

FACILITIES COUNCIL UPDATE

NOVEMBER 6, 2024



WILLIAMSON WAY WATER INTRUSION REPAIR

- ▣ DISCOVERED WATER INTRUSION IN EARLY 2023
- ▣ COUNCIL AUTHORIZED \$139,000 IN TOTAL FUNDING
- ▣ COMPLETED PHASE 1 REPAIR OCTOBER 2023
- ▣ REMAINDER OF BUILDING REPAIRS COMPLETED IN SEPTEMBER 2024
- ▣ PROJECT SELF PERFORMED BY FACILITIES STAFF
- ▣ PROJECT FINISHED WITHIN BUDGET, EVEN WITH EXPANSION OF SCOPE

WILLIAMSON WAY BEFORE



WILLIAMSON WAY DURING



WILLIAMSON WAY AFTER SUMMER 2023



WILLIAMSON WAY SUMMMER 2024



WAY STATION

- ▣ PROJECT BEGAN 2020 WITH PARTNERSHIP BETWEEN WHATCOM COUNTY, PEACE HEALTH, OPPORTUNITY COUNCIL AND UNITY CARE NORTHWEST
- ▣ FUNDING SOURCES (\$14.1MM)
 1. COMMERCE GRANT (\$4MM)
 2. FEDERAL GRANT (\$2MM)
 3. AMERICAN RESCUE ACT (\$1.5MM)
 4. HEALTH PERVISIO GRANT (\$1.234MM)
 5. FORMER STATE STREET PROJECT BASED BUDGET (\$2.4MM)
 6. EDI (\$2.8MM)
 7. BEHAVIOR HEALTH FUND (\$31K)

