

CITY COUNCIL AGENDA ITEM
CITY OF SHORELINE, WASHINGTON

AGENDA TITLE: Civic Center Project Progress Report
DEPARTMENT: City Manager's Office
PRESENTED BY: Robert L. Olander, City Manager
Jesus Sanchez, Civic Center Project Manager

PROBLEM/ISSUE STATEMENT:

The following information is designed to provide a milestone progress report on the Civic Center Project beginning in January of this year. Council, in authorizing the City Manager to enter into a development agreement with OPUS Northwest, L.L.C. in the development of the new City Hall building, has placed the Civic Center Project as a high priority Council goal.

The focus of this report is intended to brief Council on the key elements of the final iteration of building design, both interior and exterior, specific floor plans designed to maximize efficiency and lastly, but equally important, this report will focus on sustainability as related to LEED certification and will discuss the Green Roof project located on the City Council Chambers, landscape design and water quality features.

FINANCIAL IMPACT:

The project budget for City Hall, excluding previous land acquisition costs is \$31.6 million. The majority of this cost is included in the development agreement with OPUS Northwest, L.L.C. in the amount of \$31.05 million.

RECOMMENDATION

No action is required of Council. This report is intended to provide an updated progress report on the Civic Center Project.

Approved By: City Manager  City Attorney _____

INTRODUCTION

The following information is designed to provide a milestone progress report on the Civic Center Project beginning in January of this year. Council, in authorizing the City Manager to enter into a development agreement with OPUS Northwest, L.L.C. in the development of the new City Hall building, has placed the Civic Center Project as a high priority Council goal.

BACKGROUND

On July 9, 2007, Council authorized the City Manager to enter into a Predevelopment Agreement with OPUS Northwest, L.L.C. (Developer) for the design and development of the Civic Center Project. One of the first important steps taken by the Developer, the City and community was to develop a set of "Guiding Principles" for the Civic Center Project.

Council asked that we engage the community by encouraging public participation and soliciting input regarding the "Guiding Principles." The "Guiding Principles" encompassed, among other key points, the design and placement of the Civic Center building, additional future growth capacity (additional shell and core space) and a strong focus on a sustainable design to achieve at a minimum LEED Silver, with a goal for LEED Gold, barring budget constraints.

Parking was also recognized as necessary by the community, but that it should not take up nearly one-half of the open space area. The initial parking space proposal envisioned at grade surface parking which took up nearly the entire open space available and did not allow for a natural landscape design. Thus, a structured parking facility was the recommended approach by the community and staff, allowing for more "green space" and which was adopted by Council.

The community expressed the importance of this development to be low-impact; environmentally healthy and sustainable; protecting our natural systems and resources and conserving water and energy. With a strong commitment to the values of the guiding principles to construct a new City Hall building that is environmentally responsible and sustainable, the OPUS Development Team hired ArchEcology, a Seattle-based green building consulting firm and a LEED professional.

ArchEcology's role and responsibility in this project is to advise and guide the project team on LEED issues and to ensure that the specific LEED credits for the project are achieved. Arch-Ecology has continued to manage the LEED documentation process for the project and will be submitting both design and construction credits at the end of construction to the United States Green Building Council (USBGC) for LEED designation.

DISCUSSION

In December 2007, a final Guaranteed Maximum Price (GMP) was established by OPUS, reviewed by staff and approved by Council. The net effect of the GMP brought the project to more realistic expectations with respect to building design, space capacity, materiality (exterior and interior materials) landscaping and environmental aspects that were affordable under the GMP.

Specifically, the new Civic Center Building consists of four stories; is approximately 67,000 total square feet containing council chambers, administrative support spaces, and 9,208 sq. ft. of shelled leasable space. Without getting too detailed, but rather highlighting key elements, the building as designed will be built of post tensioned concrete and architectural pre-cast concrete panels. Curtain walls (glass/glazing systems), landscaping (native vegetation), lighting strategy to meet LEED requirements for SS8.1 Lighting Pollution Reduction are also part of the building design as well as a separate two-level parking structure.

