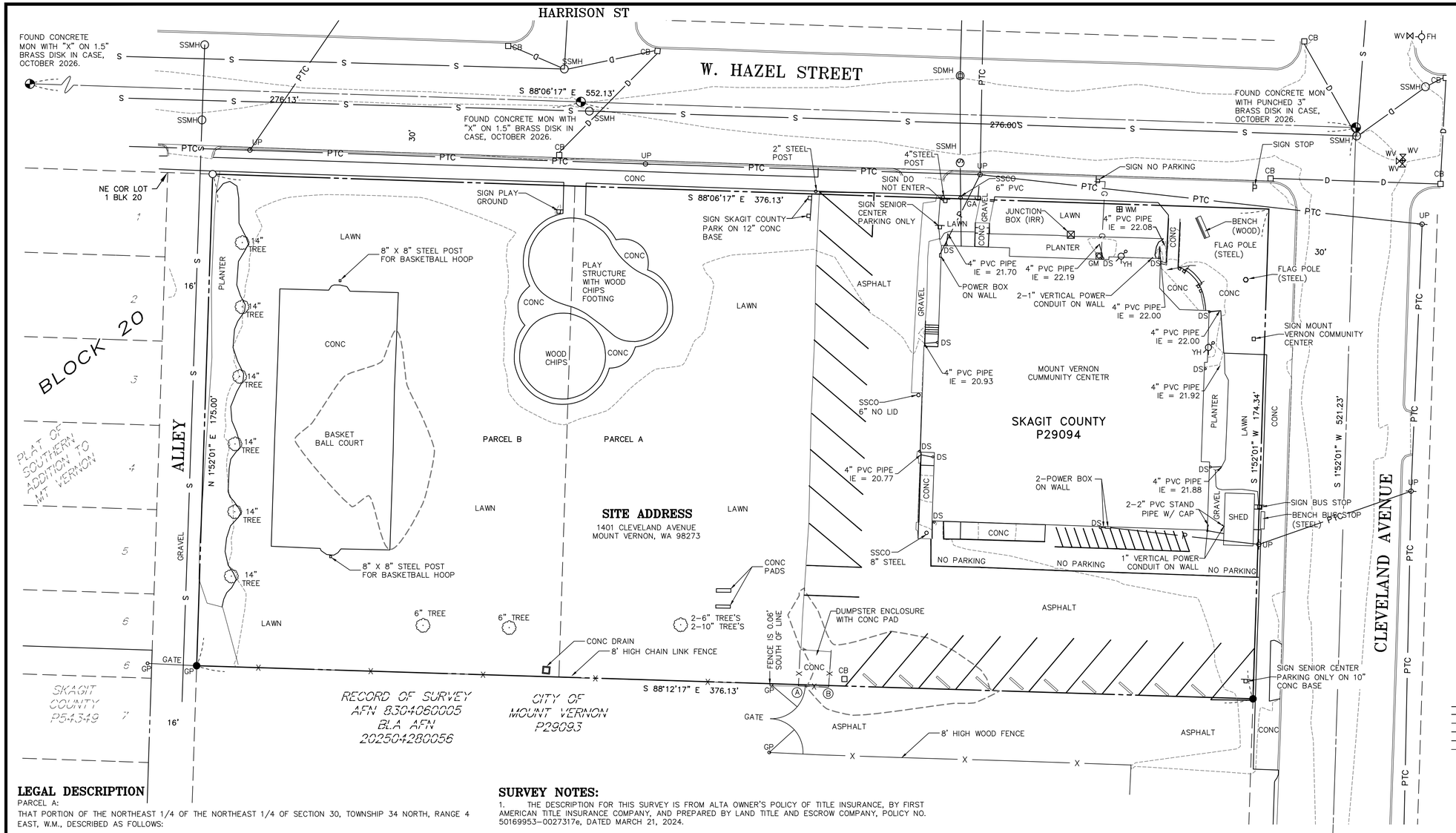
Sprinkler flow and tamper switches will be monitored to indicate flow in any part of the system or a partial or complete shutdown of the system at the gate valves.

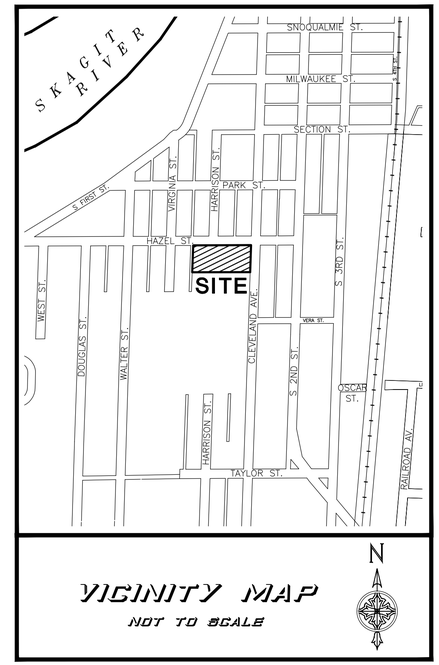
Depending on the configuration of the garage carbon monoxide (CO) sensing may be required in each sleeping unit.

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K PRELIMINARY ALTA SURVEY

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VICINITY MAP

NOT TO SCALE

N

LEGEND:

- REBAR SET WITH YELLOW CAP – SEMRAU 28626
- FOUND 3/4" IRON PIPE
- MONUMENT IN CASE, AS NOTED
- SAN SEWER/STORM DRAIN MANHOLE 48" TYPE II
- CATCH BASIN TYPE I
- JUNCTION BOX, IRRIGATION
- SIGN, AS NOTED
- GAS METER
- FH – FIRE HYDRANT 3 NOZZLE
- WM – WATER METER
- WV – WATER VALVE
- UP – UTILITY POLE AS NOTED
- LITE POLE, AS NOTED
- GA – GUY ANCHOR
- YH – YARD HYDRANT
- SAN SEWERS CLEAN OUT
- DS – DOWNSPOUT
- P — POWER BURIED LINE
- PTC — POWER, TELEPHONE, AND CABLE AERIAL LINE
- G — GAS LINE
- D — STORM DRAIN LINE, AS NOTED
- S D — STORM AND SEWER LINE, AS NOTED
- STEEL HANDRAILS
- DECIDUOUS TREE, AS NOTED

LEGAL DESCRIPTION

PARCEL A:
THAT PORTION OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 30, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 16.00 FEET EAST OF THE NORTHEAST CORNER OF LOT 1, BLOCK 20, OF SOUTHERN ADDITION TO THE TOWN OF MOUNT VERNON;
THENCE SOUTH 89°47' EAST ALONG THE SOUTH BOUNDARY LINE OF HAZEL STREET, A DISTANCE OF 376.00 FEET TO A POINT ON THE WEST BOUNDARY LINE OF CLEVELAND AVENUE;
THENCE SOUTH 0°08'30" WEST ALONG THE WEST BOUNDARY OF CLEVELAND AVENUE, A DISTANCE OF 174.34 FEET;
THENCE NORTH 89°53' WEST ALONG A LINE WHICH JUST CLEARS THE NORTH EDGE OF THE PRESENTLY EXISTING FENCE A DISTANCE OF
376.00 FEET;
THENCE NORTH 0°08'30" EAST A DISTANCE OF 175.00 FEET TO THE POINT OF BEGINNING, LESS THE WEST 129' ON HAZEL STREET.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

PARCEL B:
THE WEST 129' ONLY ON HAZEL STREET OF THE TRACT DESCRIBED AS FOLLOWS:

THAT PORTION OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 30, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 16.00 FEET EAST OF THE NORTHEAST CORNER OF LOT 1, BLOCK 20, OF SOUTHERN ADDITION TO THE TOWN OF MOUNT VERNON;
THENCE SOUTH 89°47' EAST ALONG THE SOUTH BOUNDARY LINE OF HAZEL STREET, A DISTANCE OF 376.00 FEET TO A POINT ON THE WEST BOUNDARY LINE OF CLEVELAND AVENUE;
THENCE SOUTH 0°08'30" WEST ALONG THE WEST BOUNDARY OF CLEVELAND AVENUE, A DISTANCE OF 174.34 FEET;
THENCE NORTH 89°53' WEST ALONG A LINE WHICH JUST CLEARS THE NORTH EDGE OF THE PRESENTLY EXISTING FENCE A DISTANCE OF
376.00 FEET;
THENCE NORTH 0°08'30" EAST A DISTANCE OF 175.00 FEET TO THE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

SURVEY NOTES:

1. THE DESCRIPTION FOR THIS SURVEY IS FROM ALTA OWNER'S POLICY OF TITLE INSURANCE, BY FIRST AMERICAN TITLE INSURANCE COMPANY, AND PREPARED BY LAND TITLE AND ESCROW COMPANY, POLICY NO. 50169953–0027317e, DATED MARCH 21, 2024.

2. BASIS OF BEARING: BASIS OF BEARING: WASHINGTON PLANE COORDINATE SYSTEM, NORTH ZONE NO. 4601, NAD 83/2009, FROM REAL TIME KINEMATIC GPS OBSERVATIONS ON AUGUST 31, 2020. EXISTING MONUMENTS FOUND IN HAZEL STREET AT THE INTERSECTIONS OF VIRGINIA STREET AND CLEVELAND STREET, BEARING: S 88°06'17" E.

3. DATUM: NAVD88 FROM GPS OBSERVATIONS ON AUGUST 31, 2000. BENCHMARK FOR THIS SITE IS THE TOP OF THE MONUMENT IN THE CASE AT THE INTERSECTION OF HAZEL ST AND CLEVELAND AVE. ELEVATION = 48.32 NAVD88.

4. ALL DISTANCES ARE GROUND AND SHOWN IN FEET.

5. INSTRUMENTATION: LEICA MS50 TOTAL STATION AND LEICA GS14 GPS.

6. SURVEY PROCEDURE: STANDARD FIELD TRAVERSE.

7. THIS SURVEY WAS PREPARED AT THE REQUEST OF KEN HANSEN, DIRECTOR, SKAGIT COUNTY PARKS AND FACILITIES.

8. UTILITY LOCATIONS ARE BASED ON OBSERVED EVIDENCE TOGETHER A REQUEST TO DIGSAFEWA, TICKET NO. 550020105, OCTOBER 14, 2026, AND MARKINGS BY APPLIED PROFESSIONAL SERVICES, INC, FROM WORK PERFORMED ON OCTOBER XX, 2026. THE LOCATIONS OF SOME OF THE EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND ARE BASED ON OBSERVED SURFACE EVIDENCE AND UTILITY RECORDS AS WERE MADE AVAILABLE, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY, AND RELIABLY DEPICTED. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION MAY BE NECESSARY.

9. GROSS LAND AREA = 1.508 ACRES, 65,698 SF, PARCEL ID: P29094/340430–0–239–0003.

10. THERE IS NO OBSERVED EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELD WORK.

11. SUBJECT PROPERTY HAS ACCESS TO AND FROM WEST HAZEL STREET AND CLEVELAND AVENUE.

9. NO OFFSITE PLOTTABLE EASEMENTS WERE DISCLOSED IN THE TITLE DOCUMENTS.

10. THIS PROPERTY IS LOCATED IN FLOOD ZONE A0, DEPTH 1 FOOT, AS SHOWN ON THE FLOOD INSURANCE RATE MAP FOR CITY OF MOUNT VERNON, SKAGIT COUNTY, WASHINGTON, COMMUNITY–PANEL NUMBER 530158 0002 B, JANUARY 3, 1985.

11. ZONING CLASSIFICATION....

KEY:

(A) SOUTHWEST CORNER OF DUMPSTER PAD IS 0.46' OVER SOUTH PROPERTY LINE.

(B) SOUTHEAST CORNER OF DUMPSTER PAD IS 0.60' OVER SOUTH PROPERTY LINE..

JOHN B. SEMRAU STATE OF WASHINGTON 28626 REGISTERED PROFESSIONAL LAND SURVEYOR

FOUND CONCRETE MON WITH PUNCHED 2" DOME BRASS DISK IN CASE IN JUNE 2007. NEWER CITY OVERLAY COVERS CASE AND MONUMENT. NAIL AND SHINER IN OVERLAY WTH TWO REFERENCE POINT'S, OCTOBER 2026.

VERA STREET

811 Know what's below. Call before you dig.

NAVD88

30

VICINITY MAP

SHEET 1 OF 1

ALTA/NSPS – LAND TITLE SURVEY

TO SKAGIT COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF WASHINGTON; FIRST AMERICAN TITLE INSURANCE COMPANY, AND LAND TITLE AND ESCROW COMPANY OF SKAGIT COUNTY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH 2026 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 4, 5, 6a, 6b, 8, 10, 11a, 11b, 12, 16, AND 19 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON OCTOBER XX, 2026.

JOHN B. SEMRAU, P.E., P.L.S., CERTIFICATE NO. 28626 — DATE:

ALTA/NSPS LAND TITLE SURVEY

SURVEY OF A PORTION OF
THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF
SECTION 30, T. 34 N., R. 4 E., W.M.
MOUNT VERNON, WASHINGTON
FOR: SKAGIT COUNTY

FIELD BOOK: 347/24–43	SEMRAU ENGINEERING & SURVEYING SURVEYING • ENGINEERING • PLANNING MOUNT VERNON, WA 98273 360–424–9566	SCALE: 1" = 20'
MERIDIAN: WSPN		JOB NO. 6595

DRAWING FILE: 6595.DWG 10/14/2026

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L HAZMAT REPORT

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STRATEGY WITH SOLUTION. PARTNERSHIP WITH A PURPOSE.

September 11, 2026

Mr. Eric Peterson
Skagit County Facilities
1800 Continental Place
Mount Vernon, WA 98273

Re: Asbestos Containing Material and Lead Based Paint Survey – Mt. Vernon Senior Center – 1401 Cleveland Avenue – Mount Vernon, WA

Mr. Peterson:

ALL4 LLC has performed an asbestos containing material (ACM) and lead based paint (LBP) survey at the Mount Vernon Senior Center property located at 1401 Cleveland Avenue in Mount Vernon, Washington (Subject Property). The survey was conducted as part of an inspection in preparation for demolition or renovation work being considered at the property. The location of the Subject Property is shown on Figure 1.

This survey evaluated interior and exterior building components on two structures (a small storage shed located at the southeast corner of the Senior Center and the Senior Center building) for potential ACM and LBP. The intent of this survey was to comply with the requirement of a "good faith inspection" in conjunction with work being considered at the subject property. The inspection results also provide information to workers that may disrupt suspected materials. The survey was conducted by visually evaluating building materials in all accessible areas and collecting samples of suspect material for laboratory analysis. The sample locations and a summary of results are presented in Figures 2 and 3. A description of the sampled materials and laboratory analytical results are included in Tables 1 and 2.

SCOPE OF WORK

The survey was conducted on August 11 and 13, 2026 by Mr. Thomas Davis. Mr. Davis is a registered AHERA Asbestos Building Inspector (Cert. #201284), certified AHERA Project Designer (Cert. #201602), and a Certified Lead Inspector (Cert. #6063). Visual observations were made in all accessible areas. Representative materials were sampled and analyzed for potential ACM and LBP. The survey was limited to 'visible and accessible' materials.

Sample collection locations were limited by ongoing activities occurring at the Senior Center while ALL4 was onsite sampling. Several rooms could not be accessed due to being locked or occupied. ALL4 did not locate the crawlspace entrance so did not make observations below the building. The roof access points were limited due to the facility height and the steepness of the roof pitch at the facility. Not all areas of the roof were observed or could be accessed safely.

Potential ACM samples were analyzed using Polarized Light Microscopy by EPA Method 600/R-93/116 at NVL Laboratories in Seattle, Washington. For samples containing more than one layer of material,

the laboratory identified each layer individually and provided a total percentage of asbestos contained in each layer.

Potential LBP samples were collected as paint chips from painted surfaces. The paint-chip samples were analyzed at NVL Laboratories in Seattle, Washington using EPA Method 7000B.

ASBESTOS CONTAINING MATERIAL RESULTS

Sixty-nine bulk asbestos samples were collected from:

1. thermal system insulation (TSI) – 4 samples,
2. wall/ceiling material (surfacing) – 21 samples,
3. vinyl flooring and floor tile material – 9 samples,
4. and miscellaneous material (caulk, paper, cove base vinyl, etc.) – 35 samples.

ACM was identified at eleven sampled locations in the Senior Center. The eleven samples were collected from four types of building materials – TSI (4), vinyl flooring and red floor tile (4), wall (2), and roof sealant materials (1). A material is considered an asbestos containing material (ACM) if it contains greater than 1% asbestos (29 CFR § 1910.1001(b)).

1. Samples *Insulation-1* through *Insulation-3, and Elbow-1* were collected from cloth-wrapped TSI components observed in the Boiler Room. The components consisted of gray/beige corrugated fibrous paper insulation observed on straight pipe-runs, hard cloth-wrapped insulation located on elbow joints, and a blanket-style wrapped insulation surrounding a cylinder/tank associated with the old steam boiler. Samples *Insulation-1* and *Insulation-3* were collected from the corrugated paper insulation material and were determined to contain from 64% to 79% Chrysotile asbestos in the gray/beige fibrous paper. Sample *Insulation-2* was collected from the blanket-like insulation located on the cylinder/tank. The gray compressed crumbly material was determined to contain 13% Chrysotile. The hard cloth-wrapped elbow insulation, represented by sample Elbow-1, was determined to contain 49% Chrysotile.
    a. ALL4 observed both the corrugated fibrous paper and hard cloth-wrapped elbows on almost all piping in the attic space. The materials were assumed to be similar to the materials sampled in the Boiler Room. This material may also be present in wall cavities in the vicinity of the radiators as several vertical drops were observed throughout the attic space.
2. Sample *Floor-4* was collected from sheet vinyl observed in the facility kitchen area. The sample location contained two layers of sheet vinyl. The laboratory determined that the lower layer's beige fibrous backing material contained 76% Chrysotile asbestos. In addition, samples *Floor-5* through *Floor-7* were collected through sheet vinyl located in the facility dining area to the lower red floor tile layer. The red floor tile layer, including the associated black asphaltic mastic, was determined to contain from 5% to 16%, and 3% Chrysotile asbestos, respectively.
3. Samples *Plaster-4 and Skim Coat-5* were collected from wall materials located in the facility hallway and unisex restroom, respectively. The samples contained a thin compacted powdery material that was determined to contain from 2% to 3% Chrysotile asbestos.
4. Sample *Sealant-1* was collected from the black asphaltic roofing sealant material located in the vicinity of the copula. The material may be associated with roof vents and other roof

penetrations in older roof areas of the facility. The sample was determined to contain 16% Chrysotile asbestos.

The original Method 600/R-93/116 asbestos analytical data report is included in Appendix A. ACM sample locations and results are shown on Figure 2. ACM sample descriptions and results are presented in Table 1.

LEAD BASED PAINT RESULTS

Twenty-nine paint chip samples were collected from the two structures located at the subject property, two from the storage shed and twenty-seven from the main building.

LBP was identified in thirteen of the twenty-nine samples. The Federal definition (15 U.S. Code § 2681(9)) of an LBP by is a paint or surface coating containing 0.5% or greater lead by volume.

1. Samples *PC-3, PC-6, PC-9, PC-15, PC-16, and PC-18* were collected from the tan/brown main exterior paint color located on the Senior Center. The tan/brown paint was determined by the laboratory to contain between 1.9% and 16% lead by volume.
2. Samples *PC-5, PC-7, PC-10, and PC-17* were collected from the dark brown exterior window and door trim paint. The dark brown paint was determined to contain between 0.79% and 12% lead.
3. Sample *PC-20* was collected from the red floor paint located in the Boiler Room. The red floor paint was determined to contain 1.2% lead.
4. Sample *PC-25* was collected from the white/off-white exterior paint located on the copula. The white/off-white paint was determined by the laboratory to contain 11% lead.
5. Sample *PC-27* was collected from the yellow door and window trim paint located at the entry to the Boiler Room. The paint appears to be older and associated with the site when the boiler room was accessed from the exterior of the building. The yellow paint was determined to contain 20% lead.

The original Method 7000B lead based paint analytical data report is included in Appendix B. LBP sample locations and results are shown in Figure 3. LBP sample descriptions and results are presented in Table 2.

CONCLUSIONS

ACM was identified in four types of building materials at the Senior Center. A condition assessment and an estimate of footage or area is provided if possible. Figure 4 shows a summary of ACM areas.

1. TSI was observed in the boiler room and attic space. The condition of the majority of the observed material was **damaged to significantly damaged**. Based on confirmational samples collected of the material in the boiler room all TSI should be considered ACM. It is conservatively estimated that there may be as much as 850 linear feet of the straight-run, paper-style insulation and as many as 36 hard elbows or T-fittings associated with the piping. Piping size may range from ¾ to 1.5 inches in diameter.

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2. The fibrous backing older sheet vinyl material located in the center's kitchen was identified as ACM. It is estimated that there are around 500 square feet of the older sheet vinyl in the kitchen area.

   In addition, an older layer of red vinyl floor tile was discovered below sheet vinyl in the dining area that was identified as ACM. The tile has an associated layer of black asphaltic mastic that was also identified as ACM. The estimated area of the red vinyl floor tile is around 920 square feet.

