

#1
CB 117471

Peyer
FAS MOB Roof Proviso Lift ORD
April 17, 2012
Version #3

CITY OF SEATTLE
ORDINANCE _____
COUNCIL BILL 117471

AN ORDINANCE relating to the Department of Finance and Administrative Services Mutual and Offsetting Benefit (MOB) properties; removing a budget proviso that restricts the expenditure of appropriations in the 2012 Budget for roof repairs on six MOB properties; and authorizing the carry forward of appropriated funds for their stated purpose until the roof-repair projects are completed or the funds are otherwise abandoned.

WHEREAS, the City of Seattle's Department of Finance and Administrative Services (FAS) is landlord to numerous City-owned properties located throughout Seattle; and

WHEREAS, several FAS-managed properties are leased to long-term tenants that have operated under Mutual and Offsetting Benefit (MOB) agreements for many years, providing public services to offset portions of rent due to the City; and

WHEREAS, the City currently leases six properties to MOB tenants, including: the Northwest Senior Center, South Park Area Redevelopment Committee, Teen Parent Home, Central Areas Senior Center, Central Area Motivation Program, and Southeast Health Clinic; and

WHEREAS, the facilities that house these six MOB tenants are in need of roof repairs and other repairs in order to remain tenantable; and

WHEREAS, the 2012 Adopted Budget includes a proviso limiting expenditures on all but \$500,000 of a \$1.9 million appropriation to fix the roofs of the City's MOB properties; and

WHEREAS, City Council issued a Statement of Legislative Intent (SLI 58-1-A-2) that called for FAS to provide a detailed assessment of non-roof related repairs also needed to keep the buildings tenantable; and

WHEREAS, on April 2, 2012, the Executive provided a report that fully complied with the first part of SLI 58-1-A-2 and now wishes to move forward with the work needed to repair the roofs at the MOB facilities; and

WHEREAS, roofing repairs can only occur within certain windows of time due to weather conditions, and the roof work on the MOB properties may carry into 2013, requiring that appropriation authority carry forward beyond the current year; NOW, THEREFORE,

BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

Section 1. The restrictions imposed by the following budget proviso, which limit spending on the following item, are removed because the conditions set forth in the proviso have been satisfied and they are no longer restricted for any purpose, including those set forth in Subsection 1c of Ordinance 123758.

Item	Department	Green Sheet	Proviso	Budget Control Level
1.0	Finance and Administrative Services	58-2-A-1	“No more than \$500,000 appropriated in the 2012 budget for the Department of Finance and Administrative Services’ Facility Services BCL may be spent for replacing roofs of mutual and offsetting benefit properties until authorized by future ordinance. Council anticipates that such authority will not be granted until the first report requested in Statement of Legislative Intent 58-1-A is provided to Council.”	Facility Services BCL

Section 2. Unspent funds authorized by the removal of the budget proviso in Section 1 above shall carry forward to subsequent years until they are exhausted or abandoned by ordinance.

Section 3. This ordinance shall take effect and be in force 30 days after its approval by the Mayor, but if not approved and returned by the Mayor within ten days after presentation, it shall take effect as provided by Seattle Municipal Code Section 1.04.020.

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Passed by the City Council the ____ day of _____, 2012, and
signed by me in open session in authentication of its passage this
____ day of _____, 2012.

President _____ of the City Council

Approved by me this ____ day of _____, 2012.

Michael McGinn, Mayor

Filed by me this ____ day of _____, 2012.

Monica Martinez Simmons, City Clerk

(Seal)

FISCAL NOTE FOR NON-CAPITAL PROJECTS ONLY

Department:	Contact Person/Phone:	CBO Analyst/Phone:
Finance and Administrative Services	Chris Potter at 386-1576 Dove Alberg at 684-5195	Jennifer Devore 615-1328

Legislation Title: AN ORDINANCE relating to the Department of Finance and Administrative Services Mutual and Offsetting Benefit (MOB) properties; removing a budget proviso that restricts the expenditure of appropriations in the 2012 Budget for roof repairs on six MOB properties; and authorizing the carry forward of appropriated funds for their stated purpose until the roof-repair projects are completed or the funds are otherwise abandoned.

Summary of the Legislation:

This legislation lifts a proviso restricting the expenditure of funds dedicated to repairing the roofs on six City-owned facilities that are leased to tenants operating under Mutual and Offsetting Benefit (MOB) agreements with the Department of Finance and Administrative Services (FAS).

Background

FAS manages several properties that are leased to long-term tenants that have operated under Mutual and Offsetting Benefit (MOB) agreements for many years, providing public services to offset portions of rent due to the City. These facilities are currently occupied by the Northwest Senior Center, South Park Area Redevelopment Committee, Teen Parent Home, Central Areas Senior Center, Central Area Motivation Program, and the Southeast Health Clinic, all of which provide valuable services to the public that offset a portion of the rent they pay to the City. The facilities that house these six MOB tenants are in need of roof repairs and other repairs to keep the facilities tenantable and preserve the City's assets. The 2012 Proposed Budget appropriated \$1.9 million in order to make the roof repairs to the MOB buildings.

As part of the 2012 budget process, the City Council adopted a Statement of Legislative Intent (SLI-58-1-A-2) requesting that FAS provide two reports to the Council related to major maintenance of the City's MOB properties. In addition, the City Council adopted Green Sheet 58-2-A-1 which restricted \$1.4 million of the \$1.9 million appropriated to repair the roofs of FAS-managed MOB facilities until the first report was submitted to Council.

On April 2, 2012, FAS transmitted its response to the first part of the Council's SLI, which called for "a report estimating the cost of repairs needed to building systems, including roofs, to maintain MOB properties in a tenantable condition, and set out options for funding repairs, including, but not limited to, an assessment of eligibility and availability of American Recovery and Reinvestment Act retrofit funds and uncommitted real estate excise tax revenue." With the transmittal of that report on April 2, 2012 (see Exhibit A), FAS would like to proceed with the much-needed repairs on the six MOB facilities.

The second part of SLI 58-2-A-1 calls for “a review of the present MOB situation, policies for MOB leases, and options for MOB facilities, including disposition of the property to current tenants or entities that would ensure that the buildings continue to be leased to organizations providing a public benefit.” Regardless of the outcome of that review, which will be completed and transmitted to the Council by June 30, 2012, the repairs authorized by this legislation need to be made to support the integrity of the MOB facilities and the City’s financial interests in the buildings.

Please check one of the following:

This legislation does not have any financial implications.

This legislation has financial implications.

This legislation will lift a proviso that restricted the expenditure of \$1.4 million of a \$1.9 million appropriation in the 2012 Adopted Budget. It does not, however, appropriate new funds.

Other Implications

a) **Does the legislation have indirect financial implications, or long-term implications?**

Yes. If the MOB facilities are left in disrepair, the City’s financial interest in the buildings could be compromised.

b) **What is the financial cost of not implementing the legislation?**

The MOB facilities will continue to have substandard roofs, experience leaks and potentially cost more to fix in the long run.

c) **Does this legislation affect any departments besides the originating department?**

No.

d) **What are the possible alternatives to the legislation that could achieve the same or similar objectives?**

The City could try to find a buyer of the buildings in their current conditions or alternate funding might be identified in future years. Either way, delays could compromise the structure of the facilities and the City’s financial interests in the properties.

e) **Is a public hearing required for this legislation?**

No

f) **Is publication of notice with *The Daily Journal of Commerce* and/or *The Seattle Times* required for this legislation?**

No

g) **Does this legislation affect a piece of property?**

Yes, it affects FAS-managed properties that are leased to MOB tenants. See Exhibit A

for list of properties.

h) Other Issues:

There is a limited amount of time to do roof repairs on these facilities due to varying weather conditions.

List attachments to the fiscal note below:

Exhibit A: FAS Response to SLI 58-1-A-2



City of Seattle

Mike McGinn, Mayor

Department of Finance & Administrative Services

Fred Podesta, Director

MEMORANDUM

Date: April 2, 2012

To: Councilmember Tim Burgess, Chair,
Government Performance and Finance Committee
Councilmember Nick Licata
Councilmember Sally Clark
Councilmember Mike O'Brien

Via: Beth Goldberg, City Budget Director

From: Fred Podesta, Director
Department of Finance and Administrative Services

Subject: **Response to Statement of Legislative Intent 58-1-A-2
Report from FAS on Major Maintenance of Mutual and Offsetting Benefit
(MOB) Lease Properties**

Summary

This memorandum summarizes the findings of recent Mutual and Offsetting Benefit (MOB) building assessments conducted in response to Statement of Legislative Intent (SLI) 58-1-A-2, which was adopted by the City Council as part of its 2012 budget process. The SLI requests two reports and specifically states: "The first report, which shall be provided by March 31st, shall estimate the cost of repairs needed to building systems, including roofs, to maintain MOB properties in a tenantable condition and shall set out options for funding repairs, including, but not limited to, an assessment of eligibility and availability of American Recovery and Reinvestment Act retrofit funds and uncommitted real estate excise tax revenue." I have provided a more detailed account of the findings in the report attached to this summary. The second report called for by the SLI, which focuses on MOB leases and options for MOB facilities, will be provided by June 30, 2012.

Background

The Department of Finance and Administrative Services' (FAS') 2012 Proposed Budget included \$1.9 million to re-roof six City-owned buildings that house tenants operating under MOB arrangements with the City. These tenants include the Northwest Senior Center, South Park Area Redevelopment Committee (SPARC), Teen Parent Home, Central Area Senior Center (CASC), Central Area Motivation Program (CAMP), and Southeast Health Clinic. During its 2012 budget deliberations, the City Council issued SLI 58-1-A-2, directing the Executive to identify all other non-roof-related repairs needed to maintain these six MOB facilities in a tenantable condition.

Burgess via Goldberg/Podesta
Response to Statement of Legislative Intent 58-1-A-2
March 31, 2012
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FAS subsequently hired ARC Architects to assess the six buildings, identify what critical repairs would be needed, and provide cost estimates for each. For the purpose of the assessment, critical repairs were defined as items that if left unresolved would:

- Cause immediate vacation of the building or area of building;
- Cause an emergency project to be undertaken;
- Result in hazardous egress or other life safety issues; or
- Result in flagrant ADA violations (e.g., lack of access to entry, lack of compliant restroom, etc.)

