

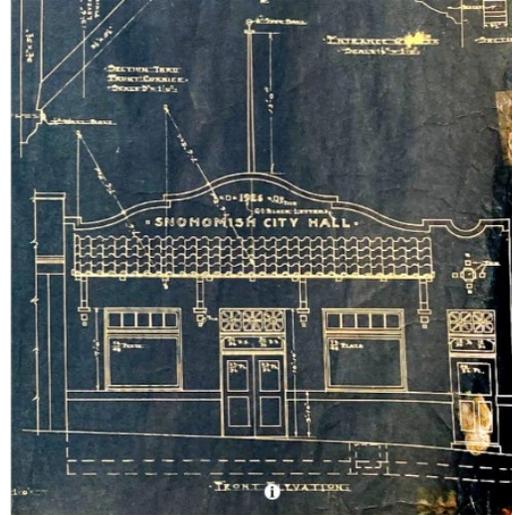


Update on Public Safety & City Services Campus

April 2, 2024



City Buildings Over the Years



Source: HistoryLink.Tours



2023-2024 Council Priorities



- ◆◆◆ Evaluate the feasibility of a new civic campus.
- ◆◆◆ Explore and propose parking and alternative downtown transportation options.
- ◆◆◆ Increase inner-city transit, bike, and walkability access.



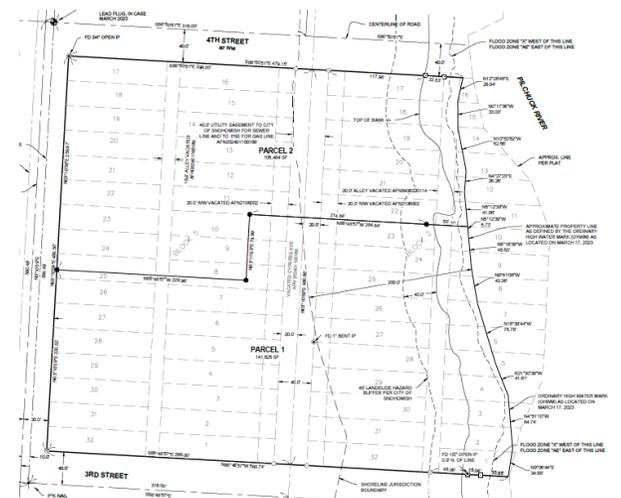
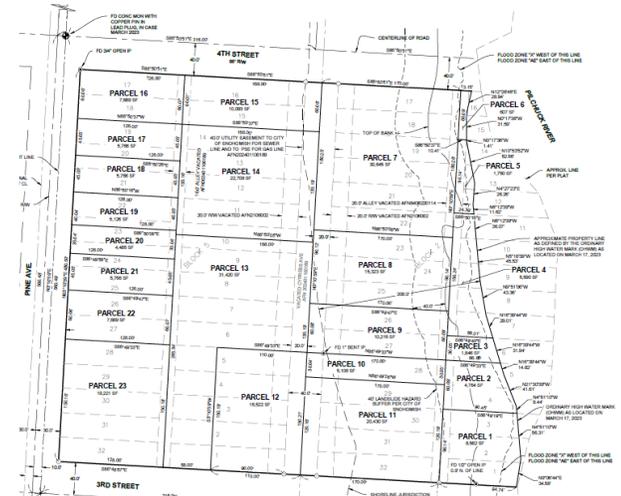
Public Safety & City Services Campus

- ◆◆◆ House new Fire District station and headquarters, Snohomish Police Department, and facility for City services.
- ◆◆◆ Improve service and efficiency.
- ◆◆◆ Provide faster access for majority of calls for service.
- ◆◆◆ Consolidate City staff into one primary facility; need identified in 2008 Facilities Condition Assessment.
- ◆◆◆ Focuses community services in central area.



