

WHATCOM COUNTY

Behavioral Care Center

PLACEHOLDER PROGRAM
+ SITE TEST FITS

11.7.25

Clark Ram Nelson RMC Pulitzer+Bogard

Whatcom - Behavioral Health Facility

32-Bed Assumed/Hypothetical Program

This is a ‘pre-programming’ document providing a placeholder architectural space program and assumes a 32-bed inpatient behavioral health unit and a 23-hour crisis center, per Exhibit-X direction.

A. Inpatient Behavioral Health Unit (32 beds) 31,688 sf			
Space / Department	Qty	NSF/ea	Total NSF
PUBLIC LOBBY AREA			
Lobby / Reception	1	1000	1000
Reception restroom	1	60	60
Visitation Room	1	400	400
Interview Room	1	100	100
Multi-purpose activity room	1	500	500
Dining + Pantry	1	600	600
SUBTOTAL			2,660
INTAKE AREA			
Intake interview rooms	2	100	200
Intake restroom with shower	1	85	85
Intake Exam Room	1	120	120
Intake Laundry	1	100	100
Intake Property Storage	1	100	100
SUBTOTAL			605
PATIENT ROOMS			
Patient Sleeping Rooms	32	120	3840
Resident Toilets	8	80	500
Resident Showers w drying/dress	8	60	480
SUBTOTAL			4820
MAIN BEHAVIORAL HEALTH SPACES			
Day Room – BH	2	1000	2000
Day Room – Detox	2	1000	2000
Staff station	2	250	500
Storage closets near housing areas	4	60	240
Therapy Office	4	100	400
Activity Rooms	2	300	600
Resident Laundry	2	100	200
SUBTOTAL			5940
ADMINISTRATION			
Administrative Offices	3	120	300
Open office area	1	400	400
Conference Room @ 300 s ²	1	300	300
Copy / File Room	1	80	80
Staff Break Room	1	250	250
Staff Lockers	1	80	80
Staff restrooms with showers	2 (M&F)	200	400
SUBTOTAL			1,810
INFIRMARY			
Exam / Consult Rooms	3	110	330
Patient Room w/ wc	2	180	300
Meds Room	2	110	220
Seclusion Room	1	120	120
Group Therapy Rooms	2	350	700
Sobering Station	0	use 23-hr space	0
SUBTOTAL			1,670
KITCHEN + DINING			
Warming Kitchen	1	900	900
Dining Room + Pantry	1	600	600
SUBTOTAL			1500
Subtotal NSF 19,005			
Department Gross (×1.60) 30,408			
(include outdoor space)			

B. 23-Hour Crisis Center: 6,896 sf			
Space / Department	Qty	NSF/ea	Total NSF
Separate lobby / intake	1	400	400
Intake / Triage Rooms	2	110	220
Intake spaces	(shared with Behav. Health)		
Crisis Observ: 16 Recliners	1	1300	1300
Nurse Station	1	120	120
De-escalation rooms	2	90	180
Evaluation Rooms	4	110	440
Quiet Rooms	2	120	240
Group Therapy Room	1	300	300
Family / Counseling Room	2	120	240
Offices	3	100	300
Storage	1	250	250
Patient Toilets	2	50	160
Patient Shower	1	60	60
Staff Toilets	2	50	100
Subtotal NSF			4,310
Department Gross (×1.60)			6,896

C. Building Support: 1,400 sf			
Elec, Data, Mech, Loading			1000
Maintenance	1	200	200
Storage	2	400	500
Staff Toilets	2	50	100
Public Toilets			400
Total			2200

