

Finance and Administrative Services

Overview

The Finance and Administrative Services (FAS) Capital Improvement Program (CIP) is the department's blueprint for planning, replacing, maintaining, remodeling and upgrading FAS-managed facilities and IT infrastructure. These assets are used by City departments, as well as certain nonprofit organizations that serve the public, to deliver critical services to Seattle residents.

FAS' adopted CIP includes appropriations for ongoing capital programs and discrete, one-time capital projects with multi-year durations. Multi-year projects are identified by multiple priorities, including City goals (e.g., greenhouse gas reduction, public safety, improved ADA access), code compliance and severity of system deficiencies, and importance to tenant department operations. Planned schedules and funding commitments for these types of multi-year projects are typically made every year in conjunction with the annual budget process. The six-year FAS 2022-2027 CIP includes approximately \$226.2 million in funding for new and existing projects and programs.

Thematic Priorities

FAS is responsible for the operation and maintenance of approximately 3.2 million square feet of building space throughout the city, including municipal courts, police and fire facilities, shops and fleet maintenance facilities, high-rise office space in the civic core, parking garages and some of the City's community-based public service facilities. FAS' capital investments either improve or enhance the operational capacity of these mission-critical facilities and systems. FAS' CIP addresses the following priorities:

- **Life and safety issues** – High priority is given to projects intended to ensure continuity of service at facilities that provide emergency or other essential services (e.g., replacing generators near the end of their useful lives at essential facilities, such as police or fire stations). Projects that mitigate potential threats to human life and safety, such as mold and lead abatement and other hazardous conditions in building interiors and structural failures, also receive priority.
- **Federal, state and local requirements** – FAS must consider regulatory requirements in assessing capital needs when replacing existing, failing systems in FAS-managed facilities. One example is the Washington Administrative Code requirement to upgrade fire alarm panels and install fire sprinklers when substantial alterations are made in the course of upgrading or modernizing an existing building. Substantial alterations may also require facility improvements mandated by the Americans with Disabilities Act (ADA), which meet the City's dual goals of compliance with federal requirements and provision of equitable access.
- **Race and Social Justice Initiative (RSJI)** – FAS integrates the City's social equity contracting requirements into all aspects of the execution of CIP projects. Women and minority-owned business (WMBE) vendors, construction contractors and subcontractors may be contracted for design and construction work, furthering the City's goal to promote contracting with WMBE businesses. FAS works within the inclusion plan guidelines published by City Purchasing and Contracting for consultant, contracting and purchasing work. Additionally, Priority Hire, a community workforce agreement (CWA) and apprenticeship rules for construction contracts over \$5 million to further FAS' compliance with the City's community workforce goals and RSJI objectives.
- **Sustainability** – Several City sustainability policies and the Seattle building code guide FAS, as a building owner, to focus on meeting the energy-efficiency requirements of the Seattle Energy Code. Efforts focus on achieving cost-effective measures to reduce energy use and incorporating other sustainability strategies required by regulations. FAS will continue to address new sustainability

efforts, such as the “Green Fleet Action Plan” and the “2030 Challenge,” by proposing additional projects to reduce energy use and greenhouse gas emissions.

- **Asset preservation** – As authorized in Ordinance [121642](#), FAS dedicates annual funding in the CIP to support the replacement of existing building systems, guided by strict policies to ensure those funds are used exclusively to preserve, extend or replace failing and existing components such as roofs, windows, structures, electrical capacity, boilers or other systems at the end of their useful lives.

Aligning Capital Investments with Growth and/or Community Planning

FAS’ 2022-2027 Adopted CIP focuses primarily on preserving existing City assets and infrastructure. FAS’ commitment to support the operational growth and capacity challenges of our public safety departments is also demonstrated in the CIP investments to build and expand existing public safety facilities. Examples are seen in the rebuild of Fire Station 31 and the replacement of the Fire Station 5 dock. The FAS CIP Asset Preservation programs span across city districts to preserve the real property assets on FAS properties within the communities we serve.

Project Selection Criteria

Projects to be considered for inclusion in the FAS CIP fit the priority themes above and adhere to the capital and asset preservation policies adopted in Resolution [31203](#). They typically fall into two categories: Projects that improve or enhance operational effectiveness or projects that preserve the City’s capital assets. FAS solicits requests from its tenant departments for facilities-related projects that create or enhance operational effectiveness, vets them for timeliness and appropriateness and evaluates each request on its own merit. FAS also seeks Executive direction regarding projects that increase departments’ operational capacity and other areas of opportunity to consider when planning the City’s CIP priorities.

Asset preservation work is planned on a six-year cycle and evaluated for specific project development and execution. Department staff uses a custom database known as the Unifier Asset Management and Preservation System (Unifier), to maintain building-specific facilities condition indices and known building deficiencies in the more than 100 FAS-managed buildings.

Every year, FAS revises the list of facility asset preservation projects that need to be addressed. This list is compiled from annually updated asset management data generated by building condition assessments, energy audits, performance metrics and other capital planning studies. Elements that extend the useful life of improvements, increase tenant comfort and reduce utility bills are integrated into existing projects where feasible. The recent Facility Condition Assessment report supports the needed investments in asset preservation.

2022-2027 CIP Highlights:

FAS’ 2022-2027 Adopted CIP includes new critical investments and the endorsed ongoing programs and funding adjustments over six years, focusing on asset preservation of FAS properties and infrastructure, space consolidations supporting a key mayoral initiative, and improvements to public safety facilities. Below are specific programs and discrete capital projects with funding adjustments:

- **FAS SMT Tenant Improvement** – This project includes the continued implementation of the SMT FAS Consolidated Master Space Plan. This multiphase project will improve staff equity in workspaces, customer access to FAS public service counters and accommodate additional department staff while reducing FAS’ SMT footprint.

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- **Seismic Retrofit Assessment** – This item adds funding for the Seismic Retrofit Facilities Improvements program. FAS facilities house important City services, many of which will be critical in the event of an earthquake. The Seismic Retrofit Facilities Improvements program will perform a preliminary engineering evaluation of the current portfolio and develop an implementation plan for seismic retrofits in FAS facilities to increase the City’s resiliency, reduce life safety issues due to a catastrophic event and reduce the risk of downtime or impacts to critical City services.
- **Animal Shelter** – The Seattle Animal Shelter continues to require substantial improvements to its infrastructure needs. Prioritizing safety projects, a seismic study and a backup generator installation will be completed in 2022. The remaining improvements will be developed into a proposed program for execution in 2023 and 2024.
- **Fire Station 31 Replacement** – This project provides funding for the design and construction of a new Fire Station 31 to replace the existing facility. This budget cycle proposes an adjusted spend plan to reflect current conditions but does not change the total project cost.
- **City Tax System (SLIM) Replacement** – This project provides funding to begin evaluating and planning for the replacement of the Seattle Licensing and Information Management (SLIM). Future funding will need to be allocated.

CIP Revenue Sources

The 2022-2027 Adopted CIP is supported by funding sources including Limited Tax General Obligation (LTGO) bonds, REET I and space rent charges by FAS to City departments. LTGO bond funding is used to fund projects such as SMT Elevator Rehab and HCM Replacement. The related debt service is funded by the rates charged by FAS to City departments. Endorsed REET I funds are focused on specific facility improvement needs, such as Earthquake Preparedness, Animal Shelter, and Fire Station 31 debt service.

Summary of Upcoming Budget Issues and Challenges

FAS’ most pressing long term CIP budget issues continue to involve the age and condition of many City-owned buildings and responding to federal, state and local code requirements and City sustainability goals, among other challenges. Below are specific programs and projects related to FAS budget challenges:

- **Asset Preservation** – The FAS Asset Preservation Program, created by Ordinance [121642](#), dedicates funds derived from space rent to replace building systems in 100 City buildings inside and outside of the downtown core. The Asset Preservation (AP) Program has historically been funded at a level of \$4 million annually from space rent charges. This funding level is short of the annual funding level of \$12 million that FAS’ current models suggest to adequately address deficiencies and deferred major maintenance work, estimated at more than \$100 million. Therefore, additional REET 1 is proposed for this purpose in the 2022-2027 Adopted CIP.
- **Building, Energy and Land Use Codes and City Sustainability Goals** – FAS’ efforts will play a major role in the City’s achievement of its sustainability and environmental goals. FAS must continue to provide reliable, compliant and structurally sound facilities that City departments use and that the public accesses. These investments require that FAS be diligent in evaluating and incorporating strategies and methods that achieve code compliance, energy efficiency and accessibility in the operations, maintenance and infrastructure improvements of its buildings, all in a cost-effective manner. How best to educate, inform and involve the public with regard to accomplishing these various goals is an on-going challenge.

