

**State of Washington
Capital Projects Advisory Review Board (CPARB)
Project Review Committee (PRC)**

Application for Project Approval

**submitted by
The City of Kenmore
November 1, 2007**

State of Washington
Capital Projects Advisory Review Board (CPARB)
Project Review Committee (PRC)

APPLICATION FOR PROJECT APPROVAL

TO USE THE

**GENERAL CONTRACTOR/CONSTRUCTION MANAGER (GC/CM)
or DESIGN-BUILD (D-B) ALTERNATIVE CONTRACTING PROCEDURE**

The CPARB PRC will only consider complete applications: Incomplete applications may result in delay of action on your application. Responses to Questions 1-8 and 10 should not exceed 20 pages (font size 11 or larger). Provide no more than six sketches, diagrams or drawings under Question 9. *(Note: A **Public Body** that is certified to use the GC/CM procedure and is seeking approval to use this procedure on a GC/CM project with a total project cost of less than \$10 million is not required to submit information for Questions 7 or 8.)*

1. Identification of Applicant

(a) Legal name of Public Body (your organization):

City of Kenmore

(b) Address:

6700 NE 181st Street, Kenmore, WA 98028-0607

(c) Contact Person Name:

Nancy Ousley

Title: Assistant City Manager

(d) Phone Number: **425-398-8900**

Fax: **425-481-3236**

E-mail: **nousley@ci.kenmore.wa.us**

2. Brief Description of Proposed Project

Please describe the project in no more than two short paragraphs. (See Attachment A for an example.)

The new Kenmore City Hall is currently planned as a 22,000 sq ft, LEED Silver, two story building on city-owned land (purchased in 2007 from the Northshore Utility District) and may include the programmed spaces listed below. The City is currently considering several programming options where cost and schedule information are critical to final decision making:

- City Council Chambers—this could be constructed as an Emergency Operations Center (EOC) or enabled to be converted in the future.
- Public meeting spaces.
- City administrative offices.
- A public plaza is also being considered.
- Either structured or surface parking for 74 vehicles.

The new Kenmore City Hall project is in the City's downtown area, which is envisioned to be redeveloped to a pedestrian friendly center of residential and commercial uses in the City's Downtown Plan and Comprehensive Plan. The area also includes a major mixed use development called Kenmore Village by the Lake ("Kenmore Village"). The 9.6 acre Kenmore Village project is being privately developed following years of work by the City of Kenmore, which included developing an overall vision for the City, assembling

separate parcels into an attractive site, and reviewing multiple development proposals. The Disposition and Development Agreement executed in July 2007 between the City of Kenmore and Kenmore Partners (Kenmore Village developer) requires that the City vacate the current City Hall in July 2009 to make way for the construction of the Kenmore Village project. With its proximity to transit and the Burke Gilman Trail, the Kenmore Village project is regarded as a catalyst for additional investment in the downtown area. Successful downtown redevelopment will help achieve multiple policy goals including compact development, environmental protection, and transportation efficiency. It is also significant for Kenmore's economic development prospects.

3. Projected Total Cost for the Project:

Note: By law, the D-B contracting procedure cannot be used unless the total cost of the project is over \$10 million. Although there is no total project cost requirement for using the GC/CM contracting procedure, every applicant must provide the information requested in Question 3.

The project budget listed below is preliminary and will be finalized pending key programming decisions and Kenmore City Council approval. Additional detail will be available by the time of the City's presentation to the Project Review Committee.

A. Project Budget

Costs for Professional Services (A/E, Legal etc.)	\$ 1,200,000
Estimated project construction costs:	\$11,000,000
Equipment and furnishing costs	\$ 1,000,000
Off-site costs	\$ 250,000
Contract administration costs (owner, cm etc)	\$ 500,000
Other related project costs (land cost, permits, contingency, utilities)	<u>\$ 5,000,000</u>
Total (with sales tax & contingency)	\$18,950,000

B. Funding Status

Please describe the funding status for the whole project.

Funding will be a combination of the following:

- Available funds, and
- Proceeds from the sale of property currently owned by the City that is being sold to the Kenmore Partners.

(If funding is not available, please explain how and when funding is anticipated)

4. Anticipated Project Design and Construction Schedule

Please provide:

- The anticipated project design and construction schedule, including (1) procurement; (2) hiring consultants if not already hired; and (3) employing staff or hiring consultants to manage the project if not already employed or hired. *(See Attachment B for an example schedule.)*

Project Milestones:

Retain Architect	Aug 2007
Retain Project Manager	Oct 2007
Retain GC/CM	Dec 2007
Complete SD	Dec 2007
Submit permit docs	Apr 2008
Complete CD's for bidding	July 2008
Receive permit	June 2008
Negotiate GMP	Aug 2008

Start construction	Aug 2008
Must vacate existing City Hall	July 2009
Complete construction	July 2009

* See Attachment A Development Schedule for additional information.

- If your project is already beyond completion of 30% drawings or schematic design, please list compelling reasons for using the GC/CM or D-B contracting procedure.

5. Why the GC/CM or D-B Contracting Procedure is Appropriate for this Project

Please provide a detailed explanation of why use of the contracting procedure is appropriate for the proposed project. Please address the following, as appropriate:

For GC/CM projects:

- If implementation of the project involves complex scheduling, phasing, or coordination, what are the complexities?
- If the project involves construction at an existing facility that must continue to operate during construction, what are the operational impacts on occupants that must be addressed? . (Please identify functions within the existing facility which require relocation during construction and how construction sequencing will affect them. As part of your response you may refer to the drawings or sketches that you provide under Question 9.)
- If involvement of the GC/CM is critical during the design phase, why is this involvement critical?
- If the project encompasses a complex or technical work environment, what is this environment?
- If the project requires specialized work on a building that has historical significance, why is the building of historical significance and what is the specialized work that must be done?

For D-B projects:

- If the design and construction activities, technologies, or schedule to be used are highly specialized and a D-B approach is critical in developing the construction methodology or implementing the proposed technology, (1) What are these highly specialized activities, technologies or schedule, and (2) Why is D-B critical in the development of the methodology or the implementation of the proposed technology?
- If the project design is repetitive in nature and an incidental part of the installation or construction, why is the design repetitive and incidental to the installation or construction?
- If regular interaction with and feedback from facilities users and operators during design is not critical to an effective facility design, why is regular interaction and feedback not critical?

Scheduling and coordination between the Kenmore City Hall and Kenmore Village projects is critical.

