

# CAPITAL FACILITIES 2024 UPDATE

MAY 2024



# ORIGINAL DISCUSSION 10/2019

## UPDATED 8/2020

### PURPOSE

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

# BUILDINGS INCLUDED IN ORIGINAL DISCUSSION

- ▣ CIVIC CENTER - PUBLIC WORKS ADMINISTRATION- DONE!
- ▣ 1500 STATE STREET- WAY STATION UNDER CONSTRUCTION, COMPLETE LATE SEPTEMBER
- ▣ NORTHWEST ANNEX REDEVELOPMENT- PW ENGINEERING & PLANNING- THIS WAS ONLY A CONCEPT
- ▣ GIRARD STREET- HEALTH DEPARTMENT-TBD

# CHANGES SINCE OUR LAST UPDATE

- ▣ JAIL BALLOT PASSES! BUT, NOT THE FOCUS OF MY DISCUSSION TODAY
- ▣ 23-HOUR CRISIS RELIEF CENTER- ALSO NOT FOCUS OF THIS DISCUSSION
- ▣ PURCHASING THE UNITY BUILDING, CLOSES 6/28 OR SOONER
- ▣ DISCUSSION OR PURCHASING ANOTHER DOWNTOWN PARCEL LAST COUNCIL MEETING
- ▣ SUPERIOR COURT ADDING A 5<sup>TH</sup> SUPERIOR COURT JUDGE

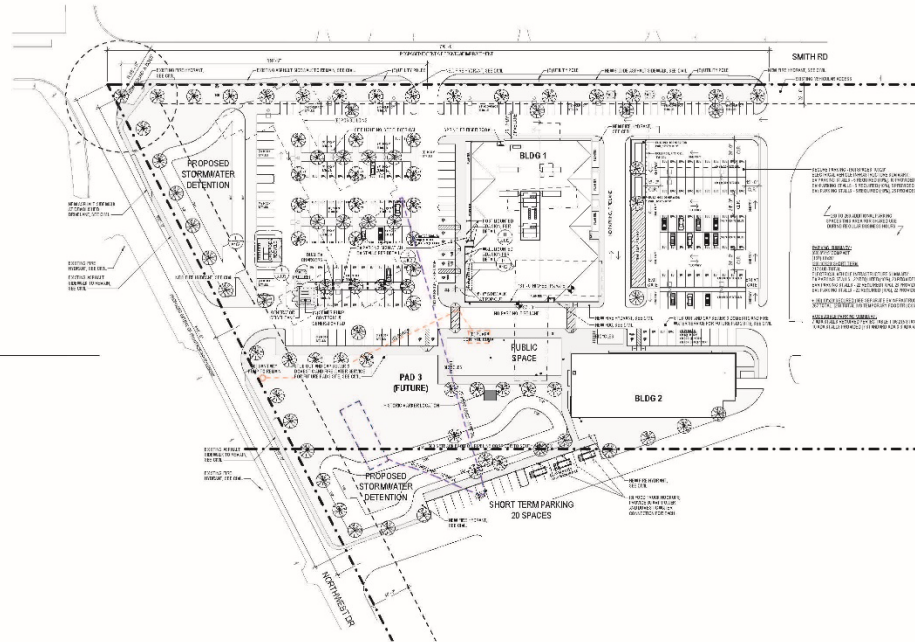
# FOCUS FOR TODAY

- ▣ NORTHWEST ANNEX
- ▣ COURTHOUSE IMPACTS DUE TO SUPERIOR COURT JUDGE ADDITION
- ▣ NEWLY ACQUIRED OFFICES, AND HOW THEY HELP WITH THE OVERALL PLAN

# NORTHWEST ANNEX REDEVELOPMENT EFFORTS

- ▣ IN 2021 COUNCIL PROVIDED \$5.1 MILLION IN FUNDING FOR DESIGN/ENGINEERING AND PERMITTING
- ▣ SINCE THEN, STAFF HAS BEEN WORKING WITH THE DESIGN TEAM, PUBLIC WORKS AND PLANNING ON THE OVERALL LAYOUT AND DESIGN.
- ▣ REALIZATION THAT REPLACEMENT OF STORAGE IN EXISTING OUT BUILDINGS IS NECESSARY
- ▣ IT DOES NOT MAKE ECONOMIC SENSE TO PROVIDE STORAGE IN THE NEW BUILDING WHERE SQUARE FOOTAGE WAS A PREMIUM
- ▣ BEGAN DISCUSSION OF ADDING BUILDING 2 TO THE MIX- SHELL BUILDING ONLY. ECONOMIES OF SCALE FOR CONSTRUCTION COSTS, AND QUICKER TO OCCUPANCY WHEN NEEDED

