

Ordinance No. 122753

Council Bill No. 116262

AN ORDINANCE relating to Lake Union Park amending Section 3 of Ordinance 122085.

CF No. _____

Date Introduced:	<u>7.7.08</u>	
Date 1st Referred:	To:	Finance and Budget (FAB)
Date Re - Referred:	To: (committee)	
Date Re - Referred:	To: (committee)	
Date of Final Passage:	Full Council Vote:	
<u>7-29-08</u>	<u>7-0</u>	
Date Presented to Mayor:	Date Approved:	
<u>7-29-08</u>	<u>7.30.08</u>	
Date Returned to City Clerk:	Date Published:	T.O. <input checked="" type="checkbox"/> F.T. <input type="checkbox"/>
<u>7.30.08</u>	<u>4</u>	
Date Vetoed by Mayor:	Date Veto Published:	
Date Passed Over Veto:	Veto Sustained:	

The City of Seattle - Legislative Department

Council Bill/Ordinance sponsored by:

[Signature]
Councilmember

Committee Action:

Pass JG, NL

7-28-08 Passed 7-0 (Excused: Licata, McIver)

This file is complete and ready for presentation to Full Council. Committee: _____ (Initial/Date)

Law Department

Law Dept. Review

OMP Review

City Clerk Review

Electronic Copy Loaded

Indexed

ORDINANCE 122753

AN ORDINANCE relating to Lake Union Park amending Section 3 of Ordinance 122085.

WHEREAS, Seattle citizens have envisioned the creation of an accessible waterfront park at the south end of Lake Union since the Olmsted Park Plan was developed more than one hundred years ago; and

WHEREAS, the 1998 South Lake Union Neighborhood Plan emphasized the development of the South Lake Union Park as a top priority; and

WHEREAS, Resolution 30080 authorized the property disposition process that led to the sale of City of Seattle ("City") property in Lake Union and set forth a number of policy objectives, which continue to guide the City's actions; and

WHEREAS, the 2000 Neighborhood Parks, Green Spaces, Trails and Zoo Levy ("2000 Parks Levy") identified funding for the development of the Lake Union Park ("LU Park"); and

WHEREAS, the voters of Seattle approved the 2000 Parks Levy on November 7, 2000; and

WHEREAS, Ordinance 121963 authorized the execution of an Agreement (Attachment A of the Ordinance) between the Seattle Department of Parks and Recreation ("DPR") and the Seattle Parks Foundation ("Foundation"), committing the Foundation to launch a fundraising campaign to raise Ten Million Dollars (\$10,000,000) to be donated to the City for design, development, and construction of LU Park; and

WHEREAS, Exhibit A to Attachment A of Ordinance 121963 outlined a Twenty-five Million Dollar (\$25,000,000) budget for the LU Park Development Project; and

WHEREAS, Ordinance 122084 amended the Agreement authorized by Ordinance 121963 between DPR and the Foundation; and

WHEREAS, Ordinance 122085 increased the LU Park Development Project budget by Four Million Two Hundred Twenty-eight Thousand Dollars (\$4,228,000) for a total project budget of Twenty-nine Million Two Hundred Twenty-eight Thousand Dollars (\$29,228,000); and



1 WHEREAS, Section 3 of Ordinance 122085 stated the City Council's intent that the City would
2 not appropriate any additional funds to the LU Park Development project if total costs
3 exceeded the Approved Budget of Twenty-nine Million Two Hundred Twenty-seven
4 Thousand Nine Hundred Thirty-five Dollars (\$29,227,935); and

5 WHEREAS, construction of LU Park is being undertaken in phases; and

6 WHEREAS, construction of phases one and two of LU Park are projected to cost approximately
7 One Million Eight Hundred Twenty-one Thousand Dollars (\$1,821,000) more than the
8 budget approved in Ordinance 122085 for phases one and two of the LU Park project; and

9 WHEREAS, these cost increases are due to rapid escalation of steel and concrete costs,
10 specifically a thirty-two percent rise in steel costs, which increased the costs for the
11 bulkhead and pedestrian bridge, and a twenty-four percent rise in concrete costs, which
12 also raised the costs for the pedestrian bridge; and