WAY STATION BEFORE



WAY STATION PROGRESS PHOTOS



WAY STATION PROGRESS



WAY STATION PROGRESS



WAY STATION

OPENING

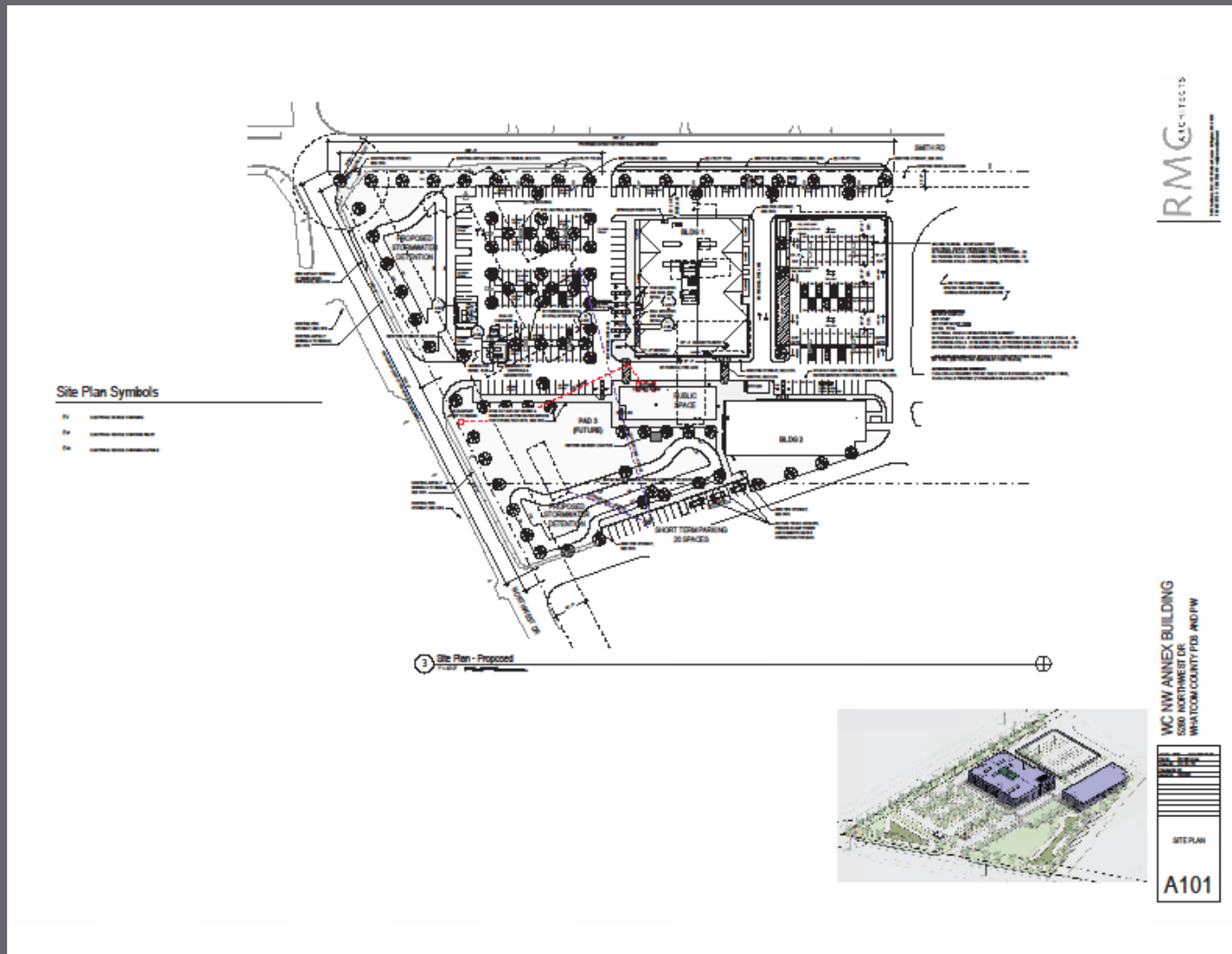
OCTOBER

2024

NORTHWEST ANNEX REDEVELOPMENT PROJECT

- COUNCIL AUTHORIZED \$5.1MM “SEED MONEY” FUNDING IN 2021
- STAFF BEEN WORKING WITH DESIGN TEAM TO DEVELOP SITE AND BUILDING DESIGNS
- OVERALL SITE CONSISTS OF 3 OFFICE BUILDINGS,
- INITIAL CONSTRUCTION PHASE ANTICIPATED TO INCLUDE BUILDING 1, AND THE SITE DEVELOPMENT OF THE ENTIRE SITE MAKING BUILDING 2 AND BUILDING 3 “PAD READY” - PHASE 1 IS FRONT LOADED RELATIVE TO COSTS (MORE EXPENSIVE THAN NORMAL)
- AS PROJECT HAS DEVELOPED, BUILDING THE SHELL OF FUTURE BUILDING 2 (TO BE USED AS A STORAGE FACILITY) HAS EMERGED AS COST EFFECTIVE DEVELOPMENT
- CONSTRUCTING BUILDING 2 CONCURRENTLY WITH BUILDING 1 PROVIDES SUBSTANTIAL ECONOMIES OF SCALE AND VALUE