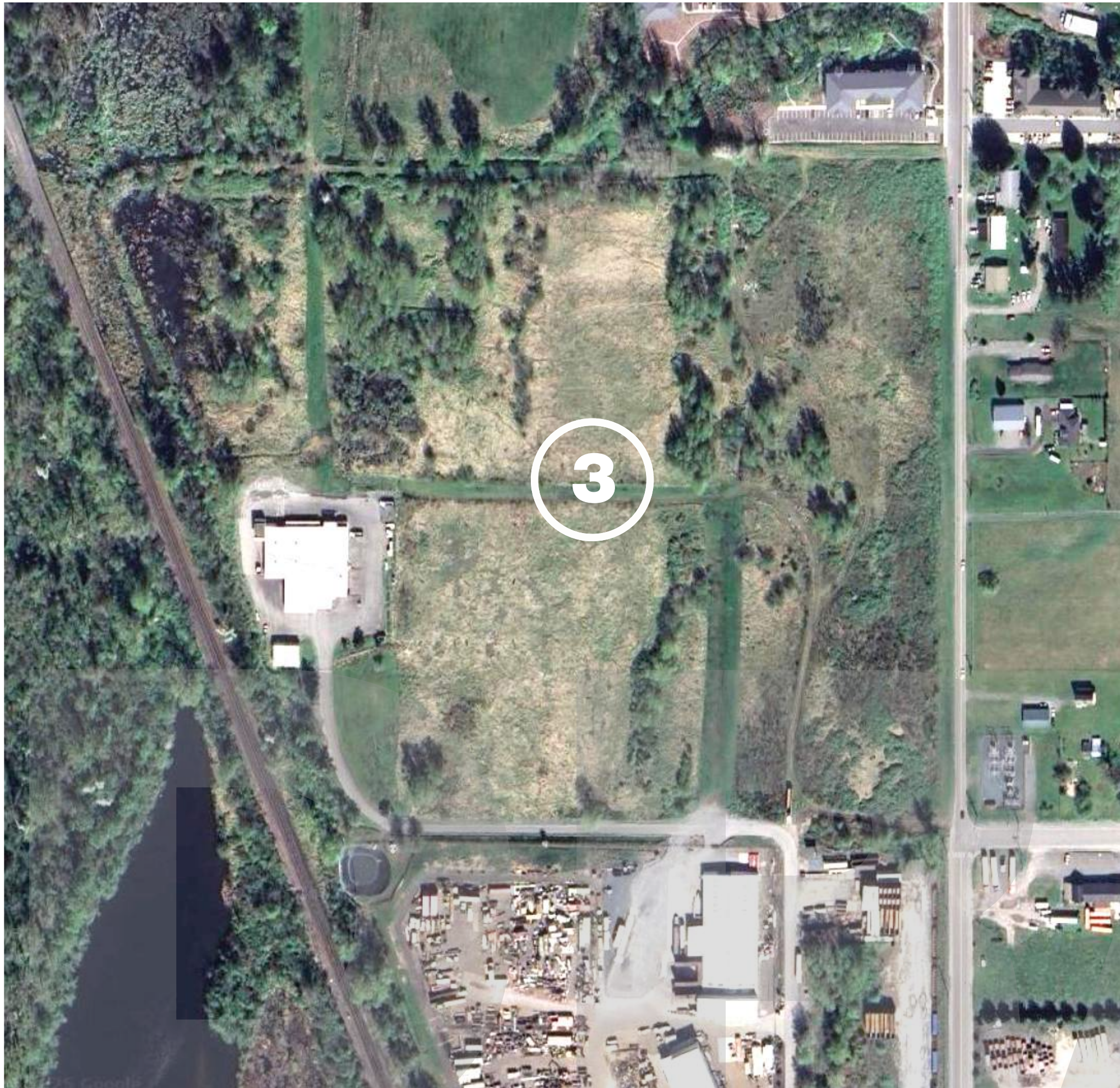
TOTAL BASELINE PROGRAM: 39,504 sf

D. Exterior Spaces	
Resident outdoor fresh air courts –	2 @ 1200 s ² each
Vehicular drop off area (enclosed by fencing) – s ²	TBD
Staff parking - # o ² spaces	TBD
Public parking - # o ² spaces	TBD
Truck service yard adjacent to loading dock	TBD
Dumpster area	TBD



NOTE: This program is a placeholder until the Validation Phase programming can be completed.

Assumed Program



SITE 3: La Bounty Dr.



SITE 2: 2000 Division St.



SITE 1: Work Release Center

Site Options





SITE 1: Work Release Center

DR



PARKING QUANTITIES
APPEAR TO BE
ADEQUATE

GOOD EAST/
WEST VIEWS

PUBLIC
ENTRY

MAIN PUBLIC
PARKING

VIEWS NORTH AND
SOUTH ARE DIRECTLY
TO PARKING - NOT AS
GOOD FOR HOUSING

VIEWS EAST AND WEST
ARE BETTER FOR
HOUSING

CONSIDER PULLING
PARKING BACK TO
PROVIDE GREEN
SPACE NEXT TO
BUILDING



SITE PROS AND CONS:

PROS:

1. Existing building and site development, including utility services in place provide cost savings.
2. Proximity to Anne Deacon creates a BH campus environment.

CONS:

1. Building is surrounded closely by parking, with little landscape buffer.
2. Character of the building is industrial. Stigma of the past building use as a jail facility is not congruent with the BH goals of a calming and healing environment.
3. No future expansion possibilities.
4. The Didgwalic Center would need to be relocated.
5. The project would not be able to start until the new jail is built, so that inmates could be relocated. This will push escalation higher.