13 WHEREAS, the general escalation rate of construction costs within the contingency was
14 mistakenly applied only to the construction subtotal and not to the tax and design and
15 estimating contingency, and

16 WHEREAS, the Washington State sales tax costs increased because of a sales tax rate increase
17 from 8.8% to 9%; and

18 WHEREAS, DPR can cover these additional costs by transferring surplus funds from the
19 completed Lake Union Park – Armory Assessment and Roof Repair project (K732224),
20 completed Cal Anderson Park Development Project (K733132) and state grants; NOW,
21 THEREFORE,

22 **BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:**

23 Section 1. Section 3 of Ordinance 122085 shall be amended as follows:

24 Section 3. If the Finance Director, pursuant to the procedures in Section 2.2 of the
25 Agreement with the Foundation authorized by Ordinance 121693 (the "Agreement"),
26 concludes that it is more likely than not that the Foundation will not achieve its goal of
27 raising \$10 million in private funds (pledges and cash) by June 30, 2008, it is the
28




1 Council's intent that the project scope for Phase 2 will be reduced and that the Council
2 will not appropriate additional funds to fill the gap. ~~Further, except as otherwise~~
3 ~~required by the Agreement, it is the Council's intent that the City will not appropriate~~
4 ~~additional funds to the SLU Park Development Project if total costs exceed the~~
5 ~~Approved Budget of \$29,227, 935, as shown in the Revised Project Budget, Exhibit 1~~
6 ~~to the Agreement. Further, except as otherwise required by the Agreement, it is the~~
7 Council's intent that it will not make future appropriations in excess of \$31,049,366 to
8 the Department of Parks and Recreation for the Lake Union Park Development Project
9 [K733134] , as shown in Attachment A, including appropriation of any future grants.
10 The Council also requests that the department not transfer funds that would increase
11 expenditures for the project above \$31,049,366.
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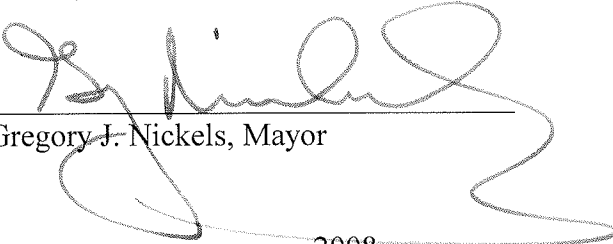
1 Section 2. Any act pursuant to the authority of this ordinance and prior to its effective
2 date is hereby ratified and confirmed.

3 Section 3. This ordinance shall take effect and be in force thirty (30) days from and after
4 its approval by the Mayor, but if not approved and returned by the Mayor within ten (10) days
5 after presentation, it shall take effect as provided by Municipal Code Section 1.04.020.

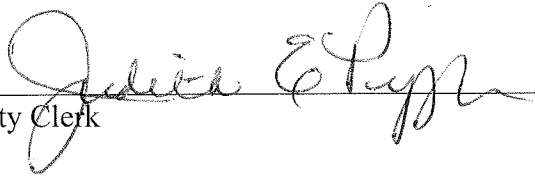
6 Passed by the City Council the 28th day of July, 2008, and
7 signed by me in open session in authentication of its passage this
8 28th day of July, 2008.

9
10
11 
12 President _____ of the City Council

13
14 Approved by me this 30th day of July, 2008.

15
16 
17 Gregory J. Nickels, Mayor

18
19 Filed by me this 30th day of July, 2008.

20
21 
22 City Clerk

23 (Seal)