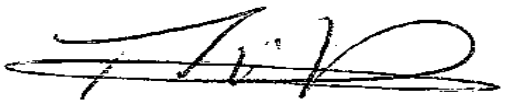
3. A thin compacted powdery material associated with wall coatings was identified as ACM in two locations in the Senior Center. The sample data doesn't provide enough information to determine the area of the material. Further specific testing prior to disturbing any wall material would help narrow down areas that may be affected by the thin coating and protect workers that may encounter the material.
4. A black asphaltic roof sealant material was identified as ACM. The material was collected from the area around the cupola and is likely associated with the older, pre-renovation areas of the facility. Roof access was limited by safe access points and could not be fully observed. The sealant material could also be located in areas of the attic below roof penetrations. Further investigation would help determine the extent of this material at the center.

LBP was identified in thirteen of twenty-seven samples collected from various paint colors at the subject property. Five colors were identified as LBP. Other tested paint was determined to contain lead at concentrations that did not meet the Federal definition of LBP, but are considered to be lead containing paint. Only four of the samples collected were non-detect for lead. The five identified LBP colors are listed below.

1. The tan/brown exterior paint
2. The dark brown exterior window and door trim paint
3. The white/off-white exterior paint located on the copula
4. The red floor paint located in the Boiler Room
5. The yellow door and window trim paint located at the entry to the Boiler Room

On behalf of ALL4 LLC, I appreciate the opportunity to provide Skagit County Facilities with this ACM/LBP survey for the Senior Center property located in Mount Vernon, Washington. If you have any questions regarding the report's findings, please call me at (360) 752-9571.

Sincerely,

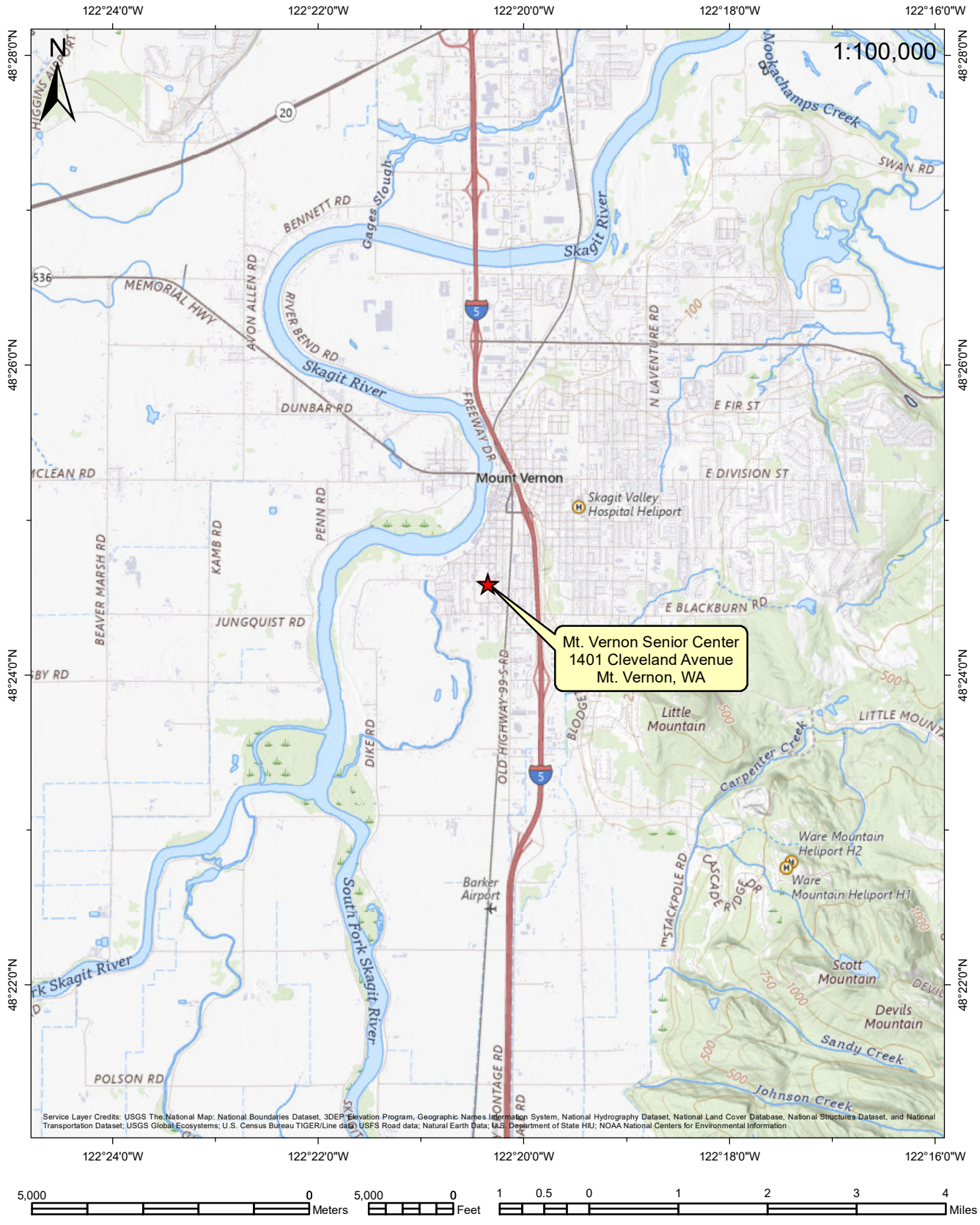


Thomas Davis, L.G. - **ALL4 LLC**
AHERA Building Inspector Certification #201284
AHERA Project Designer Certification #201602
Lead Inspector Certification #6063

LIMITATIONS

No ACM/LBP sampling effort can wholly eliminate uncertainty regarding the potential for ACM/LBP to be present at a property. Collection of the samples by ALL4 LLC is intended to reduce, but not eliminate, uncertainty regarding the potential for ACM/LBP being present at the subject property. No warranty, express or implied, is given regarding the presence of hidden or unidentified sources of ACM/LBP at the subject property. There is no obligation or liability to any third party.

The ACM/LBP survey was limited to visible and accessible materials located at the subject property. ACM/LBP may be hidden in walls, attic spaces, or crawl spaces. It is possible that during the remodel or demolition of the structures suspect material may be discovered. The contractor should be aware of the possibility of encountering hidden ACM/LBP and should request a sample of any suspect material upon discovery. During demolition and construction work, the property owner is responsible for making this document available to all concerned parties who may be handling the building materials.



Prepared for:
Skagit County Facilities

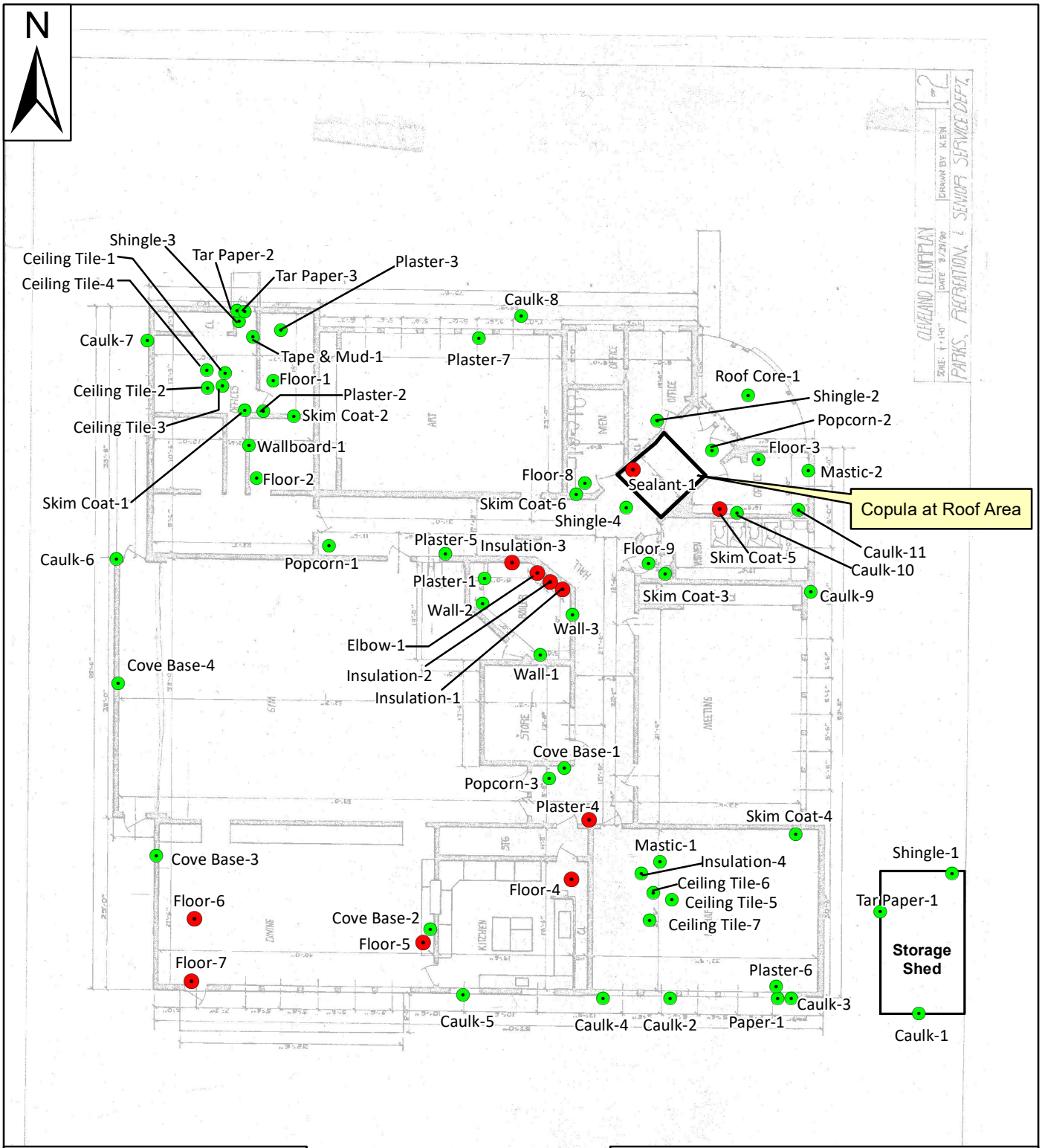
Prepared by:
ALL4

Site Location Map

Mt. Vernon Senior Center ACM

09/08/2026

Figure 1



Sample Locations and Result Summary

- ACM
- ND

0 20 40 Feet

1 inch = 20 feet

All data are approximate and should be used for relative location reference only. Background drawing provided by the client.

ACM Sample Summary Map

Prepared for: Skagit County Facilities

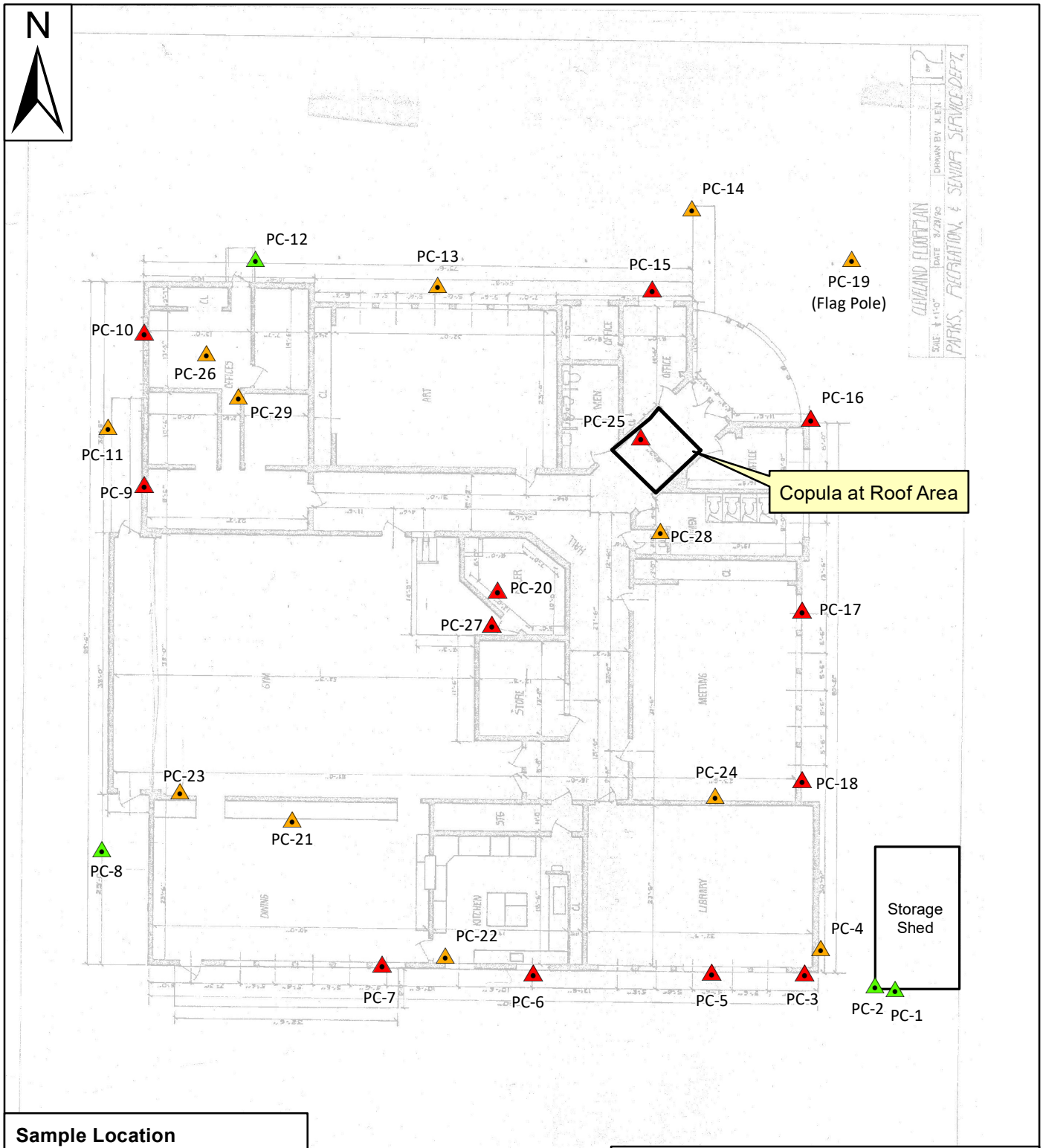
Prepared by: ALL4

1401 Cleveland Avenue
Mt. Vernon, WA

Mt. Vernon Senior Center ACM

09/08/2026

Figure 2



Sample Location and Results Summary

- LBP
- Non Detect
- Not LBP - contains lead

0 20 40 Feet

1 inch = 20 feet

All data are approximate and should be used for relative location reference only. Background drawing provided by the client.

ACM Sample Summary Map

Prepared for:

Skagit County Facilities

Prepared by:

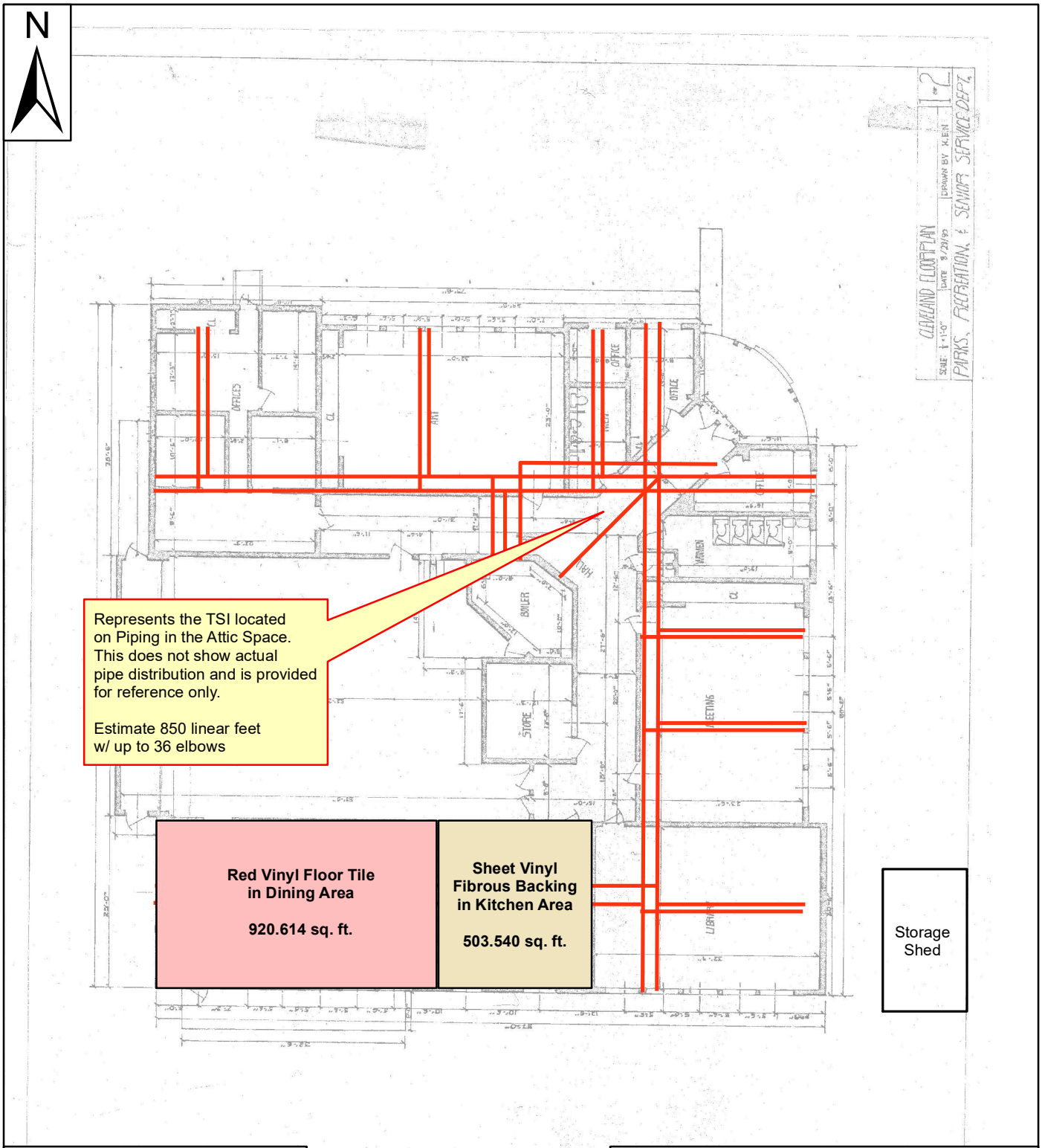
ALL4

1401 Cleveland Avenue
Mt. Vernon, WA

Mt. Vernon Senior Center ACM

09/08/2026

Figure 3



All data are approximate and should be used for relative location reference only. Background drawing provided by the client.

