



Seattle Police Department New North Precinct Station Update May 2013

Mayor, Council Signal Intent to Site and Build New Police Station for North Precinct

The existing North Precinct Police Station, built in 1984 to house 154 staff and now home to 254, is badly overcrowded and there is insufficient space to adequately expand it on its current site. Last September as part of the budgeting process, the Mayor proposed doing the planning required in 2013 to acquire land for a new station in 2014. The City Council accepted the Mayor's proposal and accelerated the schedule by moving funding from 2014 to 2013 to support activities related to planning and site acquisition.

The Council action also set a move-in target date of 2016, while acknowledging the concerns of the Department of Finance and Administrative Services (FAS) that this target date is not achievable. FAS, which is managing this project, is committed to doing everything within its power to accelerate this process as much as possible and its work will run on two parallel tracks in 2013:

- **Site acquisition.** FAS' best opportunity to accelerate the schedule is tied to the work required to select and purchase a site by December 2013. This involves talking with property owners of potential sites; starting due diligence (assessing site environmental conditions; appraising the site and conducting a title search); and evaluating whether a potential site can accommodate planned structures.
- **Predesign.** The other opportunity to accelerate FAS' approach is to bring an architecture and engineering design team on board in 2013 so building predesign can begin this year, instead of waiting for purchase of an actual site.

To further accelerate the schedule, the facility will be constructed under the GC/CM process (general contractor/construction manager selected early in design process vs. traditional design-bid-build). Once a site has been selected and FAS understands the scope of any site contamination and cleanup, FAS will be able to provide an estimated project completion date. Planned community meetings/events and opportunities for public input will be announced after the schedule is firmed up.

Facility Plan and Budget

The City plans to build a new facility with a multistory parking structure at a different location than the current northend station near North Seattle Community College. FAS will oversee the site acquisition and construction of the new station. FAS' 2013-2014 budget includes \$18.3 million to pay for site selection, due diligence and land acquisition

for a new facility. Because the site itself impacts design and construction costs, the City does not yet have a firm estimate for what it will cost to build this new facility and a funding source beyond 2014 will be identified in the 2015/2016 budget process. Spending in 2013 and 2014 is covered largely by long-term general obligation bonds.

FAS is working closely with the Seattle Police Department to understand how the department wishes to operate in a new facility, how much land is needed, and what kind of space is required for current and future needs. The preliminary plans for a new North Precinct Station, which will be reviewed and confirmed, call for:

- A 60,000+ square foot building with a useful life of 30 to 50 years that will accommodate up to 370 officers and civilian staff.
- A building constructed to essential facility standards capable of withstanding an earthquake load higher than most buildings. These design specifications affect most components of a building to ensure an essential facility remains operable after an earthquake.
- Community meeting space that also can be used as an operations center in case of a disaster.
- On-site, multistory parking for patrol cars, visitors and staff.
- A location that offers good access to I-5, north-south and east-west arterials, proximity to areas of high police activity, and quality radio reception.

The City will decide what to do with the old station through its normal property disposition process.

For project updates and information, visit www.seattle.gov/northprecinctstation