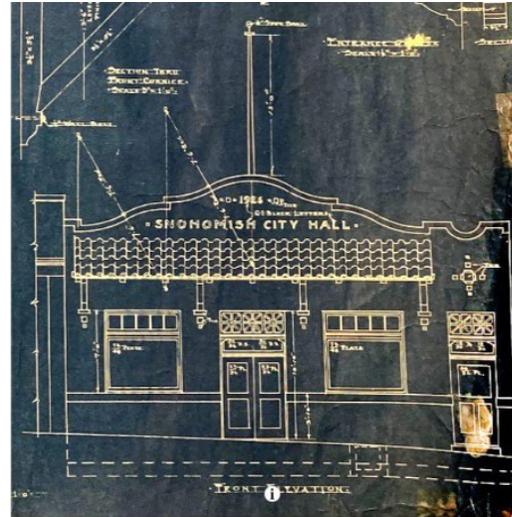




# City Buildings Over the Years



Source: HistoryLink.Tours

# More on the Public Works Site



- Public Works site is not a regulated use allowed within Shoreline Master Plan.
- A 1,400 sq. ft. construction trailer was added as a temporary measure to accommodate additional staff needed in Public Works.
  - Trailer is located within the 100-year flood plain.
  - As part of SEPA review in 2009, Hearing Examiner allowed the trailer to remain until April 2027.
  - Not moving it by deadline would be a violation of Decision and SMC, and because it's in the FEMA flood plain, could increase flood insurance premiums for policy holders in Snohomish.
- Buffers have increased over the years. We cannot expand or rebuild similar structures on this site.



## Ongoing Need for New Facilities

- ❖ "These facilities have outlived their useful lives, are too small for their current uses, and are functionally obsolete. Their condition affects the City's ability to deliver the quality services its elected officials, staff, and citizens value." 2007 Community Advisory Committee Report
- ❖ "Initiative 8: Invest in Snohomish's civic facilities. Appropriate City facilities are needed to provide the efficient, quality services desired by Snohomish residents. Given their age and condition, an evaluation of existing buildings is necessary to identify opportunities to make buildings as efficient, safe, and inviting to the public as possible. Options for co-locating administrative, public safety, and public works facilities should also be explored, as should opportunities to use necessary investment in new or existing facilities as a mechanism for advancing other community or economic development goals." 2014-2018 Strategic Plan



# 2023 Facility Condition Assessment Project Purpose

- Understand condition of City-owned buildings
- Create registry of maintainable equipment
- Estimate short-term repair costs (2023-2028)
- Project long-term maintenance costs (2029-2042)

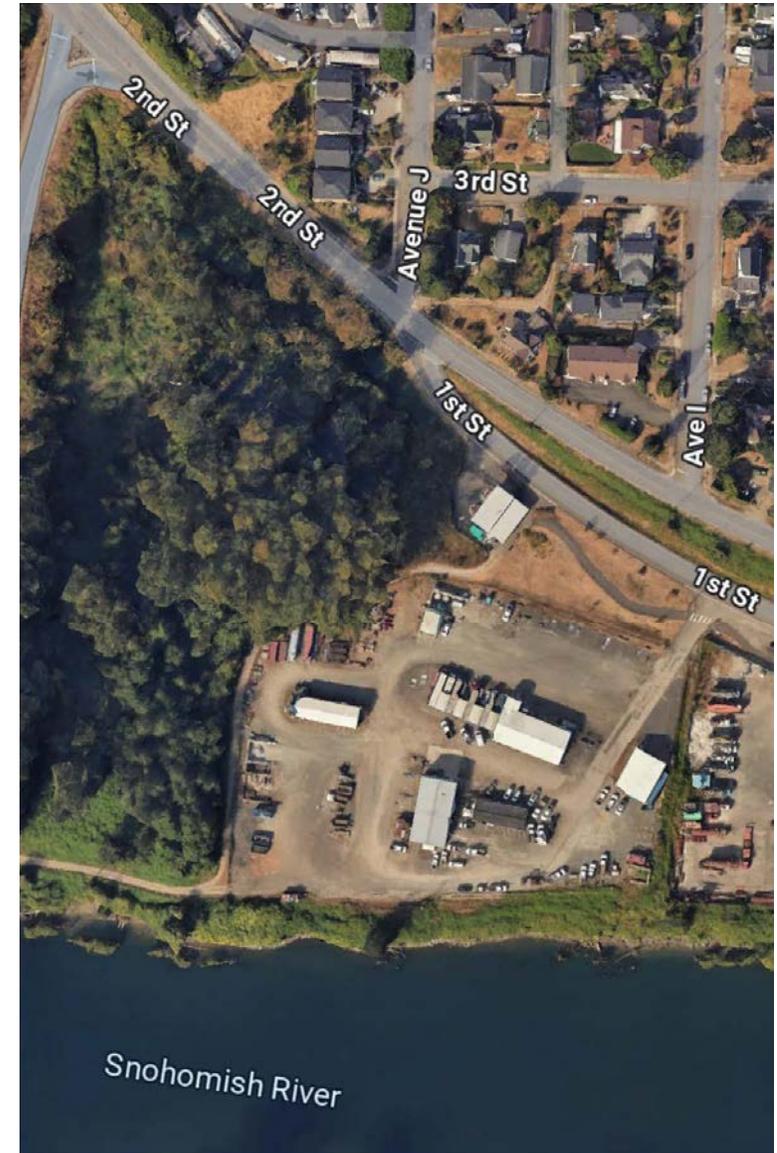
# Findings – Public Works

## Concerns with flooding at PW site

This site is right on the Snohomish River, which is a tidal river that floods occasionally. It was originally a landfill. It has been documented as a site prone to liquefaction with a seismic event. When the river reaches 30' high (critical stage), the City moves all the equipment to keep it from being damaged by impending flooding.

A high-level cost estimate was completed which includes sitework and new buildings at an alternate site but does not include property acquisition costs. This estimate is **roughly \$26.2M**.

Additionally, bathroom fixture count is not sufficient, and the buildings are not ADA compliant.



# Findings – City Hall Accessibility

Due to its historic nature, making City Hall fully ADA compliant is implausible.

- Hallway and doorway widths
- Door hardware
- Floor finishes
- Height of fixtures
- Elevator/ lifts
- Restrooms
- Parking
- Path to entrance
- Railing



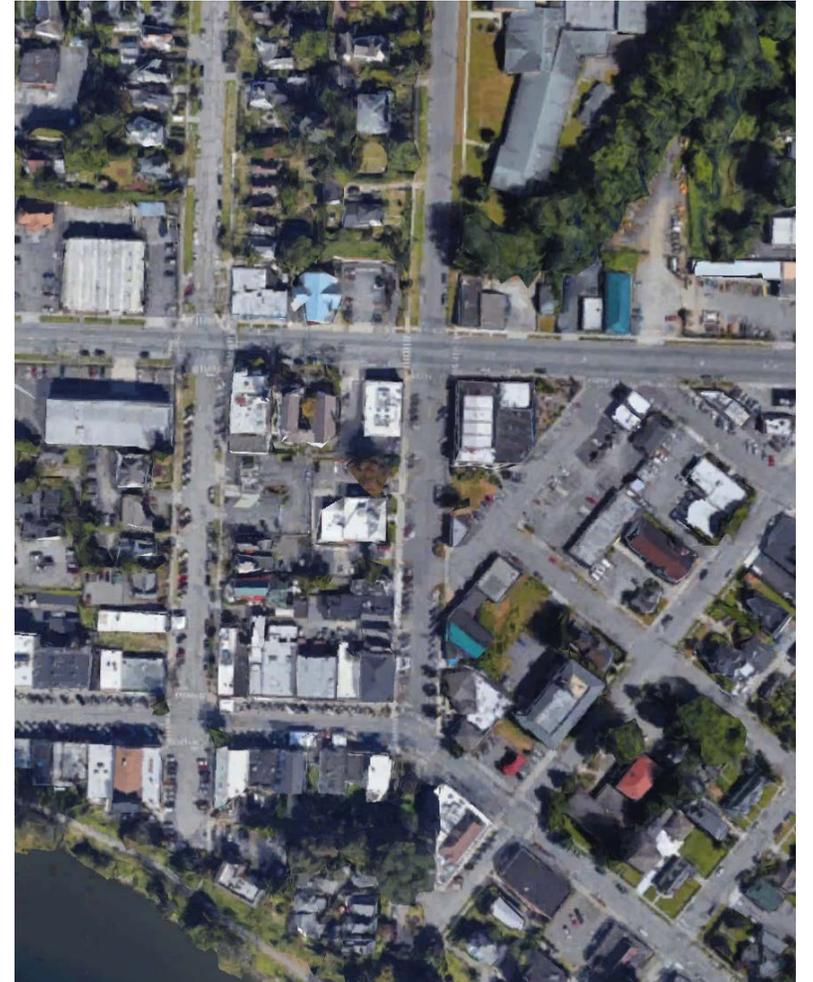
# Findings – Consolidating Civic Campus

**City Hall + Police Department + Engineering Building**

**~\$16.5M High-Level Concept Estimate**

Since this estimate was completed in 2023, the City has done additional work to further define the scope of the project and has updated cost numbers.

In addition to ADA challenges, the current City Hall does not have sufficient space for all staff.



# Findings – Civic Campus

## Would Include:

- City Hall
- Police Department
- Mechanics Building
- Utilities Office Building
- Engineering Building
- Storage Pole Building
- Water/Sewer Storage Building

Total Deficiencies = \$3.4M

Total Predicted Renewals = \$6.3M

Total Opportunities = \$3.2M



## Additional Considerations:

- Buildings are difficult to make ADA compliant
- Some buildings do not have sufficient space for staff
- Public has expressed interest in a park being located at public works site

**Implementing the new Civic Campus would negate these costs which total \$12.9M.**

# Adding it Up

New Public Works = \$26.2M  
New City Hall, PD + Eng = \$16.5M



**\$42.7M\***

New Public Works = \$26.2M  
Existing O&M Costs = \$12.9M



**\$39.1M\***

*\*Does not include site acquisition, design & permitting costs*



# Reimagined Community Spaces



# Improved River Access & Community Gathering Space



Stage

Parking - 30-60 spaces

Restrooms & covered structure

Potential food truck court & seating

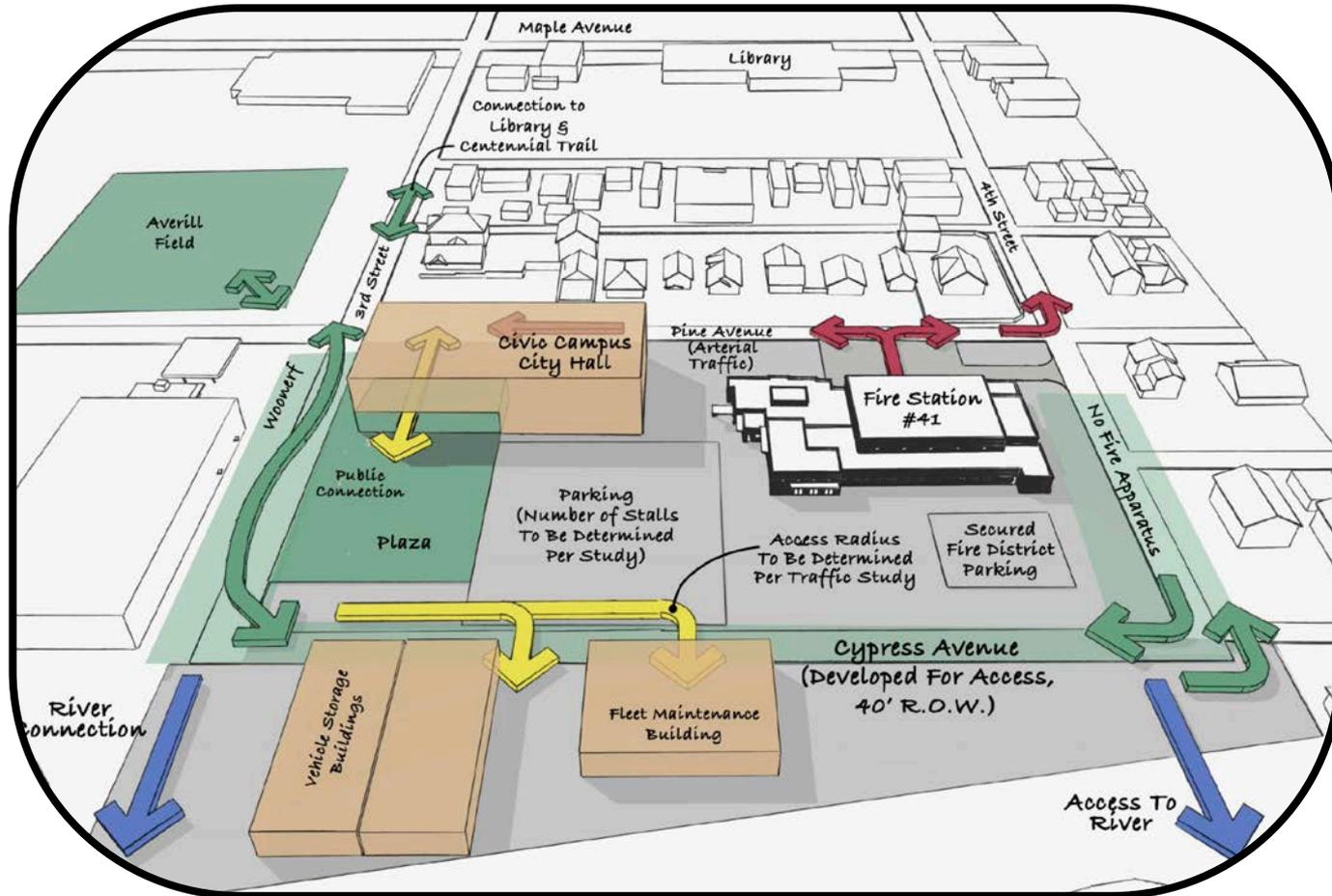
Potential Farmers Market

Retain for Park Operations

Improve river access/ river tourism opportunities

# CITY OF SNOHOMISH

## NEW PUBLIC SAFETY & CIVIC SERVICES CAMPUS





# 01

### Introduction

Pages 1 - 11

- Project Team
- Community Engagement
- Campus Program Development

# 02

### Schematic Design

Pages 12 - 25

- Campus Site
- Building 1: City Hall
- Building 2: Public Works Maintenance Shop
- Building 3: Public Works Vehicle Storage