Fast Schedule

The design and construction of the new Kenmore City Hall must be completed on time to allow for full construction of the Kenmore Village project. The Disposition and Development agreement between the City of Kenmore and Kenmore Partners requires that the existing Kenmore City Hall site is available by July 2009, making it critical that the new City Hall is completed and occupied by summer 2009. The fast schedule to complete the relatively modest City Hall project is best facilitated by the use of GC/CM delivery, allowing site development, utility work, and long lead procurement to occur early in the schedule, resulting in faster delivery than a design-bid-build construction process.

Coordination with nearby major projects

A major component of the City's SR 522 upgrade project is scheduled to be under construction during design and construction of the City Hall. The road project includes realignment of the intersection at NE 181st Street and 68th Ave NE, at the south edge of the City Hall site. Improvements to 68th Ave NE adjacent to the City Hall site will be constructed in a future phase of the project. Construction of two other new public facilities—Northshore Fire District headquarters and King County Library branch—within one block of the new City Hall must also be taken into account.

Close coordination with the Kenmore Village construction, Fire Department, and the SR 522 upgrades is best done with a negotiated GC/CM. Site logistics and issues can be easily addressed in the GC/CM RFQ and selection process, compared to the difficulty of quantifying logistics that may impact a design-bid-build contractor. Construction traffic and underground utility coordination are also issues that the GC/CM will take the lead on during design and construction.

Key program decisions

In addition, critical programming decisions yet to be made will be facilitated with the GC/CM on board during construction. The GC/CM's cost estimating and scheduling abilities will provide the City with the best available information to make the following decisions:

1. Construct below grade parking at higher first cost to conserve land or use larger surface parking?
2. Build an Emergency Operations Center (EOC), including seismic and communications enhancements or coordinate this function with Northshore Fire Department?
3. Pursue LEED accreditation beyond silver including the use of a green roof or maintain a LEED silver approach.
4. Design and construct a police component to the project on the north end of the City Hall site, in anticipation of King County moving the precinct from its current location in Kenmore? (Kenmore contracts with King County for police services)
5. Design and construct a civic plaza at the south end of the City Hall site?

6. Public Benefit

In addition to the above information, please provide information on how use of the GC/CM or D-B contracting procedure will serve the public interest. For example, your description must address, but is not limited to:

- How this contracting method provides a substantial fiscal benefit; or
- How the use of the traditional method of awarding contracts in a lump sum (the "design-bid-build method") is not practical for meeting desired quality standards or delivery schedules.

GC/CM will benefit the public by increasing predictability and reducing financial risks.

With GC/CM delivery, cost and schedule predictability is much higher than with the design-bid-build method because the contractor is on board throughout design and construction providing constant cost and schedule information. For the new City Hall to be completed by the summer of 2009, close coordination during design as well as early procurement activities are required. Should this project be constructed using design-bid-build, the cost of construction would not be known until later in the process, making it too late for design changes to take place and meet our current schedule if bids exceeded the available funds.

GC/CM supports the City of Kenmore's goals of on time and on budget.

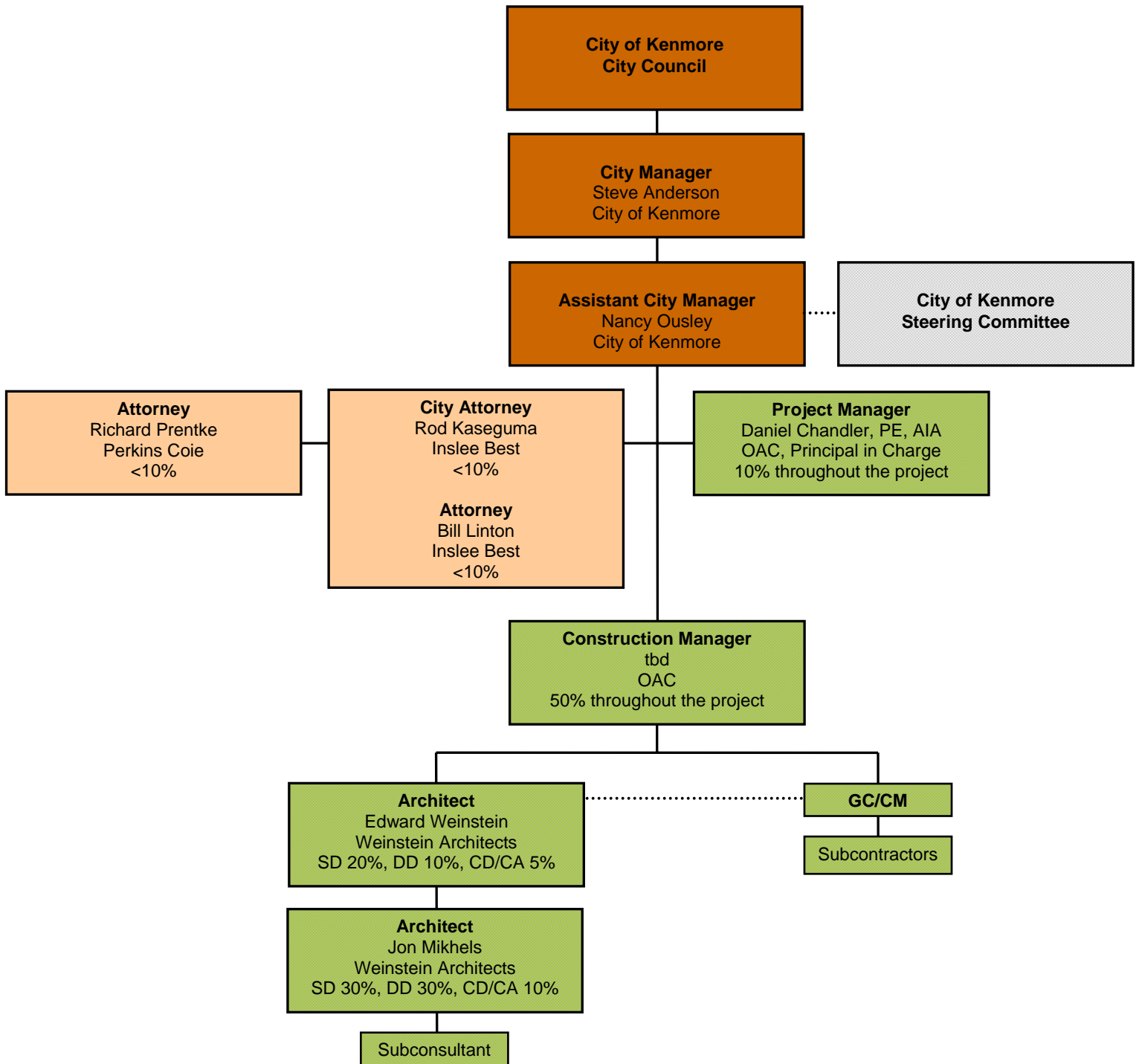
The City of Kenmore incorporated in 1998 and has worked hard in the past few years to guide the direction of the City's development with the new Kenmore City Hall, Kenmore Village, new King County Library, and a new fire station headquarters. All are planned for construction in the next two years. The only part of this new development that the City of Kenmore will actually construct is the new City Hall. In order for much of the other development to take place smoothly, the new City Hall design and construction must be completed quickly and within a reasonable budget. GC/CM supports this goal.