Property Transfers

- ❖ Fire District purchased parcels on Pine Avenue, known as the Steuber Property, for \$6.35M.
- ❖ Closed October 31 and property owners/tenants moved out in January 2024.
- ❖ City paid to purchase 57% of the property; finalizing boundary line adjustment process.





Centralized Community Services





Work Completed to Date

- ◆◆◆ Environmental studies
- ◆◆◆ Critical areas report
- ◆◆◆ Traffic and parking study
- ◆◆◆ Archaeological assessment
 - Official Dept. of Archaeology & Historic Preservation opinion that “no historic resources will be impacted by the current project as proposed.”
- ◆◆◆ Lead & asbestos abatement
- ◆◆◆ Geotechnical sampling and testing
- ◆◆◆ Pre-design and cost estimating



Environmental & Geotech Studies

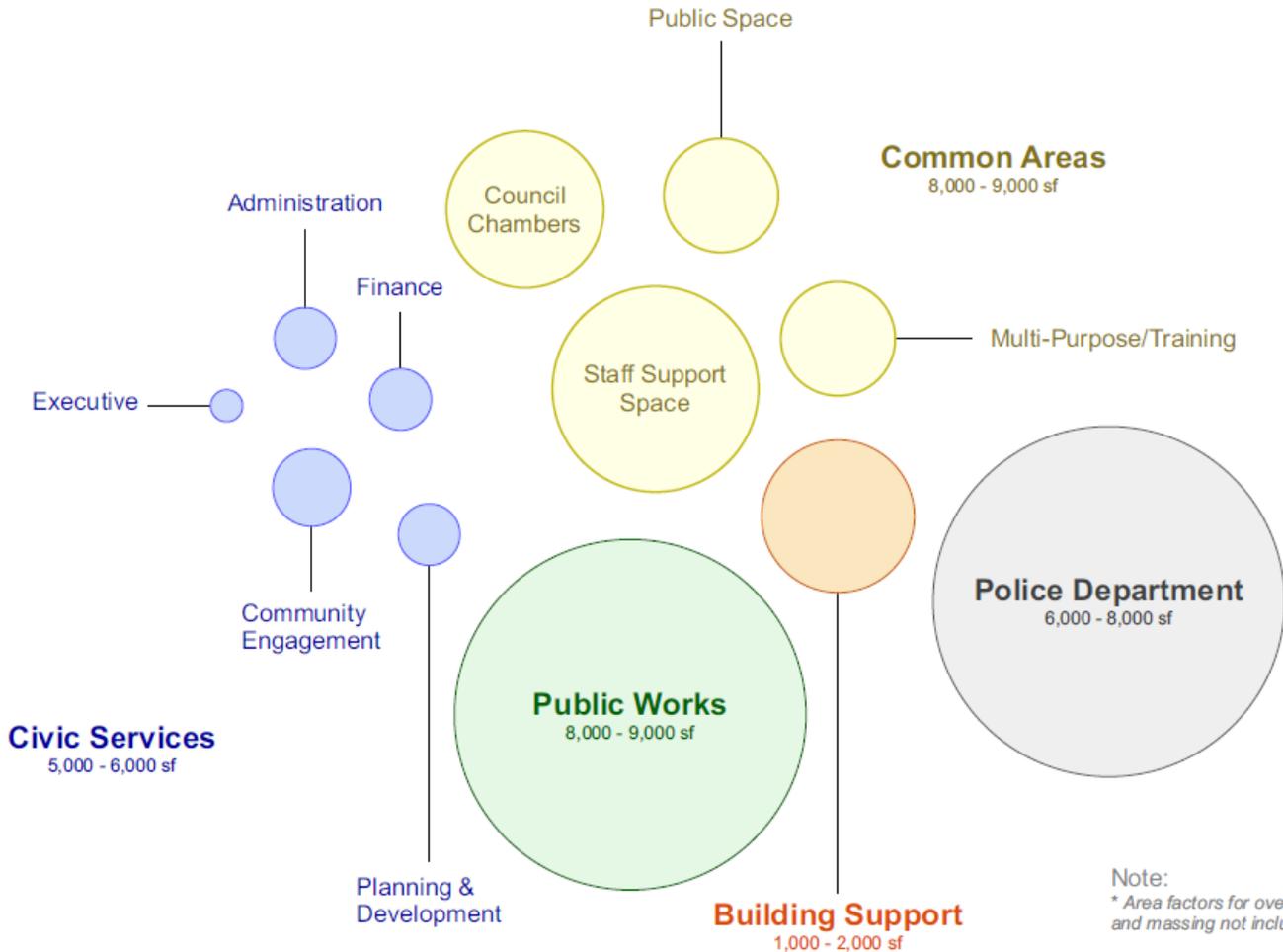
- ❖ During the feasibility period, the City's geotechnical consultant identified sites with potential arsenic and Tetrachloroethylene and suggested additional testing.
- ❖ Property owners hired a separate geotech that had access to full site and their testing did not show the same levels of contamination.
- ❖ Mediation process allowed for a \$1M "hold-back" from the purchase price to remain in escrow while a third geotech analysis was completed.
- ❖ Final testing: levels do not exceed mandatory reporting thresholds or require clean-up at this time - recommend \$150k +/- contingency.