Non-essential and/or upgrades to existing systems that would extend the life of the asset were not included in the condition assessments. Examples of these types of upgrades would include replacing single pane windows or providing new lenses for light fixtures.

Based on ARC's assessments, we have determined that each of the City's six MOB buildings has one major system failure – the roof – and that other required repairs, such as HVAC and electrical systems that are beyond their useful lives or do not meet current safety standards, will be considerably less expensive to fix. As a result, we believe that a total of \$312,000 would cover critical, non-roof repairs for all six buildings. The building-specific summaries below outline the needed repairs, their respective total costs, and the time that will be required to complete them.

Northwest Senior Center

The majority of the repairs needed at the Northwest Senior Center (located at 5431 32nd Avenue NE) relate to its heating system. The boiler will need to be replaced within the next few years as well as several radiators on the second floor. Beyond these items, several thresholds need to be rebuilt to remove tripping hazards, and some minor electrical work is required to comply with current electrical safety standards. The total project duration for these repairs is approximately six months.

Construction Costs:	\$ 31,000
Design/Permitting/WSST:	\$ 10,000
<hr/> Total Cost of Critical, non-roof Repairs:	\$ 41,000
Total Cost of Re-roof:	\$ 265,000

South Park Area Redevelopment Committee (SPARC)

Similar to the NW Senior Center, the largest repair needed at SPARC (located 8201 10th Avenue South) relates to the heating system—a rooftop unit that will need to be replaced in the next few years. Beyond the HVAC system, there are accessibility and exiting issues that must be resolved in order to provide safe egress, and some minor electrical work that must be addressed to meet fire safety standards. The total project duration for these repairs is approximately six months.

Burgess via Goldberg/Podesta
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Construction Costs:	\$ 33,000
<u>Design/Permitting/WSST:</u>	<u>\$ 11,000</u>
Total Cost of Critical, non-roof Repairs:	\$ 44,000
Total Cost of Re-roof:	\$275,000

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Teen Parent Home

The Teen Parent Home, located 339 22nd Avenue E, will need a new gas furnace within the next few years. Outside of the furnace, there are some minor egress repairs and one signage issue that need to be addressed. The total project duration for these repairs is approximately two months.

Construction Costs:	\$ 23,000
<u>Design/Permitting/WSST:</u>	<u>\$ 8,000</u>
Total Cost of Critical, non-roof Repairs:	\$ 31,000
Total Cost of Re-roof:	\$105,000

Central Area Senior Center (CASC)

The majority of the repairs needed at the CASC building, which is located at 500 30th Avenue South, are electrical in nature. These electrical repairs range from replacing original (1959) panels that lack short circuit ratings, to replacing exterior pathway lighting that no longer operates. Beyond these items, several accessibility and life/safety issues need to be resolved in order to provide safe egress and comply with life/safety codes. The total project duration for these repairs is approximately six months.

Construction Costs:	\$ 48,000
<u>Design/Permitting/WSST:</u>	<u>\$ 16,000</u>
Total Cost of Critical, non-roof Repairs:	\$ 64,000
Total Cost of Re-roof:	\$455,000

Central Area Motivation Program (CAMP)

The CAMP building, located at 722 18th Avenue, requires the most work of any of the other MOB facilities. The majority of repairs are electrical, involve the replacement of multiple unrated panels and the need to resolve code violations. Beyond these items, there are minor life/safety issues that need to be resolved in order to protect the tenants from unnecessary hazards. The total project duration for these repairs is approximately six months.

Construction Costs:	\$ 99,000
<u>Design/Permitting/WSST:</u>	<u>\$ 33,000</u>
Total Cost of Critical, non-roof Repairs:	\$132,000
Total Cost of Re-roof:	\$315,000

Southeast Health Clinic

ARC Architects and FAS staff determined no necessary repairs were evident at the Southeast Health Clinic (4400 37th Avenue South), due to the building's relative age (it was built in 1989) and recent upgrades made to its HVAC and plumbing systems. The building's

Burgess via Goldberg/Podesta
Response to Statement of Legislative Intent 58-1-A-2
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roof is in very poor condition, however, and documents for the roof replacement project are ready to bid. Should funding be made available by June 1, 2012, roof construction could be completed within the 2012 summer weather window.

Construction Costs:	N/A
Total Cost of Re-Roof:	\$485,000

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Cost Summary

	Critical, Non-Roof Repairs	Re-Roof
NW Senior Center	\$41,000	\$265,000
SPARC	\$44,000	\$275,000
Teen Parent Home	\$31,000	\$105,000
CASC	\$64,000	\$455,000
CAMP	\$132,000	\$315,000
SE Health Clinic	\$0	\$485,000
Total Cost	\$312,000	\$1,900,000

Funding Options

FAS staff investigated the potential use of ARRA funding for these projects, but discovered it has been fully programmed and is therefore not available for this purpose. Other funding sources for capital improvements needed to make the MOB properties tenable could come from REET I, General Fund and/or a combination of those, as well as debt financing.

While FAS cannot identify any current pools of uncommitted, available funding to make these repairs in 2012, we will continue to research the issue within the contexts of Part II of the SLI and the 2013-2014 Proposed Budget.

I hope you have found this information helpful. If you have questions or would like to be briefed on this matter, don't hesitate to call me at 386-0041.

Exhibit A: MOB Facility Assessments Report

Northwest Senior Center
5431 32nd Ave. NW



Teen Parent Home
339 22nd Ave E



Central Area Motivation Program (CAMP)
722 18th Ave



Central Area Senior Center (CASC)
500 30th Ave S



South Park Area Redevelopment Committee (SPARC)
8201 10th Ave S



CITY OF SEATTLE FACILITY ASSESSMENTS

**OWNER**

City of Seattle
Department of Finance and Administrative Services
Capital Development & Construction Management Division

Jeremy Nichols, Project Manager <jeremy.nichols@seattle.gov>

700 5th Ave, Suite 5200
Seattle, WA 98104
(206) 684-0647

**ARCHITECT**

ARC Architects

Stan Lokting, Principal-in-Charge <lokting@arcarchitects.com>
Dan Podoll, Project Manager <podoll@arcarchitects.com>
Jeff Wandasiewicz, Project Architect <wandasiewicz@arcarchitects.com>
Noelle Galicia, Designer <galicia@arcarchitects.com>

1101 E Pike Street, Floor 3
Seattle, WA 98122
(206) 322-3322

**STRUCTURAL ENGINEER**

Integrated Design Engineers

Dave Hornsby, Principal <dhornsby@id-engr.com>

1200 5th Ave, #1208
Seattle, WA 98101
(206) 264-1121

**MECHANICAL ENGINEER**

The Greenbusch Group

John Greenlaw, Principal <johng@greenbusch.com>
Anthony Ager, Project Manager <anthonya@greenbusch.com>

1900 W Nickerson Street, Suite 201
Seattle, WA 98119
(206) 378-0569

**ELECTRICAL ENGINEER**

Rushing

Hollis Heron, Director of Electrical Engineering <hollish@rushingco.com>
Jeremy Vining, Project Electrical Engineer <jeremyv@rushingco.com>

1725 Westlake Avenue N, Suite 300
Seattle, WA 98109
(206) 285-7100

ASSESSMENT TEAM

04

Summary

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Northwest Senior Center

- Facility Assessment Inventory
- Architectural Assessment
- Structural Assessment
- Mechanical Assessment
- Electrical Assessment

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South Park Area Redevelopment Committee (SPARC)

- Facility Assessment Inventory
- Architectural Assessment
- Mechanical Assessment
- Electrical Assessment

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Teen Parent Home

- Facility Assessment Inventory
- Architectural Assessment
- Mechanical Assessment
- Electrical Assessment

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Central Area Senior Center (CASC)

- Facility Assessment Inventory
- Architectural Assessment
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Central Area Motivation Program (CAMP)

- Facility Assessment Inventory
- Architectural Assessment
- Mechanical Assessment
- Electrical Assessment

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INTRODUCTION

The objective of this document is to provide construction cost estimates for specific repairs at (5) five mutual and offsetting benefit (MOB) properties owned by the City of Seattle. The repairs considered were identified based on the direction given by Statement of Legislative Intent (SLI) #2012-58-1-A-2.

The Department of Finance and Administrative Services (FAS) contracted with ARC Architects and its consultant team to prepare this report. FAS staff and the consultant team toured each building, with and without on-site staff, in order to compile the following report.

PROCESS

There are five full assessments with their own section in this report. A non-intensive structural assessment was completed for the NWSC in Ballard but it did not reveal any immediate need for repairs. Photos of most conditions were recorded and are on file, but only an example of items photographed are included. For each facility, background information about building use, size- an approximate year built and location is included. Within each section is a detailed list of items suggested for repair by discipline (architectural, electrical and mechanical):