ACM Impacted Areas

Prepared for: Skagit County Facilities

Prepared by: ALL4

1401 Cleveland Avenue
Mt. Vernon, WA

Mt. Vernon Senior Center ACM

09/08/2026

Figure 4

Table 1
ACM Sample Analytical Results
1401 Cleveland Ave, Mount Vernon, WA
Mt. Vernon Senior Center

Sample ID	Date	Sample Location and Description	Analytical Result (%)	Designation[(a)]
Samples listed in the order collected.				
Caulk-1	8/11/2026	Collected from flexible caulking material located at the top left corner of the door frame on the south of the shed	ND	Not ACM
Tar Paper-1	8/11/2026	Collected from the tar paper under shingles located on the west side of the shed	ND	Not ACM
Shingle-1	8/11/2026	Collected from composite shingle material located at the NE corner of the shed	ND	Not ACM
Paper-1	8/11/2026	Collected from a fibrous paper material located below siding on the South side of the SC	ND	Not ACM
Caulk-2	8/11/2026	Collected from caulking material located at the bottom of the window frame on the south side of the SC	ND	Not ACM
Caulk-3	8/11/2026	Collected from what appears to be repair caulking located at the SE corner of the SC	ND	Not ACM
Caulk-4	8/11/2026	Collected from repair caulking material located at a crack in the siding below the electrical panel	ND	Not ACM
Caulk-5	8/11/2026	Collected from caulking material located between siding boards on the South side of SC	ND	Not ACM
Caulk-6	8/11/2026	Collected from caulking material located at the bottom of the door trim located on the west side of the SC	ND	Not ACM
Caulk-7	8/11/2026	Collected from caulking material located at the window on the west side of the NW corner	ND	Not ACM
Caulk-8	8/11/2026	Collected from caulking material located are the window frames on the north side of the SC	ND	Not ACM
Caulk-9	8/11/2026	Collected from caulking material located on windows on the east side	ND	Not ACM

Table 1
ACM Sample Analytical Results
1401 Cleveland Ave, Mount Vernon, WA
Mt. Vernon Senior Center

Sample ID	Date	Sample Location and Description	Analytical Result (%)	Designation[(a)]
Insulation-1	**8/11/2026**	**Collected from corrugated paper pipe insulation. Is considered TSI. Collecting confirmation sample. Will assume is ACM in all other locations**	**79% Chrysotile**	**ACM**
Insulation-2	**8/11/2026**	**Collected from a plaster-like material on a cylinder from the old boiler equipment.**	**17% Chrysotile**	**ACM**
Elbow-1	**8/11/2026**	**Collected from hard-wrapped elbow at bottom of insulated pipes located behind the furnace in the boiler room**	**49% Chrysotile**	**ACM**
Insulation-3	**8/11/2026**	**Collected from non-fiberglass straight run pipe insulation located in the boiler room. Similar to sample *Insulation-1* .**	**64% Chrysotile**	**ACM**
Wall-1	8/11/2026	Collected from the wall material attached to the concrete walls. Plaster like material located in the boiler room	ND	Not ACM
Wall-2	8/11/2026	Collected from the wall material attached to the concrete walls. Plaster like material located in the boiler room	ND	Not ACM
Wall-3	8/11/2026	Collected from the wall material attached to the concrete walls. Plaster like material located in the boiler room	ND	Not ACM
Plaster-1	8/11/2026	Collected from repair plaster located on the squared out portion of the chimney area.	ND	Not ACM
Floor-1	8/11/2026	Collected from linoleum flooring material located in the storage room with ladders in the NW corner of the SC	ND	Not ACM
Plaster-2	8/11/2026	Collected from drywall material located in the NW area of the SC	ND	Not ACM
Plaster-3	8/11/2026	Collected from remnant material observed on the north wall below corkboard in ladder storage room	ND	Not ACM
Floor-2	8/11/2026	Collected from linoleum flooring material located in the wheelchair/walker storage room. Similar to Floor 1. Main floor material	ND	Not ACM

Table 1
ACM Sample Analytical Results
1401 Cleveland Ave, Mount Vernon, WA
Mt. Vernon Senior Center

Sample ID	Date	Sample Location and Description	Analytical Result (%)	Designation[(a)]
Floor-3	8/11/2026	Collected from square patterned sheet vinyl located in the unisex restroom at the entrance	ND	Not ACM
Popcorn-1	8/11/2026	Collected from popcorn ceiling texture located in the western hallway west of the front entrance	ND	Not ACM
Popcorn-2	8/11/2026	Collected from popcorn ceiling texture located near the front entrance door	ND	Not ACM
Cove Base-1	8/11/2026	Collected from the vinyl cove base located in the entry hall to the gym outside the kitchen	ND	Not ACM
Popcorn-3	8/11/2026	Collected from popcorn ceiling texture located in the entry hall to the gym outside the kitchen	ND	Not ACM
Plaster-4	**8/11/2026**	**Collected from wall coating material located high on wall between kitchen and meeting room A**	**2% Chrysotile**	**ACM**
Floor-4	**8/11/2026**	**Collected from tan patterned sheet vinyl located in the kitchen. Two layers**	**76% Chrysotile**	**ACM**
Floor-5	**8/11/2026**	**Collected from yellow patterned sheet vinyl located in the dining area. Looks like red vinyl tile below sheet vinyl**	**13% Chrysotile**	**ACM**
Floor-6	**8/11/2026**	**Collected from yellow patterned sheet vinyl located in the dining area at the western end. Also with Red vinyl tile beneath.**	**5% Chrysotile**	**ACM**
Cove Base-2	8/11/2026	Collected from the vinyl cove base located in the dining room	ND	Not ACM
Cove Base-3	8/11/2026	Collected from the vinyl cove base located in the dining room	ND	Not ACM
Floor-7	**8/11/2026**	**Collected from 12x12-inch white vinyl floor tile at the SW corner of dining area. Red vinyl tile below all dining area**	**16% Chrysotile**	**ACM**
Cove Base-4	8/11/2026	Collected from vinyl cove base located on the west wall in the gym	ND	Not ACM
Floor-8	8/11/2026	Collected from green sheet vinyl material located in the men's room	ND	Not ACM

Table 1
ACM Sample Analytical Results
1401 Cleveland Ave, Mount Vernon, WA
Mt. Vernon Senior Center

Sample ID	Date	Sample Location and Description	Analytical Result (%)	Designation[(a)]
Floor-9	8/11/2026	Collected from large square patterned sheet vinyl located in the janitors closet	ND	Not ACM
Sealant-1	**8/12/2026**	**Collected from what appeared to be dripped remnant from black asphaltic roof sealant**	**16% Chrysotile**	**ACM**
Shingle-2	8/12/2026	Collected from composite shingle material located on the roof peak near the cupola	ND	Not ACM
Roof Core-1	8/12/2026	Collected full profile roof core sample to cedar decking located on the white roof area over the entrance. Material appears to be similar to the roofing material located above the gym area	ND	Not ACM
Shingle-3	8/12/2026	Collected from composite shingle material located near the NW corner of the SC. Two layers of shingles	ND	Not ACM
Tar Paper-2	8/12/2026	Collected from roofing tar paper located under the two shingle layers	ND	Not ACM
Tar Paper-3	8/12/2026	Collected from a stick on tar paper layer located below the thicker tar paper below the shingles at the NW corner of the SC	ND	Not ACM
Shingle-4	8/12/2026	Collected from remnant composite shingle observed in the attic space. May represent an older set of shingles that may remain in place below newer shingles	ND	Not ACM
Ceiling Tile-1	8/12/2026	Collected from drop ceiling 2x4ft fibrous tile material located in the NW storage room	ND	Not ACM
Ceiling Tile-2	8/12/2026	Collected from ceiling 1x1ft fibrous tile material located above the false ceiling in the NW storage room. With mastic glob. With second fibrous tile or ceiling material from above 1x1ft tiles	ND	Not ACM
Ceiling Tile-3	8/12/2026	Collected from ceiling 1x1ft fibrous tile material located in the NW storage room above false ceiling. Just lower fibrous tile	ND	Not ACM

Table 1
ACM Sample Analytical Results
1401 Cleveland Ave, Mount Vernon, WA
Mt. Vernon Senior Center

Sample ID	Date	Sample Location and Description	Analytical Result (%)	Designation[(a)]
Ceiling Tile-4	8/12/2026	Collected from ceiling or fibrous tile material located in the NW storage room above glued on 1x1ft tiles ceiling. Just lower fibrous tile	ND	Not ACM
Ceiling Tile-5	8/12/2026	Collected from drop ceiling 2x4ft fibrous tile material located in the library room	ND	Not ACM
Ceiling Tile-6	8/12/2026	Collected from the upper nailed on fibrous ceiling tile located in the library room above the false ceiling	ND	Not ACM
Mastic-1	8/12/2026	Collected from mastic globs located on the lower glued on fibrous ceiling tile in the library room above the false ceiling. Includes both type of fibrous tile	ND	Not ACM
Insulation-4	8/12/2026	Collected from pink and gray fiberglass insulation from between ceiling and roof boards located in the library room above false ceiling	ND	Not ACM
Ceiling Tile-7	8/12/2026	Collected from the lower glued on ceiling tile material located in the library above the false ceiling. No mastic	ND	Not ACM
Plaster-5	8/12/2026	Collected from plaster material located at the radiator located in the hall north of the gym	ND	Not ACM
Skim coat-1	8/12/2026	Collected from skim coating located at a wall corner in the NW storage area	ND	Not ACM
Skin Coat-2	8/12/2026	Collected from wall material skim coating located inside the ladder storage room	ND	Not ACM
Tape & Mud-1	8/12/2026	Collected from mesh style seam tape located on the wall in the NW storage area	ND	Not ACM
Wallboard-1	8/12/2026	Collected from drywall material located in the wheel chair storage room	ND	Not ACM

Table 1
ACM Sample Analytical Results
1401 Cleveland Ave, Mount Vernon, WA
Mt. Vernon Senior Center

Sample ID	Date	Sample Location and Description	Analytical Result (%)	Designation[(a)]
Skim Coat-3	8/12/2026	Collected from white skim coating material located on wall plaster located in the janitors closet	ND	Not ACM
Skim Coat-4	8/12/2026	Collected from repair area maybe located where a chalkboard was covered in the NE corner of the SE meeting room	ND	Not ACM
Plaster-6	8/12/2026	Collected from wall plaster located in the SE corner of the SE meeting room	ND	Not ACM
Skim Coat-5	**8/12/2026**	**Collected from the white skim coating on plaster located in the unisex restroom near the entrance doors**	**3% Chrysotile**	**ACM**
Caulk-10	8/12/2026	Collected from caulking material located at the top of the wainscot Formica in the unisex restroom	ND	Not ACM
Caulk-11	8/12/2026	Collected from caulking material located at the back of the toilet in the unisex restroom	ND	Not ACM
Mastic-2	8/12/2026	Collected from the tan/brown sticky mastic located behind the Formica wainscoting in the unisex restroom	ND	Not ACM
Skim Coat-6	8/12/2026	Collected from white skim coating located on wall plaster in the art room	ND	Not ACM
Plaster-7	8/12/2026	Collected from wall plaster located in the art room	ND	Not ACM

[(a)] Asbestos containing material is defined as a building material containing greater than 1.0% asbestos by volume.

BOLD and Shaded - indicates that the detected concentration exceeded the definition of a LBP

ND - indicates that no asbestos was detected by the laboratory in the specified sample.

Table 2
LBP Sample Analytical Results
1401 Cleveland Ave, Mount Vernon, WA
Mt. Vernon Senior Center

Sample ID	Date	Sample Location and Description	Analytical Result (%)[a]	Designation
PC-1	8/11/2026	Collected from white door trim paint on the south door on the shed	<0.0053%	ND
PC-2	8/11/2026	Collected from the brown trim paint located at the sw corner of the shed	<0.015%	ND
PC-3	**8/11/2026**	**Collected tan exterior paint from low on the south wall of the Senior Center (SC)**	**4.9%**	**LBP**
PC-4	8/11/2026	Similar paint as above collected from the foundation concrete on the east side of the SE corner of the SC	0.087%	Not LBP Contains Lead
PC-5	**8/11/2026**	**Collected from the dark brown window trim paint located on the south SS library window**	**9.1%**	**LBP**
PC-6	**8/11/2026**	**Collected from the tan exterior paint located on the middle south side**	**1.9%**	**LBP**
PC-7	**8/11/2026**	**Collected from the dark brown window trim paint located on the South side dining room windows**	**3.1%**	**LBP**
PC-8	8/11/2026	Collected from the reddish brown railing paint located on the west southern side of the SC	<0.0053%	ND
PC-9	**8/11/2026**	**Collected from the tan main color paint located on the west side near the vent at the north facing door**	**12%**	**LBP**
PC-10	**8/11/2026**	**Collected from the dark brown trim paint located at the window on the west side of the NW corner**	**12%**	**LBP**
PC-11	8/11/2026	Collected from the reddish colored railing paint at the north ramp on the west side of the SC	0.016%	Not LBP Contains Lead
PC-12	8/11/2026	Collected from brown railing paint located at the north side of the SC on the west side	<0.0051%	ND
PC-13	8/11/2026	Collected from the dark brown window trim paint located on the north side of the SC	0.28%	Not LBP Contains Lead
PC-14	8/11/2026	Collected from the railing paint located on the east end of the north side of the SC	0.0057%	Not LBP Contains Lead
PC-15	**8/11/2026**	**Collected from the tan main color located at the east end of the north side of the SC**	**16%**	**LBP**
PC-16	**8/11/2026**	**Collected from the tan main color located at the north end of the east side of the SC**	**5.5%**	**LBP**
PC-17	**8/11/2026**	**Collected from the dark brown window trim paint located on the east side of the SC**	**0.79%**	**LBP**
PC-18	**8/11/2026**	**Collected from the tan main color located at the south end of the east side of the SC**	**13%**	**LBP**
PC-19	8/11/2026	Collected from white flag pole paint located at the front entrance	0.028%	Not LBP Contains Lead
PC-20	**8/11/2026**	**Collected from the red floor paint located in the boiler room**	**1.2%**	**LBP**
PC-21	8/11/2026	Collected from white cabinet paint located in the dining room	0.021%	Not LBP Contains Lead
PC-22	8/11/2026	Collected from white/off-white paint located on a radiator pipe at the exit from the kitchen towards the dining area	0.065%	Not LBP Contains Lead
PC-23	8/11/2026	Collected from yellow tan interior paint located in the gym room	0.020%	Not LBP Contains Lead
PC-24	8/11/2026	Collected from dark brown interior paint located in the pool Table meeting room	0.0068%	Not LBP Contains Lead
PC-25	**8/12/2026**	**Collected from white/off-white paint located on the cupola at front of SC**	**11%**	**LBP**
PC-26	8/12/2026	Collected from off-white paint located on the upper ceiling material located above the glued on 1x1ft tiles	0.012%	Not LBP Contains Lead
PC-27	**8/12/2026**	**Collected from the yellow door frame paint located at the boiler room door**	**20%**	**LBP**
PC-28	8/12/2026	Collected from the tan/yellow wall paint located in the janitors closet	0.36%	Not LBP Contains Lead
PC-29	8/12/2026	Collected from the light blue paint located in the NW storage area	0.010%	Not LBP Contains Lead

[a] Lead based paint is defined as a surface coating containing 0.5% lead by volume or greater

BOLD and Shaded - indicates that the detected concentration exceeded the definition of a LBP

ND - indicates analyte was Not Detected at level above reporting limit (shown in parentheses)

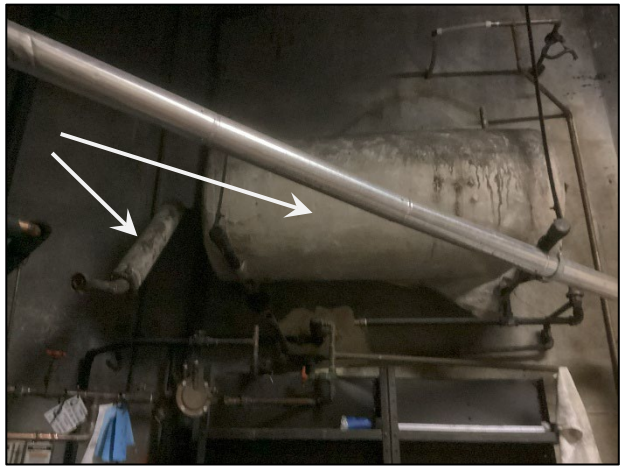


Photo 1. A view to the northeast looking at the remnants of the former oil fueled boiler system located in the facility Boiler Room. Arrows indicate ACM.



Photo 2. A view of TSI material located in the facility Boiler Room. The hard, cloth-wrapped elbows and straight-run insulation are both ACM.



Photo 3. A view of ACM pipe insulation located in the attic space.



Photo 4. A view of TSI insulation located on piping in the facility attic space. The ACM was in damaged to significantly damaged condition.

Prepared for: Skagit County Facilities	Prepared by: ALL4	1401 Cleveland Ave. Mount Vernon, WA	09/09/2026	**Photograph Log**



Photo 5. A view of one section of TSI pipe insulation that shows significant damage with asbestos fibers exposed (arrow).



Photo 6. A view of the two sheet vinyl flooring materials located in the Kitchen and Dining areas. Both flooring materials cover a hidden layer of ACM that was identified below each material.



Photo 7. A view to the south from the entrance to the Senior Center facility. An ACM roof sealant was collected from near the cupola (indicated by the arrow).



Photo 8. A view to the east looking at the main exterior paint color (tan) and the primary trim paint color (dark brown) that were identified as LBP.

Prepared for: Skagit County Facilities	Prepared by: ALL4	1401 Cleveland Ave. Mount Vernon, WA	09/09/2026	**Photograph Log**

APPENDIX A

Asbestos Containing Material Laboratory Analytical Report
(Method EPA 600/R-93/116)

August 25, 2026

NVL
INDUSTRIAL HYGIENE SERVICES
LABORATORY + MANAGEMENT + TRAINING

Thomas Davis
All4 LLC
228 E Champion St #101
Bellingham, WA 98225

RE: Bulk Asbestos Fiber Analysis; NVL Batch # 2613464.00

Client Project: 004563-0003.00 Skagit Facilities ACM LBP On-Call
Location: Mount Vernon Senior Center

Dear Mr. Davis,

Enclosed please find test results for the 45 sample(s) submitted to our laboratory for analysis on 8/17/2026.

Examination of these samples was conducted for the presence of identifiable asbestos fibers using polarized light microscopy (PLM) with dispersion staining in accordance with **U. S. EPA 40 CFR Appendix E to Subpart E of Part 763**, Interim Method for the Determination of Asbestos in Bulk Insulation Samples and **EPA 600/R-93/116**, Method for the Determination of Asbestos in Bulk Building Materials.

For samples containing more than one separable layer of materials, the report will include findings for each layer (labeled Layer 1 and Layer 2, etc. for each individual layer). The asbestos concentration in the sample is determined by calibrated visual estimation.

For those samples with asbestos concentrations between 1 and 10 percent based on visual estimation, the EPA recommends a procedure known as point counting (NESHAPS, 40 CFR Part 61). Point counting is a statistically more accurate means of quantification for samples with low concentrations of asbestos.

The detection limit for the calibrated visual estimation is <1%, 400 point counts is 0.25% and 1000 point counts is 0.1%

Samples are archived for 30 days following analysis. Samples that are not retrieved by the client are discarded after 30 days.

Thank you for using our laboratory services. Please do not hesitate to call if there is anything further we can assist you with.

Sincerely,

Hilary Crumley, Manager Asbestos Laboratory

NVLAP
Testing
Lab Code: 102063-0

Enc.: Sample Results

Phone: 206 547.0100 | Fax: 206 634.1936 | Toll Free: 1.888.NVL.LABS (685.5227)
4708 Aurora Avenue North | Seattle, WA 98103-6516

Bulk Asbestos Fibers Analysis

By Polarized Light Microscopy

Client: All4 LLC
Address: 228 E Champion St #101
Bellingham, WA 98225

Attention: Mr. Thomas Davis
Project Location: Mount Vernon Senior Center

Batch #: 2613464.00
Client Project #: 004563-0003.00 Skagit Facilities ACM LBP On-
Date Received: 8/17/2026
Samples Received: 45
Samples Analyzed: 45
Method: EPA/600/R-93/116

Lab ID: 260164443 **Client Sample #: Caulk-1**
Location: Mount Vernon Senior Center

Layer 1 of 1 **Description:** White soft material with paint and dust debris

Non-Fibrous Materials:	Other Fibrous Materials:%	**Asbestos Type: %**
Paint, Caulking compound, Fine particles	Cellulose <1%	**None Detected ND**

Lab ID: 260164444 **Client Sample #: Caulk-2**
Location: Mount Vernon Senior Center

Layer 1 of 1 **Description:** White soft material with paint and wood debris

Non-Fibrous Materials:	Other Fibrous Materials:%	**Asbestos Type: %**
Paint, Caulking compound, Wood flakes	Wood fibers 5%	**None Detected ND**
	Polyethylene fibers 2%	

Lab ID: 260164445 **Client Sample #: Caulk-3**
Location: Mount Vernon Senior Center

Layer 1 of 1 **Description:** White soft material with paint

Non-Fibrous Materials:	Other Fibrous Materials:%	**Asbestos Type: %**
Paint, Caulking compound, Fine particles	None Detected ND	**None Detected ND**

Lab ID: 260164446 **Client Sample #: Caulk-4**
Location: Mount Vernon Senior Center

Layer 1 of 1 **Description:** Brown soft material with paint

Non-Fibrous Materials:	Other Fibrous Materials:%	**Asbestos Type: %**
Paint, Caulking compound, Fine particles	None Detected ND	**None Detected ND**

Lab ID: 260164447 **Client Sample #: Caulk-5**
Location: Mount Vernon Senior Center

Sampled by: Client
Analyzed by: Urooj Yousuf **Date:** 08/24/2026
Reviewed by: Hilary Crumley **Date:** 08/25/2026

Hilary Crumley, Manager Asbestos Laboratory

Note: If samples are not homogeneous, then subsamples of the components were analyzed separately. All bulk samples are analyzed using both EPA 600/R-93/116 and EPA 40 CFR Appendix E to Subpart E of Part 763 with the following measurement uncertainties for the reported % Asbestos (1%=0-3%, 5%=1-9%, 10%=5-15%, 20%=10-30%, 50%=40-60%). This report relates only to the items tested. If sample was not collected by NVL personnel, then the accuracy of the results is limited by the methodology and acuity of the sample collector. This report shall not be reproduced except in full, without written approval of NVL Laboratories, Inc. It shall not be used to claim product endorsement by NVLAP or any other agency of the US Government

Bulk Asbestos Fibers Analysis

By Polarized Light Microscopy

Client: All4 LLC
Address: 228 E Champion St #101
Bellingham, WA 98225

Attention: Mr. Thomas Davis
Project Location: Mount Vernon Senior Center

Batch #: 2613464.00
Client Project #: 004563-0003.00 Skagit Facilities ACM LBP On-
Date Received: 8/17/2026
Samples Received: 45
Samples Analyzed: 45
Method: EPA/600/R-93/116

Layer 1 of 1 **Description:** Brown and white soft material with paint

Non-Fibrous Materials:	Other Fibrous Materials:	%	**Asbestos Type: %**
Paint, Caulking compound, Fine particles	None Detected	ND	**None Detected ND**

Lab ID: 260164448 **Client Sample #: Caulk-6**
Location: Mount Vernon Senior Center

Layer 1 of 1 **Description:** White soft material with paint

Non-Fibrous Materials:	Other Fibrous Materials:	%	**Asbestos Type: %**
Paint, Caulking compound, Fine particles	Cellulose	<1%	**None Detected ND**

Lab ID: 260164449 **Client Sample #: Caulk-7**
Location: Mount Vernon Senior Center

Layer 1 of 1 **Description:** White soft material with paint and wood material

Non-Fibrous Materials:	Other Fibrous Materials:	%	**Asbestos Type: %**
Paint, Caulking compound, Fine particles	Wood fibers	19%	**None Detected ND**
Wood chip, Debris	Polyethylene fibers	3%	

Lab ID: 260164450 **Client Sample #: Caulk-8**
Location: Mount Vernon Senior Center

Layer 1 of 1 **Description:** White soft material with paint and wood debris

Non-Fibrous Materials:	Other Fibrous Materials:	%	**Asbestos Type: %**
Paint, Caulking compound, Fine particles	Polyethylene fibers	2%	**None Detected ND**
Wood flakes, Debris	Wood fibers	1%	

