

ORDINANCE NO. _____

ORDINANCE AMENDING COURTHOUSE BUILDING ENVELOPE PROJECT BUDGET (AS ESTABLISHED THROUGH ORDINANCE NO. 2014-075), THIRD REQUEST, IN THE AMOUNT OF \$4,700,000 FOR A TOTAL PROJECT BUDGET OF \$7,377,809.

WHEREAS, Ordinance No. 2014-075 established the project budget for the Courthouse Building Envelope Fund; and

WHEREAS, Ordinances 2017-012 and 2017-028 added further funding for the project; and

WHEREAS, funding to date has been used for HKP Architects, LLP to perform an exterior envelope condition survey, design options, develop a maintenance schedule and construction plans for the chosen repair and maintenance option; and

WHEREAS, the County attempted to implement the first phase of construction in 2018 but failed to attract sufficient bidders for the limited scope project; and

WHEREAS, the scope of the first phase of construction has now been expanded to include brick repair and sealing and replacement of a large roof that was originally planned for further down the schedule, in hopes of making the project more attractive to potential bidders; and

WHEREAS, increased funding for this project is available from Real Estate Excise Tax Fund I and from the Public Utilities Improvement Fund (EDI Fund),

NOW, THEREFORE, BE IT ORDAINED by the Whatcom County Council that Ordinance 2014-075 is hereby amended by adding \$4,700,000 of expenditure authority, as described in Exhibit A, to the amended project budget of \$2,677,809, for a total amended project budget of \$7,377,809.

ADOPTED this ____ day of _____, 2019.

ATTEST:

WHATCOM COUNTY COUNCIL
WHATCOM COUNTY, WASHINGTON

Dana Brown-Davis, Council Clerk

Rud Browne, Chair of the Council

APPROVED AS TO FORM:

() Approved () Denied

Civil Deputy Prosecutor

Jack Louws, County Executive
Date: _____

EXHIBIT A

**COURTHOUSE EXTERIOR PROJECT BUDGET
Amendment #3**

Account	Description	Current Amended Project Budget	Amendment #3 to Ord. 2014-075	Total Amended Project Budget
Expenditures				
6190	Direct Billing Rate	\$0	\$50,000	\$50,000
6630	Professional Services	\$250,000	\$310,000	\$560,000
7060	Buildings and Structures	\$2,427,809	\$4,340,000	\$6,767,809
		\$2,677,809	\$4,700,000	\$7,377,809
Revenues				
8301.326	REET I	\$1,925,188	\$3,189,525	\$5,114,713
8301.332	EDI (Public Utilities Improvement Fund)	\$752,621	\$1,510,475	\$2,263,096
		\$2,677,809	\$4,700,000	\$7,377,809

Supplemental Budget Request

Status: Pending

Administrative Services

Facilities Management

Suppl ID # 2695

Fund 359

Cost Center 359100

Originator: Rob Ney

Year 1

2019

Add'l FTE

Priority

1

Name of Request: CH Exterior Project Budget Amendment

X



Department Head Signature (Required on Hard Copy Submission)

1/31/19

Date

Costs:	Object	Object Description	Amount Requested
	6190	Direct Billing Rate	\$50,000
	6630	Professional Services	\$310,000
	7060	Repairs & Maintenance	\$4,340,000
	8301.326	Operating Transfer In	(\$3,189,525)
	8301.332	Operating Transfer In	(\$1,510,475)
	Request Total		\$0

1a. Description of request:

This request is to fund an expanded scope of work for the Courthouse Building Envelope Project 2019 construction phase.

HKP and their design team were selected through an RFQ process and were contracted to develop alternatives to resolve the envelope issue.

HKP's initial report identified three potential options:

Option 1: Replace the entire Courthouse exterior "in-kind" (\$28,282,444)

Option 2: Encase the entire Courthouse in a "Glazed Box", essentially building another building outside the existing building (\$34,071,201)

Option 3: Maintenance and Repair existing infrastructure option. This option was a repair and replace approach on an ongoing basis which enabled the County to financially plan and map out the repairs over time, and with some knowns regarding costs. Option 3 was the selected option and construction plans have been developing since 2016.

The first phase of construction was planned for 2018. The scope of work for this project was limited as investigative work for the brick panels was still underway. The Engineers/Architects estimate for this work was approximately \$1.7 million, with a market adjustment contingency to a high end of \$1.9 million. Only one bid was received and was rejected by the County (Bid amount \$6.704 million).

After the 2018 project was rejected, the County and the design team worked to expand the project in hopes of making the 2019 project more attractive to potential bidders. The 2019 project expands the project scope of work to include the brick repair and sealing, and also replaces a large roof that was scheduled further down the schedule. It is believed the overall project is of sufficient size to attract a larger bidder pool. If constructed, the envelope would be sealed and water intrusion should be eliminated. The Engineer/Architects estimate for this work is approximately \$6.5 million.

This request would fund the construction project (\$6.5 million), provide a project oversight allowance for

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Facilities Maintenance staff, and provide contingency funds for unforeseen circumstances.

1b. Primary customers:

The project benefits the general public that utilize the services provided by the County, the County employees that work or do business in the Courthouse, and the Elected officials whose offices are located in the Courthouse.

2. Problem to be solved:

The Courthouse has a water intrusion issue that needs to be corrected. The proposed work should eliminate the water intrusion, and begin some of the long term capital maintenance that has been delayed for many years.

3a. Options / Advantages:

Other options for correcting the envelope issues were considered (re-skinning the Courthouse "in-kind" and a Glazed box approach). This option to repair and maintain the building is the most economical approach, and allows the County to perform this maintenance and repair over time.

Option 3 is an economical method that will seal the exterior of the Courthouse for a fraction of the cost of the other two options. The proposed 2019 construction project will seal the building, and replace two major roofs on the Courthouse. There will still be on-going maintenance and roof repairs, but the Courthouse should be sealed with the successful completion of this year's project.

3b. Cost savings:

The cost savings of Option 3 compared to the next option is approximately \$20 million.

4a. Outcomes:

If funds are provided, and we obtain a successful bid, within our budget, the Construction project is estimated to begin in spring of 2019.

4b. Measures:

The project will be built on-time and within budget.

5a. Other Departments/Agencies:

This project will impact all patrons and employees of the Courthouse. There may be scaffolding and other impediments surrounding the Courthouse during construction. Facilities and the Contractor will work together to minimize impacts of the work.

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

Rob Ney

6. Funding Source:

Transfers from

REET 1 - 69%

EDI - 31%

Also contains an adjustment for EDI to fund \$77,500 more than 31% due to REET making the entire initial \$250,000 contribution to the project budget in 2015. This adjustment will correct current and prior funding percentages to 69% REET and 31% EDI for the entire project budget.