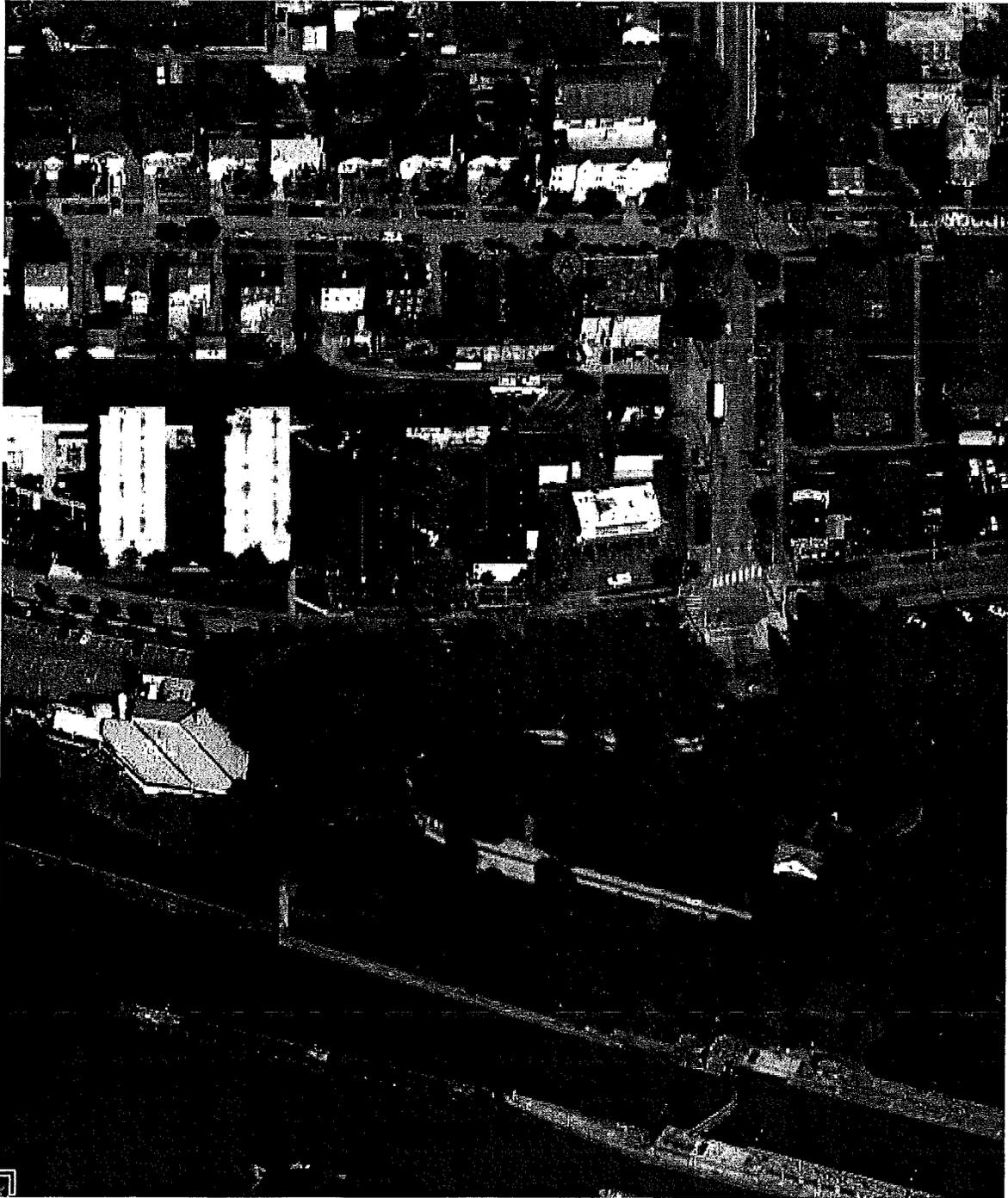
- Items are enumerated in spreadsheet form and color coded to the plans
- Estimates, exclude soft costs (taxes and escalation), but are calculated to sub-contractor pricing in today's dollars and totaled with general contractor and design contingency mark-ups of 20 and 15 percent.

Northwest Senior Center
5431 32nd Ave. NW



NW SENIOR CENTER

The Northwest Senior Center is affiliated with Senior Services, the most comprehensive non-profit corporation serving older adults in the state of WA. The building (circa early 1970's) is a two story, partial basement structure of approximately 8,400 SF located at 5431 32 Ave. NW. It provides office and support space for this organization's mission. The high-level facility assessment for this building was conducted as an escorted walking tour of the facility. The tour took place on January 23rd, 2012 with ARC and their consultants.



NW SENIOR CENTER

FACILITY ASSESSMENTS INVENTORY - NORTHWEST SENIOR CENTER

Northwest Senior Center

Repair / Maintenance Estimate

Architectural

- 1 Replace loose parquet wood floor tile; door threshold too high - 10 sf \$750
- 2 Install panic hardware on this exit way door \$250
- 3 Secure firemen override keys for elevator - currently left in 2nd floor override \$0
- 4 No observable threat to life/safety issues. No corrections necessary at this time.

Mechanical

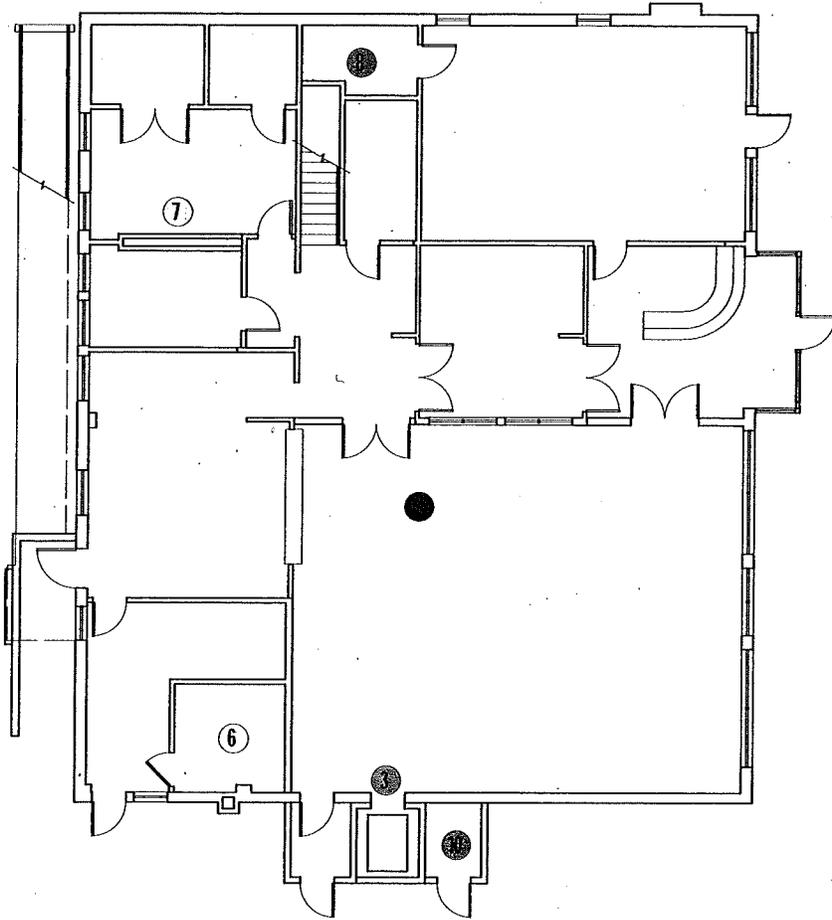
- 5 Replace (3) non functional raditors on second floor \$1,500
- 6 Boiler is 25 years old and nearing end of life. Budgetting for future replacement should be considered. \$15,000
- 7 Provide duct smoke detector in (2) ventilation air handling units for shutdown \$3,000

Electrical

- 8 Remove abandoned 120/240V fused breaker pullman panel - no short circuit rating \$1,200
- 9 Provide smoke detector outside elevator on 2nd floor in existing j-box \$480
- 10 Provide smoke detector in elevator machine room \$480

Subtotal	\$22,660
GC Mark-Ups; General Conditions, Bonding & Insurance, OH&P 20%	\$4,532
Estimating Contingency 15%	\$4,079
TOTAL COST ESTIMATE FOR NWSC	\$31,271

NW SENIOR CENTER

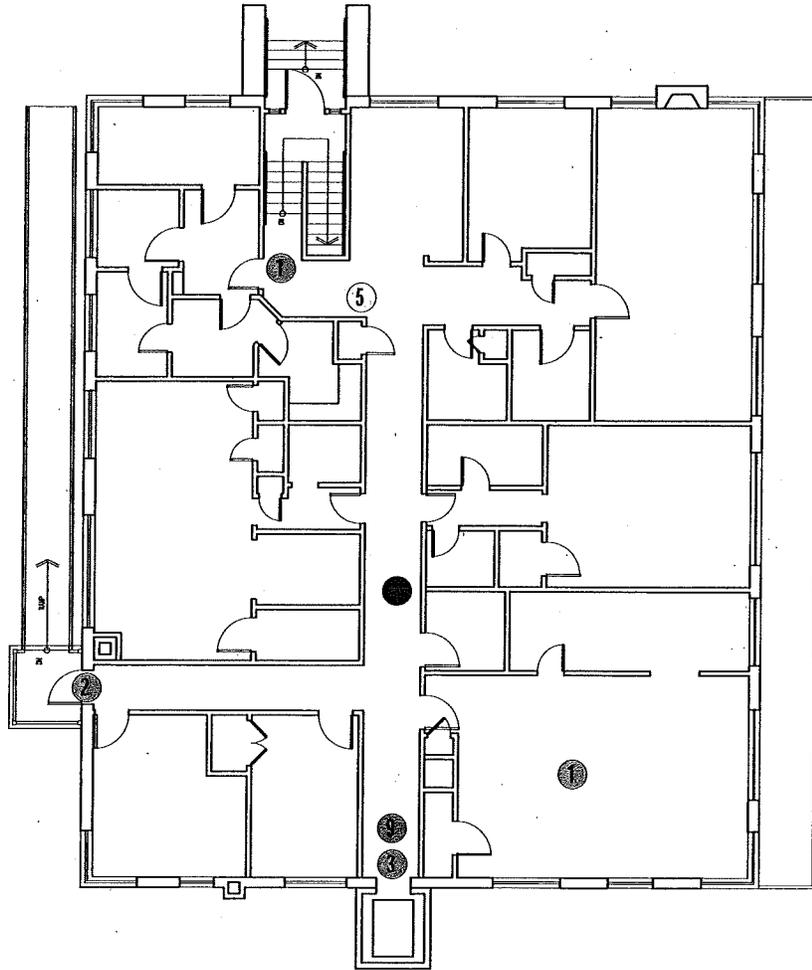


GROUND FLOOR PLAN
SCALE: 1/16" = 1'-0"

PLAN LEGEND

-  Architectural Assessment
-  Structural Assessment
-  Mechanical Assessment
-  Electrical Assessment

NW SENIOR CENTER

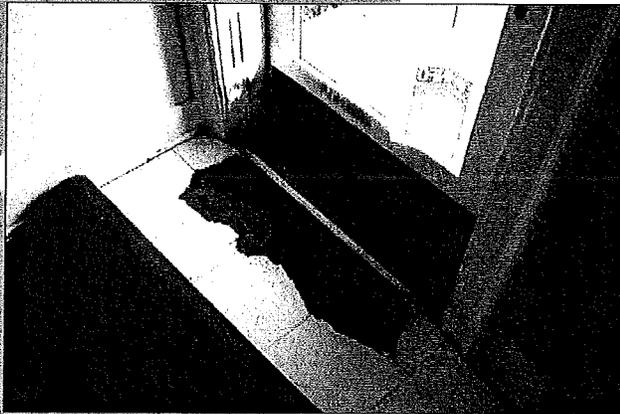
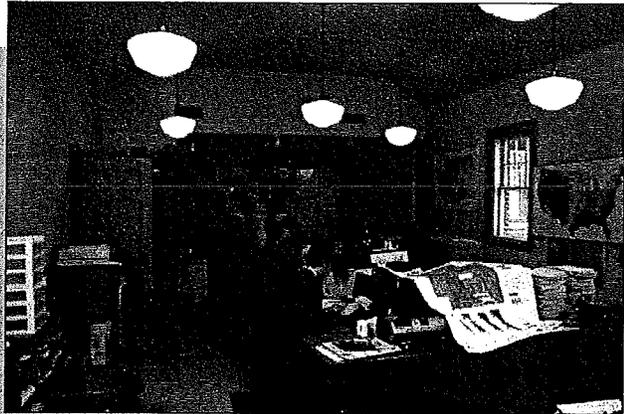