OUTDOOR SPACE FOR
HOUSING UNIT

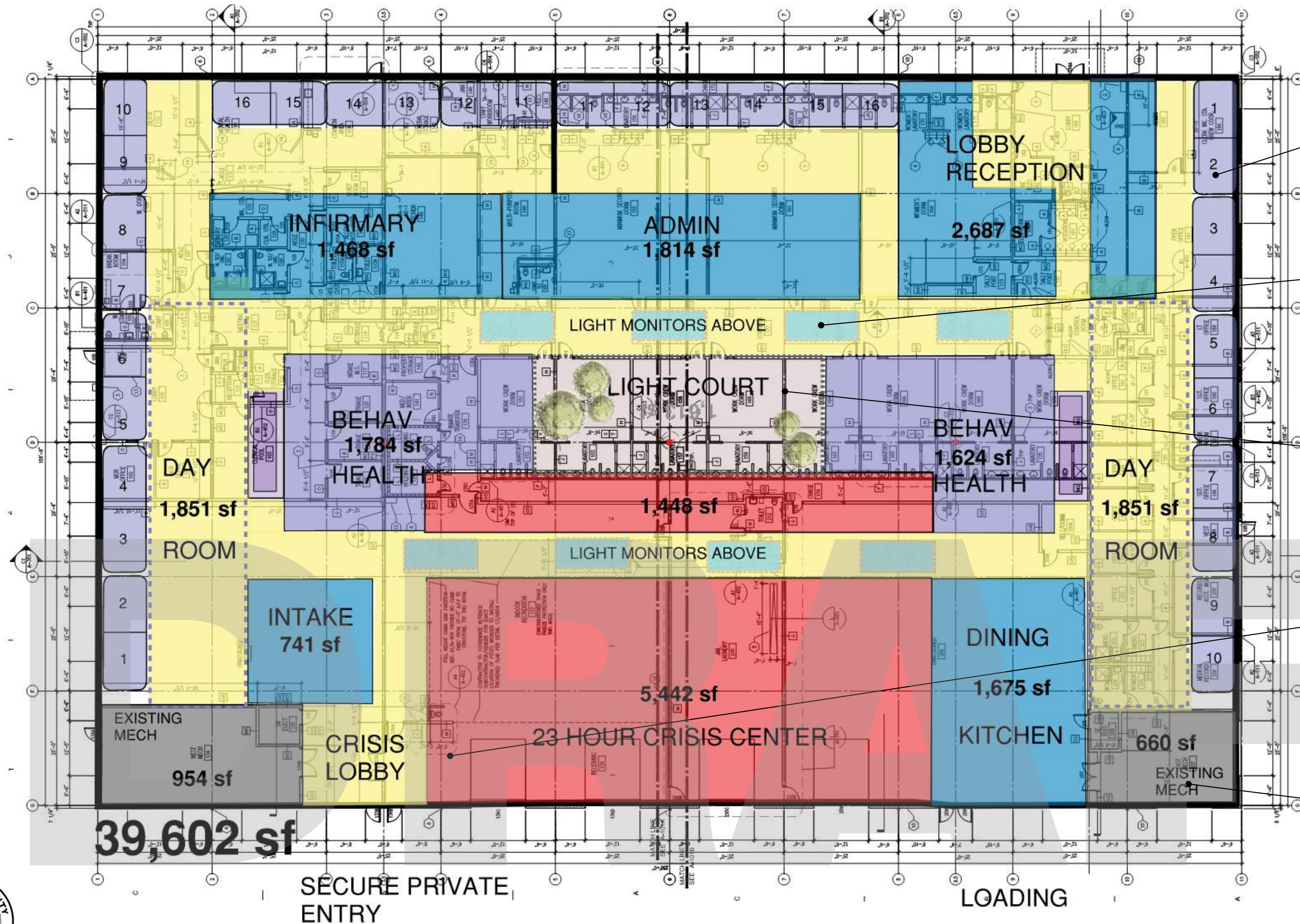
OUTDOOR SPACE FOR
23-HR AND/OR DINING



OUTDOOR SPACE FOR
HOUSING UNIT

PULL PARKING BACK TO
PROVIDE GREEN SPACE
NEXT TO BUILDING





SLEEPING ROOMS TAKE THE MAJORITY OF EXTERIOR WALLS AND DAYLIGHT

THE PLAN TAKES ADVANTAGE OF THE LIGHT MONITORS ABOVE. THEREFORE, CORRIDORS ARE WIDE. THIS HELPS GIVE A GREATER SPACIOUSNESS AND BRIGHTNESS TO COUNTERACT THE LACK OF EXTERIOR WINDOWS

IF POSSIBLE, A SMALL LIGHT COURT WOULD PROVIDE A NICE SOURCE OF DAYLIGHT. THIS COULD BE OPEN TO THE SKY (\$\$\$) OR HAVE A SKYLIGHT (\$\$)

INTAKE AND CRISIS CENTER IS LOCATED TO HAVE A SECURE AND PRIVATE ENTRY, AND KEEP THIS AREA SEPERATE FROM THE MAIN HOUSING POPULATION

