



Snoqualmie Community Center Request for Bids

Frequently Asked Questions

Does the City of Snoqualmie have a legal description of the community center site?

Yes, Please see the website.

Does the City of Snoqualmie have as-builts for the community park/center site?

The City has not yet tracked down the as-builts for the community park but has been pursuing all avenues to do so and will make those available as soon as possible. Preliminary park plans as provided by Bruce Dees & Associates are posted on the website, as are the as-builts provided by ESM Civil Engineers for the neighborhood center improvements surrounding the site. The City also has irrigation plans for the tennis courts at the park. Final design will be difficult without detailed site information. However, the request for proposals process is intended to be a first step and the developer will work with the YMCA of Greater Seattle and the City of Snoqualmie to some extent to finalize plans and designs in the coming weeks and months.

Will the City of Snoqualmie be providing updated civil work, including topography?

No, the responsibility for any future civil work will be done by the successful developer in the bid process.

Will there be traffic impact fees?

The City of Snoqualmie does not impose traffic impact fees.

Is a 20-foot setback required for the community center building?

Per Planning Director Nancy Tucker, a 20-foot setback is not required for buildings in the Ridge neighborhood center. A building can be built up to the edge of the right-of-way. However, per the retail area standards, there would need to be a 20-foot setback from the right-of-way if parking were/is located there in the future.

What are the types of milestones indicated in the request for proposals that are required under the Municipal Leasing Act?

The Municipal Leasing Act does not spell out specific requirements for milestones. However, the City would expect a high-level timeline for construction to be communicated to the City and any changes to that timeline also communicated expeditiously.

How many parking spaces should be included on the site?

The City's Planning Director would require four spaces per 1,000 square feet. However, the YMCA of Greater Seattle as operator of the center has indicated it will provide five spaces per 1,000 square feet of building. The City of Snoqualmie also will consider the possibility of more diagonal parking

spaces along Ridge Street where the current planting strip is located for future phases to support the retail center, school, park and community center. See rough outlines on the City's website.

Is there any further information available on requirements for the building?

There are not specific design standards for public buildings in the Snoqualmie Ridge Development Standards. However, the general guidelines provided for all development on the Ridge will be applied. Those pages are posted on the City's website. Design review will occur through the Planning Department and Design Review Board (DRB)/Planning Commission. Staff will write a Design Review Board staff report and take the project before the DRB for approval. This will take 3-5 weeks, depending on complexity and timing of Commission meeting schedules. Assuming staff is involved early on, and the general public has had a chance to see and comment on the design plans, it would most likely be closer to 3 weeks. Conceptual landscape plan review and review for other zoning code or Snoqualmie Ridge Development Standards (SRDS) compliance will occur in conjunction with design review. Final landscape plan review would be through outside consultant (UFS, Inc.) and could be completed in conjunction with the building permit review.

How do I submit for landscaping/civil engineering/financing work for the community center?

The request for proposals for the community center/YMCA facility is for the entire package-design, construction, financing and equipping. Individual firms will not be submitting unless they are part of a team that can provide the entire range of services required for the request.

How long will engineering review likely take?

Engineering review is by outside consultants, Perteet Engineering. Engineering review may take 2-4 weeks per Public Works Director Dan Marcinko.

How long will building permit plan review take?

The review of the building permit plans is in house. At this time the City's Building Department is approximately 4-5 weeks out for review. As summer gets closer review may take 6-8 weeks or longer.

Will there be a LEED requirement for the project if public funding is approved?

From the YMCA of Greater Seattle: The project will need to be LEED to allow for greater grant opportunities with the Washington State Department of Commerce.

Is there any timeframe known or anticipated for any of the Phase 2 areas?

There really is no phase two at this time. The city does not have the funding or support for anything other than what is being proposed at a little less than \$4 million. However, the City of Snoqualmie wants to ensure that the option to expand in future years, should the council so choose, is not foreclosed upon. That is why the City has requested the proposals include options for expansion, but putting a timeline on any additions would be extremely speculative.

What does the YMCA of Greater Seattle believe the furniture, fixtures and equipment (FFE) costs will be?

From the YMCA of Greater Seattle: FFE costs for the YMCA are figured at \$327,000. That includes all equipment, furniture, fitness equipment, kitchen appliances, washer, dryer, signage (other than emergency code required signs), volleyball standards for the gym, and hardwood floors for the gym and multi-purpose room. Everything else should be covered by the contractor – other floor surfaces, basketball backboards, hoops, kitchen case work, a public address system with ability to play music in gym and multi-purpose room, emergency/code signage and the washer/dryer hookup. That amount should be included in the total project budget. For further information, contact Pete Morris with the YMCA of Greater Seattle at pmorris@seattleyymca.org.

Will prevailing wage be required?

Yes, the City is required to have prevailing wages paid on this project (RCW 39.04.260). In addition, the YMCA of Greater Seattle is planning on pursuing Department of Commerce funds and those funds require prevailing wage.

What types of interior walls are required?

From the YMCA of Greater Seattle: Interior wall surfaces, should be hard – no drywall in public places (can be in office areas). Finishes should be similar to the recently completed Coal Creek YMCA in Newcastle.

Does the City expect to see a full lease-leaseback agreement proposal or deal points?

The City does not expect a full agreement to be submitted with proposals, as that will be subject to negotiation between the parties. A summary of major deal points is what is requested.

What are the estimated permitting and utility costs?

The Planning, Public Works and Building directors offer the following estimates, which do not include engineering review fees:

Design Review	\$ 4,000.00
Building Permit	\$ 14,278.00
Plan Review (Bldg)	\$ 9,280.00
Plan Review (fire)	\$ 2,142.00
Plumbing Permit	\$ 500.00
Mechanical Permit	\$ 500.00
Sprinkler/Fire Alarm	\$ 3,000.00
New sewer/water account fee	\$ 50.00
Water meter fee (4" meter)	\$ 2,400.00
Meter test fee	\$ 200.00

Are there any thoughts to how big the skate park and spray park might be?

No, there are no set requirements for either although the Parks Board did have some discussions a couple of years ago about a 10,000-square-foot skate park. The idea behind the spray park is that it might be temporary until such time as a pool becomes feasible (if it does). The City does understand that there are plenty of demands on the site and that they may not all be possible. Choices can be presented for future expansion, e.g., giving the City of Snoqualmie the option of adding a skate park or a spray park on the site, for instance. Those possible expansions are not intended to be included in the current project costs for the community center.

CONTACT:

Gwen Voelpel
Director, Parks & Recreation Dept.
gvoelpel@ci.snoqualmie.wa.us
425-831-5784