SECOND FLOOR PLAN
SCALE: 1/16" = 1'-0"

PLAN LEGEND

-  Architectural Assessment
-  Structural Assessment
-  Mechanical Assessment
-  Electrical Assessment

NW SENIOR CENTER



South Park Area Redevelopment Committee (SPARC)
8201 10th Ave S

SPARC

The South Park Area Redevelopment Committee is a not-for-profit corporation currently operating the South Park Neighborhood Center, located at 8201 10th Ave. South. The building (circa early-mid 20th century with an addition early 1980's) is a one story, partial basement structure of approximately 5,200 SF that provides office and support space for this organization's mission. Additionally, it houses over a dozen organizations, including the South Park Senior Program, Providence Regina House Food and Clothing Bank and the South Park Information and Resource Center. The high-level facility assessment for this building was conducted as an escorted walking tour of the facility. The tour took place on January 23rd, 2012 with ARC and their consultants.

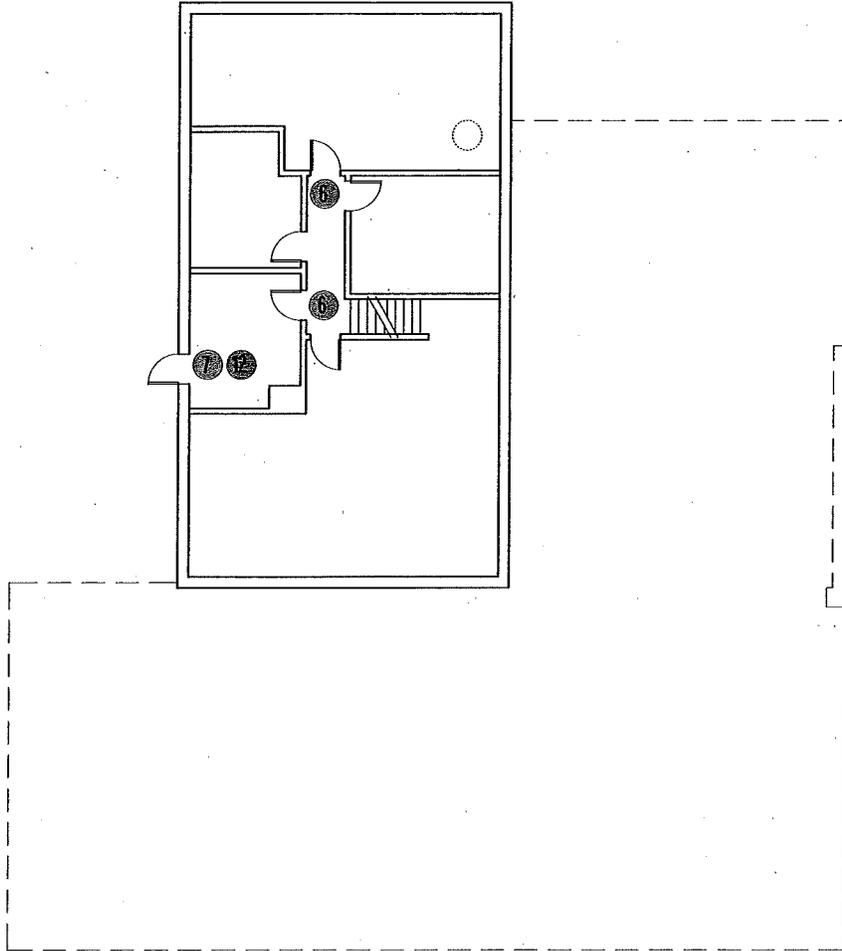


SPARC

South Park Area Redevelopment Committee

Repair / Maintenance		Estimate
Architectural		
1	VCT flooring missing tiles	\$200
2	Door pull too high for ADA accessibility; push side clearance lacking	\$450
3	Panic hardware and closers missing; door width not wide enough	\$3,000
4	Exit signage needed above door; threshold at exterior not accessible for WC	\$225
5	ADA parking stall provided but no accessible route to building	\$600
6	Exit signage needed above door	\$300
7	Panic hardware necessary OR accessible window and light well needed for egress	\$250
Not Assessed		
Mechanical		
8	Replace multi-purpose room gas furnace	\$15,000
9	Cap return duct in greenhouse, rebalance return ductwork	\$500
10	Remove transfer grill in greenhouse, infill wall	\$500
11	Provide electric unit heater and thermo stat for greenhouse	\$600
Electrical		
12	Replace heat detector	\$600
13	Flush floor 120V outlets - remove wiring and outlet, fill with concrete	\$1,440
	Subtotal	\$23,665
	GC Mark-Ups; General Conditions, Bonding & Insurance, OH&P 20%	\$4,733
	Estimating Contingency 15%	\$4,260
	TOTAL COST ESTIMATE FOR SPARC	\$32,658

SPARC

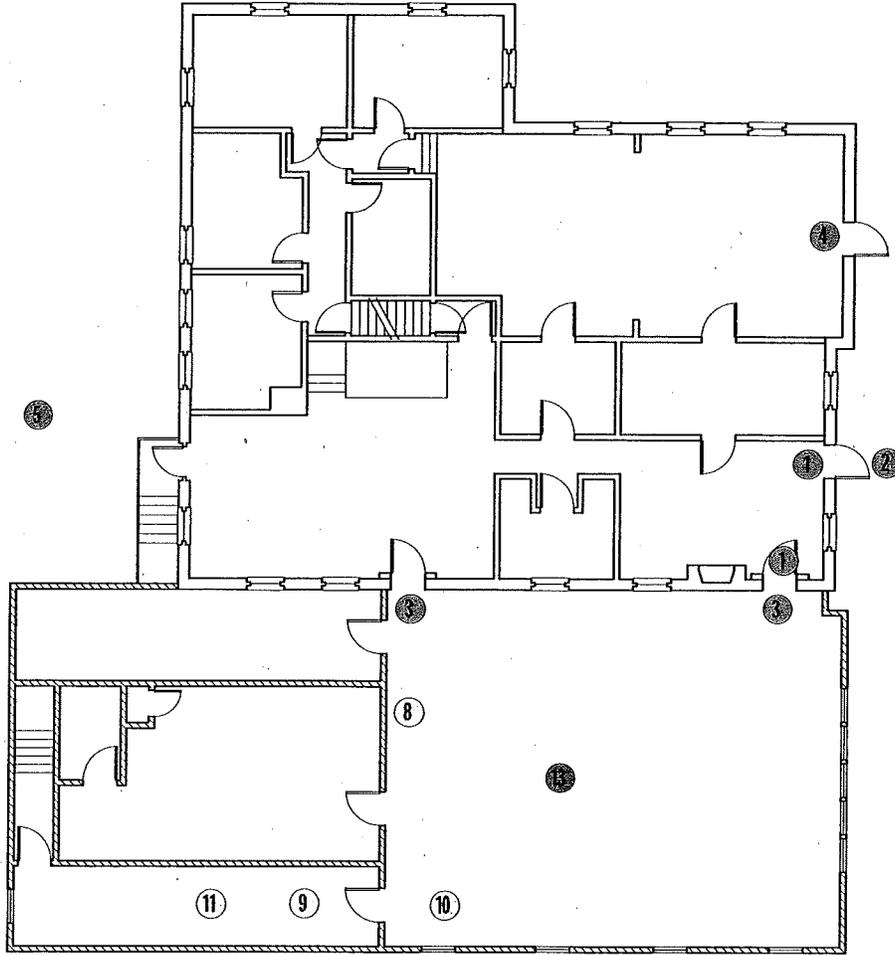


BASEMENT FLOOR PLAN
SCALE: 1/16" = 1'-0"

PLAN LEGEND

-  Architectural Assessment
-  Structural Assessment
-  Mechanical Assessment
-  Electrical Assessment