# 03

### Project Phasing & Schedule

Pages 26 - 34

- Project Phasing
- Schematic Design
- Design Development
- Construction Documents
- Permitting
- Bid & Construction

# 04

### Cost Estimate & Next Steps

Pages 35 - 41

- Cost Estimate
- Next Steps
- Q&A

## CITY CAMPUS - PROJECT TEAM

**Frank Lawhead**  
Principal Architect  
Lawhead Architects P.S.

**Derek Michel**  
Architect / Project Manager  
Lawhead Architects P.S.

**Site Design**  
Chris Park, PE  
KPF Consulting Engineers

**Structural Systems**  
Jim Swenson, PE  
KPF Consulting Engineers

**Landscape Design**  
Patrik Dylan  
EccosDesign

**Energy & Comfort**  
Andi Burnham, PE  
Delta-E Consulting

**City of Snohomish**  
Heather Thomas  
Linda Redmon  
Nova Heaton

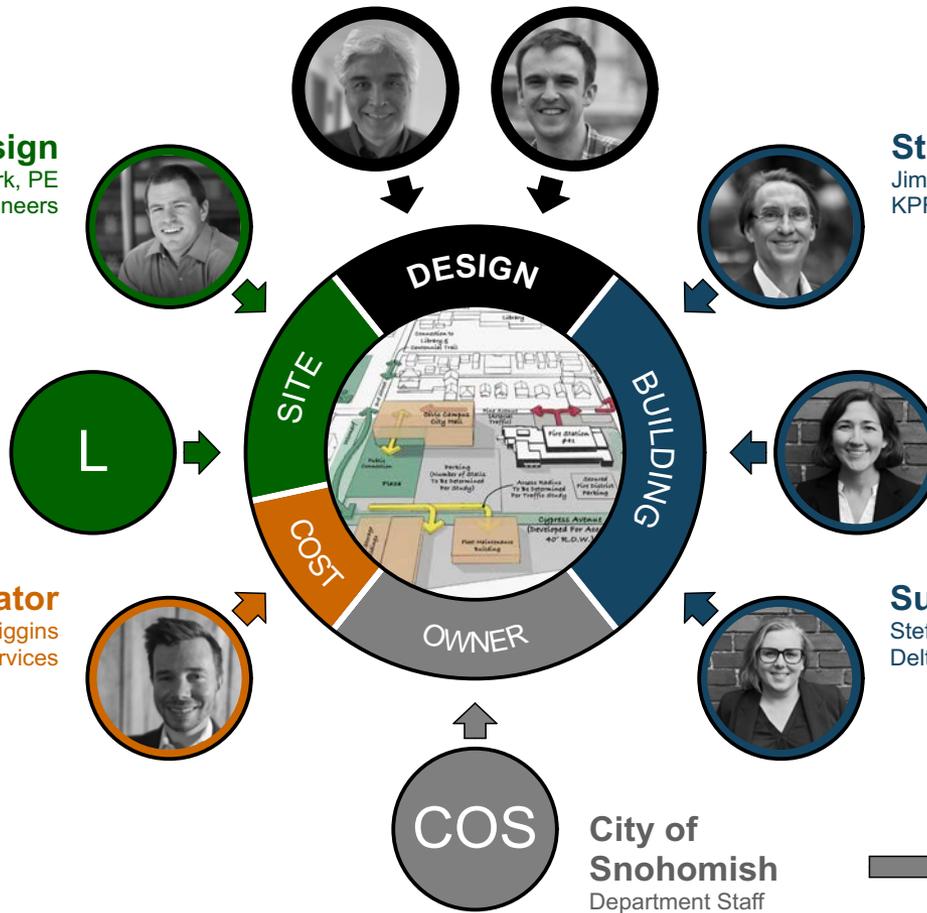
**Cost Estimator**  
Matt Wiggins  
Wiggins Pre-Construction Services

**Sustainability**  
Stefanie Young, President  
Delta-E Consulting

Shari Ireton  
Alisha Hendren  
Brooke Eidem  
Rebekah Park

Yosh Monzaki  
Tim Cross  
Brandi Whitson  
Dock Leong

Chief Alanis  
Sgt. Ventjeer



**City of Snohomish**  
Department Staff

PUBLIC SAFETY & CIVIC SERVICES CAMPUS  
talk civic campus design with us.

### PUBLIC PLAZA

WHAT PUBLIC PLAZA FEATURES WOULD YOU LIKE TO SEE? Pick 2 photos and place a sticker next to each.

PARK-LIKE

STICKER HERE

MIXTURE OF HARD & SOFT SCAPES

STICKER HERE

MOSTLY HARD SCAPE

STICKER HERE

MOSTLY SOFT SCAPE

STICKER HERE

OTHER

DESCRIBE HERE  
(IN 1 SENTENCE)

PUBLIC SAFETY & CIVIC SERVICES CAMPUS  
talk civic campus design with us.

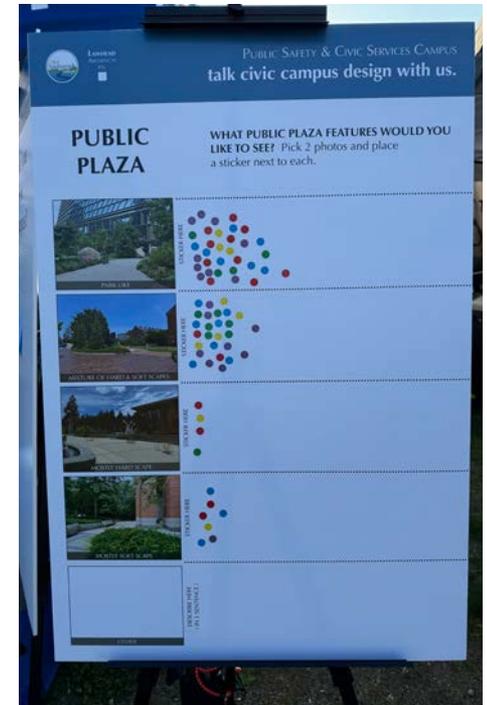
## What features would you like to see at your new City Hall / Civic Campus?

- It's a great location!
- Parking
- A place for public gatherings
- Rooms to reserve for meetings
- Water feature or fountain
- Bike racks
- Art/Sculpture
- Get it built!
- River access/viewing
- Walkable



# CITY OF SNOHOMISH

## COMMUNITY ENGAGEMENT





PUBLIC SAFETY & CIVIC SERVICES CAMPUS  
talk civic campus design with us.

### ART WRAP STYLES

WHAT ART WRAP STYLE WOULD YOU LIKE TO SEE? Pick 2 photos and place a sticker next to each.

STICKER HERE	 <p style="font-size: 8px; text-align: center;">LOCAL / WAYFINDING</p>
STICKER HERE	 <p style="font-size: 8px; text-align: center;">HISTORIC</p>
STICKER HERE	 <p style="font-size: 8px; text-align: center;">NATURE</p>
STICKER HERE	 <p style="font-size: 8px; text-align: center;">CREATIVE</p>
STICKER HERE	 <p style="font-size: 8px; text-align: center;">PLAIN / LANDSCAPE</p>



### Program Needs - Office Space (CITY HALL)

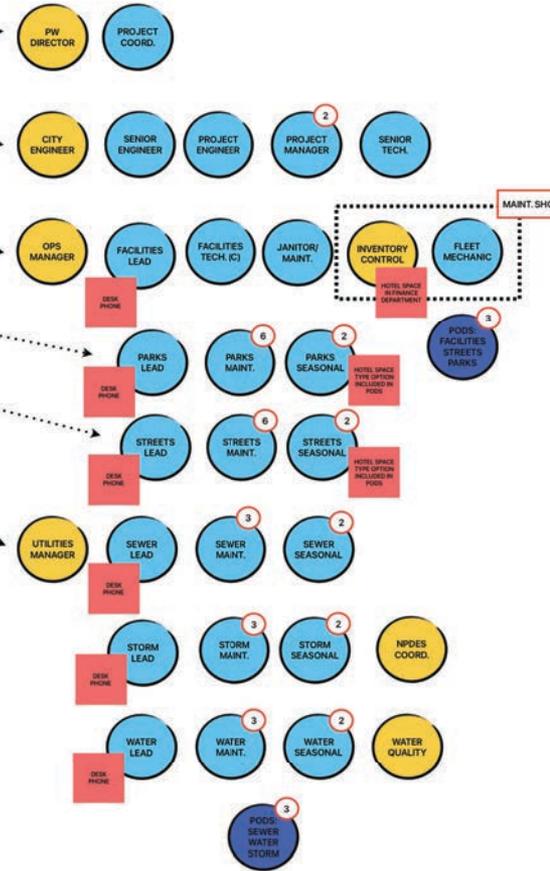
PUBLIC WORKS DEPARTMENT					
Building Space/Area	Qty	Space Standards (sf)		Subtotal Area	Notes
		Type	Area		
Public Works Director	1	Private			
Project Coordinator	1	Open			
City Engineer	1	Private			
NPODES Coordinator	1	Open			
Project Engineer	1	Open			
Project Manager	1	Open			
Senior Engineering Technician	1	Open			
Operations Manager	1	Private			
Facilities Technician	1	Open			
Facilities Technician (Carnegie)	1	Open			
Fleet Mechanic	1	Open			
Inventory Control Specialist	1	Private			
Parks Lead	1	Open			
Parks Maintenance Workers	1	Open			
Parks Seasonal Workers	2	Open			
Streets Lead	1	Open			
Streets Maintenance Workers	1	Open			
Streets Seasonal Workers	2	Open			
Utilities Manager	1	Private			
Sewer/Stormwater Lead	1	Open			

CITY OF SNOHOMISH CIVIC CAMPUS				
PUBLIC WORKS DEPARTMENT				
Sewer Maintenance Worker	2	Open		
Sewer Seasonal Worker	1	Open		
Stormwater Maintenance Worker	2	Open		
Stormwater Seasonal Worker	1	Open		
Wastewater Treatment Operator	1	-		* Located at the Wastewater Treatment Plant
Assistant Operator/Lab Technician	1	-		* Located at the Wastewater Treatment Plant
Wastewater Maintenance Worker	1	-		* Located at the Wastewater Treatment Plant
Wastewater Seasonal Worker	1	-		* Located at the Wastewater Treatment Plant
Water Lead	1	Open		
Water Maintenance Worker	3	Open		
Water Seasonal Worker	1	Open		
Water Quality Specialist	1	Open		
15% Circulation Factor				
Public Works Office Space Total	45		0	

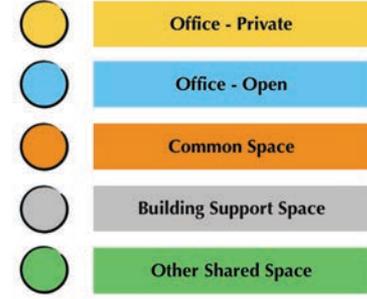
  

Support Space					
Building Space/Area	Qty	Space Standards (sf)		Subtotal Area	Notes
		Type	Area		
Staff Entry / Mud Room	1				
15% Circulation Factor					
Public Works Support Space Total	1				

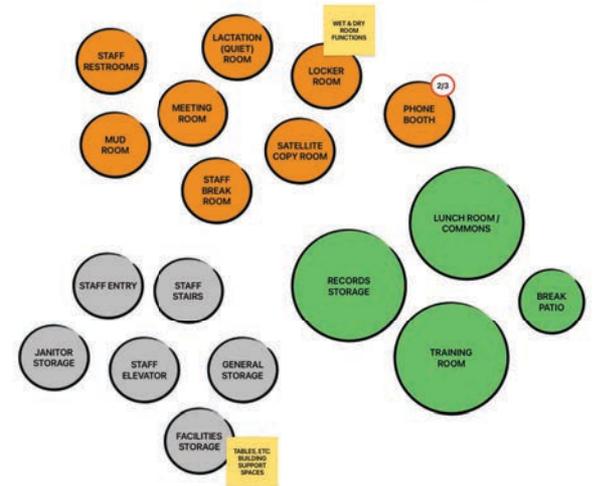
### OFFICE Space (CITY HALL)