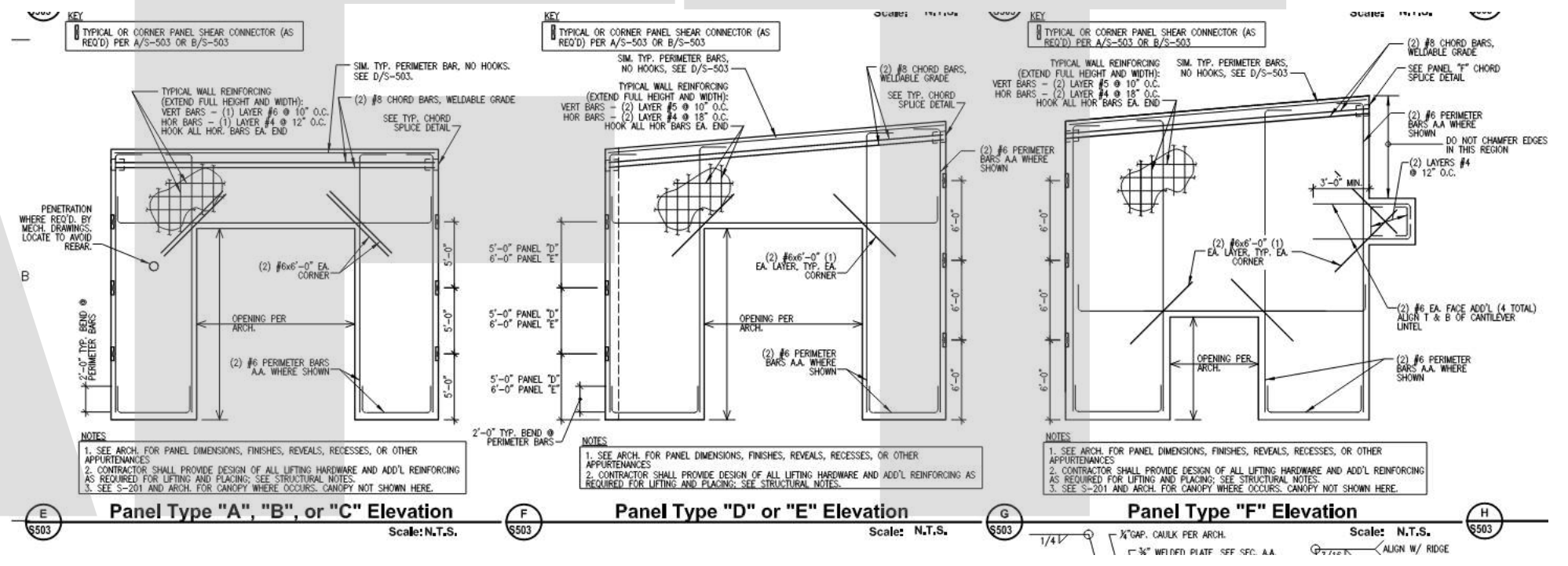
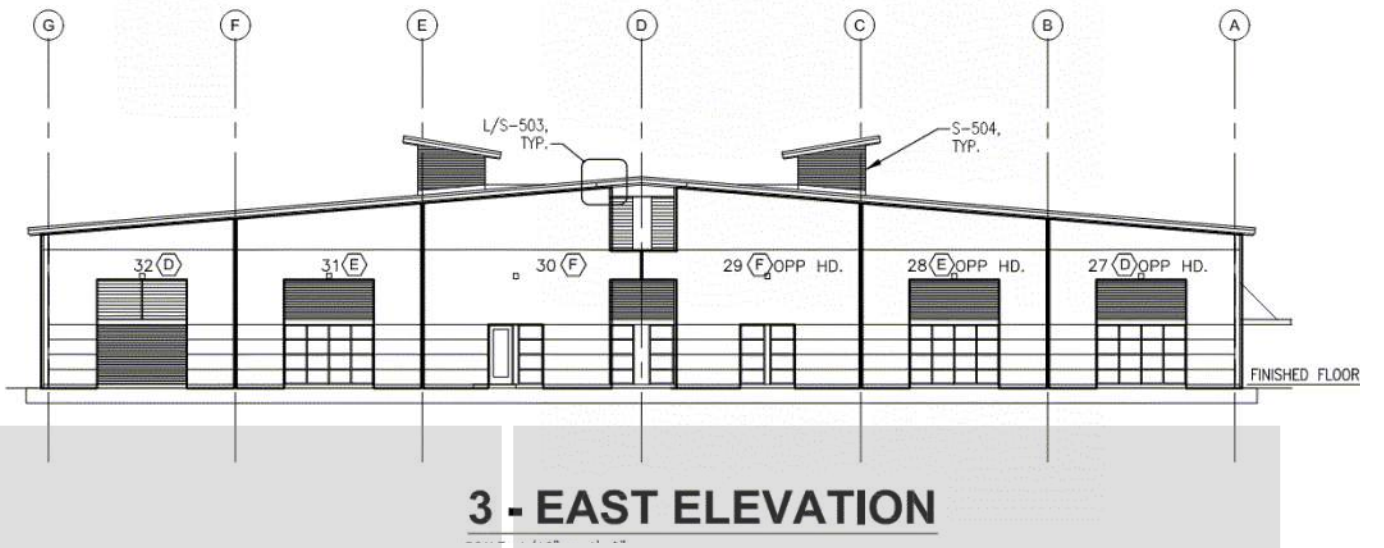
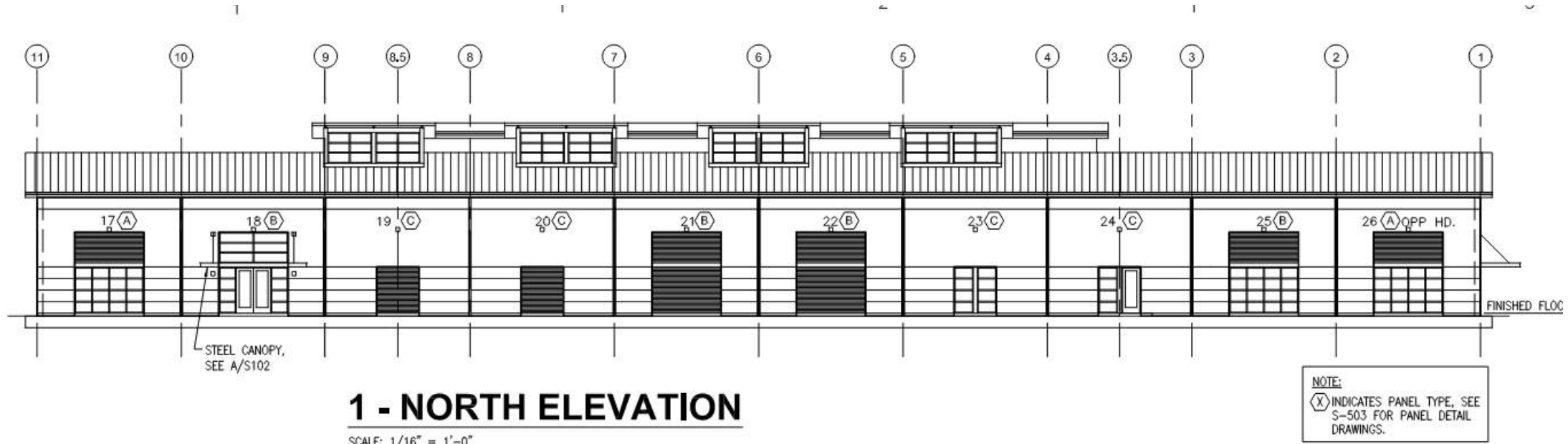
THIS PLAN MAINTAINS EXISTING MEP SPACES FOR COST





CHARACTER: One of the biggest drawbacks to this building as a behavioral care center is the architectural character. The materials, scale and size of the openings have an industrial, 'warehouse' character that will be difficult to change in a cost-effective way.

CONSTRUCTION: As a load-bearing precast building, the ability to cut into the panels and through the reinforcing steel will make new residentially-scaled windows difficult to accomplish. This will require the involvement of a structural engineer, and the limitations on new openings is unclear until an engineer can evaluate the possibilities.



PANEL TYPES





D



PARKING ALONG EAST SIDE OF SITE

AVOID PATIENT ROOMS LOOKING AT REAR OF ANN DEACON

MAXIMIZE PATIENT ROOMS WITH GREEN SPACE VIEWS.