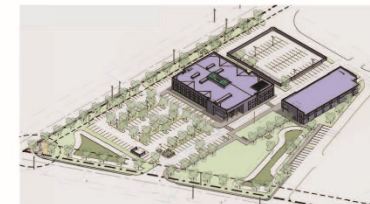
# NORTHWEST ANNEX SITE PLAN



### Site Plan Symbols

- EW ELECTRICAL SYMBOLS
- HW WATER SYMBOLS
- SW SEWER SYMBOLS

3 Site Plan - Proposed  
1/2" = 1' - 0"



**RMC**  
 ARCHITECTS  
REGISTERED ARCHITECTS  
 1000 NORTH 10TH AVENUE, SUITE 100  
 DENVER, CO 80202

**WC NW ANNEX BUILDING**  
 5280 NORTHWEST DR  
 WHATCOM COUNTY PDS AND PW

DATE:	10/20/18
SCALE:	AS SHOWN
DESIGNER:	RMC
CHECKER:	RMC
DATE:	10/20/18

SITE PLAN

A101

# NORTHWEST ANNEX EXTERIOR

**RMC**  
ARCHITECTS  
ARCHITECTS, INC. 10000 N. 10TH AVENUE, SUITE 100  
DENVER, CO 80231-1000



1 00 - Perspective View - From Southwest

**WC NW ANNEX BUILDING**  
5280 NORTHWEST DR  
WHATCOM COUNTY PDS AND PW

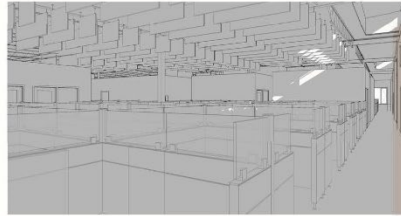
DATE: 11.15.2011  
DRAWN BY: [REDACTED]  
CHECKED BY: [REDACTED]  
DATE: 11.15.2011

PERSPECTIVE -  
FROM  
SOUTHWEST

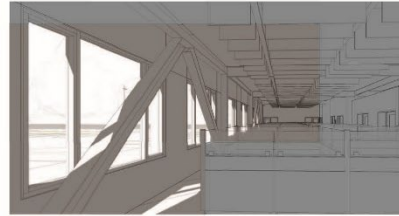
**X-3D.3**



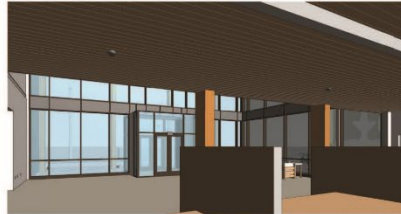
# NORTHWEST ANNEX INTERIOR



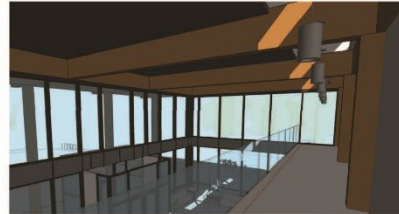
7 00 - Perspective View - Level 2 East Open Office to West



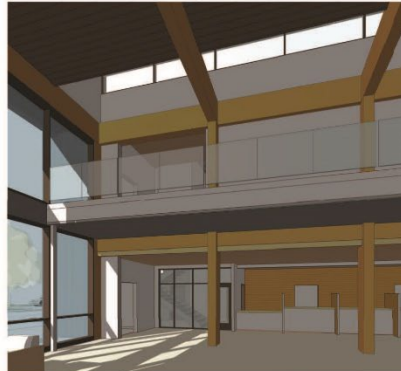
5 00 - Perspective View - Level 1 West Exterior Wall to North



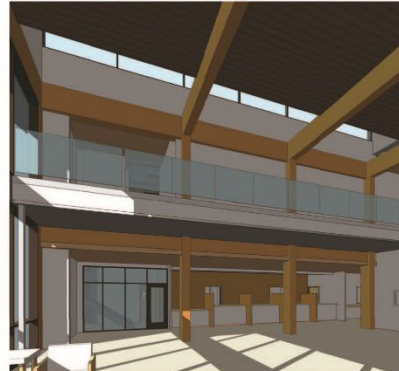
4 00 - Perspective View - Lobby From Service Desk



3 00 - Perspective View - Level 2 Lobby



2 00 - Perspective View - Level 1 Entry



1 00 - Perspective View - Level 1 Lobby Waiting Area

**RMC**  
ARCHITECTS  
10000 NE 10th Avenue, Suite 100  
Portland, OR 97220  
503.253.1111

**WC NW ANNEX BUILDING**  
5280 NORTHWEST DR  
WHATCOM COUNTY PDS AND PW

DATE:	10/20/2017
BY:	3D VIEWS
FOR:	3D VIEWS
PROJECT:	WC NW ANNEX BUILDING
REVISION:	

