



Whatcom County

COUNTY COURTHOUSE
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Agenda Bill Master Report

File Number: AB2021-673

File ID:	AB2021-673	Version:	1	Status:	Adopted
File Created:	11/08/2021	Entered by:	MCaldwel@co.whatcom.wa.us		
Department:	Finance Division	File Type:	Ordinance		
Assigned to:	Council Finance and Administrative Services Committee			Final Action:	12/07/2021
Agenda Date:	12/07/2021			Enactment #:	ORD 2021-087

Primary Contact Email: mcaldwel@co.whatcom.wa.us

TITLE FOR AGENDA ITEM:

Ordinance Establishing the Northwest Annex Redevelopment Fund and Establishing a Project Based Budget for the Northwest Annex Redevelopment Project

SUMMARY STATEMENT OR LEGAL NOTICE LANGUAGE:

Request establishes the NW Annex Redevelopment Fund and requests a project based budget in the amount of \$5,100,000 for Phase I, Architect & Engineering.

HISTORY OF LEGISLATIVE FILE

Date:	Acting Body:	Action:	Sent To:
11/23/2021	Council	INTRODUCED	Council Finance and Administrative Services Committee
		Aye: 6	Browne, Buchanan, Byrd, Donovan, Frazey, and Kershner
		Nay: 1	Elenbaas
		Absent: 0	
12/07/2021	Council Finance and Administrative Services Committee	RECOMMENDED FOR ADOPTION	
		Aye: 2	Browne, and Frazey
		Nay: 0	
		Absent: 1	Byrd
12/07/2021	Council	ADOPTED	
		Aye: 7	Browne, Buchanan, Byrd, Donovan, Elenbaas, Frazey, and Kershner
		Nay: 0	

Absent: 0

Attachments: Proposed Ordinance, Exhibit A, Updated Site Plan - NW Annex

PROPOSED BY: Executive
INTRODUCTION DATE: 11/23/21

ORDINANCE NO. 2021-087

ORDINANCE ESTABLISHING THE NW ANNEX REDEVELOPMENT FUND AND ESTABLISHING A PROJECT BASED BUDGET FOR THE NW ANNEX REDEVELOPMENT PROJECT

WHEREAS, the existing Northwest Annex facility is over 100 years old and in dire need of replacing, and

WHEREAS, investing in the current building is not fiscally responsible, and

WHEREAS, replacement of the building is a multi-year project with Architect and Engineering being Phase I, and

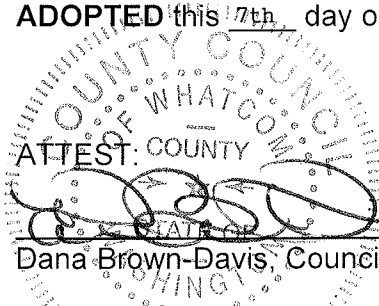

WHEREAS, Phase I is estimated to cost \$5.1 million and funding is available from Real Estate Excise Tax I Fund, Public Utilities Improvement Fund, sale of Baker Creek building, and sale of Forest Street building to fund this phase of the project, and

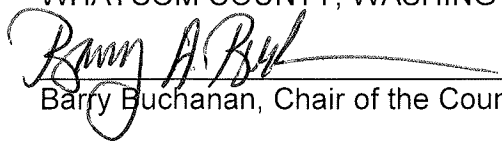
WHEREAS, Section 6.80 of the Whatcom County Home Rule Charter allows for project-based capital budget appropriation ordinances that lapse when the project has been completed or abandoned or when no expenditure or encumbrance has been made for three (3) years,

NOW, THEREFORE, BE IT ORDAINED by the Whatcom County Council that a new fund is hereby established effective December 7, 2021 known as the NW Annex Redevelopment Fund. This fund shall be used to account for the revenues and expenditures related to replacing the Northwest Annex building, and

BE IT FURTHER ORDAINED by the Whatcom County Council that the NW Annex Redevelopment Fund is approved as described in Exhibit A with an initial project budget of \$5,100,000.

ADOPTED this 7th day of December, 2021.

 ATTEST: COUNTY CLERK

Dana Brown-Davis, Council Clerk

WHATCOM COUNTY COUNCIL
WHATCOM COUNTY, WASHINGTON

Barry Buchanan, Chair of the Council

APPROVED AS TO FORM:
Approved by email/C Quinn/M Caldwell
Civil Deputy Prosecutor


Approved () Denied

Satpal Sidhu, County Executive
Date: 12/13/21

Exhibit A

Supplemental Budget Request

Status: Pending

Administrative Services

Facilities Management

Suppl ID # 3515	Fund	Cost Center	Originator: Rob Ney
	Year 1	2021	Add'l FTE <input type="checkbox"/>
			Priority 1

Name of Request: NW Annex Redevelopment

X
Department Head Signature (Required on Hard Copy Submission)
Date

Costs:	Object	Object Description	Amount Requested
	7350	Buildings & Structures	\$5,100,000
	8301.332	Operating Transfer In	(\$1,685,000)
	8301.001	Operating Transfer In	(\$1,230,000)
	8301.001	Operating Transfer In	(\$500,000)
	8301.326	Operating Transfer In	(\$1,685,000)
	Request Total		\$0

1a. Description of request:

The existing Northwest Annex facility is over 100 years old and in dire need of replacing. It is not economically viable to invest in this building. The investment in a new facility is considerably more economically responsible.

Staff is requesting funding to begin the process of replacing the aging building. The initial effort is the Architectural and Engineering Phase, which is estimated at \$5.1 million. The seed money for this effort is a combination of several sources:

- 1) Sale of the Animal Control Building (\$500,000)
- 2) The sale of Forest Street ((\$1,230,000)
- 3) EDI (\$1,685,000)
- 4) REET 1 (\$1,685,000)

Staff is proposing the construction phase of Building 1 would be via a \$26 million bond. The construction bond is not part of this request.

1b. Primary customers:

All staff and the public that currently utilizes the existing Northwest Annex facility.

2. Problem to be solved:

Northwest Annex is beyond reasonable repair and substantial investment in this aging facility would not be prudent.

3a. Options / Advantages:

This is the only economically responsible option. Heavily investing in this building would not be fiscally responsible. With the early 90's alterations of the building (rendering the 2nd floor unusable), the County identified the building as a short term investment and not worthy of a full scale remodel.

Replacing the aging building with a newer building that has a 50 year life is a considerably more responsible economic decision.

3b. Cost savings:

Investing in a 100 year old building is not economically viable. Investing in a new facility, with considerably less maintenance, is a better strategy.

Supplemental Budget Request

Status: Pending

Administrative Services

Facilities Management

Suppl ID # 3515

Fund

Cost Center

Originator: Rob Ney

4a. Outcomes:

It is estimated that the Architectural and Engineering phase of the project will be complete by end of summer 2022.

4b. Measures:

If the bond is put in place and the Architectural, Engineering and archeological phases have been completed, construction will commence in fall of 2022.

A new building will be built in 2022-2023.

5a. Other Departments/Agencies:

The impacts could only be considered advantageous.

None

5b. Name the person in charge of implementation and what they are responsible for:

Rob Ney, Project & Operations Manager

6. Funding Source:

Proceeds from building sales, REET I and Public Utilities Improvement Funds