OUTDOOR SPACES PROVIDED FOR RESIDENTS TO ENJOY



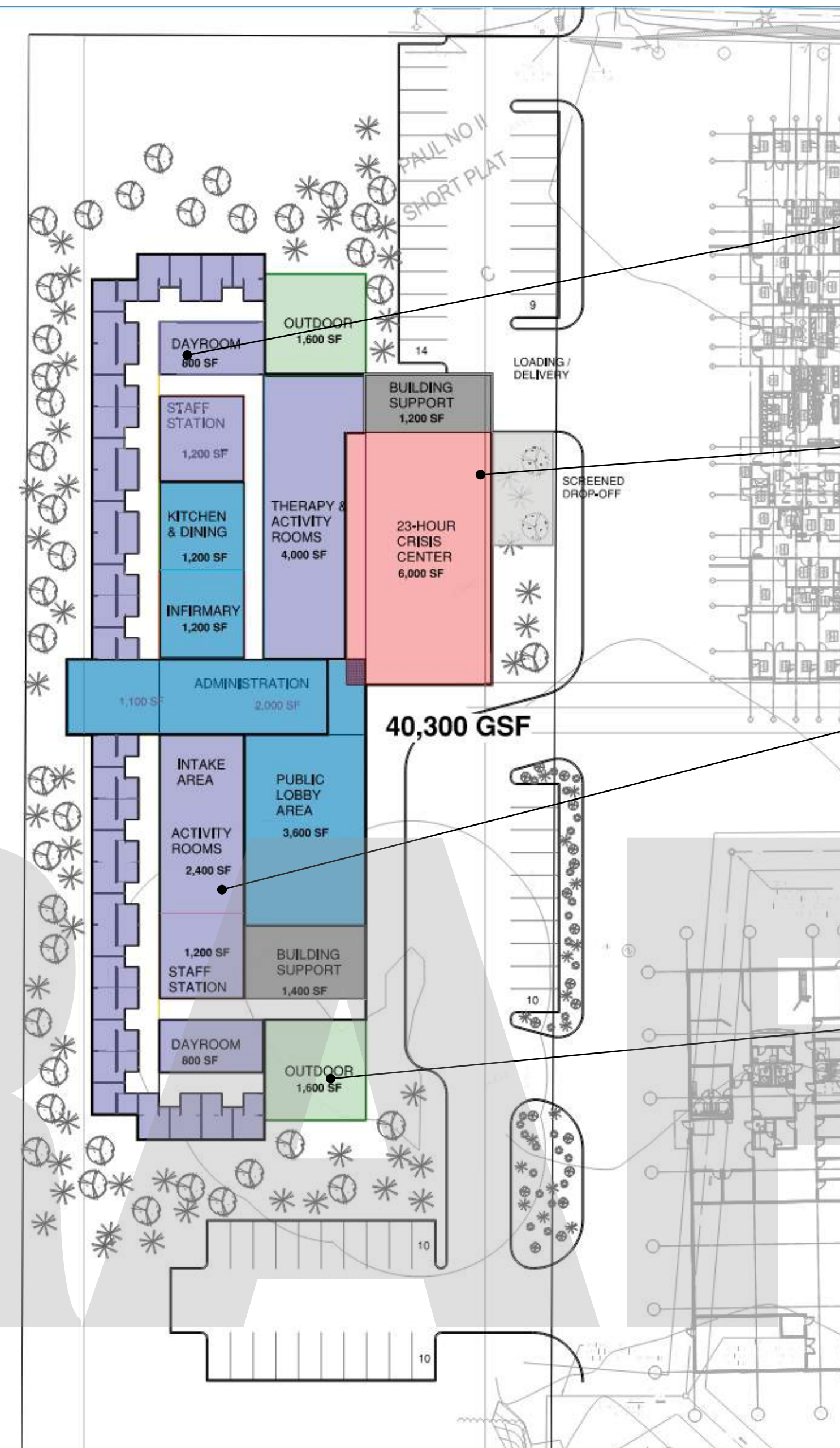
SITE PROS AND CONS:

PROS:

1. Building can be more appropriately scaled to be given a residential character.
2. More ability to bring in natural light.
3. Possible to use wood frame construction for cost savings.
4. Wooded site can be a nice context for the building.
5. Project construction could start in parallel with jail.

CONS:

1. Higher cost of new construction and site development.
2. Necessity to deal with wetland portion of the site.
3. Narrow site geometry limits opportunities to shape the building.
4. Proximity to rear of Anne Deacon and industrial building is not ideal.



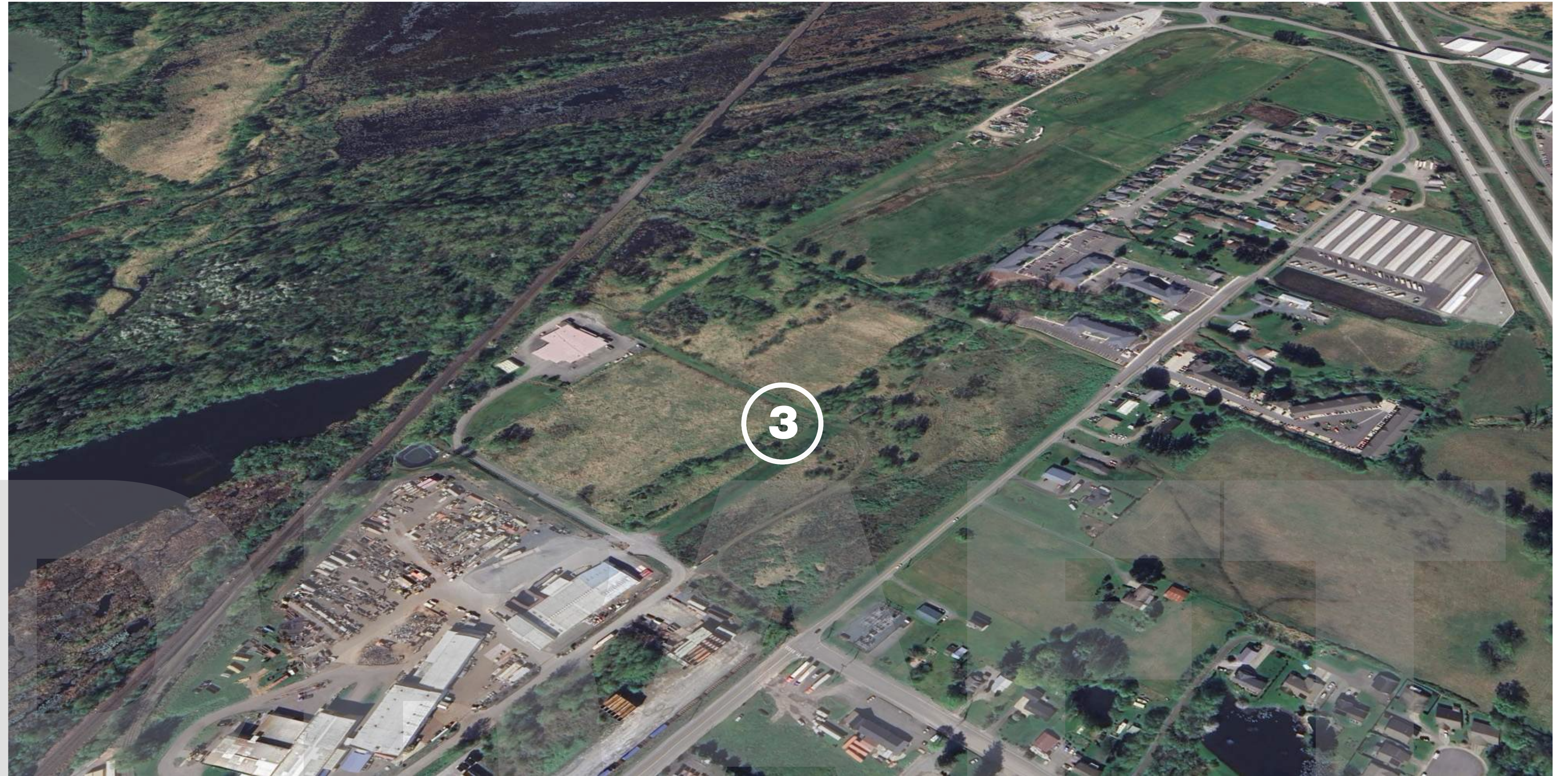
BUILDING IS NARROW DUE TO SITE CONSTRAINTS, BUT THIS PROVIDES BETTER ACCESS TO NATURAL LIGHT FOR THE INTERNAL SPACES.