The City Council chambers with approximately 3,000 sq. ft. will incorporate state of the art visual aids technology allowing for more efficient recording of meetings, and improving the capacity of the system to provide high quality resolution and video production. A one-person operational audio/visual system is being designed. The Council chambers will be acoustically designed to improve sound and presentations. It is anticipated that the system will be user friendly allowing for community utilization. In addition, council members will have technology available at each station designed to view power point presentations and document presentations at their respective desks. A large room towards the northwest corner will provide for executive session council deliberations.

One major design focus has been achieving LEED Silver with a goal towards LEED Gold. In August 2007, the OPUS Project Team which included LMN Architects and ArchEcology held an Eco-Charrette. Project goals were established at commitment levels using a rating system for this project in the areas of Site; Energy; Water; Resources; Emissions and Effluents; and Indoor Environment. A project checklist (scorecard) was developed reflecting ArchEcology's assessment of achievable credits for the project and how the credits are to be achieved. It was determined that the number of credits identified would produce a LEED Silver certification. This task was accomplished during and after the design process to ensure the goals would be maintained and incorporated in the building.

The LEED scorecard is a work in progress and is updated throughout the project as credits are achieved and new credits identified. Opportunities to obtain LEED credits are not only in the realm of just the building design but LEED credits can be obtained using low-emitting materials in adhesives and sealants, paints and coatings, and carpet systems.

Other opportunities include credits in the area of construction waste management-recycled content, recycled furniture, transportation management plan; public education and development density and community connectivity just to mention a few.

Recently, the City of Shoreline was awarded a LEED grant from King County in the amount of \$20,000 to assist the City in achieving its LEED certification. This grant will be used to help fund construction of a "green roof" on the new City Hall building. The "green roof" is just another validation of the City's commitment to building green. A few of the benefits known to derive from a "green roof" are energy savings, improved air quality, sound insulation and economic benefits. The "green roof" will also have an education component that will inform the public about green roof technologies.

The City is also committed to acquiring furniture for the new City Hall that is environmentally sustainable. We have identified companies who manufacture furniture systems designed to conserve resources. Not only are the furniture systems 100% recyclable at the end of their lifespan but the manufacturer maximizes the use of the materials that would otherwise go to a landfill. This provides another opportunity for the City to promote and support green building materials.

Some of the "low impact development" (LID) techniques that we will be implementing in the city hall project are bio-swales, recapturing of roof water, water retention, filtration techniques, and re-vegetation. Other elements that are continuously being worked on and addressed for LEED are Solar Voltaic applications, recirculation systems, and interior low-flow fixtures which exceed minimum credit values for LEED.

Next Milestones

Financing – July, 2008

A major element of the project schedule is to secure construction financing. OPUS, after a careful review of offers and terms provided by several financial lending institutions, has selected HomeStreet Bank. OPUS has officially made application to the bank and has started the financial review process which can take up to 45-60 days for closing. The confidence level is high in obtaining the loan according to OPUS and HomeStreet Bank. Closing is expected to be by end of July 2008.

Environmental – August/ September 2008

The Phase II Environmental Survey has commenced. Although, no greater amount of contaminants had been found than was previously identified and for which the Department of Ecology (DOE) issued a "No Further Action Required" (NFA) letter to the previous owners (Highland Plaza), because the same level of contaminants were found outside of the previous dig, DOE is requesting a formal application by OPUS.

OPUS will submit a NFA request to DOE. This process is expected to take 60-90 days. The timeframe for completion will not affect the construction of the Civic Center/City Hall site, since the area in question is where the Garage will be built next year. This particular element of the project program is called out in the Development Agreement as "Unknown Soil Conditions" and not subject to a specific dollar amount, but rather the costs of clean-up are based on what is discovered in soils. OPUS established an allowance (specific dollar amount) for this work, however if conditions exist that require

greater remedial work beyond the allowance, OPUS, in consultation with the City, may be allowed to cover all necessary expenses to conduct a remedial action plan subject to DOE approval.