SPARC

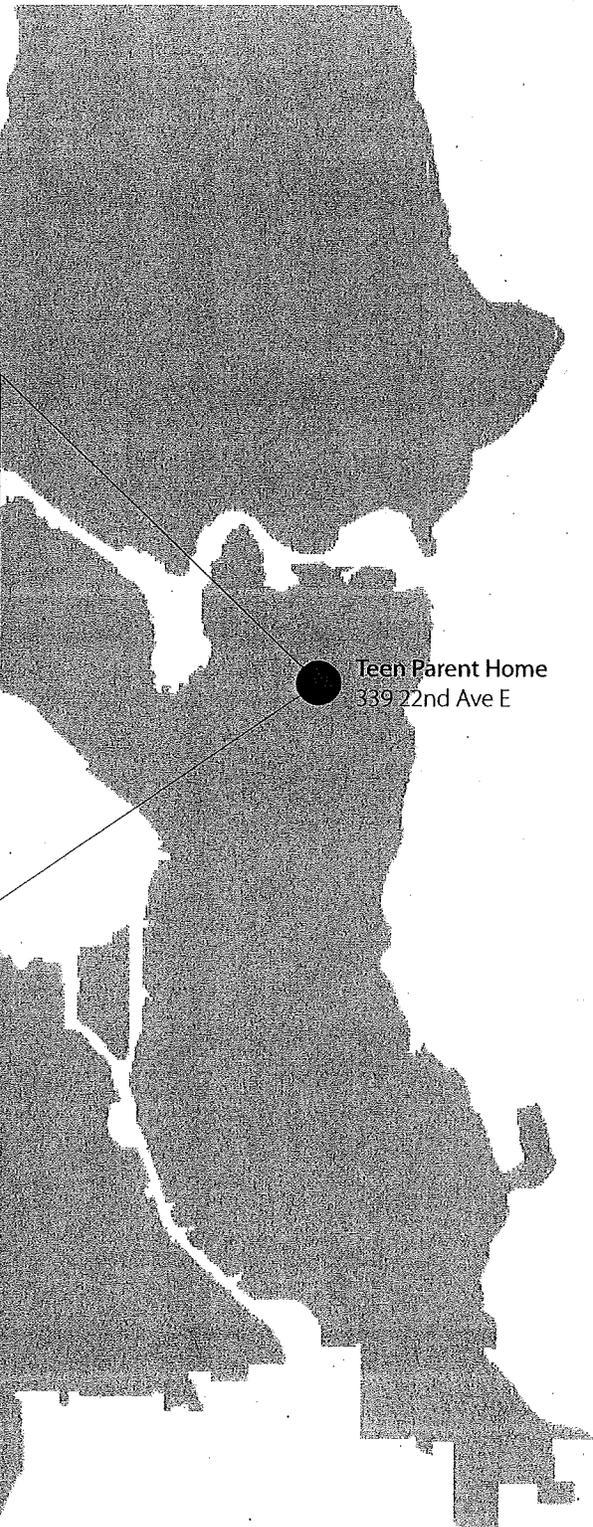
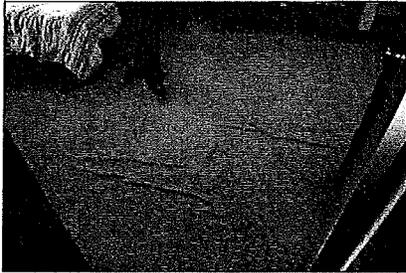
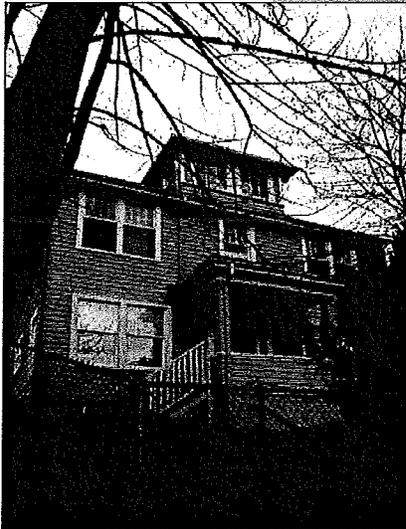


GROUND FLOOR PLAN
SCALE: 1/16" = 1'-0"

PLAN LEGEND

- Architectural Assessment
- Structural Assessment
- Mechanical Assessment
- Electrical Assessment

SPARC



TEEN PARENT HOME

The Teen Parent Home Center is a facility leased to the Goodwill Development Association. The building (circa early 1920's) is a three story (former single family residence) day lit basement structure of approximately 2,880 SF located at 339 22nd Ave. East. It provides office and support space for this organization's mission. The high-level facility assessment for this building was conducted as an escorted walking tour of the facility. The tour took place on February 2nd, 2012 with ARC and their consultants. This facility has a NFPA-R13 (residential) fire suppression system.

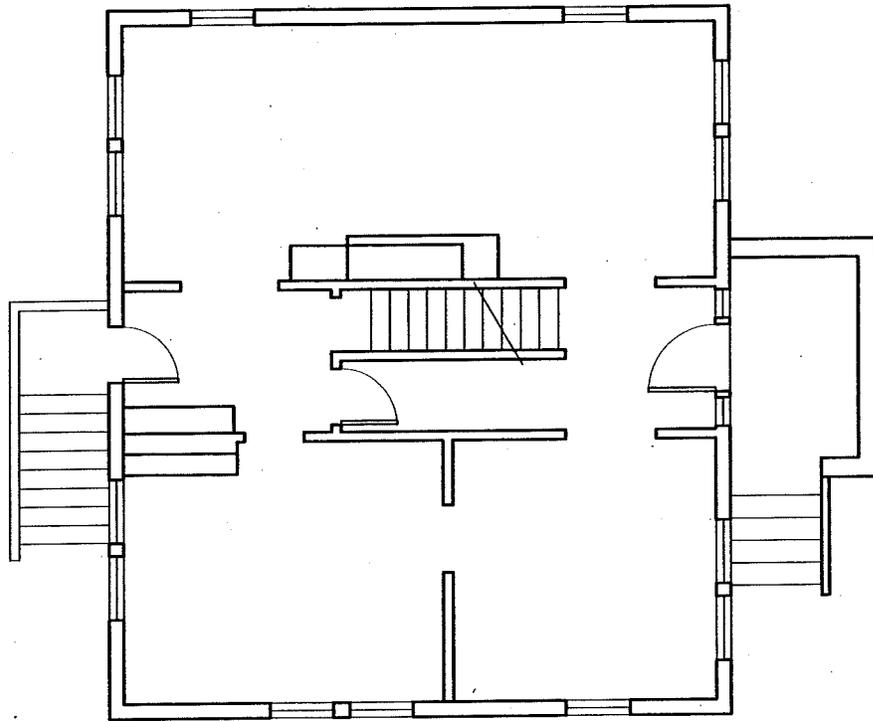


TEEN PARENT HOME

Teen Parent Home

Repair / Maintenance		Estimate
Architectural		
1 Signage for fire alarm control panel		\$200
2 Handrail replacement necessary (5 LF)		\$200
3 Add handrail (25 LF)		\$750
Not Assessed		
Mechanical		
4 Furnace is 25 years old and nearing end of life. Budgetting for future replacement		\$15,000
5 Provide flex pipe gas connection to furnace		\$200
Electrical		
6 Remove tape covering smoke detectors		\$60
	Subtotal	\$16,410
	GC Mark-Ups; General Conditions, Bonding & Insurance, OH&P 20%	\$3,282
	Estimating Contingency 15%	\$2,954
	TOTAL COST ESTIMATE FOR TPH	\$22,646

TEEN PARENT HOME

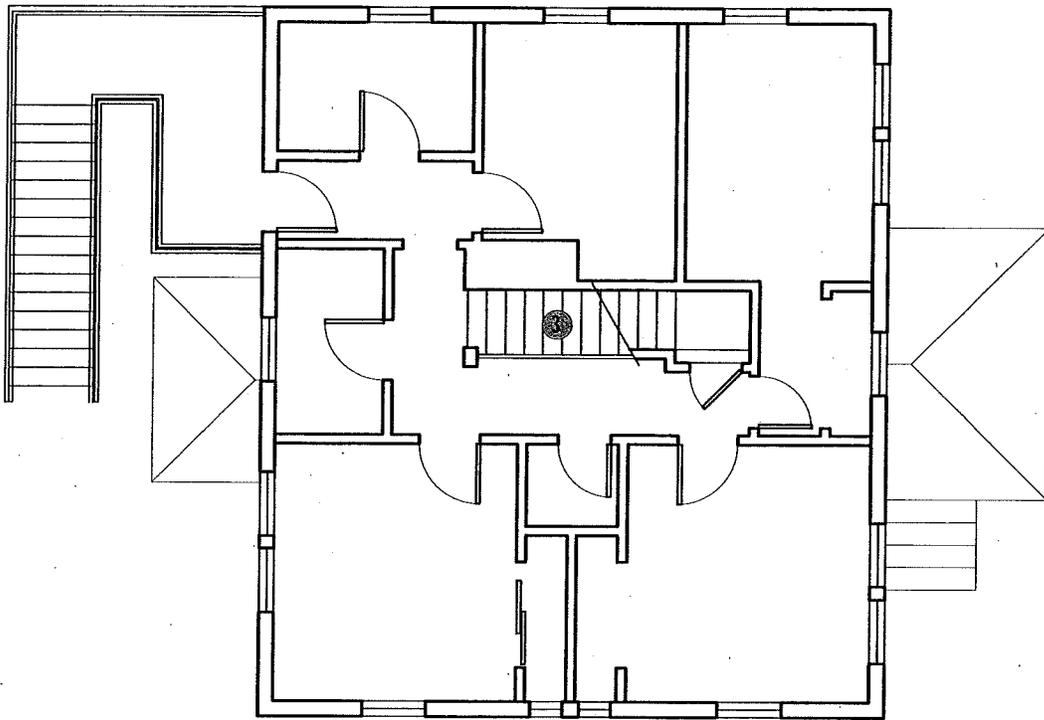


GROUND FLOOR PLAN
SCALE: 1/8" = 1'-0"

PLAN LEGEND

- Architectural Assessment
- Structural Assessment
- Mechanical Assessment
- Electrical Assessment

TEEN PARENT HOME

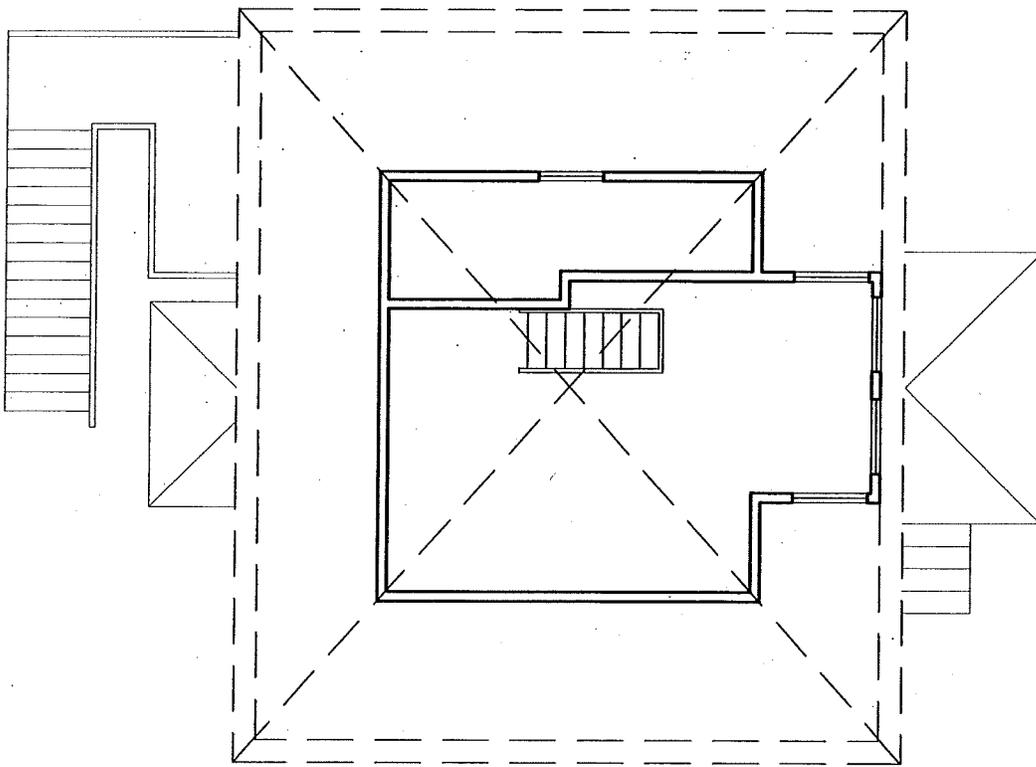


SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"

