

CAPITAL FACILITIES 2020 UPDATE

AUGUST 2020



ORIGINAL DISCUSSION 10/2019

PURPOSE

- ▣ INITIAL DISCUSSION OF COMPETING CAPITAL IMPROVEMENT DOLLARS
- ▣ UPDATE COUNCIL ON BUILDING DEFICIENCIES AND PROPOSED LONG TERM INVESTMENTS
- ▣ DISCUSS ALTERNATIVE SOLUTIONS
- ▣ CREATE A MASTER CAPITAL FACILITIES PLAN AND SCHEDULE

BUILDINGS INCLUDED IN ORIGINAL DISCUSSION

- ▣ CIVIC CENTER - PUBLIC WORKS ADMINISTRATION
- ▣ 1500 STATE STREET- HEALTH DEPARTMENT
- ▣ GIRARD STREET- HEALTH DEPARTMENT
- ▣ NORTHWEST ANNEX- PW ENGINEERING & PLANNING

A METHODOICAL GAME OF DOMINOS

- ▣ DUE TO ECONOMIC CONSTRAINTS, THE COUNTY CAN'T FULFILL ALL NEEDS SIMULTANEOUSLY
- ▣ THEREFORE , MUST DEVELOP A LINEAR APPROACH PLAN THAT THOUGHTFULLY MAKES IMPROVEMENTS TO FACILITIES THAT PRODUCE THE HIGHEST RETURN OF BENEFIT
- ▣ IN OTHER WORDS, COMPLETE ONE PROJECT THAT HAS A DIRECT BENEFIT TO THE NEXT PROJECT, AND SO ON.

THE CURRENT LONG TERM MASTER PLAN, IN ORDER OF COMPLETION

- ▣ CIVIC CENTER
- ▣ NORTHWEST ANNEX REDEVELOPMENT
 - RELOCATE EXISTING NW ANNEX TENANTS
 - RELOCATE PUBLIC WORKS ADMIN. (CURRENTLY IN CIVIC CENTER BUILDING)
 - SATELLITE SHERIFF OFFICE AT NW ANNEX
 - FUTURE EXPANSION SPACE: EITHER FUTURE BUILDING OR VACANT SPACE IN LARGER BUILDING
- ▣ COMBINE AND RELOCATE HEALTH DEPARTMENT TO CIVIC CENTER BUILDING, FIRST FLOOR REMODEL FOR PUBLIC INTERACTION MOST LIKELY REQUIRED.
- ▣ LEAVING STATE STREET AND GIRARD FOR ALTERNATIVE USES, AVAILABLE FOR HEALTH DEPARTMENT PROGRAM USES/TENANTS, OR SURPLUS

CIVIC CENTER



CIVIC CENTER UPDATE

- ▣ PROJECT IN DESIGN PHASE WITH ESTIMATED BID DATE IN SEPTEMBER
- ▣ ORIGINAL CONSTRUCTION COST ESTIMATE-\$8.2 MM+WSST
- ▣ REVISED/CURRENT COST ESTIMATE IS \$4.6 MM+WSST
- ▣ UPDATED COST ESTIMATE 9/11/20 \$4.9MM +WSST (INCREASED SCOPE FOR ROOF)
- ▣ PROJECT WILL BE BUILT IN MULTIPLE PHASES (BY FLOOR) AND WILL INCLUDE INSTALLATION OF FIRE SUPPRESSION, ENERGY EFFICIENT AND COMPLIANT HVAC UPGRADES TO GARDEN LEVEL AND FLOORS 1, 2, AND 4 (3RD FLOOR UPGRADED IN 2009), NEW LED LIGHTING, ACCESSIBLE RESTROOM UPGRADES, ASSESSABLE BUILDING EXITING IMPROVEMENTS, REMODEL OF VACANT 4TH FLOOR, AND COSMETIC IMPROVEMENTS TO FLOORS 1 AND 2.
- ▣ CURRENT ECONOMIC CLIMATE SHOULD ATTRACT MULTIPLE BIDDERS

