



SEATTLE CITY COUNCIL
CENTRAL STAFF



North Precinct Overview

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Gender Equity, Safe Communities & New Americans
July 27, 2016

Project Scope

- Precinct
 - Command staff offices
 - Locker rooms
 - Training rooms
 - Community Amenities
 - Detention facilities
 - Basement training facilities

- Garage

- Public Plazas & Public Parking

Project Schedule

- Land Acquisition: Completed
- Design & Permits: 2013 to 2016
- Construction: 2017 to 2018
- Building Opens: 2019

Budget: Current Cost Estimate

Land Acquisition	\$ 14,300,000
Design / Other	\$ 17,300,000
Construction	\$ 105,100,000
Contingency	\$ 22,700,000
Public Art	\$ 800,000
Grand Total	\$ 160,200,000

Rounded to nearest \$100,000

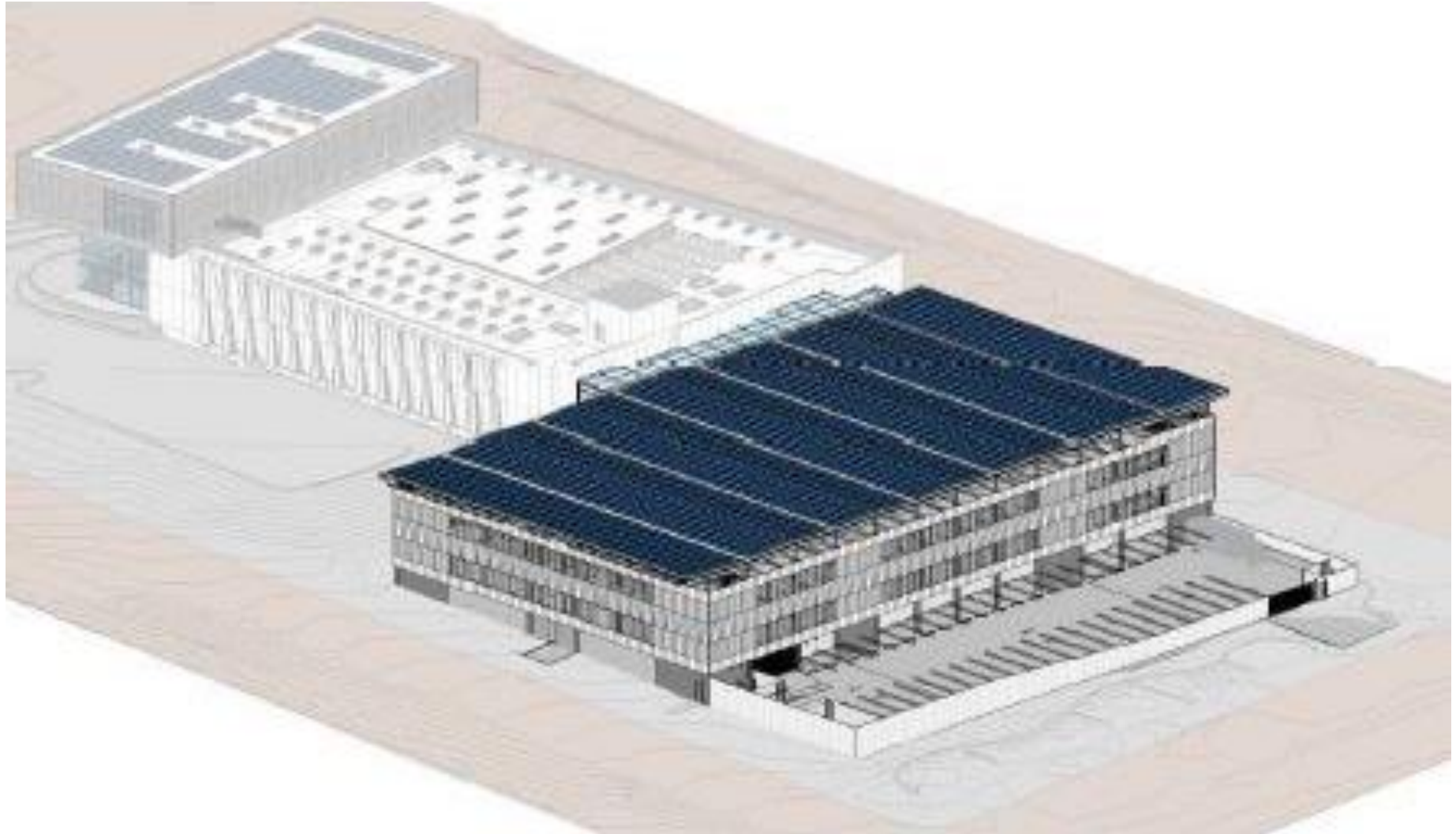
Budget: Project Funding

Appropriated	\$ 21,000,000
<i>Real Estate Excise Tax</i>	<i>\$ 2,000,000</i>
<i>LTGO Bonds</i>	<i>\$ 17,500,000</i>
<i>Interfund Loans</i>	<i>\$ 1,500,000</i>
Not Yet Appropriated / “To Be Determined”	\$ 139,000,000
<i>Pacific Place Garage Proceeds</i>	<i>\$ 15,000,000</i>
<i>Additional REET in 2018 and 2019</i>	<i>\$ 22,000,000</i>
<i>LTGO Bonds backed by REET</i>	<i>\$102,000,000</i>
GRAND TOTAL	\$ 160,000,000