PLAN LEGEND

- Architectural Assessment
- Structural Assessment
- Mechanical Assessment
- Electrical Assessment

TEEN PARENT HOME

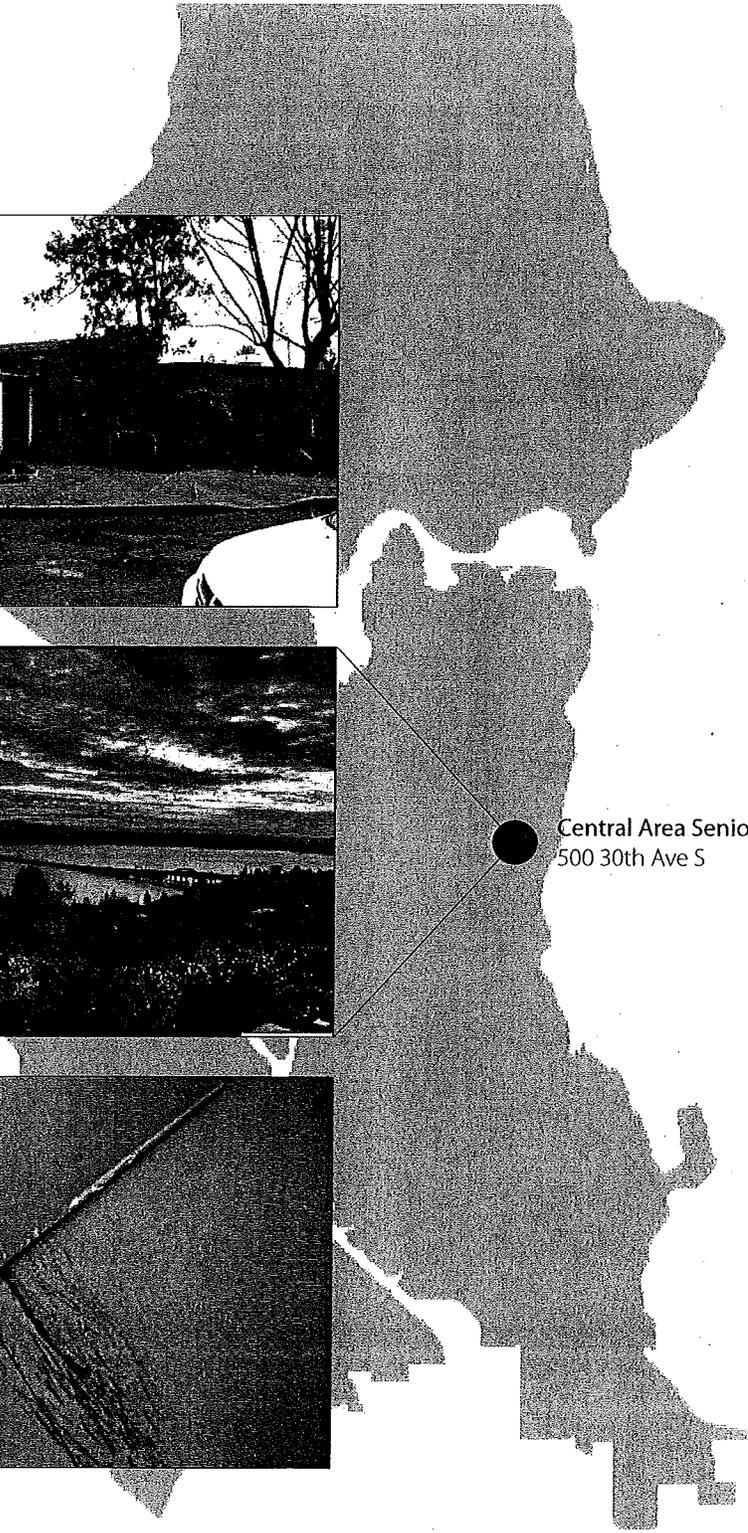
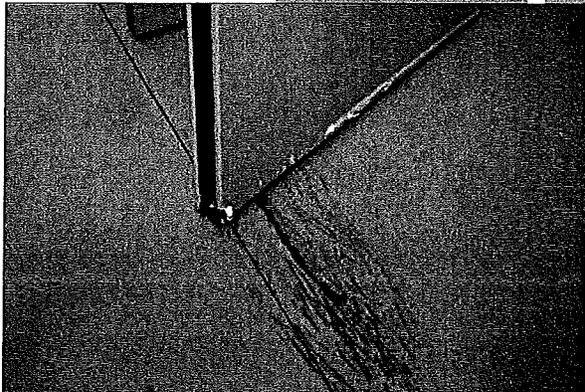


THIRD FLOOR PLAN
SCALE: 1/8" = 1'-0"

PLAN LEGEND

- Architectural Assessment
- Structural Assessment
- Mechanical Assessment
- Electrical Assessment

TEEN PARENT HOME



Central Area Senior Center (CASC)
500 30th Ave S

CASC

The Central Area Senior Center is a United Way agency and a member with Senior Services of state of WA. The building (circa late 1950's) is a one story, partial basement structure with approximately 12,000 SF located at 500 30th Ave. South. It provides office and support space for this organization's mission. The high-level facility assessment for this building was conducted as an escorted walking tour of the facility. The tour took place on February 2nd, 2012 with ARC and their consultants.

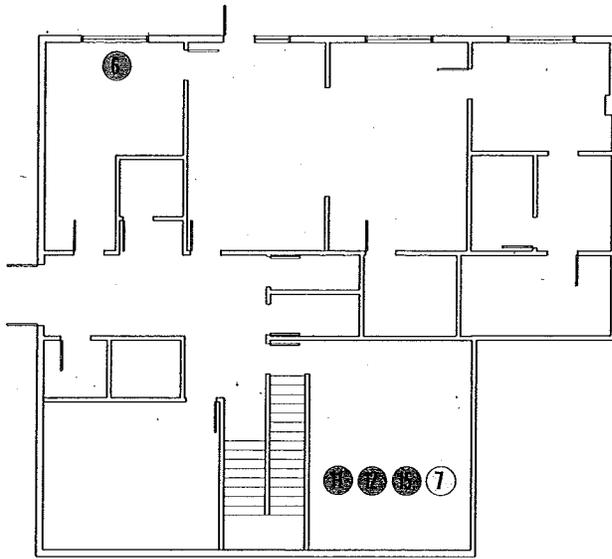


CASC

Central Area Senior Center

Repair / Maintenance	Estimate
Architectural	
1 Bury downspout under walk-way	\$250
2 Door too narrow, not accessible	\$3,000
3 Evidence of clerestory glazing leaking water	\$720
4 Threshold repair necessary	\$150
5 Door swing / clear floor area non compliant	\$450
6 Egress signage is needed in storage room being used as a "vintage clothing room"	\$200
Not Assessed	
Mechanical	
7 Provide duct smoke detector in ventilation air handling unit for shutdown	\$1,500
Electrical	
8 Replace Bollard lights - waterseal broken, showing condensation, post loose at base	\$4,800
9 Replace exterior fixtures showing water damage - breezeway	\$432
10 Verify de-energized, abandoned FACP and remove - NW storage room	\$1,200
11 Replace non-AIC rated power panels from 1959 (120/208V, 3ph, 300A SE, 200A Pnl) - includes demo cost	\$16,800
12 Relocate Panel C - water piping located directly above panel - basement	\$3,600
13 Seal 3" conduit penetration at exterior entrance wall - numerous exposed conductors	\$600
14 Flush floor 120V outlets - remove wiring and fill with concrete	\$600
15 Provide cover to j-box AND relocate for working clearance - above FACP	\$360
Subtotal	\$34,662
GC Mark-Ups; General Conditions, Bonding & Insurance, OH&P 20%	\$6,932
Estimating Contingency 15%	\$6,239
TOTAL COST ESTIMATE FOR CASC	\$47,834

