

ORDINANCE No. 118098

COUNCIL BILL No. 11185

Council Bill No. 11185. AN ORDINANCE relating to the Seattle Center Department; reducing and increasing appropriations and modifying certain Seattle Center Redevelopment projects funded in part by the proceeds of a special property tax levy approved by the voters in May 1991, and abrogating one position, all upon a three-fourths vote of the City Council

The City of Seattle--Lo

REPORT OF C

Honorable President:

Your Committee on _____

to which was referred the within Council Bill No. _____ report that we have considered the same and respectfully

3/27/96 Parks, Public Grounds

Full Council

COMPTROLLER FILE No. _____

Introduced: <u>MAR 2 5 1996</u>	By: DONALDSON
Referred: <u>MAR 2 5 1996</u>	To: PARKS, PUBLIC GROUNDS AND RECREATION COMMITTEE
Referred:	To:
Referred:	To:
Reported: <u>APR 1 - 1996</u>	Second Reading: <u>APR 1 - 1996</u>
Third Reading: <u>APR 1 - 1996</u>	Signed: <u>APR 1 - 1996</u>
Presented to Mayor: <u>APR 2 - 1996</u>	Approved: <u>APR 9 1996</u>
Returned to City Clerk: <u>APR 9 1996</u>	Published: <u>Little</u>
Vetoed by Mayor:	Veto Published:
Passed over Veto:	Veto Sustained:

No Disk

Committee

The City of Seattle--Legislative Department

Date Reported
and Adopted

REPORT OF COMMITTEE

Honorable President:

Your Committee on _____

to which was referred the within Council Bill No. _____

report that we have considered the same and respectfully recommend that the same:

3/27/16 Parks, Public Grounds & Recreation 3-0 Do Pass

Full Council vote 9-0

Committee Chair

ORDINANCE 118078

1 AN ORDINANCE relating to the Seattle Center Department; reducing and increasing
2 appropriations and modifying certain Seattle Center Redevelopment projects
funded in part by the proceeds of a special property tax levy approved by the
voters in May 1991; and abrogating one position; oil upon a three-fourths vote
of the City Council.

3 WHEREAS, the Seattle City Council on July 25, 1990, by Resolution 28210, adopted
4 the Seattle Center 2000 Master Plan and by Ordinance 115593 on March 25,
1991, approved the Seattle Center 2000 Plan - Phase I; and

5 WHEREAS, the citizens of Seattle on May 28, 1991, by approving a special property
6 tax levy, provided for certain improvements at Seattle Center pursuant to the
Seattle Center 2000 Plan - Phase I; and

7 WHEREAS, to reflect changed conditions, the Seattle City Council has amended the
8 Seattle Center 2000 Plan - Phase I by Ordinances 115844, 116179, 116457,
116848, 117275, 117545, and 117889; and

9 WHEREAS, the Seattle Center Department has recommended and the Seattle Center
10 Advisory Commission has approved additional changes to the Seattle Center
2000 Plan - Phase I to reflect changed conditions; Now, Therefore,

11 BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

12 **Section 1. Findings.** The City Council makes the following findings:

13 a. At the time of the 1991 Proposition One Levy, the future status of the
14 Coliseum was uncertain, due to a proposal to build a new arena south of the
15 Kingdome. For this reason, the Coliseum Improvements project was limited to
16 improvements designed to maintain the operational integrity of the building pending
17 longer-term decisions about the facility.

18 b. In 1992, the original scope of the Coliseum Improvements Project was
19 changed to include a feasibility study of renovating the Coliseum. This study
20 established that it was possible to create a larger capacity arena within the original
21 building footprint, and was a critical step toward the renovation of the Coliseum.

22 c. Additional modifications are required to the renovated Seattle Center
23 Coliseum (now known as "KeyArena") in order to address operational issues
24 encountered in the first months of building operation.
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d. There is sufficient available fund balance in the Seattle Center account of the Seattle Center Redevelopment and Parks Community Center Fund to add \$750,000 to the budget of the Coliseum Improvements project.

e. An increase in the budget of the Coliseum Improvements of \$750,000 is consistent with the allocation of Levy funds to other major Seattle Center facilities, is consistent with the economic importance of the Coliseum ("KeyArena") to Seattle Center, and is consistent with an earlier City Council-approved change which funded a study of the feasibility of renovating the Coliseum.

f. The Seattle Center has obtained sufficient portable fencing to meet current needs, and the remaining balance in the Site Fencing project should be made available for other capital purposes consistent with the Seattle Center 2000 Plan - Phase I.

