

CITY OF SEATTLE

RESOLUTION _____

..title

A RESOLUTION relating to Council direction on budget and other matters related to the North Precinct capital project (A1PS107).

..body

WHEREAS, the state of Washington assigns to charter cities the obligation to provide a chief law enforcement officer (RCW 35A.12.020), and The City of Seattle Charter Article VI, Section 5 has accordingly charged the Chief of Police with the duty of maintaining the peace and quiet of the City; and

WHEREAS, the Seattle Police Department’s North Precinct serves approximately 280,000 residents of Seattle, who represent over 40 percent of the City of Seattle’s population, plus students, in-district hospital visitors, workers, local businesses, and customers; all living, working, and recreating in Council Districts 4, 5, and 6; and

WHEREAS, of the service calls that the Seattle Police Department receives citywide, approximately 30 percent are received from North Seattle; and

WHEREAS, the police officers from the North Precinct respond to a variety of emergencies, including the tragic Café Racer mass shooting in the Roosevelt neighborhood in May 2012; and

WHEREAS, the existing North Precinct facility opened over thirty years ago in 1984 and was intended to house 154 staff; and

WHEREAS, the 1998 Seattle Police Department Long-Range Facilities Plan from the former City of Seattle Executive Services Department noted 18 years ago that the North Precinct facility was at that time already overcrowded by 30 percent; and

1 WHEREAS, the existing North Precinct currently houses 254 staff, which is 65 percent over its
2 designed capacity; and

3 WHEREAS, aspects of the existing North Precinct have been repurposed, such as converting the
4 community room into a locker room, to address overcrowding; and

5 WHEREAS, a 2002 analysis by consulting architects and City staff from the Seattle Police
6 Department, Seattle Public Utilities, and the former Fleets and Facilities Department
7 determined that the existing facility could only accommodate limited expansion at the
8 current site; and

9 WHEREAS, consulting architects provided further predesign studies in 2007 and 2012 updating
10 the space and cost needs related to construction of a new North Precinct facility; and

11 WHEREAS, fire, rescue, and police facilities are essential facilities that are required by the
12 Seattle Building Code to be built to allow first responders to operate during and after a
13 9.0 magnitude earthquake. The North Precinct is the only precinct located north of the
14 Lake Washington Ship Canal and the precinct facility would operate as a stand-alone
15 Precinct Area Command with spaces intended to function in the event of a major
16 citywide disaster; and

17 WHEREAS, the proposed North Precinct facility will play an important role in fulfilling
18 conditions of the federal consent decree entered into by The City of Seattle in 2012, by
19 providing training space to be used by police officers citywide in order to accommodate
20 new training requirements for a more accountable police force and community meeting
21 space that allows police and the community to interact with each other and build
22 relationships; and

1 WHEREAS, as a result of the federal consent decree entered into by The City of Seattle in 2012,
2 the Seattle Police Department conducts five times the amount of training compared to the
3 years preceding the imposition of the federal consent decree; and

4 WHEREAS, the Seattle Police Department shall continue to provide training to its officers at or
5 above the current rate even after The City of Seattle has achieved substantial compliance
6 with the federal consent decree; and

7 WHEREAS, the proposed North Precinct facility design includes space accessible to the public
8 both in the interior and exterior of the facility, including a community meeting space with
9 a large lobby. The exterior public use elements of the facility are designed for public use
10 consistent with the federal consent decree’s statement that “[e]ffective and constitutional
11 policing requires a partnership between the Police Department, its officers, community
12 members, and public officials”; and

13 WHEREAS, the Seattle Police Department is committed to utilizing the City’s Racial Equity
14 Toolkit on the design and programmatic spaces of the building in order to construct a
15 facility that meets the spirit of the federal consent decree’s statement above and promotes
16 community trust and engagement, particularly from communities of color that are
17 disproportionately impacted by policing; and

18 WHEREAS, as indicated in the City’s Memorandum of Understanding entered into with the
19 United States Department of Justice as part of the consent decree, “SPD needs strong
20 community relationships and sustainable dialogue with Seattle’s diverse communities to
21 ensure constitutional and bias-free policing, to closely interact with the community to
22 resolve neighborhood problems, and to increase community confidence in the

1 Department,” all of which are assisted, in part, by the public-space elements of the North
2 Precinct design; and

3 WHEREAS, by unanimous Council action in 2013, land for the North Precinct project was
4 acquired pursuant to Ordinances 124387, 124390, and 124391; and

5 WHEREAS, in 2015, the Council approved a total project cost estimate of \$160.2 million, which
6 included \$14.3 million for land acquisition, \$145.1 million for the construction and
7 design of the facility, and \$800,000 for public art; and

8 WHEREAS, in addition to land acquisition costs, the City has expended approximately \$4.5
9 million through July 2016 in design, consultant, and other costs; and

10 WHEREAS, the Department of Finance and Administrative Services (FAS) and the City Budget
11 Office (CBO) have projected that delay of this project will cost the taxpayers of Seattle
12 approximately \$500,000 per month of delay; and

13 WHEREAS, FAS has indicated that the design of the new North Precinct is at 60 percent design;
14 and

15 WHEREAS, the North Precinct project used an independent third-party cost estimator to
16 independently verify the cost estimates of the General Contractor/Construction Manager.
17 This independent verification work, completed at the end of the design development
18 phase for the North Precinct project, resulted in a value engineered reduction of over \$18
19 million in the scope of the project; and

