

Responses to Questions/Comments

Updated April 20, 2017

Follow up from 4/6 City Hall Advisory Committee Meeting

Will the proposal consolidate customer service for one stop shopping?

This option is being considered by the Committee as a result of public input and the space needs assessment.

Review all the soft costs to see if necessary.

The city and architect are going through the list of soft costs to see if all are necessary or can be reduced and sharing these costs with the Committee.

Is 1% for the Arts required?

Yes, it is but the funds can be put toward artwork of some sort as part of the project including the public gathering space.

Include moving expenses in the soft costs.

We have added these to the list and estimated the cost based upon our 2009 move from the Civic Center to the Redstone Building (Interim City Hall).

Do we need a full-time Project Manager?

We estimate we will need someone for approximately 18 months, during the last six months of design and the one year of construction. The hours may vary and we have made a conservative estimate.

Is LEED Silver required?

No, it is not. Must meet State energy code.

How will the city reach a population of 26,000? (For space needs assessment, we looked at current population of 21,000, interim population of 23,000 & build out of 26,000. Staffing levels for the space needs assessment were projected to meet the needs of the community 20-30 years into the future.)

The City of Mountlake Terrace's adopted population target is 24,767 by the end of 2035 in the 2012 Snohomish County Buildable Lands Report. This report is updated every ten years. The city's population was 21,090 in 2016. New City Hall would open in 2020 and the population target from the County is nearly 25,000 by 2035. The report says in order to meet this objective, Mountlake Terrace will need to continue taking a proactive approach to encourage compact and transit-oriented development, housing options and a variety of land uses (examples include Arbor Village, Vineyard Park, Mountlake Senior Living, Atworth Commons, and future

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projects such as Rogers Market site, Atlas 236th, Gateway Transit-Oriented Development, Promenade, Andorra Estates expansion, and Creekside Church redevelopment.)

Look hard at shared spaces/efficiencies & reduce square footage.

The city and architect are working together with the Committee and via public comment for ideas. Shared conference and training rooms, moving permanent record storage to other facilities, consolidating customer service functions in one location (one stop shopping), and having the ability to open the Council Chambers into a larger conference room are some of the things being looked at and discussed.

Expand mezzanine at Operations Facility to accommodate records.

Staff has toured the facility with the Chair & Co-Chair of the Committee, taken a rough inventory of available space and passed along this suggestion to the Public Works Director to evaluate space and weight bearing capacity.

\$430 per SF is too high – first estimates are too high.

The city and architect are working to see if hard costs (\$430 per SF) can be reduced and getting better estimates on soft costs to reduce the original estimate. This original estimate will continue to be refined as more information is known and direction by the Committee is provided.

Priority is getting city administration out of rented space.

A new City Hall is the priority to stop paying rent. Options to provide more space for the Police Department and repair the Police Station before it needs replacing are being considered by the Committee with strong input from the community. The Committee will make a recommendation to the City Council on a proposal.

Look at City of North Bend's 12/6/16 meeting and the Maximum Allowable Construction Cost (MACC) chart from the Office of Financial Management for architectural and engineering costs.

The Washington State Fee Schedule is a standard fee basis for public projects. It is a percentage fee based on the value of construction. The higher the construction value, the lower the fee percentage. The fee schedule for Mountlake Terrace City Hall is 8.22% for the least expensive construction cost and 7.93% for the most expensive. Specialty consultants are not included in the fee schedule and are added to the fee. Based on the current project, they add approximately 3.1% in additional fees.

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Utilize parking that is already there.

Will look at all options depending on the preliminary layout of the building as decided by the Committee and recommended to the Council.

Can Police Station remodel be done later or phased to focus on City Hall?

Yes, it can be considered. This topic will be discussed at the April 20 community meeting.

Make this affordable!

The project goal is “Develop an affordable concept design and cost estimate in support of a new City Hall at the Civic Center.” The Committee is working toward this goal.

Please provide cost per \$1,000 AV so citizens can calculate their own property taxes instead of showing the average home price property tax increase.

The city is working to have this information with the updated cost estimates at the April 20 community meeting.

Follow up from 3/28/17 Community Meeting

How many parking spaces were at the old City Hall?

Parking at old City Hall broke down as follows:

- 43 spaces (minimum) abutting 58th (parking in front of old city hall)
- 10 spaces on the concrete pad along 232nd (in front of old fire station)
- 10 spaces off NWC of building
- 6 spaces (SWC of building, basement level, typically used for staff vehicles)

9 spaces (south of the patio)

78 total potential spaces

Please share the cost per \$1,000 AV instead of cost per average home.

The city is working to have this information with the updated cost estimates at the April 20 community meeting.

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Where is the property line for the west side of the Police Station? Can Police expand into that area?

Snohomish County does not delineate between the park and the Civic Center and neither does the city's Recreation Parks and Open Space map. The property was acquired in 1960 with a general obligation bond to provide a civic center and surrounding park. The city does own all of the property and there is not a "Property Line" between the park and Police Station so theoretically expanding or building is possible if the topography allows. Though there may be other restrictions to consider such as critical areas (steep slopes or wetland). It is worth knowing that historically there is strong opposition to development in this park.

The park is dark and uninviting – minimize the park as the front door to this project.

Will look at all options depending on the preliminary layout of the building as decided by the Committee and recommended to the Council.

Use a shared lot with library to reduce costs.

Will look at all options depending on the preliminary layout of the building as decided by the Committee and recommended to the Council.

How high can we build there (at the Civic Center)?

The Civic Center is in the PFS (public facilities and services) district. The code is silent on the height limit.

19.105.050 Dimensional regulations.

The following minimum dimensional requirements shall apply uniformly to all development within the PFS district:

A. Abutting Residential Zone Districts and Residential Uses. All buildings, structures, tanks, electrical components, and other similar features shall be set back a minimum of 20 feet from all property lines.

B. Abutting All Other Zoning Districts. All buildings, structures, tanks, electrical components, and other similar features shall be set back a minimum of 10 feet from all property lines. (Ord. 2074 § 4.20(E), 1995).

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What is the market rate for rental space? (During discussion of renting space to the MLT Post Office)

This question is now moot, given the initial cost estimates of the project and the Post Office responding that they would not be interested. Here is the response from the Seattle District of the United States Post Office: “Unfortunately the Postal Service cannot accept the City’s offer to move to a new location as we are mandated to abide by Title 39 CFR 241.4. The Postal Service is mandated to conform to the Code of Federal Regulation 241.4 whenever there is a desire to relocate a customer service facility to another location. This regulation requires the Postal Service to solicit and consider community input prior to making a final decision to relocate retail services from one location to another. The regulation entails: engaging local officials, public meeting, community notification, comment and appeal period and implementing a final decision. Additionally, current rent is \$26,277/yr or \$14.25/SF and could potentially be higher.”

Isn’t it a liability for the city to lease to commercial tenants?

As pointed out by the Committee, it can be a financial liability and risky proposition to lease space to commercial tenants. As noted, above, the MLT Post Office is not interested in moving into a new City Hall although there was some interest expressed in the past.

There was a question about tax breaks that was not heard or clarified. Please ask the question again.

What about the landscaping costs?

The landscaping costs are covered in the estimate for total site costs which is \$50 per SF.