Programming Needs

City & Police Needs:

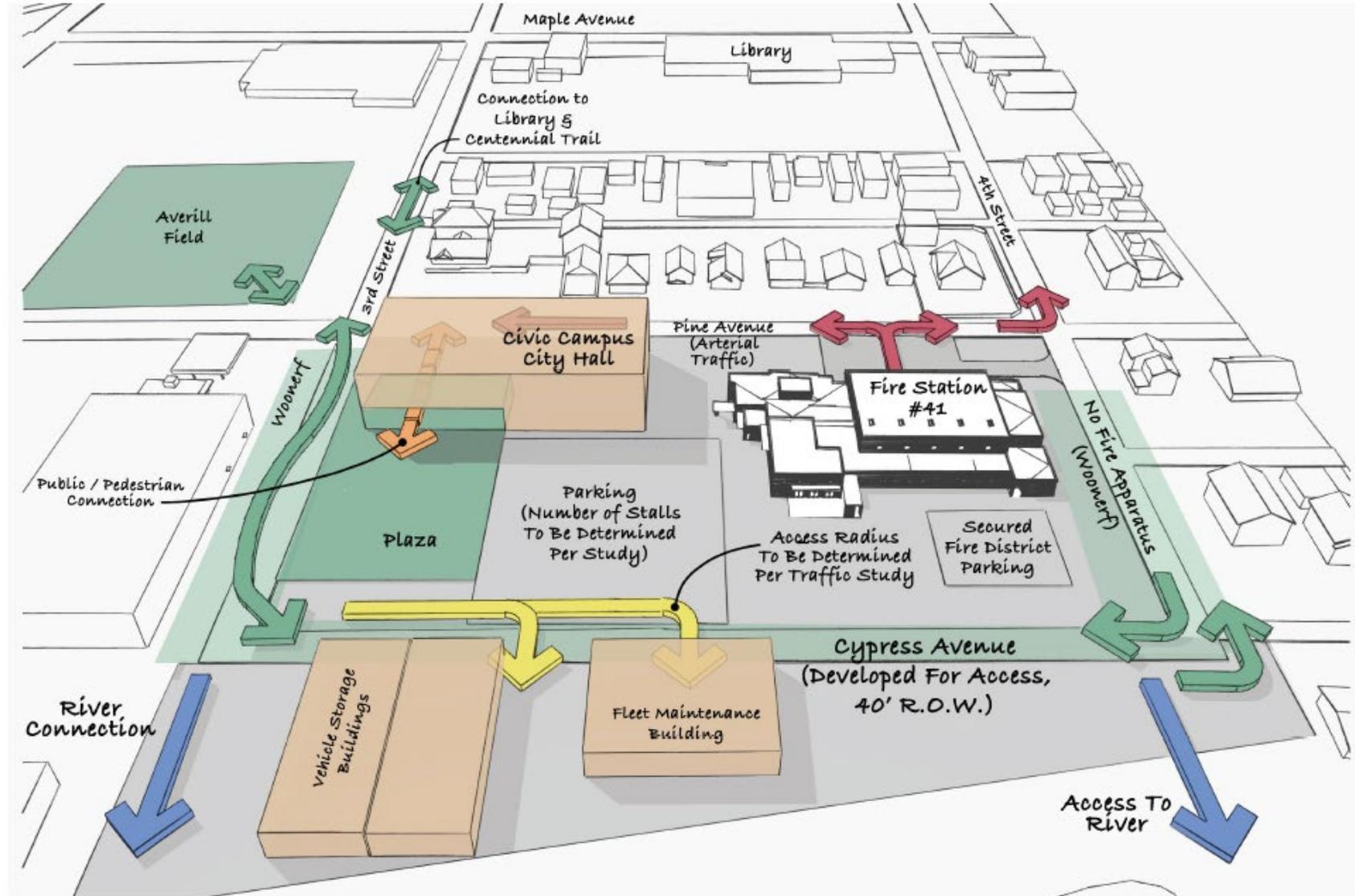
Approximately 42,000 sq. ft.



