

# Update on Snohomish Public Safety & City Services Campus and City Facilities

April 15, 2025



# Identified Need for 20+ Years

"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

"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..."

Initiative 8: Invest in Snohomish's civic facilities

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)

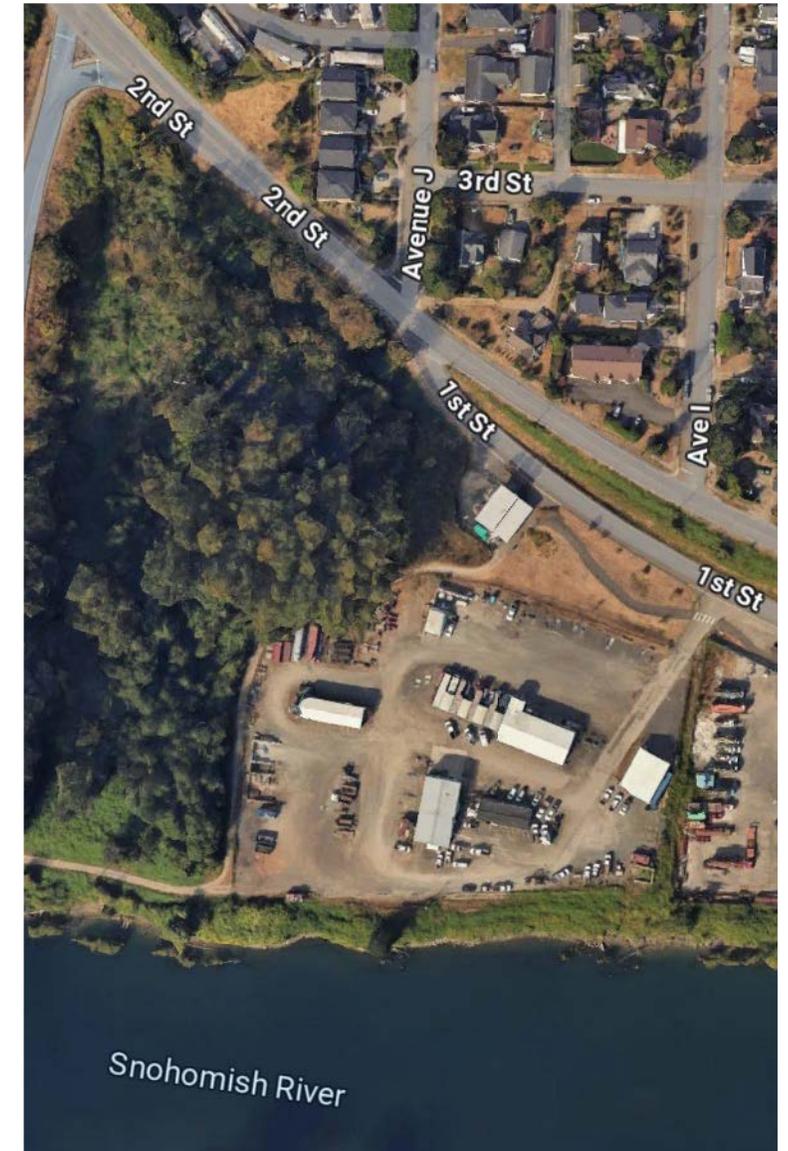