7. Public Body Qualifications

Please provide:

- A description of your organization's qualifications to use the GC/CM or D-B contracting procedure.
- A **Project** organizational chart, showing all existing or planned staff and consultant roles. *Note: The organizational chart must show the level of involvement and main responsibilities anticipated for each position throughout the project (for example, full-time project manager). If acronyms are used, a key should be provided. (See Attachment C for an example.)*
- Staff and consultant short biographies (not complete résumés).
- Provide the **experience and role on previous GC/CM or D-B projects** for each staff member or consultant in key positions on the proposed project. *(See Attachment D for an example.)*
- The qualifications of existing or planned for project manager and consultants. *Note: For design-build projects, you must have personnel who are independent of the design-build team, knowledgeable in the design-build process, and able to oversee and administer the contract.*
- The qualifications of an interim project manager until your organization has employed staff or hired a consultant as the project manager. Also indicate whether sufficient funds are available for this purpose and how long it is anticipated the interim project manager will serve. *Note: This information is required only if your organization has yet to select a project manager at the time of application.*
- A brief summary of the construction experience of your organization's project management team that is relevant to the project.
- A description of the controls your organization will have in place to ensure that the project is adequately managed.
- A brief description of your planned GC/CM or D-B procurement process.
- Verification that your organization has already developed (or provide your plan to develop) specific GC/CM or D-B contract terms.

The City of Kenmore has assembled an outstanding, experienced team of consultants and legal experts to manage all aspects of the GC/CM delivery process including the RFP process, pre-construction services, negotiating the MACC, handling contingencies and contractor bonuses, negotiating change orders and closing out the project. For additional detail on team experience, see **Attachment B**.



The Project Team

Nancy Ousley, Assistant City Manager

Ms. Ousley will be the overall project lead and retain decision making authority on all matters related to design and construction as delegated by the City Manager and City Council. She is an experienced manager in planning and community development and worked on major neighborhood redevelopment projects while employed by the City of Seattle, including New Holly and South Downtown. She was the Mayor's lead on Safeco Field , coordinating all City activities on the project. Before joining the City of Kenmore staff in June, 2007 she was the Assistant Director for Local Government at the Washington Department of Community Trade and Economic Development. Ms. Ousley and the City of Kenmore have arranged with the region's top experts to advise her.

Richard Prentke, Partner, Perkins Coie

Mr. Prentke will support the Kenmore City Hall project legal team with his extensive contract and legal experience with alternative delivery methods including GC/CM. Mr. Prentke will provide GC/CM contracts as well as legal advice on RFP's, change orders and dispute resolution if needed. Mr. Prentke will work closely with Mr. Linton and Mr. Kaseguma to coordinate all consultant and contractor contracts needed for the Kenmore City Hall project. Mr. Prentke's extensive GC/CM experience includes work on:

- Bellevue City Hall, Bellevue
- Safeco Field, Seattle
- GC/CM contracts for numerous school districts

Mr. Prentke has more than 30 years of experience handling construction transactions, legal counseling, and disputes. His work includes architectural, engineering, construction management, design-build, consultant, and construction transactions in the private and public sectors.

Rod Kaseguma, City Attorney, City of Kenmore: Inslee, Best, Doezie & Ryder, P.S.

Mr. Kaseguma has been practicing law for over 30 years. His practice focuses on municipal law, with an emphasis on land use and environmental law. Mr. Kaseguma serves as City Attorney for the City of Kenmore. With his extensive experience in land use and environmental law, Mr. Kaseguma is well positioned to assist with development permits and approvals, comprehensive plans and development regulations, development agreements, State Environmental Policy Act issues, and other land use matters. He also handles complex issues related to public works construction, local improvement districts and intergovernmental contracting.

William Linton, Attorney, Inslee, Best, Doezie & Ryder, P.S.

Mr. Linton will support the City of Kenmore and Olympic Associates Company ("OAC") project management with legal counsel throughout the design and construction process including GC/CM contract language advice.

Mr. Linton has been practicing law for 16 years. His practice focuses on real estate, construction, and bankruptcy litigation as well as business formation and tax controversies. His client base includes individuals and businesses throughout Western Washington.

Dan Chandler, Principal in Charge, Olympic Associates Company

Mr. Chandler has 30 years of construction experience and will serve as the principal in charge for the project management firm representing the City. Mr. Chandler's role is to lead the project during the GC/CM application, selection process and through the MACC negotiation phases and during construction. Mr. Chandler will assign a day to day project manager with negotiated construction experience to handle the project during construction.

Mr. Chandler's background includes extensive experience in all construction delivery methods including GC/CM (negotiated), design-build and design-bid-build. His practice includes clients in the public, private and not-for-profit sectors. He was active in supporting the expansion of Alternative Public Works Delivery Methods to public hospitals and has testified before the Washington State Legislature on the topic. Mr. Chandler sits on the Project Review Committee for the State of Washington that is responsible for determining which projects and owners are qualified to utilize the GC/CM project delivery method.

TBD Construction Manager, Olympic Associates Company

OAC's staff of 65 design and construction professionals will be tapped for the best project manager for the Kenmore City Hall. OAC will ensure that the individual assigned is fully qualified to oversee the project, negotiate change orders, and drive the project to conclusion.

Ed Weinstein, FAIA, Principal-in-Charge, Weinstein AIU Architects + Urban Designers.

Mr. Weinstein will serve as the overall design team partner in charge. He will assist with GC/CM solicitation, interviews and will support the design process to maximize the value of the GC/CM during the design phase.

Mr. Weinstein has practiced architecture in the Puget Sound region for 33 years and is recognized as one of this region's leading designers. Mr. Weinstein has successfully assisted in solving complex problems, arriving at unique design solutions that meet the needs of each client.