Lab ID: 260164451 **Client Sample #: Caulk-9**
Location: Mount Vernon Senior Center

Sampled by: Client
Analyzed by: Urooj Yousuf **Date:** 08/24/2026
Reviewed by: Hilary Crumley **Date:** 08/25/2026

Hilary Crumley, Manager Asbestos Laboratory

Note: If samples are not homogeneous, then subsamples of the components were analyzed separately. All bulk samples are analyzed using both EPA 600/R-93/116 and EPA 40 CFR Appendix E to Subpart E of Part 763 with the following measurement uncertainties for the reported % Asbestos (1%=0-3%, 5%=1-9%, 10%=5-15%, 20%=10-30%, 50%=40-60%). This report relates only to the items tested. If sample was not collected by NVL personnel, then the accuracy of the results is limited by the methodology and acuity of the sample collector. This report shall not be reproduced except in full, without written approval of NVL Laboratories, Inc. It shall not be used to claim product endorsement by NVLAP or any other agency of the US Government

ASB-02

Bulk Asbestos Fibers Analysis

By Polarized Light Microscopy

Client: All4 LLC
Address: 228 E Champion St #101
Bellingham, WA 98225

Attention: Mr. Thomas Davis
Project Location: Mount Vernon Senior Center

Batch #: 2613464.00
Client Project #: 004563-0003.00 Skagit Facilities ACM LBP On-
Date Received: 8/17/2026
Samples Received: 45
Samples Analyzed: 45
Method: EPA/600/R-93/116

Layer 1 of 1 **Description:** Off-white soft material with paint and wood debris

Non-Fibrous Materials:	Other Fibrous Materials:	%	**Asbestos Type: %**
Paint, Caulking compound, Fine particles	Wood fibers	7%	**None Detected ND**
Wood flakes, Debris	Polyethylene fibers	3%	

Lab ID: 260164452 **Client Sample #: Caulk-10**
Location: Mount Vernon Senior Center

Layer 1 of 1 **Description:** White soft material with paint

Non-Fibrous Materials:	Other Fibrous Materials:	%	**Asbestos Type: %**
Paint, Caulking compound, Fine particles	None Detected	ND	**None Detected ND**

Lab ID: 260164453 **Client Sample #: Caulk-11**
Location: Mount Vernon Senior Center

Layer 1 of 1 **Description:** White soft material

Non-Fibrous Materials:	Other Fibrous Materials:	%	**Asbestos Type: %**
Caulking compound, Fine particles	None Detected	ND	**None Detected ND**

Lab ID: 260164454 **Client Sample #: Ceiling Tile-1**
Location: Mount Vernon Senior Center

Layer 1 of 1 **Description:** Beige compressed fibrous material with paint

Non-Fibrous Materials:	Other Fibrous Materials:	%	**Asbestos Type: %**
Paint, Binder/Filler, Fine particles	Cellulose	69%	**None Detected ND**
Perlite	Glass fibers	7%	

Lab ID: 260164455 **Client Sample #: Ceiling Tile-2**
Location: Mount Vernon Senior Center

Sampled by: Client
Analyzed by: Urooj Yousuf **Date:** 08/24/2026
Reviewed by: Hilary Crumley **Date:** 08/25/2026

Hilary Crumley, Manager Asbestos Laboratory

Note: If samples are not homogeneous, then subsamples of the components were analyzed separately. All bulk samples are analyzed using both EPA 600/R-93/116 and EPA 40 CFR Appendix E to Subpart E of Part 763 with the following measurement uncertainties for the reported % Asbestos (1%=0-3%, 5%=1-9%, 10%=5-15%, 20%=10-30%, 50%=40-60%). This report relates only to the items tested. If sample was not collected by NVL personnel, then the accuracy of the results is limited by the methodology and acuity of the sample collector. This report shall not be reproduced except in full, without written approval of NVL Laboratories, Inc. It shall not be used to claim product endorsement by NVLAP or any other agency of the US Government

Bulk Asbestos Fibers Analysis

By Polarized Light Microscopy

Client: All4 LLC
Address: 228 E Champion St #101
Bellingham, WA 98225

Attention: Mr. Thomas Davis
Project Location: Mount Vernon Senior Center

Batch #: 2613464.00
Client Project #: 004563-0003.00 Skagit Facilities ACM LBP On-
Date Received: 8/17/2026
Samples Received: 45
Samples Analyzed: 45
Method: EPA/600/R-93/116

Layer 1 of 2	**Description:** Tan compressed fibrous material with paint			
	Non-Fibrous Materials:	Other Fibrous Materials:%		**Asbestos Type: %**
	Paint, Binder/Filler, Fine particles	Cellulose	71%	**None Detected ND**
Layer 2 of 2	**Description:** Brown brittle mastic			
	Non-Fibrous Materials:	Other Fibrous Materials:%		**Asbestos Type: %**
	Mastic/Binder, Fine particles	None Detected	ND	**None Detected ND**

Lab ID: 260164456 **Client Sample #: Ceiling Tile-3**
Location: Mount Vernon Senior Center

Layer 1 of 1	**Description:** Tan compressed fibrous material with paint			
	Non-Fibrous Materials:	Other Fibrous Materials:%		**Asbestos Type: %**
	Paint, Binder/Filler, Fine particles	Cellulose	52%	**None Detected ND**

Lab ID: 260164457 **Client Sample #: Ceiling Tile-4**
Location: Mount Vernon Senior Center

Layer 1 of 1	**Description:** Tan compressed fibrous material with paint			
	Non-Fibrous Materials:	Other Fibrous Materials:%		**Asbestos Type: %**
	Paint, Binder/Filler, Fine particles	Cellulose	76%	**None Detected ND**

Lab ID: 260164458 **Client Sample #: Ceiling Tile-5**
Location: Mount Vernon Senior Center

Layer 1 of 1	**Description:** Beige compressed fibrous material with paint			
	Non-Fibrous Materials:	Other Fibrous Materials:%		**Asbestos Type: %**
	Paint, Binder/Filler, Fine particles	Glass fibers	67%	**None Detected ND**
	Perlite, Glass beads	Cellulose	28%	

Lab ID: 260164459 **Client Sample #: Ceiling Tile-6**
Location: Mount Vernon Senior Center

Sampled by: Client
Analyzed by: Urooj Yousuf **Date:** 08/24/2026
Reviewed by: Hilary Crumley **Date:** 08/25/2026

Hilary Crumley, Manager Asbestos Laboratory

Note: If samples are not homogeneous, then subsamples of the components were analyzed separately. All bulk samples are analyzed using both EPA 600/R-93/116 and EPA 40 CFR Appendix E to Subpart E of Part 763 with the following measurement uncertainties for the reported % Asbestos (1%=0-3%, 5%=1-9%, 10%=5-15%, 20%=10-30%, 50%=40-60%). This report relates only to the items tested. If sample was not collected by NVL personnel, then the accuracy of the results is limited by the methodology and acuity of the sample collector. This report shall not be reproduced except in full, without written approval of NVL Laboratories, Inc. It shall not be used to claim product endorsement by NVLAP or any other agency of the US Government

Bulk Asbestos Fibers Analysis

By Polarized Light Microscopy

Client: All4 LLC
Address: 228 E Champion St #101
Bellingham, WA 98225

Attention: Mr. Thomas Davis
Project Location: Mount Vernon Senior Center

Batch #: 2613464.00
Client Project #: 004563-0003.00 Skagit Facilities ACM LBP On-
Date Received: 8/17/2026
Samples Received: 45
Samples Analyzed: 45
Method: EPA/600/R-93/116

Layer 1 of 1	**Description:** Tan compressed fibrous material with paint		
	Non-Fibrous Materials:	Other Fibrous Materials:%	**Asbestos Type: %**
	Paint, Binder/Filler	Cellulose 79%	**None Detected ND**

Lab ID: 260164460 **Client Sample #: Ceiling Tile-7**
Location: Mount Vernon Senior Center

Layer 1 of 1	**Description:** Tan compressed fibrous material with paint		
	Non-Fibrous Materials:	Other Fibrous Materials:%	**Asbestos Type: %**
	Paint, Binder/Filler	Cellulose 65%	**None Detected ND**

Lab ID: 260164461 **Client Sample #: Cove Base-1**
Location: Mount Vernon Senior Center

Layer 1 of 2	**Description:** Teal rubbery material		
	Non-Fibrous Materials:	Other Fibrous Materials:%	**Asbestos Type: %**
	Rubber/Binder	None Detected ND	**None Detected ND**
Layer 2 of 2	**Description:** White brittle mastic with paper		
	Non-Fibrous Materials:	Other Fibrous Materials:%	**Asbestos Type: %**
	Mastic/Binder, Fine particles	Cellulose 48%	**None Detected ND**

Lab ID: 260164462 **Client Sample #: Cove Base-2**
Location: Mount Vernon Senior Center

Layer 1 of 2	**Description:** Blue rubbery material		
	Non-Fibrous Materials:	Other Fibrous Materials:%	**Asbestos Type: %**
	Rubber/Binder	None Detected ND	**None Detected ND**
Layer 2 of 2	**Description:** Tan brittle mastic with paper and paint		
	Non-Fibrous Materials:	Other Fibrous Materials:%	**Asbestos Type: %**
	Mastic/Binder, Fine particles, Paint	Cellulose 13%	**None Detected ND**

Sampled by: Client
Analyzed by: Urooj Yousuf **Date:** 08/24/2026
Reviewed by: Hilary Crumley **Date:** 08/25/2026

Hilary Crumley, Manager Asbestos Laboratory

Note: If samples are not homogeneous, then subsamples of the components were analyzed separately. All bulk samples are analyzed using both EPA 600/R-93/116 and EPA 40 CFR Appendix E to Subpart E of Part 763 with the following measurement uncertainties for the reported % Asbestos (1%=0-3%, 5%=1-9%, 10%=5-15%, 20%=10-30%, 50%=40-60%). This report relates only to the items tested. If sample was not collected by NVL personnel, then the accuracy of the results is limited by the methodology and acuity of the sample collector. This report shall not be reproduced except in full, without written approval of NVL Laboratories, Inc. It shall not be used to claim product endorsement by NVLAP or any other agency of the US Government

Bulk Asbestos Fibers Analysis

By Polarized Light Microscopy

Client: All4 LLC
Address: 228 E Champion St #101
Bellingham, WA 98225

Attention: Mr. Thomas Davis
Project Location: Mount Vernon Senior Center

Batch #: 2613464.00
Client Project #: 004563-0003.00 Skagit Facilities ACM LBP On-
Date Received: 8/17/2026
Samples Received: 45
Samples Analyzed: 45
Method: EPA/600/R-93/116

Lab ID: 260164463 **Client Sample #: Cove Base-3**

Location: Mount Vernon Senior Center

Layer 1 of 2	**Description:** Blue rubbery material			
	Non-Fibrous Materials:	Other Fibrous Materials:	%	**Asbestos Type: %**
	Rubber/Binder	None Detected	ND	**None Detected ND**
Layer 2 of 2	**Description:** Tan brittle mastic with paper and paint			
	Non-Fibrous Materials:	Other Fibrous Materials:	%	**Asbestos Type: %**
	Mastic/Binder, Fine particles, Paint	Cellulose	16%	**None Detected ND**

Lab ID: 260164464 **Client Sample #: Cove Base-4**

Location: Mount Vernon Senior Center

Layer 1 of 3	**Description:** Blue rubbery material			
	Non-Fibrous Materials:	Other Fibrous Materials:	%	**Asbestos Type: %**
	Rubber/Binder	None Detected	ND	**None Detected ND**
Layer 2 of 3	**Description:** White brittle mastic			
	Non-Fibrous Materials:	Other Fibrous Materials:	%	**Asbestos Type: %**
	Mastic/Binder, Fine particles	None Detected	ND	**None Detected ND**
Layer 3 of 3	**Description:** Brown brittle mastic with paint and wood material			
	Non-Fibrous Materials:	Other Fibrous Materials:	%	**Asbestos Type: %**
	Mastic/Binder, Wood flakes, Paint	Wood fibers	9%	**None Detected ND**

Lab ID: 260164465 **Client Sample #: Elbow-1**

Location: Mount Vernon Senior Center

Layer 1 of 1	**Description:** Brown crumbly compressed material with tan fibrous mesh			
	Non-Fibrous Materials:	Other Fibrous Materials:	%	**Asbestos Type: %**
	Binder/Filler, Fine particles	Cellulose	36%	**Chrysotile 49%**
		Wollastonite	5%	

Sampled by: Client
Analyzed by: Urooj Yousuf **Date:** 08/24/2026
Reviewed by: Hilary Crumley **Date:** 08/25/2026

Hilary Crumley, Manager Asbestos Laboratory

Note: If samples are not homogeneous, then subsamples of the components were analyzed separately. All bulk samples are analyzed using both EPA 600/R-93/116 and EPA 40 CFR Appendix E to Subpart E of Part 763 with the following measurement uncertainties for the reported % Asbestos (1%=0-3%, 5%=1-9%, 10%=5-15%, 20%=10-30%, 50%=40-60%). This report relates only to the items tested. If sample was not collected by NVL personnel, then the accuracy of the results is limited by the methodology and acuity of the sample collector. This report shall not be reproduced except in full, without written approval of NVL Laboratories, Inc. It shall not be used to claim product endorsement by NVLAP or any other agency of the US Government

Bulk Asbestos Fibers Analysis

By Polarized Light Microscopy

Client: All4 LLC
Address: 228 E Champion St #101
Bellingham, WA 98225

Attention: Mr. Thomas Davis
Project Location: Mount Vernon Senior Center

Batch #: 2613464.00
Client Project #: 004563-0003.00 Skagit Facilities ACM LBP On-
Date Received: 8/17/2026
Samples Received: 45
Samples Analyzed: 45
Method: EPA/600/R-93/116

Lab ID: 260164466 **Client Sample #: Floor-1**

Location: Mount Vernon Senior Center

Layer 1 of 3	**Description:** Off-white linoleum			
	Non-Fibrous Materials:	Other Fibrous Materials:%		**Asbestos Type: %**
	Linoleum/Binder, Fine particles	Cellulose	21%	**None Detected ND**
Layer 2 of 3	**Description:** Tan wood fibers mesh with tan mastic			
	Non-Fibrous Materials:	Other Fibrous Materials:%		**Asbestos Type: %**
	Mastic/Binder, Fine particles, Wood flakes	Wood fibers	16%	**None Detected ND**
Layer 3 of 3	**Description:** Tan compressed wood material			
	Non-Fibrous Materials:	Other Fibrous Materials:%		**Asbestos Type: %**
	Binder/Filler, Wood chip	Wood fibers	68%	**None Detected ND**

Lab ID: 260164467 **Client Sample #: Floor-2**

Location: Mount Vernon Senior Center

Layer 1 of 2	**Description:** Off-white linoleum			
	Non-Fibrous Materials:	Other Fibrous Materials:%		**Asbestos Type: %**
	Linoleum/Binder, Fine particles	Cellulose	23%	**None Detected ND**
Layer 2 of 2	**Description:** Tan wood fibers mesh with tan mastic			
	Non-Fibrous Materials:	Other Fibrous Materials:%		**Asbestos Type: %**
	Mastic/Binder, Fine particles, Wood flakes	Wood fibers	19%	**None Detected ND**

Lab ID: 260164468 **Client Sample #: Floor-3**

Location: Mount Vernon Senior Center

Layer 1 of 3	**Description:** Light gray vinyl sheet			
	Non-Fibrous Materials:	Other Fibrous Materials:%		**Asbestos Type: %**
	Vinyl/Binder, Synthetic foam	None Detected	ND	**None Detected ND**

Sampled by: Client
Analyzed by: Urooj Yousuf **Date:** 08/24/2026
Reviewed by: Hilary Crumley **Date:** 08/25/2026

Hilary Crumley, Manager Asbestos Laboratory

Note: If samples are not homogeneous, then subsamples of the components were analyzed separately. All bulk samples are analyzed using both EPA 600/R-93/116 and EPA 40 CFR Appendix E to Subpart E of Part 763 with the following measurement uncertainties for the reported % Asbestos (1%=0-3%, 5%=1-9%, 10%=5-15%, 20%=10-30%, 50%=40-60%). This report relates only to the items tested. If sample was not collected by NVL personnel, then the accuracy of the results is limited by the methodology and acuity of the sample collector. This report shall not be reproduced except in full, without written approval of NVL Laboratories, Inc. It shall not be used to claim product endorsement by NVLAP or any other agency of the US Government

Bulk Asbestos Fibers Analysis

By Polarized Light Microscopy

Client: All4 LLC
Address: 228 E Champion St #101
Bellingham, WA 98225

Attention: Mr. Thomas Davis
Project Location: Mount Vernon Senior Center

Batch #: 2613464.00
Client Project #: 004563-0003.00 Skagit Facilities ACM LBP On-
Date Received: 8/17/2026
Samples Received: 45
Samples Analyzed: 45
Method: EPA/600/R-93/116

Layer 2 of 3	**Description:** Beige fibrous backing with tan mastic			
	Non-Fibrous Materials:	Other Fibrous Materials:%		**Asbestos Type: %**
	Mastic/Binder, Fine particles	Cellulose	72%	**None Detected ND**
		Glass fibers	7%	
Layer 3 of 3	**Description:** Tan compressed wood material with brown adhesive			
	Non-Fibrous Materials:	Other Fibrous Materials:%		**Asbestos Type: %**
	Adhesive/Binder, Fine particles, Wood chip	Wood fibers	51%	**None Detected ND**

Lab ID: 260164469 **Client Sample #: Floor-4**

Location: Mount Vernon Senior Center

Layer 1 of 5	**Description:** Brown rubbery material with marble pattern surface			
	Non-Fibrous Materials:	Other Fibrous Materials:%		**Asbestos Type: %**
	Vinyl/Binder, Fine particles, Rubber	Cellulose	<1%	**None Detected ND**
Layer 2 of 5	**Description:** Beige fibrous backing with mastic			
	Non-Fibrous Materials:	Other Fibrous Materials:%		**Asbestos Type: %**
	Mastic/Binder, Fine particles	Cellulose	68%	**None Detected ND**
		Glass fibers	11%	
Layer 3 of 5	**Description:** Off-white sheet vinyl			
	Non-Fibrous Materials:	Other Fibrous Materials:%		**Asbestos Type: %**
	Vinyl/Binder, Synthetic foam	None Detected	ND	**None Detected ND**
Layer 4 of 5	**Description:** Beige fibrous backing with mastic			
	Non-Fibrous Materials:	Other Fibrous Materials:%		**Asbestos Type: %**
	Mastic/Binder, Fine particles	Cellulose	21%	**Chrysotile 76%**
Layer 5 of 5	**Description:** White crumbly material with minerals			
	Non-Fibrous Materials:	Other Fibrous Materials:%		**Asbestos Type: %**
	Binder/Filler, Fine particles, Mineral grains	Cellulose	1%	**None Detected ND**

Sampled by: Client
Analyzed by: Urooj Yousuf **Date:** 08/24/2026
Reviewed by: Hilary Crumley **Date:** 08/25/2026

Hilary Crumley, Manager Asbestos Laboratory

Note: If samples are not homogeneous, then subsamples of the components were analyzed separately. All bulk samples are analyzed using both EPA 600/R-93/116 and EPA 40 CFR Appendix E to Subpart E of Part 763 with the following measurement uncertainties for the reported % Asbestos (1%=0-3%, 5%=1-9%, 10%=5-15%, 20%=10-30%, 50%=40-60%). This report relates only to the items tested. If sample was not collected by NVL personnel, then the accuracy of the results is limited by the methodology and acuity of the sample collector. This report shall not be reproduced except in full, without written approval of NVL Laboratories, Inc. It shall not be used to claim product endorsement by NVLAP or any other agency of the US Government

Bulk Asbestos Fibers Analysis

By Polarized Light Microscopy

Client: All4 LLC
Address: 228 E Champion St #101
Bellingham, WA 98225

Attention: Mr. Thomas Davis
Project Location: Mount Vernon Senior Center

Batch #: 2613464.00
Client Project #: 004563-0003.00 Skagit Facilities ACM LBP On-
Date Received: 8/17/2026
Samples Received: 45
Samples Analyzed: 45
Method: EPA/600/R-93/116

Lab ID: 260164470 **Client Sample #: Floor-5**

Location: Mount Vernon Senior Center

Comments: Insufficient black asphaltic mastic for analysis in layer-4

Layer 1 of 4	**Description:** Off-white rubbery vinyl with marble pattern surface			
	Non-Fibrous Materials:	Other Fibrous Materials:	%	**Asbestos Type: %**
	Vinyl/Binder, Fine particles, Rubber	None Detected	ND	**None Detected ND**
Layer 2 of 4	**Description:** Backing beige compressed material with adhesive			
	Non-Fibrous Materials:	Other Fibrous Materials:	%	**Asbestos Type: %**
	Adhesive/Binder, Fine particles	Polyester	27%	**None Detected ND**
		Glass fibers	13%	
		Wollastonite	4%	
Layer 3 of 4	**Description:** Red linoleum			
	Non-Fibrous Materials:	Other Fibrous Materials:	%	**Asbestos Type: %**
	Linoleum/Binder, Fine particles	Cellulose	5%	**Chrysotile 13%**
Layer 4 of 4	**Description:** Trace black asphaltic mastic			
	Non-Fibrous Materials:	Other Fibrous Materials:	%	**Asbestos Type: %**
	Mastic/Binder, Fine particles	Cellulose	1%	**None Detected ND**