# Findings – Public Works

## 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.



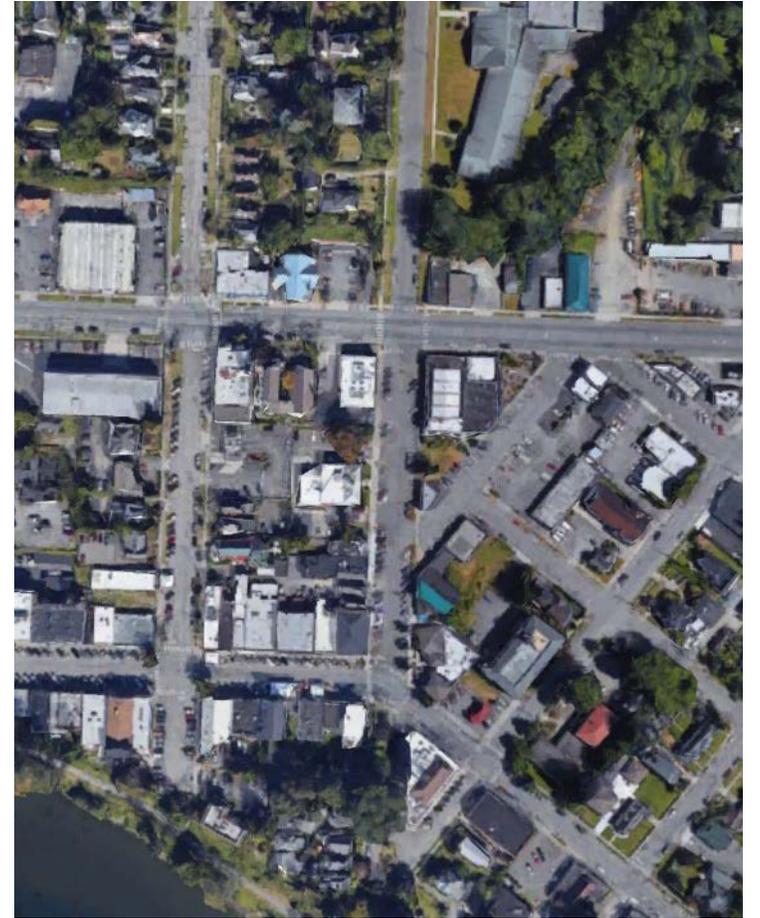
# Findings – Consolidating Facilities

**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*

# Initial Schematic Design - Jan. 2025

**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

## NEW PUBLIC SAFETY & CIVIC SERVICES CAMPUS



# CITY OF SNOHOMISH

## NEW PUBLIC SAFETY & CIVIC SERVICES CAMPUS

January

Today

JANUARY  
2025

TODAY  
(APRIL)