Other items included in the GMP as an allowance are asbestos abatement prior to demolition. As with soils remediation, the asbestos allowance is subject to what the final costs are to remove all hazardous contaminants in a safe and controlled manner. It may be higher or lower than the allowance. If it is lower, the City receives the savings; conversely, if higher, the City will need to pay the difference. The "Unknown Soils Conditions, Asbestos Abatement and Demolition are the only elements not locked into specific amounts in the GMP.

If the costs are higher than the projected allowance, then staff will return to Council for a requested project budget amendment and an identified revenue source.

Abatement/Mobilization – late June 2008

Asbestos abatement is expected to begin in late June 2008. Shortly thereafter, the OPUS construction team will begin mobilizing, setting up heavy equipment and establishing perimeter fencing along a specified boundary to begin demolition.

Demolition - Mid-July 2008

The demolition permit has been issued to OPUS. Demolition work is expected to occur in mid-July. The initial buildings to be demolished will be the former garage and car repair shop at the corner of Midvale and N 175th along with the panhandle of the existing Highland Plaza Building, followed by the Church and adjacent buildings to the north of the Church on the former Kimm property. Previous tenants have either been relocated or moved. Key buildings to be demolished are now empty.

Groundbreaking Ceremony – Mid- July 2008

The Groundbreaking Ceremony is currently expected to take place on July 22, 2008. All former councilmembers and current councilmembers are invited to attend and participate in this event. Shoreline residents who played a vital part in the Civic Center Project public process, as well as other interested parties will also be invited to attend.

Construction - July 2008

Construction will begin in July 2008 and will be for a period of 14 -15 months. We will review construction drawings for final building improvements that may be crucial to the safe operation and functional needs of the building. We plan to have several information sharing updates on construction progress.

Move Into Building - August 2009

Move-in is expected in fall 2009.

Garage Completion – Fall 2009

RECOMMENDATION

No action is required of Council. This report is intended to provide an updated progress report on the Civic Center Project.

ATTACHMENTS

Attachment A: LEED Certification Scorecard

Attachment B. Building Design Concepts

Attachment C. Project Schedule



LEED-NC

LEED-NC Version 2.2 Preliminary Project Checklist

City of Shoreline- Shoreline, WA (as of 6/25/08)

Yes	?Y	?N	No
11	2		1

Sustainable Sites 14 Points

Y				Prereq 1	Construction Activity Pollution Prevention	Required
1				Credit 1	Site Selection	1
1				Credit 2	Development Density & Community Connectivity	1
1				Credit 3	Brownfield Redevelopment	1
1				Credit 4.1	Alternative Transportation, Public Transportation Access	1
1				Credit 4.2	Alternative Transportation, Bicycle Storage & Changing Rooms	1
1				Credit 4.3	Alternative Transportation, Low-Emitting and Fuel-Efficient Vehicles	1
1				Credit 4.4	Alternative Transportation, Parking Capacity	1
	1			Credit 5.1	Site Development, Protect or Restore Habitat	1
	1			Credit 5.2	Site Development, Maximize Open Space	1
1				Credit 6.1	Stormwater Design, Quantity Control	1
1				Credit 6.2	Stormwater Design, Quality Control	1
			1	Credit 7.1	Heat Island Effect, Non-Roof	1
1				Credit 7.2	Heat Island Effect, Roof	1
1				Credit 8	Light Pollution Reduction	1

Yes	?Y	?N	No
2			3

Water Efficiency 5 Points

			1	Credit 1.1	Water Efficient Landscaping, Reduce by 50%	1
			1	Credit 1.2	Water Efficient Landscaping, No Potable Use or No Irrigation	1
			1	Credit 2	Innovative Wastewater Technologies	1
1				Credit 3.1	Water Use Reduction, 20% Reduction	1
1				Credit 3.2	Water Use Reduction, 30% Reduction	1

