



**San Juan County
County Administration Building Masterplan**

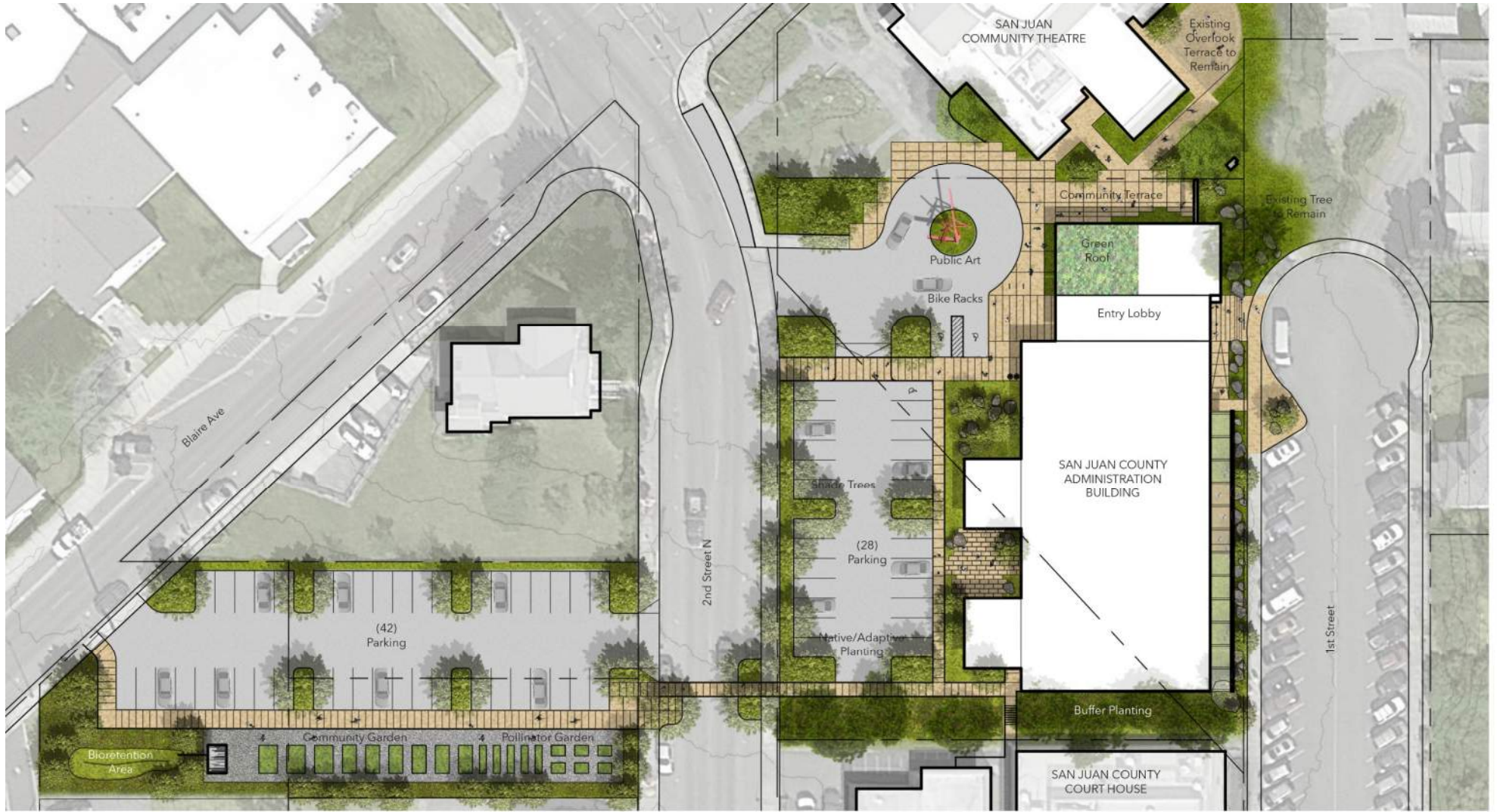
Council Presentation

10 September 2018
MHP# A18.0007.00

71 Columbia Street - 6th Floor
Seattle, WA 98104
206-682-6837
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Friday Harbor Presbyterian



American Camp



San Juan Historical Museum

San Juan Historic







San Juan Historic



San Juan Natural



Community Terrace



Bike Parking at West Entry



"Coastal Bluff" Green Roof



Sidewalk at 1st Street

ABOUT THE SITE

Mapped view of Site Alternatives A and B



Site Alternative A is in the parking lot situated between the County Courthouse and San Juan Community Theatre between 1st and 2nd Streets.