Future Projects/What Is on the Horizon

City facilities must be accessible, reliable, well maintained and responsive to the needs of operating departments to ensure public safety and the delivery of critical services to customers. FAS will utilize the Facility Condition Assessment report to help in prioritizing the major maintenance and infrastructure project needs. However, FAS faces an ongoing challenge in adequately funding these needed asset preservation and major maintenance requirements at the City's aging facilities, including the 31-year-old Seattle Municipal Tower, Seattle Fire Department (SFD) Headquarters and multiple FAS' shops and yards.

Another issue is ensuring that capital projects are accurately budgeted and fully funded in the face of continued rising costs of construction. Furthermore, the City's public works requirements on capital projects have brought unique challenges to contractors bidding on public work, and these requirements have also impacted project costs and administration. Understanding how policies (including CWA, sustainability, energy efficiency, ADA, and RSJI) and regulatory requirements influence and impact the City's capital programs and project costs needs to be a continuing conversation between CBO, FAS and capital departments.

Lastly, there are numerous Mayoral initiatives, from decarbonization and sustainability-driven projects, to electrification of vehicles and ongoing support of homelessness strategies that FAS stands ready to execute when funding opportunities become available.

City Council Provisos to the CIP

There are no Council Provisos.

City Council Changes to the Proposed CIP

The City Council made the following changes to the FAS 2022 Proposed CIP:

- Replace \$500,000 of unrestricted Cumulative Reserve Subfund (CRS-U) resources with REET, making CRS-U funding available for other priorities. These funds are intended for tenant improvements at the Park 90/5 facility.
- Reduction of \$300,000 of CRS-U funding in the City Tax System Replacement project, correcting an error in the proposed CIP.

ADA Improvements - Citywide

Project No:	MC-FA-ADAIMPCTY	BSL Code:	BC-FA-GOVTFAC
Project Type:	Discrete	BSL Name:	General Government Facilities - General
Project Category:	Improved Facility	Location:	Multiple City facilities
Current Project Stage:	Stage 3 - Design	Council District:	Multiple
Start/End Date:	2012 - 2022	Neighborhood District:	Multiple
Total Project Cost:	\$1,335	Urban Village:	Multiple

ADA Improvements Citywide Project provides FAS technical assistance, consultant engagement and City policy work. Policy guidance from FAS will provide the necessary support to the departments prioritization and implementation of ADA improvements as identified in the Citywide Transition Plan.

Resources	LTD Actuals	2021 Revised	2022	2023	2024	2025	2026	2027	Total
Real Estate Excise Tax I	835	500	-	-	-	-	-	-	1,335
Total:	835	500	-	-	-	-	-	-	1,335
Fund Appropriations / Allocations¹	LTD Actuals	2021 Revised	2022	2023	2024	2025	2026	2027	Total
REET I Capital Fund	835	500	-	-	-	-	-	-	1,335
Total:	835	500	-	-	-	-	-	-	1,335

O&M Impacts: N/A

¹Funds are appropriated through the Adopted Budget at the Budget Summary Level. All Amounts shown above are in thousands of dollars

ADA Improvements - FAS

Project No:	MC-FA-ADAIMPFAS	BSL Code:	BC-FA-ADAIMPR
Project Type:	Ongoing	BSL Name:	ADA Improvements
Project Category:	Improved Facility	Location:	FAS facilities
Current Project Stage:	N/A	Council District:	Multiple
Start/End Date:	N/A	Neighborhood District:	Multiple
Total Project Cost:	N/A	Urban Village:	Multiple

This project is the FAS American with Disabilities Act (ADA) ongoing program that will address specific ADA improvements and upgrades at various FAS-owned and operated facilities. Past work has included reconfiguration of restrooms, meeting rooms and other spaces, reconfiguration of facility amenities such as drinking fountains and various public access routes to sites, buildings and public spaces. Future funding allows FAS to implement its long-term strategy that resolves the most critical public-facing ADA deficiencies first and maximizes accessibility to the greatest extent possible.

Resources	LTD Actuals	2021 Revised	2022	2023	2024	2025	2026	2027	Total
Real Estate Excise Tax I	3,236	1,632	400	900	1,445	944	2,000	-	10,557
Total:	3,236	1,632	400	900	1,445	944	2,000	-	10,557
Fund Appropriations / Allocations¹	LTD Actuals	2021 Revised	2022	2023	2024	2025	2026	2027	Total
REET I Capital Fund	3,236	1,632	400	900	1,445	944	2,000	-	10,557
Total:	3,236	1,632	400	900	1,445	944	2,000	-	10,557

O&M Impacts: N/A

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Asset Preservation - Schedule 1 Facilities

Project No:	MC-FA-APSCH1FAC	BSL Code:	BC-FA-APSCH1FAC
Project Type:	Ongoing	BSL Name:	Asset Preservation - Schedule 1 Facilities
Project Category:	Rehabilitation or Restoration	Location:	Multiple City facilities
Current Project Stage:	N/A	Council District:	Council District 7
Start/End Date:	N/A	Neighborhood District:	Downtown
Total Project Cost:	N/A	Urban Village:	Downtown

This ongoing program provides for long term preservation and major maintenance to the FAS schedule 1 facilities. Schedule 1 facilities are comprised of existing and future office buildings located in downtown Seattle, including but not limited to City Hall, the Seattle Municipal Tower and the Justice Center. Typical improvements may include, but are not limited to, energy efficiency enhancements through equipment replacement, upgrades/repairs to heating/ventilation/air conditioning systems, upgrades/repairs to electrical systems, upgrades/repairs to fire suppression systems, roof repairs or replacement, and structural assessments and repairs. This work ensures the long-term preservation of the operational use of the facilities.

Resources	LTD Actuals	2021 Revised	2022	2023	2024	2025	2026	2027	Total
Department Space Allocation Charges	12,927	5,926	2,152	2,152	2,152	2,152	2,152	2,152	31,764
General Fund	-	75	-	-	-	-	-	-	75
Real Estate Excise Tax I	5,312	1,428	1,350	1,450	-	1,000	2,000	2,000	14,540
Total:	18,238	7,429	3,502	3,602	2,152	3,152	4,152	4,152	46,379
Fund Appropriations / Allocations¹	LTD Actuals	2021 Revised	2022	2023	2024	2025	2026	2027	Total
Facility Asset Preservation Fund	12,927	5,926	2,152	2,152	2,152	2,152	2,152	2,152	31,764
General Fund	-	75	-	-	-	-	-	-	75
REET I Capital Fund	5,312	1,428	1,350	1,450	-	1,000	2,000	2,000	14,540
Total:	18,238	7,429	3,502	3,602	2,152	3,152	4,152	4,152	46,379

O&M Impacts: N/A

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Asset Preservation - Schedule 2 Facilities

Project No:	MC-FA-APSCH2FAC	BSL Code:	BC-FA-APSCH2FAC
Project Type:	Ongoing	BSL Name:	Asset Preservation - Schedule 2 Facilities
Project Category:	Rehabilitation or Restoration	Location:	Multiple City facilities
Current Project Stage:	N/A	Council District:	Multiple
Start/End Date:	N/A	Neighborhood District:	Multiple
Total Project Cost:	N/A	Urban Village:	Multiple

This ongoing program provides for long term preservation and major maintenance to the FAS schedule 2 facilities. Schedule 2 facilities are comprised of existing and future structures, shops and yards located throughout Seattle, including but not limited to City vehicle maintenance facilities at Haller Lake and Charles Street, FAS shops located at Airport Way S., fire stations, police precincts including the animal shelter, and other FAS managed facilities used for City Services. Typical improvements may include, but are not limited to, energy efficiency enhancements through equipment replacement, upgrades/repairs to heating/ventilation/air conditioning systems, upgrades/repairs to electrical systems, upgrades/repairs to fire suppression systems, roof repairs or replacement, and structural assessments and repairs. This work ensures the long-term preservation of the operational use of the facilities.