Jon Mikhels, AIA, Project Architect, Weinstein AIU Architects + Urban Designers.

Jon Mikhels will serve as the project manager for the new Kenmore City Hall project, overseeing and facilitating the communication between the City and the consulting team. He brings 19 years of professional experience with a broad range of projects that includes the new public safety facility co-locating Seattle's Emergency Operations Center, Fire Alarm 911 Center and Fire Station 10, currently under construction.

Summary of Team Experience

Collectively the City of Kenmore legal, project management, and design team has over 100 years of industry experience and dozens of GC/CM and similar projects successfully executed. Project experience includes city halls, libraries, fire stations and large and small GC/CM type projects.

Organizational Controls

Mr. Chandler is currently in the process of establishing project controls and reporting systems to effectively manage, the scope, schedule and budget for the projects. Mr. Chandler will utilize OAC's standard project budgeting tools and project management websites to manage communications and monitor progress. Budget tracking tools will establish the overall detailed budget to be approved by the City Council and then track actual expenses and forecast future costs. Schedule progress will be tracked against the master schedule.

Planned GC/CM Process

The district is planning on utilizing a modified AIA121/CMC owner agreement along with modified AIA201 general conditions developed in close coordination with outside legal counsel. In addition, the City is planning on a comprehensive Pre-Construction Services scope of work and General Requirements (Division 01) that will be coordinated thoroughly with the modified AIA documents for the GC/CM construction procurement within Washington State.

Preparation of the GC/CM RFP and selection process will be based on an OAC standard form and modified with the latest lessons learned from other public owners including the University of Washington. This process will include selection criteria, interviews, and final selection evaluations.

The roles and responsibilities of the owner, construction management team, architect and the GC/CM are defined and coordinated through a number of responsibilities and contractual requirements.

Management of the scope, phasing, and budget of the project is of the utmost importance to the team in administering and controlling the project. Regular cost estimates will be completed by the architect and GC/CM throughout the process will be completed and reconciled at each major design phase.

Upon agreement of MACC, the project manager along with the GC/CM, will regularly evaluate the documents to determine the changes to the project which could adversely affect the MACC as set forth in the agreement. At every level of design the design team will forward a list of all changes which have been made to the project to determine impacts, however, by thoroughly analyzing changes as we go impact should be minimal.

8. Public Body (your organization) Construction History:

Provide a matrix summary of your organization's construction activity for the past six years outlining project data in content and format per the attached sample provided: *(labeled Att. 'E')*

- Project Number, Name, and Description
- Contracting method used
- Planned start and finish dates
- Actual start and finish dates
- Planned and actual budget amounts
- Reasons for budget or schedule overruns

The City of Kenmore has limited construction history, having been an incorporated city for less than ten years. Please refer to **Attachment C**.

9. Preliminary Concepts, sketches or plans depicting the project

To assist the PRC with understanding your proposed project, please provide a combination of up to six concepts, drawings, sketches, diagrams, or plan/section documents which best depict your project. In electronic submissions these documents must be provided in a PDF or JPEG format for easy distribution. Some examples are included in attachments E1 thru E6. At a minimum, please try to include the following:

- A overview site plan (indicating existing structure and new structures)
- Plan or section views which show existing vs. renovation plans particularly for areas that will remain occupied during construction.

Note: applicant may utilize photos to further depict project issues during their presentation to the PRC

Please refer to **Attachment D**.

10. Resolution of Audit Findings On Previous Public Works Projects

If your organization had audit findings on any project identified in your response to Question 8, please specify the project, briefly state those findings, and describe how your organization resolved them.

(NO AUDIT FINDINGS)

Caution to Applicants

The definition of the project is at the applicant's discretion. The entire project, including all components, must meet the criteria to be approved.

Signature of Authorized Representative

In submitting this application, you, as the authorized representative of your organization, understand that: (1) the PRC may request additional information about your organization, its construction history, and the proposed project; and (2) your organization is required to submit the information requested by the PRC. . You agree to submit this information in a timely manner and understand that failure to do so shall render your application incomplete.

Should the PRC approve your request to use the GC/CM or D-B contracting procedure, you also understand that: (1) your organization is required to participate in brief, state-sponsored surveys at the beginning and the end of your approved project; and (2) the data collected in these surveys will be used in a study by the state to evaluate the effectiveness of the GC/CM or D-B process. You also agree that your organization will complete these surveys within the time required by CPARB



Name (please print): **Steve Anderson**

Title: **City Manager**

Date: **November 1, 2007**

ATTACHMENT A

Schedule

ATTACHMENT B

Team Experience

ATTACHMENT B
 Kenmore City Hall
 Project Experience

25-Oct-07

Name	Summary of Experience	Project Names	Construction Budget	Procurement Type	Role During Project Phases		
					Pre-Design	Design	Construction
Dan Chandler	Managing Principal, Olympic Associates Company. 60 person project management and specialty AE firm.	Seattle Univ. Phase 1 Science Bldg.	\$16M	GC/CM		PM PIC	PM PIC
		Microsoft Building 33	confidential	GC/CM		PM PIC	PM
		Puyallup School District 2004 Bond Program - Multiple Projects	\$250M	D/B/B	PM PIC	PM PIC	PM PIC
		Nine Mile Falls Elementary Schools	\$12M	GC/CM	PM PIC	PM PIC	PM PIC
Ed Weinstein, FAIA	Owner, Weinstein A U Architects + Urban Designers 33 years experience practicing in the Northwest. Founder and Owner of Wesintein A U. Principal in Charge for the Kenmore City Hall Project.	West Pricinct Police Station / 911 Seattle, WA	\$16M	GC/CM	PIC	PIC	PIC
		Olympic Natural Resource Center Forks, WA	\$3.4M	D-B-B	PIC	PIC	PIC
		Nakamura Federal Courthouse Seattle, WA	\$70M	GC/CM	PIC	PIC	PIC
		Fire Station 10 Replacement Emergency opps Center & Fire 911 Seattle, WA	\$33M	GC/CM	PIC	PIC	PIC
Jon A. Mihkels, AIA, LEED AP	Senior Associate, Weinstein A U Architects 20 years experience with a broad range of project type and construction delivery methods. Project Manager for the Kenmore City Hall Project.	Fire Station 10 Replacement Emergency opps Center & Fire 911 Seattle, WA	\$33M	GC/CM	Architect	PM-Architect	PM-Architect
		Ron Sandwidth Teen Center Federal Way, WA	\$3.5M	GC/CM	PM-Architect	PM-Architect	PM
		Southwest Community Center Seattle, WA	\$3.5M	D-B-B	Architect	Architect	Architect
		Benham Gateway Campus Bldg Bryn Mawr College Bryn Mawr, PA	\$12.5M	GC/CM	Architect	Architect	PM-Architect
Jeff Boone, AIA, LEED AP	Associate, Weinstein A U Architects 8 years experience with a variety of project scales Project Architect for the Kenmore City Hall Project.	Rainier Valley B&GC Seattle, WA	\$14M	GC/CM	PM-Architect	PM-Architect	Architect
		Ron Sandwidth Teen Center Federal Way, WA	\$3.5M	GC/CM	Architect	Architect	Architect
		Southwest Community Center Seattle, WA	\$3.5M	D-B-B	Architect	Architect	Architect
		Expeditors International Offices	\$12.50	CM/GC	PM-Architect	PM-Architect	PM-Architect