Note:
* Area factors for overall building circulation and massing not included.



Preliminary Rendering



Aerial View of Campus Property





Trees & Sustainability

- ◆◆◆ Building and systems will be built to LEED Silver standards
 - Exploring feasibility of a green roof on City Hall
- ◆◆◆ EV charging stations (10+)
- ◆◆◆ Trees in the 40' buffer along the Pilchuck River will be retained
- ◆◆◆ Planting additional trees along Pine Ave, 3rd St, and 4th St
 - Including a “woonerf” (living street) on at least 3rd Street





The Investment



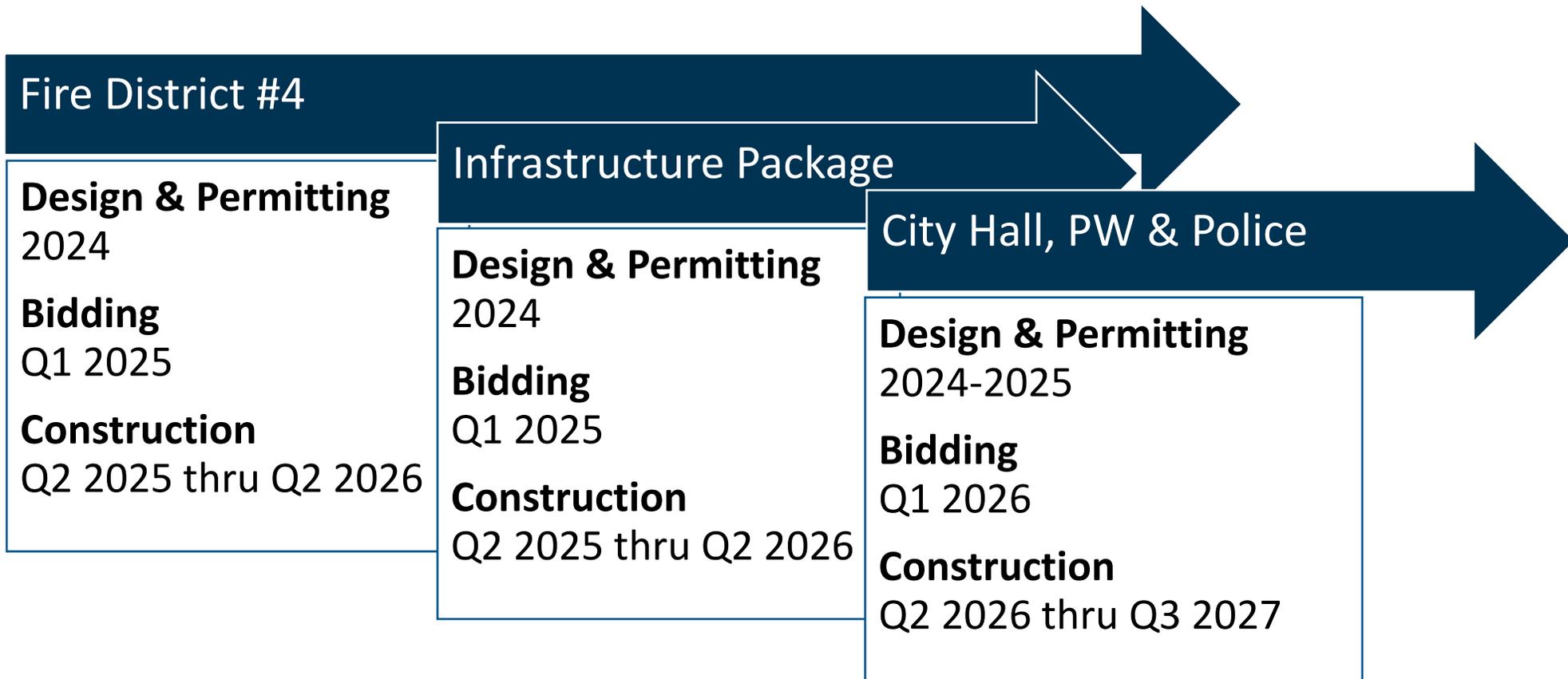
Infrastructure Package: \$5-7M

Building & Onsite Package: \$61-66M

Total Project Cost: \$66-73M



Phases & Timing





Funding Options

◆◆◆ Revenue from property sales	\$3.85-4.65M
◆◆◆ Existing funding allocation (FY25-26)*	\$3M
◆◆◆ General Purpose Bonds	<\$37M
◆◆◆ New revenue (paid parking)	\$200-300k annually
◆◆◆ Low-interest loans	TBD
◆◆◆ Grants	TBD

* City will also free up \$720k in annual debt service payments for prior loans

- + \$360k available in 2025
- + 63k available in 2026
- + 74k available in 2028
- + 226k available in 2029



More on Bonds

- ❖ City is no longer at a point where we can rely on cash on hand to fund major capital infrastructure projects.
- ❖ Concept of “generational equity” for infrastructure investments:

“Generational equity is the concept that users of a capital project will change over its useful life and fairness requires those costs to be spread to those who will use the infrastructure over time. From this perspective long-term financing is often more equitable than using currently available funds (collected from current and prior residents who may not enjoy the future improvement).”



More on Paid Parking

# of Stalls	Rate	Occupancy	Days Per Week	Turnover	Gross Revenue
100	\$5	60%	7 (evenings/weekends)	1	\$109,200
100	\$5	100%	7 (evenings/weekends)	1	\$182,000
100	\$5	50%	2 (weekends only)	3	\$273,000
100	\$5	80%	5 (evenings only)	1	\$91,000
100	\$10	100%	2 (weekends only)	2	\$208,000
100	\$10	80%	7 (evenings/weekends)	2	\$582,400

Source: ParkingBoxx.com



Future Council Discussions and Decisions

◆◆◆ April 16: Contract amendment with Lawhead Architects for:

- “Infrastructure Package” design, permitting, bid docs, etc. - \$450k
- “Building & Onsite Package” with schematic design only - \$800-900k
 - Additional phases laid out in contract but require future approval by Council

◆◆◆ May/June: Discussion(s) about bonds, loans, and other financing options

◆◆◆ Aug-Nov: FY 2025-2026 Budget Process

◆◆◆ Q4 2024: Schematic Design and Refined Cost Estimate



Discussion