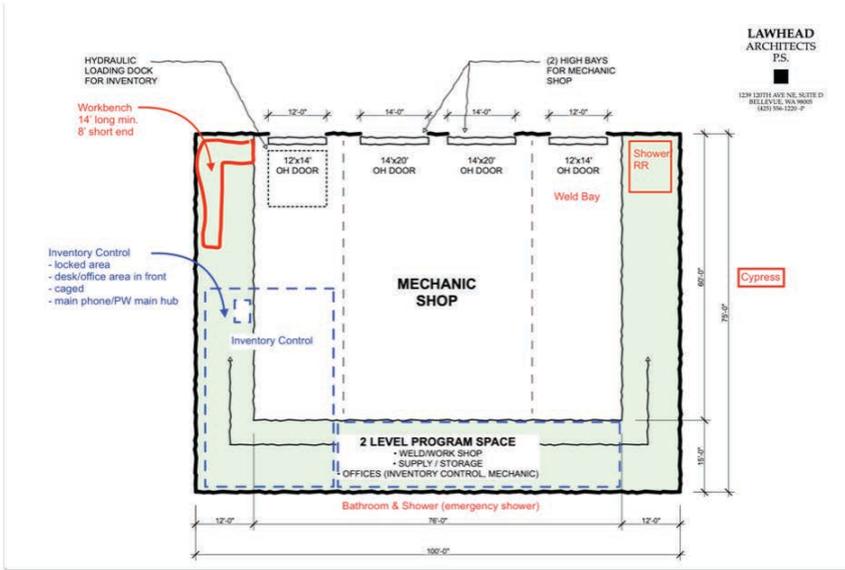
### Space Color Legend



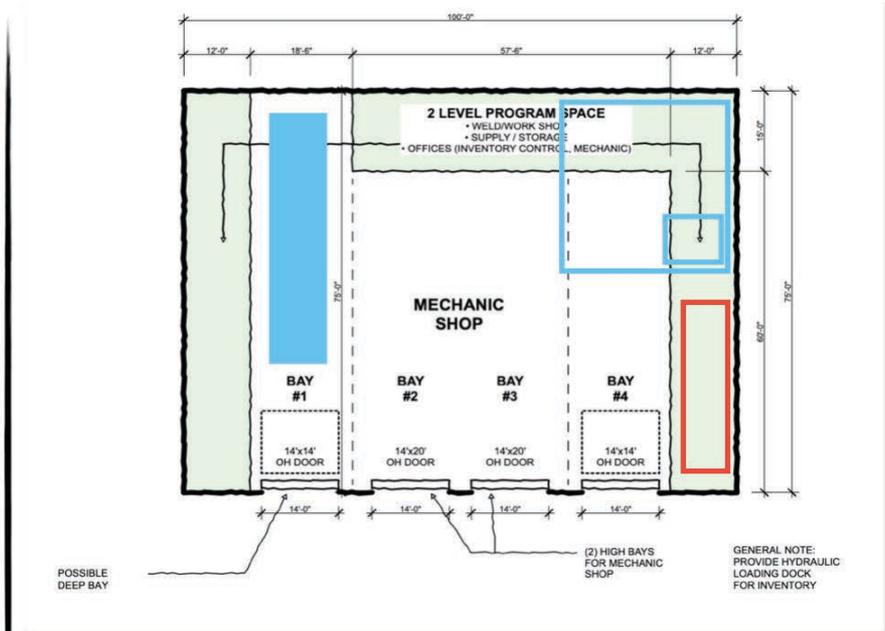
### OTHER Space (CITY HALL)



10/23/23 PROGRAM MEETING  
SPACE NEEDS LIST



01/29/24 PROGRAM MEETING  
MEETING NOTES

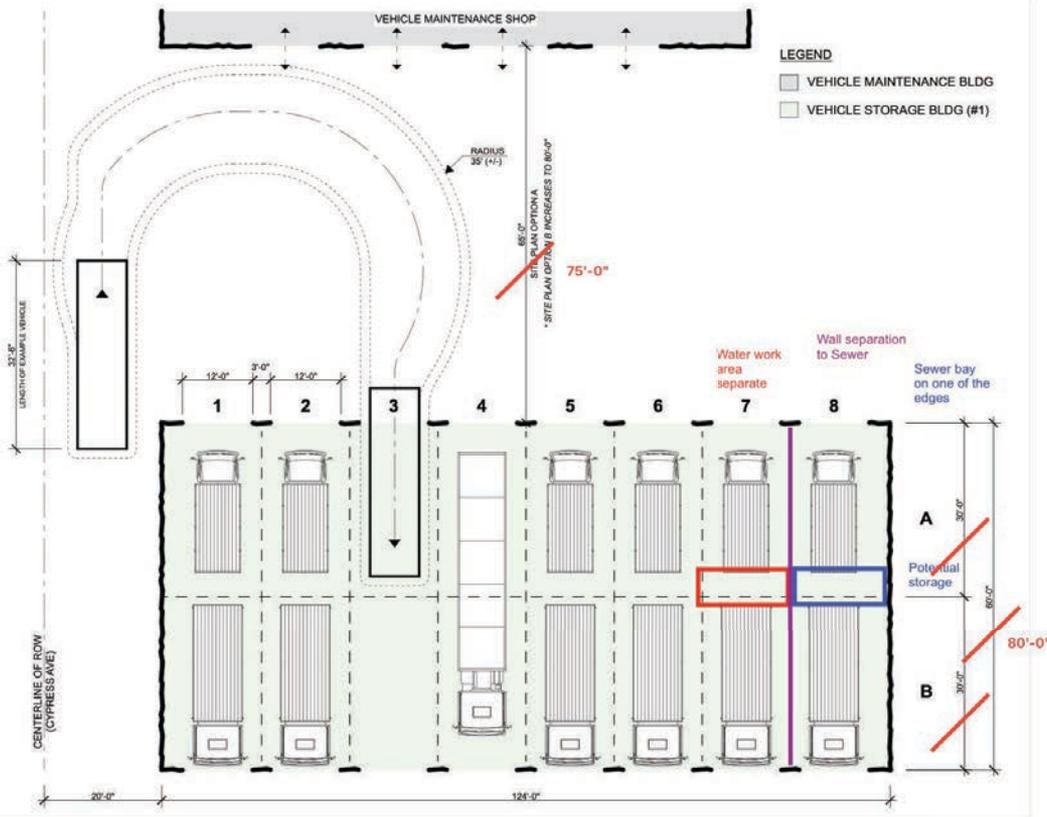


9/01/24 PLAN (ROTATED) UPDATE  
(DEEP BAY FOR LADDER MAINT.)



# CITY OF SNOHOMISH

## CIVIC CAMPUS PROGRAM DEVELOPMENT



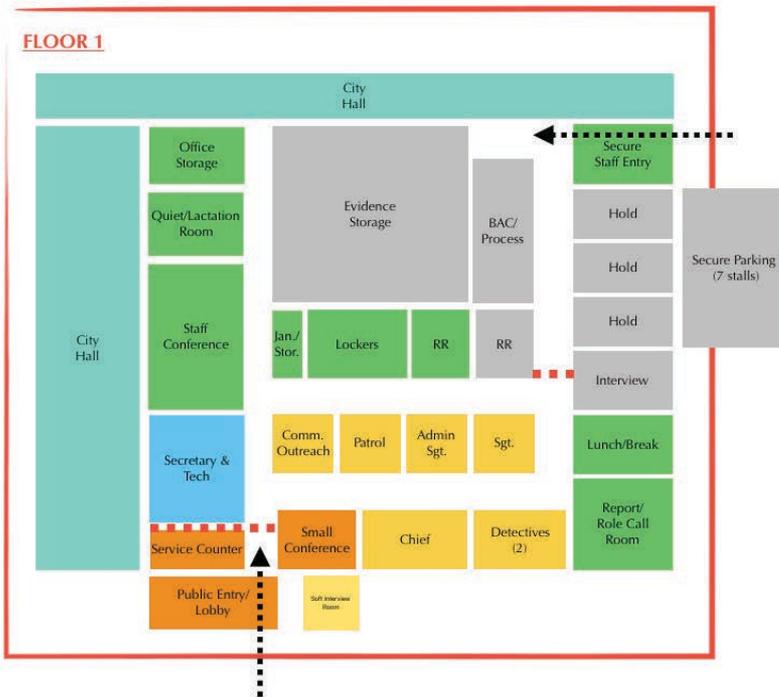
01/29/24 PROGRAM MEETING  
MEETING NOTES

Vehicle #	EP #	Make/Model	Year	Department
60030D	EP-2	Ford F-150 4x4 dr eco boost 5.5 bed		2016 Engineering
60531D	EP-4	Ford Escape 4x4 2.0L		2018 Spirit Utility
51046D	EP-9	Ford Transit Connect van		2013 Water
51048D	EP-12	Ford Escape SE eco boost		2014 City Hall
51048D	EP-12	Ford Escape SE eco boost		2014 City Hall
47294D	EP-13	Ford Ranger		2008 Engineering
64538D	EP-26	Ford F-250 Rattled and 250 gal water tank		1996 Fleet
51049D	EP-45	Ford F-150 Eco boost 4x4		2014 Parks
64537D	EP-46	2018 Ford F-250 2x4 ext cab		2018 Parks
63348D	EP-49	Ford Transit 250 Van- interior rack config		2017 Facilities
64536D	EP-53	2018 Ford F-250 2x4 ext cab		2018 Streets
51080D	EP-56	F-450 ext cab 4x4 - Parted		2017 Parks
51050D	EP-57	F-550 ext cab 4x4 - Rugby dump box		2016 Street
40154D	EP-58	Ford F-250 - Alum box		2006 Street
69769D	EP-60	2021 Ford F250		2021 Street
70748D	EP-67	Ford Transit Van 350HD		2022 Collection/Plum
63161D	EP-69	Ram 5 series Saver		2018 Street/Plum
54887D	EP-100	Freightliner Vector 2100 SF		2017 401, 402, 404
0	0	Freightliner Vector Water NEW		2024 Water
40155D	EP-102	Ford F-250		2006 Collections
69155D	EP-108	Genet mobile CAT generator 510-9136		2019 Collections
52459D	EP-109	F-450 ext cab 2x4 - Gas gen / Compressor and crane		2016 Collections
47289D	EP-119	Ford F250 4x4		2006 Collections
54885D	EP-123	F450 ext cab 2x4 rugby box and crane		2017 Water
22644D	EP-124	International truck - Dump Truck		2002 Water
52458D	EP-125	F-550 crew cab 4x4 - Ballistics body		2016 Water
64535D	EP-126	Ford F-250 4x4 ext cab		2018 Water
68317D	2415 EP-127	Ford Dump Truck - F-400		1991 Street
70715D	EP-128	Ford F250 wheel drive standard cab		2021 Parks
70716D	EP-226	Ford F250		2022 Streets
70714D	EP-227	Ford F250 2 wheel drive		2022 Parks
70704D	EP-228	Ford Escape		2022 PW
74899D	EP-229	Ford Explorer		2023 Water Quality
74899D	EP-230	Ford Explorer		2023 Code Enforcement
74810D	EP-231	Ford Explorer		2023 Building/Inspect
74847D	EP-232	Ford Explorer		2023 Shop
2547X	EP-234	Polaris Ranger 1000		2022 Police/Fleet

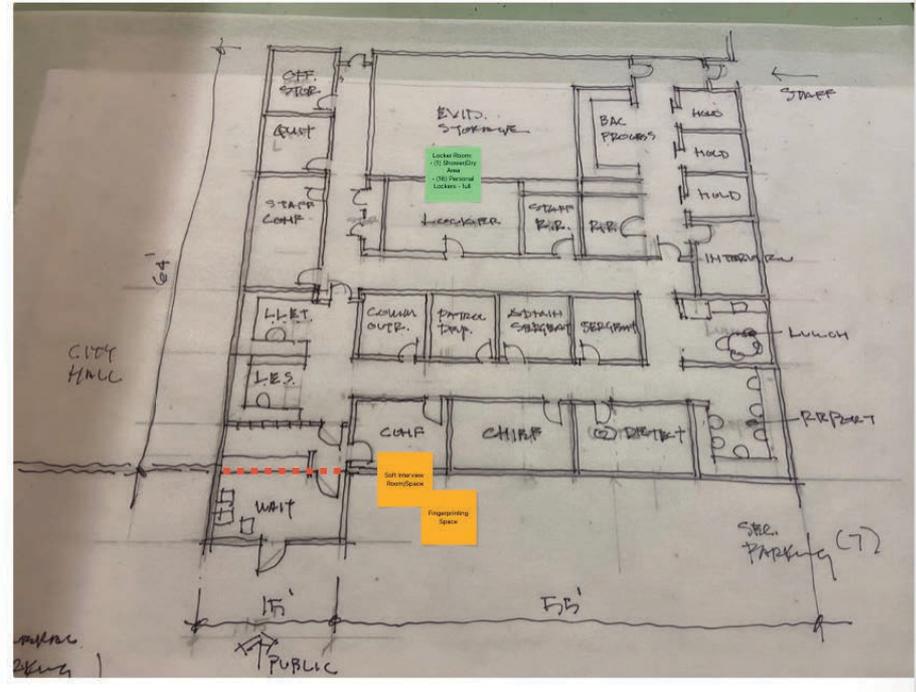
Vehicle/Stall Location	Vehicle Description	Length (inches)	Width (inches)
1A	EP 49 Ford transit van F-250	222	80
1B	EP 45 Ford F-150	252	80
2A	EP 60 Ford F-250	252	80
2B	EP 53 Ford F-250	252	80
3A	EP226 Ford F-250	252	80
3B	EP 225 Ford F-250	252	80
3A	EP 46 Ford F-250	252	80
3B	EP 227 Ford F-250	252	80
4A	Possible work area or vehicle	0	0
4B	Possible work area or vehicle	0	0
5A	EP 13 Ford Ranger		
5B	EP 2 Ford F-150 ECO		
6A	EP 102 Collection F-250	252	80
6B	EP 119 Ford F-250	252	80
7A	EP 67 Ford Transit Van 3500	276	81
7B	EP 9 Ford Transit van Mini	186	66
8A	EP 126 Ford F-250	252	80
8B	EP 125 Ford F-550 Water van	276	96