24
25 Attachment A: Lake Union Park Development Budget



Lake Union Park Development Budget

Cost Breakdown	Pre Phase I thru 12/30/05	Construction Phase I	PRE PHASE II 07/06 - 05/08	Construction Phase II Begins 6/08	Original Budget	Variance - Phase I ⁽¹⁾	Variance - Phase II ⁽²⁾	Subtotal - Revised Budget
<i>Construction Line Items</i>								
Site Preparation	117,769	1,338,886	-	1,362,152	2,818,807	-	-	2,818,807
Utilities	-	517,080	-	1,563,671	2,080,751	-	-	2,080,751
Site work Finish	-	257,316	-	3,361,098	3,618,414	-	-	3,618,414
North Terrace	-	251,616	-	-	251,616	-	-	251,616
Bulkhead ⁽¹⁾	-	3,697,556	-	-	3,697,556	762,000	-	4,459,556
Boardwalk	-	412,405	-	-	412,405	-	-	412,405
Waterway 3 Pedestrian Bridge ⁽¹⁾	-	733,059	-	-	733,059	265,000	-	998,059
Planting Islands ^(1,2)	-	-	-	450,441	450,441	248,000	(78,441)	620,000
Model Boat Pond	-	-	-	374,627	374,627	-	-	374,627
Fountain	-	-	-	1,594,198	1,594,198	-	-	1,594,198
Waterway 4 Wall	-	-	-	170,235	170,235	-	-	170,235
Construction Phase II Variance ⁽²⁾							40,441	40,441
CWB Utilities & WW4 Upland (Bid as additive, but part of original plan) ⁽²⁾							161,000	161,000
Construction Subtotal	117,769	7,207,918	-	8,876,422	16,202,109	1,275,000	123,000	17,600,109
Washington State Sales Tax ^(1,2)	-	634,297	-	781,125	1,415,422	110,431	114,000	1,639,853
Contingencies	-	-	-	-	-	-	-	-
• Design and Estimating	-	-	-	310,675	310,675	-	-	310,675
• Escalation (3%/Year) ⁽²⁾	-	-	-	798,878	798,878	-	181,000	979,878
• Construction	-	1,635,903	-	1,662,352	3,298,255	-	-	3,298,255
Total Construction including WSST and Contingencies	117,769	9,478,118	-	12,429,452	22,025,339	1,385,431	418,000	23,828,770
Center for Wooden Boats	-	-	200,000	300,000	500,000	-	-	500,000
History Trail	-	75,000	100,000	225,000	400,000	-	-	400,000
Fundraising Finance charge	-	-	-	390,000	390,000	-	-	390,000
SPF Fund Raising Costs	-	300,000	730,914	-	1,030,914	-	-	1,030,914
Subtotal - Construction & Fundraising Costs	117,769	9,853,118	1,030,914	13,344,452	24,346,253	1,385,431	418,000	26,149,684
Parks Associated Costs:								
Permits (incl SEPA & consultant)	352,553	75,000	-	10,000	437,553	-	-	437,553
Consultant Fees	2,038,225	490,000	-	150,000	2,678,225	-	-	2,678,225
Art, Design Comm., Survey, Public Process, Planning, Design Review, Equipment & Furnishings, Const. Mgt, Inspection, Special Inspection, Closeout, Renderings	865,904	400,000	100,000	400,000	1,765,904	14,000	4,000	1,783,904
Total Parks Associated Costs	3,256,682	965,000	100,000	560,000	4,881,682	14,000	4,000	4,899,682
Total Project Costs	3,374,451	10,818,118	1,130,914	13,904,452	29,227,935	1,399,431	422,000	31,049,366

Notes:

1) The variance of \$1,399,431 in Phase I is comprised of additional costs associated with an escalation of steel and concrete costs, an increase in the State sales tax and construction of two of the five planting islands originally scheduled to be constructed under Phase II. These additional costs are covered by funding transferred from the Lake Union Park Armony Assessment Project (\$831,389), the Cal Anderson Park Development Project (K733132 - \$300,000), and partial funding associated with two IAC grants (\$268,042 from the grants). The five planting islands were originally scheduled to be installed under Phase II with two islands in an area under construction in Phase I. In order to avoid re-doing this area and to save installation costs these were installed during Phase I.

2) The Phase II variance of \$422,000 is based on higher than expected bids. These additional costs are covered by two IAC grants of \$190,042 + \$500,000.



FISCAL NOTE FOR CAPITAL PROJECTS ONLY

Department:	Contact Person/Phone:	DOF Analyst/Phone:
Parks and Recreation	Korie Voorheis / 684-4135	Jennifer Devore / 615-1328

Legislation Title: AN ORDINANCE relating to Lake Union Park amending Section 3 of Ordinance 122085.

Summary and background of the Legislation:

This proposed legislation amends Section 3 of Ordinance 122085, and in so doing, allows for an increase in the budget of the Lake Union Park Development Project (K733134) which is funded through transfers of surplus budget from completed projects and State grants.