g. Ordinance 115844 established the Seattle Center Advisory Commission as the official Citizen Oversight Committee for the Seattle Center Levy and the implementation of the Seattle Center 2000 Plan - Phase I. In its February 1, 1996 meeting, the Seattle Center Advisory Commission voted its approval of the following actions: (1) to add \$750,000 from available levy fund balance to the Coliseum Improvements project; (2) to reduce the scope of the Site Fencing project and transfer the remaining balance in that project to the Miscellaneous Site Improvements project.

h. The Seattle Center and the City Council's Parks, Public Grounds, and Recreation Committee have reviewed the requested changes in Seattle Center levy-funded project budgets according to the Project Modification Criteria set forth in the Seattle Center Redevelopment Cooperation Agreement authorized by Ordinance

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115593 and have found the proposed changes to be consistent with the Seattle Center 2000 Master Plan and to warrant the 1996 budget changes specified below:

1. Coliseum Improvements (S9103) - Increase \$750,000;
Revised Budget - \$2,140,000.
2. Site Fencing (S9125) - Reduce \$43,995;
Revised Budget - \$0.
3. Miscellaneous Site Improvements (S9119) - Increase \$43,995;
Revised Budget - \$833,595.

An evaluation of the requested budget changes according to the Project Modification Criteria is included as Attachment A to this Ordinance.

Section 2. As requested by the Seattle Center Director and recommended by the Mayor, the scope of work for two Levy-funded projects are revised as follows:

- a. The Coliseum Improvements project (S9103) scope of work is expanded to include modifications to the renovated Coliseum ("KeyArena") to correct operational issues encountered in the first months of building operation.
- b. The Site Fencing project (S9125) scope of work, previously reduced by Ordinance 116453, is further reduced to include only the purchase of portable fencing for temporary use at entry points on the grounds, and elsewhere on the grounds, as needed.

Section 3. As requested by the Director of the Seattle Center and recommended by the Mayor, Seven Hundred and Fifty Thousand Dollars (\$750,000) is hereby appropriated from the Seattle Center Redevelopment and Parks Community Center Fund, Seattle Center Subaccount, to the Coliseum Improvements project (S9103).

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Section 4. As requested by the Director of the Seattle Center and recommended by the Mayor, the unexpended and unencumbered amount listed herein is hereby reduced from the budgeted appropriations for the following project in the Seattle Center Redevelopment and Parks Community Center Fund, Seattle Center Subaccount:

<u>Project</u>	<u>SFMS</u>	<u>Reduction</u>
Site Fencing	S9125	\$43,995

Section 5. As requested by the Seattle Center Director, and recommended by the Mayor, the unexpended and unencumbered amount listed herein is hereby reappropriated to the following project in the Seattle Center Redevelopment and Parks Community Center Fund, Seattle Center Subaccount:

<u>Project</u>	<u>SFMS</u>	<u>Reappropriation</u>
Miscellaneous Site Improvements	S9119	\$43,995

Section 6. The Director of Seattle Center is authorized, upon compliance with State laws and City ordinances, to proceed with the preconstruction and construction activities.

Section 7. Due to the winding down of the Seattle Center levy construction program, the following position is abrogated in the Seattle Center Department, effective April 30, 1996:

<u>TITLE</u>	<u>SFMS</u>	<u>Pocket No.</u>	<u>FTE</u>
Administrative Specialist II	S5100	016425	1.0

Section 8. Any act consistent with the authority and prior to the effective date of this ordinance is hereby ratified and confirmed.

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Section 9. The foregoing appropriation is made to meet actual necessary expenditures of the City for which no appropriation has been made due to causes which could not reasonably have been foreseen at the time of the adoption of the 1996 Budget.

Section 10. This ordinance shall take effect and be in force thirty (30) days from an.d after its approval by the Mayor, but if not approved and returned by the Mayor within ten (10) days after presentation, it shall take effect as provided by Municipal Code Section 1.04.020.

Passed by a three-fourths vote of all the members of the the City Council the 1 day of April, 1996, and signed by me in open session in authentication of its passage this 1 day of April, 1996.

Jan Drago
President _____ of the City Council

Approved by me this 9 day of April, 1996.

Norman Rice
Mayor

Filed by me this 9 day of April, 1996.

