

City of Snohomish
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)

Included Facilities

City Buildings

- Wastewater Treatment Plant (5 buildings)
- Public Works Shops (7 buildings)
- City Hall
- Carnegie Library
- Engineering Building
- Visitor Information Center
- Senior Center
- Boys & Girls Club
- Police Station

Parks

- Claytown Park
- Fischer Park
- Morgantown Park
- Pilchuck Park
- Hill Park
- Ferguson Park & Boat Launch

Terminology

Observed Deficiency (OD)

cost for needs from 2023 - 2028, greater than \$5,000

Predicted Renewal (PR)

forecasted future needs based on per SF model and age of building components

Opportunities

non-required improvements such as energy efficiency, improved accessibility, and security

Replacement Value (CRV)

the value of the components of the existing buildings (different then replacement cost)

Facility Condition Index (FCI)

ratio of backlog maintenance cost to CRV

Terminology – Infrastructure vs Building

Building

- Foundation
- Exterior Envelope
- Interior Structures and Finishes
(not furniture & equipment)
- HVAC & Fire Protection
- Plumbing
- Electrical/ Data

Infrastructure

- Parking and pedestrian walkways
- Site lighting
- Site Security
- Electrical Distribution
- Landscaping



Findings

Total Deficiencies

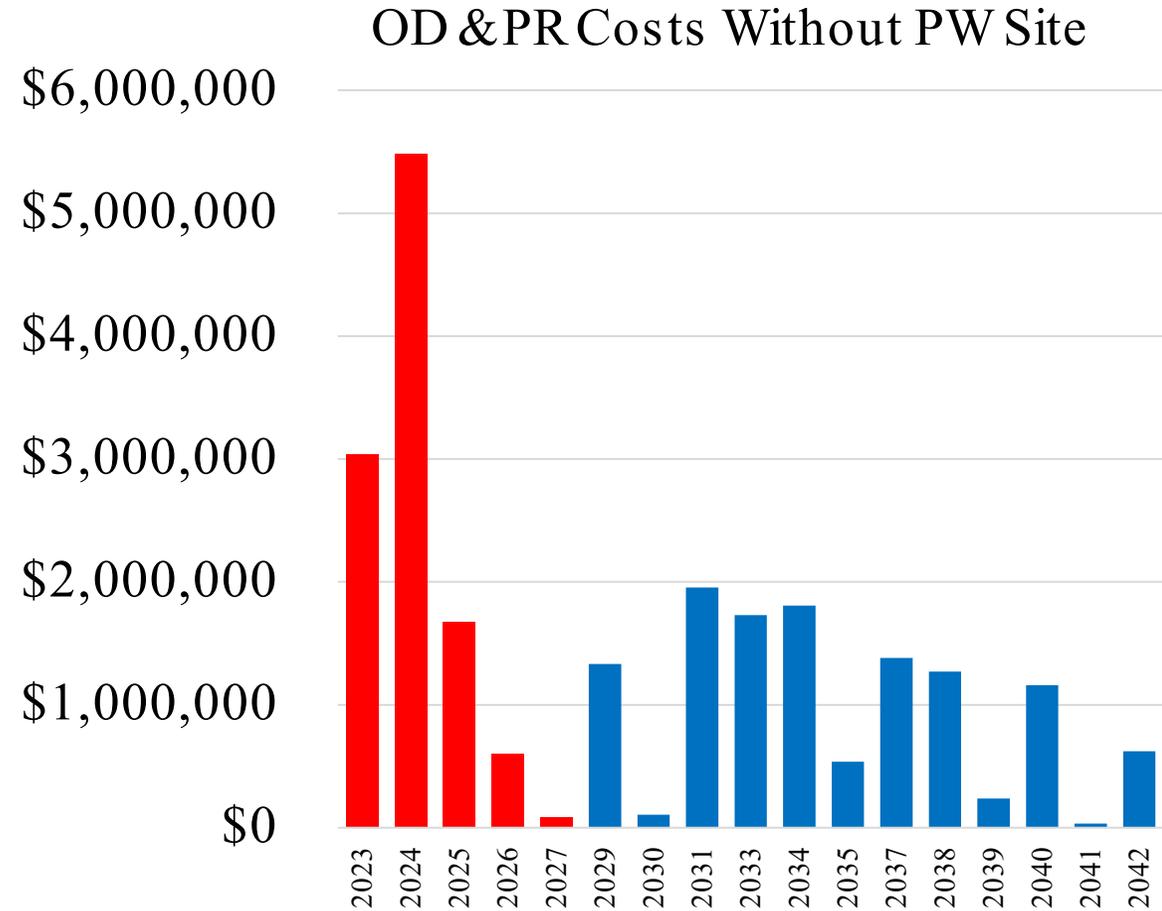
\$37.6M (\$26.2M=public works site)
(2023 – 2028)