Site Alternative B is at the corner of 2nd Street N and Reed Street, where the County Administration building is currently located.

The two sites are described in this document.

The County Council unanimously determined on July 16 that Site Alternative A was the preferred alternative.

In the first public survey, we heard concerns about parking if Site Alternative A was selected. Additional parking will be provided on Site Alternative B. A traffic and parking study will be completed to inform the next stages of the design.

1. Do you have any comments on the preferred site?

Prev Next

BUILDING OVERVIEW

Building layout from above



West side (along 2nd Street, between the Theatre and the Courthouse)

East side (along 1st Street, facing the harbor)



This conceptual design of the building includes:

- The use of natural wood as well as the types of stones and rocks (e.g., basalt and sandstone) found in the Islands. The wood will be sustainably harvested and locally sourced from the Pacific Northwest.
- A maximum height of 2 stories and a design that aims to blend easily with the adjacent courthouse and theatre.
- Entries from both 1st Street and 2nd Street, with open glass entry vestibules.
- Promoting environmental sustainability through maximizing daylight and installing solar panels, among other strategies.

On the West side, along 2nd Street, the building has white painted shiplap siding, a green roof, and a gabled roof. The public entrance from 2nd Street can be seen on the left, next to the Council chambers and an outdoor seating area. There is a plaza and a roundabout that would be shared with the theatre.

On the East side, along 1st Street, the building would have views of the harbor. The Council chambers can be seen on the far right of the picture, with the second public entrance just to the left. The wood columns would be able to support a solar panel array.

The brick building that you can see in the background is the current County Courthouse.

You can read a longer description of the design here.

