

**WHATCOM COUNTY CRISIS TRIAGE FACILITY
WHATCOM COUNTY FACILITIES MANAGEMENT
Conceptual Design**

Executive Summary

This report provides the feasibility of two options for providing two separate Residential Treatment Facilities at the existing Whatcom County Jail Work Center site.

Option 1 – Build a new 14,125 square foot addition to accommodate a 16-bed Residential Treatment Facility and support spaces, including an area dedicated to triage and intake processing for both facilities, and a commercial kitchen. Upon completion of the addition, the existing facility would temporarily occupy the new facility to allow for renovation of the existing 5,765 square foot facility. After completion of the renovations, the detox facility would relocate back to the newly renovated area, and the new facility would be opened to accommodate the mental health program.

The project would be structured to have two phases. The first phase is the completion of the construction of the addition, the second is the completion of the renovations. The overall construction process is anticipated to be 56 weeks, with approximately 8 additional weeks for transitions and relocations, for a total project timeframe of 62 weeks.

The total anticipated budget cost for Option 1 is \$9,214,916.

Option 2 – Build a new 21,100 square foot building adjacent to the existing Whatcom County Jail Work Center. The new building includes two separate 16-bed Residential Treatment Facilities, including an area dedicated to triage and intake processing for both facilities, and a commercial kitchen. The existing detox facility would remain in operation without interruption for the duration of the construction process, and would then relocate to the new building upon completion of construction.

The construction process is anticipated to be 32 weeks.

The total anticipated budget cost for Option 2 is \$9,222,961.

The detailed budget breakdowns are attached for each option.

Conceptual plans for each option are provided

SITE AND BUILDING CONSTRUCTION COSTS

FIXED BUDGET COSTS

Land Allowance		\$0	
Subtotal			\$0

CONSTRUCTION

Construction	\$295/sf	\$4,416,875	Addition
	\$265/sf	\$1,527,195	Renovation
Construction Contingency	10%	\$594,407	
WSST	8.70%	\$568,847	
Subtotal			\$7,107,324

PERMITS, FEES, TAXES, INSURANCE, BONDS

Building/Use Permits	1.80%	\$127,932	
Misc utility installation charges		\$0	
Newcomer Development Charges		\$0	
Insurance		\$0	
Geotechnical & Misc. Reports	allow	\$8,000	
Inspection /Testing	allow	\$15,000	
A/E Consultants fees	allow	\$701,579	State Fee Schedule
Commissioning Consultant	allow	\$30,000	Required for LEED
Balancing Services (HVAC)	allow	\$15,000	
LEED Consultant Services	allow	\$60,000	LEED
Civil Design	allow	\$20,000	
Landscape Design	allow	\$15,000	
Project Management Costs	allow	\$100,000	County Project Mgmt
Contingency	allow	\$30,000	
Subtotal			\$1,122,511

EQUIPMENT/FURNISHINGS

Computer System (wiring/installation)	allow	\$50,000	
Security System	allow	\$65,000	
Misc Equip (applicances, etc.)	allow	\$0	Included in Construction
Furniture	allow	\$115,000	
Contingency	allow	\$20,000	
Subtotal			\$250,000

TEMPORARY DETOX LOCATION

Allowance for temporary relocation	allow	\$250,000	
Contingency	allow	\$50,000	
Subtotal			\$300,000

INFLATION/CONTINGENCY

Escallation to June 2019	3.00%	\$254,395	
Owners Project Contingency	2.00%	\$180,685	
Subtotal			\$435,080

TOTAL ESTIMATED PROJECT COSTS

\$9,214,916

**Whatcom County Crisis Triage Center
PROJECT BUDGET WORKSHEET - OPTION TWO**

Ron Wright and Associates / Architects, P.S.
NEW BUILDING
2/28/18

SITE AND BUILDING CONSTRUCTION COSTS

FIXED BUDGET COSTS

Land Allowance		\$0	
Subtotal			\$0

CONSTRUCTION

Construction	\$295/ft.	\$6,224,500	Including site development
Construction Contingency	10%	\$622,450	
WSST	8.70%	\$595,685	
Subtotal			\$7,442,635

PERMITS, FEES, TAXES, INSURANCE, BONDS

Building/Use Permits	1.80%	\$133,967	
Misc utility installation charges		\$0	
Newcomer Development Charges		\$0	
Insurance		\$0	
Geotechnical & Misc. Reports	allow	\$8,000	
Inspection /Testing	allow	\$15,000	
A/E Consultants fees	allow	\$664,154.15	State Fee Schedule
Commissioning Consultant	allow	\$25,000	Required for LEED
Balancing Services (HVAC)	allow	\$10,000	
LEED Consultant Services	allow	\$60,000	LEED
Civil Design	allow	\$25,000	
Landscape Design	allow	\$15,000	
Project Management Costs	allow	\$100,000	County Project Mgmt
Contingency	allow	\$30,000	
Subtotal			\$1,086,122