NORTHWEST ANNEX DESIGN



NORTHWEST ANNEX DESIGN

RMC
ARCHITECTS
1000 1/2 AVENUE SOUTH
SUITE 100
DALLAS, TEXAS 75241
TEL: 214.742.1000
WWW.RMCARCHITECTS.COM



100 - Perspective View - Site Overview

MC NW ANNEX BUILDING
6000 NORTHWEST DR
WHATCOM COUNTY, TX 75241



PERSPECTIVE
SITE OVERVIEW

X-3D.0

NORTHWEST ANNEX DESIGN



RMC
ARCHITECTS
100 SOUTH 100 WEST, SUITE 100
SALT LAKE CITY, UT 84143

WC NW ANNEX BUILDING
5300 NORTHWEST DR
WHATCOM COUNTY, ND 58074

NO. 1	DATE	BY	CHKD.
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			

PERSPECTIVE
FROM WEST

100 - Perspective View - From West

X-3D.8

NW ANNEX ESTIMATED COSTS

NW Annex Redvelopment Draw Schedule		
Estimator	DCW	GLY
Building and Structures	\$ 59,004,960.00	\$ 48,060,100.00
Owners Contingency Add (same as design and construction estimate)	\$ 8,119,307.00	\$ 4,914,835.00
FF&E	\$ 1,579,867.00	\$ 1,579,867.00
Pro Rata Roundabout Share	\$ 500,000.00	\$ 500,000.00
Building and Structures Total	\$ 69,204,134.00	\$ 55,054,802.00
A&E Costs		
RMC Contract	\$ 1,782,484.00	\$ 1,782,484.00
RMC CO#1	\$ -	\$ -
RMC CO#2	\$ -	\$ -
RMC CO#3	\$ 926,931.00	\$ 926,931.00
RMC CO#4	\$ 216,640.50	\$ 216,640.50
Possible COPs for Additional Scope	\$ -	\$ 50,000.00
A&E Total	\$ 2,926,055.50	\$ 2,976,055.50
Utilities Costs		
Well Decommissioning	\$ 50,000.00	\$ 50,000.00
Utility Connection Fees - PSE	\$ 35,000.00	\$ 35,000.00
Utility Connection Fees - Astound	\$ 30,000.00	\$ 30,000.00
Fire Line Extension	\$ 250,000.00	\$ 250,000.00
Central Shops Fiber Reroute	\$ 50,000.00	\$ 50,000.00
Drill New Well for Soccer Fields	\$ 10,000.00	\$ 10,000.00
Utility Connection Fees - City of Ferndale (sewer and water)	\$ 10,000.00	\$ 10,000.00
Utilities Total	\$ 435,000.00	\$ 435,000.00
Permit Fees		
Permits/ Plan Review Fees	\$ 100,000.00	\$ 65,000.00
Transportation Fees	\$ 17,000.00	\$ 17,000.00
Total Permit Fees	\$ 117,000.00	\$ 82,000.00
Pre-Construction Costs		
Soccer Field Locates	\$ 2,500.00	\$ 2,500.00
NW Annex Locates	\$ 2,500.00	\$ 2,500.00
Survey	\$ 50,000.00	\$ 50,000.00
Hazardous Material Abatement	\$ 39,690.00	\$ 39,690.00
Total Pre-Construction Costs	\$ 94,690.00	\$ 94,690.00
County Additional Construction Costs		
Commissioning (\$ 26,000 incl. GLY estimate D301D)	\$ -	\$ -
LEED (incl. Obrien 360) \$ for plaque misc. fees	\$ 2,500.00	\$ 2,500.00
Special Inspections	\$ 50,000.00	\$ 50,000.00
Project Management	\$ 200,000.00	\$ 200,000.00
Facilities Staff	\$ 50,000.00	\$ 50,000.00
Temporary Storage During Construction	\$ 15,000.00	\$ 15,000.00
Staff Moving Expenses From Existing to Building 1	\$ 94,500.00	\$ 94,500.00
Security	\$ 10,000.00	\$ 10,000.00
Hazardous Material CA Services	\$ 12,000.00	\$ 12,000.00
Archeology Consultant	\$ 24,000.00	\$ 24,000.00
Builders Risk Insurance (GC Provided?)	\$ -	\$ -
County Additional Construction Costs Total	\$ 458,000.00	\$ 458,000.00
Total	\$ 73,234,879.50	\$ 59,100,547.50
Sales Tax	\$ 6,444,669.40	\$ 5,200,848.18
Grand Total w Tax	\$ 79,679,548.90	\$ 64,301,395.68
Existing Budget	\$ (5,100,000.00)	\$ (5,100,000.00)
Grand Total	\$ 74,579,548.90	\$ 59,201,395.68

Phase 1 (Bldg 1) = \$26,287,380
 Phase 2 (Bldg 2) = \$10,370,695
 Site = \$12,422,128
Total = \$49,080,100

JUSTICE PROJECT UPDATE

WHAT ARE WE DOING?

- ▣ IN MAY, HIRED SPECIAL PROJECTS MANAGER TO LEAD EFFORT
- ▣ SINCE THEN, WORKING DILIGENTLY ON PUTTING SCOPE OF WORK TOGETHER FOR A OWNER'S REPRESENTATIVE WITH SUBSTANTIAL JAIL EXPERIENCE TO GUIDE THE COUNTY IN IT'S DECISION MAKING
- ▣ OWNER'S REPRESENTATIVE SOLICITATION SHOULD OCCUR IN NEXT MONTH
- ▣ DESIRE TO HAVE OWNERS REP. ON BOARD AND READY TO WORK JUST AFTER HOLIDAYS