Total Predicted Renewals

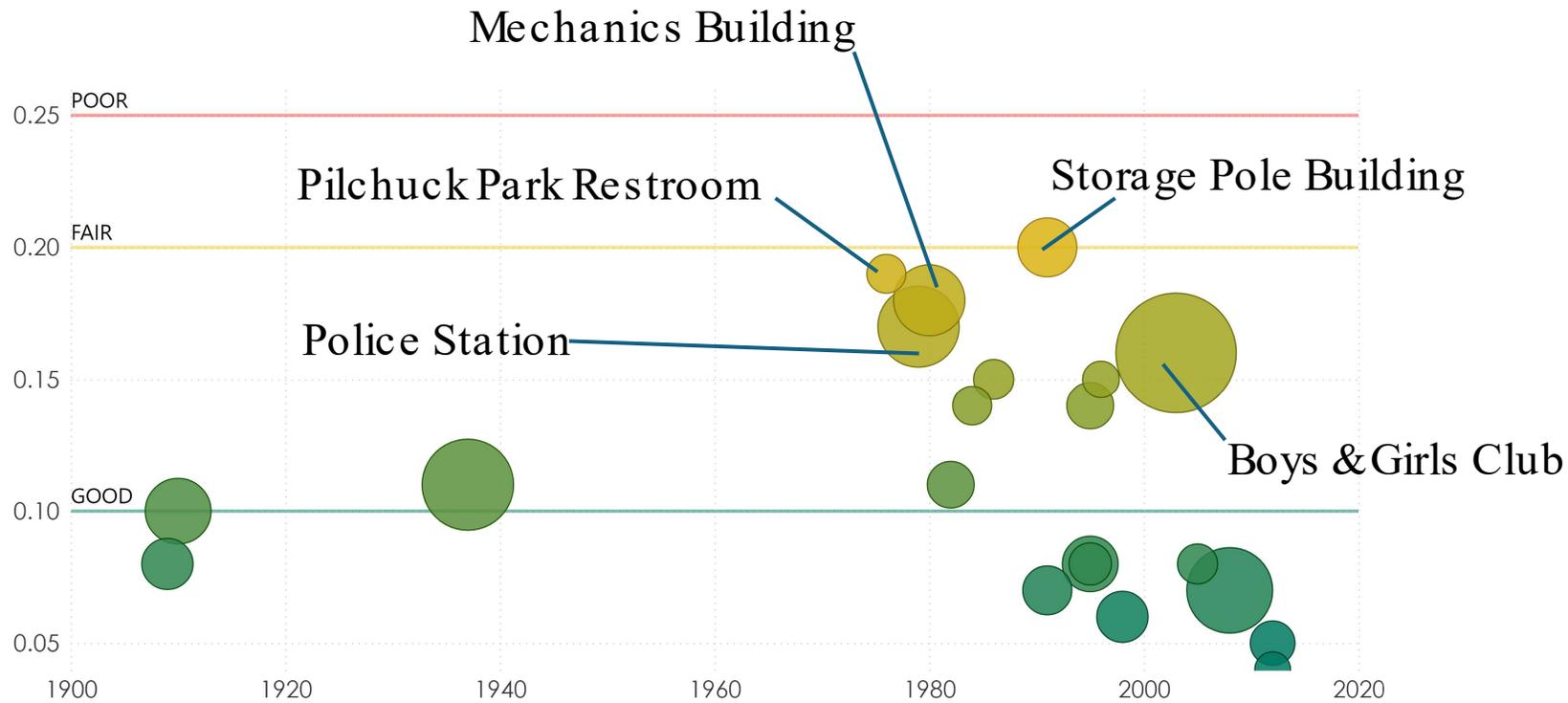
\$12.2M
(2029-2042)

Total Opportunities

\$18.1M
(can be done anytime)



Findings (Continued)