Judith E. Pappan
City Clerk

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March 21, 1996

The Honorable Jan Drago
President, Seattle City Council
1100 Municipal Building
Seattle, Washington 98104

Via: Mayor's Office

Attention: Tom Tierney, Director
Office of Management and Planning

Subject: LEGISLATION AUTHORIZING CHANGES IN THE BUDGET AND
SCOPE OF CERTAIN SEATTLE CENTER LEVY-FUNDED
REDEVELOPMENT PROJECTS

Dear Councilmember Drago:

The attached legislation authorizes changes in scope and/or budget of three redevelopment projects funded by the 1991 Seattle Center Levy. The legislation takes two basic actions: (1) makes an increase in the scope and budget of the Coliseum Improvements project, and (2) reduces the scope of the Site Fencing project and transfers the remaining balance in this project to the Miscellaneous Site Improvements project.

The above recommended actions have been reviewed and approved by the Seattle Center Advisory Commission in its role as the officially designated citizens advisory committee for the Seattle Center Levy program. These proposed changes have also been reviewed according to the project modification criteria (ordinance Attachment A) in accordance with the legislation which authorized the Levy program.

The first action of this legislation appropriates \$750,000 in available fund balance in the Levy fund to the Coliseum Improvements project. This appropriation provides funding for modifications in the renovated Coliseum (KeyArena) which have been identified in the first months of building operation as necessary for the new building to operate in accordance with Seattle Center and client expectations. Modifications include improvements to lighting, electrical systems, video and sound systems, fire and intrusion alarm systems, seating, and suite sightlines.

The existence of available fund balance, as noted in the last two semi-annual reports on the Levy program, is primarily due to interest earnings in excess of projections. The renovation of the Coliseum has contributed significantly to the available fund balance, because the State allowed Coliseum renovation

305 Harrison Street
Seattle, WA
98109-4695

Virginia Anderson
Director
Norman B. Rice
Mayor

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The Honorable Jan Drago
March 21, 1996
Page 2

expenses to be included for the purposes of receiving the 25% State match for Seattle Center redevelopment. This enabled the Center to receive the \$8.5 million in State matching funds significantly earlier than originally projected.

At the time of the 1991 Levy, the future status of the Coliseum was uncertain due to a proposal to build a privately-developed arena south of the Kingdome. For this reason, the Coliseum project in the Levy program was limited to maintaining the operational integrity of the building pending longer-term decisions about the facility. In 1992, the scope of the Coliseum Levy project was changed to include a feasibility study for a major renovation of the Coliseum. This study was a critical step leading up to the actual renovation of the Coliseum. This legislation further amends to scope of the project to include modifications to the renovated Coliseum.

The second action of this legislation reduces the scope of the Site Fencing project and transfers the remaining balance of \$43,995 to the Miscellaneous Site Improvements project. In 1992, the Site Fencing project was reduced from \$202,000 to \$56,000, as we reevaluated our fencing needs. At that time, the scope of the project was reduced from a grounds-wide fencing system to portable gating installations for major entry points. The Center recommends a further reduction in scope to include only the purchase of portable fencing sufficient for temporary use at major entry points, and elsewhere on the grounds, as needed. Sufficient fencing for this purpose has been purchased with Site Fencing project funds. We do not have the need or the storage space to keep additional portable fencing on hand. The remaining balance in the Site Fencing project is thus available for other redevelopment purposes.

Changes in the Seattle Center Levy program have been made periodically to reflect changed conditions. This is the eighth such piece of change legislation since the Levy program began in 1991. As Seattle Center moves towards completion of the Levy program by the end of 1996, in keeping with the original schedule, I anticipate there will be other changes in project budgets and scopes which we will be proposing to the Seattle Center Advisory Commission and the City Council.

If you would like any additional information regarding this legislation, please call Ned Dunn at 684-7212.

Sincerely,


Virginia Anderson

Attachments

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Attachment A

PROJECT MODIFICATION CRITERIA

March 18, 1996

A. How will the proposed modification affect public expectations of the project?

Coliseum Improvements -- The proposed budget increase will provide funding for modifications to address operational issues which have come to light in the first months of building operation. This will reinforce the public's perception of the renovated Coliseum (KeyArena) as a new, state-of-the-art facility which works well for the public and clients alike.

Site Fencing -- No impact. Over the last several years, the Seattle Center has been removing fences and gates and making the campus more open. The grounds are only fenced for gated events. This will continue as before.

Miscellaneous Site Improvements -- No impact.

B. How will the proposed change impact entertainment, recreational, and educational opportunities for the public at Seattle Center?

Coliseum Improvements -- The proposed budget increase will enhance the operation of the KeyArena, the largest public assembly facility on the Seattle Center campus.

Site Fencing -- No impact. Over the last several years, the Seattle Center has been removing fences and gates and making the campus more open. The grounds are only fenced for gated events. This will continue as before.