20 WHEREAS, further value engineering that occurred in 2016 at the request of Councilmembers
21 identified an additional \$11 million in cost savings, leading to a revised total project cost
22 estimate of \$149 million for the North Precinct project; and

1 WHEREAS, it is anticipated that the facility will have a life expectancy of 50 years and meet the
2 operational needs of the Seattle Police Department for many years to come; and

3 WHEREAS, the City is committed to providing the 280,000 residents of North Seattle with an
4 effective and efficient precinct that will accommodate population growth and associated
5 public safety needs of the community over the next 50 years and that is responsive to the
6 needs of all communities, including underrepresented communities, and that is mindful of
7 the cost impact to the City's General Fund; NOW, THEREFORE,

8 **BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SEATTLE, THE**
9 **MAYOR CONCURRING, THAT:**

10 Section 1. In November 2016, the Council intends to appropriate funding for the North
11 Precinct project and approve a total project cost estimate as part of the 2017-2022 Capital
12 Improvement Program. The Department of Finance and Administrative Services (FAS) shall
13 regularly engage an independent third party cost estimator throughout the design process in order
14 to help ensure that the North Precinct project costs are accurate and reasonable; all independent
15 third party cost estimators shall be selected in consultation with the Council. Specifically, as it
16 did at the end of the design development phase of the project, FAS shall engage an independent
17 third-party cost estimator after the design team completes its 60 percent Construction Documents
18 submittal, in order to verify cost assumptions by the General Contractor/Construction Manager
19 (GC/CM), correct cost models as needed, and align material and labor costs. The GC/CM cost
20 estimate should be within range of the third-party cost estimator's cost estimate and costs must
21 be aligned before the project proceeds. The same cost reconciliation process shall be undertaken
22 when the design team completes its 90 percent Construction Documents submittal, in order to

1 reach the final estimates that will be used to negotiate and set the price for the construction
2 contract with the GC/CM.

3 Section 2. FAS shall, with the assistance of the Seattle Office for Civil Rights,
4 Department of Neighborhoods, and Seattle Police Department, engage in a full Racial Equity
5 Toolkit (RET) analysis of the facility’s design and operations, including the interior and exterior
6 building design for all planned programmatic aspects of the facility, pursuant to the City's Race
7 and Social Justice Initiative (RSJI) and consistent with Council Resolution 31164 (2009), which
8 directed City Departments to use available tools to assist in the elimination of racial and social
9 disparities. In conducting the RET analysis, FAS shall solicit community perspectives from the
10 North Precinct service area’s various demographic groups, including but not limited to
11 historically underrepresented populations, vulnerable populations, those most likely to interact
12 with the police, those historically disproportionately impacted by police action, and those most
13 likely to be victims of crime. FAS shall provide the Gender Equity, Safe Communities and New
14 Americans Committee with a report of its intended community engagement plan. The RET
15 analysis should be completed by October 3, 2016. The results of the RET analysis shall be
16 provided to the Gender Equity, Safe Communities and New Americans Committee upon
17 completion. The results of the RET analysis will help to inform the Council’s decision on what is
18 the appropriate total project cost of the North Precinct project in the 2017-2022 Capital
19 Improvement Program.

20 Section 3. The North Precinct facility is a valuable opportunity to build stronger
21 community-police partnerships through the provision of inviting public spaces that encourage
22 positive police-community interactions. Accordingly, the project design should retain common
23 public areas and community amenities; provided, that the RET analysis described in Section 2

1 may inform the project design and programmatic features of any public space, including review
2 of community priorities for use of those public spaces.

3 Section 4. The design of the new North Precinct facility includes a training facility that
4 will be used by all members of the Seattle Police Department. The training facility is a critical
5 component of ensuring that police officers are properly trained to respond to emergencies, such
6 as the 2012 Café Racer mass shooting, and in constitutional policing, including de-escalation and
7 bias-free policing. Accordingly, the project design should retain training facilities, although
8 completion of basement facilities may be deferred if necessary to remain within budget.

9 Section 5. It is expected that the project will retain the planned construction start date of
10 April 2017. FAS shall, at the earliest point in time, report to the Gender Equity, Safe
11 Communities and New Americans Committee if any delay is anticipated for any reason.

12 Section 6. FAS shall provide regular briefings on project progress for the North Precinct
13 to the Gender Equity, Safe Communities and New Americans Committee. In addition, FAS shall
14 provide written North Precinct Monthly Progress Reports to the City Council; the reports shall
15 include information on the current project status, design and community engagement efforts and
16 outcomes, a detailing of life-to-date expenditures, the most recent total project cost estimate with
17 explanation of any changes since the last report, and budget risk issues.

18 Section 7. The City of Seattle finds itself in the midst of a housing affordability crisis.
19 One of the recommendations made by the Housing Affordability and Livability Advisory
20 Committee was to identify opportunities for City-owned property to be surplus and used either
21 by the Office of Housing or a non-profit housing developer to increase the stock of affordable
22 housing in the City. Accordingly, it is the City Council's intent to use the current site, or to

1 appropriate all proceeds from the sale of the land or building where the current North Precinct is
2 located if the site is surplus, to further meet the City's affordable housing needs.

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