

New North Precinct Project History and Community Outreach

Gender Equity, Safe Communities & New Americans Committee

June 8, 2016

1998 – SPD Master Plan identified the need for additional space to support North Precinct operations.

2002 – Analysis by consulting architects and City staff from SPD, Seattle Public Utilities and the former Fleets & Facilities Department determined the existing facility could only accommodate limited expansion at the current site.

2007 – Predesign study for a new facility was conducted, following consideration of liabilities related to site conditions and neighborhood concerns about the current site.

The current effort was initiated in the 2013-2018 Capital Improvement Program, which included a North Precinct project that was described as including, but not limited to, locating an appropriate site, operational programming, building and site design, and construction.

2011

Nov. 21, 2011 **City Council** adopted 2012 – 2017 CIP included the evaluation of potential options for the new North Precinct

2012

Nov. 19, 2012 **City Council** adopted 2013 – 2018 CIP included property acquisition and programming for new North Precinct, with Council direction through a Green Sheet to accelerate the project for completion by the end of 2016. The \$89m budget adopted at this time was intended to act as a placeholder.

2013

May 1, 2013 First presentation to the **North Precinct Advisory Council**.

Sept. 18, 2013 Executive announced a preferred site at Aurora Avenue North and North 130th Street to a meeting of the Council Government Performance and Finance Committee.

Oct. 26, 2013 First **community open house** to discuss the project and the site.

Dec. 16, 2013 **City Council** approved legislation, authorizing the acquisition of three land parcels located at the preferred site.

2014

May 15, 2014 **Seattle Design Commission** approved program and site during Pre-Design, 8-0.

2015

March 5, 2015 **Seattle Design Commission** approved Concept Design, 7-0.

May 6, 2015 Second presentation to the **North Precinct Advisory Council**.

June 6, 2015 Second **community open house** to gather input on the project's early design.

- Aug. 6, 2015 **Seattle Design Commission** approved Schematic Design, 7-0.
- Nov. 23, 2015 **City Council** adopted 2016 – 2021 CIP included new North Precinct and the budget was revised to \$160m to reflect the land acquisition, programming efforts and design elements developed thus far.

2016

- Jan. 21, 2016 **Seattle Design Commission** approved Design Development, 9-0.
- Jan. 23, 2016 Third **community open house** to gather input on the updated project design.
- Feb. 4, 2016 Land Use Signs installed on site. Notice of Application issued by Seattle Department of Construction and Inspections and start of two-week public comment period.
- May 25, 2016 Design presentation to the Seattle Community Police Commission.
- Summer 2016
(Planned) Fourth **community open house**.
- August 2016 Type 5 Land Use Hearing
- Fall 2016 Bid Packages released (continue into 2017)

2017

- Spring 2017 Break Ground

2018

- Fall 2018 Construction Complete
Building Commissioning and Testing

2019

- Move-In
Dedication

Open house notifications were distributed through flyers for display/pickup at all North Seattle libraries, Community Service Centers, and Park facilities (community centers, pools, etc). Notices were sent out via press releases and posted on the City’s website, with notices sent to those who’ve signed up for the listserv. Additional outreach includes postings on Nextdoor and Twitter.

Potential Council Actions Related to the North Precinct

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Legislation or Action	Anticipated Transmittal	Action Needed to Keep Project on Current Schedule
Transfer Right-Of-Way from FAS to SDOT to ensure adequate Right-Of-Way	June 6 th , 2016	August 2016
"Type 5" land use decision to authorize construction of a Police facility in a commercial zone	July 2016	August 2016
Modification of financial policies to allow for use of REET to pay debt service for associated bond financing	June 2016	November 2016
2016 Appropriation for \$15 million from Sale of Pacific Place Garage	June 2016	November 2016
2017 Appropriation for 2017-2022 North Precinct CIP Project and Budget	September 2016	November 2016

New North Precinct Budget

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6/8/2016

Land Acquisition

\$14,300,000 Land

Design Phase and Project Management

\$8,300,000 Architect/Engineer Fees
\$5,500,000 Owner Consultants
\$200,000 Printing/Renderings/Reimbursables
\$200,000 Permits
\$100,000 Legal
\$1,800,000 FAS Project Management
\$1,200,000 Preconstruction Services

\$17,300,000 Subtotal

Construction Phase Expenses

\$83,200,000 Maximum Allowable Construction Cost (MACC)
\$2,600,000 Fixtures, Furniture & Equipment
\$6,700,000 GC/CM Contractor Fees
\$8,900,000 Sales Tax
\$500,000 Testing & Inspection
\$1,200,000 Builder's Risk Insurance
\$300,000 Moving Relocation
\$500,000 Utility Connection/Impact Fees
\$1,400,000 EC/CM MC/CM Fees (Electrical/Mechanical)

\$105,100,000 Subtotal

Contingency

\$9,200,000 Construction Contingency (10%)
\$8,800,000 Bid Contingency (9.5%)
\$4,600,000 Owner's Contingency (5%)

\$22,700,000 Subtotal

\$800,000 Public Art

\$160,200,000 Grand Total