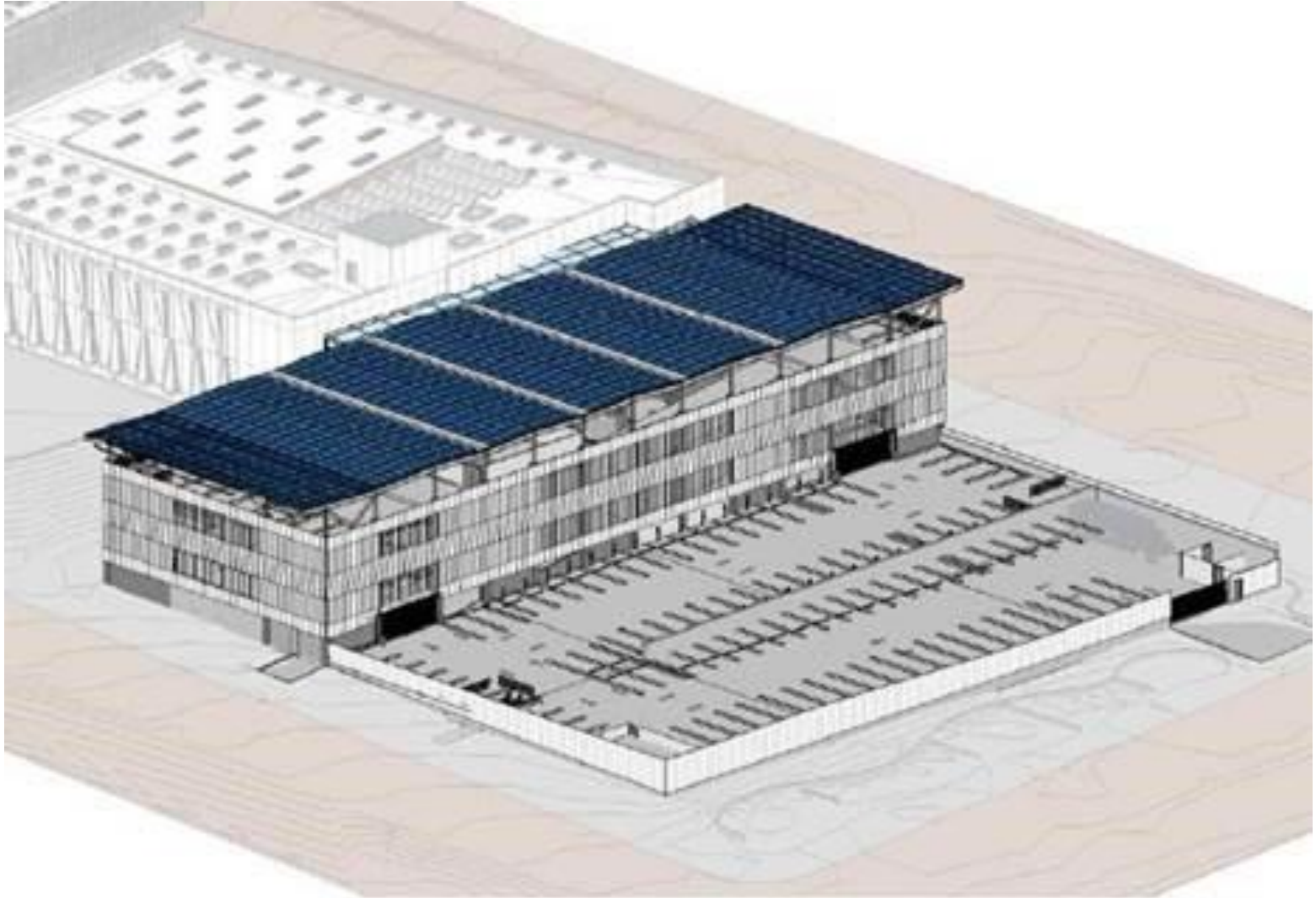
Highlighted Policy Decisions

1. Garage
2. Basement Training Facility
3. Community Amenities

Garage – Two Bay Garage (Status Quo)



Garage – One Bay Garage



Garage – Eliminate Garage

- No rendering available
- Other Considerations
 - Future garage addition would be challenging
 - Access to the sally port via an open-air fast ramp
 - Current design requires officers to access 3rd floor

Garage – Options Summary

<i>Options</i>	<i>Gross Savings</i>	<i>Added Costs</i>	<i>Net Effect</i>
A. Status Quo <i>331 stalls</i>	N/A	N/A	N/A
B. One bay garage <i>228 stalls</i>	(\$7.2 million)	+ \$0.2 million	(\$7.0 million)
C. Eliminate garage <i>142 stalls plus speed ramp to "sally port"</i>	(\$17.0 million)	+ \$9.1 million to + \$11.5 million	(\$5.5 million) to (\$8.0 million)

Basement Training Facility

- Independent training room
- Tactical simulation space
- Vehicular training space
- Firing range

Basement Training Facility – Options Summary

<i>Options</i>	<i>Gross Savings</i>	<i>Added Costs</i>	<i>Net Effect</i>
A. Status Quo	N/A	N/A	N/A
B. Eliminate Basement Training Facility	(\$2.8 million)	+ \$50,000	(\$2.8 million)

Community Amenities

- Third-floor “training bar”
- Public lobby
- Community room
- Other lobby amenities

Community Amenities – Options Summary

<i>Options</i>	<i>Gross Savings</i>	<i>Added Costs</i>	<i>Net Effect</i>
A. Status Quo	N/A	N/A	N/A
B. Eliminate All Amenities	(\$7.9 million)	+ \$6.7 million	(\$1.2 million)

Discussion & Questions