The City of Seattle (City) has been acquiring land that is now known as Lake Union Park (LU Park) since 1984. The acquisition of land has included five separate transactions approved by Ordinances 112046, 113153, 115349, 119944, and 120499. The most significant portion of the park was the purchase of the Naval Reserve Armory in July 2000 (Ordinance 119944) from the Navy. The acquisitions have consolidated the Lake Union site into a 12-acre park.

In October 1991, the master plan for the development of LU Park was adopted by Resolution 28444. Then in 2000, the South Lake Union Park Master Plan Update Advisory Committee developed recommendations for an updated master plan for LU Park to reflect consolidation of the property and the partnerships formed with the Maritime Heritage Center. These recommendations were approved by Seattle City Council by Resolution 30206 in July 2000. The schematic plan for the development of LU Park was completed in 2004 following extensive public outreach and input.

The existing Capital Improvement Program (CIP) project (Lake Union Park – Development K733134) is funded by the 2000 Neighborhood Parks, Green Spaces, Trails, and Zoo Levy (2000 Parks Levy), in addition to other City and grant funds. The construction of the project is divided into two phases. The scope of work in phase one is completed and it included constructing terraces, a boardwalk, and a pedestrian bridge; replacing the bulkhead; installing utilities and preparing the park for phase two of the project. The scope of work in phase two includes removal of most of the existing landscape and installing a new entrance to the park, tree grove, interactive water fountain of jets, grass, model boat pond, History Trail, boardwalk extension, parking, pathways, beach for hand launched boats, landscape, landforms, furniture, lighting systems and irrigation. In addition, work includes shoreline stabilization and planting on the lake edge and repairing/regrading pavements to tie into existing surrounding surfaces.

In 2005, Ordinance 121963 authorized the execution of the Agreement between the Department of Parks and Recreation (DPR) and the Seattle Parks Foundation (Foundation) concerning their roles in fundraising, design, development, construction, operation and maintenance of LU Park.



Also in 2005, Ordinance 121902 authorized an Agreement between DPR and City Investors, Inc. (CI), a major property owner and developer in the South Lake Union area. In this agreement CI committed to donating an initial \$5 million to the Foundation which was subsequently given to DPR for development of LU Park. CI pledged an additional \$5 million for the LU Park project, payable at such time as (1) the City and the Foundation have raised an additional \$10 million to develop LU Park consistent with the approved designs; and (2) construction of certain Valley Street improvements are within one year of commencement. CI is expected to make the final \$5 million donation once all the contingencies are satisfied pursuant to the agreement. Ordinance 121963 (section 3.4.1) states that the City is committed to moving forward with construction of phase two of the project regardless of whether the conditions have been satisfied to secure CI's conditional release of the \$5 million donation. This commits the City to provide these funds should condition (2) above not be met.

In 2006, Ordinance 122084 authorized amendments to the 2005 Agreement between DPR and the Foundation. Also in 2006, Ordinance 122085 amended the budget for the Lake Union Park Development Project, adding \$4.228 million in additional funds. Section 3 of Ordinance 122085, stated that "... it is the Council's intent that the City will not appropriate additional funds to the SLU Park Development Project if total costs exceed the Approved Budget of \$29,227,935..."

Construction of phase one of the LU Park Development Project began in July 2006 and was completed in March 2008. The phase one budget incurred approximately \$1.4 million more in costs than identified in the approved budget of Ordinance 122085. These costs increases were due to rapid escalation of steel and concrete costs, specifically a thirty-two percent rise in steel costs which increased the costs for the bulkhead and pedestrian bridge and a twenty-four percent rise in concrete costs, which also raised the budget for the pedestrian bridge. The cost of the bulkhead was particularly impacted by rising steel costs because the bulkhead contains 1.6 million pounds of very high grade steel that was only available in that quantity from a single supplier. The high grade steel was required in order to ensure that the pieces of the 95 foot high by 450 foot long bulkhead fit together perfectly and would be able to withstand a 2000-year earthquake. Also, in Phase I, two of the five planting islands originally designated as Phase II elements were completed for a cost of \$248,000. In addition, the Washington State sales tax costs increased because of a sales tax rate increase from 8.8% to 9%.