Facility	FCI
Storage Pole Building	0.20
Pilchuck Park Restroom	0.19
Mechanics Building	0.18
Police Station	0.17
Boys and Girls Club	0.16
Hill Park Restroom	0.15
Lower Shelter Pole Building	0.15
Ferguson Park Restroom	0.14
Upper Shelter Pole Building	0.14
City Hall	0.11
Utilities Office Building	0.11
Carnegie Library	0.10
Chlorine Room	0.08
Engineering Building	0.08
Office/Lab	0.08
Visitor Information Center	0.08
Senior Center	0.07
Water/Sewer Storage Pole Bldg.	0.07
Parks Storage Pole Building	0.06
Blower Building	0.05
Mixture Building	0.04

Findings (Continued)

Facility	Area (SF)	CRV	OD Cost	OD Cost per SF	CRV per SF	% Cost OD of CRV
Hill Park Restroom	500	\$58,000	\$115,000	\$230	\$116	198%
Pilchuck Park Restroom	720	\$83,000	\$160,000	\$222	\$115	193%
Mechanics Building	5040	\$1,260,000	\$920,000	\$183	\$250	73%
City Hall	9000	\$5,850,000	\$1,033,000	\$115	\$650	18%
Police Station	6800	\$3,060,000	\$584,000	\$86	\$450	19%
Visitor Information Center	800	\$300,000	\$63,000	\$79	\$375	21%
Ferguson Park Restroom	625	\$72,000	\$35,000	\$56	\$115	49%
Lower Shelter Pole Building	800	\$76,000	\$36,000	\$45	\$95	47%
Utilities Office Building	1440	\$324,000	\$61,000	\$42	\$225	19%
Boys and Girls Club	16440	\$6,165,000	\$553,000	\$34	\$375	9%
Office/Lab	2600	\$1,048,000	\$85,000	\$33	\$403	8%
Engineering Building	1960	\$1,176,000	\$47,000	\$24	\$600	4%

Findings (Continued)

Facility	Area (SF)	CRV	ODCost	ODCost per SF	CRVper SF	
Senior Center	7680	\$2,688,000	\$173,000	\$23	\$350	6%
Storage Pole Building	3000	\$480,000	\$44,000	\$15	\$160	9%
Upper Shelter Pole Building	1500	\$143,000	\$21,000	\$14	\$95	15%
Carnegie Library	4080	\$1,367,000	\$51,000	\$13	\$335	4%
Parks Storage Pole Building	2000	\$300,000	\$16,000	\$8	\$150	5%
Water/Sewer Storage Pole Building	1800	\$225,000	\$14,000	\$8	\$125	6%
Chlorine Room	1000	\$268,000	\$0	\$0	\$268	0%
Blower Building	1200	\$322,000	\$0	\$0	\$268	0%
Mixture Building	400	\$107,000	\$0	\$0	\$268	0%

Findings – Examples of Deficiencies



Obsolete piping, some asbestos pipe insulation



No ventilation or insulation in crawlspace



Weathered and stained wood. Some cracked panels.

