



NW ANNEX FEASIBILITY STUDY

WHATCOM COUNTY FACILITIES MANAGEMENT
25 NOVEMBER 2020

RMC ARCHITECTS

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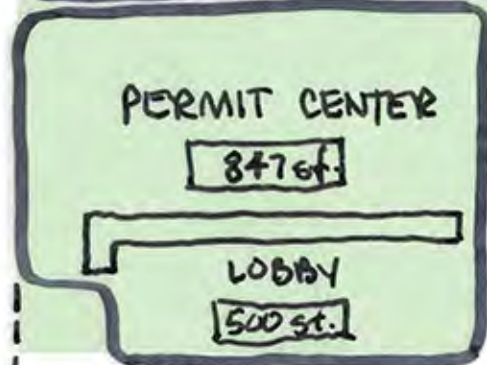
project team

NW ANNEX FEASIBILITY STUDY
WHATCOM COUNTY



PERMIT SUPPORT
180 sf.

PLANNING & DEVELOPMENT



PERMIT CENTER
847 sf.

CONF.
100 SF

LARGE CONF.
800 SF

PLAN-
NING
548 sf

NATURAL
RESOURCES
1634 sf

CONF.
400 SF

LOBBY
500 sf.

BUILDING SHARED SPACES
1500 sf.



BUILDING
SERVICES
1486 sf.

LEAD-
ERSHIP
601 sf.

CODE
433 sf

LONG
RANGE
PLANNING
986 sf

FUTURE
1200 sf.

REC'UG

PLANNING & DEVELOPMENT

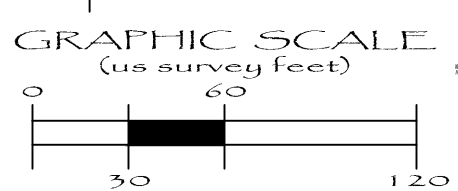
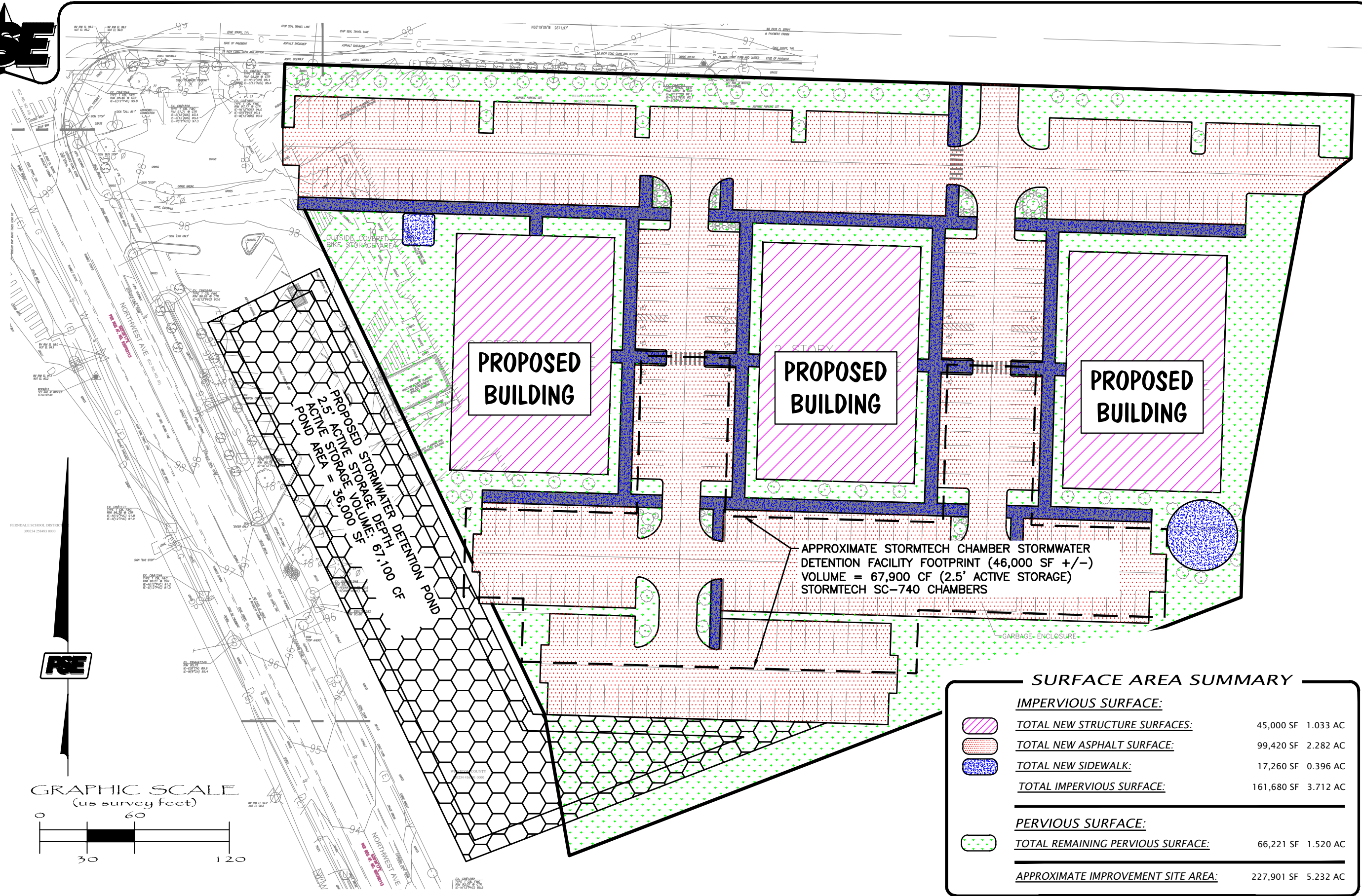
LEVEL 1