Lab ID: 260164471 **Client Sample #: Floor-7**

Location: Mount Vernon Senior Center

Comments: Insufficient black asphaltic mastic for analysis in layer-4

Layer 1 of 4	**Description:** White vinyl tile			
	Non-Fibrous Materials:	Other Fibrous Materials:	%	**Asbestos Type: %**
	Vinyl/Binder, Fine grains, Fine particles	None Detected	ND	**None Detected ND**

Sampled by: Client
Analyzed by: Urooj Yousuf **Date:** 08/24/2026
Reviewed by: Hilary Crumley **Date:** 08/25/2026

Hilary Crumley, Manager Asbestos Laboratory

Note: If samples are not homogeneous, then subsamples of the components were analyzed separately. All bulk samples are analyzed using both EPA 600/R-93/116 and EPA 40 CFR Appendix E to Subpart E of Part 763 with the following measurement uncertainties for the reported % Asbestos (1%=0-3%, 5%=1-9%, 10%=5-15%, 20%=10-30%, 50%=40-60%). This report relates only to the items tested. If sample was not collected by NVL personnel, then the accuracy of the results is limited by the methodology and acuity of the sample collector. This report shall not be reproduced except in full, without written approval of NVL Laboratories, Inc. It shall not be used to claim product endorsement by NVLAP or any other agency of the US Government

Bulk Asbestos Fibers Analysis

By Polarized Light Microscopy

Client: All4 LLC
Address: 228 E Champion St #101
Bellingham, WA 98225

Attention: **Mr. Thomas Davis**
Project Location: Mount Vernon Senior Center

Batch #: 2613464.00
Client Project #: 004563-0003.00 Skagit Facilities ACM LBP On-
Date Received: 8/17/2026
Samples Received: 45
Samples Analyzed: 45
Method: EPA/600/R-93/116

Layer 2 of 4	**Description:** Tan adhesive with debris			
	Non-Fibrous Materials:	Other Fibrous Materials:	%	**Asbestos Type: %**
	Adhesive/Binder, Fine particles, Debris	None Detected	ND	**None Detected ND**
Layer 3 of 4	**Description:** Red linoleum			
	Non-Fibrous Materials:	Other Fibrous Materials:	%	**Asbestos Type: %**
	Linoleum/Binder, Fine particles	Cellulose	3%	**Chrysotile 16%**
Layer 4 of 4	**Description:** Trace black asphaltic mastic			
	Non-Fibrous Materials:	Other Fibrous Materials:	%	**Asbestos Type: %**
	Mastic/Binder, Fine particles	Cellulose	1%	**None Detected ND**

Lab ID: 260164472 **Client Sample #: Floor-8**
Location: Mount Vernon Senior Center

Layer 1 of 3	**Description:** Green rubbery vinyl with speckled pattern and clear vinyl sheet surface			
	Non-Fibrous Materials:	Other Fibrous Materials:	%	**Asbestos Type: %**
	Vinyl/Binder, Fine particles, Rubber	None Detected	ND	**None Detected ND**
Layer 2 of 3	**Description:** Beige fibrous backing with mastic			
	Non-Fibrous Materials:	Other Fibrous Materials:	%	**Asbestos Type: %**
	Mastic/Binder, Fine particles	Cellulose	61%	**None Detected ND**
		Glass fibers	14%	
Layer 3 of 3	**Description:** Tan compressed wood material			
	Non-Fibrous Materials:	Other Fibrous Materials:	%	**Asbestos Type: %**
	Binder/Filler, Wood chip	Wood fibers	40%	**None Detected ND**

Lab ID: 260164473 **Client Sample #: Floor-9**
Location: Mount Vernon Senior Center

Sampled by: Client
Analyzed by: Urooj Yousuf **Date:** 08/24/2026
Reviewed by: Hilary Crumley **Date:** 08/25/2026

Hilary Crumley, Manager Asbestos Laboratory

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Bulk Asbestos Fibers Analysis

By Polarized Light Microscopy

Client: All4 LLC
Address: 228 E Champion St #101
Bellingham, WA 98225

Attention: Mr. Thomas Davis
Project Location: Mount Vernon Senior Center

Batch #: 2613464.00
Client Project #: 004563-0003.00 Skagit Facilities ACM LBP On-
Date Received: 8/17/2026
Samples Received: 45
Samples Analyzed: 45
Method: EPA/600/R-93/116

Layer 1 of 3	**Description:** Light brown sheet vinyl			
	Non-Fibrous Materials:	Other Fibrous Materials:%		**Asbestos Type: %**
	Vinyl/Binder, Synthetic foam	None Detected	ND	**None Detected ND**
Layer 2 of 3	**Description:** Beige fibrous backing with mastic			
	Non-Fibrous Materials:	Other Fibrous Materials:%		**Asbestos Type: %**
	Mastic/Binder, Fine particles	Cellulose	58%	**None Detected ND**
		Glass fibers	5%	
Layer 3 of 3	**Description:** Tan compressed wood material			
	Non-Fibrous Materials:	Other Fibrous Materials:%		**Asbestos Type: %**
	Binder/Filler, Wood chip	Wood fibers	37%	**None Detected ND**

Lab ID: 260164474 **Client Sample #: Insulation-1**

Location: Mount Vernon Senior Center

Comments: Wet sample was dried prior to analysis.

Layer 1 of 2	**Description:** Beige paper pieces with dust debris			
	Non-Fibrous Materials:	Other Fibrous Materials:%		**Asbestos Type: %**
	Binder/Filler, Debris	Cellulose	12%	**Chrysotile 79%**
Layer 2 of 2	**Description:** Gray soft compressed pieces			
	Non-Fibrous Materials:	Other Fibrous Materials:%		**Asbestos Type: %**
	Binder/Filler, Fine particles	Cellulose	14%	**Chrysotile 3%**

Lab ID: 260164475 **Client Sample #: Insulation-2**

Location: Mount Vernon Senior Center

Layer 1 of 1	**Description:** Gray compressed crumbly material			
	Non-Fibrous Materials:	Other Fibrous Materials:%		**Asbestos Type: %**
	Binder/Filler, Fine particles	Cellulose	8%	**Chrysotile 17%**

Sampled by: Client
Analyzed by: Urooj Yousuf **Date:** 08/24/2026
Reviewed by: Hilary Crumley **Date:** 08/25/2026

Hilary Crumley, Manager Asbestos Laboratory

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Bulk Asbestos Fibers Analysis

By Polarized Light Microscopy

Client: All4 LLC
Address: 228 E Champion St #101
Bellingham, WA 98225

Attention: Mr. Thomas Davis
Project Location: Mount Vernon Senior Center

Batch #: 2613464.00
Client Project #: 004563-0003.00 Skagit Facilities ACM LBP On-
Date Received: 8/17/2026
Samples Received: 45
Samples Analyzed: 45
Method: EPA/600/R-93/116

Lab ID: 260164476 **Client Sample #: Insulation-3**

Location: Mount Vernon Senior Center

Comments: Wet sample was dried prior to analysis.

Layer 1 of 1 **Description:** Beige paper pieces with tan woven fibrous mesh and adhesive

Non-Fibrous Materials:	Other Fibrous Materials:%	**Asbestos Type: %**
Adhesive/Binder, Fine particles	Cellulose 18%	**Chrysotile 64%**
	Synthetic fibers 16%	

Lab ID: 260164477 **Client Sample #: Insulation-4**

Location: Mount Vernon Senior Center

Layer 1 of 3 **Description:** Tan paper with black asphalt

Non-Fibrous Materials:	Other Fibrous Materials:%	**Asbestos Type: %**
Binder/Filler, Asphaltic Particles	Cellulose 76%	**None Detected ND**

Layer 2 of 3 **Description:** Brown and pink fibrous material

Non-Fibrous Materials:	Other Fibrous Materials:%	**Asbestos Type: %**
Binder/Filler, Fine particles, Glass beads	Glass fibers 89%	**None Detected ND**

Layer 3 of 3 **Description:** Tan wood material

Non-Fibrous Materials:	Other Fibrous Materials:%	**Asbestos Type: %**
Binder/Filler, Wood chip	Wood fibers 47%	**None Detected ND**

Lab ID: 260164478 **Client Sample #: Mastic-1**

Location: Mount Vernon Senior Center

Layer 1 of 2 **Description:** Tan compressed fibrous material

Non-Fibrous Materials:	Other Fibrous Materials:%	**Asbestos Type: %**
Binder/Filler	Cellulose 63%	**None Detected ND**

Sampled by: Client
Analyzed by: Urooj Yousuf **Date:** 08/24/2026
Reviewed by: Hilary Crumley **Date:** 08/25/2026

Hilary Crumley, Manager Asbestos Laboratory

Note: If samples are not homogeneous, then subsamples of the components were analyzed separately. All bulk samples are analyzed using both EPA 600/R-93/116 and EPA 40 CFR Appendix E to Subpart E of Part 763 with the following measurement uncertainties for the reported % Asbestos (1%=0-3%, 5%=1-9%, 10%=5-15%, 20%=10-30%, 50%=40-60%). This report relates only to the items tested. If sample was not collected by NVL personnel, then the accuracy of the results is limited by the methodology and acuity of the sample collector. This report shall not be reproduced except in full, without written approval of NVL Laboratories, Inc. It shall not be used to claim product endorsement by NVLAP or any other agency of the US Government

Bulk Asbestos Fibers Analysis

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Client: All4 LLC
Address: 228 E Champion St #101
Bellingham, WA 98225

Attention: Mr. Thomas Davis
Project Location: Mount Vernon Senior Center

Batch #: 2613464.00
Client Project #: 004563-0003.00 Skagit Facilities ACM LBP On-
Date Received: 8/17/2026
Samples Received: 45
Samples Analyzed: 45
Method: EPA/600/R-93/116

Layer 2 of 2	**Description:** Brown crumbly mastic			
	Non-Fibrous Materials:	Other Fibrous Materials:%		**Asbestos Type: %**
	Mastic/Binder, Fine particles	None Detected	ND	**None Detected ND**

Lab ID: 260164479 **Client Sample #: Mastic-2**
Location: Mount Vernon Senior Center

Layer 1 of 2	**Description:** Tan adhesive			
	Non-Fibrous Materials:	Other Fibrous Materials:%		**Asbestos Type: %**
	Adhesive/Binder	None Detected	ND	**None Detected ND**
Layer 2 of 2	**Description:** White soft material with paint and minerals			
	Non-Fibrous Materials:	Other Fibrous Materials:%		**Asbestos Type: %**
	Paint, Caulking compound, Mineral grains	None Detected	ND	**None Detected ND**

Lab ID: 260164480 **Client Sample #: Paper-1**
Location: Mount Vernon Senior Center

Layer 1 of 1	**Description:** Brown paper pieces with loose black asphaltic material			
	Non-Fibrous Materials:	Other Fibrous Materials:%		**Asbestos Type: %**
	Binder/Filler, Asphaltic Particles	Cellulose	77%	**None Detected ND**

Lab ID: 260164481 **Client Sample #: Plaster-1**
Location: Mount Vernon Senior Center

Layer 1 of 1	**Description:** White crumbly cementitious material with gray cement surface			
	Non-Fibrous Materials:	Other Fibrous Materials:%		**Asbestos Type: %**
	Cement/Binder, Cementitious particles	None Detected	ND	**None Detected ND**

Lab ID: 260164482 **Client Sample #: Plaster-2**
Location: Mount Vernon Senior Center

Sampled by: Client
Analyzed by: Urooj Yousuf **Date:** 08/24/2026
Reviewed by: Hilary Crumley **Date:** 08/25/2026

Hilary Crumley, Manager Asbestos Laboratory

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Bulk Asbestos Fibers Analysis

By Polarized Light Microscopy

Client: All4 LLC
Address: 228 E Champion St #101
Bellingham, WA 98225

Attention: Mr. Thomas Davis
Project Location: Mount Vernon Senior Center

Batch #: 2613464.00
Client Project #: 004563-0003.00 Skagit Facilities ACM LBP On-
Date Received: 8/17/2026
Samples Received: 45
Samples Analyzed: 45
Method: EPA/600/R-93/116

Layer 1 of 1 **Description:** White chalky material with paper and paint

Non-Fibrous Materials:	Other Fibrous Materials:%	**Asbestos Type: %**
Paint, Gypsum/Binder, Calcareous particles	Cellulose 28%	**None Detected ND**
Mica	Glass fibers 1%	

Lab ID: 260164483 **Client Sample #: Plaster-3**

Location: Mount Vernon Senior Center

Layer 1 of 1 **Description:** White crumbly sandy material

Non-Fibrous Materials:	Other Fibrous Materials:%	**Asbestos Type: %**
Binder/Filler, Fine particles, Mineral grains	None Detected ND	**None Detected ND**

Lab ID: 260164484 **Client Sample #: Plaster-4**

Location: Mount Vernon Senior Center

Layer 1 of 2 **Description:** White crumbly material with paint

Non-Fibrous Materials:	Other Fibrous Materials:%	**Asbestos Type: %**
Paint, Binder/Filler, Fine particles	None Detected ND	**None Detected ND**

Layer 2 of 2 **Description:** Beige crumbly material with paint

Non-Fibrous Materials:	Other Fibrous Materials:%	**Asbestos Type: %**
Paint, Binder/Filler, Fine particles	Wollastonite 2%	**Chrysotile 2%**
	Cellulose <1%	

Lab ID: 260164485 **Client Sample #: Plaster-5**

Location: Mount Vernon Senior Center

Layer 1 of 1 **Description:** White crumbly sandy material with paint

Non-Fibrous Materials:	Other Fibrous Materials:%	**Asbestos Type: %**
Paint, Binder/Filler, Mineral grains	Cellulose <1%	**None Detected ND**

Sampled by: Client
Analyzed by: Urooj Yousuf **Date:** 08/24/2026
Reviewed by: Hilary Crumley **Date:** 08/25/2026

Hilary Crumley, Manager Asbestos Laboratory

Note: If samples are not homogeneous, then subsamples of the components were analyzed separately. All bulk samples are analyzed using both EPA 600/R-93/116 and EPA 40 CFR Appendix E to Subpart E of Part 763 with the following measurement uncertainties for the reported % Asbestos (1%=0-3%, 5%=1-9%, 10%=5-15%, 20%=10-30%, 50%=40-60%). This report relates only to the items tested. If sample was not collected by NVL personnel, then the accuracy of the results is limited by the methodology and acuity of the sample collector. This report shall not be reproduced except in full, without written approval of NVL Laboratories, Inc. It shall not be used to claim product endorsement by NVLAP or any other agency of the US Government

Bulk Asbestos Fibers Analysis

By Polarized Light Microscopy

Client: All4 LLC
Address: 228 E Champion St #101
Bellingham, WA 98225

Attention: **Mr. Thomas Davis**
Project Location: Mount Vernon Senior Center

Batch #: 2613464.00
Client Project #: 004563-0003.00 Skagit Facilities ACM LBP On-
Date Received: 8/17/2026
Samples Received: 45
Samples Analyzed: 45
Method: EPA/600/R-93/116

Lab ID: 260164486 **Client Sample #: Plaster-6**

Location: Mount Vernon Senior Center

Layer 1 of 1 **Description:** White crumbly sandy material with paint

Non-Fibrous Materials:	Other Fibrous Materials:%	**Asbestos Type: %**
Paint, Binder/Filler, Mineral grains	Cellulose <1%	**None Detected ND**

Lab ID: 260164487 **Client Sample #: Plaster-7**

Location: Mount Vernon Senior Center

Layer 1 of 1 **Description:** White crumbly cementitious material with wood fibers and paint and debris

Non-Fibrous Materials:	Other Fibrous Materials:%	**Asbestos Type: %**
Paint, Cement/Binder, Cementitious particles	Cellulose 3%	**None Detected ND**
	Wood fibers 1%	

Sampled by: Client
Analyzed by: Urooj Yousuf **Date:** 08/24/2026
Reviewed by: Hilary Crumley **Date:** 08/25/2026

Hilary Crumley, Manager Asbestos Laboratory

Note: If samples are not homogeneous, then subsamples of the components were analyzed separately. All bulk samples are analyzed using both EPA 600/R-93/116 and EPA 40 CFR Appendix E to Subpart E of Part 763 with the following measurement uncertainties for the reported % Asbestos (1%=0-3%, 5%=1-9%, 10%=5-15%, 20%=10-30%, 50%=40-60%). This report relates only to the items tested. If sample was not collected by NVL personnel, then the accuracy of the results is limited by the methodology and acuity of the sample collector. This report shall not be reproduced except in full, without written approval of NVL Laboratories, Inc. It shall not be used to claim product endorsement by NVLAP or any other agency of the US Government

ASBESTOS LABORATORY SERVICES

NVL

Company	All4 LLC	**NVL Batch Number**	**2613464.00**
Address	228 E Champion St #101 Bellingham, WA 98225	**TAT** 5 Days	**AH** No
		Rush TAT	
Project Manager	Mr. Thomas Davis	**Due Date** 8/24/2026	**Time** 11:45 AM
Phone	(360) 752-9571	**Email**	tdavis@all4inc.com
Cell	(253) 906-6648	**Fax**	(360) 752-9573

Project Name/Number: 004563-0003.00 Skagit Facilities **Project Location:** Mount Vernon Senior Center

Subcategory PLM Bulk

Item Code ASB-02 EPA 600/R-93-116 Asbestos by PLM <bulk>

Total Number of Samples 45 Rush Samples

	Lab ID	Sample ID	Description	A/R
1	260164443	Caulk-1		A
2	260164444	Caulk-2		A
3	260164445	Caulk-3		A
4	260164446	Caulk-4		A
5	260164447	Caulk-5		A
6	260164448	Caulk-6		A
7	260164449	Caulk-7		A
8	260164450	Caulk-8		A
9	260164451	Caulk-9		A
10	260164452	Caulk-10		A
11	260164453	Caulk-11		A
12	260164454	Ceiling Tile-1		A
13	260164455	Ceiling Tile-2		A
14	260164456	Ceiling Tile-3		A
15	260164457	Ceiling Tile-4		A
16	260164458	Ceiling Tile-5		A
17	260164459	Ceiling Tile-6		A
18	260164460	Ceiling Tile-7		A

	Print Name	Signature	Company	Date	Time
Sampled by	Client				
Relinquished by	UPS				

Office Use Only	Print Name	Signature	Company	Date	Time
Received by	Kelly AuVu		NVL	8/17/26	1145
Analyzed by	Urooj Yousuf		NVL	8/24/26	
Results Called by					
☐ **Faxed** ☐ **Emailed**					

Special Instructions:

Date: 8/17/2026
Time: 12:20 PM
Entered By: Frank Larkin

ASBESTOS LABORATORY SERVICES

NVL

Company All4 LLC
Address 228 E Champion St #101
Bellingham, WA 98225
Project Manager Mr. Thomas Davis
Phone (360) 752-9571
Cell (253) 906-6648

NVL Batch Number **2613464.00**
TAT 5 Days **AH** No
Rush TAT
Due Date 8/24/2026 **Time** 11:45 AM
Email tdavis@all4inc.com
Fax (360) 752-9573

Project Name/Number: 004563-0003.00 Skagit Facilities **Project Location:** Mount Vernon Senior Center

Subcategory PLM Bulk
Item Code ASB-02 EPA 600/R-93-116 Asbestos by PLM <bulk>

Total Number of Samples 45 Rush Samples

	Lab ID	Sample ID	Description	A/R
19	260164461	Cove Base-1		A
20	260164462	Cove Base-2		A
21	260164463	Cove Base-3		A
22	260164464	Cove Base-4		A
23	260164465	Elbow-1		A
24	260164466	Floor-1		A
25	260164467	Floor-2		A
26	260164468	Floor-3		A
27	260164469	Floor-4		A
28	260164470	Floor-5		A
29	260164471	Floor-7		A
30	260164472	Floor-8		A
31	260164473	Floor-9		A
32	260164474	Insulation-1		A
33	260164475	Insulation-2		A
34	260164476	Insulation-3		A
35	260164477	Insulation-4		A
36	260164478	Mastic-1		A

	Print Name	Signature	Company	Date	Time
Sampled by	Client				
Relinquished by	UPS				

Office Use Only	Print Name	Signature	Company	Date	Time
Received by	Kelly AuVu		NVL	8/17/26	1145
Analyzed by	Urooj Yousuf		NVL	8/24/26	
Results Called by					
☐ **Faxed** ☐ **Emailed**					

Special Instructions:

Date: 8/17/2026
Time: 12:20 PM
Entered By: Frank Larkin

ASBESTOS LABORATORY SERVICES

NVL

Company	All4 LLC	**NVL Batch Number**	**2613464.00**
Address	228 E Champion St #101 Bellingham, WA 98225	**TAT** 5 Days **AH** No **Rush TAT**	
Project Manager	Mr. Thomas Davis	**Due Date** 8/24/2026 **Time** 11:45 AM	
Phone	(360) 752-9571	**Email**	tdavis@all4inc.com
Cell	(253) 906-6648	**Fax**	(360) 752-9573

Project Name/Number: 004563-0003.00 Skagit Facilities **Project Location:** Mount Vernon Senior Center

Subcategory PLM Bulk

Item Code ASB-02 EPA 600/R-93-116 Asbestos by PLM <bulk>

Total Number of Samples 45 Rush Samples

	Lab ID	Sample ID	Description	A/R
37	260164479	Mastic-2		A
38	260164480	Paper-1		A
39	260164481	Plaster-1		A
40	260164482	Plaster-2		A
41	260164483	Plaster-3		A
42	260164484	Plaster-4		A
43	260164485	Plaster-5		A
44	260164486	Plaster-6		A
45	260164487	Plaster-7		A

