

Civic Campus Update and Funding Request

City Council
August 13, 2024



PRESENTATION OVERVIEW

PURPOSE OF PRESENTATION

To provide an update to Council on the status of the Civic Campus Project and request an amendment to the 2023-2024 biennial budget authorizing an additional \$754,000 for consulting services in support of the project.

IMPORTANCE OF THIS TOPIC

- Obtain authorization to provide additional project funding necessary to advance the SeaTac Civic Center Project through validation/feasibility and;
- Obtain authorization for the Interim City Manager to execute consultant contracts necessary to support advancement of the Project.



PROJECT OVERVIEW TO DATE

RCM

- July 14, 2020, Council approval of contract with ARC Architects.

CSS

- March 8, 2022, Council Study Session (CSS) for review of preliminary recommendations and request approval to hire architect to continue work on Maintenance Facility.

CSS

- August 9, 2022, CSS discussion on the future of City Hall with direction to pursue new build.

RCM

- Fall 2023, Decision Card for New City Hall Feasibility Analysis approved as part of the 2023-2024 Biennial Budget process.

RCM

- September 12, 2023, RCM resolution to memorialize Civic Campus decision.

RCM

- March 7, 2024, Administration & Finance Committee authorization of contract with JLL to act as owner's representative and approval of additional project funding.



PROJECT OVERVIEW TO DATE

RCM

- April 2024 – Council approval of JLL Contract and project kick off

A+F

- August 1, 2024, Administration & Finance Committee review and approval of additional funding request.

RCM

- August 13, 2024, Council review and approval of additional funding request.



PROJECT OVERVIEW TO DATE

Completed:

- Project Initiation and Setup
- Master Visioning
- Precedence Analysis
- Workplace Strategy and Program Definition



In Progress:

- Procurement of Consulting Partners
- Develop/Implementation of Community Outreach Program



PROJECT OVERVIEW TO DATE

Next Steps

- Implement community outreach
- Identify/prioritize site selection criteria
- Initial massing study
- Financial analysis
- Select top 3 sites for assessment & due diligence
- Finalize massing study
- Identify preferred site and negotiate a purchase and sale agreement



PROJECT SCHEDULE

SEATAC CIVIC CAMPUS PROJECT			2024				2025				2026				2027				2028				2029			
Phase	Funding *	Description	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
1a	836,100	Programing, Due Diligence, Massing		■	■	■	■																			
1b		Alternatives and Financial Framework		■	■	■	■																			
1c		Recommendations						■																		
2	265,000 **	Site Acquisition & Fiancial Updates			■	■	■	■	■																	
3	TBD	Entitlement								■	■	■	■	■												
4	TBD	Design & Permitting									■	■	■	■	■	■	■	■								
5	TBD	Construction																	■	■	■	■	■	■	■	■
6	TBD	FF&E, Move, Closeout																								★
Community Outreach/Engagement			■																							
Council Updates/Decision Points			★																							

* Assumes approval of subject Ordinance. PM costs not included.

** Does not include site cost

★

Update and funding request

★

Selection of Sites (Top 3)

★

Site Selection & Purchase, Project Funding

★

Final Programing

★

30% Design

★

60% Design

★

Authorization to award



ADDITIONAL FUNDING REQUIREMENTS

Consultant Contracts

Site Investigation and Due Diligence	\$204,000
<ul style="list-style-type: none">• Geotechnical• Surveying• Transportation• Property Condition Assessment• Environmental• Seismic• Project Massing• Air Quality and Noise	
Community Engagement Consultant	\$ 85,000
Project Financing Consultant	\$ 75,000
Bond Counsel	\$125,000
<u>Owner's Representative (JLL) - Phase 2</u>	<u>\$265,000</u>
Total Request	\$754,000



FUNDING COMMITTED TO DATE

FEASIBILITY PHASE

JLL – Phase 1 Contract	\$327,600	
JLL – Phase 1 – reimbursables	\$19,500	
Staff Project Manager (5-years)	\$639,420	
JLL Phase 2 Contract	\$265,000] \$754,000
<u>Professional Services Contracts</u>	<u>\$489,000</u>	
Total	\$1,740,520	



PROJECT BUDGET RANGE

Feasibility Cost Range:	\$1.6 - \$2.0M
Design Cost Range:	\$5M - \$15M
Construction Cost Range:	\$50M - \$160M

Budget Range Influences *(not limited to)*:

1. Number of Sites Investigated
2. Programming / Massing:
 - a. Single or Multiple Buildings
 - b. Municipal / Police
 - c. Community Programs & Services
3. Parking Requirements & Strategy
4. Site Acquisition Costs
5. Site Selection:
 - a. New vs. Existing Building
 - b. Environmental
 - c. Traffic Impact Study
6. Financing Mechanisms