OPTION 1

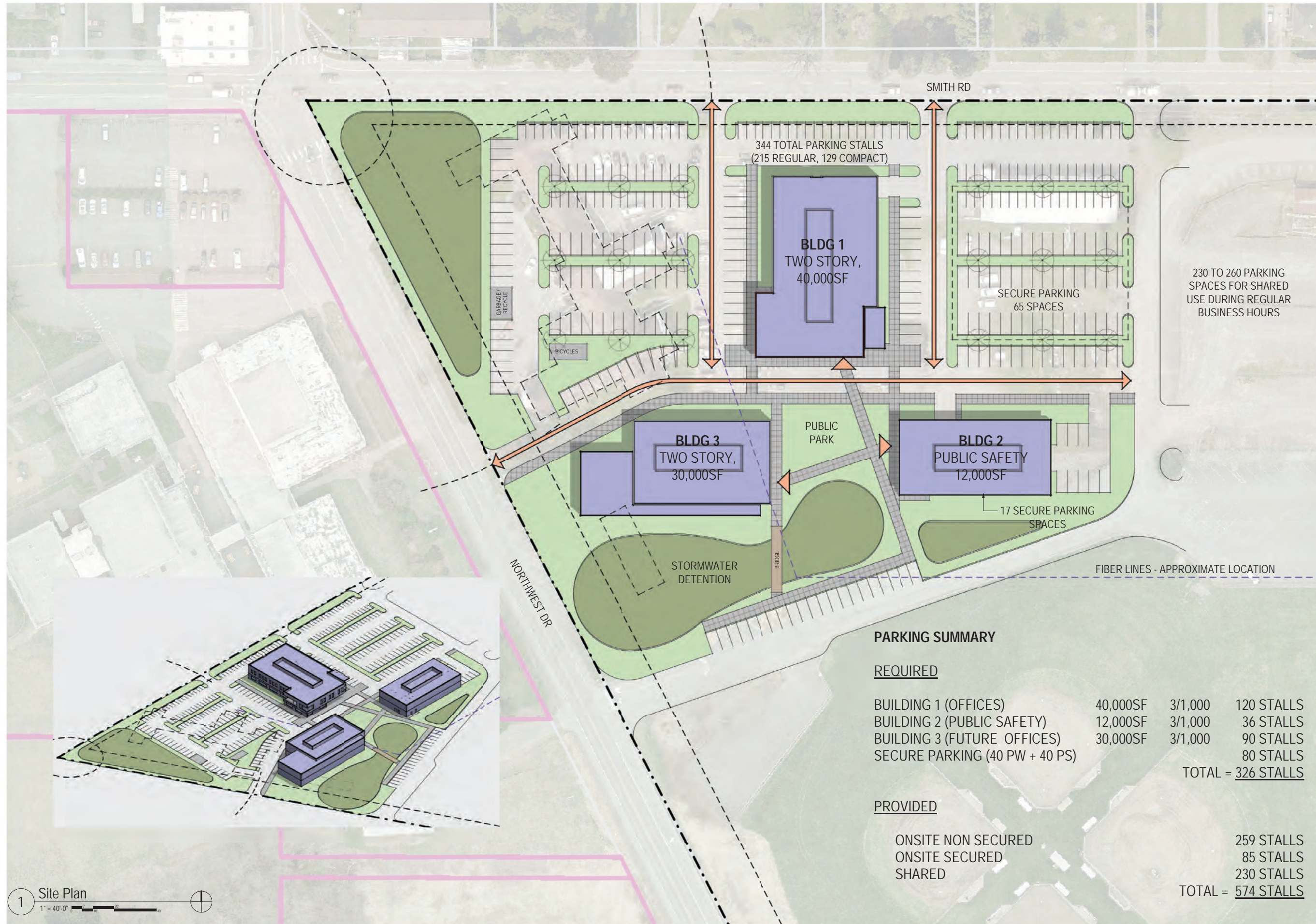
09.22.2020



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SURFACE AREA SUMMARY	
IMPERVIOUS SURFACE:	
	TOTAL NEW STRUCTURE SURFACES: 45,000 SF 1.033 AC
	TOTAL NEW ASPHALT SURFACE: 99,420 SF 2.282 AC
	TOTAL NEW SIDEWALK: 17,260 SF 0.396 AC
TOTAL IMPERVIOUS SURFACE: 161,680 SF 3.712 AC	
PERVIOUS SURFACE:	
	TOTAL REMAINING PERVIOUS SURFACE: 66,221 SF 1.520 AC
APPROXIMATE IMPROVEMENT SITE AREA: 227,901 SF 5.232 AC	



PARKING SUMMARY

REQUIRED

BUILDING 1 (OFFICES)	40,000SF	3/1,000	120 STALLS
BUILDING 2 (PUBLIC SAFETY)	12,000SF	3/1,000	36 STALLS
BUILDING 3 (FUTURE OFFICES)	30,000SF	3/1,000	90 STALLS
SECURE PARKING (40 PW + 40 PS)			80 STALLS
			TOTAL = 326 STALLS