	Print Name	Signature	Company	Date	Time
Sampled by	Client				
Relinquished by	UPS				

Office Use Only	Print Name	Signature	Company	Date	Time
Received by	Kelly AuVu		NVL	8/17/26	1145
Analyzed by	Urooj Yousuf		NVL	8/24/26	
Results Called by					
☐ **Faxed** ☐ **Emailed**					

Special Instructions:

Date: 8/17/2026
Time: 12:20 PM
Entered By: Frank Larkin

2613464

NVL
INDUSTRIAL HYGIENE SERVICES
LABORATORY • MANAGEMENT • TRAINING

ASBESTOS CHAIN OF CUSTODY

Turn Around Time
- ❑ 1 Hour
- ❑ 2 Hours
- ❑ 4 Hours
- ❑ 24 Hours
- ❑ 2 Days
- ❑ 3 Days
- ❑ 4 Days
- ☒ 5 Days
- ❑ 10 Days

Please call for TAT less than 24 Hours

Company ALL4 Inc.
Address 228 East Champion Street, Suite #101
Bellingham, WA 98225
Phone (360) 752-9571

Project Manager Thom Davis
Cell (253) 906 - 6648
Email tdavis@all4inc.com
Fax ( ) -

Project Name/ Number: Skagit Facilities ACM/LBP On-Call Proj. #: 004563-0003.00
Project Location: Mount Vernon Senior Center

- ❑ PCM Air (NIOSH 7400)
- ☒ PLM (EPA 600/R-93-116)
- ❑ PLM Gravimetry (600/R-93-116)
- ❑ Asbestos Friable/Non-Friable (EPA 600/R-93/116)
- ❑ TEM (NIOSH 7402)
- ❑ EPA 400 Points (600/R-93-116)
- ❑ Asbestos in Vermiculite (EPA 600/R-04/004)
- ❑ TEM (AHERA)
- ❑ Other
- ❑ TEM (EPA Level II Modified)
- ❑ EPA 1000Points (600/R-93-116)
- ❑ Asbestos in Sediment (EPA 1900 Points)

Reporting Instructions
❑ Call ( ) - ❑ Fax ( ) - ☒ Email

Total Number of Samples 68

	Sample ID	Description	A/R
1	Caulk-1		
2	Caulk-2		
3	Caulk-3		
4	Caulk-4		
5	Caulk-5		
6	Caulk-6		
7	Caulk-7		
8	Caulk-8		
9	Caulk-9		
10	Caulk-10		
11	Caulk-11		
12	Ceiling Tile-1		
13	Ceiling Tile-2		
14	Ceiling Tile-3		
15	Ceiling Tile-4		

	Print Name	Signature	Company	Date	Time
Sampled by	Thom Davis		ALL4	Aug. 14 2026	1100
Relinquish by					

P1 of 5

Office Use Only

	Print Name	Signature	Company	Date	Time
Received by	Kenyatta		NVL	8/17/26	1145
Analyzed by					
Called by					
Faxed/Email by					

2613464

NVL
INDUSTRIAL HYGIENE SERVICES
LABORATORY • MANAGEMENT • TRAINING

ASBESTOS CHAIN OF CUSTODY

Turn Around Time
- ❑ 1 Hour
- ❑ 2 Hours
- ❑ 4 Hours
- ❑ 24 Hours
- ❑ 2 Days
- ❑ 3 Days
- ❑ 4 Days
- ☒ 5 Days
- ❑ 10 Days

Please call for TAT less than 24 Hours

Company ALL4 Inc.
Address 228 East Champion Street, Suite #101
Bellingham, WA 98225
Phone (360) 752-9571

Project Manager Thom Davis
Cell (253) 906 - 6648
Email tdavis@all4inc.com
Fax ( ) -

Project Name/ Number: Skagit Facilities ACM/LBP On-Call Proj. #: 004563-0003.00
Project Location: Mount Vernon Senior Center

- ❑ PCM Air (NIOSH 7400)
- ☒ PLM (EPA 600/R-93-116)
- ❑ PLM Gravimetry (600/R-93-116)
- ❑ Asbestos Friable/Non-Friable (EPA 600/R-93/116)
- ❑ TEM (NIOSH 7402)
- ❑ EPA 400 Points (600/R-93-116)
- ❑ Asbestos in Vermiculite (EPA 600/R-04/004)
- ❑ TEM (AHERA)
- ❑ Other
- ❑ TEM (EPA Level II Modified)
- ❑ EPA 1000Points (600/R-93-116)
- ❑ Asbestos in Sediment (EPA 1900 Points)

Reporting Instructions
❑ Call ( ) -
❑ Fax ( ) -
☒ Email

Total Number of Samples 68

	Sample ID	Description	A/R
1	Ceiling Tile-5		
2	Ceiling Tile-6		
3	Ceiling Tile-7		
4	Cove Base-1		
5	Cove Base-2		
6	Cove Base-3		
7	Cove Base-4		
8	Elbow-1		
9	Floor-1		
10	Floor-2		
11	Floor-3		
12	Floor-4		
13	Floor-5		
14	Floor-7		
15	Floor-8		

	Print Name	Signature	Company	Date	Time
Sampled by	Thom Davis		ALL4	Aug. 14 2026	1100
Relinquish by					

P2 of 5

Office Use Only

	Print Name	Signature	Company	Date	Time
Received by	Kellman			8/17/26	1145 MB
Analyzed by					
Called by					
Faxed/Email by					

2613464

NVL
INDUSTRIAL HYGIENE SERVICES
LABORATORY + MANAGEMENT + TRAINING

ASBESTOS CHAIN OF CUSTODY

Turn Around Time
- ❑ 1 Hour
- ❑ 2 Hours
- ❑ 4 Hours
- ❑ 24 Hours
- ❑ 2 Days
- ❑ 3 Days
- ❑ 4 Days
- ☒ 5 Days
- ❑ 10 Days

Please call for TAT less than 24 Hours

Company ALL4 Inc.
Address 228 East Champion Street, Suite #101
Bellingham, WA 98225
Phone (360) 752-9571

Project Manager Thom Davis
Cell (253) 906 - 6648
Email tdavis@all4inc.com
Fax ( ) -

Project Name/ Number: Skagit Facilities ACM/LBP On-Call Proj. #: 004563-0003.00
Project Location: Mount Vernon Senior Center

- ❑ PCM Air (NIOSH 7400)
- ☒ PLM (EPA 600/R-93-116)
- ❑ PLM Gravimetry (600/R-93-116)
- ❑ Asbestos Friable/Non-Friable (EPA 600/R-93/116)
- ❑ TEM (NIOSH 7402)
- ❑ EPA 400 Points (600/R-93-116)
- ❑ Asbestos in Vermiculite (EPA 600/R-04/004)
- ❑ TEM (AHERA)
- ❑ Other
- ❑ TEM (EPA Level II Modified)
- ❑ EPA 1000Points (600/R-93-116)
- ❑ Asbestos in Sediment (EPA 1900 Points)

Reporting Instructions
❑ Call ( ) -
❑ Fax ( ) -
☒ Email

Total Number of Samples 68

	Sample ID	Description	A/R
1	Floor-9		
2	Insulation-1		
3	Insulation-2		
4	Insulation-3		
5	Insulation-4		
6	Mastic-1		
7	Mastic-2		
8	Paper-1		
9	Plaster-1		
10	Plaster-2		
11	Plaster-3		
12	Plaster-4		
13	Plaster-5		
14	Plaster-6		
15	Plaster-7		

	Print Name	Signature	Company	Date	Time
Sampled by	Thom Davis		ALL4	Aug. 14 2026	1100
Relinquish by					

P3 of 5

Office Use Only

	Print Name	Signature	Company	Date	Time
Received by					
Analyzed by					
Called by					
Faxed/Email by					

August 26, 2026

Thomas Davis
All4 LLC
228 E Champion St #101
Bellingham, WA 98225

RE: Bulk Asbestos Fiber Analysis; NVL Batch # 2613463.00

Client Project: 004563-0003.00 Skagit Facilities ACM LBP On-Call
Location: Mount Vernon Senior Center

Dear Mr. Davis,

Enclosed please find test results for the 24 sample(s) submitted to our laboratory for analysis on 8/17/2026.

Examination of these samples was conducted for the presence of identifiable asbestos fibers using polarized light microscopy (PLM) with dispersion staining in accordance with **U. S. EPA 40 CFR Appendix E to Subpart E of Part 763**, Interim Method for the Determination of Asbestos in Bulk Insulation Samples and **EPA 600/R-93/116**, Method for the Determination of Asbestos in Bulk Building Materials.

For samples containing more than one separable layer of materials, the report will include findings for each layer (labeled Layer 1 and Layer 2, etc. for each individual layer). The asbestos concentration in the sample is determined by calibrated visual estimation.

For those samples with asbestos concentrations between 1 and 10 percent based on visual estimation, the EPA recommends a procedure known as point counting (NESHAPS, 40 CFR Part 61). Point counting is a statistically more accurate means of quantification for samples with low concentrations of asbestos.

The detection limit for the calibrated visual estimation is <1%, 400 point counts is 0.25% and 1000 point counts is 0.1%

Samples are archived for 30 days following analysis. Samples that are not retrieved by the client are discarded after 30 days.

Thank you for using our laboratory services. Please do not hesitate to call if there is anything further we can assist you with.

Sincerely,

Hilary Crumley, Manager Asbestos Laboratory

NVLAP Testing
Lab Code: 102063-0

Enc.: Sample Results

Bulk Asbestos Fibers Analysis

By Polarized Light Microscopy

Client: All4 LLC
Address: 228 E Champion St #101
Bellingham, WA 98225

Attention: Mr. Thomas Davis
Project Location: Mount Vernon Senior Center

Batch #: 2613463.00
Client Project #: 004563-0003.00 Skagit Facilities ACM LBP On-
Date Received: 8/17/2026
Samples Received: 24
Samples Analyzed: 24
Method: EPA/600/R-93/116

Lab ID: 260164518 **Client Sample #: Popcorn-1**

Location: Mount Vernon Senior Center

Layer 1 of 1 **Description:** White lumpy foamy crumbly material with paper piece

Non-Fibrous Materials:	Other Fibrous Materials:%	**Asbestos Type: %**
Calcareous binder, Calcareous particles, Fine grains	Cellulose 9%	**None Detected ND**
Synthetic foam		

Lab ID: 260164519 **Client Sample #: Popcorn-2**

Location: Mount Vernon Senior Center

Comments: Wet sample was dried prior to analysis.

Layer 1 of 1 **Description:** White lumpy foamy crumbly material

Non-Fibrous Materials:	Other Fibrous Materials:%	**Asbestos Type: %**
Calcareous binder, Calcareous particles, Fine grains	Cellulose 4%	**None Detected ND**
Synthetic foam		

Lab ID: 260164520 **Client Sample #: Popcorn-3**

Location: Mount Vernon Senior Center

Layer 1 of 1 **Description:** White lumpy foamy crumbly material

Non-Fibrous Materials:	Other Fibrous Materials:%	**Asbestos Type: %**
Calcareous binder, Calcareous particles, Fine grains	Cellulose 3%	**None Detected ND**
Synthetic foam		

Lab ID: 260164521 **Client Sample #: Roof Core-1**

Location: Mount Vernon Senior Center

Layer 1 of 4 **Description:** Gray-white rubbery material with inner fibrous mesh

Non-Fibrous Materials:	Other Fibrous Materials:%	**Asbestos Type: %**
Rubber/Binder, Fine particles	Polyester 14%	**None Detected ND**

Sampled by: Client
Analyzed by: Muhammad Yousuf **Date:** 08/24/2026
Reviewed by: Hilary Crumley **Date:** 08/26/2026

Hilary Crumley, Manager Asbestos Laboratory

Note: If samples are not homogeneous, then subsamples of the components were analyzed separately. All bulk samples are analyzed using both EPA 600/R-93/116 and EPA 40 CFR Appendix E to Subpart E of Part 763 with the following measurement uncertainties for the reported % Asbestos (1%=0-3%, 5%=1-9%, 10%=5-15%, 20%=10-30%, 50%=40-60%). This report relates only to the items tested. If sample was not collected by NVL personnel, then the accuracy of the results is limited by the methodology and acuity of the sample collector. This report shall not be reproduced except in full, without written approval of NVL Laboratories, Inc. It shall not be used to claim product endorsement by NVLAP or any other agency of the US Government

Bulk Asbestos Fibers Analysis

By Polarized Light Microscopy

Client: All4 LLC
Address: 228 E Champion St #101
Bellingham, WA 98225

Attention: Mr. Thomas Davis
Project Location: Mount Vernon Senior Center

Batch #: 2613463.00
Client Project #: 004563-0003.00 Skagit Facilities ACM LBP On-
Date Received: 8/17/2026
Samples Received: 24
Samples Analyzed: 24
Method: EPA/600/R-93/116

Layer 2 of 4	**Description:** Green-white plastic material with fibers		
	Non-Fibrous Materials:	Other Fibrous Materials:%	**Asbestos Type: %**
	Binder/Filler, Fine particles, Plastic	Polyester 12%	**None Detected ND**
Layer 3 of 4	**Description:** Multi-layered black asphaltic fibrous material with granules and black asphaltic mastic		
	Non-Fibrous Materials:	Other Fibrous Materials:%	**Asbestos Type: %**
	Asphalt/Binder, Mastic/Binder, Asphaltic Particles	Glass fibers 52%	**None Detected ND**
	Granules, Mineral grains, Fine grains		
Layer 4 of 4	**Description:** Black asphaltic material with debris		
	Non-Fibrous Materials:	Other Fibrous Materials:%	**Asbestos Type: %**
	Asphalt/Binder, Asphaltic Particles, Debris	Cellulose 32%	**None Detected ND**
	Mineral grains, Wood chips	Wood fibers 7%	

Lab ID: 260164522 **Client Sample #: Sealant-1**
Location: Mount Vernon Senior Center

Layer 1 of 1	**Description:** Black asphaltic fibrous brittle material with off-white paint and debris		
	Non-Fibrous Materials:	Other Fibrous Materials:%	**Asbestos Type: %**
	Paint, Asphalt/Binder, Asphaltic Particles	Cellulose 4%	**Chrysotile 16%**
	Debris, Fine grains, Mineral grains		

Lab ID: 260164523 **Client Sample #: Shingle-1**
Location: Mount Vernon Senior Center

Layer 1 of 3	**Description:** Black asphaltic fibrous material with brown/black granules and mineral grains		
	Non-Fibrous Materials:	Other Fibrous Materials:%	**Asbestos Type: %**
	Asphalt/Binder, Asphaltic Particles, Granules	Glass fibers 48%	**None Detected ND**
	Mineral grains, Fine grains	Cellulose 2%	

Sampled by: Client
Analyzed by: Muhammad Yousuf **Date:** 08/24/2026
Reviewed by: Hilary Crumley **Date:** 08/26/2026

Hilary Crumley, Manager Asbestos Laboratory

Note: If samples are not homogeneous, then subsamples of the components were analyzed separately. All bulk samples are analyzed using both EPA 600/R-93/116 and EPA 40 CFR Appendix E to Subpart E of Part 763 with the following measurement uncertainties for the reported % Asbestos (1%=0-3%, 5%=1-9%, 10%=5-15%, 20%=10-30%, 50%=40-60%). This report relates only to the items tested. If sample was not collected by NVL personnel, then the accuracy of the results is limited by the methodology and acuity of the sample collector. This report shall not be reproduced except in full, without written approval of NVL Laboratories, Inc. It shall not be used to claim product endorsement by NVLAP or any other agency of the US Government

Bulk Asbestos Fibers Analysis

By Polarized Light Microscopy

Client: All4 LLC
Address: 228 E Champion St #101
Bellingham, WA 98225

Attention: Mr. Thomas Davis
Project Location: Mount Vernon Senior Center

Batch #: 2613463.00
Client Project #: 004563-0003.00 Skagit Facilities ACM LBP On-
Date Received: 8/17/2026
Samples Received: 24
Samples Analyzed: 24
Method: EPA/600/R-93/116

Layer 2 of 3	**Description:** Black asphaltic mastic on black asphaltic fibrous material with black granules			
	Non-Fibrous Materials:	Other Fibrous Materials:	%	**Asbestos Type: %**
	Mastic/Binder, Asphalt/Binder, Asphaltic Particles	Glass fibers	46%	**None Detected ND**
	Granules, Mineral grains, Fine grains	Cellulose	1%	
Layer 3 of 3	**Description:** Black asphaltic mastic with plastic material			
	Non-Fibrous Materials:	Other Fibrous Materials:	%	**Asbestos Type: %**
	Asphaltic Particles, Mastic/Binder, Plastic	Glass fibers	4%	**None Detected ND**
	Mineral grains			

Lab ID: 260164524 **Client Sample #: Shingle-2**

Location: Mount Vernon Senior Center

Comments: No mastic present with layer 3.

Layer 1 of 3	**Description:** Black asphaltic mastic			
	Non-Fibrous Materials:	Other Fibrous Materials:	%	**Asbestos Type: %**
	Asphaltic Particles, Mastic/Binder, Mineral grains	Glass fibers	3%	**None Detected ND**
		Cellulose	1%	
Layer 2 of 3	**Description:** Black asphaltic fibrous material with brown/black granules and mineral grains			
	Non-Fibrous Materials:	Other Fibrous Materials:	%	**Asbestos Type: %**
	Asphalt/Binder, Asphaltic Particles, Granules	Glass fibers	44%	**None Detected ND**
	Mineral grains, Fine grains	Cellulose	2%	
Layer 3 of 3	**Description:** Black asphaltic mastic on black asphaltic fibrous material with gray/red granules			
	Non-Fibrous Materials:	Other Fibrous Materials:	%	**Asbestos Type: %**
	Asphalt/Binder, Asphaltic Particles, Granules	Glass fibers	42%	**None Detected ND**
	Mineral grains, Fine grains			

Sampled by: Client
Analyzed by: Muhammad Yousuf **Date:** 08/24/2026
Reviewed by: Hilary Crumley **Date:** 08/26/2026

Hilary Crumley, Manager Asbestos Laboratory

Note: If samples are not homogeneous, then subsamples of the components were analyzed separately. All bulk samples are analyzed using both EPA 600/R-93/116 and EPA 40 CFR Appendix E to Subpart E of Part 763 with the following measurement uncertainties for the reported % Asbestos (1%=0-3%, 5%=1-9%, 10%=5-15%, 20%=10-30%, 50%=40-60%). This report relates only to the items tested. If sample was not collected by NVL personnel, then the accuracy of the results is limited by the methodology and acuity of the sample collector. This report shall not be reproduced except in full, without written approval of NVL Laboratories, Inc. It shall not be used to claim product endorsement by NVLAP or any other agency of the US Government

Bulk Asbestos Fibers Analysis

By Polarized Light Microscopy

Client: All4 LLC
Address: 228 E Champion St #101
Bellingham, WA 98225

Attention: Mr. Thomas Davis
Project Location: Mount Vernon Senior Center

Batch #: 2613463.00
Client Project #: 004563-0003.00 Skagit Facilities ACM LBP On-
Date Received: 8/17/2026
Samples Received: 24
Samples Analyzed: 24
Method: EPA/600/R-93/116

Lab ID: 260164525 **Client Sample #: Shingle-3**

Location: Mount Vernon Senior Center

Layer 1 of 3	**Description:** Black asphaltic fibrous material with brown/black granules and mineral grains			
	Non-Fibrous Materials:	Other Fibrous Materials:	%	**Asbestos Type: %**
	Asphalt/Binder, Asphaltic Particles, Granules	Glass fibers	45%	**None Detected ND**
	Mineral grains, Fine grains	Cellulose	1%	
Layer 2 of 3	**Description:** Black asphaltic mastic on black asphaltic fibrous material with black granules			
	Non-Fibrous Materials:	Other Fibrous Materials:	%	**Asbestos Type: %**
	Asphalt/Binder, Asphaltic Particles, Granules	Glass fibers	40%	**None Detected ND**
	Mineral grains, Fine grains	Cellulose	2%	
Layer 3 of 3	**Description:** Black asphaltic mastic			
	Non-Fibrous Materials:	Other Fibrous Materials:	%	**Asbestos Type: %**
	Asphaltic Particles, Mastic/Binder, Fine grains	None Detected	ND	**None Detected ND**

Lab ID: 260164526 **Client Sample #: Shingle-4**

Location: Mount Vernon Senior Center

Layer 1 of 1	**Description:** Black asphaltic fibrous material with granules			
	Non-Fibrous Materials:	Other Fibrous Materials:	%	**Asbestos Type: %**
	Asphalt/Binder, Asphaltic Particles, Granules	Cellulose	55%	**None Detected ND**
	Fine grains			

Lab ID: 260164527 **Client Sample #: Skim Coat-1**

Location: Mount Vernon Senior Center

Layer 1 of 1	**Description:** Crumbly white compacted powdery material with blue paint			
	Non-Fibrous Materials:	Other Fibrous Materials:	%	**Asbestos Type: %**
	Paint, Calcareous binder, Fine particles	None Detected	ND	**None Detected ND**

Sampled by: Client
Analyzed by: Muhammad Yousuf **Date:** 08/24/2026
Reviewed by: Hilary Crumley **Date:** 08/26/2026