EQUIPMENT/FURNISHINGS

Computer System (wiring/installation)	allow	\$50,000	
Security System	allow	\$65,000	
Misc Equip (applicances, etc.)	allow	\$0	Included in Construction
Furniture	allow	\$115,000	
Contingency	allow	\$20,000	
Subtotal			\$250,000

TEMPORARY DETOX LOCATION

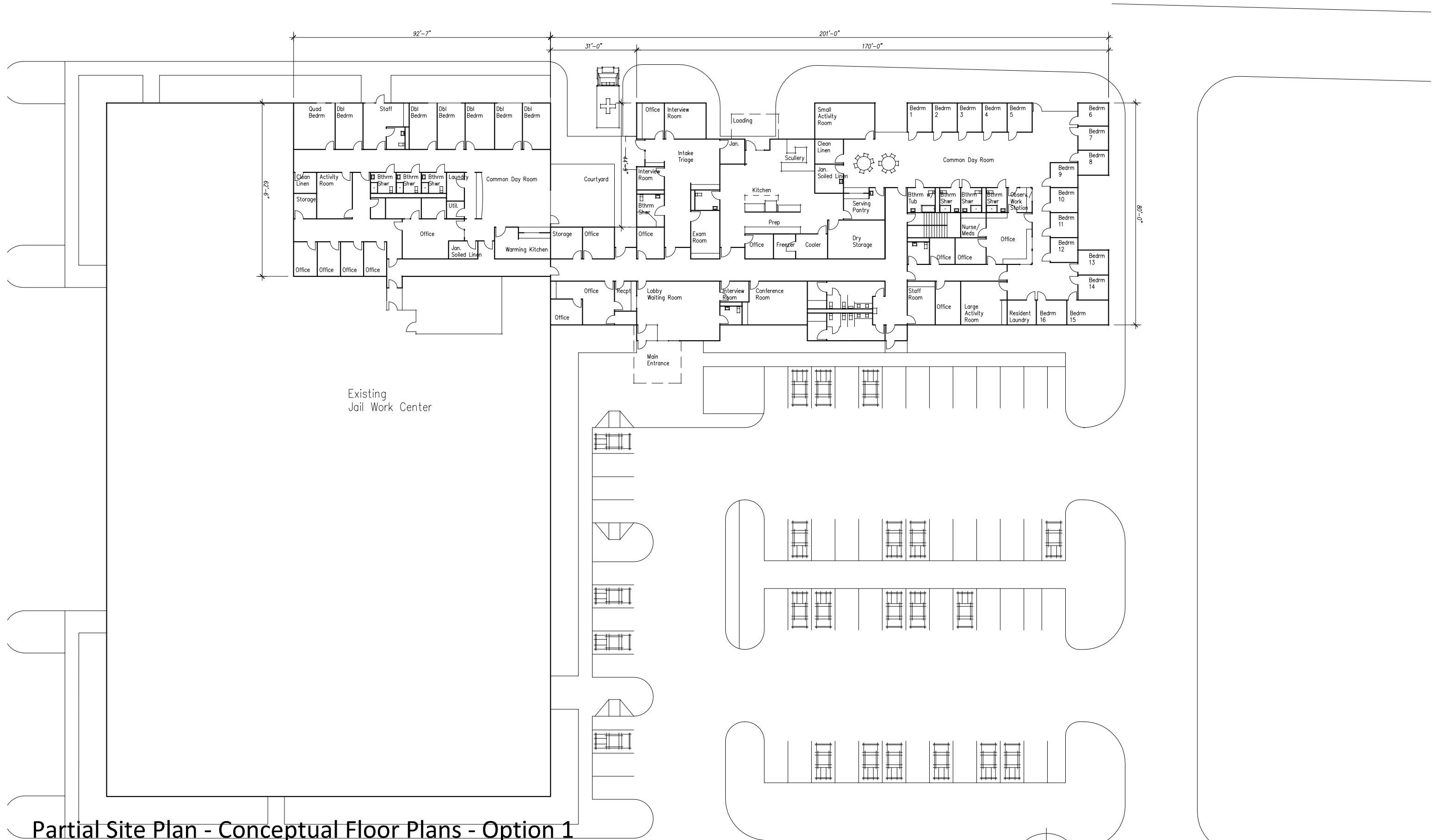
Allowance for temporary relocation	allow	\$0	
Contingency	allow	\$0	
Subtotal			\$0