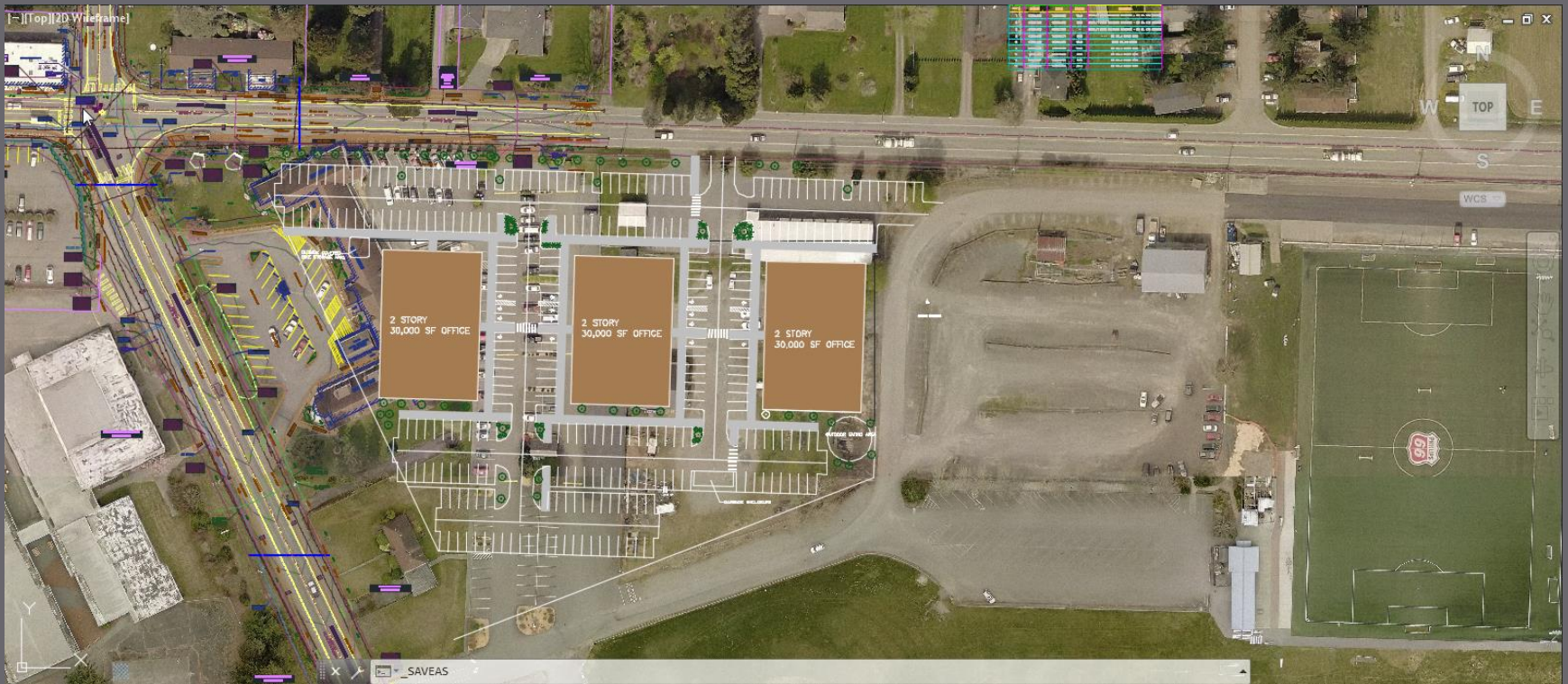
NORTHWEST ANNEX



NORTHWEST ANNEX REDEVELOPMENT PROPOSAL

- ▣ CREATE SHOVEL READY PROJECT TO REPLACE AGING NW ANNEX FACILITY
- ▣ HOPE TO OBTAIN FEDERAL STIMULUS FUNDS TO KICKSTART PROJECT (HOWEVER COULD BE BUILT WITH BANKED BOND CAPACITY IF NEEDED)
- ▣ PROVIDE EXPANSION SPACE
- ▣ COUNCIL AUTHORIZED \$100K FOR INITIAL STUDY
- ▣ RMC ARCHITECTS CONTRACTED FOR EXECUTION OF STUDY AND PROJECT DEVELOPMENT

NORTHWEST ANNEX INITIAL CONCEPT DESIGN



LATEST NORTHWEST ANNEX PLAN



RMC ARCHITECTS

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PH: 281.770.1100 FAX: 281.770.1101

WHATCOM COUNTY
NW ANNEX BUILDINGS
5238 NORTHWEST DR

JAN 16, 2012 Date: 2012/01/16
File No.: 12-000000-01
Owner No.: 01
Checked By: BLJ/MS
Worksheet: PROPOSED

OPTION 3

A003

NORTHWEST ANNEX REDEVELOPMENT

- ▣ CURRENT PLAN- 3 BUILDINGS @ 30,000 SF EACH.
- ▣ ANALYZE IF ONE LARGER BUILDING IS MORE COST EFFECTIVE
- ▣ ESTIMATE AT \$400/SF INCLUDING SOFT COSTS
- ▣ POTENTIAL FUNDING- EXISTING BANKED BONDING CAPACITY

DOWNTOWN JAIL



JAIL

- ▣ STILL HIGH PRIORITY FOR REPLACEMENT
- ▣ WILL REQUIRE FUNDING MECHANISM OUTSIDE OF EXISTING BANKED CAPACITY
- ▣ EFFORTS WERE UNDERWAY PRE-COVID, BUT HALTED AS OTHER HIGHER PRESSING ISSUES CONSUMED STAFF AND JAIL LEADERS
- ▣ EFFORTS ARE UNDERWAY TO EXAMINE POTENTIAL IMPROVEMENTS TO THE EXISTING ALTERNATIVE JAIL FOR ADDITIONAL CAPACITY