



City of Kenmore, Washington

Kenmore City Hall Information

Completed May 2010

LEED® Certified Gold Project

- Kenmore City Hall construction began in early April, 2009 and was completed on schedule and under budget. Kenmore City Hall opened for business in May 2010.
- Kenmore incorporated as a City in 1998, and this is Kenmore's first permanent City Hall facility. The previous City Hall on NE 181st Street (now the location of the Kenmore Branch of US Postal Service) was planned for an occupancy of 3-5 years, but was used for 9 years, making it necessary to rent additional office, storage and meeting spaces. With the City Hall completed, City services can operate out of one building, and City Council and other City meetings can be held in the City Hall rather than in rented meeting rooms. As a result, the City will save at least \$35,000 annually in rental costs.
- The location of City Hall is in the heart of a redeveloping downtown, and across 68th Avenue NE from the Kenmore Village, which is slated for significant redevelopment into commercial and residential uses. Other public and education projects completed in 2010 and 2011 that enhance Kenmore are: King County Library System's Kenmore Library; Northshore Fire District Headquarters; and Bastyr University's Student Village Project, which achieved LEED Platinum Certification and was named Outstanding MultiFamily Project in 2010 by the US Green Building Council.
- The City Hall will meet the City's needs for a number of years, based on space studies that were completed before the project began. The building's placement at the south end of the site will make expansion or additional facility construction easier, if ever needed. The total square footage of the City Hall is 36,930 square feet, including about 15,000 square feet of underground parking.
- The City Council approved the total project budget of \$14,421,721 in March 2009; the final project budget following the completion of construction in 2010 was \$13,670,548, which is \$751,173 under the March 2009 budget. The final construction cost including sales tax was \$9,695,253.

- Over 40 companies worked with Graham Contracting, the general contractor, on the construction of Kenmore City Hall. Using the State of Washington's method for estimating jobs associated with capital project design, engineering and construction, approximately 165 jobs were associated with this project.
- Green Building: Kenmore City Hall is a Certified Leadership in Energy and Environmental Design (LEED) Gold project. Features contributing to this certification are: considerable natural light in interior spaces to reduce energy use; vegetated roof and permeable pavement to reduce surface water runoff; countertops and other finishes made from recycled materials; and solar panels to power at least 2.5% of the building's energy use. The Contractor was also able to recycle over 94% of the construction debris—exceeding LEED goals by about 20%.
- Landscape and Site Features: A rain garden north of the building will reduce surface water runoff. Space for events or temporary skate park along with surface parking is north of the building. Trees that were on the site prior to construction now reappear in the completed project—a Japanese Maple has been returned to the site and replanted near the courtyard entrance. Wood that was salvaged from birch and spruce trees on the site has been crafted into several furniture pieces by Smith and Vallee Woodworks, including a lectern for the Council Chambers.
- City Hall Plaza: An opportunity for a new public space in front of the City Hall was created when the intersection of NE 181st Street and 68th Avenue NE was realigned as part of the SR 522 improvement project. The City Council voted to proceed with design and construction of a Plaza while the construction crew was still mobilized on the site, in order to make the improvements more economical. The Plaza will provide a space for community gatherings or informal time outdoors.
- Public Art: City policy directs that an amount equal to 1% of capital project budgets will be directed to the Public Art Fund. Susan Zoccola designed *Confluence*, a suspended sculpture for the City Hall entry and lobby that depicts Kenmore's natural setting. She is known for her work at the Seattle Center near the Experience Music Project and at the Seattle Aquarium. The City Council appointed a Public Art Committee to assist in the artist selection and review design concepts.
- A Community Meeting Room, adjacent to the City Council Chambers, is available for community organizations to reserve when it is not being used for government business.
- City Hall Project Team: OAC Services provided project management services and acted as the Owner's Representative. Weinstein AU is the project architect and led the design team—key design team members are Mercedes Fernandez Interior Design, KPFF(structural engineers), and Murase Associates (landscape design). Graham Contracting was the general contractor.
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