CITY HALL  
\*3 FLOORS  
  
40,500, SF

CITY HALL  
\*2 FLOORS  
  
33,800, SF

*\*REDUCED 6,700 SF\**

PW MAINTENANCE SHOP  
  
9,300 SF

PW MAINTENANCE SHOP  
  
8,520 SF

*\*REDUCED 780 SF\**

PW VEHICLE STORAGE  
  
10,900 SF

PW VEHICLE STORAGE  
  
10,240 SF

*\*REDUCED 660 SF\**





# CITY OF SNOHOMISH

## CITY HALL - FIRST FLOOR PLAN



# CITY OF SNOHOMISH

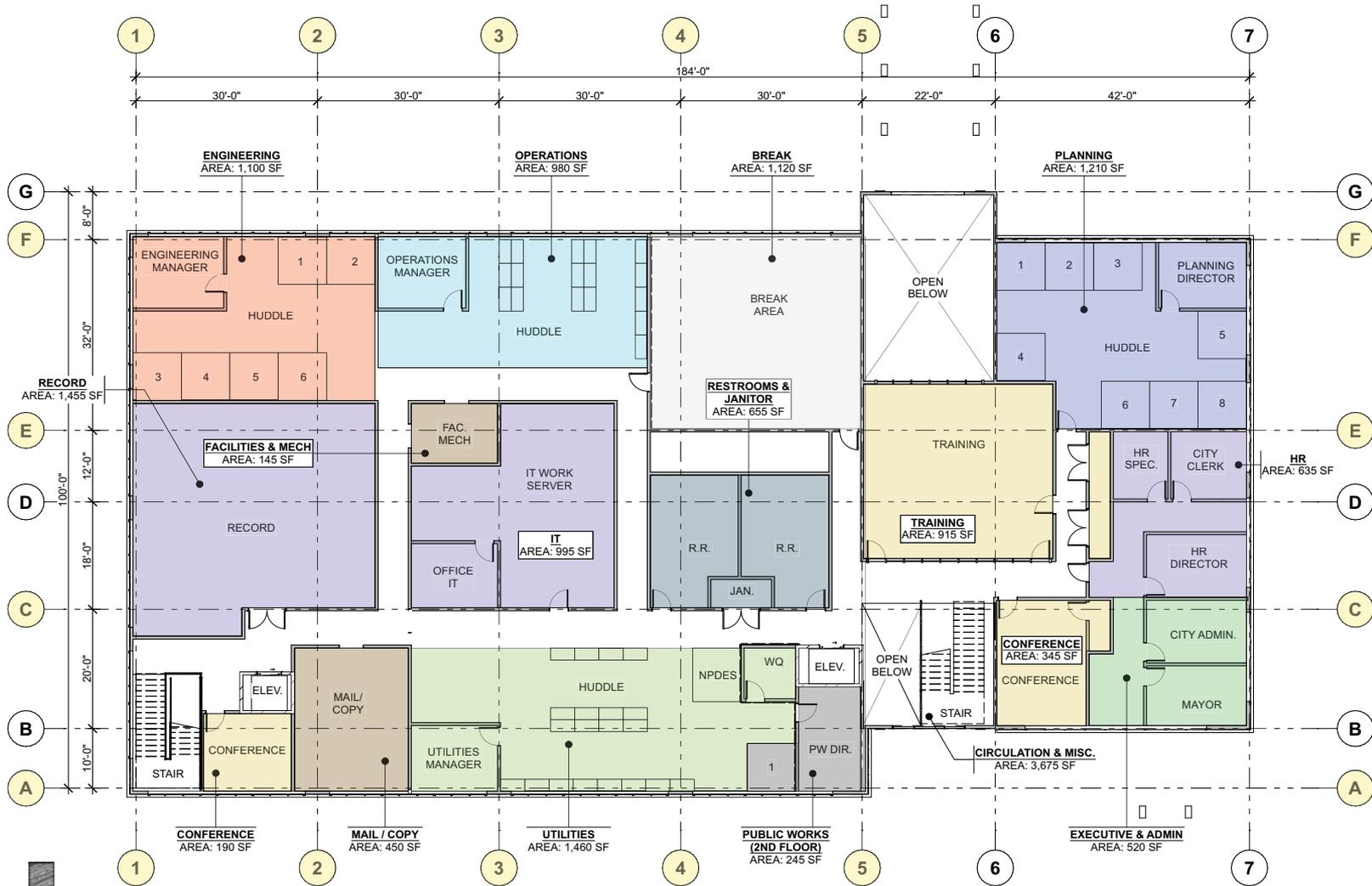
## CITY HALL - FIRST FLOOR





# CITY OF SNOHOMISH

## CITY HALL - SECOND FLOOR PLAN



# CITY OF SNOHOMISH

## CITY HALL - SECOND FLOOR



# CITY OF SNOHOMISH

## CIVIC CAMPUS - SITE





# CITY OF SNOHOMISH

## CITY HALL EXTERIOR - CYPRESS AVE





# CITY OF SNOHOMISH

## CITY HALL EXTERIOR - PINE AVE





# CITY OF SNOHOMISH

LAWHEAD  
ARCHITECTS  
P.S.  
■

## CITY HALL EXTERIOR - PINE AVE & THIRD STREET





# CITY OF SNOHOMISH

## CITY HALL EXTERIOR - PLAZA





# CITY OF SNOHOMISH

## CITY HALL EXTERIOR - PINE AVE





# CITY OF SNOHOMISH

## CITY HALL INTERIOR - COUNCIL CHAMBERS





# CITY OF SNOHOMISH

## NEW PUBLIC SAFETY & CIVIC SERVICES CAMPUS





# CITY OF SNOHOMISH

## PUBLIC WORKS MAINTENANCE SHOP & VEHICLE STORAGE BUILDING





# CITY OF SNOHOMISH

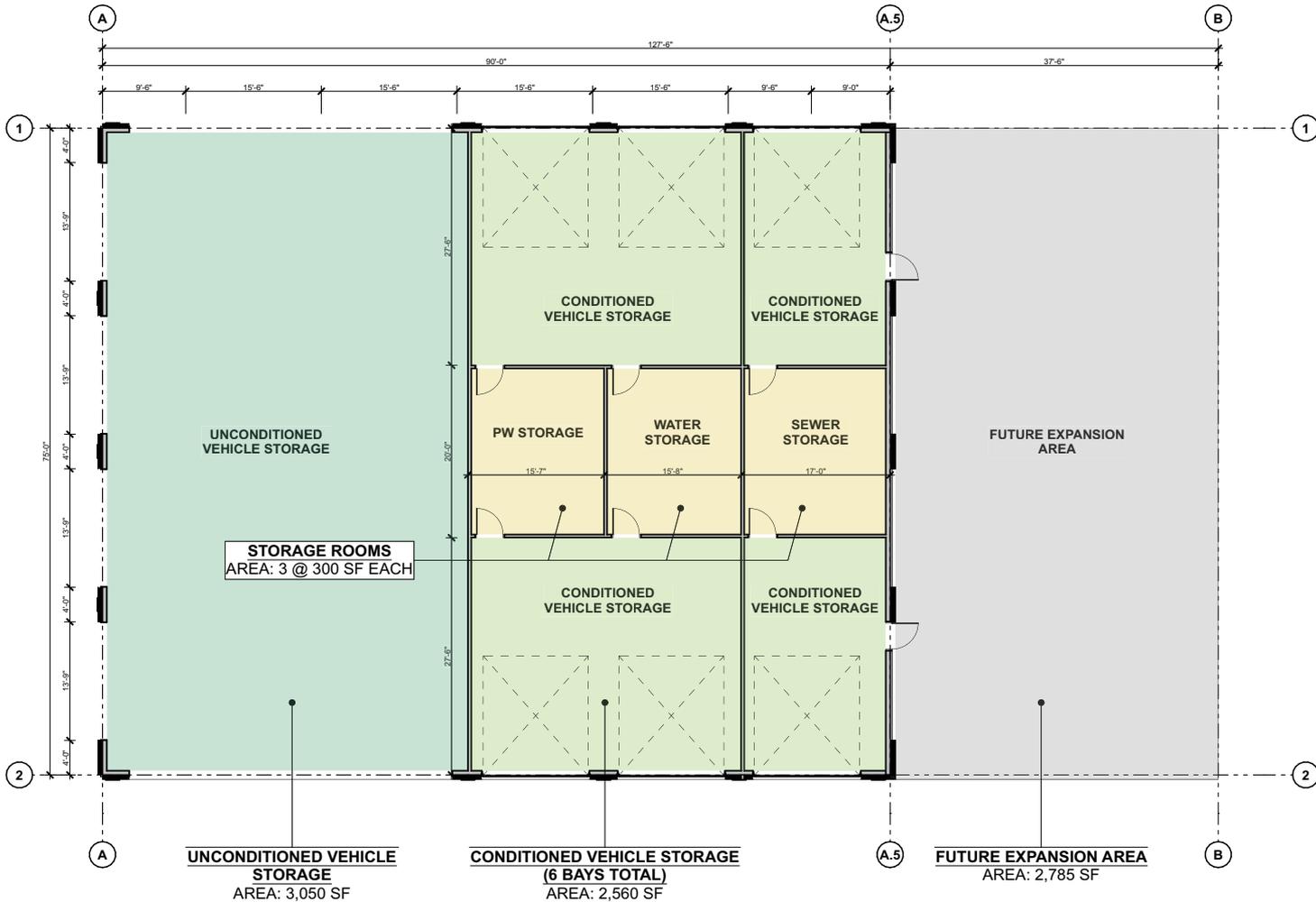
## PUBLIC WORKS MAINTENANCE SHOP - FIRST FLOOR