INFLATION/CONTINGENCY

Escallation to June 2019	3.00%	\$263,363	
Owners Project Contingency	2.00%	\$180,842	
Subtotal			\$444,205

TOTAL ESTIMATED PROJECT COSTS

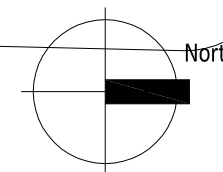
\$9,222,961



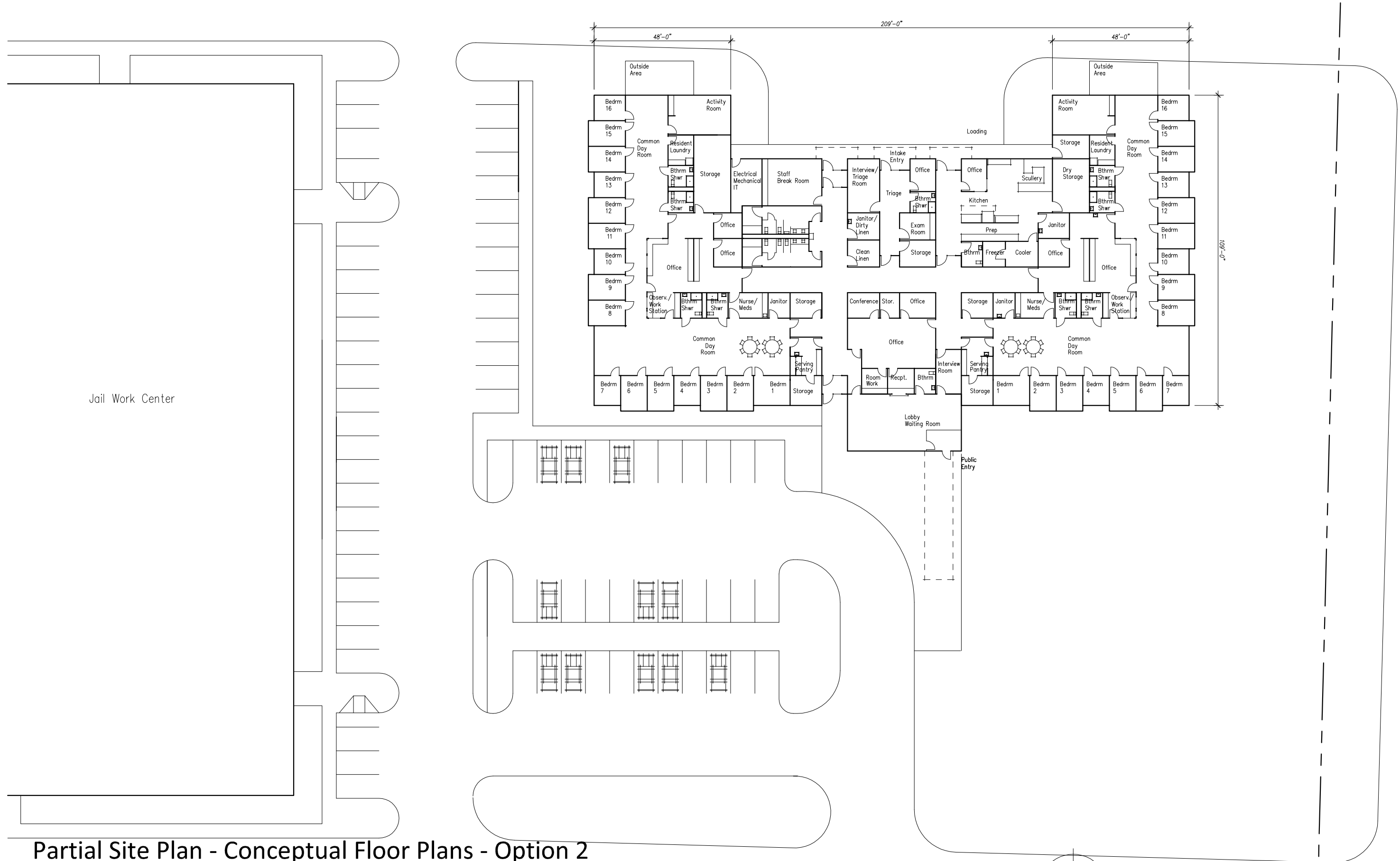
Partial Site Plan - Conceptual Floor Plans - Option 1
Whatcom County Triage Center

Scale: 1/32" = 1'-0"

25 February 2018



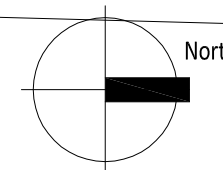
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**Partial Site Plan - Conceptual Floor Plans - Option 2
Whatcom County Triage Center**

Scale: 1/32" = 1'-0"

25 February 2018



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