ATTACHMENT C

Public Project Experience

ATTACHMENT C City of Kenmore - Construction History (10 years)

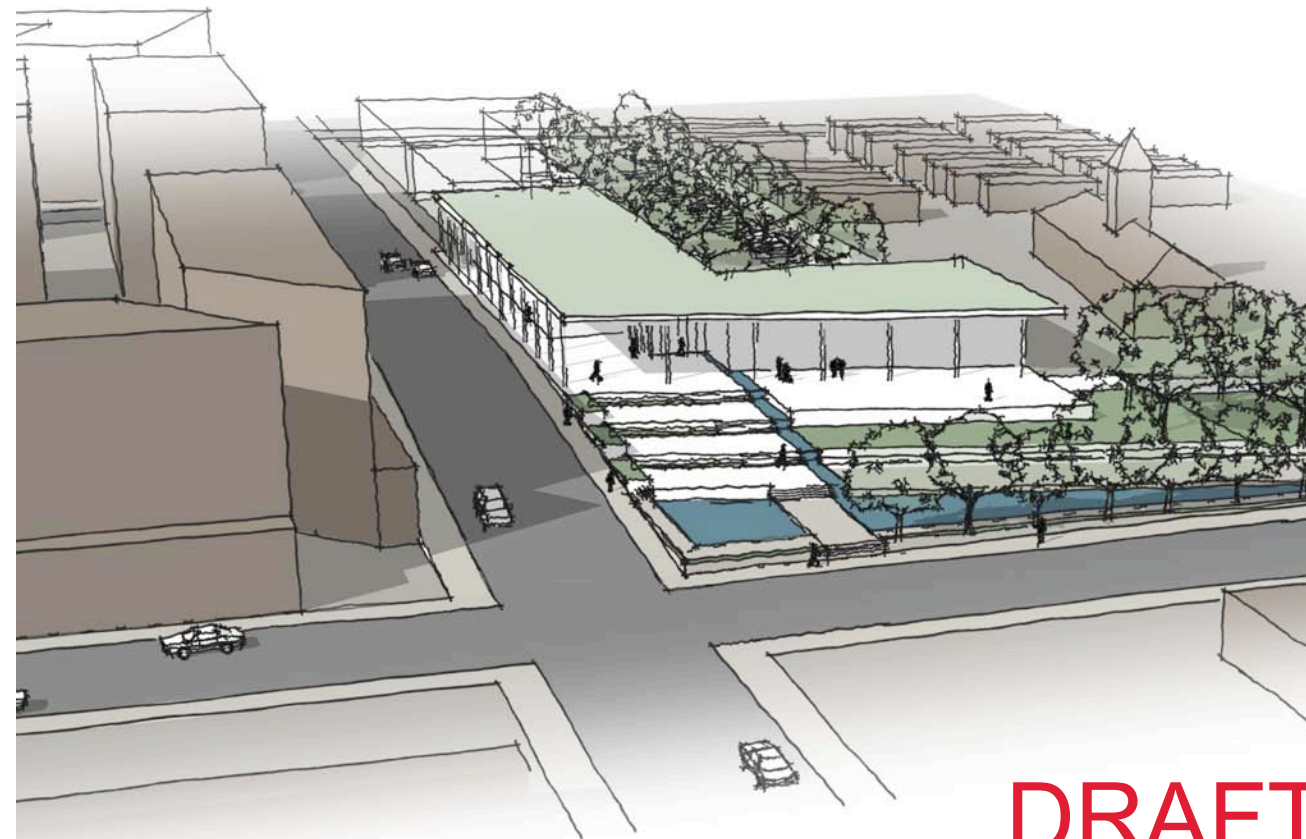
Project #	Project Name	Project Description	Contracting Method	Planned Start	Planned Finish	Actual Start	Actual Finish	Planned Budget	Actual Budget	Reason for Budget or schedule overrun
1	155th Sidewalk Improvements	Install new sidewalk and landscaping along	D-B-B	May-01	Sep-01	May-01	Nov-01	\$0.6M	\$0.6M	Contractor did complete work within the contract time. Liquidated Damages were assessed.
2	73rd Ave Swamp Creek Improvements	Replace existing 73rd Ave bridge across Swamp Creek. Raise and widen 73rd Ave and realign portions of Swamp Creek.	D-B-B	May-05	Jan-06	May-05	Jul-06	4.0M	\$4.3M	Property owner restoration along Swamp Creek was delayed due to heavy rains and flooding during winter 2006.
3	Juanita Drainage Improvements	Install new drainage pipe and widen stream channel upstream and downstream of Juanita Drive.	D-B-B	Jul-06	Oct-06	Jul-06	Oct-06	\$0.2M	\$0.2M	
4	Wallace Park Sedimentation Pond	Construct new sedimentation pond and habitat channel at Wallace Park.	D-B-B	Jun-06	Dec-06	Jun-06	Aug-07	\$0.7M	\$0.7M	Rains in November 2006 damaged construction work. Repairs were made during fish window in Summer 2007.
5	SR522 Phase II (83rd Ave to 73rd Ave)	Widen SR522 from 5 lanes to 7 lanes. Replace the existing SR522 bridge over Swamp Creek. Underground Utilities along the corridor.	D-B-B	May-07	Nov-08	May-07	Nov-08	\$13.8M	\$17M	Bids came in higher than the engineer's estimate. Result of higher material and labor costs. Northshore Utility District increased the scope of their relocation work.
6	SR522 Phase I (Burke Gilman Trail Underpass)	Construct new pedestrian underpass at 73rd Ave for the Burke Gilman Trail. Widen and improve 73rd Ave south of SR522.	D-B-B	Jun-07	Nov-07	Sep-07	Apr-08	\$4.1M	\$4.4M	Under construction. WSDOT plan review and construction authorization took longer than anticipated. Bids came in higher than the Engineer's estimate. Result of higher material and labor costs for construction in region.