The estimated phase two costs have increased by about \$422,000 due to price escalation and reestimation of construction costs based on phase one experience, specifically the concrete cost increase which raised the budget for the planting islands. Also, the general escalation of construction costs was mistakenly applied only to the construction cost and not to the sales tax and design and estimating contingency.

DPR was able to cover these costs by transferring \$300,000 in surplus Levy funds from the completed Cal Anderson Park Development Project (K733132) (see Ordinance 122301), and by transferring \$831,389 of surplus funds from the completed Lake Union Park – Armory Assessment and Roof Repair Project (K732224) to the Lake Union Park Development Project (K733134). These transfers were discussed at that time with the City Council Finance and



Budget Committee Chairman. In addition, \$690,042 of the project's total costs will be funded by two State grants (see Ordinances 121883 and 122570).

By amending section 3 of Ordinance 122085, this assures the project budget is in concurrence with the actual Lake Union Park Development Project cost and assures that LU Park will be developed as planned and previously approved.

Project Name:	Project I.D.	Project Location:	Start Date:	End Date
Lake Union Park – Development	K733134	1000 Valley St.	1 st Qtr 2002	4 th Qtr 2010

- *Please check any of the following that apply:*

 This legislation creates, funds, or anticipates a new CIP Project.

 This legislation does not have any financial implications. *(Stop here and delete the remainder of this document prior to saving and printing.)*

 X **This legislation has financial implications.** *(Please complete all relevant sections that follow.)*

This legislation does not make any new appropriations, but amends an existing ordinance to bring the Lake Union Park Development Project (K733134) budget in line with the actual and projected expenditures. In order to accommodate these changes in the budget, funds remaining from the completed Cal Anderson Park Development Project (K733132) and the completed Lake Union Park – Armory Assessment and Roof Repair Project (K732224) have been transferred to the Lake Union Park Development Project and funds related to two State grants have been appropriated to the Lake Union Park Development Project via separate ordinance; these funds do not require further legislative approval. For informational purposes only, a revised budget, including the budget transfers to the Lake Union Park Development Project and the new grant funding, is included as Attachment I.

Appropriations:

Fund Name and Number	Department	Budget Control Level*	2008 Appropriation	2009 Anticipated Appropriation
TOTAL			\$0	\$0

Notes: This legislation does not increase appropriations to DPR's budget. There is separate legislation that provides for an additional \$15,000,000 of appropriation in 2008.



Spending Plan and Future Appropriations for Capital Projects:

Spending Plan and Budget	2008	2009	2010	2011	2012	2013	Total
Spending Plan	\$4,167,750	\$8,155,000	\$3,582,328	\$0	\$0	\$0	\$15,905,078
Current Year Appropriation	\$15,000,000						\$15,000,000
Future Appropriations		\$0	\$0	\$0	\$0	\$0	\$0

Notes: Appropriation authority for the \$15,000,000 shown above will be requested in separate legislation. The spending plan includes dollars that have been previously appropriated for Phase I.



Funding source:

Funding Source	LTD	2008	2009	2010	2011	2012	2013	Total
2000 Parks Levy Fund (33850)	\$5,300,000	\$0	\$0	\$0	\$0	\$0	\$0	\$5,300,000
2000 Parks Levy Fund (33850) (Donation – City Investors)	\$5,000,000	\$0	\$0	\$0	\$0	\$0	\$0	\$5,000,000
2000 Parks Levy Fund (33850) (State Grant)	\$190,042	\$0	\$0	\$0	\$0	\$0	\$0	\$190,042
Cumulative Reserve Subfund - Real Estate Excise Tax I (00163)	\$966,389	\$0	\$0	\$0	\$0	\$0	\$0	\$966,389
Cumulative Reserve Subfund - Real Estate Excise Tax II (00161)	\$3,242,935	\$0	\$0	\$0	\$0	\$0	\$0	\$3,242,935
Cumulative Reserve Subfund - Unrestricted (00164)	\$850,000	\$0	\$0	\$0	\$0	\$0	\$0	\$850,000
South Lake Union Trust Fund (63721) (Donation, Seattle Parks Foundation)	\$0	\$10,000,000	\$0	\$0	\$0	\$0	\$0	\$10,000,000
South Lake Union Trust Fund (63721) (State Grant)	\$500,000	\$0	\$0	\$0	\$0	\$0	\$0	\$500,000
South Lake Union Trust Fund (63721) (Donation, City Investors, Inc.)	\$0	\$5,000,000	\$0	\$0	\$0	\$0	\$0	\$5,000,000
TOTAL	\$16,049,366	\$15,000,000	\$0	\$0	\$0	\$0	\$0	\$31,049,366

Notes: There is separate legislation that provides for the \$15,000,000 of appropriation in 2008.