Resources	LTD Actuals	2021 Revised	2022	2023	2024	2025	2026	2027	Total
Department Space Allocation Charges	11,808	3,182	1,848	1,848	1,848	1,848	1,848	1,848	26,078
Real Estate Excise Tax I	1,935	4,765	500	-	303	1,464	2,839	3,881	15,687
Total:	13,743	7,947	2,348	1,848	2,151	3,312	4,687	5,729	41,765
Fund Appropriations / Allocations¹	LTD Actuals	2021 Revised	2022	2023	2024	2025	2026	2027	Total
Facility Asset Preservation Fund	11,808	3,182	1,848	1,848	1,848	1,848	1,848	1,848	26,078
REET I Capital Fund	1,935	4,765	500	-	303	1,464	2,839	3,881	15,687
Total:	13,743	7,947	2,348	1,848	2,151	3,312	4,687	5,729	41,765

O&M Impacts: N/A

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City Facilities Project Delivery Services

Project No:	MC-FA-CTYPDS	BSL Code:	BC-FA-FASPDS
Project Type:	Ongoing	BSL Name:	FAS Project Delivery Services
Project Category:	Improved Facility	Location:	Multiple
Current Project Stage:	N/A	Council District:	Multiple
Start/End Date:	N/A	Neighborhood District:	Multiple
Total Project Cost:	N/A	Urban Village:	Multiple

This ongoing program provides pass-through budget authority for FAS to provide design and construction management services, as requested by City departments, at facilities that are neither managed nor leased by FAS. Typical work may include, but is not limited to, the following services: predesign, programming, master planning, conceptual planning, architectural and engineering design and construction administration. FAS proposes to use the second and fourth quarterly supplemental budget process to "right size" the pass-through budget authority for this project. This approach allows FAS to meet the present needs of departments that have funding for their projects and is consistent with year-end accounting and budgetary requirements.

Resources	LTD Actuals	2021 Revised	2022	2023	2024	2025	2026	2027	Total
Interdepartmental Transfer	6,401	1,599	-	-	-	-	-	-	8,000
Total:	6,401	1,599	-	-	-	-	-	-	8,000
Fund Appropriations / Allocations¹	LTD Actuals	2021 Revised	2022	2023	2024	2025	2026	2027	Total
Finance and Administrative Services Fund	6,401	1,599	-	-	-	-	-	-	8,000
Total:	6,401	1,599	-	-	-	-	-	-	8,000

O&M Impacts: N/A

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City Hall and Seattle Municipal Tower Tenant Improvements

Project No:	MC-FA-CTYHLTIMP	BSL Code:	BC-FA-GOVTFAC
Project Type:	Ongoing	BSL Name:	General Government Facilities - General
Project Category:	Improved Facility	Location:	Multiple City Facilities
Current Project Stage:	N/A	Council District:	Council District 7
Start/End Date:	N/A	Neighborhood District:	Downtown
Total Project Cost:	N/A	Urban Village:	Downtown

This project provides predesign, design, and construction services for developing or reconfiguring space and other adjacent functions in the Downtown Civic Campus. Work may include, but is not limited to, working with project sponsors to catalog space and equipment needs, energy efficiency improvements, developing planning options, developing project cost estimates, and construction. Work may also include analysis of how vacated space in other facilities might be utilized for other city uses.

Resources	LTD Actuals	2021 Revised	2022	2023	2024	2025	2026	2027	Total
FAS Fund Balance	1	(1)	-	-	-	-	-	-	-
Property Sales and Interest Earnings	311	(12)	-	-	-	-	-	-	299
Real Estate Excise Tax I	7,391	3,330	1,612	2,500	-	-	-	-	14,833
Street Vacations - CRSU	-	250	-	-	-	-	-	-	250
Total:	7,703	3,567	1,612	2,500	-	-	-	-	15,382
Fund Appropriations / Allocations¹	LTD Actuals	2021 Revised	2022	2023	2024	2025	2026	2027	Total
Finance and Administrative Services Fund	1	(1)	-	-	-	-	-	-	-
REET I Capital Fund	7,391	3,330	1,612	2,500	-	-	-	-	14,833
Unrestricted Cumulative Reserve Fund	311	238	-	-	-	-	-	-	549
Total:	7,703	3,567	1,612	2,500	-	-	-	-	15,382

O&M Impacts: N/A

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Customer Requested Tenant Improvement Program

Project No:	MC-FA-CREQTIMP	BSL Code:	BC-FA-GOVTFAC
Project Type:	Ongoing	BSL Name:	General Government Facilities - General
Project Category:	Improved Facility	Location:	Multiple City Facilities
Current Project Stage:	N/A	Council District:	Multiple
Start/End Date:	N/A	Neighborhood District:	Multiple
Total Project Cost:	N/A	Urban Village:	Multiple

This ongoing project provides for pass-through budget authority for FAS to perform all customer department tenant improvement work as requested by city departments. Typical work may include, but is not limited to, project management services of all phases of a capital facility project including, predesign, programming, master planning, conceptual planning, architectural and engineering design, bid, permitting and construction administration.

Resources	LTD Actuals	2021 Revised	2022	2023	2024	2025	2026	2027	Total
FAS Fund Balance	52,595	-	-	-	-	-	-	-	52,595
Interdepartmental Transfer	22,770	2,719	-	-	-	-	-	-	25,489
Total:	75,365	2,719	-	-	-	-	-	-	78,084
Fund Appropriations / Allocations¹	LTD Actuals	2021 Revised	2022	2023	2024	2025	2026	2027	Total
Finance and Administrative Services Fund	75,365	2,719	-	-	-	-	-	-	78,084
Total:	75,365	2,719	-	-	-	-	-	-	78,084

O&M Impacts: N/A

¹Funds are appropriated through the Adopted Budget at the Budget Summary Level. All Amounts shown above are in thousands of dollars

Customer Requested Tenant Improvement Program

Project No:	MC-FA-FASPDS	BSL Code:	BC-FA-FASPDS
Project Type:	Ongoing	BSL Name:	FAS Project Delivery Services
Project Category:	Improved Facility	Location:	Multiple
Current Project Stage:	N/A	Council District:	Multiple
Start/End Date:	N/A	Neighborhood District:	Multiple
Total Project Cost:	N/A	Urban Village:	Multiple

This ongoing program provides pass-through budget authority for FAS to provide tenant improvement work, as requested by City departments, at facilities that are managed or leased by FAS. Typical improvements may include, but are not limited to tenant space remodels, security system upgrades and equipment replacement. Other project types include architectural and engineering services including conceptual planning, design alternative development and preliminary cost estimating. Typical preliminary design and engineering work includes, but is not limited to, pre-design and analysis of project alternatives, cost estimates, test to fit studies, preliminary schedule development, engineering studies and code compliance, site development planning and conceptual design and financial analysis of capital improvements options in conjunction with FAS and CIP priorities, programs and initiatives.

Resources	LTD Actuals	2021 Revised	2022	2023	2024	2025	2026	2027	Total
Interdepartmental Transfer	18,235	4,265	3,500	3,500	3,500	3,500	3,500	3,500	43,500
Total:	18,235	4,265	3,500	3,500	3,500	3,500	3,500	3,500	43,500
Fund Appropriations / Allocations¹	LTD Actuals	2021 Revised	2022	2023	2024	2025	2026	2027	Total
Finance and Administrative Services Fund	18,235	4,265	3,500	3,500	3,500	3,500	3,500	3,500	43,500
Total:	18,235	4,265	3,500	3,500	3,500	3,500	3,500	3,500	43,500

O&M Impacts: N/A

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Drive Clean Seattle Fleet Electric Vehicle Infrastructure

Project No:	MC-FA-DRVCLNFLT	BSL Code:	BC-FA-GOVTFAC
Project Type:	Discrete	BSL Name:	General Government Facilities - General
Project Category:	Improved Facility	Location:	Multiple
Current Project Stage:	Stage 3 - Design	Council District:	Multiple
Start/End Date:	2016 - 2020	Neighborhood District:	Multiple
Total Project Cost:	\$7,970	Urban Village:	Multiple

This project funds FAS's capital work efforts towards meeting the Drive Clean Seattle (DCS) initiative, a comprehensive transportation electrification strategy to transition Seattle's transportation sector from reliance on fossil fuels to the maximal use of clean, carbon-neutral electricity. Work will include but is not limited to, the design, permitting, and construction of 150 electric vehicle charging stations in the Seattle Municipal Tower to provide capacity for the conversion of City fleet to electric vehicles. Future work may include the installation of charging stations at additional sites.