CASC

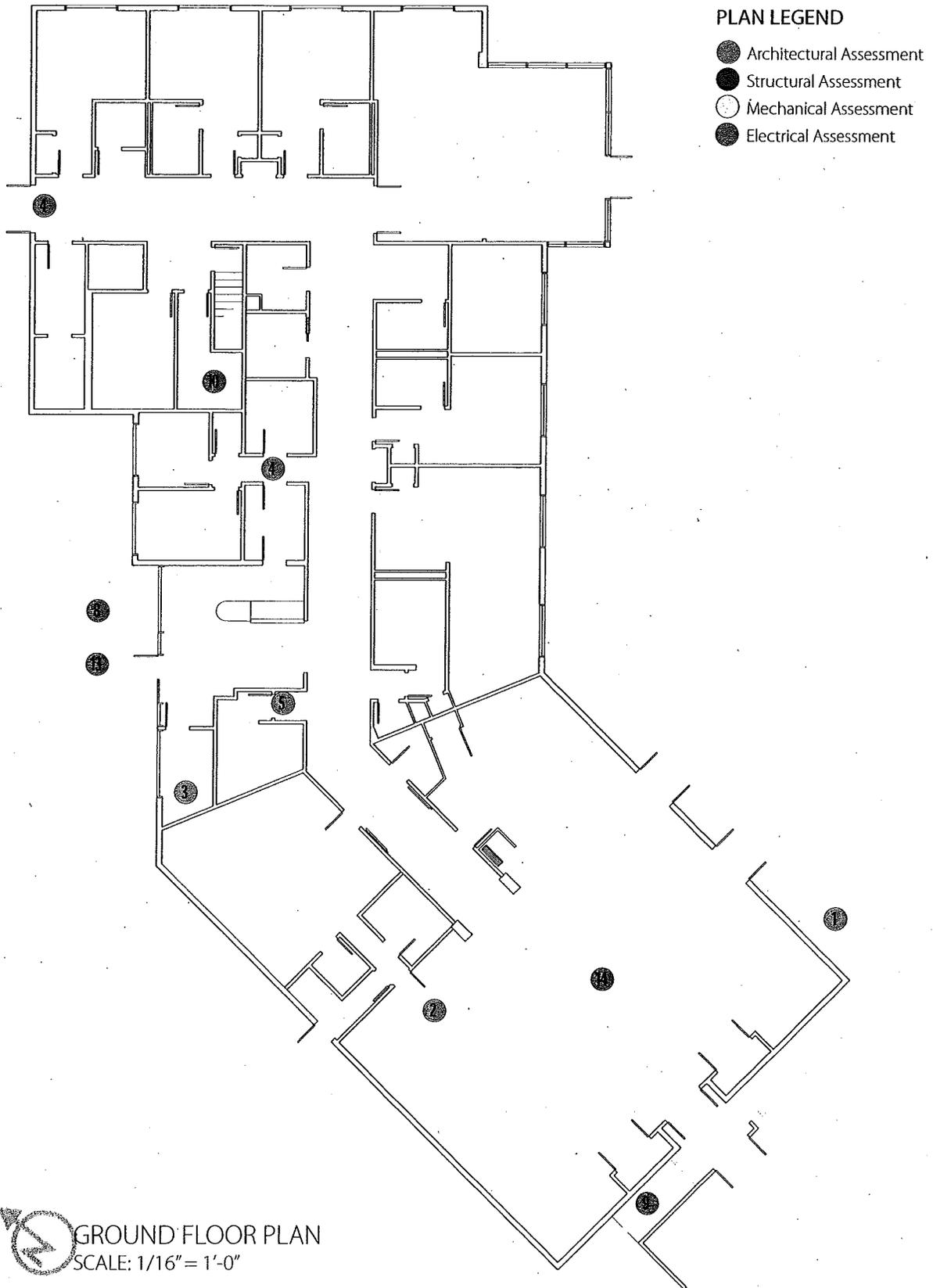


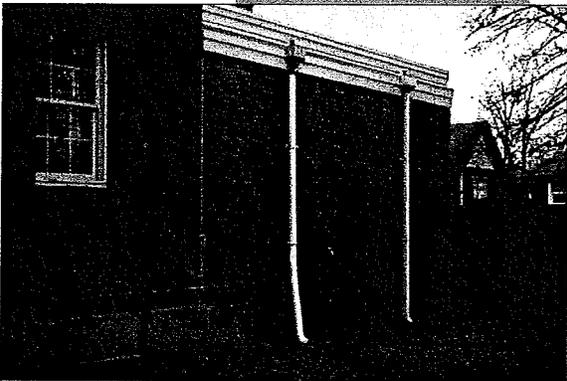
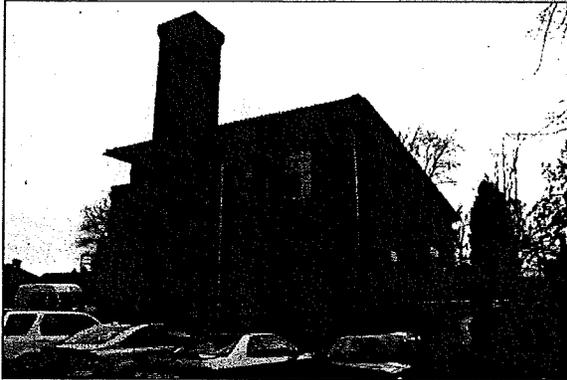
PLAN LEGEND

- Architectural Assessment
- Structural Assessment
- Mechanical Assessment
- Electrical Assessment

 BASEMENT FLOOR PLAN
SCALE: 1/16" = 1'-0"

CASC

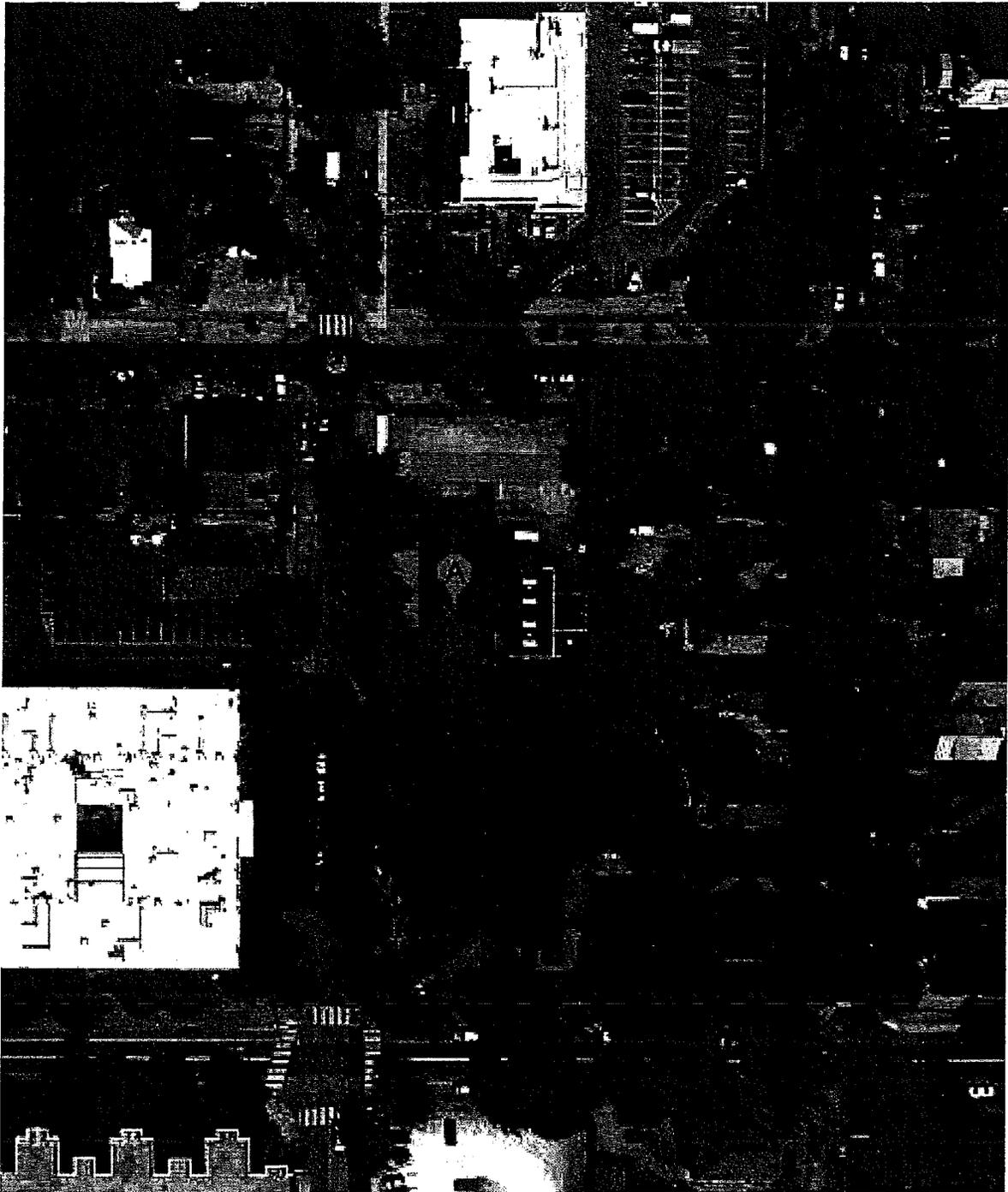




Central Area Motivation Program (CAMP)
722 18th Ave

CAMP

The Central Area Motivation Program operates out of this neighborhood center that addresses essential human services to meet the needs of Seattle's poor. The building (circa early 20th century) is a two story, partial basement structure (once an old firehouse) with approximately 17,000 SF. It is located at 722 18th Ave. The high-level facility assessment for this building was conducted as an escorted walking tour of the facility. The tour took place on February 2nd, 2012 with ARC and their consultants.

