

<b>CLEARANCES</b>	<b>Initial</b>	<b>Date</b>	<b>Date Received in Council Office</b>	<b>Agenda Date</b>	<b>Assigned to:</b>
Originator:	Twh	9/12/08	<b>RECEIVED</b>  <b>SEP 16 2008</b>  <b>WHATCOM COUNTY COUNCIL</b>	9/23/08	COTW/Council
Division Head:					
Dept. Head:					
Prosecutor:	RSW	9/15/08			
Purchasing/Budget:	BB	9/15/08			
Executive:	PK	9-16-08			

**TITLE OF DOCUMENT:** Resolution for the demolition of structure located at 401 Grand Avenue

**ATTACHMENTS:** Background memo and Resolution

SEPA review required?	( ) Yes	( x ) NO	Should Clerk schedule a hearing?	( ) Yes	( x ) NO
SEPA review completed?	( ) Yes	( x ) NO	Requested Date:		

**SUMMARY STATEMENT OR LEGAL NOTICE LANGUAGE:**

Resolution authorizing the demolition of a structure located at 401 Grand Avenue.

**COMMITTEE ACTION:**

9/23/2008: Discussed in committee

**COUNCIL ACTION:**

9/23/2008: Approved 5-0, Nelson, Crawford absent

**Related County Contract #:**

**Related File Numbers:**

**Ordinance or Resolution Number:**

Resolution Number: 2008-066

**Please Note:** Once adopted and signed, ordinances and resolutions are available for viewing and printing on the County's website at: [www.co.whatcom.wa.us/council](http://www.co.whatcom.wa.us/council).

SPONSORED BY: County Executive

PROPOSED BY: Director of Administrative Services

INTRODUCTION DATE: September 9, 2008

RESOLUTION NO. 2008-066

A RESOLUTION of the County Council of Whatcom County, Washington, authorizing the demolition of the vacant structure located at 401 Grand Avenue. This demolition is the outcome of exploring many alternatives to the appropriate use of this structure.

WHEREAS, the Whatcom County Code 1.10.395 requires that all County Department Heads shall notify the Director of Administrative Services of county-owned structures deemed to be worthless; and

WHEREAS, following a request from Facilities Management, the Director of Administrative Services considered all relevant options including:

1. County considered restoration and upgrades compliant with ADA regulations and found them to be cost prohibitive.
2. County was able to salvage some materials out of the building by using the jail crew to remove materials for the ReStore.
3. A reconstruction price of \$325/sqft for repairing the facility would be higher than building a new structure if the County chose to do so.

WHEREAS, the structure has been used as a storage facility for the Facilities, Finance and Jail; and

WHEREAS, the County Executive concurs with the determination of the Administrative Services Director and is seeking the approval of the Whatcom County Council; and

WHEREAS, the County would like to dispose of the structure before it becomes a hazard to the public; and

WHEREAS, the County will utilize the Jail Work Crew to salvage materials that can be recycled and reused prior to destruction; and

WHEREAS, the County will gain the property and leave the option open for building a new facility on the site; and

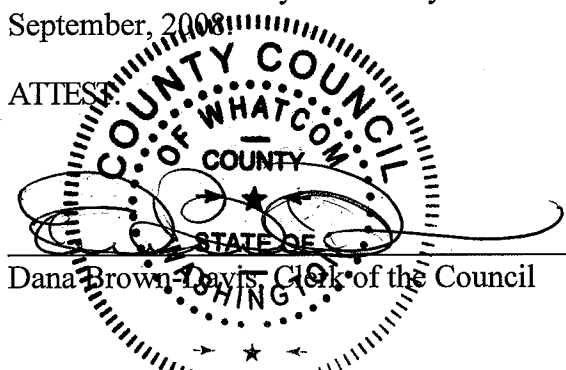
WHEREAS, the County anticipates the total cost of the destruction to be no more than \$297,000. This will be paid from the Facilities budget as approved in ASR 2007-291;

NOW, THEREFORE, BE IT RESOLVED BY THE COUNTY COUNCIL OF WHATCOM COUNTY, WASHINGTON, as follows:

The County Council, pursuant to Whatcom County Code 1.10.395 titled Worthless county-owned structures, authorizes the destruction of the structure located at 401 Grand Avenue.

ADOPTED by the County Council of Whatcom County, Washington, this 9th day of September, 2008!

ATTEST:

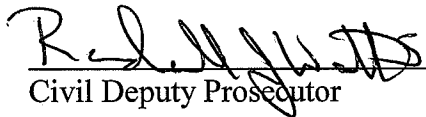


Dana Brown-Davis, Clerk of the Council

WHATCOM COUNTY COUNCIL  
WHATCOM COUNTY, WASHINGTON

  
Carl Weimer, Council Chair

APPROVED AS TO FORM:


  
Civil Deputy Prosecutor

**WHATCOM COUNTY**  
**Administrative Services**  
Whatcom County Courthouse  
311 Grand Ave, Suite 108  
Bellingham, WA 98225-4083  
Ddesler@co.whatcom.wa.us



**DEWEY G. DESLER**  
Director

**TO: Pete Kremen, County Executive  
County Council**

**FROM: Dewey Desler, Deputy Administrator** 

**DATE: August 12, 2008**

**RE: 401 Grand Avenue – Demolition Request**

**Background:**

The structure at 401 Grand is in derelict condition. As a result it would be financially prohibitive to bring the structure up to serviceable condition. The roof requires replacement, the internal space requires complete demolition and the floor require leveling at the street level. The basement of the structure has an incomplete and unlevel concrete floor. To create usable and acceptable space the entire foundation would need to be redone as well as a full modification of the interior. In addition, there is significant damage to the exterior walls.

The building was vacated approximately two years ago and is currently used as an unheated storage area for Facilities, Finance and the Jail.

**Options Explored:**

**1. Refurbish**

This option was explored and quickly dismissed as the initial costs proved to be prohibitive at \$325/square foot to bring up to acceptable condition.

**2. Recycle/Demolish**

Because the structure is housing supplies for three different departments we met with each of those departments to determine where to relocate the supplies. Items determined to be of value to the County were moved to another facility to be used or auctioned off. All items were tagged and accounted for. Those items slated for disposal have been left in the building to be disposed of at a later date. We will be working with the jail crew to recycle material from the building.

**Steps Taken:**

- a. County staff have completed the necessary hazardous materials abatement of the structure (this is required for either demolition or remodel).
- b. Contract for county/city fiber optic cable relocation is ready to execute upon approval.
- c. Contract for demolition is ready to execute upon approval.

**Conclusion:**

This is a prime piece of downtown real estate. The location on the river is an asset to the County if and when they choose to develop it. In its current state it is more of a liability than an asset. We recommend removing the building, filling in the area between the lower lot and the sidewalk with sloped landscaping and adding a guard rail at the street level. This will allow the County to gain a few parking spots in the lower lot. It will also remove the liability of a structure that is unfit and a potential hazard. It will also allow the County time to develop a long term strategic plan for use of the site.

We have budgeted in ASR 2007-291 for \$297,000. The costs associated with the demolition of this building are not expected to exceed that budgeted number.