Miscellaneous Site Improvements -- No impact.

C. How will the proposed change enhance the safety, comfort and accessibility of the visitors and staff at the Seattle Center?

Coliseum Improvements -- The proposed budget increase will provide funding for modifications to address operational issues which have come to light in the first months of building operation, improving the experience of staff, clients, and

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visitors alike. Improvements to lighting, alarm systems, and seating will improve both visitor comfort and safety.

Site Fencing -- No impact. Over the last several years, the Seattle Center has been removing fences and gates and making the campus more open. The grounds are only fenced for gated events. This will continue as before.

Miscellaneous Site Improvements -- No impact.

D. How will the proposed change affect operating and maintenance costs for the project element? How will the proposed modification improve the ability to maintain the facility?

Coliseum Improvements -- The proposed budget increase will provide funding for modifications to address operational issues which have come to light in the first months of building operation. This will result in improvements in building operation, and could lead to some efficiencies in operation and maintenance.

Site Fencing -- No impact.

Miscellaneous Site Improvements -- No impact.

E. Will the proposed change create additional disruption to existing programs?

Coliseum Improvements -- No. Work in the building will be accomplished during non-event periods.

Site Fencing -- No impact.

Miscellaneous Site Improvements -- No impact.

F. How is the proposed change expected to effect revenues and attendance at the affected facility?

Coliseum Improvements -- The proposed budget increase will provide funding for modifications to address operational issues which have come to light in the first months of building operation. Improvements in safety and comfort will enhance the visitor experience and promote attendance. Improvements in suite

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Project Modification Criteria
March 18, 1996
Page 3

sightlines will encourage increased attendance in suites and enhance the value of the suites to current and prospective tenants. Suites are an important source of revenue for paying the mortgage on the building renovation.

Site Fencing -- No impact.

Miscellaneous Site Improvements -- No impact.

modcrit2.doc

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ORDINANCE _____

AN ORDINANCE relating to the Seattle Center Department; authorizing the execution of a lease agreement with Rico Burrito, Inc. for the sale of food in Center House.

fp
CONSOL.DOC
3/8/95

ORDINANCE _____

AN ORDINANCE relating to the Seattle Center Department; authorizing the execution of a lease agreement with Consolidated Restaurants, Inc. dba "Quincy's" and "Steamers" for the sale of food in Center House.

fp
CAFELOC.DOC
3/6/95

ORDINANCE _____

AN ORDINANCE relating to the Seattle Center Department; authorizing the execution of a lease agreement with Cafe Loc, Inc. for the sale of food in Center House.

AN ORDINANCE relating to the Seattle Center Department; authorizing the execution of an Agreement with Northwest Folklife in connection with The City's sponsorship of Northwest Folklife Festivals for the years 1996 through 2000.

ORDINANCE _____

AN ORDINANCE relating to the Seattle Center Department; reducing and increasing appropriations and modifying certain Seattle Center Redevelopment projects funded in part by the proceeds of a special property tax levy approved by the voters in May 1991; and abrogating one position; all upon a three-fourths vote of the City Council.

Theresa -

*For referral to Parks
Titles only. Jxx!*

Kym Allen

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TIME AND DATE STAMP

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[Handwritten Signature]

FOR CITY COUNCIL PRESIDENT USE ONLY

COMMITTEE(S) REFERRED TO: _____

PRESIDENT'S SIGNATURE

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STATE OF WASHINGTON - KING COUNTY

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-ss.

City of Seattle, City Clerk

No. ORDINANCE 11

Affidavit of Publication

The undersigned, on oath states that he is an authorized representative of The Daily Journal of Commerce, a daily newspaper, which newspaper is a legal newspaper of general circulation and it is now and has been for more than six months prior to the date of publication hereinafter referred to, published in the English language continuously as a daily newspaper in Seattle, King County, Washington, and it is now and during all of said time was printed in an office maintained at the aforesaid place of publication of this newspaper. The Daily Journal of Commerce was on the 12th day of June, 1941, approved as a legal newspaper by the Superior Court of King County.

The notice in the exact form annexed, was published in regular issues of The Daily Journal of Commerce, which was regularly distributed to its subscribers during the below stated period. The annexed notice, a

CT:OT 118077-118079

was published on

04/12/96

The amount of the fee charged for the foregoing publication is the sum of \$ amount has been paid in full.

Subscribed and sworn to before me on

04/12/96

Notary Public for the State of Washington, residing in Seattle



Affidavit of Publication

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