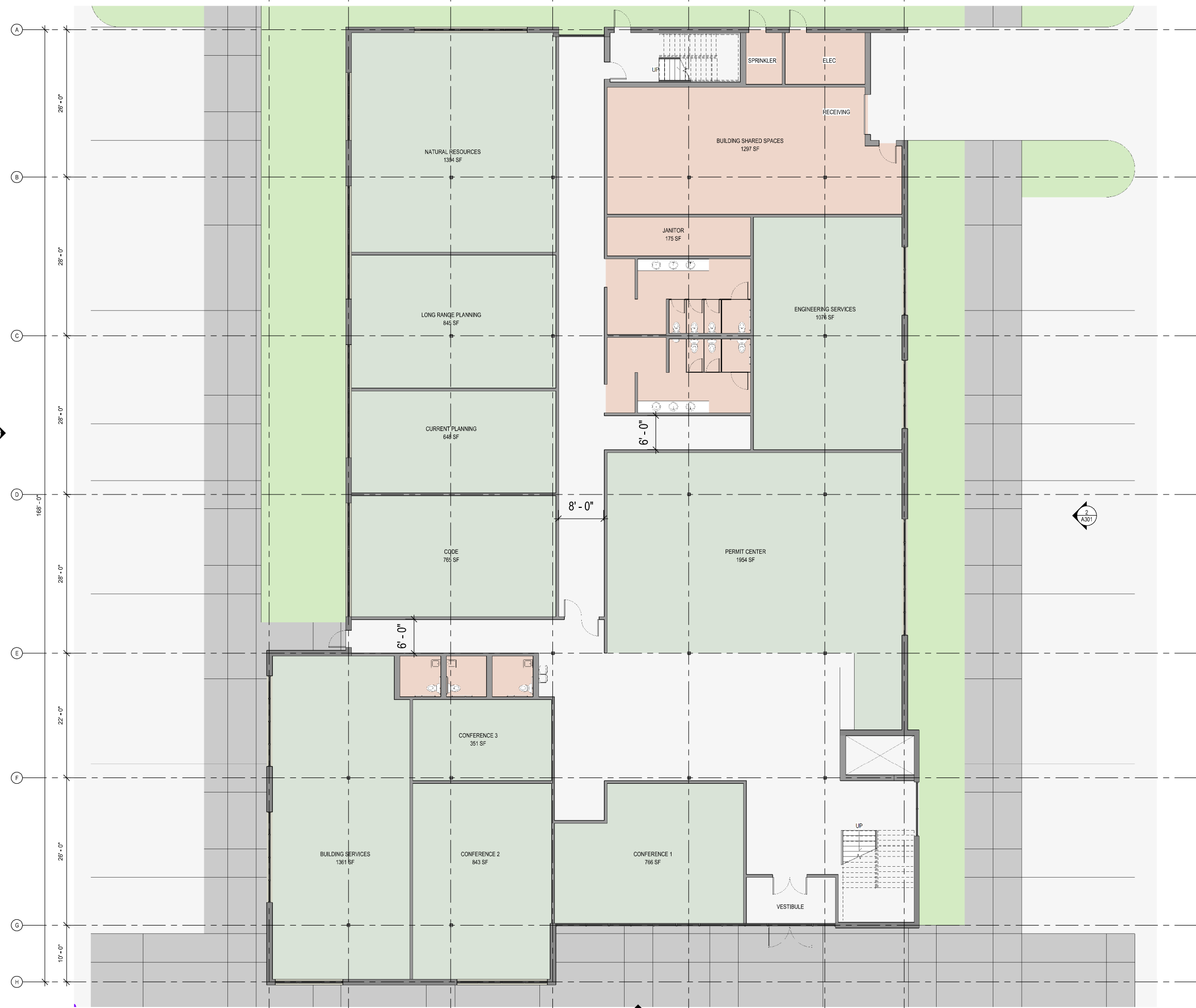
PROVIDED

ONSITE NON SECURED	259 STALLS
ONSITE SECURED	85 STALLS
SHARED	230 STALLS
TOTAL = 574 STALLS	

Job No:	2022	Date:	2020.10.29
File No:		File Name:	rvt
Drawn By:	DH	Checked By:	BC
Issued for:	SCHEMATIC DESIGN		

1 Site Plan
1" = 40'-0"

1 2 3 4 5 6 7
 14'-0" 18'-0" 18'-0" 112'-0" 24'-0" 24'-0" 14'-0"



LEVEL 1 AREA = 16,730 SF

BUILDING 1 - LEVEL 1 FLOOR PLAN
 1/8" = 1'-0"