Resources	LTD Actuals	2021 Revised	2022	2023	2024	2025	2026	2027	Total
Interdepartmental Transfer	98	(98)	-	-	-	-	-	-	-
Miscellaneous Grants or Donations	-	118	-	-	-	-	-	-	118
Real Estate Excise Tax I	4,636	3,216	-	-	-	-	-	-	7,852
Total:	4,734	3,236	-	-	-	-	-	-	7,970

Fund Appropriations / Allocations¹	LTD Actuals	2021 Revised	2022	2023	2024	2025	2026	2027	Total
Finance and Administrative Services Fund	98	20	-	-	-	-	-	-	118
REET I Capital Fund	4,636	3,216	-	-	-	-	-	-	7,852
Total:	4,734	3,236	-	-	-	-	-	-	7,970

O&M Impacts: FAS expects a temporary O&M cost increase for increased power usage as EV charging stations are utilized. FAS will develop a method for recovering costs from departments. Costs to departments will be offset by fuel savings.

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Energy Efficiency for Municipal Buildings

Project No:	MC-FA-ENEFFMBLD	BSL Code:	BC-FA-EXTPROJ
Project Type:	Ongoing	BSL Name:	FAS Oversight-External Projects
Project Category:	Improved Facility	Location:	Multiple City facilities
Current Project Stage:	N/A	Council District:	Multiple
Start/End Date:	N/A	Neighborhood District:	Multiple
Total Project Cost:	N/A	Urban Village:	Multiple

This project funds energy efficiency work across City facilities, managed by the Office of Sustainability and Environment (OSE), in support the City's goal to achieve a 20% reduction in building energy use by the year 2020. OSE will implement a package of energy efficiency projects, as well as continue a suite of O&M improvements, program management, measurement and tracking, and building assessments. The energy efficiency upgrades are expected to generate utility rebates paid by Seattle City Light and Puget Sound Energy, to be deposited into the General Subfund and shown here as future General Subfund revenue. Work may include but is not limited to, building tune-ups, facility improvements, building energy upgrades, and energy efficiency measures.

Resources	LTD Actuals	2021 Revised	2022	2023	2024	2025	2026	2027	Total
General Fund	492	234	-	-	-	-	-	-	726
Property Sales and Interest Earnings	12	338	-	-	-	-	-	-	350
Real Estate Excise Tax I	7,921	1,665	1,595	1,500	1,500	-	-	-	14,181
State Grant Funds	278	(278)	-	-	-	-	-	-	-
Use of Fund Balance	57	(57)	-	-	-	-	-	-	-
Total:	8,760	1,902	1,595	1,500	1,500	-	-	-	15,257
Fund Appropriations / Allocations ¹	LTD Actuals	2021 Revised	2022	2023	2024	2025	2026	2027	Total
General Fund	492	234	-	-	-	-	-	-	726
REET I Capital Fund	7,921	1,665	1,595	1,500	1,500	-	-	-	14,181
Unrestricted Cumulative Reserve Fund	347	3	-	-	-	-	-	-	350
Total:	8,760	1,902	1,595	1,500	1,500	-	-	-	15,257

O&M Impacts: N/A

¹Funds are appropriated through the Adopted Budget at the Budget Summary Level. All Amounts shown above are in thousands of dollars

FAS Information Technology System Initiatives

Project No:	MC-FA-ITSYSINIT	BSL Code:	BC-FA-A1IT
Project Type:	Ongoing	BSL Name:	Information Technology
Project Category:	New Investment	Location:	700 5th AVE
Current Project Stage:	N/A	Council District:	Multiple
Start/End Date:	N/A	Neighborhood District:	Multiple
Total Project Cost:	N/A	Urban Village:	Multiple

This project provides funding for FAS to implement information technology (IT) proposals, to replace existing FAS IT systems that are at the end of their useful lives, accommodate new programmatic and operational needs, and allow the department to function efficiently. FAS coordinates development and implementation of these proposals with the Seattle Information Technology Department. Specific projects include replacing FAS' department-wide budget system, developing a new risk management information system, and assessing and replacing FAS' Capital Projects Information Management System.

Resources	LTD Actuals	2021 Revised	2022	2023	2024	2025	2026	2027	Total
Interdepartmental Transfer	-	500	-	-	-	-	-	-	500
LTGO Bond Proceeds	102	1,231	-	-	-	-	-	-	1,333
Total:	102	1,731	-	-	-	-	-	-	1,833
Fund Appropriations / Allocations¹	LTD Actuals	2021 Revised	2022	2023	2024	2025	2026	2027	Total
2019 Multipurpose LTGO Bond Fund	102	1,231	-	-	-	-	-	-	1,333
Finance and Administrative Services Fund	-	500	-	-	-	-	-	-	500
Total:	102	1,731	-	-	-	-	-	-	1,833

O&M Impacts: N/A

¹Funds are appropriated through the Adopted Budget at the Budget Summary Level. All Amounts shown above are in thousands of dollars

Fire Facilities South Lake Union

Project No:	MC-FA-PSFSSLU	BSL Code:	BC-FA-PSFACFIRE
Project Type:	Discrete	BSL Name:	Public Safety Facilities Fire
Project Category:	New Facility	Location:	TBD
Current Project Stage:	Stage 1 - Pre-Project Development	Council District:	Multiple
Start/End Date:	2017 - 2019	Neighborhood District:	Lake Union
Total Project Cost:	\$300	Urban Village:	Multiple

This project provides for site evaluation and acquisition (and potential future design and construction) for a new Marine Emergency Response facility for a freshwater and land-based fire apparatus in the vicinity of the South Lake Union and Denny Triangle neighborhoods. Due to recent population growth in these neighborhoods, there is an ever-increasing need to site a new facility. Initial funding supports the City's site evaluation work and/or design and pre-planning costs. The total cost of developing the facility has not yet been determined.

Resources	LTD Actuals	2021 Revised	2022	2023	2024	2025	2026	2027	Total
Real Estate Excise Tax I	115	-	-	-	-	-	-	-	115
Total:	115	-	-	-	-	-	-	-	115
Fund Appropriations / Allocations¹	LTD Actuals	2021 Revised	2022	2023	2024	2025	2026	2027	Total
REET I Capital Fund	115	-	-	-	-	-	-	-	115
Total:	115	-	-	-	-	-	-	-	115

O&M Impacts: N/A

¹Funds are appropriated through the Adopted Budget at the Budget Summary Level. All Amounts shown above are in thousands of dollars

Fire Station 31 Replacement

Project No:	MC-FA-FS31	BSL Code:	BC-FA-PSFACFIRE
Project Type:	Discrete	BSL Name:	Public Safety Facilities Fire
Project Category:	New Facility	Location:	11320 Meridian Ave. N
Current Project Stage:	Stage 1 - Pre-Project Development	Council District:	Council District 5
Start/End Date:	2020 - 2026	Neighborhood District:	
Total Project Cost Range:	35,000 - 56,000	Urban Village:	Aurora Licton Springs

This project provides funding for acquisition, design and construction of a new Fire Station 31 to replace the existing facility and the demolition of the existing Fire Station 31. The 2020 appropriations are supported with an Interfund Loan. The Interfund Loan will be paid back with 2021 LTGO Bond Proceeds (\$8.09m).