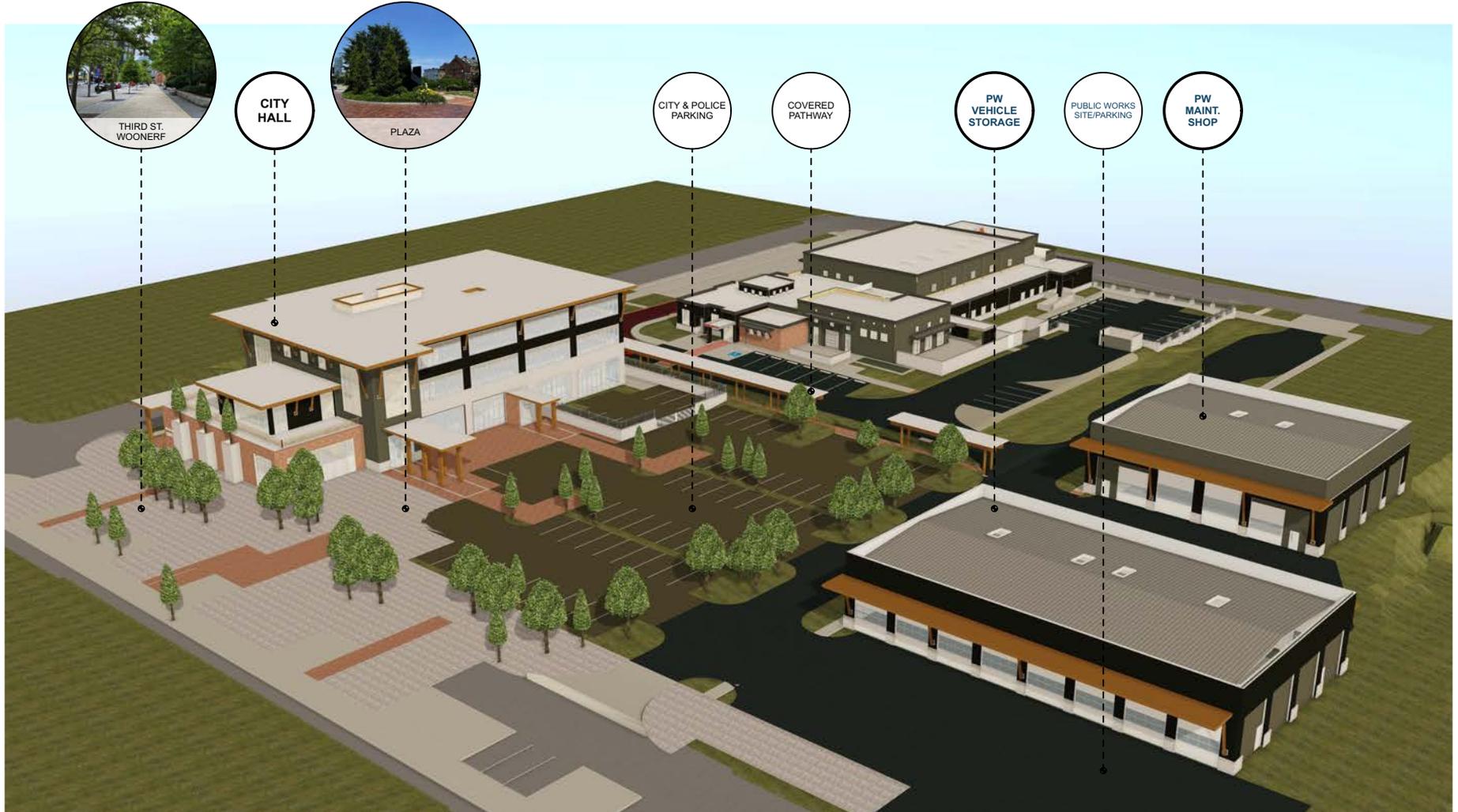
01/31/24 VEHICLE LIST INFO  
PW VEHICLE MASTER LIST