Hilary Crumley, Manager Asbestos Laboratory

Note: If samples are not homogeneous, then subsamples of the components were analyzed separately. All bulk samples are analyzed using both EPA 600/R-93/116 and EPA 40 CFR Appendix E to Subpart E of Part 763 with the following measurement uncertainties for the reported % Asbestos (1%=0-3%, 5%=1-9%, 10%=5-15%, 20%=10-30%, 50%=40-60%). This report relates only to the items tested. If sample was not collected by NVL personnel, then the accuracy of the results is limited by the methodology and acuity of the sample collector. This report shall not be reproduced except in full, without written approval of NVL Laboratories, Inc. It shall not be used to claim product endorsement by NVLAP or any other agency of the US Government

Bulk Asbestos Fibers Analysis

By Polarized Light Microscopy

Client: All4 LLC
Address: 228 E Champion St #101
Bellingham, WA 98225

Attention: Mr. Thomas Davis
Project Location: Mount Vernon Senior Center

Batch #: 2613463.00
Client Project #: 004563-0003.00 Skagit Facilities ACM LBP On-
Date Received: 8/17/2026
Samples Received: 24
Samples Analyzed: 24
Method: EPA/600/R-93/116

Lab ID: 260164528 **Client Sample #: Skim Coat-2**

Location: Mount Vernon Senior Center

Layer 1 of 2 **Description:** Thin layer of white compacted powdery material with paint

Non-Fibrous Materials:	Other Fibrous Materials:	%	**Asbestos Type: %**
Paint, Calcareous binder, Fine particles	None Detected	ND	**None Detected ND**

Layer 2 of 2 **Description:** Thin layer of white chalky material with paper

Non-Fibrous Materials:	Other Fibrous Materials:	%	**Asbestos Type: %**
Fine particles, Gypsum/Binder, Fine grains	Cellulose	36%	**None Detected ND**

Lab ID: 260164529 **Client Sample #: Skim Coat-3**

Location: Mount Vernon Senior Center

Layer 1 of 2 **Description:** Crumbly white sandy brittle material with paint

Non-Fibrous Materials:	Other Fibrous Materials:	%	**Asbestos Type: %**
Paint, Binder/Filler, Fine particles	None Detected	ND	**None Detected ND**
Fine grains			

Layer 2 of 2 **Description:** Gray sandy/brittle crumbly material

Non-Fibrous Materials:	Other Fibrous Materials:	%	**Asbestos Type: %**
Gypsum/Binder, Calcareous particles, Fine grains	Wood fibers	4%	**None Detected ND**
Mineral grains, Wood flakes	Cellulose	2%	

Lab ID: 260164530 **Client Sample #: Skim Coat-4**

Location: Mount Vernon Senior Center

Layer 1 of 2 **Description:** Crumbly white compacted powdery material with paints and debris

Non-Fibrous Materials:	Other Fibrous Materials:	%	**Asbestos Type: %**
Paint, Binder/Filler, Fine particles	Cellulose	5%	**None Detected ND**
Debris			

Sampled by: Client
Analyzed by: Muhammad Yousuf **Date:** 08/24/2026
Reviewed by: Hilary Crumley **Date:** 08/26/2026

Hilary Crumley, Manager Asbestos Laboratory

Note: If samples are not homogeneous, then subsamples of the components were analyzed separately. All bulk samples are analyzed using both EPA 600/R-93/116 and EPA 40 CFR Appendix E to Subpart E of Part 763 with the following measurement uncertainties for the reported % Asbestos (1%=0-3%, 5%=1-9%, 10%=5-15%, 20%=10-30%, 50%=40-60%). This report relates only to the items tested. If sample was not collected by NVL personnel, then the accuracy of the results is limited by the methodology and acuity of the sample collector. This report shall not be reproduced except in full, without written approval of NVL Laboratories, Inc. It shall not be used to claim product endorsement by NVLAP or any other agency of the US Government

Bulk Asbestos Fibers Analysis

By Polarized Light Microscopy

Client: All4 LLC
Address: 228 E Champion St #101
Bellingham, WA 98225

Attention: **Mr. Thomas Davis**
Project Location: Mount Vernon Senior Center

Batch #: 2613463.00
Client Project #: 004563-0003.00 Skagit Facilities ACM LBP On-
Date Received: 8/17/2026
Samples Received: 24
Samples Analyzed: 24
Method: EPA/600/R-93/116

Layer 2 of 2	**Description:** Tan wood material			
	Non-Fibrous Materials:	Other Fibrous Materials:%		**Asbestos Type: %**
	Fine particles, Wood flakes	Wood fibers	97%	**None Detected ND**

Lab ID: 260164531 **Client Sample #: Skim Coat-5**

Location: Mount Vernon Senior Center

Layer 1 of 3	**Description:** White compacted powdery material with paint			
	Non-Fibrous Materials:	Other Fibrous Materials:%		**Asbestos Type: %**
	Paint, Calcareous binder, Fine particles	None Detected	ND	**None Detected ND**
Layer 2 of 3	**Description:** Thin white sandy material with paint			
	Non-Fibrous Materials:	Other Fibrous Materials:%		**Asbestos Type: %**
	Paint, Binder/Filler, Fine particles	None Detected	ND	**None Detected ND**
	Mineral grains			
Layer 3 of 3	**Description:** White compacted powdery material with paints on one side			
	Non-Fibrous Materials:	Other Fibrous Materials:%		**Asbestos Type: %**
	Paint, Calcareous binder, Fine particles	Cellulose	1%	**Chrysotile 3%**

Lab ID: 260164532 **Client Sample #: Skim Coat-6**

Location: Mount Vernon Senior Center

Layer 1 of 3	**Description:** White compacted powdery material with paint			
	Non-Fibrous Materials:	Other Fibrous Materials:%		**Asbestos Type: %**
	Paint, Calcareous binder, Fine particles	None Detected	ND	**None Detected ND**
Layer 2 of 3	**Description:** Off-white sandy material with paint			
	Non-Fibrous Materials:	Other Fibrous Materials:%		**Asbestos Type: %**
	Paint, Binder/Filler, Fine particles	None Detected	ND	**None Detected ND**
	Mineral grains			

Sampled by: Client
Analyzed by: Muhammad Yousuf **Date:** 08/24/2026
Reviewed by: Hilary Crumley **Date:** 08/26/2026

Hilary Crumley, Manager Asbestos Laboratory

Note: If samples are not homogeneous, then subsamples of the components were analyzed separately. All bulk samples are analyzed using both EPA 600/R-93/116 and EPA 40 CFR Appendix E to Subpart E of Part 763 with the following measurement uncertainties for the reported % Asbestos (1%=0-3%, 5%=1-9%, 10%=5-15%, 20%=10-30%, 50%=40-60%). This report relates only to the items tested. If sample was not collected by NVL personnel, then the accuracy of the results is limited by the methodology and acuity of the sample collector. This report shall not be reproduced except in full, without written approval of NVL Laboratories, Inc. It shall not be used to claim product endorsement by NVLAP or any other agency of the US Government

Bulk Asbestos Fibers Analysis

By Polarized Light Microscopy

Client: All4 LLC
Address: 228 E Champion St #101
Bellingham, WA 98225

Attention: Mr. Thomas Davis
Project Location: Mount Vernon Senior Center

Batch #: 2613463.00
Client Project #: 004563-0003.00 Skagit Facilities ACM LBP On-
Date Received: 8/17/2026
Samples Received: 24
Samples Analyzed: 24
Method: EPA/600/R-93/116

Layer 3 of 3 **Description:** Traces of white sandy material with paint

Non-Fibrous Materials:	Other Fibrous Materials:%	**Asbestos Type: %**
Paint, Binder/Filler, Fine particles	Cellulose 1%	**None Detected ND**
Fine grains, Mineral grains		

Lab ID: 260164533 **Client Sample #: Tape & Mud-1**

Location: Mount Vernon Senior Center

Layer 1 of 2 **Description:** White compacted powdery material with yellow fibrous mesh and paint

Non-Fibrous Materials:	Other Fibrous Materials:%	**Asbestos Type: %**
Paint, Calcareous binder, Fine particles	Glass fibers 16%	**None Detected ND**

Layer 2 of 2 **Description:** White chalky material with paper

Non-Fibrous Materials:	Other Fibrous Materials:%	**Asbestos Type: %**
Fine particles, Gypsum/Binder, Fine grains	Cellulose 24%	**None Detected ND**
Mica	Glass fibers 3%	

Lab ID: 260164534 **Client Sample #: Tar Paper-1**

Location: Mount Vernon Senior Center

Layer 1 of 1 **Description:** Black/brown asphaltic fibrous felt

Non-Fibrous Materials:	Other Fibrous Materials:%	**Asbestos Type: %**
Binder/Filler, Asphaltic Particles	Cellulose 60%	**None Detected ND**

Lab ID: 260164535 **Client Sample #: Tar Paper-2**

Location: Mount Vernon Senior Center

Layer 1 of 1 **Description:** Black/brown asphaltic fibrous felt

Non-Fibrous Materials:	Other Fibrous Materials:%	**Asbestos Type: %**
Binder/Filler, Asphaltic Particles, Mineral grains	Cellulose 58%	**None Detected ND**

Sampled by: Client
Analyzed by: Muhammad Yousuf **Date:** 08/24/2026
Reviewed by: Hilary Crumley **Date:** 08/26/2026

Hilary Crumley, Manager Asbestos Laboratory

Note: If samples are not homogeneous, then subsamples of the components were analyzed separately. All bulk samples are analyzed using both EPA 600/R-93/116 and EPA 40 CFR Appendix E to Subpart E of Part 763 with the following measurement uncertainties for the reported % Asbestos (1%=0-3%, 5%=1-9%, 10%=5-15%, 20%=10-30%, 50%=40-60%). This report relates only to the items tested. If sample was not collected by NVL personnel, then the accuracy of the results is limited by the methodology and acuity of the sample collector. This report shall not be reproduced except in full, without written approval of NVL Laboratories, Inc. It shall not be used to claim product endorsement by NVLAP or any other agency of the US Government

Bulk Asbestos Fibers Analysis

By Polarized Light Microscopy

Client: All4 LLC
Address: 228 E Champion St #101
Bellingham, WA 98225

Attention: Mr. Thomas Davis
Project Location: Mount Vernon Senior Center

Batch #: 2613463.00
Client Project #: 004563-0003.00 Skagit Facilities ACM LBP On-
Date Received: 8/17/2026
Samples Received: 24
Samples Analyzed: 24
Method: EPA/600/R-93/116

Lab ID: 260164536 **Client Sample #: Tar Paper-3**

Location: Mount Vernon Senior Center

Layer 1 of 1 **Description:** Black asphaltic fibrous felt

Non-Fibrous Materials:	Other Fibrous Materials:%	**Asbestos Type: %**
Asphalt/Binder, Asphaltic Particles, Fine grains	Glass fibers 48%	**None Detected ND**
Crystal glass		

Lab ID: 260164537 **Client Sample #: Wall-1**

Location: Mount Vernon Senior Center

Layer 1 of 1 **Description:** Yellow/gray sandy/brittle material with paint and debris

Non-Fibrous Materials:	Other Fibrous Materials:%	**Asbestos Type: %**
Gypsum/Binder, Calcareous particles, Fine grains	Wood fibers 5%	**None Detected ND**
Mineral grains, Wood flakes, Debris	Cellulose 4%	

Lab ID: 260164538 **Client Sample #: Wall-2**

Location: Mount Vernon Senior Center

Layer 1 of 1 **Description:** Yellow/gray sandy/brittle material with paint and debris

Non-Fibrous Materials:	Other Fibrous Materials:%	**Asbestos Type: %**
Gypsum/Binder, Calcareous particles, Fine grains	Cellulose 6%	**None Detected ND**
Mineral grains, Wood flakes, Debris	Wood fibers 4%	

Lab ID: 260164539 **Client Sample #: Wall-3**

Location: Mount Vernon Senior Center

Layer 1 of 1 **Description:** Gray sandy crumbly material

Non-Fibrous Materials:	Other Fibrous Materials:%	**Asbestos Type: %**
Gypsum/Binder, Calcareous particles, Fine grains	Wood fibers 4%	**None Detected ND**
Mineral grains, Wood flakes	Cellulose 2%	

Sampled by: Client
Analyzed by: Muhammad Yousuf **Date:** 08/24/2026
Reviewed by: Hilary Crumley **Date:** 08/26/2026

Hilary Crumley, Manager Asbestos Laboratory

Note: If samples are not homogeneous, then subsamples of the components were analyzed separately. All bulk samples are analyzed using both EPA 600/R-93/116 and EPA 40 CFR Appendix E to Subpart E of Part 763 with the following measurement uncertainties for the reported % Asbestos (1%=0-3%, 5%=1-9%, 10%=5-15%, 20%=10-30%, 50%=40-60%). This report relates only to the items tested. If sample was not collected by NVL personnel, then the accuracy of the results is limited by the methodology and acuity of the sample collector. This report shall not be reproduced except in full, without written approval of NVL Laboratories, Inc. It shall not be used to claim product endorsement by NVLAP or any other agency of the US Government

Bulk Asbestos Fibers Analysis

By Polarized Light Microscopy

Client: All4 LLC
Address: 228 E Champion St #101
Bellingham, WA 98225

Attention: Mr. Thomas Davis
Project Location: Mount Vernon Senior Center

Batch #: 2613463.00
Client Project #: 004563-0003.00 Skagit Facilities ACM LBP On-
Date Received: 8/17/2026
Samples Received: 24
Samples Analyzed: 24
Method: EPA/600/R-93/116

Lab ID: 260164540 **Client Sample #: Wallboard-1**

Location: Mount Vernon Senior Center

Layer 1 of 2 **Description:** White chalky material with paper and paint

Non-Fibrous Materials:	Other Fibrous Materials:%	**Asbestos Type: %**
Paint, Gypsum/Binder, Fine grains	Cellulose 18%	**None Detected ND**
Mica, Fine grains, Mineral grains	Glass fibers 7%	

Layer 2 of 2 **Description:** Tan fibrous material

Non-Fibrous Materials:	Other Fibrous Materials:%	**Asbestos Type: %**
Binder/Filler, Fine particles, Fine grains	Cellulose 60%	**None Detected ND**
Wood chips	Wood fibers 24%	

Lab ID: 260164683 **Client Sample #: Floor-6**

Location: Mount Vernon Senior Center

Layer 1 of 4 **Description:** Gray sheet vinyl

Non-Fibrous Materials:	Other Fibrous Materials:%	**Asbestos Type: %**
Vinyl/Binder, Fine particles, Synthetic foam	None Detected ND	**None Detected ND**

Layer 2 of 4 **Description:** Gray paper backing with soaked in tan mastic

Non-Fibrous Materials:	Other Fibrous Materials:%	**Asbestos Type: %**
Fine particles, Mastic/Binder, Fine grains	Cellulose 32%	**None Detected ND**
	Glass fibers 16%	
	Wollastonite 9%	
	Synthetic fibers 7%	

Layer 3 of 4 **Description:** Red vinyl tile

Non-Fibrous Materials:	Other Fibrous Materials:%	**Asbestos Type: %**
Vinyl/Binder, Fine particles, Fine grains	None Detected ND	**Chrysotile 5%**

Sampled by: Client
Analyzed by: Muhammad Yousuf **Date:** 08/24/2026
Reviewed by: Hilary Crumley **Date:** 08/26/2026

Hilary Crumley, Manager Asbestos Laboratory

Note: If samples are not homogeneous, then subsamples of the components were analyzed separately. All bulk samples are analyzed using both EPA 600/R-93/116 and EPA 40 CFR Appendix E to Subpart E of Part 763 with the following measurement uncertainties for the reported % Asbestos (1%=0-3%, 5%=1-9%, 10%=5-15%, 20%=10-30%, 50%=40-60%). This report relates only to the items tested. If sample was not collected by NVL personnel, then the accuracy of the results is limited by the methodology and acuity of the sample collector. This report shall not be reproduced except in full, without written approval of NVL Laboratories, Inc. It shall not be used to claim product endorsement by NVLAP or any other agency of the US Government

Bulk Asbestos Fibers Analysis

By Polarized Light Microscopy

Client: All4 LLC
Address: 228 E Champion St #101
Bellingham, WA 98225

Attention: **Mr. Thomas Davis**
Project Location: Mount Vernon Senior Center

Batch #: 2613463.00
Client Project #: 004563-0003.00 Skagit Facilities ACM LBP On-
Date Received: 8/17/2026
Samples Received: 24
Samples Analyzed: 24
Method: EPA/600/R-93/116

Layer 4 of 4 **Description:** Black asphaltic mastic

Non-Fibrous Materials:	Other Fibrous Materials:%	**Asbestos Type: %**
Asphaltic Particles, Mastic/Binder, Fine grains	Cellulose 2%	**Chrysotile 3%**

Sampled by: Client
Analyzed by: Muhammad Yousuf **Date:** 08/24/2026
Reviewed by: Hilary Crumley **Date:** 08/26/2026

Hilary Crumley, Manager Asbestos Laboratory

Note: If samples are not homogeneous, then subsamples of the components were analyzed separately. All bulk samples are analyzed using both EPA 600/R-93/116 and EPA 40 CFR Appendix E to Subpart E of Part 763 with the following measurement uncertainties for the reported % Asbestos (1%=0-3%, 5%=1-9%, 10%=5-15%, 20%=10-30%, 50%=40-60%). This report relates only to the items tested. If sample was not collected by NVL personnel, then the accuracy of the results is limited by the methodology and acuity of the sample collector. This report shall not be reproduced except in full, without written approval of NVL Laboratories, Inc. It shall not be used to claim product endorsement by NVLAP or any other agency of the US Government

ASBESTOS LABORATORY SERVICES

NVL

Company All4 LLC
Address 228 E Champion St #101
Bellingham, WA 98225
Project Manager Mr. Thomas Davis
Phone (360) 752-9571
Cell (253) 906-6648

NVL Batch Number **2613463.00**
TAT 5 Days **AH** No
Rush TAT
Due Date 8/24/2026 **Time** 11:45 AM
Email tdavis@all4inc.com
Fax (360) 752-9573

Project Name/Number: 004563-0003.00 Skagit Facilities **Project Location:** Mount Vernon Senior Center

Subcategory PLM Bulk
Item Code ASB-02 EPA 600/R-93-116 Asbestos by PLM <bulk>

Total Number of Samples 24 Rush Samples

	Lab ID	Sample ID	Description	A/R
1	260164518	Popcorn-1		A
2	260164519	Popcorn-2		A
3	260164520	Popcorn-3		A
4	260164521	Roof Core-1		A
5	260164522	Sealant-1		A
6	260164523	Shingle-1		A
7	260164524	Shingle-2		A
8	260164525	Shingle-3		A
9	260164526	Shingle-4		A
10	260164527	Skim Coat-1		A
11	260164528	Skim Coat-2		A
12	260164529	Skim Coat-3		A
13	260164530	Skim Coat-4		A
14	260164531	Skim Coat-5		A
15	260164532	Skim Coat-6		A
16	260164533	Tape & Mud-1		A
17	260164534	Tar Paper-1		A
18	260164535	Tar Paper-2		A

	Print Name	Signature	Company	Date	Time
Sampled by	Client				
Relinquished by	UPS				

Office Use Only	Print Name	Signature	Company	Date	Time
Received by	Kelly AuVu		NVL	8/17/26	1145
Analyzed by	Muhammad Yousuf		NVL	8/24/26	
Results Called by					
☐ **Faxed** ☐ **Emailed**					

Special Instructions:

Date: 8/17/2026
Time: 12:20 PM
Entered By: Frank Larkin

ASBESTOS LABORATORY SERVICES

Company	All4 LLC	**NVL Batch Number**	**2613463.00**
Address	228 E Champion St #101 Bellingham, WA 98225	**TAT** 5 Days **AH** No **Rush TAT**	
Project Manager	Mr. Thomas Davis	**Due Date** 8/24/2026 **Time** 11:45 AM	
Phone	(360) 752-9571	**Email**	tdavis@all4inc.com
Cell	(253) 906-6648	**Fax**	(360) 752-9573

Project Name/Number: 004563-0003.00 Skagit Facilities **Project Location:** Mount Vernon Senior Center

Subcategory PLM Bulk

Item Code ASB-02 EPA 600/R-93-116 Asbestos by PLM <bulk>

Total Number of Samples 24 Rush Samples

	Lab ID	Sample ID	Description	A/R
19	260164536	Tar Paper-3		A
20	260164537	Wall-1		A
21	260164538	Wall-2		A
22	260164539	Wall-3		A
23	260164540	Wallboard-1		A
24	260164683	Floor-6		A

	Print Name	Signature	Company	Date	Time
Sampled by	Client				
Relinquished by	UPS				

Office Use Only	Print Name	Signature	Company	Date	Time
Received by	Kelly AuVu		NVL	8/17/26	1145
Analyzed by	Muhammad Yousuf		NVL	8/24/26	
Results Called by					
☐ **Faxed** ☐ **Emailed**					

Special Instructions:

Date: 8/17/2026
Time: 12:20 PM
Entered By: Frank Larkin

2613463

NVL
INDUSTRIAL HYGIENE SERVICES
LABORATORY • MANAGEMENT • TRAINING

ASBESTOS CHAIN OF CUSTODY

Turn Around Time
- ❑ 1 Hour
- ❑ 2 Hours
- ❑ 4 Hours
- ❑ 24 Hours
- ❑ 2 Days
- ❑ 3 Days
- ❑ 4 Days
- ☒ 5 Days
- ❑ 10 Days