Resources	LTD Actuals	2021 Revised	2022	2023	2024	2025	2026	2027	Total
LTGO Bond Proceeds	4,542	6,741	3,500	17,000	10,000	1,000	-	-	42,783
Real Estate Excise Tax I	-	3,100	-	-	-	-	-	-	3,100
Total:	4,542	9,841	3,500	17,000	10,000	1,000	-	-	45,883
Fund Appropriations / Allocations ¹	LTD Actuals	2021 Revised	2022	2023	2024	2025	2026	2027	Total
2021 Multipurpose LTGO Bond Fund	4,542	6,741	-	-	-	-	-	-	11,283
2022 Multipurpose LTGO Bond Fund	-	-	3,500	-	-	-	-	-	3,500
2023 Multipurpose LTGO Bond Fund	-	-	-	17,000	-	-	-	-	17,000
2024 Multipurpose LTGO Bond Fund	-	-	-	-	10,000	-	-	-	10,000
2025 Multipurpose LTGO Bond Fund	-	-	-	-	-	1,000	-	-	1,000
REET I Capital Fund	-	3,100	-	-	-	-	-	-	3,100
Total:	4,542	9,841	3,500	17,000	10,000	1,000	-	-	45,883

Financial Planning Strategy: The estimated cost to reach 100% design, including land acquisition and demolition of the old structure is \$11.3m. Once the project reaches the 30% design milestone it will be baselined and FAS will establish a total project cost. The financial planning estimate above is based on the midpoint of the Total Project Cost range. The expenditures per year are based on typical design, bidding and construction durations of similar projects. The current financial strategy is to finance acquisition, design, and construction with REET backed LTGO bonds.

O&M Impacts: O&M impacts will be evaluated as the project advances through the design process.

¹Funds are appropriated through the Adopted Budget at the Budget Summary Level. All Amounts shown above are in thousands of dollars

Fire Station 31 Temporary Station

Project No:	MC-FA-FS31IMP	BSL Code:	BC-FA-PSFACFIRE
Project Type:	Discrete	BSL Name:	Public Safety Facilities Fire
Project Category:	New Facility	Location:	1319 N Northgate Way
Current Project Stage:	Stage 2 - Initiation, Project Definition, & Planning	Council District:	Council District 5
Start/End Date:	2019 - 2021	Neighborhood District:	Northwest
Total Project Cost:	\$3,350	Urban Village:	Aurora Licton Springs

This project provides resources to provide an interim location for Fire Station 31. The project includes leasing an interim site for the fire station, providing tents and trailers to house the fire fighters and equipment, and identifying a site for a permanent fire station.

Resources	LTD Actuals	2021 Revised	2022	2023	2024	2025	2026	2027	Total
Real Estate Excise Tax I	2,183	167	200	200	200	200	200	-	3,350
Total:	2,183	167	200	200	200	200	200	-	3,350
Fund Appropriations / Allocations ¹	LTD Actuals	2021 Revised	2022	2023	2024	2025	2026	2027	Total
REET I Capital Fund	2,183	167	200	200	200	200	200	-	3,350
Total:	2,183	167	200	200	200	200	200	-	3,350

O&M Impacts: N/A

¹Funds are appropriated through the Adopted Budget at the Budget Summary Level. All Amounts shown above are in thousands of dollars

Fire Station 32

Project No:	MC-FA-FFERPFS32	BSL Code:	BC-FA-NBHFIRE
Project Type:	Discrete	BSL Name:	Neighborhood Fire Stations
Project Category:	Improved Facility	Location:	3715 SW Alaska St
Current Project Stage:	Stage 6 - Closeout	Council District:	Council District 1
Start/End Date:	2010 - 2019	Neighborhood District:	Southwest
Total Project Cost:	\$11,908	Urban Village:	West Seattle Junction

This project, part of the 2003 Fire Facilities and Emergency Response Levy Program, rebuilds Fire Station 32 in a three-story structure at its existing site. It also provides temporary quarters for firefighters while the fire station is under construction. The existing Fire Station 32 is seismically vulnerable and cannot feasibly be renovated to provide the space necessary to support modern firefighting equipment and emergency functions. The project supports firefighters in the provision of high-quality emergency services to the West Seattle community and will protect them in the event of an earthquake.

Resources	LTD Actuals	2021 Revised	2022	2023	2024	2025	2026	2027	Total
LTGO Bond Proceeds	787	250	-	-	-	-	-	-	1,037
Real Estate Excise Tax I	4,442	1	-	-	-	-	-	-	4,443
Seattle Voter-Approved Levy	6,428	-	-	-	-	-	-	-	6,428
Total:	11,657	251	-	-	-	-	-	-	11,908
Fund Appropriations / Allocations¹	LTD Actuals	2021 Revised	2022	2023	2024	2025	2026	2027	Total
2003 Fire Facilities Levy Fund	6,428	-	-	-	-	-	-	-	6,428
2015 Multipurpose LTGO Bond Fund	387	-	-	-	-	-	-	-	387
2018 Multipurpose LTGO Bond Fund	400	250	-	-	-	-	-	-	650
REET I Capital Fund	4,442	1	-	-	-	-	-	-	4,443
Total:	11,657	251	-	-	-	-	-	-	11,908

O&M Impacts: N/A

¹Funds are appropriated through the Adopted Budget at the Budget Summary Level. All Amounts shown above are in thousands of dollars

Fire Station 5

Project No:	MC-FA-FS5	BSL Code:	BC-FA-PSFACFIRE
Project Type:	Discrete	BSL Name:	Public Safety Facilities Fire
Project Category:	Improved Facility	Location:	925 Alaskan Way
Current Project Stage:	Stage 5 - Construction	Council District:	Council District 7
Start/End Date:	2014 - 2023	Neighborhood District:	Downtown
Total Project Cost:	\$14,391	Urban Village:	Downtown

This project, located on the downtown Seattle waterfront, provides a seismic and safety upgrade for Fire Station 5 and makes functional improvements to the facility and building systems. The project renovates the fire station and replaces the existing dock to protect fire fighters in the event of an earthquake and allows them to provide high-quality marine and land-based emergency service. The project was originally timed to coincide with the Seawall replacement project as this facility is physically attached to the Seawall structure, and dock replacement work was timed to align with Washington State Ferries (WSF) projects along the Waterfront.

Resources	LTD Actuals	2021 Revised	2022	2023	2024	2025	2026	2027	Total
Interdepartmental Transfer	51	191	-	-	-	-	-	-	242
LTGO Bond Proceeds	4,468	1,832	-	-	-	-	-	-	6,300
Real Estate Excise Tax I	1,478	2,171	3,500	-	-	-	-	-	7,149
Total:	5,997	4,194	3,500	-	-	-	-	-	13,691
Fund Appropriations / Allocations¹	LTD Actuals	2021 Revised	2022	2023	2024	2025	2026	2027	Total
2016 Multipurpose LTGO Bond Fund	1,928	72	-	-	-	-	-	-	2,000
2017 Multipurpose LTGO Bond Fund	2,541	1,759	-	-	-	-	-	-	4,300
Finance and Administrative Services Fund	51	191	-	-	-	-	-	-	242
REET I Capital Fund	1,478	2,171	3,500	-	-	-	-	-	7,149
Total:	5,997	4,194	3,500	-	-	-	-	-	13,691

O&M Impacts: N/A

¹Funds are appropriated through the Adopted Budget at the Budget Summary Level. All Amounts shown above are in thousands of dollars

Fire Station Improvement Debt Service

Project No:	MC-FA-FSDEBTSV	BSL Code:	BC-FA-NBHFIRES
Project Type:	Debt Service	BSL Name:	Neighborhood Fire Stations
Project Category:	Improved Facility	Location:	N/A
Current Project Stage:	N/A	Council District:	Multiple
Start/End Date:	2008 - 2037	Neighborhood District:	Not in a Neighborhood District
Total Project Cost:	\$79,682	Urban Village:	Not in an Urban Village

This project provides for the payment of debt service on bonds issued to cover a portion of the costs associated with the 2003 Fire Facilities and Emergency Response Levy and associated asset preservation expenses.

Resources	LTD Actuals	2021 Revised	2022	2023	2024	2025	2026	2027	Total
Real Estate Excise Tax I	42,430	3,606	4,181	4,921	6,056	6,542	5,973	5,970	79,679
Total:	42,430	3,606	4,181	4,921	6,056	6,542	5,973	5,970	79,679
Fund Appropriations / Allocations¹	LTD Actuals	2021 Revised	2022	2023	2024	2025	2026	2027	Total
REET I Capital Fund	42,430	3,606	4,181	4,921	6,056	6,542	5,973	5,970	79,679
Total:	42,430	3,606	4,181	4,921	6,056	6,542	5,973	5,970	79,679

O&M Impacts: N/A

¹Funds are appropriated through the Adopted Budget at the Budget Summary Level. All Amounts shown above are in thousands of dollars

Fire Stations Ventilation Upgrades

Project No:	MC-FA-SFDVENT	BSL Code:	BC-FA-GOVTFAC
Project Type:	Discrete	BSL Name:	General Government Facilities - General
Project Category:	Rehabilitation or Restoration	Location:	Multiple
Current Project Stage:	Stage 3 - Design	Council District:	Multiple
Start/End Date:	2018 - 2022	Neighborhood District:	Multiple
Total Project Cost:	\$2,800	Urban Village:	Multiple

This project funds the design and construction of a phased ventilation upgrade at 10 fire stations and the Joint Training Facility to bring these facilities into conformance with the section of the Washington Administrative Code that defines safety standards for firefighters.

