

ADDENDUM No. 1
To The Interlocal Cost Sharing Agreement Related To Covid-19 Health Crisis
Between Whatcom County and the City of Bellingham

Project: Relocate the Drop-in Center from Bellingham High School to another location to reduce the opportunities to spread COVID-19.

Need: In response to COVID-19 and related state proclamations, as well as to address the needs of a vulnerable population, the Lighthouse Mission Ministries (LMM) relocated its Drop-In Center (DIC) on Friday, March 20. In partnership with the Bellingham School District, the DIC is temporarily housed on the Bellingham High School Campus through August 9, 2020.

The School District needs the building this coming fall, so another location is required. If the Drop-in Center in Old Town were used, approximately 110 people would no longer be served and would likely become unsheltered.

Relocation to a larger facility is consistent with guidance from the U.S. Centers for Disease Control and state and local Health Department guidelines for social (physical) distancing. People without homes do not have the ability to create the social distancing required when they are seeking shelter.

By moving the Drop-In Center to a larger facility, guests will be able to maintain physical and social distance which is necessary to reduce opportunities to spread COVID-19. This not only benefits vulnerable individuals but protects the health of the entire community.

It is expected that COVID-19 will remain in our communities for quite some time. Until there is a vaccine, it is unlikely that the DIC in Old Town will be suitable for congregate living. LMM has plans to build a new facility to replace its inadequate DIC in Old Town. Ideally, the City and County will secure a location that serves the community during the COVID emergency and serves the community while LMM pursues a capital campaign to replace its Old Town facility.

Cooperation, Roles and Responsibilities: This is a cooperative effort. The roles and responsibilities of the City and County are set forth below. For context, LMM's and Whatcom Unified Command's responsibilities are outlined as well. The roles and responsibilities outlined below may be revised by agreement of the Whatcom County Executive and the Mayor of the City of Bellingham.

Options: The DIC requires approximately 15,000 square feet of enclosed buildings with additional outdoor space. Two options that are being explored: 1) lease an existing building; or 2) lease land or use City/County land and purchase or lease a modular building. Given the tight timeline, leasing and existing building is preferred.

Deadline: The Use Agreement with Bellingham School District expires August 10, 2020. The District prefers the DIC exit the building in July for additional time to prepare the school for a restart.

Project Management: The Parties will undertake the roles and responsibilities with respect to the project as set forth in the following table.

	Whatcom County	City of Bellingham	Lighthouse Mission	WUC
Alternative Site Evaluation & Submit Letter to CE & Mayor stating continued need for alternative shelter			Support	Lead
Lease Negotiations	Support	Lead	Support	
Sub-Lease Negotiations		Lead	Lead	
Tenant Improvements*	Support	Lead	Support – Specify Needs	
Furnishings		Lead	Support – Specify Products	Support - Minor
Staffing, Supplies, etc.			Lead	
Communications Plan (until LMM DIC becomes operational)	Support	Lead	Support	Support (WCHD)
Permitting	Minor Support	Lead	Support	

* This task would include purchasing or leasing of a modular building if not feasible to lease an existing building, as noted in Option 2.

Cost Sharing: The City and Whatcom County agree to cost sharing for this project as set forth in the tables below. The funding commitments by the Parties are limited to the not-to-exceed amounts (“NTE”) set forth in the top row. The commitment by the Lighthouse Mission is provided for information and context.

Option 1: This option will involve the lease of an existing building and is the preferred option. The approximate cost of this project to the Parties is \$1.5 Million.

	Whatcom County NTE \$800,000 (DOC Balance)	City of Bellingham NTE \$700,000	Lighthouse Mission ~ 2.2 M
Lease & NNN	First 3 Years Commerce Grant		Final Year
Utilities	Through 9/2020 Commerce Grant		Oct 2020 – lease term
Damage/Maintenance			100%
Site Improvements	Commerce Grant	CARES ACT and/or Housing Levy	
Site Furnishings	Commerce Grant	CARES ACT and/or Housing Levy	Available at OT DIC
Operations			100%

Option 2: This option will involve the lease of land or use of land owned by the City or the County and will also require installation of a modular unit. The approximate cost of this project to the Parties is \$2.5 Million.

	Whatcom County NTE \$1.8 M	City of Bellingham NTE \$700k	Lighthouse Mission
Lease Land & Purchase or Lease Modular	Commerce Grant, may need CARES ACT	CARES ACT, Local Housing Levy	Balance (depends on cost to City and County)
Utilities			Depends on balance remaining from City and County Not to Exceed Amounts.
Damage/Maintenance			100%
Site Improvements	Commerce Grant, may need CARES Act	CARES ACT	
Site Furnishings			Available at OT DIC
Operations			100%