RMC ARCHITECTS

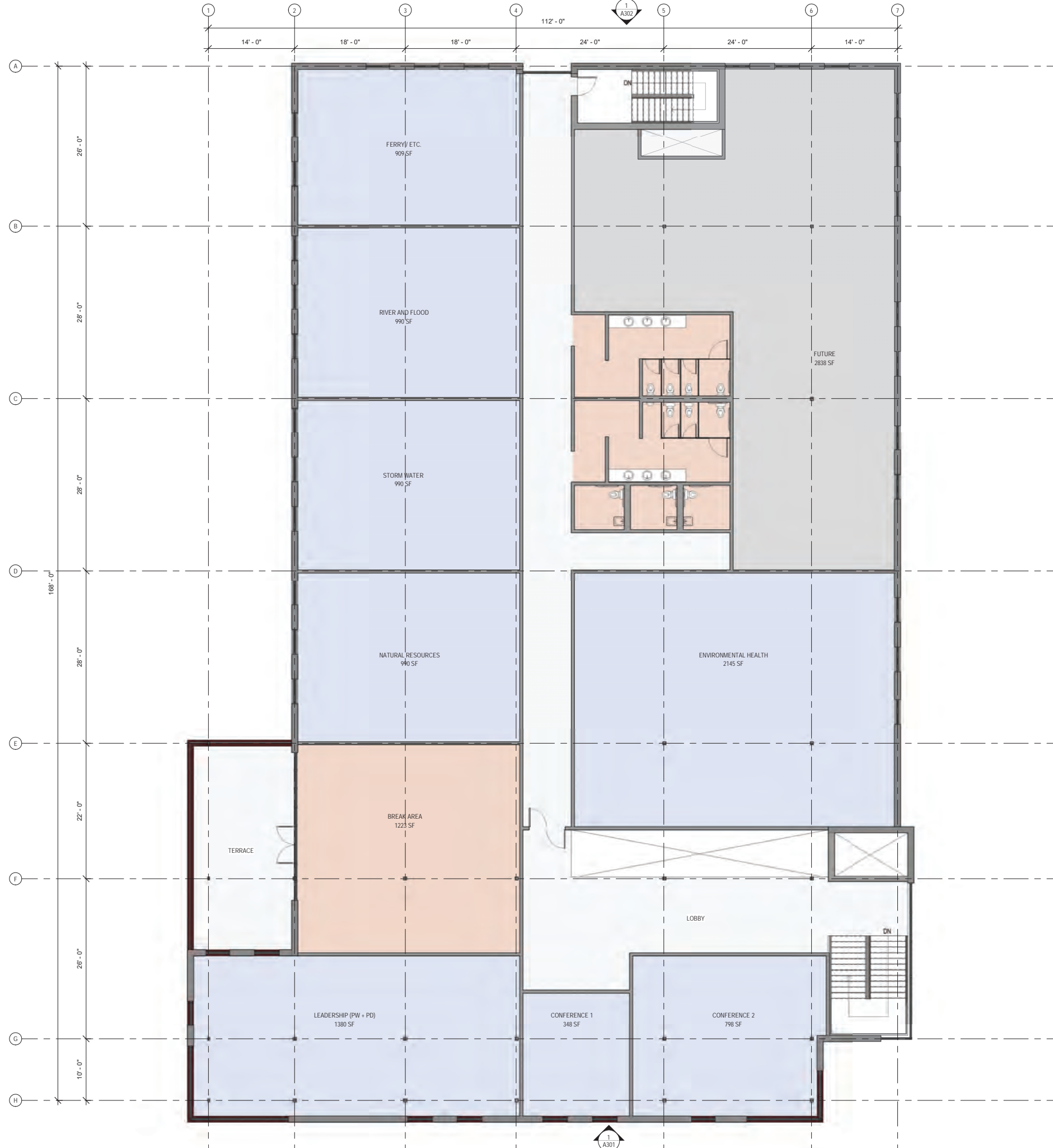
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WHATCOM COUNTY
NW ANNEX BUILDINGS
 5238 NORTHWEST DR

Job No:	2022	Date:	2020.10.22
File No:	File Name.rvt		
Drawn By:	DH		
Checked By:	BC		
Issued for:	PROGRESS		