### PROGRAM PLAN (POLICE)



### SUPPLEMENTAL GRAPHICS







# CITY OF SNOHOMISH

## CIVIC CAMPUS SITE | PINE AVE AERIAL





# CITY OF SNOHOMISH

## CIVIC CAMPUS SITE | FOURTH STREET AERIAL

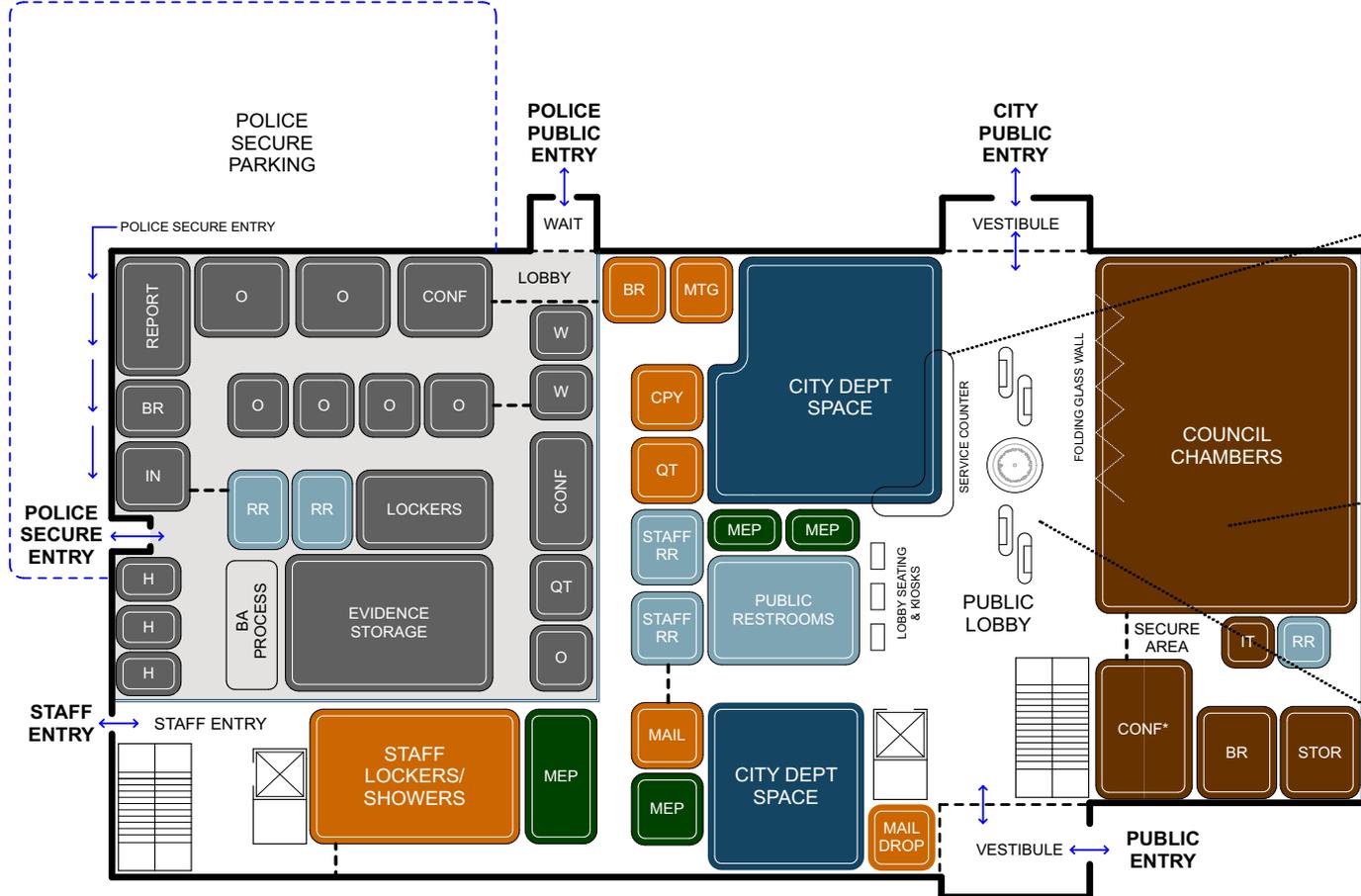




# CITY OF SNOHOMISH

## BUILDING 1 | CITY HALL

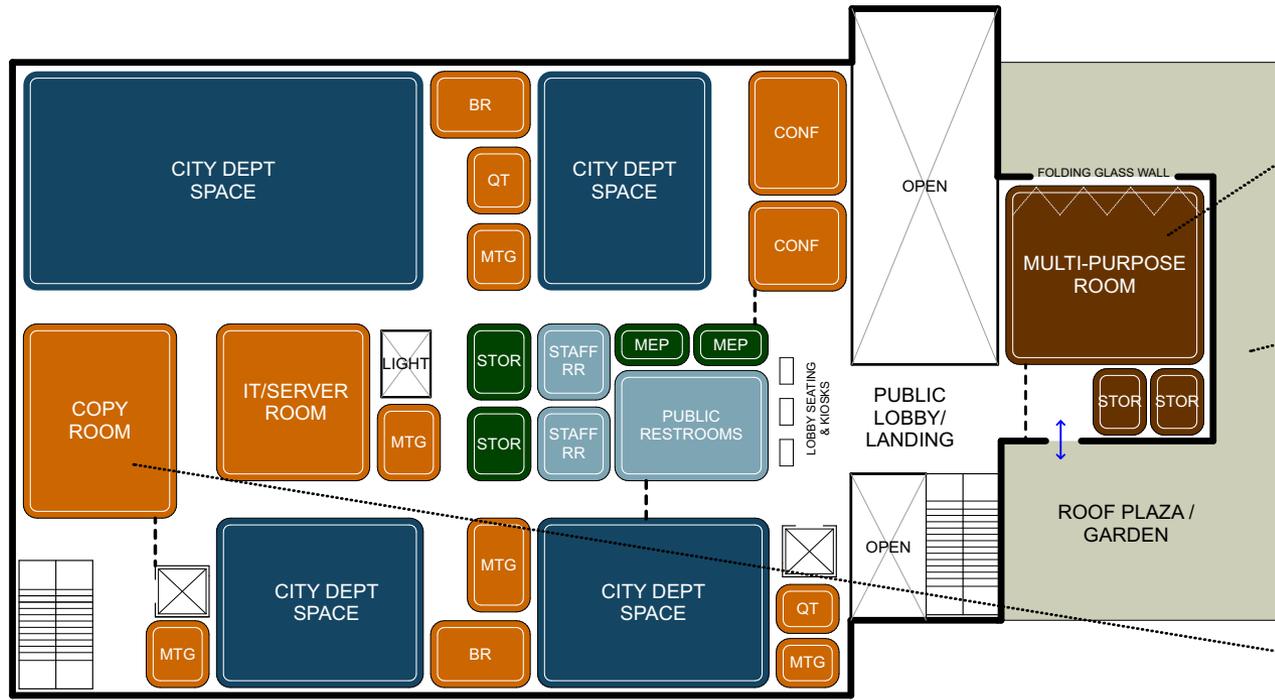




1ST LEVEL

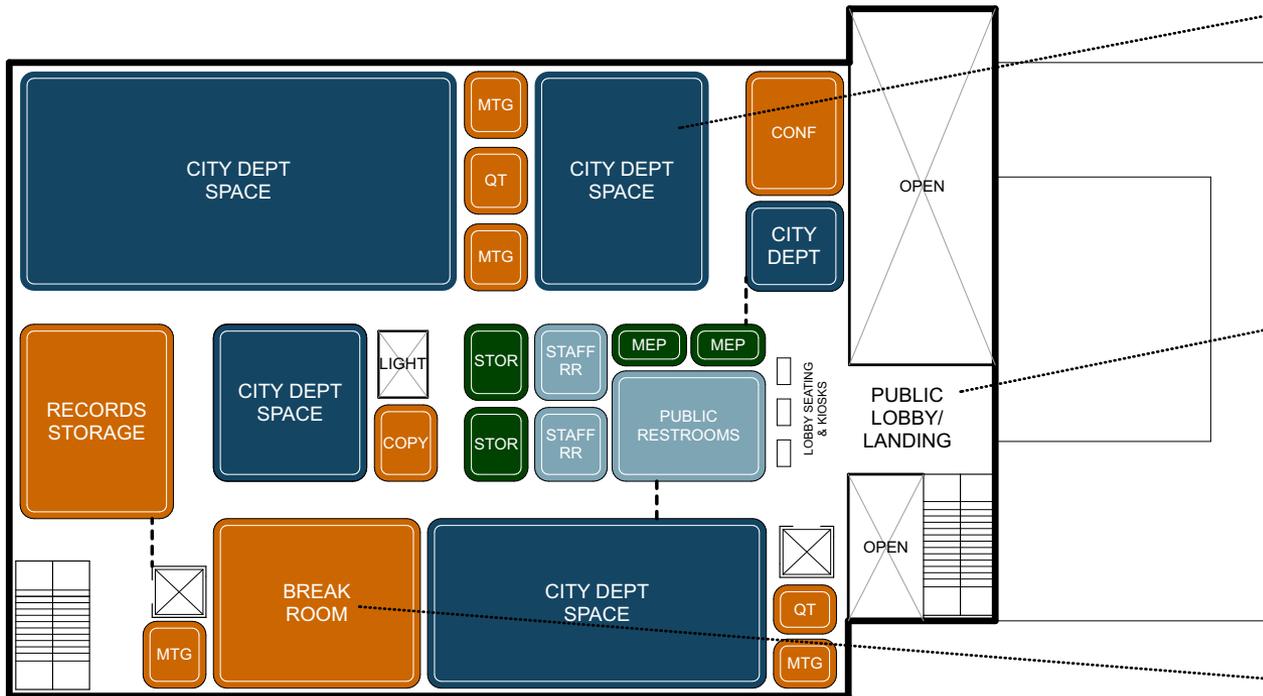






### 2ND LEVEL



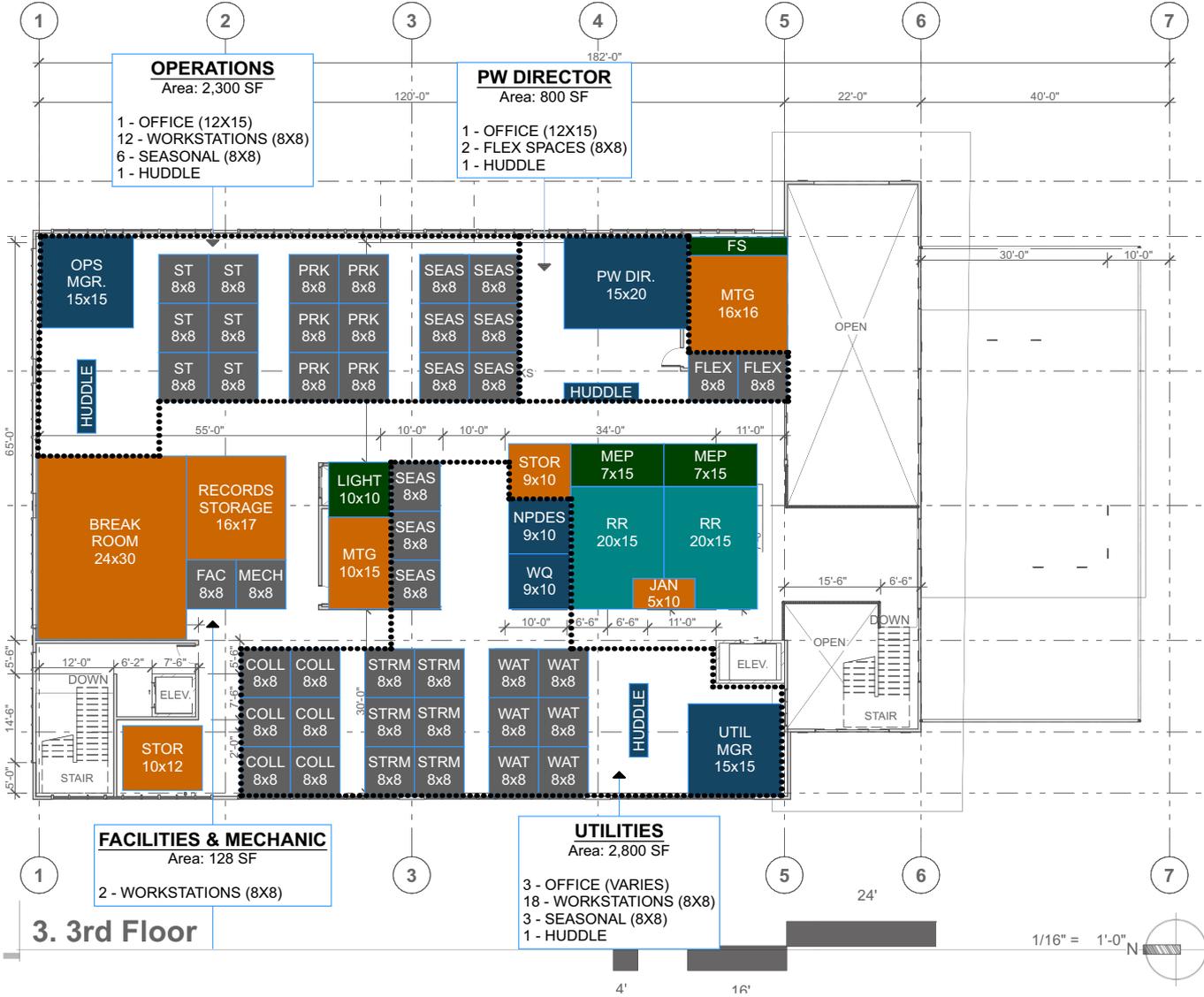


### 3RD LEVEL



# CITY OF SNOHOMISH

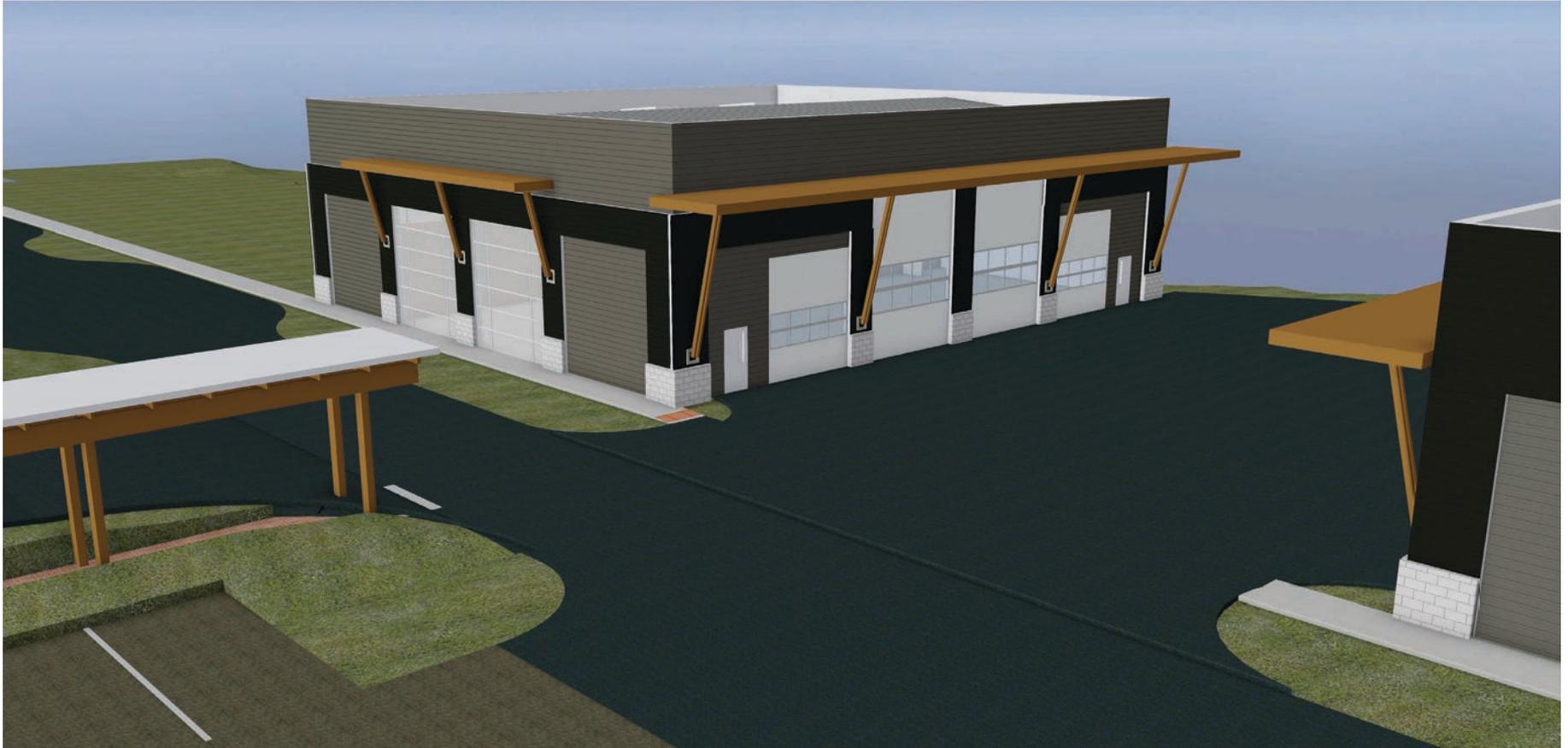
## BUILDING 1 | CITY HALL: LEVEL 3



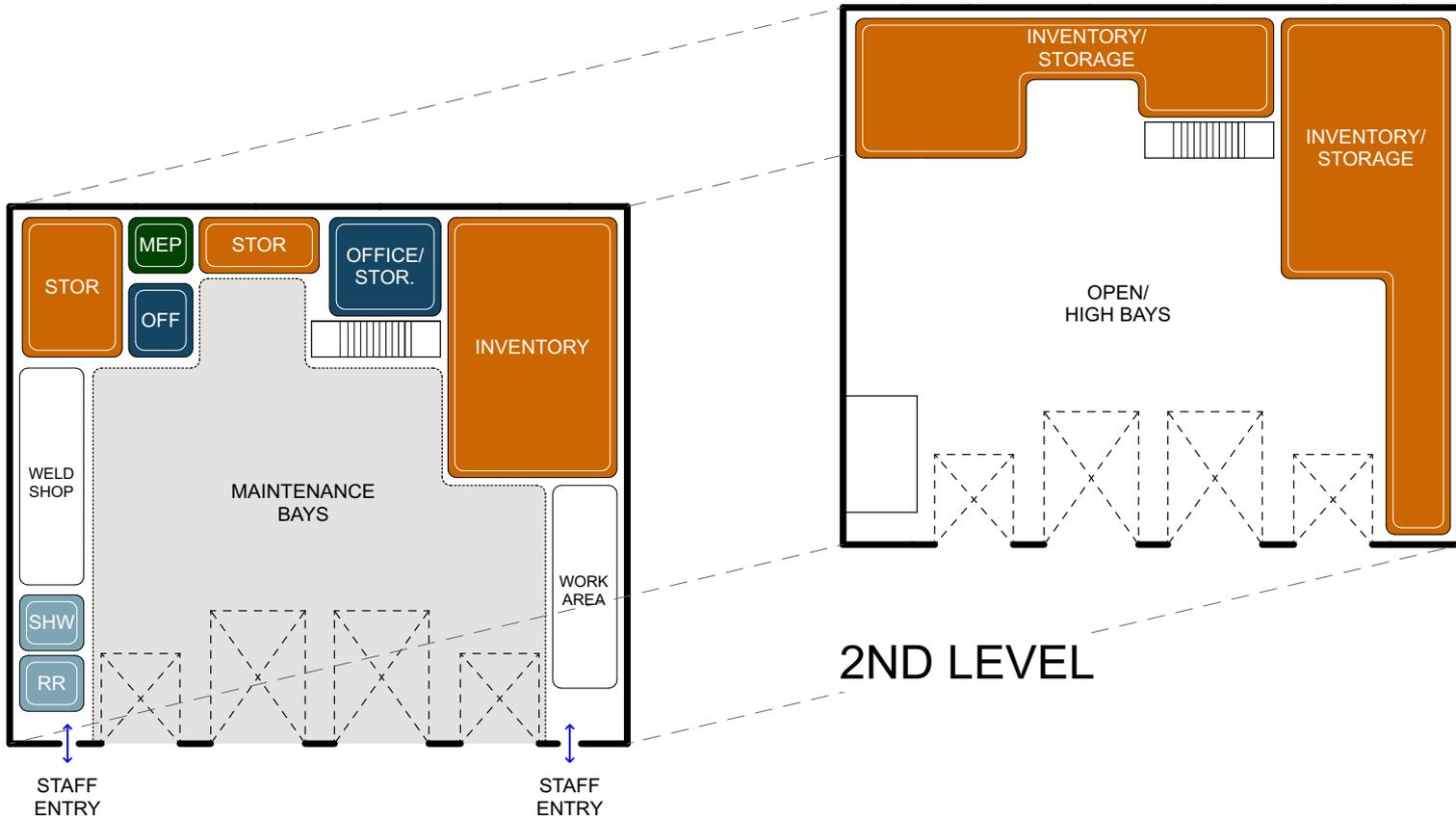


# CITY OF SNOHOMISH

## BUILDING 2 | PUBLIC WORKS VEHICLE MAINTENANCE SHOP



## BUILDING 2 | PUBLIC WORKS VEHICLE MAINTENANCE SHOP



1ST LEVEL

2ND LEVEL

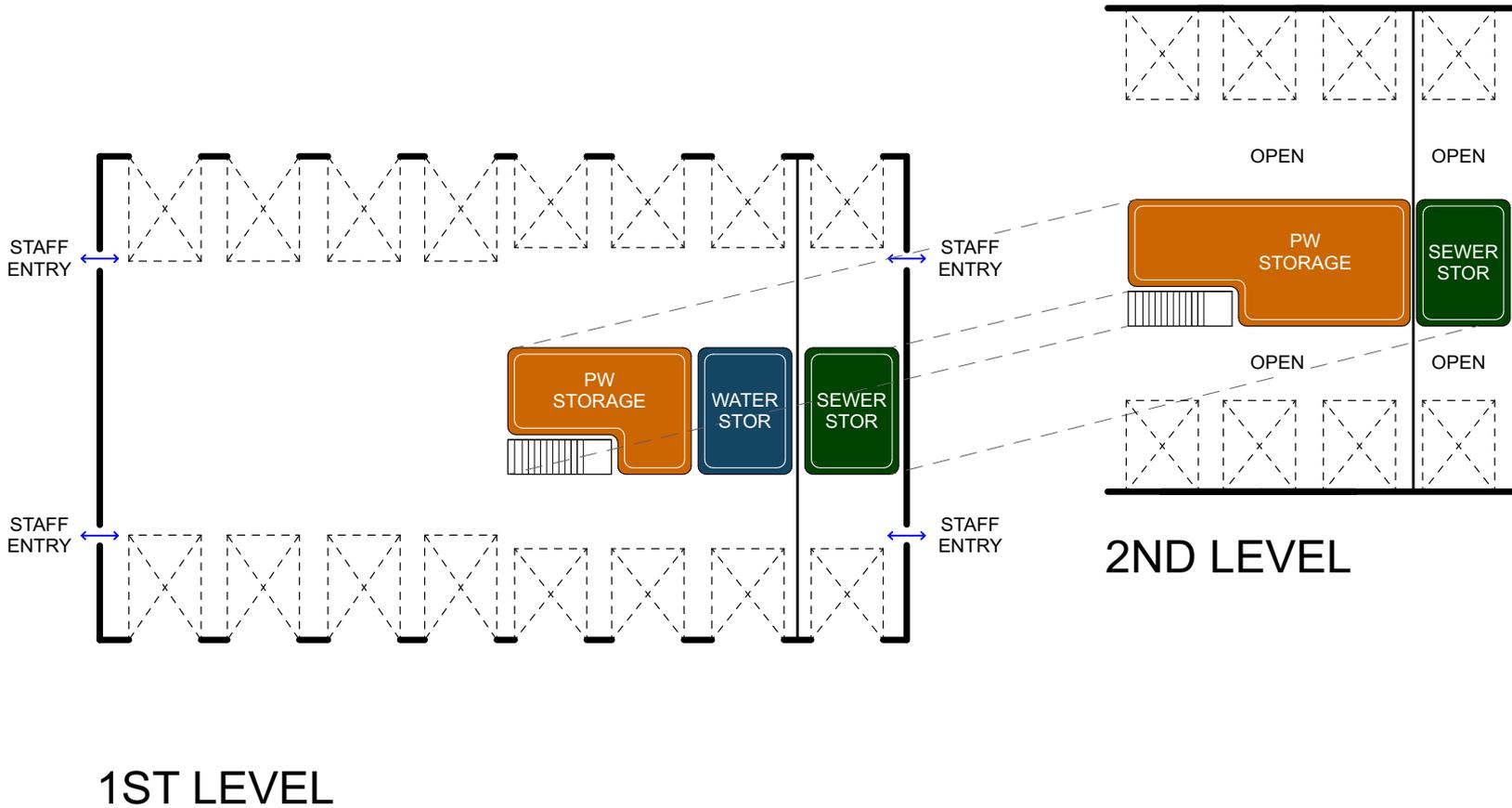


# CITY OF SNOHOMISH

## BUILDING 3 | PUBLIC WORKS VEHICLE STORAGE



## BUILDING 3 | PUBLIC WORKS VEHICLE STORAGE





**PROJECT TIMELINE**

DESIGN..... 2024-2025  