Resources	LTD Actuals	2021 Revised	2022	2023	2024	2025	2026	2027	Total
Real Estate Excise Tax I	1,615	779	-	-	-	-	-	-	2,394
Seattle Voter-Approved Levy	-	406	-	-	-	-	-	-	406
Seattle Voter-Approved Levy	398	(398)	-	-	-	-	-	-	-
Total:	2,013	787	-	-	-	-	-	-	2,800

Fund Appropriations / Allocations ¹	LTD Actuals	2021 Revised	2022	2023	2024	2025	2026	2027	Total
2003 Fire Facilities Levy Fund	398	8	-	-	-	-	-	-	406
REET I Capital Fund	1,615	779	-	-	-	-	-	-	2,394
Total:	2,013	787	-	-	-	-	-	-	2,800

O&M Impacts: N/A

¹Funds are appropriated through the Adopted Budget at the Budget Summary Level. All Amounts shown above are in thousands of dollars

Garden of Remembrance

Project No:	MC-FA-GARDENREM	BSL Code:	BC-FA-GARDENREM
Project Type:	Ongoing	BSL Name:	Garden of Remembrance
Project Category:	Rehabilitation or Restoration	Location:	1301 3rd Ave.
Current Project Stage:	N/A	Council District:	Council District 7
Start/End Date:	N/A	Neighborhood District:	Downtown
Total Project Cost:	N/A	Urban Village:	Downtown

This ongoing project provides an annual contribution (including increases for inflation) to a capital renewal fund for the Garden of Remembrance, located next to Benaroya Hall, per an agreement with Benaroya Hall Music Center (BHMC), a private, non-profit affiliate of the Seattle Symphony. This project pays for major maintenance and replaces garden installations including, but not limited to, irrigation equipment, landscaping, electrical/lighting fixtures, and mechanical water features. The project is managed by the BHMC and is displayed within FAS' CIP for informational purposes only.

Resources	LTD Actuals	2021 Revised	2022	2023	2024	2025	2026	2027	Total
Department Space Allocation Charges	15	(15)	-	-	-	-	-	-	-
General Fund	-	-	-	-	-	-	-	35	35
Property Sales and Interest Earnings	463	58	31	32	33	33	34	-	684
Use of Fund Balance	28	(28)	-	-	-	-	-	-	-
Total:	506	15	31	32	33	33	34	35	719
Fund Appropriations / Allocations¹	LTD Actuals	2021 Revised	2022	2023	2024	2025	2026	2027	Total
Garden Capital Trust Fund	15	(15)	-	-	-	-	-	-	-
General Fund	-	-	-	-	-	-	-	35	35
Unrestricted Cumulative Reserve Fund	491	30	31	32	33	33	34	-	684
Total:	506	15	31	32	33	33	34	35	719

O&M Impacts: N/A

¹Funds are appropriated through the Adopted Budget at the Budget Summary Level. All Amounts shown above are in thousands of dollars

Human Capital Management System

Project No:	MC-FA-HCMSYS	BSL Code:	BC-FA-A1IT
Project Type:	Discrete	BSL Name:	Information Technology
Project Category:	New Investment	Location:	700 5th Ave
Current Project Stage:	Stage 1 - Pre-Project Development	Council District:	Council District 7
Start/End Date:	2021 - 2026	Neighborhood District:	
Total Project Cost:	\$60,936	Urban Village:	Downtown

This technology project funds the planning, design and replacement of the aging Human Resource Information System (HRIS), which includes the citywide payroll and benefit system, with a new Human Capital Management (HCM) system. The timing of this project is critical for the citywide HR, timekeeping and payroll system, which will no longer be supported after 2023. The project was approved by the Enterprise Oversight Board (EOB) in February 2020 and will be managed out of the FAS Business Systems division, with funding and partnership from Seattle Department of Human Resources (SDHR) and Seattle IT (ITD)

Resources	LTD Actuals	2021 Revised	2022	2023	2024	2025	2026	2027	Total
LTGO Bond Proceeds	-	7,500	17,636	18,185	17,615	-	-	-	60,936
Total:	-	7,500	17,636	18,185	17,615	-	-	-	60,936
Fund Appropriations / Allocations ¹	LTD Actuals	2021 Revised	2022	2023	2024	2025	2026	2027	Total
2021 Multipurpose LTGO Bond Fund	-	7,500	-	-	-	-	-	-	7,500
2022 Multipurpose LTGO Bond Fund	-	-	17,636	-	-	-	-	-	17,636
2023 Multipurpose LTGO Bond Fund	-	-	-	18,185	-	-	-	-	18,185
2024 Multipurpose LTGO Bond Fund	-	-	-	-	17,615	-	-	-	17,615
Total:	-	7,500	17,636	18,185	17,615	-	-	-	60,936

O&M Impacts: To begin the strategic planning for implementing a new system, both FAS Business Systems and Seattle Department of Human Resources (SDHR) will hire 1.0 FTE and 2.0 FTEs respectively in 2020. Additional funding from ITD will allow for a strategic consulting firm to assist with this body of work and finalize the implementation budget and schedule. Additional staffing and services will be required in 2021 and 2022 for the life of the project.

¹Funds are appropriated through the Adopted Budget at the Budget Summary Level. All Amounts shown above are in thousands of dollars

North Seattle Public Safety Facilities

Project No:	MC-FA-SPSFDEBT	BSL Code:	BC-FA- SPSFDEBT
Project Type:	Ongoing	BSL Name:	Seattle Public Safety Facilities Debt Service
Project Category:	Improved Facility	Location:	Multiple
Current Project Stage:	N/A	Council District:	Multiple
Start/End Date:	N/A	Neighborhood District:	Multiple
Total Project Cost:	N/A	Urban Village:	Multiple

This project provides funding for long term public safety facility needs in North Seattle. These funds are for planning, design, and possible construction of facilities, as well as potential debt service for larger bond funded projects. Due to the current age of both police and fire facilities, along with expected growth in Northgate and other areas in North Seattle, planning for future improvements is critical to maintaining emergency response.

O&M Impacts:

¹Funds are appropriated through the Adopted Budget at the Budget Summary Level. All Amounts shown above are in thousands of dollars

Seattle Animal Shelter Facilities

Project No:	MC-FA-SASFAC	BSL Code:	BC-FA-GOVTFAC
Project Type:	Discrete	BSL Name:	General Government Facilities - General
Project Category:	Improved Facility	Location:	2061 15th Ave W, Seattle, WA 98119
Current Project Stage:	Stage 2 - Initiation, Project Definition, & Planning	Council District:	Council District 7
Start/End Date:	2022 - 2025	Neighborhood District:	Magnolia/Queen Anne
Total Project Cost:	\$3,400	Urban Village:	

This project funds the department of Finance and Administrative Service's work to repair and upgrade Seattle Animal Shelter facilities and building systems.

Resources	LTD Actuals	2021 Revised	2022	2023	2024	2025	2026	2027	Total
Real Estate Excise Tax I	-	-	500	639	1,200	1,061	-	-	3,400
Total:	-	-	500	639	1,200	1,061	-	-	3,400
Fund Appropriations / Allocations¹	LTD Actuals	2021 Revised	2022	2023	2024	2025	2026	2027	Total
REET I Capital Fund	-	-	500	639	1,200	1,061	-	-	3,400
Total:	-	-	500	639	1,200	1,061	-	-	3,400

O&M Impacts: Not applicable.