BUILDING 1 -
 LEVEL 1

A201

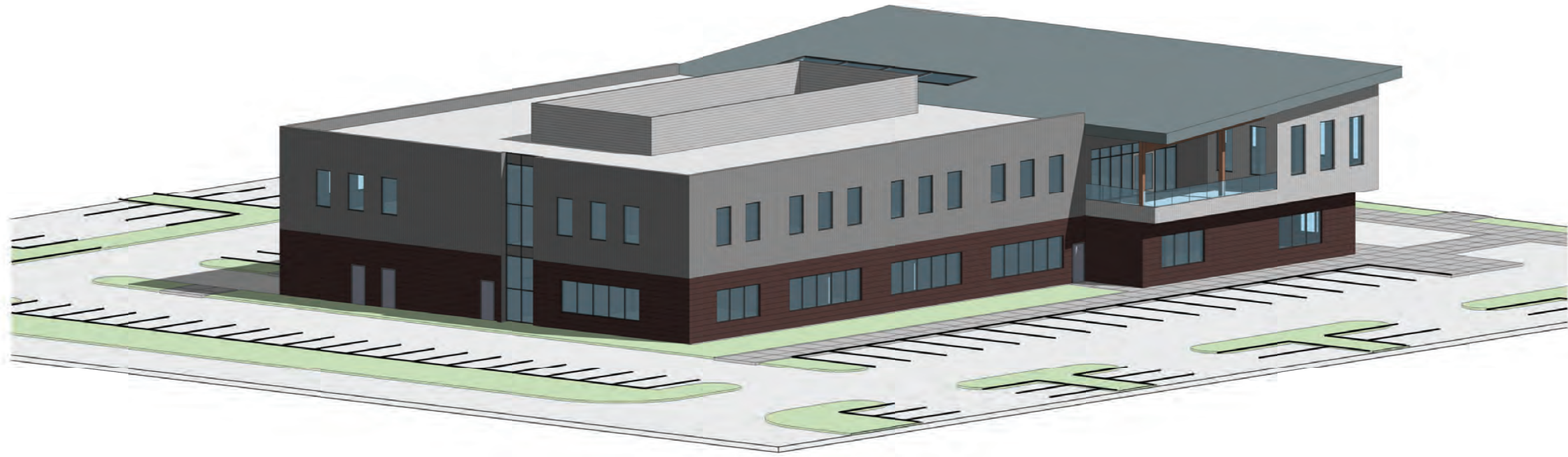


LEVEL 2 AREA = 17,700 SF

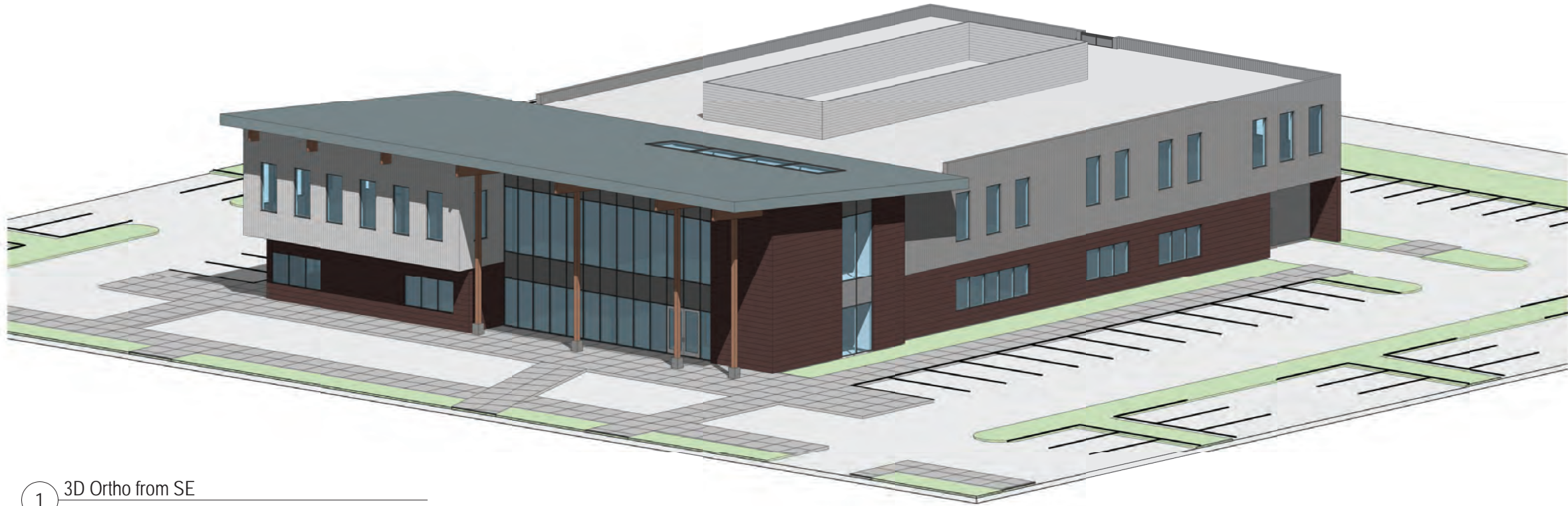
BUILDING 1 - LEVEL 2 FLOOR PLAN