ATTACHMENT D

Site Photos and Preliminary Drawings



Aerial of City Hall site



Conceptual rendering of proposed City Hall

DRAFT



Section through 68TH Ave NE

Project Summary:

City Hall: 22,000 sf

Administration: Two-story administration wing with sidewalk arcade along 68th Avenue.

- > 15,000 sf including 3400 sf of expansion

Honorific: High one-story civic wing including community meeting room and Council Chambers

- > 7,000 sf

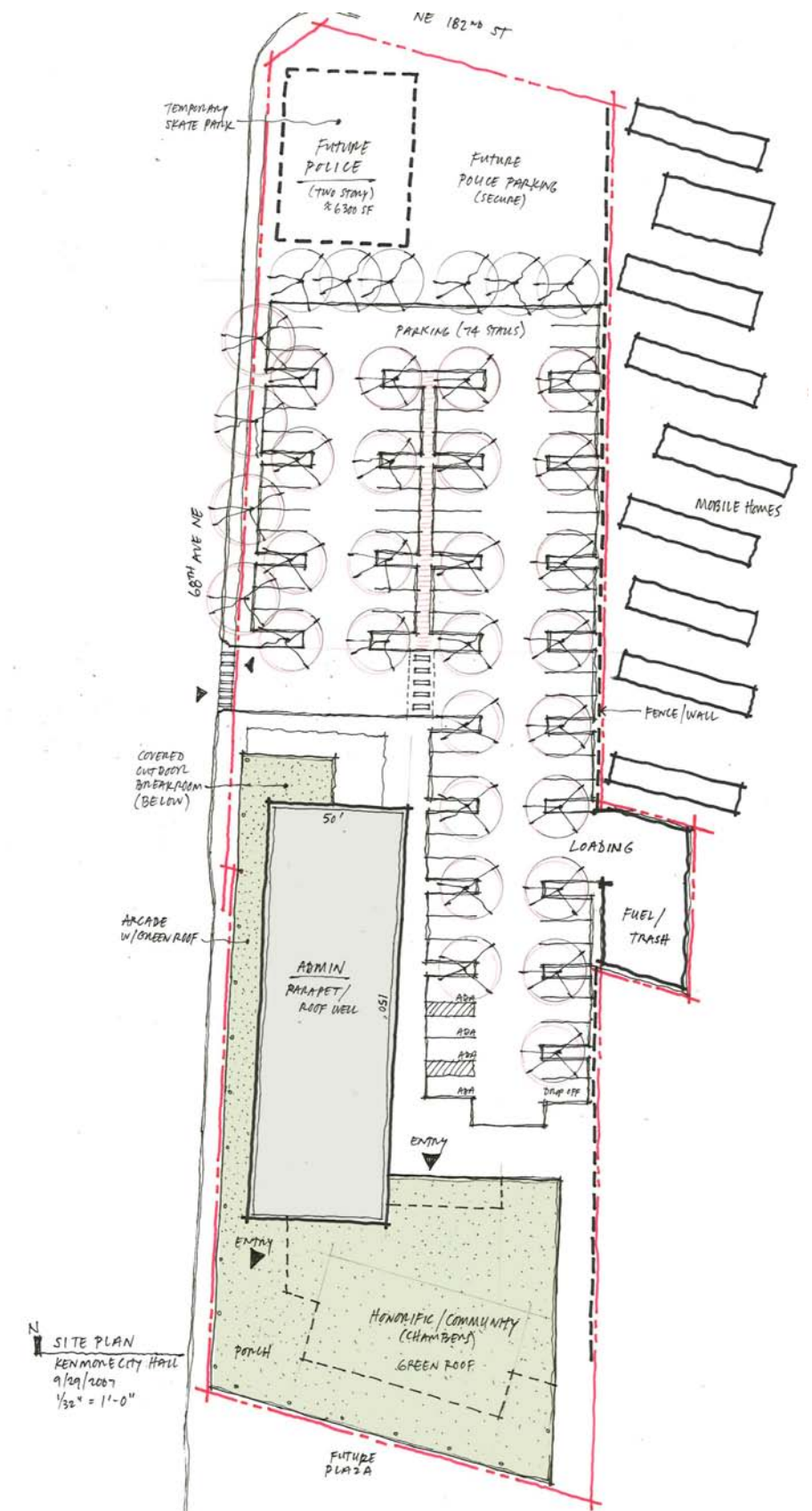
- > southern exposure with access to potential public plaza

- > green roof, civic in scale, creates covered front porch, sunshading and covered public space

- > most visible face of City Hall

Parking: (74) surface stalls

Expansion: north end of site 'banked' for future police facility



Project Summary:

City Hall: 31,300 sf including 9,300 sf of below-grade parking

Administration: Two-story administration wing with sidewalk arcade along 68th Avenue.