# CITY OF SNOHOMISH

## PUBLIC WORKS VEHICLE STORAGE BUILDING - FLOOR PLAN





# CITY OF SNOHOMISH

## NEW PUBLIC SAFETY & CIVIC SERVICES CAMPUS





# CITY OF SNOHOMISH

## COST ESTIMATE | CIVIC CAMPUS

<b>ID</b>	<b>Description</b>	<b>Cost</b>
<b>A.1</b>	<b>City Hall - Building + Site</b>	<b>\$27,394,687</b>
	City Hall Building	\$23,104,494
	Site Development	\$4,290,193
<b>A.2</b>	<b>Third Street (Woonerf) + Cypress Ave</b>	<b>\$2,214,284</b>
	Third Street Woonerf & Cypress Ave	\$1,964,284
	Pilchuck River Viewing Plaza	\$250,000
<b>B</b>	<b>Public Works - Maintenance Shop + Site</b>	<b>\$5,649,520</b>
	Maintenance Shop Building	\$3,206,752
	Site Development	\$2,442,769
<b>C</b>	<b>Public Works - Vehicle Storage Building</b>	<b>\$2,670,264</b>
<b>Total Estimated Construction Cost</b>		<b>\$37,928,755</b>
	Soft Costs (45%)	\$17,067,940
<b>Total Estimated Project Cost</b>		<b>\$54,996,694</b>
<i>* Construction Inflation to Q4 2026 dollars included in Cost</i>		
	Additional Escalation, 1 Year (Q4, 2027 midpoint) 5%	<b>\$2,749,835</b>
	Additional Escalation, 2 Years (Q4, 2028 midpoint) 10%	<b>\$5,499,669</b>
	Additional Escalation, 3 Years (Q4, 2029 midpoint) 15%	<b>\$8,249,504</b>



# CITY OF SNOHOMISH

## COST ESTIMATE | CITY HALL

<b>ID</b>	<b>Description</b>	<b>Cost</b>
<b>A.1</b>	<b>City Hall - Building + Site</b>	<b>\$27,394,687</b>
	City Hall Building	\$23,104,494
	Site Development	\$4,290,193
<b>A.2</b>	<b>Third Street (Woonerf) + Cypress Ave</b>	<b>\$2,214,284</b>
	Third Street Woonerf & Cypress Ave	\$1,964,284
	Pilchuck River Viewing Plaza	\$250,000
<b>B</b>	<b>Public Works - Maintenance Shop + Site</b>	
	Maintenance Shop Building	
	Site Development	
<b>C</b>	<b>Public Works - Vehicle Storage Building</b>	
	<b>Total Estimated Construction Cost</b>	<b>\$29,608,971</b>
	Soft Costs (45%)	\$13,324,037
	<b>Total Estimated Project Cost</b>	<b>\$42,933,008</b>
	<i>* Construction Inflation to Q4 2026 dollars included in Cost</i>	



# CITY OF SNOHOMISH

## COST ESTIMATE | PW MAINTENANCE SHOP

<b>ID</b>	<b>Description</b>	<b>Cost</b>
<b>A.1</b>	<b>City Hall - Building + Site</b>	
	City Hall Building	
	Site Development	
<b>A.2</b>	<b>Third Street (Woonerf) + Cypress Ave</b>	
	Third Street Woonerf & Cypress Ave	
	Pilchuck River Viewing Plaza	
<b>B</b>	<b>Public Works - Maintenance Shop + Site</b>	<b>\$5,649,520</b>
	Maintenance Shop Building	\$3,206,752
	Site Development	\$2,442,769
<b>C</b>	<b>Public Works - Vehicle Storage Building</b>	
	<b>Total Estimated Construction Cost</b>	<b>\$5,649,520</b>
	Soft Costs (45%)	\$2,542,284
	<b>Total Estimated Project Cost</b>	<b>\$8,191,804</b>
	<i>* Construction Inflation to Q4 2026 dollars included in Cost</i>	



# CITY OF SNOHOMISH

## COST ESTIMATE | PW VEHICLE STORAGE

<b>ID</b>	<b>Description</b>	<b>Cost</b>
<b>A.1</b>	<b>City Hall - Building + Site</b>	
	City Hall Building	
	Site Development	
<b>A.2</b>	<b>Third Street (Woonerf) + Cypress Ave</b>	
	Third Street Woonerf & Cypress Ave	
	Pilchuck River Viewing Plaza	
<b>B</b>	<b>Public Works - Maintenance Shop + Site</b>	
	Maintenance Shop Building	
	Site Development	
<b>C</b>	<b>Public Works - Vehicle Storage Building</b>	<b>\$2,670,264</b>
	<b>Total Estimated Construction Cost</b>	<b>\$2,670,264</b>
	Soft Costs (45%)	\$1,201,619
	<b>Total Estimated Project Cost</b>	<b>\$3,871,883</b>