SEPERATE ENTRY TO CRISIS CENTER

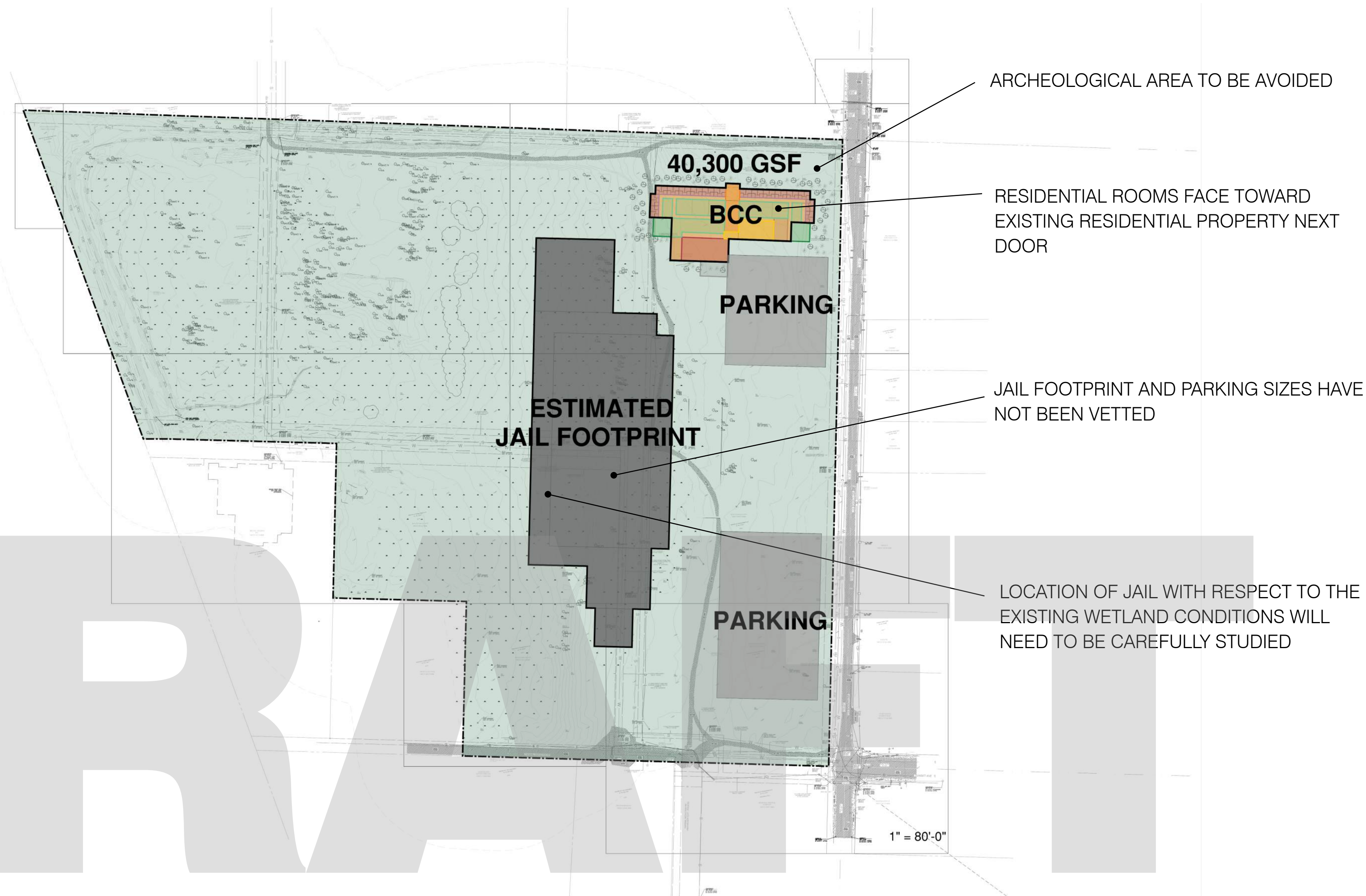
BUILDING CAN BE MORE RESIDENTIAL IN SCALE AND CAN BE MORE INEXPENSIVE CONSTRUCTION TYPE.