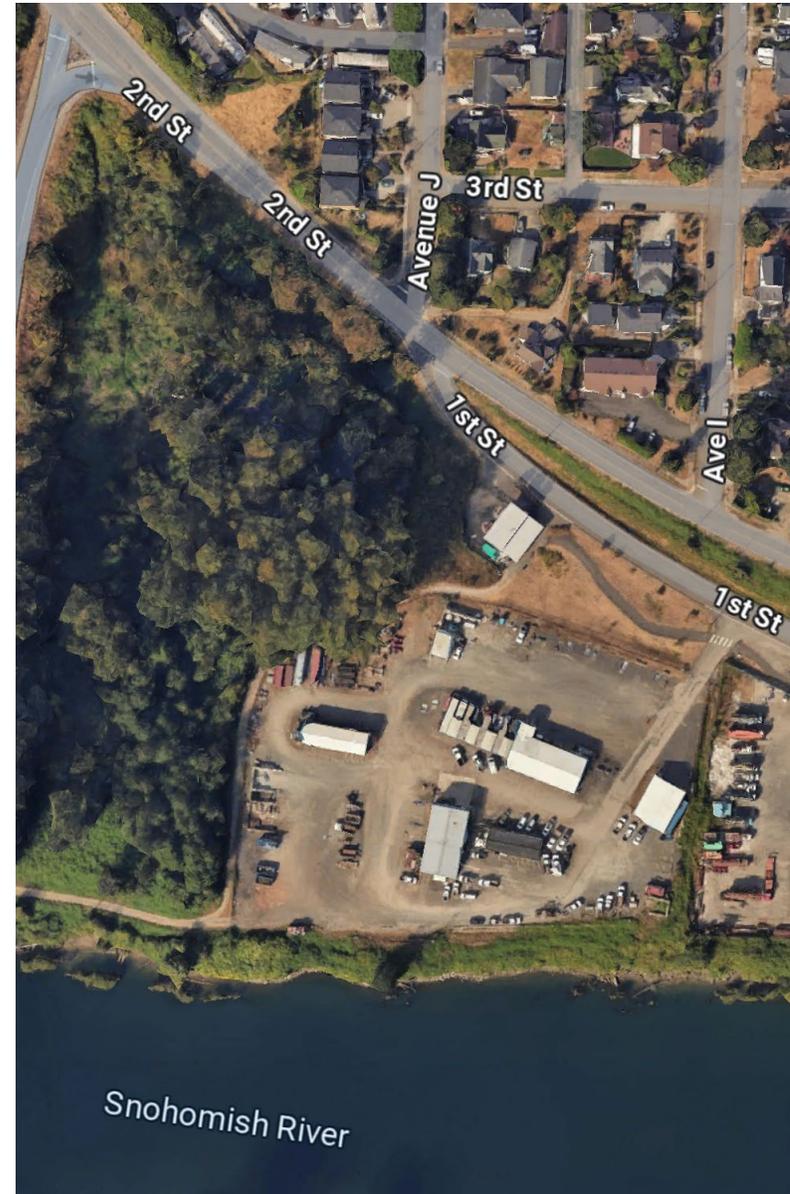
Findings – Public Works

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



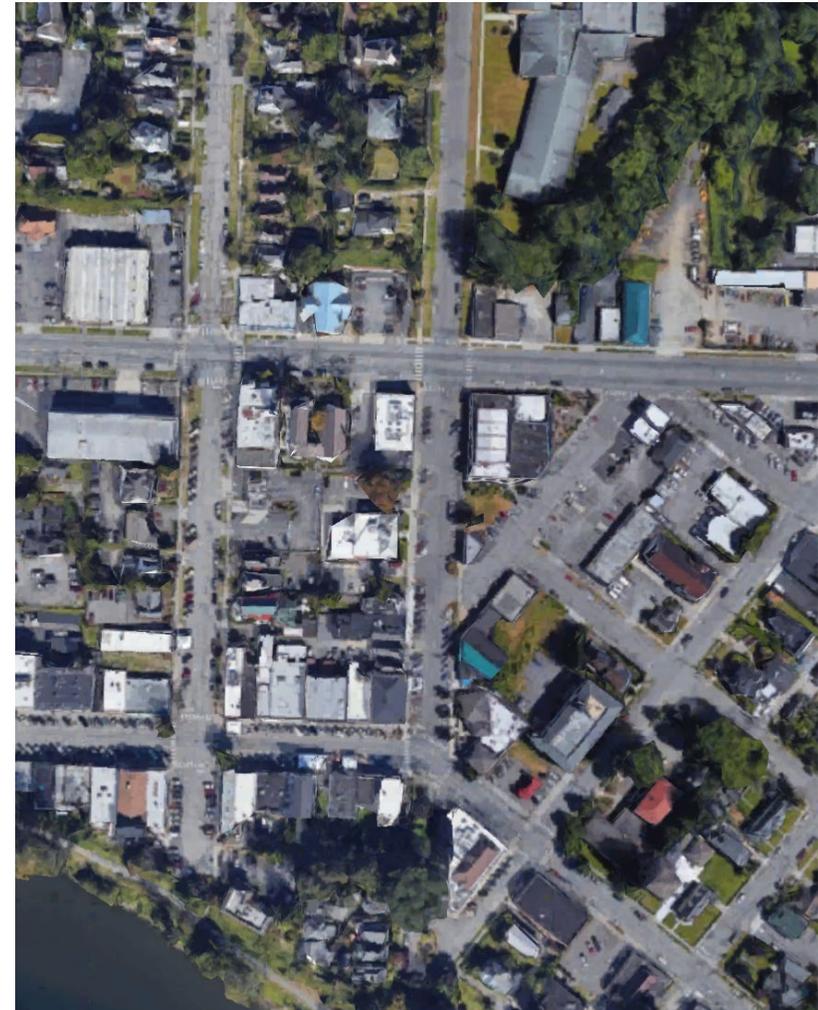
Findings – Consolidating Civic Campus

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.

Thank you – Questions?