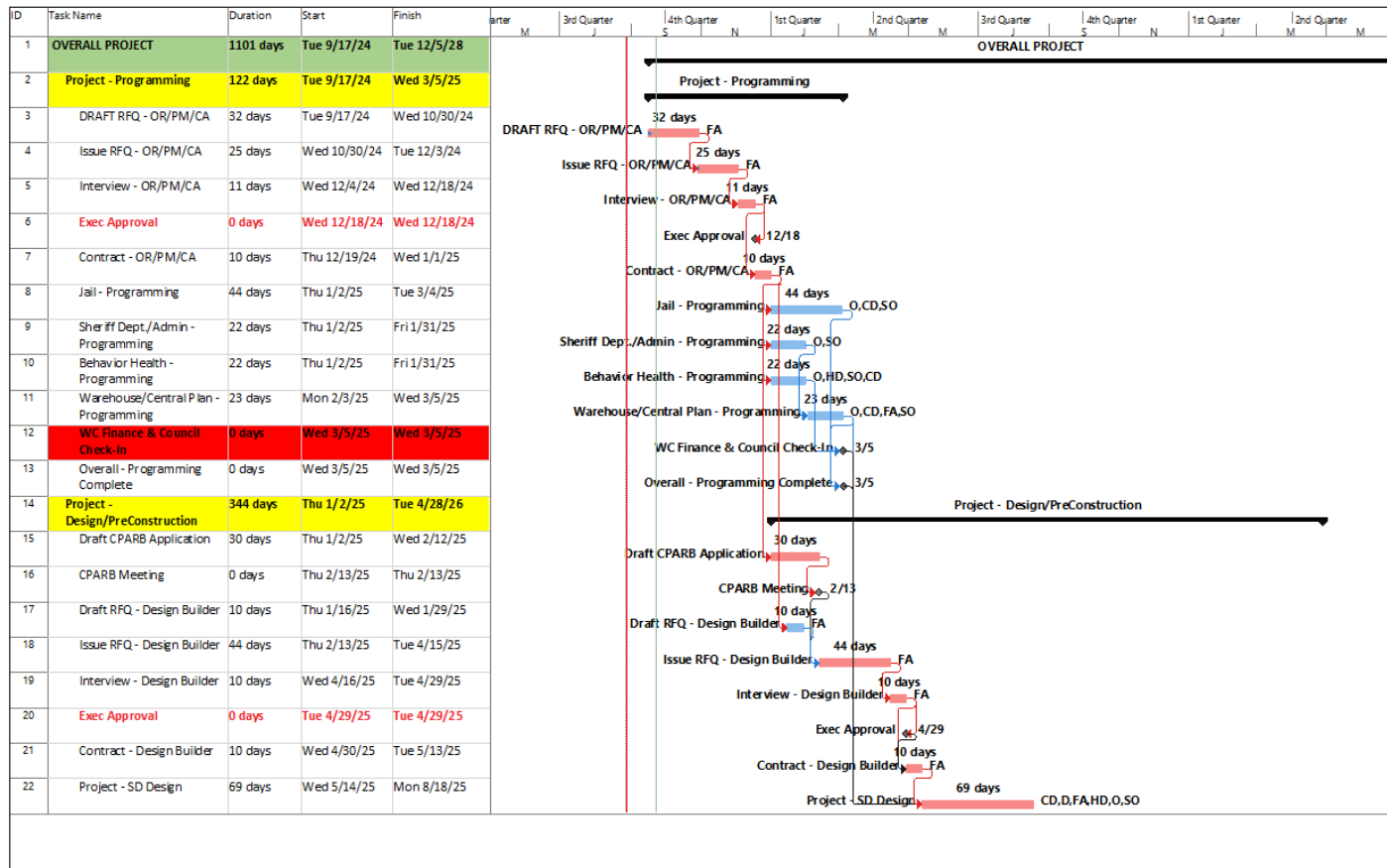
JUSTICE PROJECT UPDATE

WHAT ELSE ARE WE DOING?

- ▣ EXAMINING DIFFERENT CONSTRUCTION DELIVERY METHODS- WHICH IS BEST FOR THE COUNTY
 - HARD BID (TYP.)- COUNTY AT RISK
 - GENERAL CONTRACTOR/ CONSTRUCTION MANAGER (GCCM)- SHARED RISK/STILL COUNTY RISK, BUT YOU DON'T GET TO SELECT YOUR SUB CONTRACTORS FOR TRADES (LOWEST BIDDER)
 - PROGRESSIVE DESIGN BUILD-DESIGN BUILDER TEAM INCLUDING CONTRACTOR/ARCHITECT AND OWNER- ALL SHARING RISK, CHOOSE SUB CONTRACTOR TRADES. ASSUMED BEST QUALITY PROJECT DELIVERY METHOD AND SCHEDULE ASSURANCE.

