



DUVALL/NEWCASTLE LIBRARY PROJECTS

Pre-submittal Meeting Discussion  
King County Library System  
Service Center

February 15, 2007

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**Q: What are the total square footage and budgets for each library?**

A: Newcastle will be 10,000 square feet with a budget of \$5.8 million. Duvall will be 8,000 square feet with a budget of \$4,390,000.

**Q: Is there any thought of increasing the density for Newcastle?**

A: Development adjacent to the library's site is planned, and is already exceeding the site leaving very little parking.

**Q: What options are there for the Newcastle site regarding mixed use?**

A: Option #1 - Library occupies 10,000 sq. ft. and retail/office space occupies 17,000 sq. ft.

Option #2 - Two building are built with a 5-storey scheme: Library occupies 10,000 sq. ft., retail occupies 10,000 sq. ft., and office space occupies 42,000 sq. ft. Three levels of parking are provided.

Option #3 - Library occupies 10,000 sq. ft., office space occupies 35,000 sq. ft., and retail occupies 7,000 sq. ft. Three levels of parking are provided.

**Q: What is the difference in cost between covered and surface parking?**

A: Covered parking is approximately \$20,000, and surface parking would be approximately \$10,000.

**Q: What feedback has there been from other interested developers?**

A: There has been very little at this time. Many projects are competing for developers right now, and costs are rising steadily, more so than in the past.

**Q: When are the submittals due to KCLS?**

A: Submittals are due to KCLS on March 15, 2007 at 4:00PM

**Q: Can a market study be used?**

A: Yes.

**Q: Can you give a brief overview of the process, and how many developers have shown interest?**

A: After the submittal deadline, a KCLS selection panel will review the submittals and choose a developer. However, a design would not be available until 2008, tentatively. At this time, 10 developers have shown an interest in the projects. Please contact Kathy Svajdlenka [svajdlen@kcls.org](mailto:svajdlen@kcls.org) for a copy of that list.

**Q: Is there any conflict with working with Mithun?**

A: No. KCLS highly regards both Johnston and Mithun teams.