 1/8" = 1'-0"



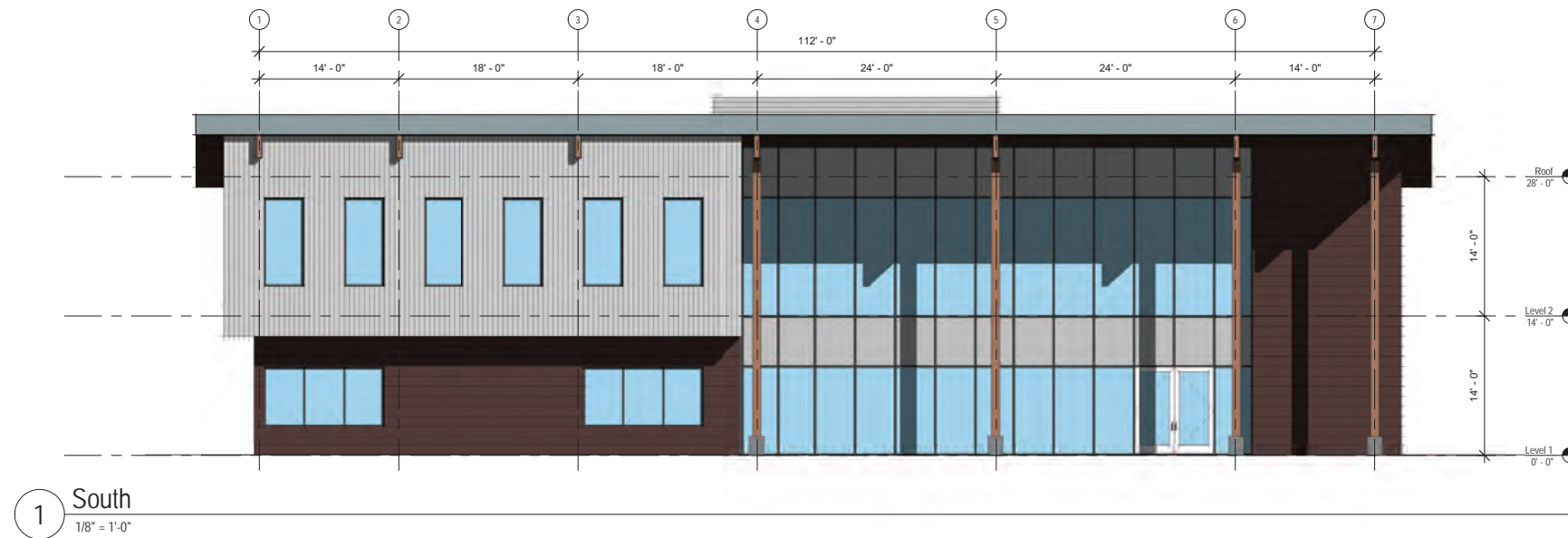
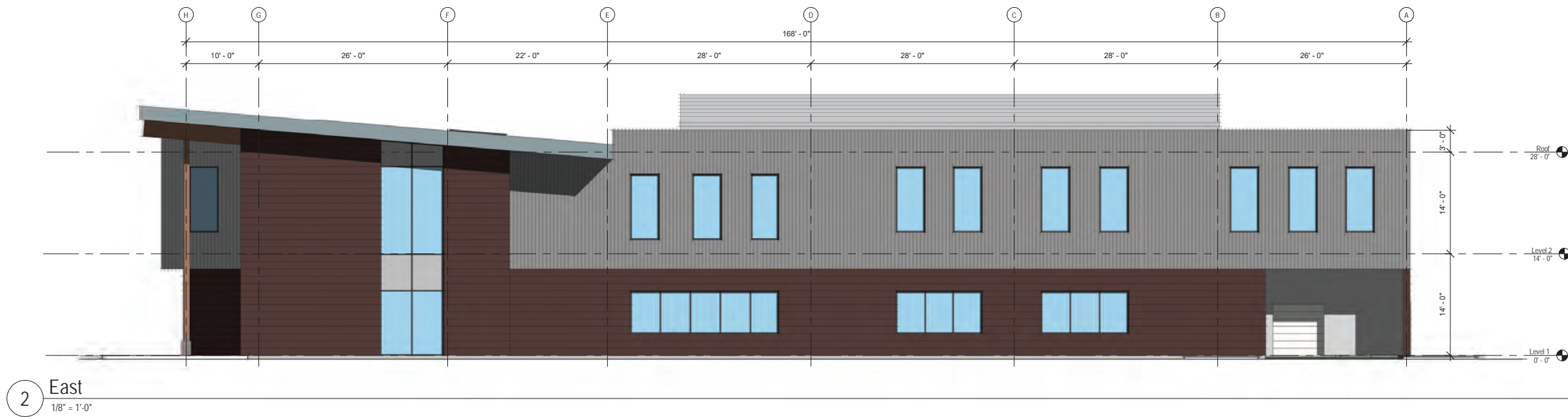
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2 3D Ortho from NW