JUSTICE PROJECT UPDATE 6 MONTH LOOK AHEAD:

1. OWNERS REPRESENTATIVE
2. PROGRAMMING- WHAT ARE WE ANTICIPATING THE FACILITY TO LOOK LIKE
3. MEET WITH CPARB FOR ALTERNATIVE DELIVERY METHOD APPROVAL
4. RFQ FOR DESIGN BUILDER



JUSTICE PROJECT UPDATE

THAT'S ALL GREAT- WHAT IS IT GOING TO COST?

Jail Project Costs (Sales Tax)		Sheriff's Office (REET)	
Site Construction & A/E @5.73% Costs	\$ 21,100,000.00	Sheriff's Admin/Dept Construction& A/E @5.73% Costs	\$ 22,800,000.00
Jail Housing & Admin Construction & A/E@5.73%Costs	\$ 105,700,000.00	Warehouse (75%) Construction & A/E @5.73% Costs	\$ 5,000,000.00
Warehouse (25%) Construction & A/E@5.73% Costs	\$ 1,700,000.00	Morgue Construction & A/E @5.73% Costs	\$ 4,300,000.00
Behavioral Health Center Construction & A/E@5.73% Costs	\$ 9,300,000.00	Building Permitting	\$ 50,000.00
Behavioral Health Center - Grant	\$ (9,300,000.00)	Building Permitting - Plan Check Fees	\$ 30,000.00
Existing Jail (Demo Only) Construction & A/E@5.73% Costs	\$ 6,400,000.00	Testing Services	\$ 70,000.00
Courthouse Holding Space	\$ 1,100,000.00	Program Management Costs Sheriff	\$ 430,000.00
Owner's Rep	\$ 5,800,000.00	Third-Party Enhanced Commissioning Fees @ \$1.50/SF	\$ 70,000.00
Geotechnical Investigation	\$ 50,000.00	FF & E Common Areas - Warehouse (Percentage)	\$ 140,000.00
Traffic Analysis	\$ 9,000.00	FF & E Common Areas - Sheriffs	\$ 600,000.00
Wetland Mitigation	\$ 3,500,000.00	County Moving Costs	\$ 10,000.00
Water and Sewer Connection Fees - Item 8&9 CUP	\$ 3,500,000.00	Owner Contingency - 5% of Construction	\$ 1,500,000.00
Storm Sewer Impact Fees - Item #12 CUP	\$ 100,000.00	Combined Ferndale Washington State Sales Tax - 9.0% WSST	\$ 2,000,000.00
Building Permitting	\$ 300,000.00		
Building Permitting - Plan Check Fees	\$ 200,000.00		\$ 37,000,000.00
Planning Permitting - CUP Permit/SEPA	\$ 110,000.00		
Traffic Mitigation Fees - Per #7 CUP	\$ 500,000.00		
Off-Site Development Costs	\$ 2,200,000.00		
Plant Investment & Tap Fees	\$ 200,000.00		
Testing Services	\$ 500,000.00		
Program Management Costs (Whatcom County Facilities, Corrections)	\$ 2,900,000.00		
Third-Party Enhanced Commissioning Fees @ \$1.50/SF	\$ 500,000.00		
FF & E Common Areas	\$ 175,000.00		
FF & E Common Areas - Jail	\$ 335,000.00		
FF & E Common Areas - Warehouse (Percentage)	\$ 50,000.00		
OFOI Building Technology and Communications Equip.	\$ 550,000.00		
County Moving Costs	\$ 60,000.00		
Building Art - 0.5% of Construction	\$ -		
Owner Contingency - 5% of Construction	\$ 7,000,000.00		
Combined Ferndale Washington State Sales Tax - 9.0% WSST	\$ 9,400,000.00		
	\$ 173,939,000.00		

Jail SF Included		Sheriff SF Included	
Site	50000	Sheriff Admin/Dept	32000
Jail Housing/Admin	150000	Warehouse(75%)	8000
Warehouse (25%)	2400	Morgue	5000
Behavioral Health Center	15000		
Ex. Jail	80000		
Satellite Office	5000		
SUB TOTAL SF	302400	SUB TOTAL SF	45000
% OF TOTAL SF	87.05%	% OF TOTAL SF	12.95%
		GRAND TOTAL SF	347400

Jail \$/BED @520 BEDS	
\$	334,000.00