Bond Financing Required: NA

Type	Amount	Assumed Interest Rate	Term	Timing	Expected Annual Debt Service/Payment
TOTAL	NA				

Uses and Sources for Operation and Maintenance Costs for the Project:

O&M	2008	2009	2010	2011	2012	2013	Total
Uses							
Start Up		\$15,000					\$15,000
On-going	\$33,171	\$194,375	\$251,726	\$256,761	\$261,896	\$267,134	\$1,265,063
Sources (itemize)							
Park and Recreation Fund (10200)	\$33,171	\$209,375	\$251,726	\$256,761	\$261,896	\$267,134	\$1,280,063
Total	\$33,171	\$209,375	\$251,726	\$256,761	\$261,896	\$267,134	\$1,280,063

Notes: These O&M cost are already included in the 2008-2013 Adopted CIP. There are no new O&M costs associated with this legislation.

Periodic Major Maintenance costs for the project:

Major Maintenance Item	Frequency	Cost	Likely Funding Source
Replace Cedar Decking	10 – 15 years	\$200,000	TBD
Sidewalks- replacement	15 years	\$100,000	TBD
Bulkhead – Replacement	50 Years	\$15,000,000	TBD
Paint Bridge	10 years	\$100,000	TBD
Pump & Sand Filter System	10 years	\$500,000	TBD
TOTAL		\$15,900,000	

Notes: There are no changes in Major Maintenance costs as a result of this legislation.

Funding sources for replacement of project: NA

Total Regular Positions Created, Modified, Or Abrogated Through This Legislation, Including FTE Impact: NA

Position Title and Department*	Position # for Existing Positions	Fund Name & #	PT/FT	2008 Positions	2008 FTE	2009 Positions **	2009 FTE **
TOTAL	NA						

Notes: NA

- **Do positions sunset in the future?** NA
- **What is the financial cost of not implementing the legislation:** If the City does not implement this legislation DPR may not be able to complete phase two of the LU Park Development Plan. In addition, DPR will not be in compliance with either the agreement with the Foundation that was approved in Ordinance 121963 and amended in Ordinance 122084, or the agreement with CI that was approved in Ordinance 121902.
- **What are the possible alternatives to the legislation that could achieve the same or similar objectives?** There are no alternatives to this legislation that could achieve the same objective.
- **Is the legislation subject to public hearing requirements:** This project requires a CLEAN Hearing because the transfers into the project have raised the total contribution of City funds to this project to over \$5,000,000. The project has also had substantial public input during the design development process. The schematic plan for the development of LU Park was completed in 2004. Six public meetings concerning this plan were held between December 2002 and December 2005. In addition, there have been six community meetings and three public workshops concerning the project.
- **Other Issues** None

Please list attachments to the fiscal note below:

Attachment 1: Lake Union Park Development Budget



Lake Union Park Development Budget

Cost Breakdown	Pre Phase I thru 12/30/05	Construction Phase I	PRE PHASE II 07/06 - 05/08	Construction Phase II Begins 6/08	Original Budget	Variance - Phase I ⁽¹⁾	Variance - Phase II ⁽²⁾	Subtotal - Revised Budget
Construction Line Items								
Site Preparation	117,769	1,338,886	-	1,362,152	2,818,807	-	-	2,818,807
Utilities	-	517,080	-	1,563,671	2,080,751	-	-	2,080,751
Site work Finish	-	257,316	-	3,361,098	3,618,414	-	-	3,618,414
North Terrace	-	251,616	-	-	251,616	-	-	251,616
Bulkhead ⁽¹⁾	-	3,697,556	-	-	3,697,556	762,000	-	4,459,556
Boardwalk	-	412,405	-	-	412,405	-	-	412,405
Waterway 3 Pedestrian Bridge ⁽¹⁾	-	733,059	-	-	733,059	265,000	-	998,059
Planting Islands ^(1,2)	-	-	-	450,441	450,441	248,000	(78,441)	620,000
Model Boat Pond	-	-	-	374,627	374,627	-	-	374,627
Fountain	-	-	-	1,594,198	1,594,198	-	-	1,594,198
Waterway 4 Wall	-	-	-	170,235	170,235	-	-	170,235
Construction Phase II Variance ⁽²⁾							40,441	40,441
CWB Utilities & WW4 Upland (Bid as additive, but part of original plan) ⁽²⁾							161,000	161,000
Construction Subtotal	117,769	7,207,918	-	8,876,422	16,202,109	1,275,000	123,000	17,600,109
Washington State Sales Tax ^(1,2)	-	634,297	-	781,125	1,415,422	110,431	114,000	1,639,853
Contingencies	-	-	-	-	-	-	-	-
• Design and Estimating	-	-	-	310,675	310,675	-	-	310,675
• Escalation (3%/year) ⁽²⁾	-	-	-	798,878	798,878	-	181,000	979,878
• Construction	-	1,635,903	-	1,662,352	3,298,255	-	-	3,298,255
Total Construction including WSST and Contingencies	117,769	9,478,118	-	12,429,452	22,025,339	1,385,431	418,000	23,828,770
Center for Wooden Boats	-	-	200,000	300,000	500,000	-	-	500,000
History Trail	-	75,000	100,000	225,000	400,000	-	-	400,000
Fundraising Finance charge	-	-	-	390,000	390,000	-	-	390,000
SPF Fund Raising Costs	-	300,000	730,914	-	1,030,914	-	-	1,030,914
Subtotal - Construction & Fundraising Costs	117,769	9,853,118	1,030,914	13,344,452	24,346,253	1,385,431	418,000	26,149,684
Parks Associated Costs:								
Permits (incl SEPA & consultant)	352,553	75,000	-	10,000	437,553	-	-	437,553
Consultant Fees	2,038,225	490,000	-	150,000	2,678,225	-	-	2,678,225
Art, Design Comm., Survey, Public Process, Planning, Design Review, Equipment & Furnishings, Const. Mgt, Inspection, Special Inspection, Closeout, Renderings	865,904	400,000	100,000	400,000	1,765,904	14,000	4,000	1,783,904
Total Parks Associated Costs	3,256,682	965,000	100,000	560,000	4,881,682	14,000	4,000	4,899,682
Total Project Costs	3,374,451	10,818,118	1,130,914	13,904,452	29,227,935	1,399,431	422,000	31,049,366

Notes:

1) The variance of \$1,399,431 in Phase I is comprised of additional costs associated with an escalation of steel and concrete costs, an increase in the State sales tax and construction of two of the five planting islands originally scheduled to be constructed under Phase II. These additional costs are covered by funding transferred from the Lake Union Park Armory Assessment Project (\$831,389), the Cal Anderson Park Development Project (K733132 - \$300,000), and partial funding associated with two IAC grants (\$268,042 from the grants). The five planting islands were originally scheduled to be installed under Phase II with two islands in an area under construction in Phase I. In order to avoid re-doing this area and to save installation costs these were installed during Phase I.

2) The Phase II variance of \$422,000 is based on higher than expected bids. These additional costs are covered by two IAC grants of \$190,042 + \$500,000.





City of Seattle

Gregory J. Nickels, Mayor

Office of the Mayor

June 17, 2008

Honorable Richard Conlin
President
Seattle City Council
City Hall, 2nd Floor

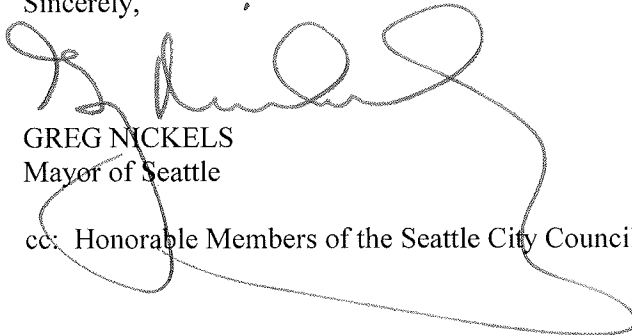
Dear Council President Conlin:

I am transmitting the attached proposed Council Bill, which amends Ordinance 122085 to allow an increase in the Lake Union Park Development Project budget. The proposed increase will be paid for with existing funds from other projects and grants that are being appropriated in a companion Bill.

