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**ROB NEY**  
Project & Operations Manager

## **MEMORANDUM**

**TO:** Satpal Singh Sidhu, County Executive  
**FROM:** Rob Ney, Project & Operations Manager  
**RE:** Northwest Annex Feasibility Study Update  
**DATE:** January 27, 2021

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### ▪ **Background and Purpose**

In April 2020, Whatcom County Council unanimously approved an ordinance providing funding to explore the redevelopment options for the Northwest Annex site.

RMC Architects was selected to perform the feasibility study for the potential redevelopment of the Northwest Annex Campus. A contract was drafted and Approved by Council on June 16, 2020. The site has a 100+ year old building that currently houses Planning, Permitting and some Public Works functions. The building, previously a Care Facility, was purchased and remodeled in the early 1990's and is dilapidated beyond feasible repair. The study will include preliminary architectural design of the proposed master plan, preliminary floor plans, construction methodology and type, cost estimating and development of a preliminary budget for construction and implementation of the plan.

### ▪ **Results of Study**

RMC will present their findings at the February 9<sup>th</sup> Finance Committee. Facilities will be present as well to answer Council questions regarding the process and next steps.

## ▪ Possible Next Steps

The following are a list of options that the Council may direct staff to implement:

1. Bring forward for Council approval consideration of budget authority to further refine the design, including some tenant improvement development and further civil engineering design and feasibility. Roughly \$30,000. This would be the incremental approach.
2. Bring forward for Council approval for consideration of budget authority to complete the design segment of the project (Core and Shell only), including architectural and engineering, as well as other consulting services to prepare an entire construction bid set, ready to permit. RMC has estimated this at 15% of construction costs, or roughly \$3,420,000 ( $40,000 \text{ sf} \times \$570/\text{ft} = \$22.8 \text{ mm} \times 15\% = \$3,420,000$ ).
3. Do nothing at this time and wait for further federal matching funds. The concern by staff with this approach is that we would be behind in the development of plans and less likely to be considered "shovel ready" for federal funding or matching funding.

Please contact Rob Ney at extension 5365, if you have any questions regarding this information.

Enclosures