

# CIVIC CAMPUS PROJECT COMMUNITY MEETING #1

Thursday, April 5, 2018  
6:00 p.m.

Mountlake Terrace Library  
23300 58<sup>th</sup> Avenue West

The presentation will begin at 6:30 p.m. Please feel free to browse the display boards and written materials on your chairs until that time.

1. Welcome and Introductions of City Staff and ARC Architects Team
  - a. Brief Project History
  - b. Project Overview
  - c. Tonight's Goal
2. Public Gathering Space - Masterplan  
(City is identifying alternative funding for this component since it was not included in the \$12.5 million voter-approved bond)
  - a. Program – Uses
  - b. Site Furnishings
  - c. Lighting
  - d. Paving
  - e. Structures
  - f. Water
  - g. Games
  - h. Frontage
3. City Hall & Police Station Addition Building Imagery
  - a. Building Form
  - b. Materiality
  - c. Color/Texture
  - d. Transparency
  - e. Welcoming Entry
4. Break Followed By Discussion About Preferences
5. Next Meeting – Goals  
(Wednesday, July 11, 2018, 6:00 p.m. at Senior/Community Center, 23000 Lakeview Drive)
6. Closing

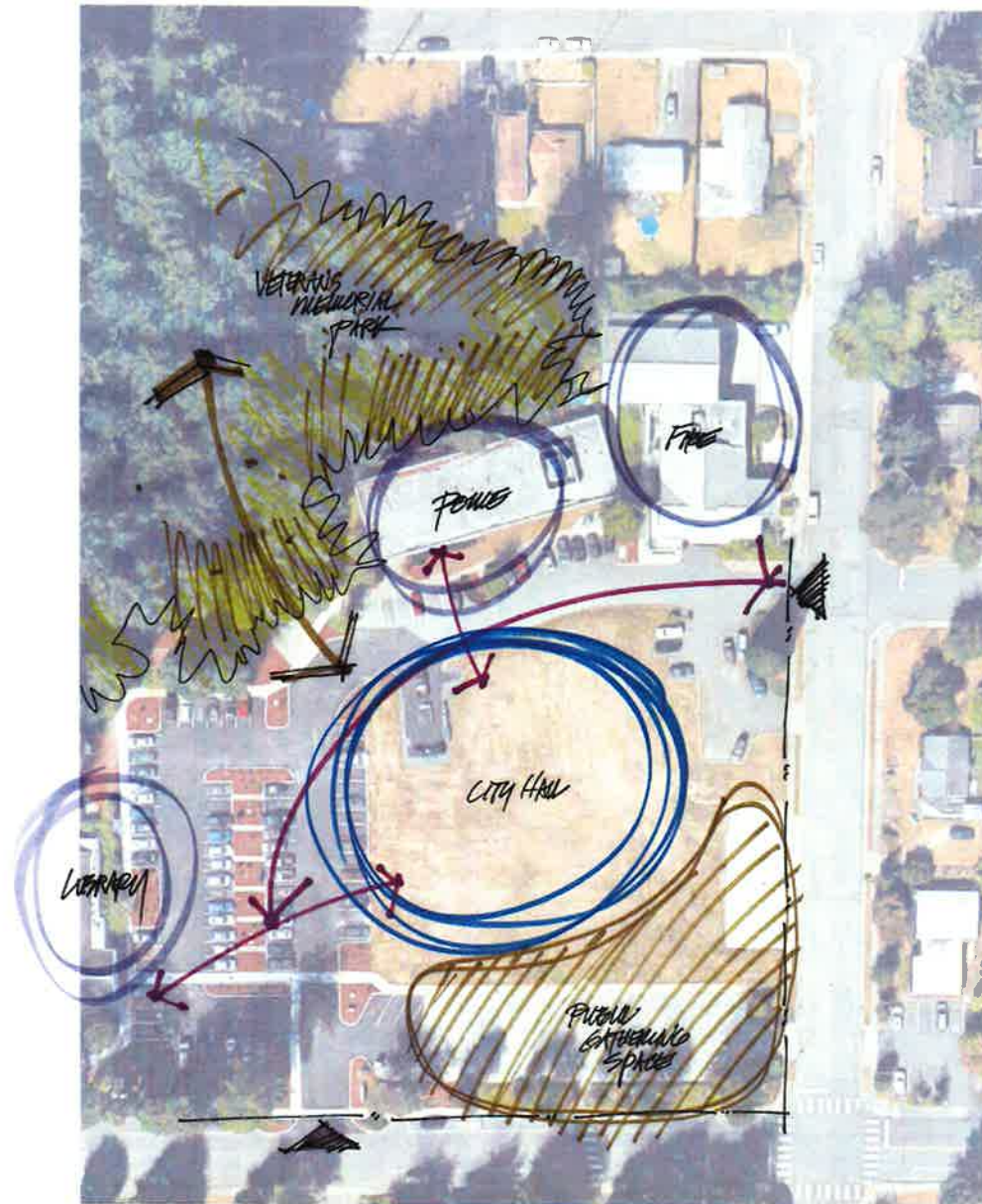
**For More Information Visit:**  
**[www.cityofmlt.com/1922](http://www.cityofmlt.com/1922)**