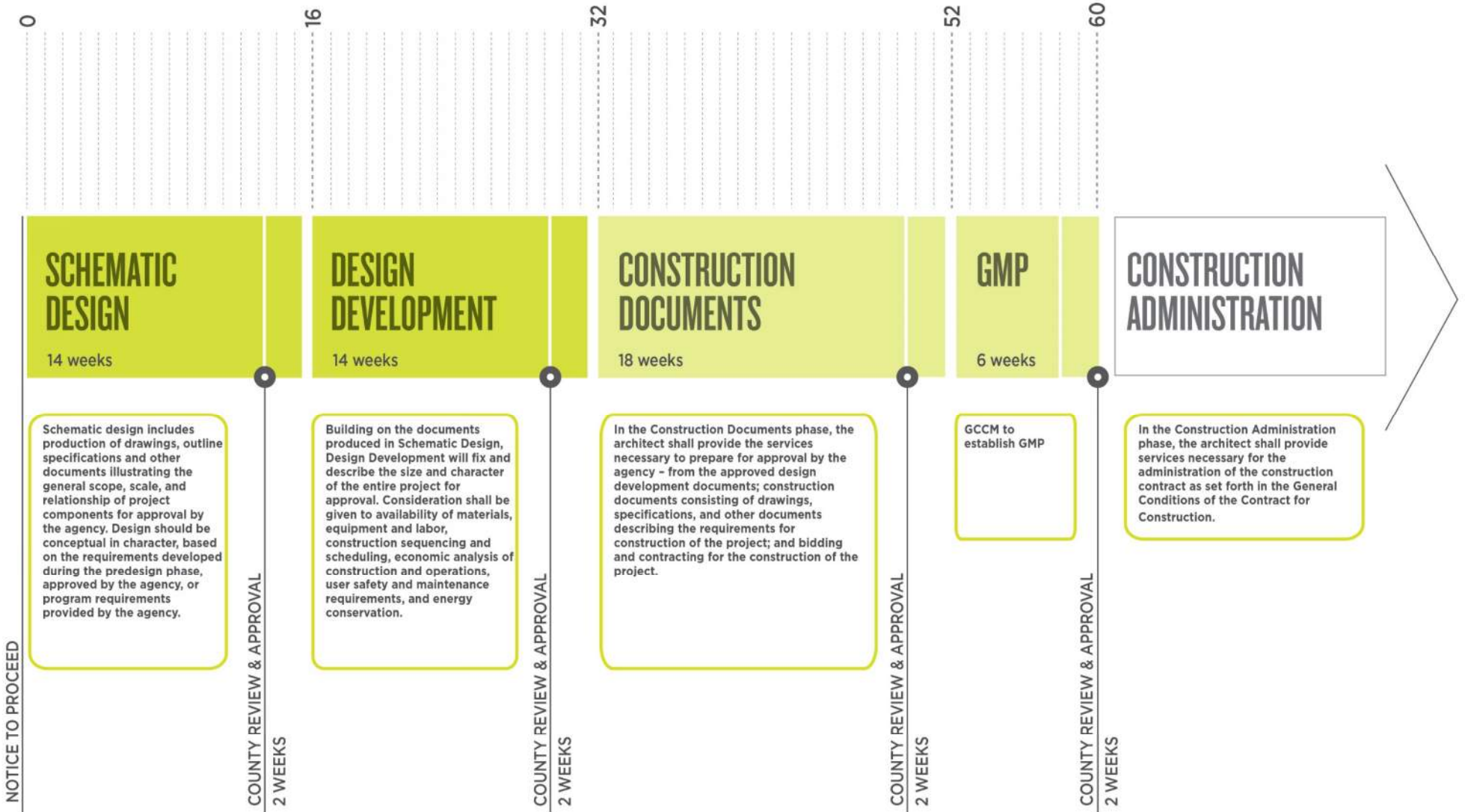


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County and Council Concerns

- **Materiality and Durability**
- **Level Changes and Access**
- **Providing perspectives from different vantage points**
- **Maintenance requirements of new building**
- **Light and sun**
- **Total Project Cost**

Next Steps



Next Steps

SCHEMATIC DESIGN

PROJECT ADMINISTRATION

- consultation
- meetings and correspondence
- progress design review conferences

DISCIPLINE COORDINATION

- coordination between the architectural work and engineering work and other involved consultants for the project

PERMITTING

- consultations and research of critical applicable regulations
- written and graphic explanatory materials
- the services apply to applicable laws, statutes, regulations, and codes

DATA COORINDATION

- review and coordination of data furnished for the project by the agency

ARCHITECTURAL DESIGN

- preparation of conceptual site and building plans, schematic sections and elevations, preliminary selection of building systems and materials
- development of approximate dimensions, areas and volumes

STRUCTURAL DESIGN

- recommendations regarding basic structural material and systems
- analysis and development of conceptual design solutions

MECHANICAL DESIGN

- consideration of alternate materials, systems and equipment
- development of conceptual design solutions for energy sources/conservation, heating, ventilating and air conditioning (HVAC), plumbing, fire protection, and general space requirements

CIVIL DESIGN

- site planning including layout of site features, building position, preliminary grading, location of paving for walkways, driveways and parking, and fencing location
- normal connections required to service the building

LANDSCAPE DESIGN

- site planning
- conceptual site and landscape plans
- preliminary selection of planting

SCHEDULING

- reviewing and updating previously established project schedules or initial development of schedules for decision making, design, and documentation.

MATERIALS RESEARCH

- identification of potential of architectural materials, systems, and equipment

COST ESTIMATING

- development of a probable construction cost from quantity surveys and unit costs of building elements for the project
- parametric costs shall reflect the level of design elements presented in the schematic design documents, plus appropriate design contingencies to encompass unidentified scope ultimately included in the program
- assist user agency with analyzing scope, schedule, and budget options to stay within the MACC

ELECTRICAL DESIGN

- consideration of alternate systems, recommendations regarding basic electrical materials, systems and equipment
- analysis, and development of conceptual design solutions for power service and distribution, lighting, communication raceways, fire detection and alarms, and general space requirements.