OUTDOOR SPACES PROVIDED FOR RESIDENTS TO ENJOY





DRRA



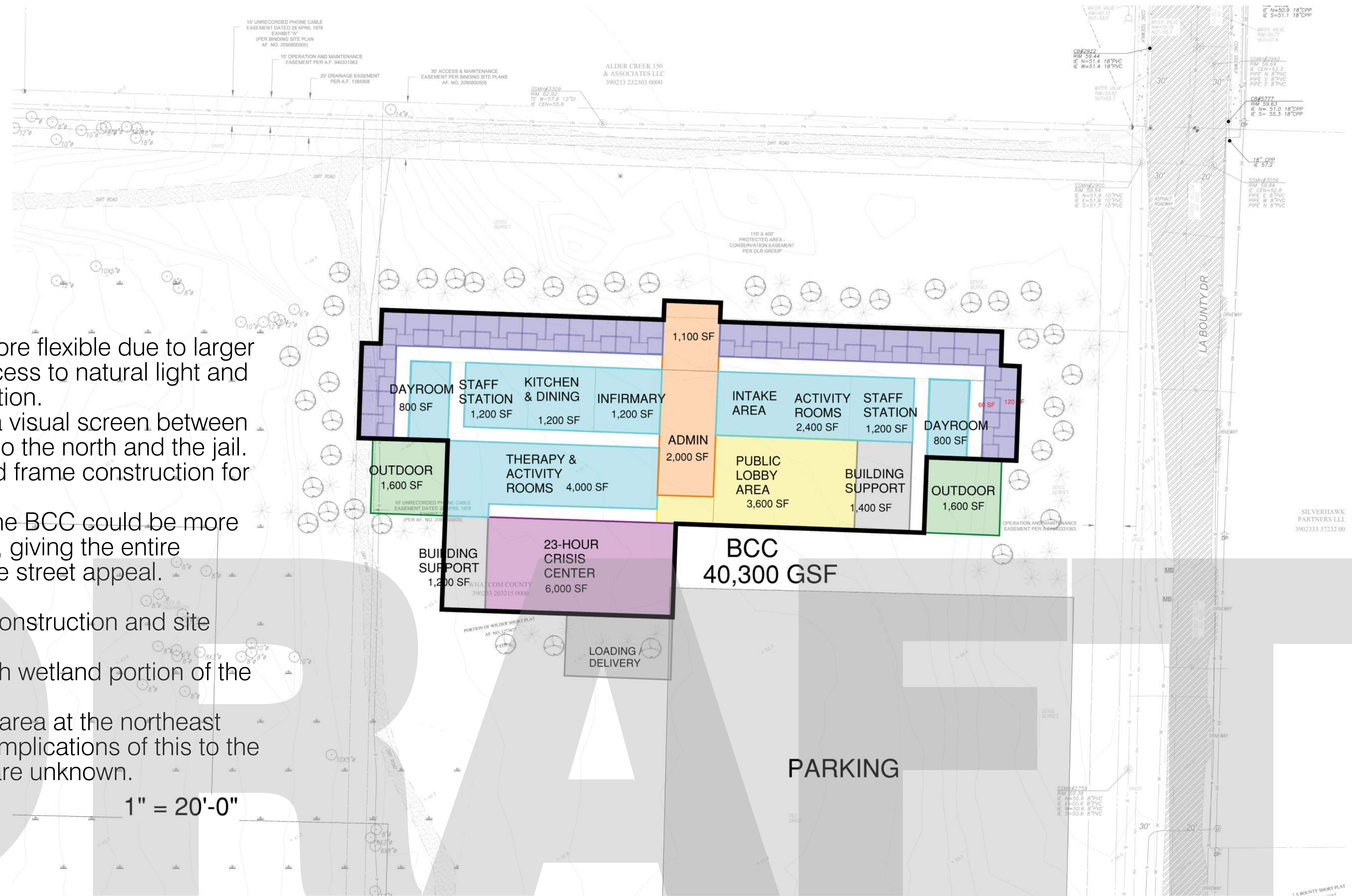
SITE PROS AND CONS:

PROS:

1. Building design is more flexible due to larger site, allowing better access to natural light and indoor/outdoor connection.
2. Building can act as a visual screen between multi-family neighbors to the north and the jail.
3. Possible to use wood frame construction for cost savings.
4. The architecture of the BCC could be more welcoming than the jail, giving the entire campus a more positive street appeal.

CONS:

1. Higher cost of new construction and site development.
2. Necessity to deal with wetland portion of the site.
3. There is a protected area at the northeast corner of the site, and implications of this to the construction activities are unknown.