Please call for TAT less than 24 Hours

Company ALL4 Inc.
Address 228 East Champion Street, Suite #101
Bellingham, WA 98225
Phone (360) 752-9571

Project Manager Thom Davis
Cell (253) 906 - 6648
Email tdavis@all4inc.com
Fax ( ) -

Project Name/ Number: Skagit Facilities ACM/LBP On-Call Proj. #: 004563-0003.00
Project Location: Mount Vernon Senior Center

- ❑ PCM Air (NIOSH 7400)
- ☒ PLM (EPA 600/R-93-116)
- ❑ PLM Gravimetry (600/R-93-116)
- ❑ Asbestos Friable/Non-Friable (EPA 600/R-93/116)
- ❑ TEM (NIOSH 7402)
- ❑ EPA 400 Points (600/R-93-116)
- ❑ Asbestos in Vermiculite (EPA 600/R-04/004)
- ❑ TEM (AHERA)
- ❑ Other
- ❑ TEM (EPA Level II Modified)
- ❑ EPA 1000Points (600/R-93-116)
- ❑ Asbestos in Sediment (EPA 1900 Points)

Reporting Instructions
❑ Call ( ) - ❑ Fax ( ) - ☒ Email

Total Number of Samples 68

	Sample ID	Description	A/R
1	Popcorn-1		
2	Popcorn-2		
3	Popcorn-3		
4	Roof Core-1		
5	Sealant-1		
6	Shingle-1		
7	Shingle-2		
8	Shingle-3		
9	Shingle-4		
10	Skim Coat-1		
11	Skim Coat-2		
12	Skim Coat-3		
13	Skim Coat-4		
14	Skim Coat-5		
15	Skim Coat-6		

	Print Name	Signature	Company	Date	Time
Sampled by	Thom Davis		ALL4	Aug. 14 2026	1100
Relinquish by					

P4 of 5

Office Use Only

	Print Name	Signature	Company	Date	Time
Received by				8/17/26	1145
Analyzed by					
Called by					
Faxed/Email by					

2613463

NVL
INDUSTRIAL HYGIENE SERVICES
LABORATORY • MANAGEMENT • TRAINING

ASBESTOS CHAIN OF CUSTODY

Turn Around Time
- ❑ 1 Hour
- ❑ 2 Hours
- ❑ 4 Hours
- ❑ 24 Hours
- ❑ 2 Days
- ❑ 3 Days
- ❑ 4 Days
- ☒ 5 Days
- ❑ 10 Days

Please call for TAT less than 24 Hours

Company ALL4 Inc.
Address 228 East Champion Street, Suite #101
Bellingham, WA 98225
Phone (360) 752-9571

Project Manager Thom Davis
Cell (253) 906 - 6648
Email tdavis@all4inc.com
Fax ( ) -

Project Name/ Number: Skagit Facilities ACM/LBP On-Call Proj. #: 004563-0003.00
Project Location: Mount Vernon Senior Center

- ❑ PCM Air (NIOSH 7400)
- ☒ PLM (EPA 600/R-93-116)
- ❑ PLM Gravimetry (600/R-93-116)
- ❑ Asbestos Friable/Non-Friable (EPA 600/R-93/116)
- ❑ TEM (NIOSH 7402)
- ❑ EPA 400 Points (600/R-93-116)
- ❑ Asbestos in Vermiculite (EPA 600/R-04/004)
- ❑ TEM (AHERA)
- ❑ Other
- ❑ TEM (EPA Level II Modified)
- ❑ EPA 1000Points (600/R-93-116)
- ❑ Asbestos in Sediment (EPA 1900 Points)

Reporting Instructions
❑ Call ( ) - ❑ Fax ( ) - ☒ Email

Total Number of Samples 68

	Sample ID	Description	A/R
1	Tape & Mud-1		
2	Tar Paper-1		
3	Tar Paper-2		
4	Tar Paper-3		
5	Wall-1		
6	Wall-2		
7	Wall-3		
8	Wallboard-1		
9			
10			
11			
12			
13			
14			
15			

	Print Name	Signature	Company	Date	Time
Sampled by	Thom Davis		ALL4	Aug. 14 2026	1100
Relinquish by					

PG of 5

Office Use Only

	Print Name	Signature	Company	Date	Time
Received by					
Analyzed by					
Called by					
Faxed/Email by					

2613463

From: Thom Davis <tdavis@all4inc.com>
Sent: Monday, August 17, 2026 2:33 PM
To: Client Services
Subject: RE: Mount Vernon Senior Center Project: Floor 6 Sample Not Listed

Follow Up Flag: Follow up
Flag Status: Flagged

Yes, Please analyze Floor-6. It was left off the chain by mistake.

Thank you,

Thom Davis, L.G. / Associate Technical Consultant / WAS Office
360.752.9571 / Profile / LinkedIn
www.all4inc.com / Locations / Articles / Podcast / Training
ALL4 // ***STRATEGY WITH SOLUTION. PARTNERSHIP WITH A PURPOSE.***

From: Client Services <ClientServices@nvllabs.com>
Sent: Monday, August 17, 2026 1:03 PM
To: Thom Davis <tdavis@all4inc.com>
Subject: Mount Vernon Senior Center Project: Floor 6 Sample Not Listed

Good afternoon,
We received your asbestos samples today with attached page of the COC listing the floor samples for analysis. "Floor-6" is not listed on the COC, but is included in the batch. Do you want this sample analyzed? We will keep it on hold for now and process the rest of the batch. Thank you!
Thanks & Regards,

Client Services

NVL
INDUSTRIAL HYGIENE SERVICES
LABORATORY + CONSULTING + TRAINING

www.nvllabs.com

Your feedback is very important to us!

ph: 206.547.0100 | fax: 206.634.1936
toll free: 1.888.NVL.LABS (685.5227)
4708 Aurora Avenue North, Seattle, WA 98103

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APPENDIX B

Lead Based Paint Laboratory Analytical Report
(Method EPA 7000B)

August 18, 2026

Thomas Davis
All4 LLC
228 E Champion St #101
Bellingham, WA 98225

NVL Batch # 2613479.00

RE: Total Metal Analysis
Method: EPA 7000B Lead by FAA <paint>
Item Code: FAA-02

Client Project: 004563-0003.00 Skagit Facilities ACM LBP On-Call
Location: Mount Vernon Senior Center

Dear Mr. Davis,

NVL Labs received 15 sample(s) for the said project on 8/17/2026. Preparation of these samples was conducted following protocol outlined in EPA 3051/7000B , unless stated otherwise. Analysis of these samples was performed using analytical instruments in accordance with EPA 7000B Lead by FAA <paint>. The results are usually expressed in mg/Kg and percentage (%). Test results are not blank corrected.

For recent regulation updates pertaining to current regulatory levels or permissible exposure levels, please call your local regulatory agencies for more detail.

At NVL Labs all analyses are performed under strict guidelines of the Quality Assurance Program. If samples were collected by the customer, then the reported test results apply only to the samples as received by NVL Labs. This report is considered highly confidential and will not be released without your approval. Samples are archived after two weeks from the analysis date. Please feel free to contact us at 206-547-0100, in case you have any questions or concerns.

Sincerely,

Shalini Patel, Technical Manager

Enc.: Sample results

Analysis Report

Total Lead (Pb)

Client: All4 LLC
Address: 228 E Champion St #101
Bellingham, WA 98225

Attention: **Mr. Thomas Davis**
Project Location: Mount Vernon Senior Center

Batch #: 2613479.00
Matrix: Paint
Method: EPA 3051/7000B
Client Project #: 004563-0003.00 Skagit Facilities
Date Received: 8/17/2026
Samples Received: 15
Samples Analyzed: 15

Lab ID	Client Sample #	Sample Weight (g)	RL in mg/Kg	Results in mg/Kg	Results in percent
260164686	PC-1	0.1896	53	< 53	<0.0053
260164687	PC-2	0.0335	150	< 150	<0.015
260164688	PC-3	0.2159	46	49000	4.9
260164689	PC-4	0.2021	49	870	0.087
260164690	PC-5	0.2134	47	91000	9.1
260164691	PC-6	0.2053	49	19000	1.9
260164692	PC-7	0.1885	53	31000	3.1
260164693	PC-8	0.1901	53	< 53	<0.0053
260164694	PC-9	0.1914	52	120000	12
260164695	PC-10	0.2036	49	120000	12
260164696	PC-11	0.1562	64	160	0.016
260164697	PC-12	0.1973	51	< 51	<0.0051
260164698	PC-13	0.1963	51	2800	0.28
260164700	PC-14	0.1834	55	57	0.0057
260164701	PC-15	0.1900	53	160000	16

Comments: Small sample size (<0.05g) for PC-2

Sampled by: Client
Analyzed by: Yasuyuki Hida
Reviewed by: Shalini Patel
Date Analyzed: 08/18/2026
Date Issued: 08/18/2026

Shalini Patel, Technical Manager

mg/ Kg =Milligrams per kilogram
Percent = Milligrams per kilogram / 10000
RL = Reporting Limit
'<' = Below the reporting Limit
Note : Method QC results are acceptable unless stated otherwise.
Unless otherwise indicated, the condition of all samples was acceptable at time of receipt.

Bench Run No: 2026-0818-04
FAA-02

LEAD LABORATORY SERVICES

Company	All4 LLC	**NVL Batch Number**	**2613479.00**
Address	228 E Champion St #101 Bellingham, WA 98225	**TAT** 5 Days **AH** No **Rush TAT**	
Project Manager	Mr. Thomas Davis	**Due Date** 8/24/2026 **Time** 11:45 AM	
Phone	(360) 752-9571	**Email** tdavis@all4inc.com	
Cell	(253) 906-6648	**Fax** (360) 752-9573	

Project Name/Number: 004563-0003.00 Skagit Facilities **Project Location:** Mount Vernon Senior Center

Subcategory Flame AA (FAA)

Item Code FAA-02 EPA 7000B Lead by FAA <paint>

Total Number of Samples 15 Rush Samples

	Lab ID	Sample ID	Description	A/R
1	260164686	PC-1		A
2	260164687	PC-2		A
3	260164688	PC-3		A
4	260164689	PC-4		A
5	260164690	PC-5		A
6	260164691	PC-6		A
7	260164692	PC-7		A
8	260164693	PC-8		A
9	260164694	PC-9		A
10	260164695	PC-10		A
11	260164696	PC-11		A
12	260164697	PC-12		A
13	260164698	PC-13		A
14	260164700	PC-14		A
15	260164701	PC-15		A

	Print Name	Signature	Company	Date	Time
Sampled by	Client				
Relinquished by	UPS				

Office Use Only	Print Name	Signature	Company	Date	Time
Received by	Kelly AuVu		NVL	8/17/26	1145
Analyzed by	Yasuyuki Hida		NVL	8/18/26	
Results Called by					
☐ **Faxed** ☐ **Emailed**					

Special Instructions:

Date: 8/17/2026
Time: 2:40 PM
Entered By: Kelly AuVu

2613479

NVL
INDUSTRIAL HYGIENE SERVICES
LABORATORY • MANAGEMENT • TRAINING

METALS CHAIN OF CUSTODY

Turn Around Time
- ❑ 2 Hour ❑ 4 Hours ❑ 24 Hours
- ❑ 2 Days ❑ 3 Days ❑ 4 Days
- ❑ 5 Days ❑ 6-10 Days
- Please call for TAT less than 24 Hours

Company: All4 Inc. (formerly Whatcom Environmental Services)
Address: 228 E Champion #101, Bellingham, WA 98225
Phone: (360) 752-9571

Project Manager: Thom Davis
Cell: (253) 906 - 6648
Email: tdavis@all4inc.com-es.com
Fax: ( ) -

Project Name/ Number: Skagit Facilities ACM/LBP On-Call Proj. #: 004563-0003.00
Project Location: Mount Vernon Senior Center

☒ Total Metals	☒ FAA (ppm	❑ Air Filter	☒ Paint Chips (%)	❑ Soil	RCRA 8	RCRA 11
❑ TCLP	❑ ICP (PPM	❑ Paint Chips (cm)	❑ Dust Wipes		❑ Barium ❑ Chromium ❑ Silver	❑ Copper
	❑ GFAA (ppb)	❑ Drinking Water	❑ Waste Water		❑ Arsenic ❑ Mercury ☒ Lead	❑ Zinc
	❑ CVAA (ppb)	❑ Other			❑ Selenium ❑ Cadmium	❑ Other

Reporting Instructions
❑ Call ( ) - ❑ Fax ( ) - ❑ Email

Total Number of Samples

	Sample ID	Description	A/R
1	PC-1		
2	PC-2		
3	PC-3		
4	PC-4		
5	PC-5		
6	PC-6		
7	PC-7		
8	PC-8		
9	PC-9		
10	PC-10		
11	PC-11		
12	PC-12		
13	PC-13		
14	PC-14		
15	PC-15		

	Print Name	Signature	Company	Date	Time
Sampled by	Thom Davis		All4 Inc.	August 14, 2026	1115
Relinquish by					

Office Use Only

	Print Name	Signature	Company	Date	Time
Received by	Kenyon		NVL	8/17/26	1145
Analyzed by					
Called by					
Faxed/Email by					

Kelly Au Vu

From: Thom Davis <tdavis@all4inc.com>
Sent: Monday, August 17, 2026 2:31 PM
To: Client Services
Subject: RE: Mount Vernon Senior Center Project: Floor 6 Sample Not Listed

Yes. 5-day for lead, please.

Thom Davis, L.G. / Associate Technical Consultant / WAS Office
360.752.9571 / Profile / LinkedIn

www.all4inc.com / Locations / Articles / Podcast / Training
ALL4 // ***STRATEGY WITH SOLUTION. PARTNERSHIP WITH A PURPOSE.***

From: Client Services <ClientServices@nvllabs.com>
Sent: Monday, August 17, 2026 1:24 PM
To: Thom Davis <tdavis@all4inc.com>
Subject: RE: Mount Vernon Senior Center Project: Floor 6 Sample Not Listed

We're also processing the lead batch for the same project and see no turnaround time marked. Would you like to do a 5 day for these? Please confirm, the lead samples will be on hold. Thanks!

Thanks & Regards,

Client Services

NVL
INDUSTRIAL HYGIENE SERVICES
LABORATORY + CONSULTING + TRAINING

www.nvllabs.com

Your feedback is very important to us!

ph: 206.547.0100 | fax: 206.634.1936
toll free: 1.888.NVL.LABS (685.5227)
4708 Aurora Avenue North, Seattle, WA 98103

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From: Client Services
Sent: Monday, August 17, 2026 1:03 PM

August 18, 2026

Thomas Davis
All4 LLC
228 E Champion St #101
Bellingham, WA 98225

NVL Batch # 2613481.00

RE: Total Metal Analysis
Method: EPA 7000B Lead by FAA <paint>
Item Code: FAA-02

Client Project: 004563-0003.00 Skagit Facilities ACM LBP On-Call
Location: Mount Vernon Senior Center

Dear Mr. Davis,

NVL Labs received 14 sample(s) for the said project on 8/17/2026. Preparation of these samples was conducted following protocol outlined in EPA 3051/7000B , unless stated otherwise. Analysis of these samples was performed using analytical instruments in accordance with EPA 7000B Lead by FAA <paint>. The results are usually expressed in mg/Kg and percentage (%). Test results are not blank corrected.

For recent regulation updates pertaining to current regulatory levels or permissible exposure levels, please call your local regulatory agencies for more detail.

At NVL Labs all analyses are performed under strict guidelines of the Quality Assurance Program. If samples were collected by the customer, then the reported test results apply only to the samples as received by NVL Labs. This report is considered highly confidential and will not be released without your approval. Samples are archived after two weeks from the analysis date. Please feel free to contact us at 206-547-0100, in case you have any questions or concerns.

Sincerely,

Shalini Patel, Technical Manager

Enc.: Sample results

Analysis Report

Total Lead (Pb)

Client: All4 LLC
Address: 228 E Champion St #101
Bellingham, WA 98225

Attention: **Mr. Thomas Davis**
Project Location: Mount Vernon Senior Center

Batch #: 2613481.00
Matrix: Paint
Method: EPA 3051/7000B
Client Project #: 004563-0003.00 Skagit Facilities
Date Received: 8/17/2026
Samples Received: 14
Samples Analyzed: 14

Lab ID	Client Sample #	Sample Weight (g)	RL in mg/Kg	Results in mg/Kg	Results in percent
260164702	PC-16	0.1951	51	55000	5.5
260164703	PC-17	0.1847	54	7900	0.79
260164704	PC-18	0.1949	51	130000	13
260164705	PC-19	0.1940	52	280	0.028
260164706	PC-20	0.1999	50	12000	1.2
260164707	PC-21	0.2023	49	210	0.021
260164708	PC-22	0.2054	49	650	0.065
260164709	PC-23	0.1855	54	200	0.020
260164710	PC-24	0.1537	65	68	0.0068
260164711	PC-25	0.1852	54	110000	11
260164712	PC-26	0.1993	50	120	0.012
260164713	PC-27	0.1251	80	200000	20
260164714	PC-28	0.1965	51	3600	0.36
260164715	PC-29	0.1891	53	100	0.010

Sampled by: Client
Analyzed by: Yasuyuki Hida
Reviewed by: Shalini Patel

Date Analyzed: 08/18/2026
Date Issued: 08/18/2026

Shalini Patel, Technical Manager

mg/ Kg =Milligrams per kilogram
Percent = Milligrams per kilogram / 10000
Note : Method QC results are acceptable unless stated otherwise.
Unless otherwise indicated, the condition of all samples was acceptable at time of receipt.

RL = Reporting Limit
'<' = Below the reporting Limit

Bench Run No: 2026-0818-03
FAA-02

LEAD LABORATORY SERVICES

Company	All4 LLC	**NVL Batch Number**	**2613481.00**
Address	228 E Champion St #101 Bellingham, WA 98225	**TAT** 5 Days **AH** No **Rush TAT**	
Project Manager	Mr. Thomas Davis	**Due Date** 8/24/2026 **Time** 11:45 AM	
Phone	(360) 752-9571	**Email** tdavis@all4inc.com	
Cell	(253) 906-6648	**Fax** (360) 752-9573	

Project Name/Number: 004563-0003.00 Skagit Facilities **Project Location:** Mount Vernon Senior Center

Subcategory Flame AA (FAA)

Item Code FAA-02 EPA 7000B Lead by FAA <paint>

Total Number of Samples 14 Rush Samples

	Lab ID	Sample ID	Description	A/R
1	260164702	PC-16		A
2	260164703	PC-17		A
3	260164704	PC-18		A
4	260164705	PC-19		A
5	260164706	PC-20		A
6	260164707	PC-21		A
7	260164708	PC-22		A
8	260164709	PC-23		A
9	260164710	PC-24		A
10	260164711	PC-25		A
11	260164712	PC-26		A
12	260164713	PC-27		A
13	260164714	PC-28		A
14	260164715	PC-29		A

	Print Name	Signature	Company	Date	Time
Sampled by	Client				
Relinquished by	UPS				

Office Use Only	Print Name	Signature	Company	Date	Time
Received by	Kelly AuVu		NVL	8/17/26	1145
Analyzed by	Yasuyuki Hida		NVL	8/18/26	
Results Called by					
☐ **Faxed** ☐ **Emailed**					

Special Instructions:

Date: 8/17/2026
Time: 2:41 PM
Entered By: Kelly AuVu

2613481

NVL
INDUSTRIAL HYGIENE SERVICES
LABORATORY • MANAGEMENT • TRAINING

METALS CHAIN OF CUSTODY

Turn Around Time
- ❑ 2 Hour ❑ 4 Hours ❑ 24 Hours
- ❑ 2 Days ❑ 3 Days ❑ 4 Days
- ❑ 5 Days ❑ 6-10 Days
- Please call for TAT less than 24 Hours

Company: All4 Inc. *(formerly Whatcom Environmental Services)*
Address: 228 E Champion #101, Bellingham, WA 98225
Phone: (360) 752-9571

Project Manager: Thom Davis
Cell: (253) 906 - 6648
Email: tdavis@all4inc.com-es.com
Fax: ( ) -

Project Name/ Number: Skagit Facilities ACM/LBP On-Call Proj. #: 004563-0003.00
Project Location: Mount Vernon Senior Center

- ☒ Total Metals ❑ TCLP
- ☒ FAA (ppm) ❑ ICP (PPM) ❑ GFAA (ppb) ❑ CVAA (ppb)
- ❑ Air Filter ☒ Paint Chips (%) ❑ Soil ❑ Paint Chips (cm) ❑ Dust Wipes ❑ Drinking Water ❑ Waste Water ❑ Other
- RCRA 8: ❑ Barium ❑ Chromium ❑ Silver ❑ Arsenic ❑ Mercury ☒ Lead ❑ Selenium ❑ Cadmium
- RCRA 11: ❑ Copper ❑ Zinc ❑ Other

Reporting Instructions
❑ Call ( ) - ❑ Fax ( ) - ❑ Email

Total Number of Samples

	Sample ID	Description	A/R
1	PC-16		
2	PC-17		
3	PC-18		
4	PC-19		
5	PC-20		
6	PC-21		
7	PC-22		
8	PC-23		
9	PC-24		
10	PC-25		
11	PC-26		
12	PC-27		
13	PC-28		
14	PC-29		
15			

	Print Name	Signature	Company	Date	Time
Sampled by	Thom Davis		All4 Inc.	August 14, 2026	1115
Relinquish by					

Office Use Only

	Print Name	Signature	Company	Date	Time
Received by	Kempfer		NVL	8/17/26	1145
Analyzed by					
Called by					
Faxed/Email by					