3D VIEWS - INTERIOR

X-3D.7

# NORTHWEST ANNEX NEXT STEPS

- ▣ ONLY HAVE BUDGET FOR DESIGN WORK
- ▣ UPDATED COST ESTIMATES JUNE/24
- ▣ FINANCING PACKAGE
- ▣ INITIAL MEETINGS SCHEDULED WITH EXECUTIVE AND FINANCE
- ▣ CONSTRUCTION TO BEGIN AFTER FINANCING PACKAGE APPROVED BY COUNCIL

# SUPERIOR COURT 5<sup>TH</sup> JUDGE

- ▣ 5<sup>TH</sup> JUDGE CREATED FOR WATER ADJUDICATION
- ▣ CURRENTLY NO VACANT SPACE IN COURTHOUSE - NO ROOM IN THE INN
- ▣ NEED TO VACATE SPACE TO ACCOMMODATE COURTROOM AND OFFICES TO SUPPORT THE JUDGE

# SUPERIOR COURT 5<sup>TH</sup> JUDGE

- ▣ MULTI STEP APPROACH
- ▣ FIRST STEP, CREATE A “TEMPORARY” COURTROOM
- ▣ CONVERT 513 CONFERENCE ROOM INTO A COURTROOM WITH BENCH AND WITNESS STAND AND RECORDING EQUIPMENT UNTIL SUCH TIME A NEW COURTROOM CAN BE BUILT

# SUPERIOR COURT 5<sup>TH</sup> JUDGE WHERE????

- ▣ WHAT BECAME OBVIOUS WAS THE NEED TO RELOCATE NON-COURT RELATED USES
- ▣ THE LOGICAL LOCATION FOR A NEW COURTROOM IS ON A FLOOR MOSTLY OCCUPIED BY SUPERIOR COURT FUNCTIONS- THE 3<sup>RD</sup> FLOOR OF THE COURTHOUSE.
- ▣ INFORMATION TECHNOLOGIES (IT) OCCUPIES A LARGE PORTION OF THE 3<sup>RD</sup> FLOOR, AND ALTHOUGH CONVENIENT, ARE NOT REQUIRED TO BE IN THE COURTHOUSE.

# SUPERIOR COURT 5<sup>TH</sup> JUDGE THE PLAN

- ▣ RELOCATE IT TO ONE OF THE NEWLY ACQUIRED BUILDINGS LATE 2024
- ▣ BUILD-OUT A NEW COURTROOM AND ASSOCIATED OFFICES IN THE FORMER IT SPACE (ESTIMATED ISSUANCE OF PERMIT NOVEMBER 2024)
- ▣ EXECUTE CONTRACT EARLY 2025
- ▣ FULL BUILD OUT AND OCCUPANCY AUGUST 2025
- ▣ AGGRESSIVE SCHEDULE!!!!!!

# UNITY STREET WHAT TO DO WITH THIS BUILDING

- ▣ PER EARLIER DISCUSSION- RELOCATE NON-COURT RELATED USES OUT OF THE COURTHOUSE
- ▣ LOGICAL NON-COURT/NON PUBLIC FACING DEPARTMENTS ARE HUMAN RESOURCES AND FINANCE
- ▣ RELOCATE HR AND FINANCE TO UNITY

# UNITY STREET BUILD OUT

- ▣ THE BUILD OUT IS FUNDED- ROUGHLY \$900K IN ORIGINAL ASK TO COUNCIL ANTICIPATED TENANT IMPROVEMENTS
- ▣ LOWER PRIORITY THAN SUPERIOR COURT PROJECT, BUT STILL HIGH PRIORITY
- ▣ ESTIMATED CONSTRUCTION SCHEDULE TO BE SLIGHTLY BEHIND SUPERIOR COURT.
- ▣ ESTIMATED OCCUPANCY SUMMER/FALL 2025



AND.....

# JAIL

- ▣ BEGIN PLANNING AND DESIGNING A JAIL, THE LARGEST PROJECT EVERY BUILT BY WHATCOM COUNTY

# BEHAVIOR HEALTH ISSUES

- ▣ NEED TO DESIGN, BID, AND CONTRACT THE 23-HOUR CRISIS RELIEF CENTER
- ▣ NEED TO RE-ASSEMBLE HEALTH DEPARTMENT IN A SINGLE LOCATION