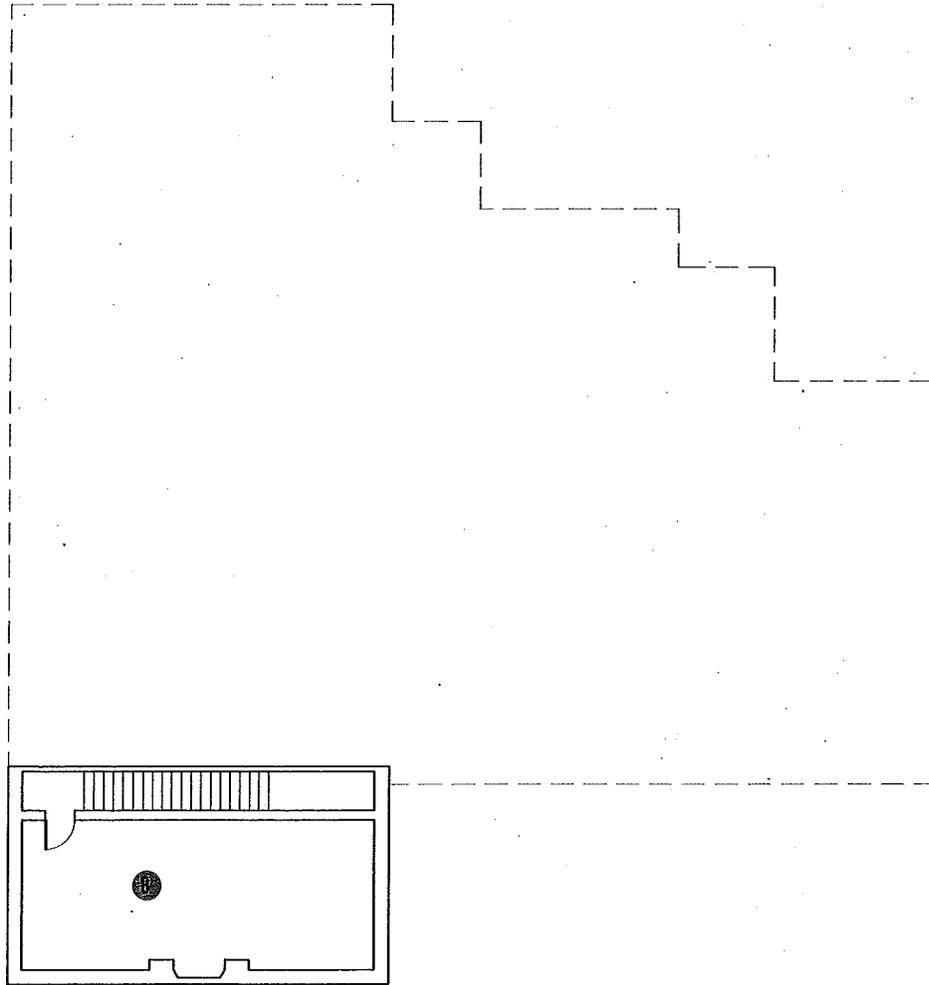


CAMP

Central Area Motivation Program

Repair / Maintenance	Estimate
Architectural	
1 Cracked glazing at skylight	\$825
2 Step in door at threshold is tripping issue (noted but NO repair)	\$0
3 Door threshold non-compliant (too high, cut down)	\$350
Not Assessed	
Mechanical	
4 Provide duct smoke detector in air handling unit for shutdown	\$1,500
Electrical	
5 Replace Zinsco 120/240 panelboards, 225A, 30P	\$43,200
6 Replace Zinsco main distribution panel, 800A, 120/240V	\$14,400
7 Provide smoke detectors in food bank distribution area and east 1st floor storage rooms	\$2,880
8 Relocate power panel and Siemens control panel in boiler room - water piping installed above	\$7,200
9 Replace 2 rusted and damaged steel conduits above Panel F	\$1,080
Subtotal	\$71,435
GC Mark-Ups; General Conditions, Bonding & Insurance, OH&P 20%	\$14,287
Estimating Contingency 15%	\$12,858
TOTAL COST ESTIMATE FOR CAMP	\$98,580

CAMP

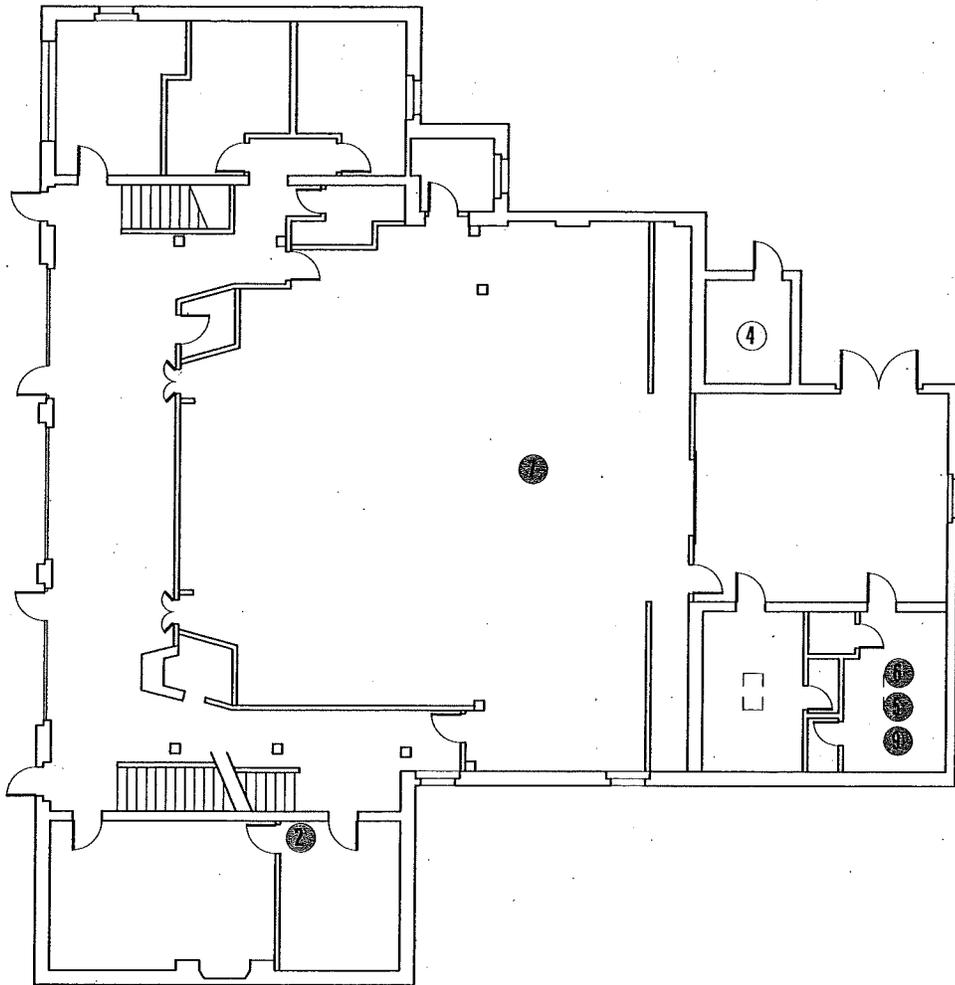


BASEMENT FLOOR PLAN
SCALE: 1/16" = 1'-0"

PLAN LEGEND

- Architectural Assessment
- Structural Assessment
- Mechanical Assessment
- Electrical Assessment

CAMP

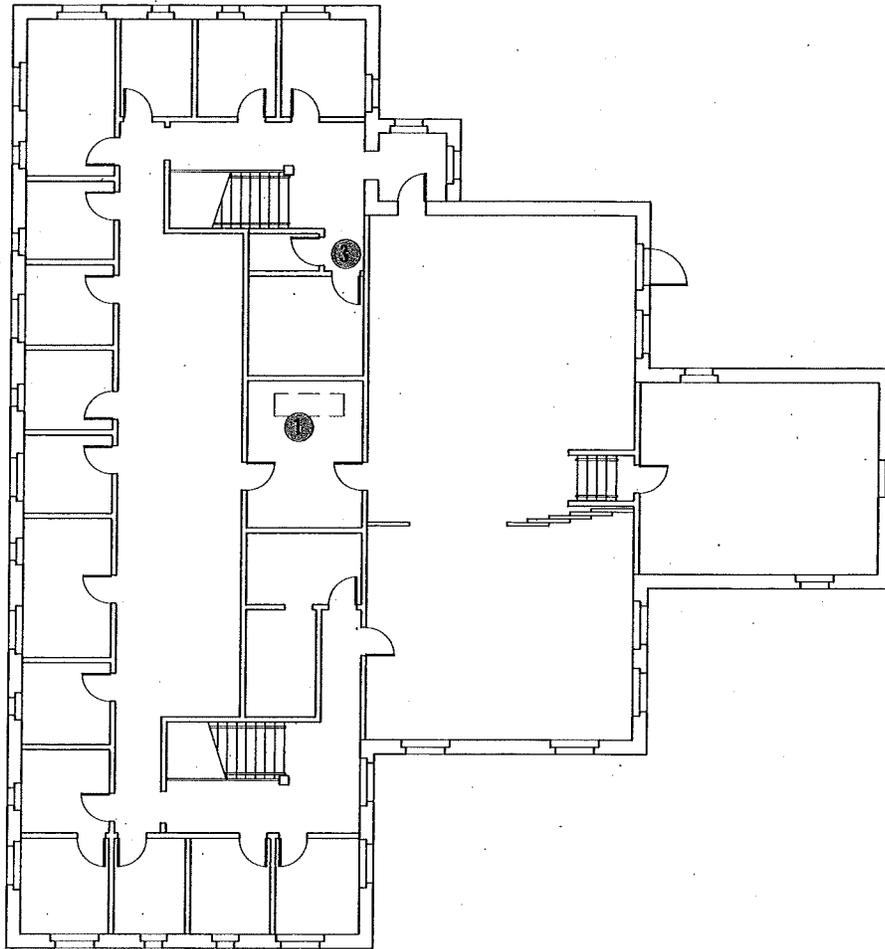


GROUND FLOOR PLAN.
SCALE: 1/16" = 1'-0"

PLAN LEGEND

- Architectural Assessment
- Structural Assessment
- Mechanical Assessment
- Electrical Assessment

CAMP



SECOND FLOOR PLAN
SCALE: 1/16" = 1'-0"

PLAN LEGEND

-  Architectural Assessment
-  Structural Assessment
-  Mechanical Assessment
-  Electrical Assessment

CAMP



City of Seattle
Office of the Mayor

May 1, 2012

Honorable Sally J. Clark
President
Seattle City Council
City Hall, 2nd Floor

Dear Council President Clark:

I am pleased to transmit the attached proposed Council Bill that lifts a proviso restricting the expenditure of funds dedicated to roof repairs on six City-owned facilities that are leased to tenants operating under Mutual and Offsetting Benefit (MOB) agreements with the Department of Finance and Administrative Services (FAS). This legislation will allow FAS to move ahead with critical roof repairs needed on these facilities, which are currently occupied by the Northwest Senior Center, South Park Area Redevelopment Committee, Teen Parent Home, Central Areas Senior Center, Central Area Motivation Program, and the Southeast Health Clinic.

As part of the 2012 budget process, the City Council adopted a Statement of Legislative Intent (SLI-58-1-A-2), requesting that FAS provide two reports to the Council related to major maintenance of the City's MOB properties. In addition, Green Sheet 58-2-A-1 was adopted, restricting \$1.4 million of the \$1.9 million appropriated to repair the roofs of FAS-managed MOB facilities until the first report was submitted to the Council. On April 2, 2012, FAS transmitted its response to the SLI, which included "...estimating the cost of repairs needed to building systems, including roofs, to maintain MOB properties in a tenantable condition, and options for funding repairs..." With the transmittal of that report on April 2, 2012, we respectfully request that the proviso be lifted so FAS can proceed with the much-needed repairs on the six MOB facilities.

The repairs authorized by this legislation are necessary to support the integrity of the MOB facilities and the City's financial interests in the buildings. Thank you for your consideration of this legislation. Should you have questions, please contact Chris Potter at 386-1576, or Dove Alberg at 684-5195.

Sincerely,

Michael McGinn
Mayor of Seattle

cc: Honorable Members of the Seattle City Council

Michael McGinn, Mayor
Office of the Mayor
600 Fourth Avenue, 7th Floor
PO Box 94749
Seattle, WA 98124-4749

Tel (206) 684-4000
Fax (206) 684-5360
TDD (206) 615-0476
mike.mcgin@seattle.gov