¹Funds are appropriated through the Adopted Budget at the Budget Summary Level. All Amounts shown above are in thousands of dollars

Seattle City Hall HVAC Improvements

Project No:	MC-FA-CTYHLHVAC	BSL Code:	BC-FA-GOVTFAC
Project Type:	Discrete	BSL Name:	General Government Facilities - General
Project Category:	Improved Facility	Location:	600 Fourth AVE
Current Project Stage:	Stage 6 - Closeout	Council District:	Council District 7
Start/End Date:	2016 - 2019	Neighborhood District:	Downtown
Total Project Cost:	\$878	Urban Village:	Downtown

This project funds Heating Ventilation and Air Conditioning (HVAC) system improvements to Seattle City Hall. These improvements include, but are not limited to, updating the building control system and reconfiguration of existing systems.

Resources	LTD Actuals	2021 Revised	2022	2023	2024	2025	2026	2027	Total
Real Estate Excise Tax I	878	-	-	-	-	-	-	-	878
Total:	878	-	-	-	-	-	-	-	878
Fund Appropriations / Allocations ¹	LTD Actuals	2021 Revised	2022	2023	2024	2025	2026	2027	Total
REET I Capital Fund	878	-	-	-	-	-	-	-	878
Total:	878	-	-	-	-	-	-	-	878

O&M Impacts: N/A

¹Funds are appropriated through the Adopted Budget at the Budget Summary Level. All Amounts shown above are in thousands of dollars

Seattle Municipal Courts

Project No:	MC-FA-MUNICOURT	BSL Code:	BC-FA-GOVTFAC
Project Type:	Ongoing	BSL Name:	General Government Facilities - General
Project Category:	Improved Facility	Location:	600 5th AVE
Current Project Stage:	N/A	Council District:	Council District 7
Start/End Date:	N/A	Neighborhood District:	Downtown
Total Project Cost:	N/A	Urban Village:	Downtown

This project provides for various facility improvements. Work may include, but is not limited to, space reconfigurations, reconfigurations of amenities such as drinking fountains, improvements to facility infrastructure such as assisted listening loops, and improvements to various access routes to the site, building, and other public spaces. Three new project phases will commence in 2018, 2019, and 2020. Each project will improve the security of the courthouse based upon the findings of two U.S. Federal Marshal Service Security Surveys.

Resources	LTD Actuals	2021 Revised	2022	2023	2024	2025	2026	2027	Total
Real Estate Excise Tax I	1,440	-	-	-	-	-	-	-	1,440
Total:	1,440	-	-	-	-	-	-	-	1,440
Fund Appropriations / Allocations¹	LTD Actuals	2021 Revised	2022	2023	2024	2025	2026	2027	Total
REET I Capital Fund	1,440	-	-	-	-	-	-	-	1,440
Total:	1,440	-	-	-	-	-	-	-	1,440

O&M Impacts: N/A

¹Funds are appropriated through the Adopted Budget at the Budget Summary Level. All Amounts shown above are in thousands of dollars

Seattle Municipal Tower Chiller Plant Replacement

Project No:	MC-FA-SMTCHLRPL	BSL Code:	BC-FA-APSCH1FAC
Project Type:	Discrete	BSL Name:	Asset Preservation - Schedule 1 Facilities
Project Category:	Rehabilitation or Restoration	Location:	700 Fifth AVE
Current Project Stage:	Stage 3 - Design	Council District:	Council District 7
Start/End Date:	2018 - 2020	Neighborhood District:	Downtown
Total Project Cost:	\$18,000	Urban Village:	Downtown

This project replaces the chiller plant in the Seattle Municipal Tower (SMT). The project will require a multi-year execution plan to allow for permitting, design, procurement and construction to occur during the windows of opportunity when cooling is not required. This highly technical, complex construction effort is a once-in-a generation endeavor. With a dwindling supply of spare parts for maintenance and repairs, it is no longer feasible to defer this critical work, and delaying the project would put FAS at risk of not being able to provide essential cooling to City of Seattle offices and other building tenants. Project costs shown here are exclusive of \$1 million expended on preliminary work on this project in 2018. Those funds are included in the Asset Preservation - Schedule 1 Facilities project (MC-FA-APSCH1FAC).

Resources	LTD Actuals	2021 Revised	2022	2023	2024	2025	2026	2027	Total
Department Space Allocation Charges	2,248	2,752	-	-	-	-	-	-	5,000
LTGO Bond Proceeds	9,794	206	-	-	-	-	-	-	10,000
Real Estate Excise Tax I	2,368	632	-	-	-	-	-	-	3,000
Total:	14,410	3,590	-	-	-	-	-	-	18,000
Fund Appropriations / Allocations ¹	LTD Actuals	2021 Revised	2022	2023	2024	2025	2026	2027	Total
2019 Multipurpose LTGO Bond Fund	3,500	-	-	-	-	-	-	-	3,500
2020 Multipurpose LTGO Bond Fund	6,294	206	-	-	-	-	-	-	6,500
Facility Asset Preservation Fund	2,248	2,752	-	-	-	-	-	-	5,000
REET I Capital Fund	2,368	632	-	-	-	-	-	-	3,000
Total:	14,410	3,590	-	-	-	-	-	-	18,000

O&M Impacts: N/A

¹Funds are appropriated through the Adopted Budget at the Budget Summary Level. All Amounts shown above are in thousands of dollars

Seattle Municipal Tower Elevator Rehab

Project No:	MC-FA-SMTELVHRB	BSL Code:	BC-FA-APSCH1FAC
Project Type:	Discrete	BSL Name:	Asset Preservation - Schedule 1 Facilities
Project Category:	Rehabilitation or Restoration	Location:	700 Fifth AVE
Current Project Stage:	Stage 1 - Pre-Project Development	Council District:	Council District 7
Start/End Date:	2019 - 2022	Neighborhood District:	Downtown
Total Project Cost Range:	28,000 - 32,000	Urban Village:	Downtown

This project will improve the operation, reliability, and system performance of the Seattle Municipal Tower (SMT) elevators. The work will bring the SMT elevators to current building codes and into compliance with Americans with Disabilities Act (ADA) requirements. This project is envisioned to be a multi-year effort that must be phased to minimize impacts on SMT ongoing building operations, and on the approximately 4,000 city staff who work in the building and the public who visit the SMT to access City services.

Resources	LTD Actuals	2021 Revised	2022	2023	2024	2025	2026	2027	Total
LTGO Bond Proceeds	541	9,459	9,500	9,500	-	-	-	-	29,000
Real Estate Excise Tax I	547	453	-	-	-	-	-	-	1,000
Total:	1,088	9,912	9,500	9,500	-	-	-	-	30,000
Fund Appropriations / Allocations ¹	LTD Actuals	2021 Revised	2022	2023	2024	2025	2026	2027	Total
2020 Multipurpose LTGO Bond Fund	541	959	-	-	-	-	-	-	1,500
2021 Multipurpose LTGO Bond Fund	-	8,500	-	-	-	-	-	-	8,500
2022 Multipurpose LTGO Bond Fund	-	-	9,500	-	-	-	-	-	9,500
2023 Multipurpose LTGO Bond Fund	-	-	-	9,500	-	-	-	-	9,500
REET I Capital Fund	547	453	-	-	-	-	-	-	1,000
Total:	1,088	9,912	9,500	9,500	-	-	-	-	30,000

Financial Planning Strategy: The estimated cost to complete bid documents for this Design-Build contract is \$2,500,000, \$1,500,000 of which is funded with LTGO bonds. The remaining \$1,000,000 was funded with REET 1.

At 30% design FAS will reevaluate the total project cost and the financial planning strategy for the remaining costs of the project, which could include local funding and debt funding.

The current mid-point for the financial planning estimate is \$30,000,000 including the \$2,500,000 currently appropriated for design.

O&M Impacts: N/A

¹Funds are appropriated through the Adopted Budget at the Budget Summary Level. All Amounts shown above are in thousands of dollars

Seattle Municipal Tower Facility Upgrades

Project No:	MC-FA-SMTUPG	BSL Code:	BC-FA-GOVTFAC
Project Type:	Ongoing	BSL Name:	General Government Facilities - General
Project Category:	Improved Facility	Location:	700 5th Ave.
Current Project Stage:	N/A	Council District:	Council District 7
Start/End Date:	N/A	Neighborhood District:	Downtown
Total Project Cost:	N/A	Urban Village:	Downtown

This on-going project, located in the Seattle Municipal Tower, provides funds for the planning, design and construction of operational improvements and renovations in the Seattle Municipal Tower. Work may include, but is not limited to, space reconfigurations, reconfiguration of amenities such as drinking fountains and public spaces, and improvements to facility infrastructure such as restrooms and showers.