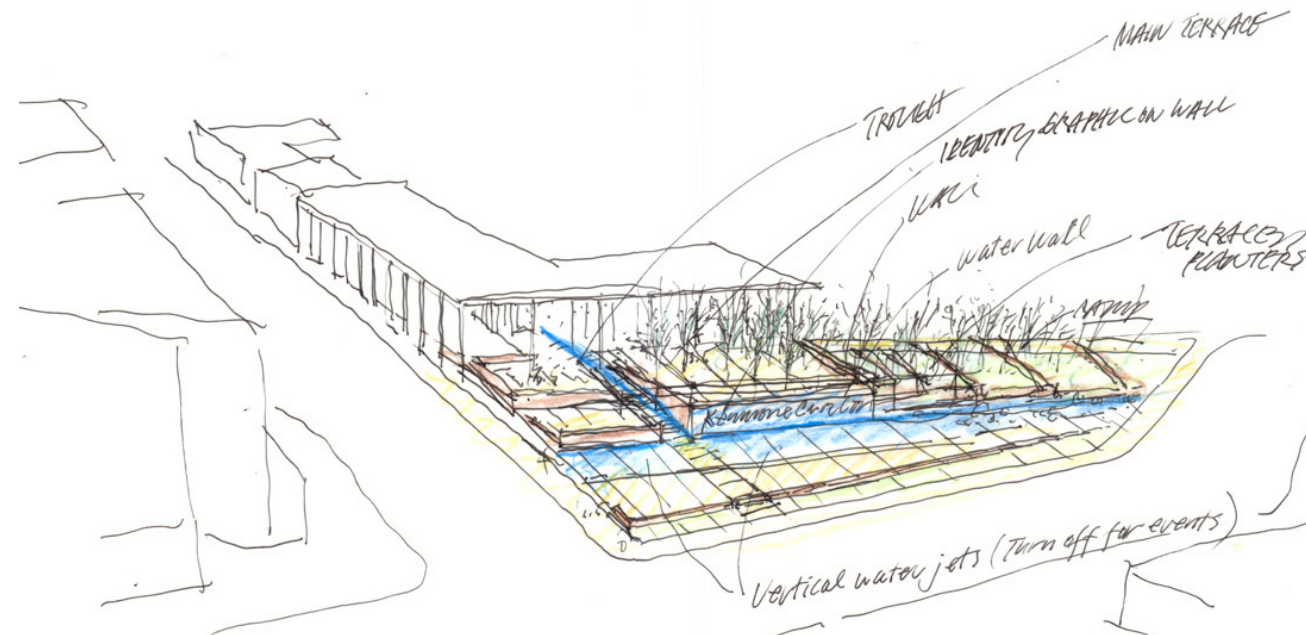
> 15,000 sf including 3400 sf of expansion

Honorific: High one-story civic wing including community meeting room and Council Chambers

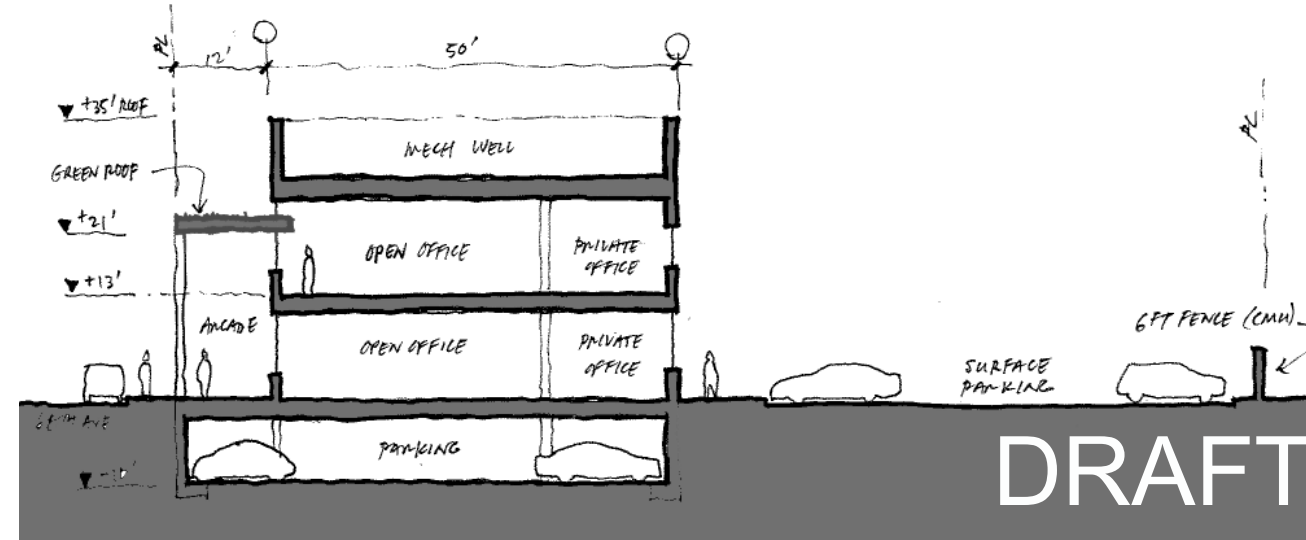
> 7,000 sf

Parking: (39-44) surface stalls, (30-35) below-grade, secure parking

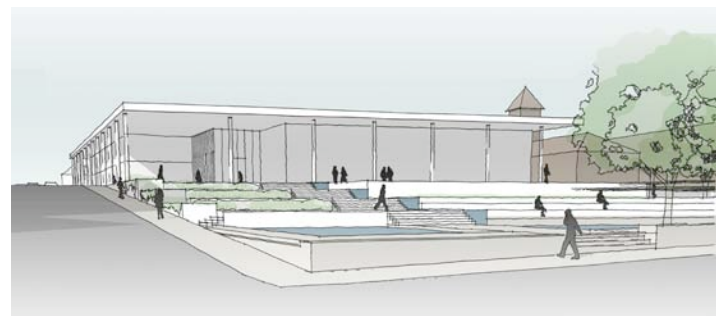
Expansion: minimizing the surface parking area maximizes the future flexibility for developing the north end of site that is 'banked' for future police facility and future growth