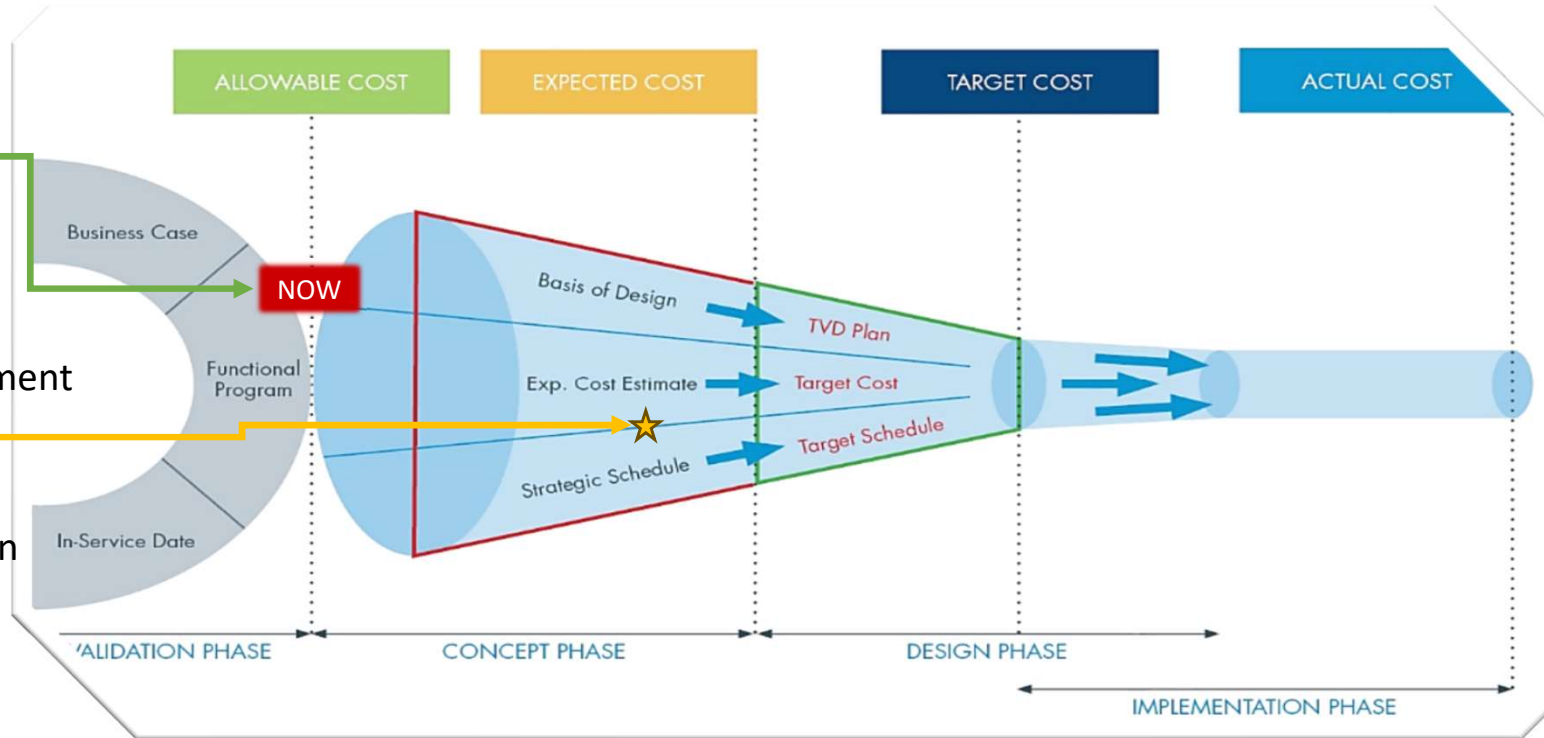


REFINING PROJECT BUDGET

Project Budget Development:

1. Site Criteria
2. Programming
3. Massing
4. Site Selection
5. Financial Analysis
6. Site Use/Design Development
7. Site Acquisition
8. Target Value Design
9. Delivery Method Selection

“Target-Value” Design Process



PROJECT BUDGET PRECEDENT

JLL Project #1 – 100,000 SF new construction City Hall and Public Safety Facilities (2019/2020)

1. Scale of Project: ~ \$160M w/ escalated 2024 design & construction costs
2. Feasibility: ~ \$2M
3. Design: ~ \$15M
4. Construction: ~ \$140M
5. FF&E and IT: ~ \$9M
6. Sale / Acquisition: None – City-owned property



PROJECT BUDGET PRECEDENT

JLL Project #2 – 250,000 SF purchased & renovated civic office building (2020/2021)

1. Scale of Project: ~\$75 M w/ escalated 2024 design & construction costs
2. Feasibility: ~ \$600K
3. Hard Costs: ~ \$64.5M
4. Soft Costs: ~ \$3.7M
5. FFE – \$1.5M
6. Sale: \$140 M in 2019



PROJECT BUDGET PRECEDENT

JLL Project #3 – 18,000 SF new construction public library

1. Scale of Project: ~ \$13.8M w/ escalated 2024 design & construction cost.
2. Site Feasibility: \$700k
3. Design: ~ \$1.5M
4. Construction: ~ \$10.1M
5. Sale / Acquisition: None – City-owned property
6. Other budget lines:
 1. Temporary Library: \$500k
 2. FF&E and IT – ~ \$1M



PROPOSED ORDINANCE

Authorizes the Interim City Manager to execute consultant contracts as Project funding allows to advance the project to the point of site acquisition.

Amends the 2023-2024 biennial budget to increase project funding levels by \$754,000 to fully fund the Phase 2 contract with JLL and provide funding for community outreach, financial and bond consulting, site evaluation, due diligence and purchase and sale support.



QUESTIONS?



SEATAC CIVIC CAMPUS CONCEPT DEVELOPMENT

Phases 0 & 1: Project Initiation, Analysis, & Implementation Recommendation