Resources	LTD Actuals	2021 Revised	2022	2023	2024	2025	2026	2027	Total
Real Estate Excise Tax I	1,885	-	-	-	-	-	-	-	1,885
Total:	1,885	-	-	-	-	-	-	-	1,885
Fund Appropriations / Allocations ¹	LTD Actuals	2021 Revised	2022	2023	2024	2025	2026	2027	Total
REET I Capital Fund	1,885	-	-	-	-	-	-	-	1,885
Total:	1,885	-	-	-	-	-	-	-	1,885

O&M Impacts: N/A

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Seattle Municipal Tower IDF Infrastructure Upgrades

Project No:	MC-FA-SMTIDFINF	BSL Code:	BC-FA-GOVTFAC
Project Type:	Discrete	BSL Name:	General Government Facilities - General
Project Category:	Improved Facility	Location:	700 Fifth AVE
Current Project Stage:	Stage 3 - Design	Council District:	Council District 7
Start/End Date:	2015 - 2020	Neighborhood District:	Downtown
Total Project Cost:	\$2,500	Urban Village:	Downtown

This project provides electrical, cooling, and fire separation upgrades for 15 existing Intermediate Distribution Frame (IDF) rooms in the Seattle Municipal Tower (SMT) that house network, telephone and security systems. The resultant electrical and cooling capacity increases will allow the systems in the room to be upgraded now (in the case of Voice over IP phones) and in the future. In addition to these capacity infrastructure upgrades, fire separations will be established for the rooms. This project will enhance the reliability of the systems housed in the IDF rooms by improving the infrastructure that serves them and protecting the rooms from potential damage caused by events outside of the rooms.

Resources	LTD Actuals	2021 Revised	2022	2023	2024	2025	2026	2027	Total
LTGO Bond Proceeds	2,426	74	-	-	-	-	-	-	2,500
Total:	2,426	74	-	-	-	-	-	-	2,500
Fund Appropriations / Allocations¹	LTD Actuals	2021 Revised	2022	2023	2024	2025	2026	2027	Total
2016 Multipurpose LTGO Bond Fund	2,426	74	-	-	-	-	-	-	2,500
Total:	2,426	74	-	-	-	-	-	-	2,500

O&M Impacts: N/A

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Seattle Police Department North Area Interim and Long-Term Facilities

Project No:	MC-FA-SPDNFAC	BSL Code:	BC-FA-PSFACPOL
Project Type:	Discrete	BSL Name:	Publ Safety Facilities Police
Project Category:	New Investment	Location:	Multiple
Current Project Stage:	Stage 2 - Initiation, Project Definition, & Planning	Council District:	Council District 5
Start/End Date:	2017 - 2019	Neighborhood District:	North
Total Project Cost:	\$11,100	Urban Village:	Multiple

This project funds planning, design and construction for long-term facility needs as well as interim upgrades and potential expansions at the existing North Precinct to accommodate growth of the Seattle Police Department. This project includes, but is not limited to, planning, design and construction for long-term police facilities needs in the North and funding for interim needs including, but not limited to, building upgrades, system maintenance, facility maintenance and temporary facilities.

Resources	LTD Actuals	2021 Revised	2022	2023	2024	2025	2026	2027	Total
Real Estate Excise Tax I	5,404	5,696	-	-	-	-	-	-	11,100
Total:	5,404	5,696	-	-	-	-	-	-	11,100
Fund Appropriations / Allocations¹	LTD Actuals	2021 Revised	2022	2023	2024	2025	2026	2027	Total
REET I Capital Fund	5,404	5,696	-	-	-	-	-	-	11,100
Total:	5,404	5,696	-	-	-	-	-	-	11,100

O&M Impacts: N/A

¹Funds are appropriated through the Adopted Budget at the Budget Summary Level. All Amounts shown above are in thousands of dollars

Seattle Police Facilities

Project No:	MC-FA-PFACNPCT	BSL Code:	BC-FA-PSFACPOL
Project Type:	Ongoing	BSL Name:	Publ Safety Facilities Police
Project Category:	New Investment	Location:	Various Police facilities
Current Project Stage:	N/A	Council District:	Citywide
Start/End Date:	N/A	Neighborhood District:	Not in a Neighborhood District
Total Project Cost:	N/A	Urban Village:	Not in an Urban Village

This ongoing project preserves or extends the useful life or operational capacity and provides for improvements to FAS-owned Police facilities including, but not limited to, the East Precinct, the North Precinct, the West Precinct, the Mounted Patrol Facility, the Harbor Patrol Facility, and the K-9 Facility. Typical work may include, but is not limited to, upgrades to heating, ventilation, air conditioning upgrades, equipment replacement, siting, pre-design, test-to-fit analyses, and structural assessments and repairs. These improvements support police service by extending the operational life of old police facilities, complying with regulatory requirements, or addressing capacity problems.

Resources	LTD Actuals	2021 Revised	2022	2023	2024	2025	2026	2027	Total
Real Estate Excise Tax I	4,985	-	-	-	-	-	-	-	4,985
Total:	4,985	-	-	-	-	-	-	-	4,985
Fund Appropriations / Allocations¹	LTD Actuals	2021 Revised	2022	2023	2024	2025	2026	2027	Total
REET I Capital Fund	4,985	-	-	-	-	-	-	-	4,985
Total:	4,985	-	-	-	-	-	-	-	4,985

O&M Impacts: N/A

¹Funds are appropriated through the Adopted Budget at the Budget Summary Level. All Amounts shown above are in thousands of dollars

Seismic Improvements

Project No:	MC-FA-SEISMIC	BSL Code:	BC-FA-GOVTFAC
Project Type:	Discrete	BSL Name:	General Government Facilities - General
Project Category:	Improved Facility	Location:	Multiple
Current Project Stage:	Stage 2 - Initiation, Project Definition, & Planning	Council District:	Multiple
Start/End Date:	2022 - 2022	Neighborhood District:	Multiple
Total Project Cost:	\$350	Urban Village:	Multiple

This project funds FAS's capital work efforts towards assessing, restoring, and upgrading the seismic stability of the City's building portfolio.

Resources	LTD Actuals	2021 Revised	2022	2023	2024	2025	2026	2027	Total
Real Estate Excise Tax I	-	-	350	-	-	-	-	-	350
Total:	-	-	350	-	-	-	-	-	350

Fund Appropriations / Allocations ¹	LTD Actuals	2021 Revised	2022	2023	2024	2025	2026	2027	Total
REET I Capital Fund	-	-	350	-	-	-	-	-	350
Total:	-	-	350	-	-	-	-	-	350

O&M Impacts: Not applicable.

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SLIM Replacement

Project No:	MC-FA-SLIMREPL	BSL Code:	BC-FA-A1IT
Project Type:	Discrete	BSL Name:	Information Technology
Project Category:	New Investment	Location:	700 5th AVE
Current Project Stage:	Stage 5 - Execution (IT Only)	Council District:	Multiple
Start/End Date:	2015 - 2018	Neighborhood District:	Multiple
Total Project Cost:	\$4,700	Urban Village:	Multiple

The Seattle License Information System (SLIM) manages the issuance and renewal of business licenses and the collection of revenue from fees and taxes. SLIM is now outdated and can no longer adequately meet the needs of expanding business license, tax collection, and enforcement processes and needs to be upgraded. Recommendations for a SLIM replacement will be considered as the Multi-City Business License and Tax Portal project is implemented.

Resources	LTD Actuals	2021 Revised	2022	2023	2024	2025	2026	2027	Total
CRS Misc Revenues	-	-	4,000	-	-	-	-	-	4,000
General Fund	-	400	-	-	-	-	-	-	400
Property Sales and Interest Earnings	271	129	-	-	-	-	-	-	400
Total:	271	529	4,000	-	-	-	-	-	4,800
Fund Appropriations / Allocations¹	LTD Actuals	2021 Revised	2022	2023	2024	2025	2026	2027	Total
General Fund	-	400	-	-	-	-	-	-	400
Unrestricted Cumulative Reserve Fund	271	129	4,000	-	-	-	-	-	4,400
Total:	271	529	4,000	-	-	-	-	-	4,800

O&M Impacts: N/A

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