SPECIFICATIONS

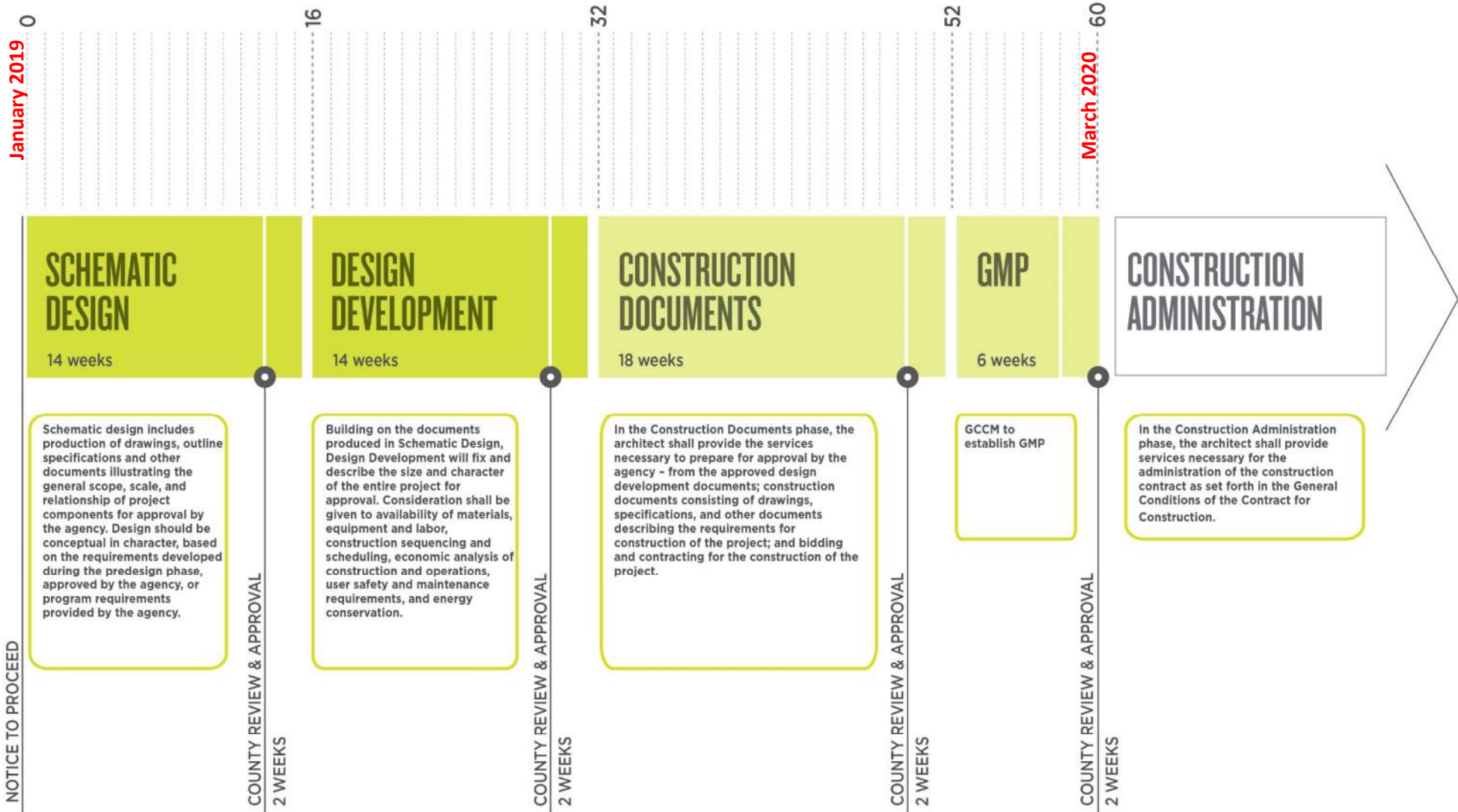
- preparation for agency's approval of proposed development of architectural outline specifications
- coordination of outline specifications of other disciplines

PRESENTATIONS

- appropriate presentation(s) of schematic design documents by the architect to agency representatives and stakeholder groups

		\$ x 1,000
<hr/>		
Total Building & sitework Construction		24,259 (Present Day)
<hr/>		
Add to above for Escalation:		
To Start date of 2020	9.44%	26,845
To Start date of 2021	13.82%	27,919
To Start date of 2022	18.37%	29,035
To Start date of 2023	23.11%	30,198
To Start date of 2024	28.03%	31,405
To Start date of 2025	33.15%	32,661
To Start date of 2026	38.48%	33,968
To Start date of 2027	44.02%	35,327
To Start date of 2028	49.78%	36,740
To Start date of 2029	55.77%	38,209
To Start date of 2030	62.00%	39,738

Cost Estimate



Next Steps

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Total Project Cost:

GMP x 1.5

Construction

Design Fees

Furniture

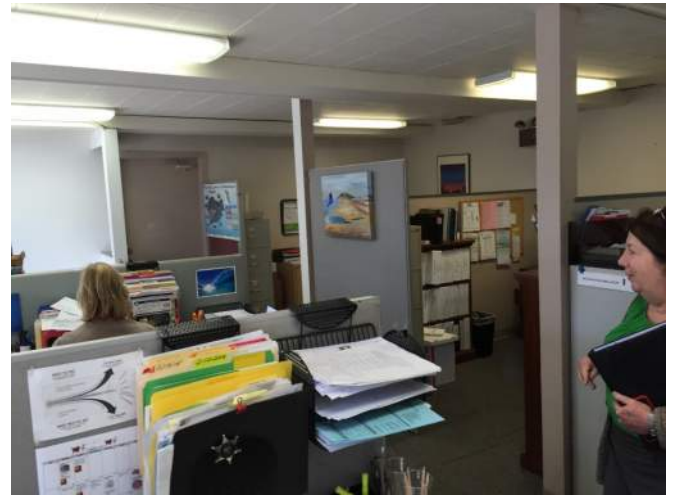
Permitting

Sales Tax

Contingency

Does not include: Land Cost and Financing Fees

Cost Estimate





CIVIC CENTER
1050 CAMINO DEL MAR