“An efficient, functional City Hall and commons that is welcoming for families and the community.” - Mountlake Terrace Vision Statement







MOUNTLAKE TERRACE CIVIC CAMPUS: PUBLIC MEETING #1  
PRELIMINARY SITE ANALYSIS





MOUNTLAKE TERRACE CIVIC CAMPUS: *PUBLIC MEETING #1*  
**PRELIMINARY SITE PLAN**

# Mountlake Terrace Civic Campus Redevelopment 2019-2020

## Overview

- **New City Hall**
- **Police Station Addition**
- **Scope of Services:** Design, Construction, and Costs of Issuing Bonds
- **Funding Available** = \$12,500,000 (tax exempt municipal bonds)
- **Groundbreaking:** Spring 2019

## New City Hall

- Approximately 18,000 square feet
- Includes Council Chambers, City Offices, Lobby
- Departments: City Council, Administration, Community Economic Development, Public Works/Engineering, Community Relations, Finance, Human Resources and Information Services

## Police Station Addition

- Approximately 3,000 square feet
- Security Improvements

## Estimated Cost of Projects

- Overall Costs = Approximately \$12,500,000
- Hard Cost = \$8,400,000 (estimated construction costs)
- Soft Costs = \$4,094,563 (architectural, mechanical, structural, engineering and other design services, sales tax, contingency, permits/inspections, escalation, etc.)

**NOTE:** *Two additional scopes of services are under review and consideration by the City and ARC Architecture has prepared proposals and fees for Master Planning the following:*

- *Public gathering space at the corner of 232nd Street and 58<sup>th</sup> Avenue W.*
- *Renovating/Remodeling the existing Police Station*

*To keep project costs as low as possible, work related to these two items was not included within the 2017 bond measure, therefore, these items are not included within the Civic Campus Redevelopment at this time. The city is reviewing other options to fund design and construction of these project components.*

<b>MOUNTLAKE TERRACE</b>				
<b>ESTIMATED BUDGET - City Hall plus 3,000 sf new PD / no renovation</b>				
<b>ARC ARCHITECTS</b>				
<b>DATE 3/15/2018</b>				
<b>EST CONSTRUCTION COSTS</b>				<b>Comments</b>
	square feet	per sf	cost	
<b>BUILDING</b>	21,000	\$350	\$7,350,000	18000CH + 3000PD
<b>SITE</b>	21,000	\$50	\$1,050,000	
<b>PUBLIC GATHERING SPACE</b>	21,000	\$0	\$0	
<b>EST CONST COSTS (ECC)</b>			<b>\$8,400,000</b>	<b>SUB-TOTAL</b>
<b>SOFT COSTS - Confirmed and Estimated</b>				
Basic Services A/S/M/E (8.2% of Construction Cost)	8.2%		\$691,320	% WA St fee schedule.
Civil Engineer	Pace		\$86,955	lump sum
Landscape Architect	M/R		\$113,317	lump sum
Cost Estimator	PDA		\$36,014	lump sum
Lighting Designer	Stantec		\$34,760	lump sum
Communications / IT	Stantec		\$41,613	lump sum
AV and Acoustic Consultant	BRC		\$38,720	lump sum
Hardware Consultant			\$0	
Access Control Consultant			\$0	through owner
Envelope Consultant	Wetherholt		\$25,300	lump sum
Interior Designer	Dalton		\$14,300	lump sum
As-Built Documentation			\$13,200	lump sum
LEED Documentation			\$0	lump sum if required
FFE (2% of Building Cost above)	2.0%		\$147,000	4-6 % ECC
WSST (10.3% of Construction Cost)	10.3%		\$865,200	% ECC per location
Construction Contingency (10% of Construction Cost)	10.0%		\$840,000	10% ECC typical
Owner's project manager			\$0	18 months
Commissioning			\$15,000	lump sum est.
Testing (1% of Construction Cost)	1.0%		\$84,000	1% ECC - est
Permits/inspections (2.5% of Construction Cost)	2.5%		\$210,000	2% -3% ECC - est
Site survey	Pace		\$15,400	lump sum
Geotech services	AESGEO		\$11,000	lump sum
Escalation (6% of Construction Cost)	6%		\$504,000.00	18 months
Real estate fees/borrowing costs			\$150,280	bond
Transportation Impact Fees			\$41,184	
Moving expenses			\$18,000	
Art (1% of Construction Cost)	1.0%		\$84,000	
Public Meetings			\$4,000	3 meetings
Bid / const / mylar printing			\$10,000	estimate
<b>EST SOFT COSTS</b>			<b>\$4,094,563</b>	<b>SUB-TOTAL</b>
<b>EST PROJECT COSTS</b>			<b>\$12,494,563</b>	<b>TOTAL</b>