Project Name: Whatcom County Justice Center Behavioral Care Study

Client Name: Whatcom County
Date: 11/07/2025
Total Building Area: 40,000 SF

Breakdown	Site 1: Work Center		Site 2: Division Street		Site 3: La Bounty Drive	
		\$/SF		\$/SF		\$/SF
A10 Foundations	\$ -	\$ -	\$ 199,500	\$ 5	\$ 1,339,140	\$ 33
A40 Slabs-On-Grade	\$ 200,000	\$ 5	\$ 640,000	\$ 16	\$ 640,000	\$ 16
B10 Superstructure	\$ 688,800	\$ 17	\$ 1,400,000	\$ 35	\$ 1,400,000	\$ 35
B20 Exterior Vertical Enclosures	\$ 296,800	\$ 7	\$ 1,120,900	\$ 28	\$ 1,120,900	\$ 28
B30 Exterior Horizontal Enclosures	\$ -	\$ -	\$ 1,120,000	\$ 28	\$ 1,120,000	\$ 28
C10 Interior Construction	\$ 2,924,800	\$ 73	\$ 2,924,800	\$ 73	\$ 2,924,800	\$ 73
C20 Interior Finishes	\$ 1,619,000	\$ 40	\$ 1,619,000	\$ 40	\$ 1,619,000	\$ 40
D20 Plumbing	\$ 1,800,000	\$ 45	\$ 2,000,000	\$ 50	\$ 2,000,000	\$ 50
D30 HVAC	\$ 2,200,000	\$ 55	\$ 2,800,000	\$ 70	\$ 2,800,000	\$ 70
D40 Fire Protection	\$ 200,000	\$ 5	\$ 320,000	\$ 8	\$ 320,000	\$ 8
D50 Electrical	\$ 2,800,000	\$ 70	\$ 4,400,000	\$ 110	\$ 4,400,000	\$ 110
E10 Equipment	\$ 560,000	\$ 14	\$ 560,000	\$ 14	\$ 560,000	\$ 14
F30 Demolition	\$ 720,000	\$ 18	\$ -	\$ -	\$ -	\$ -
G10 Site Preparation	\$ 750,000	\$ 19	\$ 1,000,000	\$ 25	\$ 1,600,000	\$ 40
Subtotal - Cost of Work	\$ 14,759,400	\$ 369	\$ 20,104,200	\$ 503	\$ 21,843,840	\$ 546
Indirects						
General Requirements	\$ 442,782	\$ 11	\$ 603,126	\$ 15	\$ 873,754	\$ 22
General Conditions / Staff	\$ 765,053	\$ 19	\$ 1,224,509	\$ 31	\$ 846,366	\$ 21
Total - w/ Direct + GR's	\$ 15,967,235	\$ 399	\$ 21,931,835	\$ 548	\$ 23,563,960	\$ 589
Design Contingency (8%)	\$ 1,180,752	\$ 30	\$ 1,608,336	\$ 40	\$ 1,747,507	\$ 44
Construction Contingency (5%)	\$ 737,970	\$ 18	\$ 1,005,210	\$ 25	\$ 1,092,192	\$ 27
Total - w/ Contingencies	\$ 17,885,957	\$ 447	\$ 24,545,381	\$ 614	\$ 26,403,659	\$ 660
Bonds, Insurance, and Fee						
Performance and Payment Bond (.757%)	\$ 150,043	\$ 4	\$ 200,165	\$ 5	\$ 215,339	\$ 5
Subcontractor Bond (1.15%)	\$ 169,733	\$ 4	\$ 231,198	\$ 6	\$ 251,204	\$ 6
General Liability Insurance (1.05%)	\$ 188,297	\$ 5	\$ 251,198	\$ 6	\$ 270,241	\$ 7
Builders Risk (1.85%)	\$ 366,683	\$ 9	\$ 489,174	\$ 12	\$ 526,258	\$ 13
Total - w/ Bond and Insurance	\$ 18,760,712	\$ 469	\$ 25,027,777	\$ 626	\$ 26,925,103	\$ 673
Fee, including B&O tax (5.65%)	\$ 1,059,980	\$ 26	\$ 1,414,069	\$ 35	\$ 1,521,268	\$ 38
Total - w/ Fee	\$ 19,820,692	\$ 496	\$ 26,441,846	\$ 661	\$ 28,446,372	\$ 711
Budget - Construction Costs in Today's Dollars	\$ 19,820,692	\$ 496	\$ 26,441,846	\$ 661	\$ 28,446,372	\$ 711

Escalation and Sales Tax			
Escalation	\$ 2,180,276	\$ 2,115,348	\$ 2,275,710
Washington State Sales Tax (9%)	\$ 1,980,087	\$ 2,570,147	\$ 2,764,987

Budget (Total with Escalation and WSST)	\$ 23,981,056	\$ 31,127,341	\$ 33,487,069
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Benchmark Behavioral Health Project \$/SF in Todays Dollars							
Project	Skagit County Crisis Stabilization Center	Whatcom County Crisis Stabilization Facility	Pierce County Crisis Stabilization Center	Clark County Residential Treatment Facility	Compass Health Broadway Phase 2	Average	Clark ROM
Site, Architectural, Structure, Indirects	\$555	\$413	\$677	\$535	\$549	\$546	\$431
Mechanical and Plumbing	\$126	\$144	\$79	\$114	\$100	\$113	\$110
Electrical and Low Voltage	\$158	\$77	\$123	\$175	\$81	\$123	\$120
Construction Total Todays Dollars(without tax)	\$839	\$634	\$879	\$824	\$730	\$781	\$661

Whatcom County Behavioral Care Center Study Summary

Date: 11/07/2025

Site 1: Work Center	Site 2: Division Street	Site 3: La Bounty Drive

Cost	Construction Cost: \$18.5M - \$22M	Construction Cost: \$25M - \$29M	Construction Cost: \$27M - \$31M
	Escalation and Sales Tax: \$3.5M - \$4.5M	Escalation and Sales Tax: \$4M - \$5M	Escalation and Sales Tax: \$4.5M - \$5.5M
	Total Construction Cost: \$22M - \$26.5M	Total Construction Cost: \$29M - \$34M	Total Construction Cost: \$29.5M - \$36.5M

Schedule Factors	Construction start after completion of new jail construction	Construction can run concurrently with construction of the new jail	Construction can run concurrently with construction of the new jail
	Construction Schedule by Site Option		

Site Factors	Pros: - Existing building and site development, including utility service in place - Proximity to Anne Deacon creates a BH campus environment	Pros: - Ability to design building for BH use to bring in natural light and create a healing environment. - Existing utilities adjacent to tie into - Wooded site can be a nice context for the building and save on new landscaping - Didgwalic wellness center can stay open during construction	Pros: - Building design is more flexible due to larger site - Building can act as a visual screen between multi-family neighbors and jail - The architecture of the BCC could be more welcoming that the jail, giving the entire campus a more positive street appeal - Didgwalic wellness center can stay open during construction
	Cons: - Existing building use is for a jail facility, which is not congruent with the BH goals of a calming and healing environment - Existing building has little landscaping with patient - Significant plumbing rework and structural upgrades at tilt up walls will be required - Didgwalic wellness center will need to be relocated during construction and potentially need permanent relocation if new BH program does not meet the needs of the Didgwalic center	Cons: - Narrow site geometry limits opportunities to shape the building - Proximity to rear of Anne Deacon and industrial building is not ideal - Necessity to mitigate wetland portion of the site	Cons: - There is a protected area at the northeast corner of the site and the implications of this are unknown - Higher cost of construction due to deep foundation requirement at this site as well as additional site development - Necessity to mitigate wetland portion of the site