Concept sketch of potential City Hall plaza



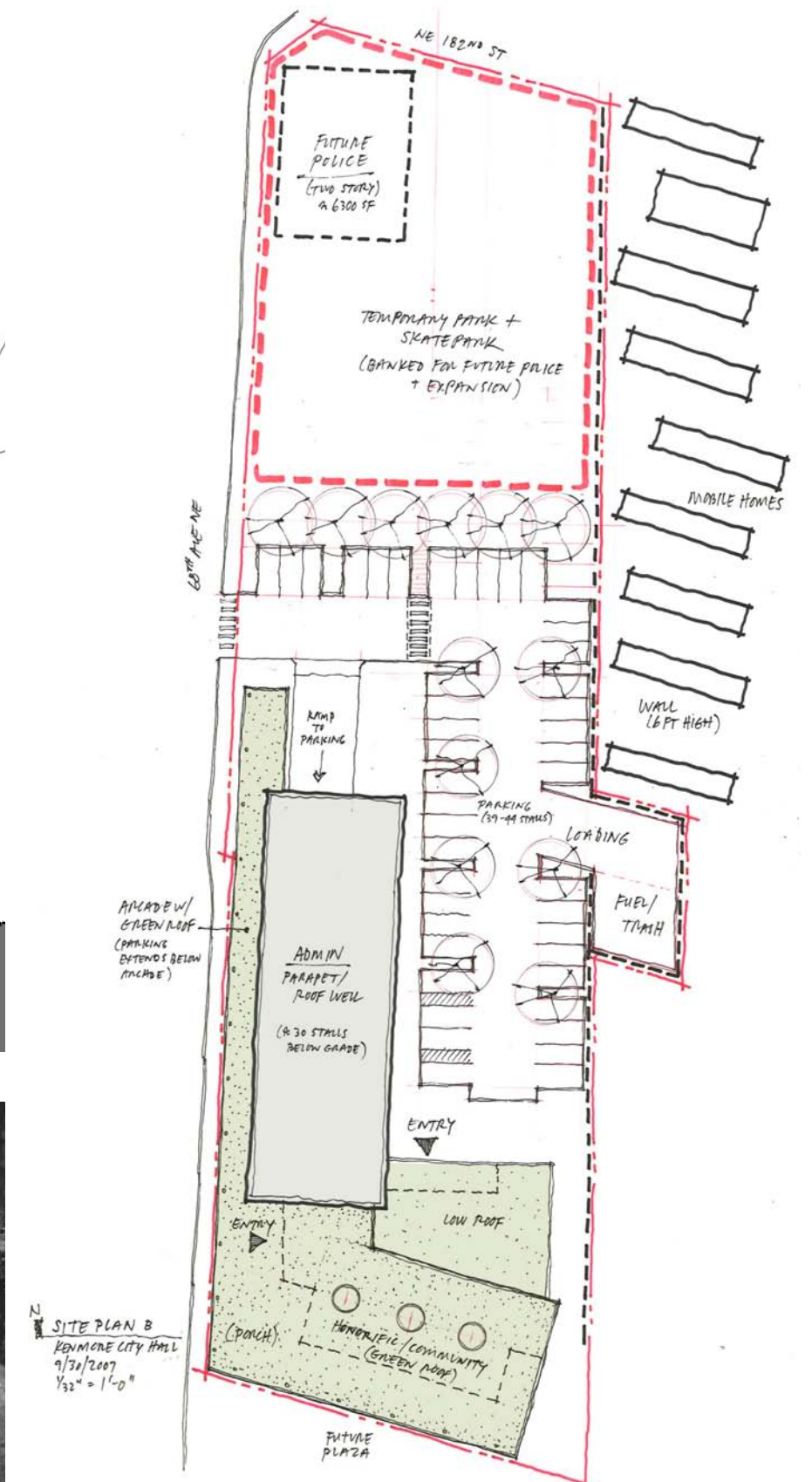
Conceptual building section



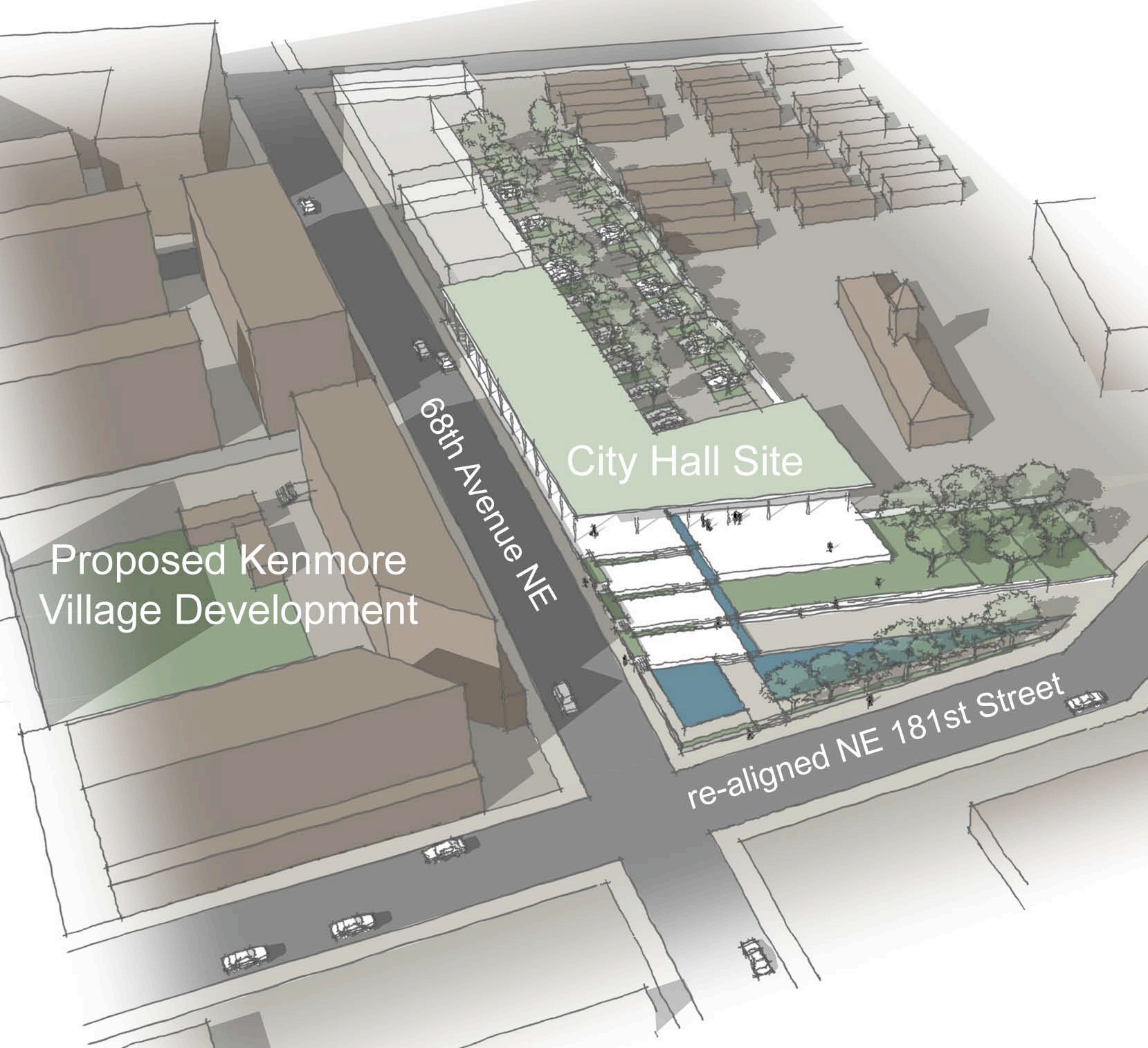
Concept sketch of potential City Hall plaza



Perspective of City Hall site along 68th Avenue NE



SITE PLAN B
KENMORE CITY HALL
9/30/2007
1/32" = 1'-0"



Proposed Kenmore
Village Development

68th Avenue NE

City Hall Site

re-aligned NE 181st Street