CONSTRUCTION.. 2025-2027

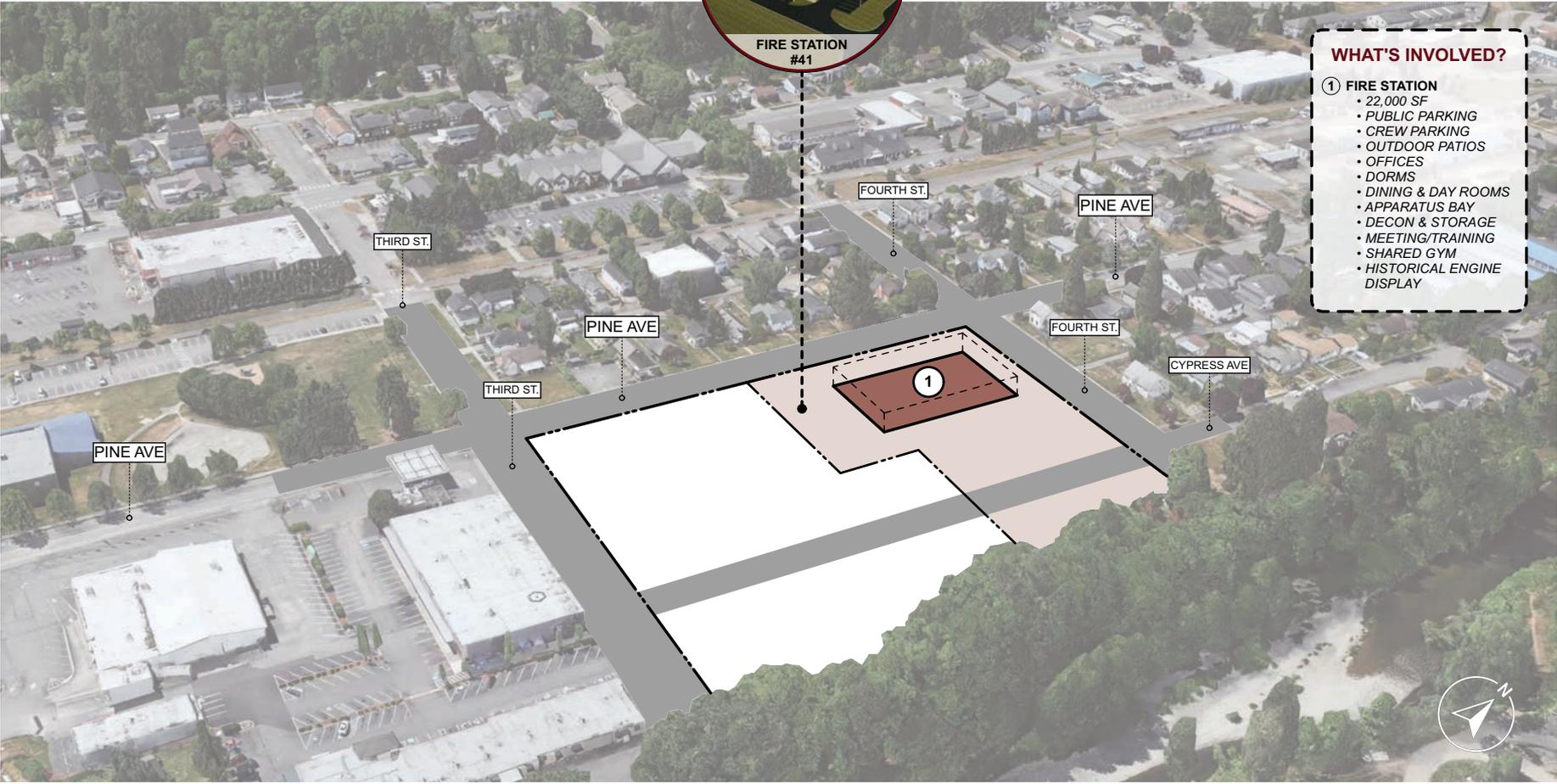


**A. INFRASTRUCTURE**  
 DESIGN..... 2024  
 CONSTRUCTION.. 2025-2026



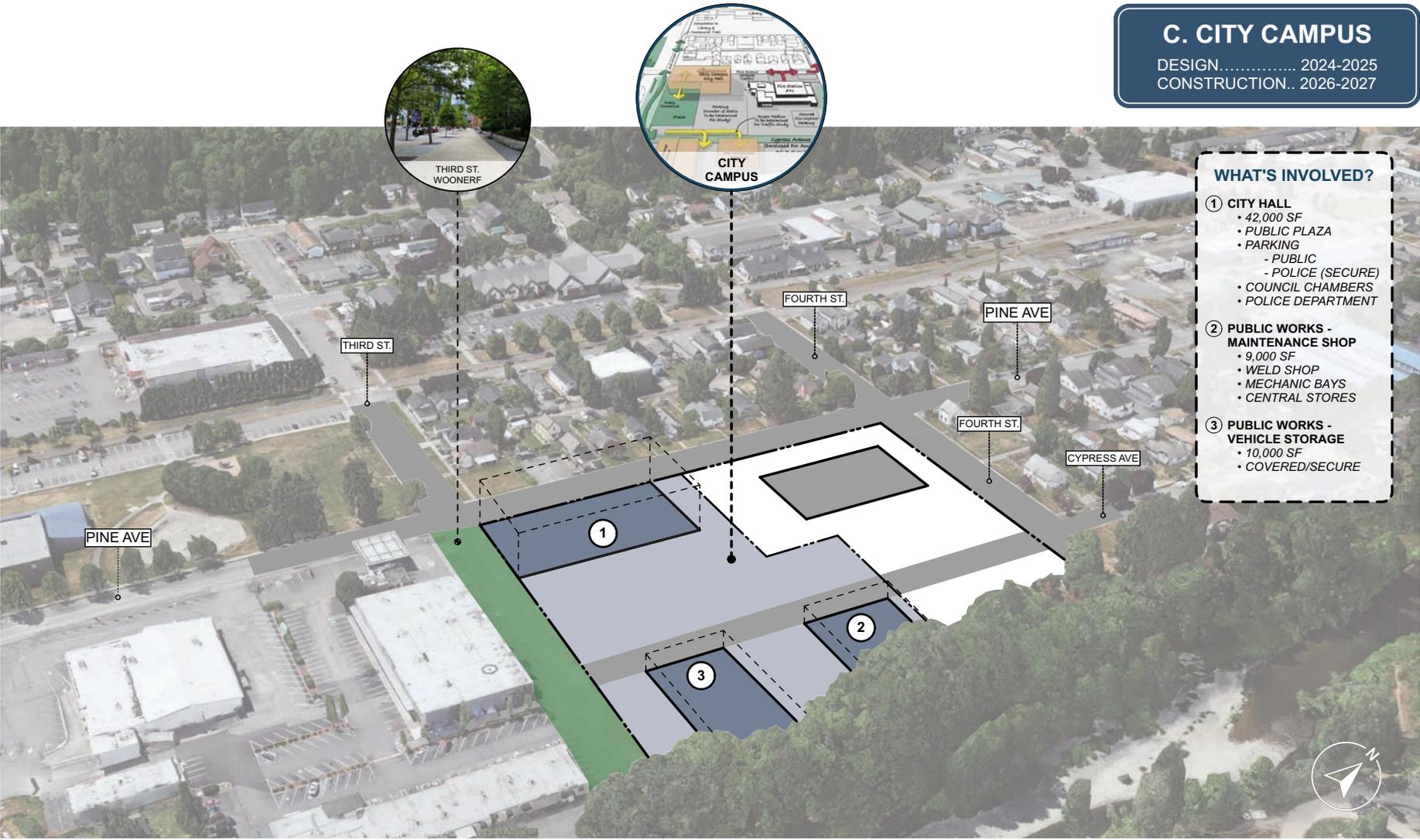
- WHAT'S INVOLVED?**
- ① **STREET IMPROVEMENTS**
    - PINE AVENUE
    - FOURTH STREET
    - THIRD STREET
    - CYPRESS AVENUE
  - ② **UTILITY UPGRADES**
    - WATER SYSTEM
    - STORMWATER SYSTEM
    - SEWER SYSTEM
    - POWER SYSTEM
  - ③ **FIBER NETWORK**
    - HIGH-SPEED FIBER
    - REDUNDANT CONNECTIONS

**B. FIRE STATION #41**  
 DESIGN..... 2024  
 CONSTRUCTION.. 2025-2026



- WHAT'S INVOLVED?**
- ① **FIRE STATION**
    - 22,000 SF
    - PUBLIC PARKING
    - CREW PARKING
    - OUTDOOR PATIOS
    - OFFICES
    - DORMS
    - DINING & DAY ROOMS
    - APPARATUS BAY
    - DECON & STORAGE
    - MEETING/TRAINING
    - SHARED GYM
    - HISTORICAL ENGINE DISPLAY