1 3D Ortho from SE

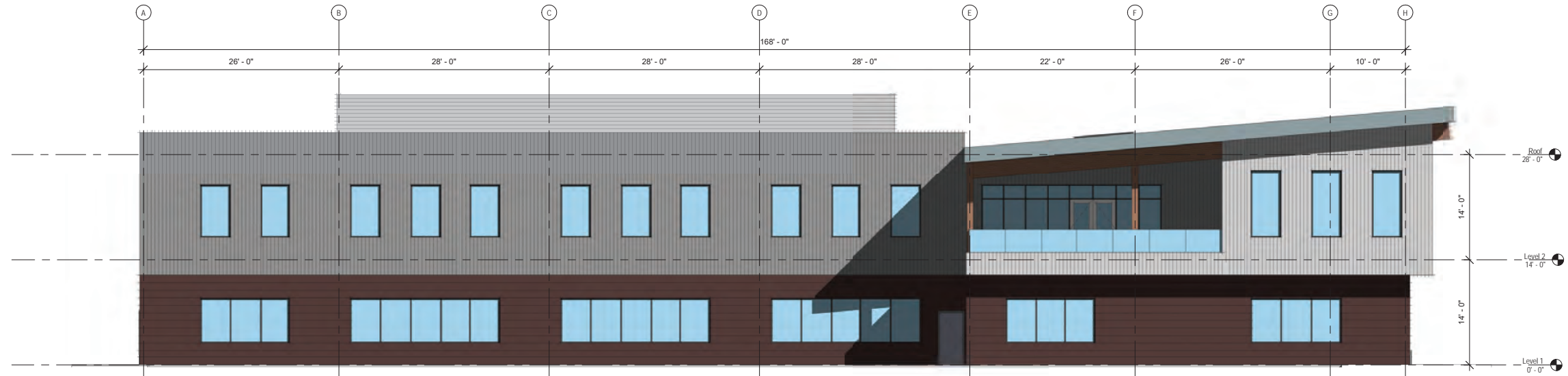


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5238 NORTHWEST DR

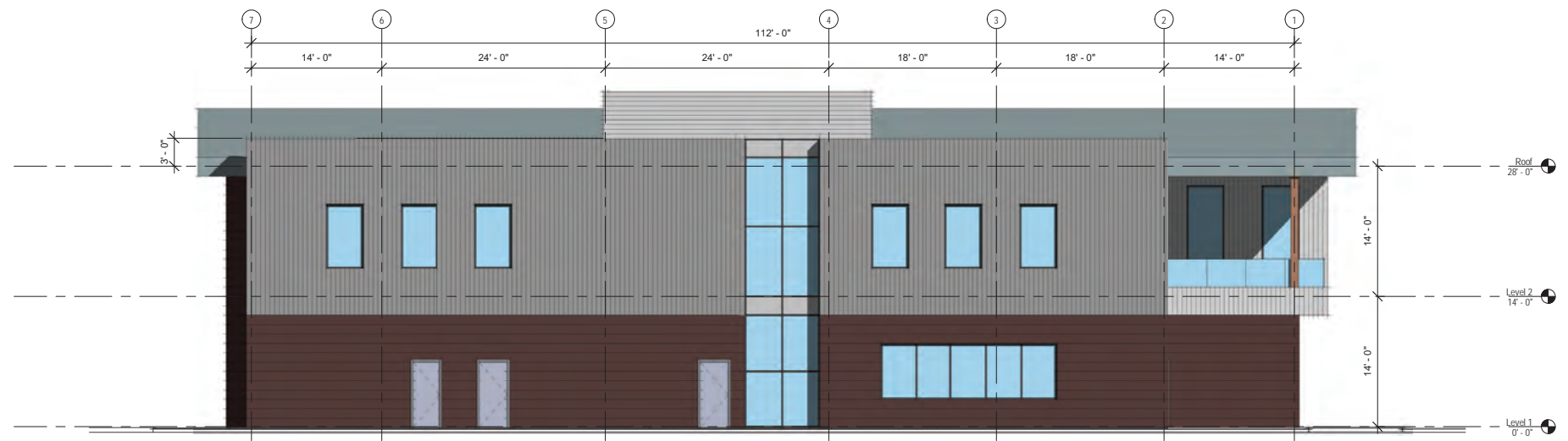
Job No: 2022 Date: 2020.10.29
File No: File Name.rvt
Drawn By: DH
Checked By: BC
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BUILDING 1 -
ELEVATIONS -
OPTION 2

A301



2 West
1/8" = 1'-0"



1 North
1/8" = 1'-0"

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WHATCOM COUNTY
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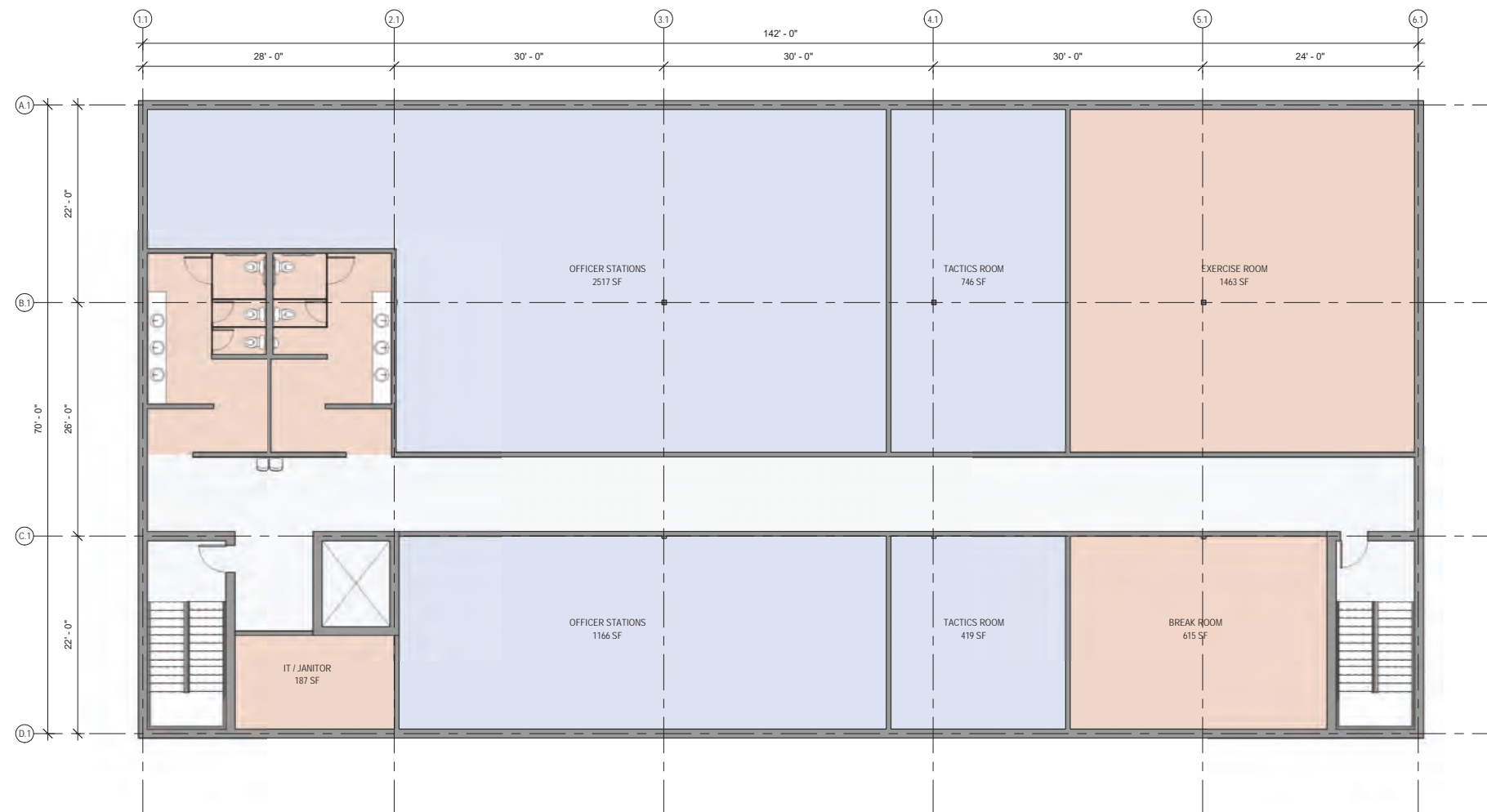
Job No:	2022	Date:	2020.10.29
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BUILDING 2 -
LEVEL 1
A203