Ordinance 122085, adopted in 2006, added \$4.2 million to the budget for Lake Union Park Development. Section 3 of the Ordinance states that "it is the Council's intent that the City will not appropriate additional funds to the SLU Park Development Project if total costs exceed the Approved Budget..." Development of the Park, including both Phases I and II, is now estimated to cost approximately \$1.821 million more to complete than was approved in Ordinance 122085. These cost increases are primarily due to the rapid escalation of the prices of steel and concrete that affected the costs of the bulkhead, the pedestrian bridge, and the planting islands. In addition, the sales tax rate increased, and the original estimates failed to apply an escalation contingency. Savings from other projects and grant dollars will be used to pay for these increased costs.

Lake Union Park is an important addition to Seattle's park system and to the growing Lake Union community. The proposed amendment authorized by this legislation assures that Lake Union Park will be developed as planned and previously approved. Thank you for your consideration of this legislation. Should you have questions, please contact Toby Ressler at 615-1482.

Sincerely,



GREG NICKELS
Mayor of Seattle

cc: Honorable Members of the Seattle City Council

600 Fourth Avenue, 7th Floor, P.O. Box 94749, Seattle, WA 98124-4749

Tel: (206) 684-4000, TDD: (206) 615-0476 Fax: (206) 684-5360, Email: mayors.office@seattle.gov

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STATE OF WASHINGTON – KING COUNTY

--SS.

227505
CITY OF SEATTLE, CLERKS OFFICE

No. TITLE ONLY

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.

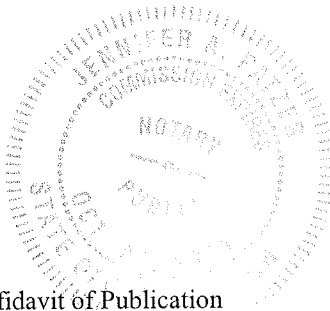
The notice in the exact form annexed, was published in regular issues of The Daily Journal of Commerce, which was regularly distributed to its subscribers during the below stated period. The annexed notice, a

CT:122753-754,756-758

was published on

08/05/08

The amount of the fee charged for the foregoing publication is the sum of \$ 70.25, which amount has been paid in full.



Affidavit of Publication

Subscribed and sworn to before me on

08/05/08

Notary public for the State of Washington,
residing in Seattle

State of Washington, King County

City of Seattle

TITLE-ONLY PUBLICATION

The full text of the following ordinances, passed by the City Council on July 28, 2008, and published here by title only, will be mailed, at no cost, on request for two months after this publication. For further information, contact the Seattle City Clerk at 684-8844.

ORDINANCE NO. 122758

AN ORDINANCE appropriating money to pay certain audited claims and ordering the payment thereof.

ORDINANCE NO. 122757

AN ORDINANCE relating to Lake Union Park, authorizing acceptance of funds from the Seattle Parks Foundation and City Investors, Inc; and increasing appropriations to the Department of Parks and Recreation in the 2008 Budget; all by a three-fourths vote of the City Council.

ORDINANCE NO. 122756

AN ORDINANCE relating to the Department of Neighborhoods; authorizing implementation of certain Neighborhood Matching Fund projects in 2008, and providing that 2008 appropriations for the Neighborhood Matching Subfund shall carry forward automatically to future budget years.

ORDINANCE NO. 122754

AN ORDINANCE relating to the Department of Parks and Recreation; authorizing the Superintendent to enter into a Concession Agreement with Seattle Court Sports Unlimited for the purpose of constructing and operating an indoor/outdoor tennis facility at Warren G. Magnuson Park.

ORDINANCE NO. 122753

AN ORDINANCE relating to Lake Union Park amending Section 3 of Ordinance 122085.

Publication ordered by JUDITH PIPPIN,
City Clerk

Date of publication in the Seattle Daily
Journal of Commerce, August 5, 2008.

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