**C. CITY CAMPUS**  
 DESIGN..... 2024-2025  
 CONSTRUCTION.. 2026-2027

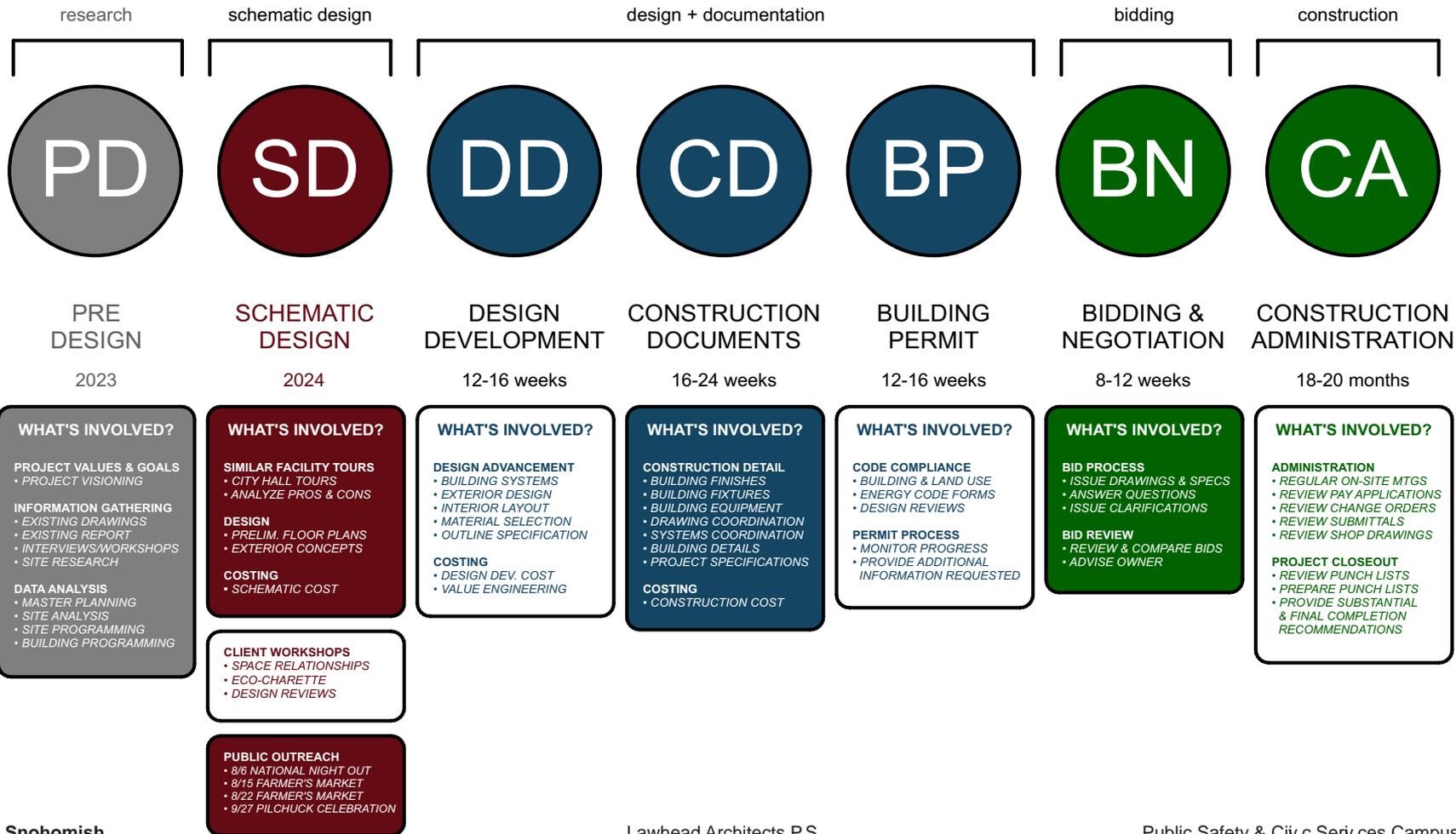


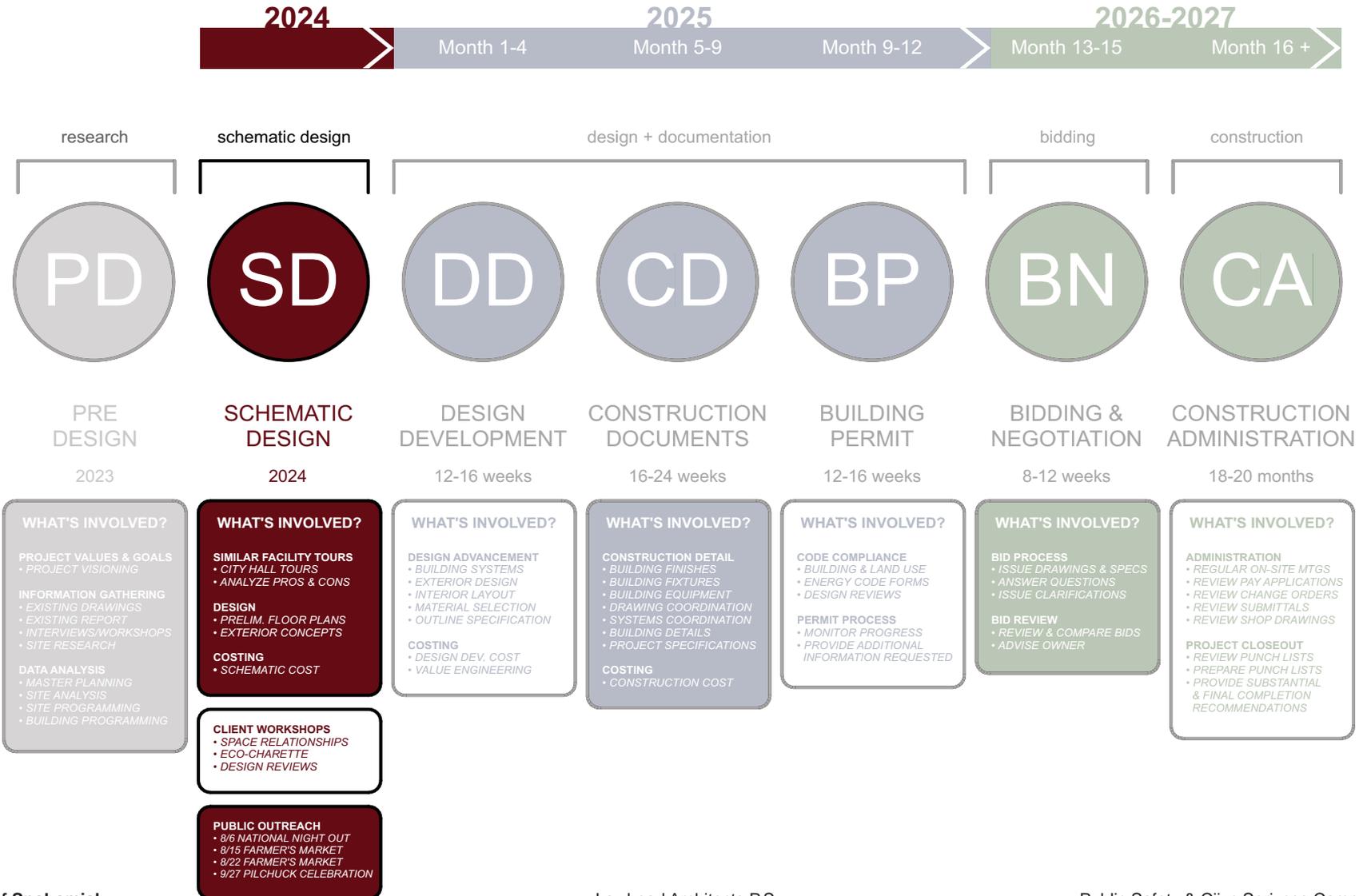
- WHAT'S INVOLVED?**
- ① **CITY HALL**
    - 42,000 SF
    - PUBLIC PLAZA
    - PARKING
      - PUBLIC
      - POLICE (SECURE)
    - COUNCIL CHAMBERS
    - POLICE DEPARTMENT
  - ② **PUBLIC WORKS - MAINTENANCE SHOP**
    - 9,000 SF
    - WELD SHOP
    - MECHANIC BAYS
    - CENTRAL STORES
  - ③ **PUBLIC WORKS - VEHICLE STORAGE**
    - 10,000 SF
    - COVERED/SECURE