1 Level 1 - Building 2
1/8" = 1'-0"

LEVEL 1 AREA = 1,960 SF



1 Level 2 - Building 2
 1/8" = 1'-0"

LEVEL 2 AREA = 9,940 SF

WHATCOM COUNTY
NW ANNEX BUILDINGS
 5238 NORTHWEST DR

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BUILDING 2 -
 LEVEL 2

A204

Whatcom County Northwest Annex Feasibility Study

Detailed Cost Summary		Building 1		Building 1		Building 1		Public Safety Building		Sitework	
		Steel and Concrete		Tilt Up		CLT and Mass Timber		Steel and Concrete			
		\$/SF	TOTAL	\$/SF	TOTAL	\$/SF	TOTAL	\$/SF	TOTAL	\$/SF	TOTAL
		34,430 SF		34,430 SF		34,430 SF		19,880 SF		283,665 SF	
A10	Foundations	38.59	1,328,493	35.93	1,237,005	46.31	1,594,504	43.25	859,721		
A20	Basement Construction	0.00	0	0.00	0	0.00	0	0.00	0		
A	Substructure	38.59	1,328,493	35.93	1,237,005	46.31	1,594,504	43.25	859,721		
B10	Superstructure	68.28	2,350,798	73.12	2,517,402	80.80	2,781,970	70.55	1,402,477		
B20	Exterior Enclosure	35.11	1,208,865	30.64	1,054,840	35.11	1,208,865	48.23	958,887		
B30	Roofing	25.82	889,080	25.82	889,080	25.82	889,080	24.29	482,838		
B	Shell	129.21	4,448,743	129.58	4,461,323	141.73	4,879,915	143.07	2,844,203		
C10	Interior Construction	12.40	427,047	10.52	362,050	10.52	362,050	13.81	274,641		
C20	Stairways	2.57	88,440	2.57	88,440	2.57	88,440	4.40	87,440		
C30	Interior Finishes	16.86	580,564	16.86	580,564	16.86	580,564	17.27	343,373		
C	Interiors	31.83	1,096,051	29.95	1,031,055	29.95	1,031,055	35.49	705,454		
D10	Conveying Systems	2.21	76,000	2.21	76,000	2.21	76,000	3.82	76,000		
D20	Plumbing Systems	12.72	437,928	12.72	437,928	12.72	437,928	31.80	632,240		
D30	Heating, Ventilation & Air Conditioning	52.99	1,824,438	52.99	1,824,438	55.08	1,896,567	54.00	1,073,491		
D40	Fire Protection	5.92	203,711	5.92	203,711	5.92	203,711	5.92	117,623		
D50	Electrical Lighting, Power & Communications	61.14	2,105,222	61.14	2,105,222	61.14	2,105,222	64.59	1,284,026		
D	Services	134.98	4,647,298	134.98	4,647,298	137.07	4,719,427	160.13	3,183,379		
E10	Equipment	0.53	18,375	0.53	18,375	0.53	18,375	0.46	9,225		
E20	Furnishings	10.43	359,100	10.43	359,100	10.43	359,100	10.52	209,200		
E	Equipment & Furnishings	10.96	377,475	10.96	377,475	10.96	377,475	10.99	218,425		
F10	Special Construction	0.00	0	0.00	0	0.00	0	0.00	0		
F20	Selective Demolition	0.00	0	0.00	0	0.00	0	0.00	0		
F	Special Construction & Demolition	0.00	0	0.00	0	0.00	0	0.00	0		
G10	Site Preparation									3.84	1,088,873
G20	Site Improvements									7.88	2,235,794
G30	Site Mechanical Utilities									1.87	530,125
G40	Site Electrical Utilities									0.97	275,000
G90	Other Site Construction									0.00	0
G	Building Sitework		0		0		0		0	14.56	4,129,792
ELEMENTAL COST BEFORE CONTINGENCIES		345.57	11,898,059	341.39	11,754,155	366.03	12,602,376	392.92	7,811,183	14.56	4,129,792
Z10	Contingency 20.00%	69.11	2,379,612	68.28	2,350,831	73.21	2,520,475	78.58	1,562,237	0.29	81,843
ELEMENTAL COST INCLUDING CONTINGENCIES		414.69	14,277,671	409.67	14,104,986	439.23	15,122,851	471.50	9,373,419	14.85	4,211,635
Z21	GR/GCs 15.35%	63.65	2,191,622	62.88	2,165,115	67.42	2,321,358	72.38	1,438,820	2.28	646,486
Z22	Office Overhead & Profit 5.00%	23.92	823,465	23.63	813,505	25.33	872,210	27.19	540,612	0.86	242,906
Z23	Bonds and Insurance 2.00%	10.05	345,855	9.92	341,672	10.64	366,328	11.42	227,057	0.36	102,021
Z24	Permit	0.00	By Owner	0.00	By Owner	0.00	By Owner	0.00	By Owner	0.00	By Owner
CONSTRUCTION COST BEFORE ESCALATION		512.30	17,638,613	506.11	17,425,279	542.63	18,682,747	582.49	11,579,908	18.34	5,203,047
Z30	Escalation to Midpoint (Mar 2023) 4.30%	22.03	758,460	21.76	749,287	23.33	803,358	25.05	497,936	0.79	223,731
RECOMMENDED BUDGET		534.33	18,397,074	527.87	18,174,566	565.96	19,486,105	607.54	12,077,844	19.13	5,426,778