*\* Construction Inflation to Q4 2026 dollars included in Cost*



# CITY OF SNOHOMISH

## COST ESTIMATE | CITY HALL + PW MAINTENANCE SHOP

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<b>A.1</b>	<b>City Hall - Building + Site</b>	<b>\$27,394,687</b>
	City Hall Building	\$23,104,494
	Site Development	\$4,290,193
<b>A.2</b>	<b>Third Street (Woonerf) + Cypress Ave</b>	<b>\$2,214,284</b>
	Third Street Woonerf & Cypress Ave	\$1,964,284
	Pilchuck River Viewing Plaza	\$250,000
<b>B</b>	<b>Public Works - Maintenance Shop + Site</b>	<b>\$5,649,520</b>
	Maintenance Shop Building	\$3,206,752
	Site Development	\$2,442,769
<b>C</b>	<b>Public Works - Vehicle Storage Building</b>	
	<b>Total Estimated Construction Cost</b>	<b>\$35,258,491</b>
	Soft Costs (45%)	\$15,866,321
	<b>Total Estimated Project Cost</b>	<b>\$51,124,812</b>
	<i>* Construction Inflation to Q4 2026 dollars included in Cost</i>	



# CITY OF SNOHOMISH

## COST ESTIMATE | CIVIC CAMPUS

<b>ID</b>	<b>Description</b>	<b>Cost</b>
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<b>Total Estimated Construction Cost</b>		<b>\$37,928,755</b>
	Soft Costs (45%)	\$17,067,940
<b>Total Estimated Project Cost</b>		<b>\$54,996,694</b>
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	Additional Escalation, 3 Years (Q4, 2029 midpoint) 15%	<b>\$8,249,504</b>

# A Note About Soft Costs

Soft Costs	\$17,067,940
A & E + Specialty Consultant Fees	\$4,200,000
Owner Consultant Fees	\$500,000
Printing/Advertising, Project Models, Signage	\$100,000
Permits	\$345,000
Administration Fees	\$250,000
Builder's Risk Insurance	\$270,000
Utility Service Fees	\$950,000
Construction Contingency	\$4,000,000
Furnishings / Equipment (FF&E) Allowance	\$1,600,000
Staff Planning/Moving Costs	\$200,000
Arts Allowance	\$300,000
Management Reserve	\$750,000
Washington State Sales Tax	\$3,602,940 * <i>\$1,085,000 Sales tax remitted back to Snohomish</i>
	<b>\$17,067,940</b> * <i>\$38,000 Sales tax toward Affordable Housing (1/10 of 1%)</i>

## Exclusions

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

# Current Funding for the Campus

## FY23-24 Actuals - \$4.81M

Acquisition - \$3.6M

Feasibility & Pre-Design (Site) – \$660k

Design, Permitting & Bid Docs (Infrastructure) – \$400k

Schematic Design (City Bldgs) – \$150k

## FY25-26 Budget - \$6.37M

Construction & Admin (Infrastructure Package) - \$3.5M

City Bldgs (Schematic Design) = \$400-650k

*City Bldgs (Design Development & Bid Docs) = \$2.4M\*\**



# Other Funding for the Campus

- ~~FY25 HUD Grant - \$3M~~ (went away with Federal government failing to pass FY25 budget)
- FY25 State Capital Appropriation – ~~\$8.5M~~ currently in Senate budget for **\$2.5M**, pending final budget adoption
- FY26 Federal Funding – requesting **\$5M** through Senator Cantwell and Representative DelBene’s offices
- Property Sales – TBD (working on RFP for real estate services)
- Other Grant Opportunities - TBD

# Uncertain Economic Outlook

**Bond market and funding sources are volatile amidst growing concerns about a recession.**

**Given this, staff are recommending the following:**

- ✓ Complete remaining schematic design tasks in the current phase of the contract with Lawhead.
- ✓ Continue with the infrastructure package that has been budgeted and for which agreements are in place.
- ✓ Progress to Design Development/Construction Documents tasks of Lawhead contract will be contingent upon the City being successfully appropriated funds in the State's FY25 Capital Budget.
- ✓ Keep the Civic Campus as a "shovel ready" project, while continuing to seek grant funding.
- ✓ Work with Council to reassess project readiness if/when the economy stabilizes with more predictability in long-range outlooks.

# Back-up Plan for Public Works Bldg



- 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.
- Back-up plan is to temporarily move Utilities staff to house at Homestead Park or Training Annex at Station 43

# Review Recommendations for Facilities

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

Will look at other needs over 2-3 years for possible inclusion in budget amendment later this year.



# Questions?