# CITY OF SNOHOMISH

## PROJECT PHASES & TIMELINE

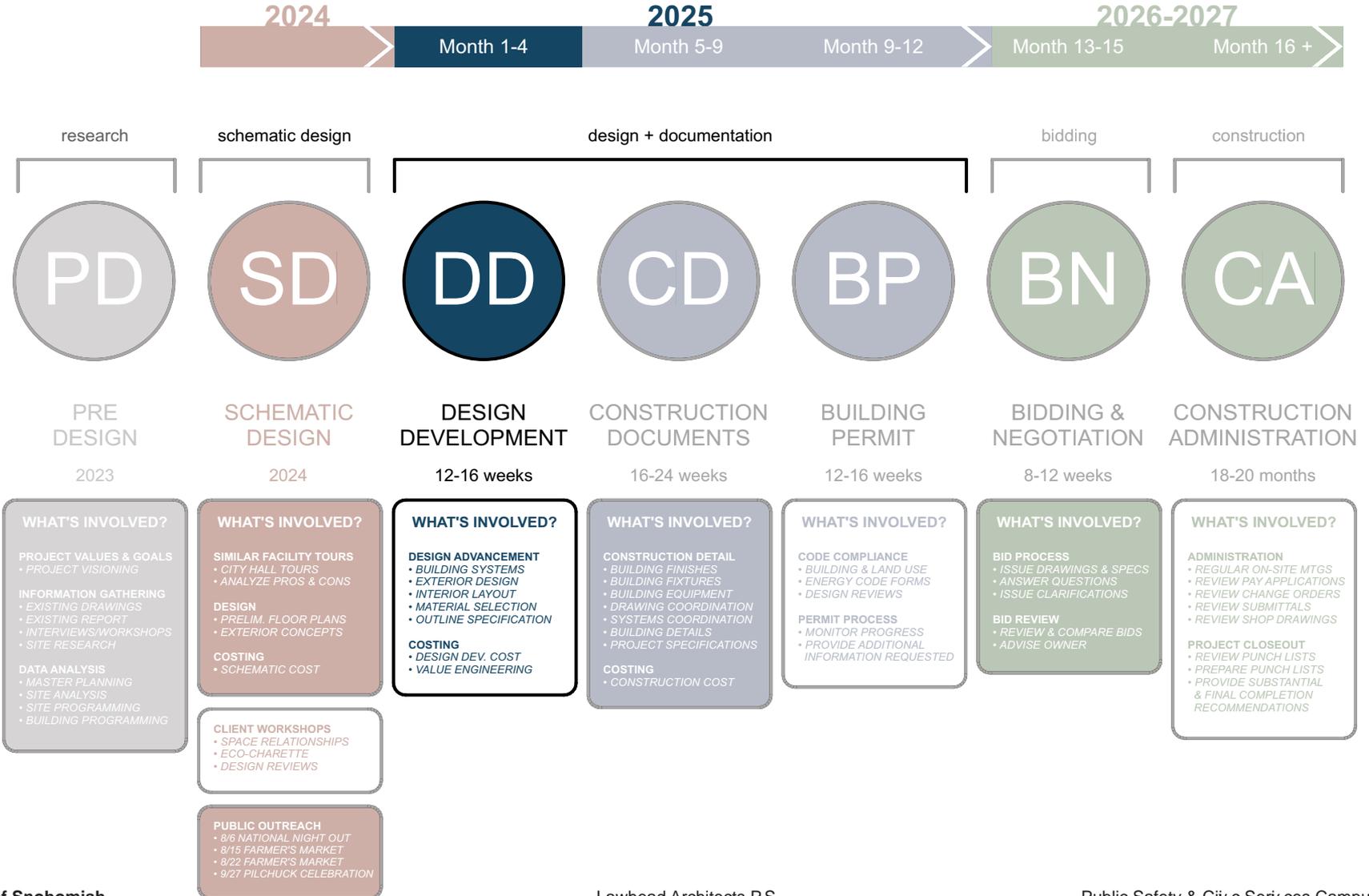






# CITY OF SNOHOMISH

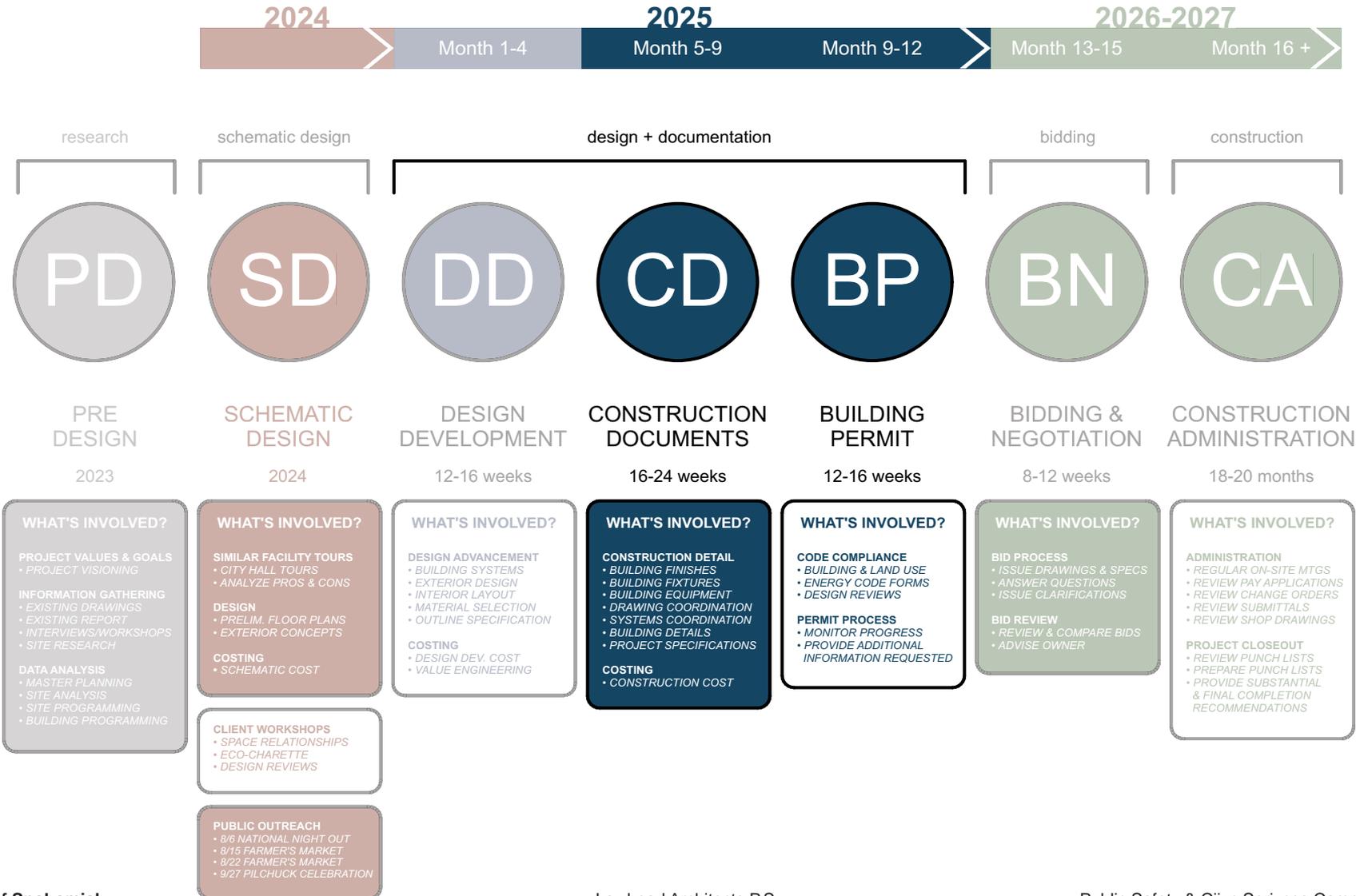
## PHASE | DESIGN DEVELOPMENT





# CITY OF SNOHOMISH

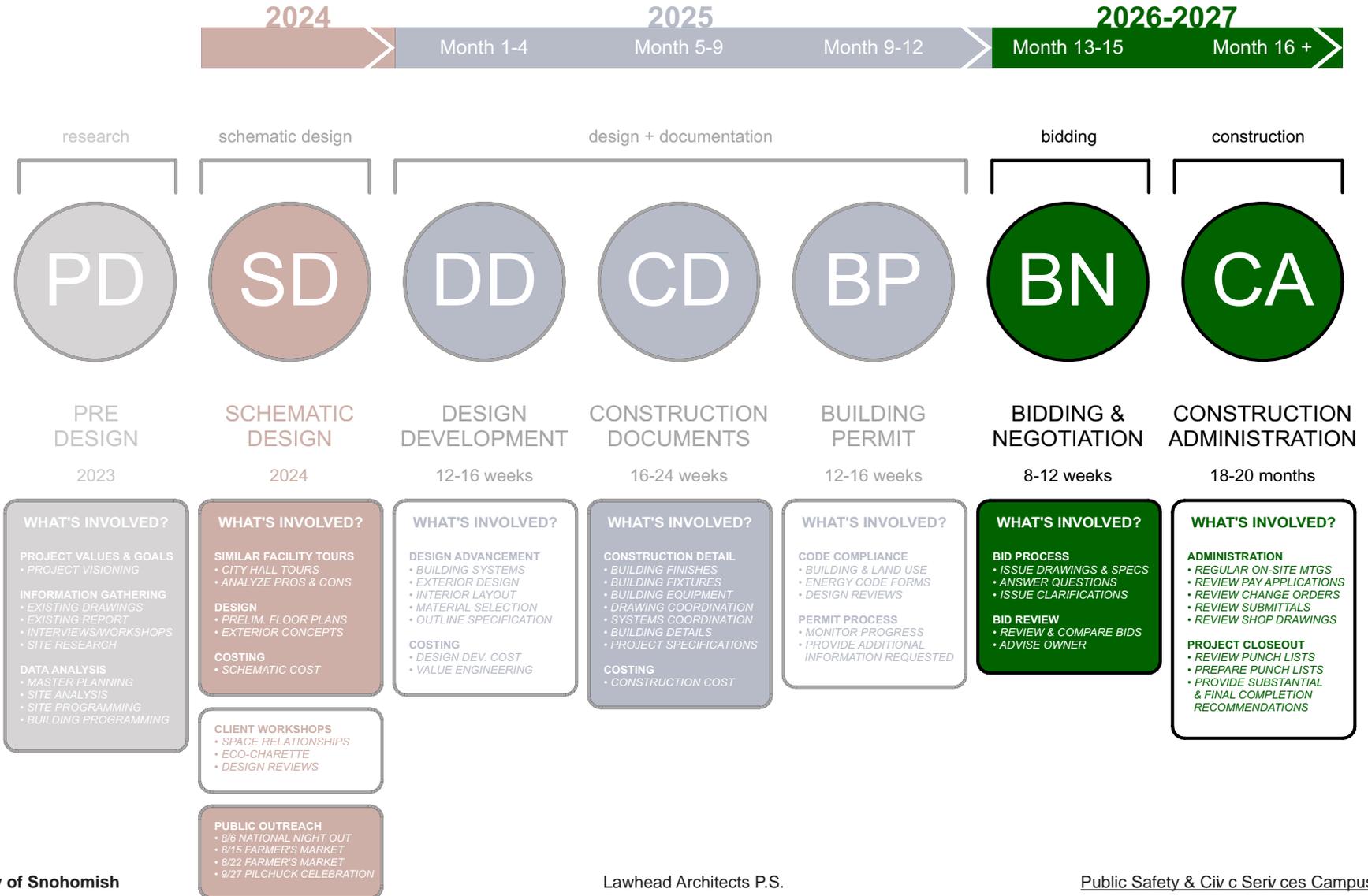
## PHASE | CONSTRUCTION DOCUMENTS & BUILDING PERMIT





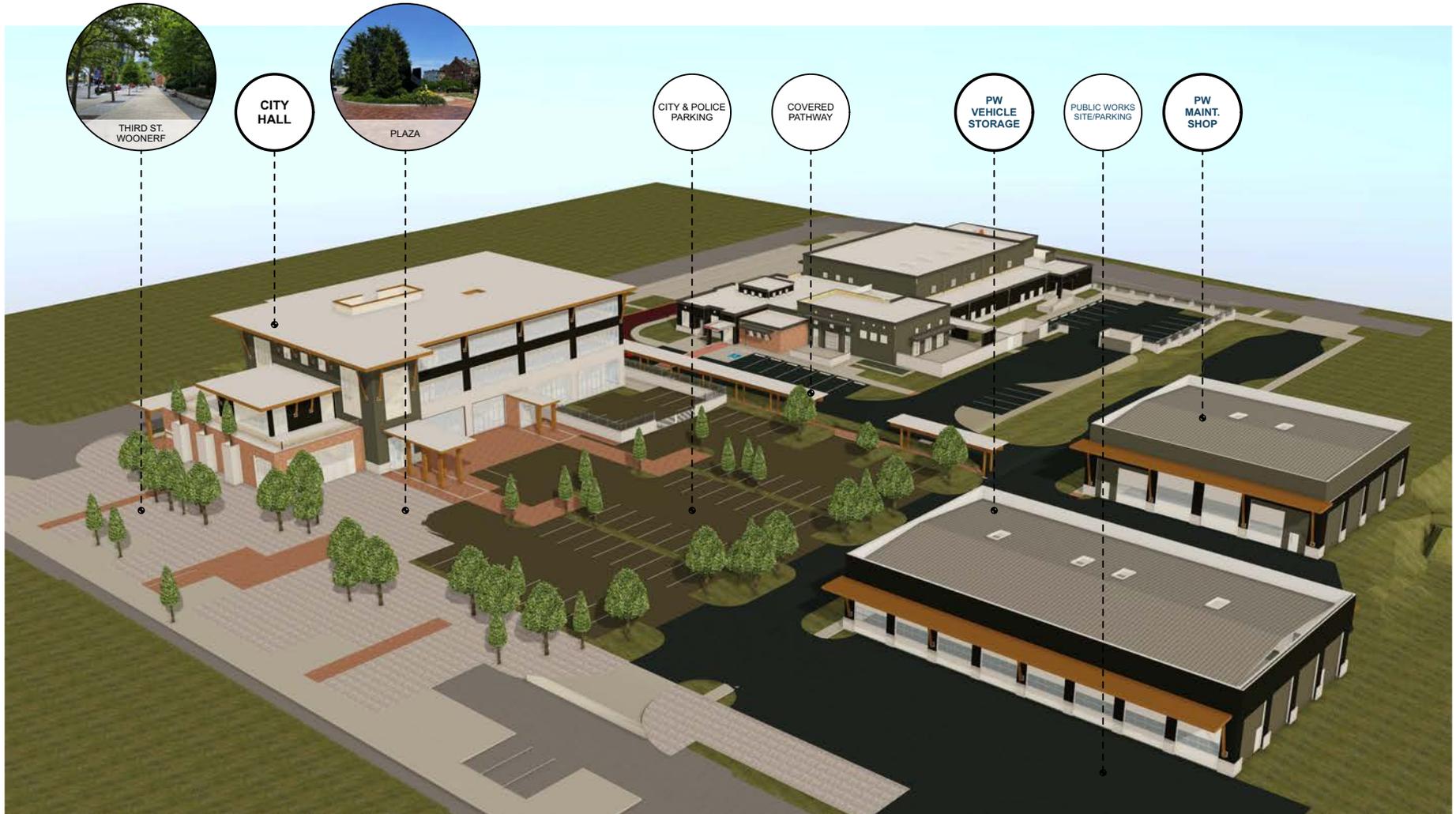
# CITY OF SNOHOMISH

## PHASE | BIDDING & CONSTRUCTION ADMINISTRATION



# CITY OF SNOHOMISH

## SCHEMATIC DESIGN COST ELEMENTS



### A INFRASTRUCTURE Package (City Share)

\$6,655,337

\*60% Design Estimate

**A. INFRASTRUCTURE**  
 DESIGN..... 2024  
 CONSTRUCTION.. 2025-2026





# CITY OF SNOHOMISH

## COST ESTIMATE | CITY HALL + PUBLIC WORKS

<b>1 City Hall</b>	<b>\$34,343,837</b>
1.1 City Hall Building	\$29,471,136
1.2 Site Development	\$4,872,701
<b>2 Public Works (PW) Department</b>	<b>\$9,667,190</b>
2.1 Maintenance Shop Building	\$3,481,647
2.2 Vehicle Storage Building	\$3,245,020
2.3 Site Development	\$2,940,523
<b>3 Third Street Woonerf</b>	<b>\$1,550,000</b>
3.1 Woonerf Development	\$1,300,000
3.2 Pilchuck River Viewing Plaza	\$250,000
<b>Total Estimated City Hall + PW Construction Cost</b>	<b>\$45,561,027</b>
Soft Costs	45% of Construction Cost
<i>* Construction Inflation to 2026 dollars included in Cost</i>	



# CITY OF SNOHOMISH

## COST ESTIMATE | SOFT COSTS

Soft Costs	\$20,502,462
1 A & E + Specialty Consultant Fees	\$5,100,000
2 Owner Consultant Fees	\$600,000
3 Printing/Advertising, Project Models, Signage	\$150,000
4 Permits	\$450,000
5 Administration Fees	\$300,000
6 Builder's Risk Insurance	\$350,000
7 Utility Service Fees	\$950,000
8 Construction Contingency	\$5,000,000
9 Furnishings / Equipment (FF&E) Allowance	\$1,850,462
10 Staff Planning/Moving Costs	\$230,000
11 Arts Allowance	\$285,000
12 Management Reserve	\$1,000,000
13 Washington State Sales Tax	\$4,237,000 * \$1,300,000 Sales tax remitted back to Snohomish
	<b>\$20,502,462</b> * \$46,000 Sales tax toward Affordable Housing (1/10 of 1%)

### Exclusions

- 1 Site Acquisition
- 2 Bond Costs
- 3 Legal Fees
- 4 Third Party Construction Management Fees



# CITY OF SNOHOMISH

## COST ESTIMATE | CIVIC CAMPUS

**A INFRASTRUCTURE Package (City Share) \$6,655,337**

*\*60% Design Estimate*

**B CITY HALL + PUBLIC WORKS Construction \$45,561,027**

**C Soft Costs \$20,502,462**

**Total Estimated Project Cost \$72,718,826**





# CITY OF SNOHOMISH

## NEXT STEPS FOR COUNCIL

### **FEBRUARY 18, 2025** .....

- REVIEW FINANCING RECOMMENDATIONS & BOND OPTIONS WITH PFM FINANCIAL ADVISORS

### **MARCH 18, 2025** .....

- UPDATE ON FUNDING & COSTS (INCLUDING RESULTS OF INFRASTRUCTURE BID OPENING)

### **APRIL 4, 2025** .....

- REQUEST TO AUTHORIZE LAWHEAD ARCHITECTS WITH TASKS 2 & 3 OF THEIR CONTRACT (ACTION ITEM)

\* INCLUDES BUDGET AMENDMENT FOR ASSOCIATED CONSULTANT AND PERMITTING FEES

### **Q3/Q4 2025 - BONDS & BUDGET DISCUSSIONS (ONGOING)**

<https://www.snohomishwa.gov/817/Public-Safety-City-Services-Campus>