Yes	?Y	?N	No
3	3		11

Energy & Atmosphere 17 Points

Y				Prereq 1	Fundamental Commissioning of the Building Energy Systems	Required
Y				Prereq 2	Minimum Energy Performance	Required
Y				Prereq 3	Fundamental Refrigerant Management	Required
2	2		6	Credit 1	Optimize Energy Performance	1 to 10
			3	Credit 2	On-Site Renewable Energy	1 to 3
			1	Credit 3	Enhanced Commissioning	1
1				Credit 4	Enhanced Refrigerant Management	1
			1	Credit 5	Measurement & Verification	1
	1			Credit 6	Green Power	1

Yes	?Y	?N	No
3	1	1	8

Materials & Resources 13 Points

Y				Prereq 1	Storage & Collection of Recyclables	Required
			1	Credit 1.1	Building Reuse, Maintain 75% of Existing Walls, Floors & Roof	1
			1	Credit 1.2	Building Reuse, Maintain 95% of Existing Walls, Floors & Roof	1
			1	Credit 1.3	Building Reuse, Maintain 50% of Interior Non-Structural Elements	1
1				Credit 2.1	Construction Waste Management, Divert 50% from Disposal	1
		1		Credit 2.2	Construction Waste Management, Divert 75% from Disposal	1
			1	Credit 3.1	Materials Reuse, 5%	1
			1	Credit 3.2	Materials Reuse, 10%	1
1				Credit 4.1	Recycled Content, 10% (post-consumer + ½ pre-consumer)	1
			1	Credit 4.2	Recycled Content, 20% (post-consumer + ½ pre-consumer)	1
1				Credit 5.1	Regional Materials, 10% Extracted, Processed & Manufactured R	1
	1			Credit 5.2	Regional Materials, 20% Extracted, Processed & Manufactured R	1
			1	Credit 6	Rapidly Renewable Materials	1
			1	Credit 7	Certified Wood	1

Yes	?Y	?N	No
12			3

Indoor Environmental Quality 15 Points

Y				Prereq 1	Minimum IAQ Performance	Required
Y				Prereq 2	Environmental Tobacco Smoke (ETS) Control	Required
			1	Credit 1	Outdoor Air Delivery Monitoring	1
1				Credit 2	Increased Ventilation	1
1				Credit 3.1	Construction IAQ Management Plan, During Construction	1
1				Credit 3.2	Construction IAQ Management Plan, Before Occupancy	1
1				Credit 4.1	Low-Emitting Materials, Adhesives & Sealants	1
1				Credit 4.2	Low-Emitting Materials, Paints & Coatings	1
1				Credit 4.3	Low-Emitting Materials, Carpet Systems	1
1				Credit 4.4	Low-Emitting Materials, Composite Wood & Agrifiber Products	1
			1	Credit 5	Indoor Chemical & Pollutant Source Control	1
1				Credit 6.1	Controllability of Systems, Lighting	1
			1	Credit 6.2	Controllability of Systems, Thermal Comfort	1
1				Credit 7.1	Thermal Comfort, Design	1
1				Credit 7.2	Thermal Comfort, Verification	1
1				Credit 8.1	Daylight & Views, Daylight 75% of Spaces	1
1				Credit 8.2	Daylight & Views, Views for 90% of Spaces	1

Yes	?Y	?N	No
2	3		

Innovation & Design Process 5 Points

	1			Credit 1.1	Innovation in Design: Public Education	1
	1			Credit 1.2	Innovation in Design: Green Housekeeping	1
1				Credit 1.3	Innovation in Design: Water Efficiency - 40%	1
	1			Credit 1.4	Innovation in Design: Transportation Mgmt Plan	1
1				Credit 2	LEED® Accredited Professional	1

Yes	?Y	?N	No
33	9	1	26

Project Totals (pre-certification estimates) 69 Points
Certified 26-32 points Silver 33-38 points Gold 39-51 points Platinum 52-69 points

Exhibit "F"

Shoreline Civic Center

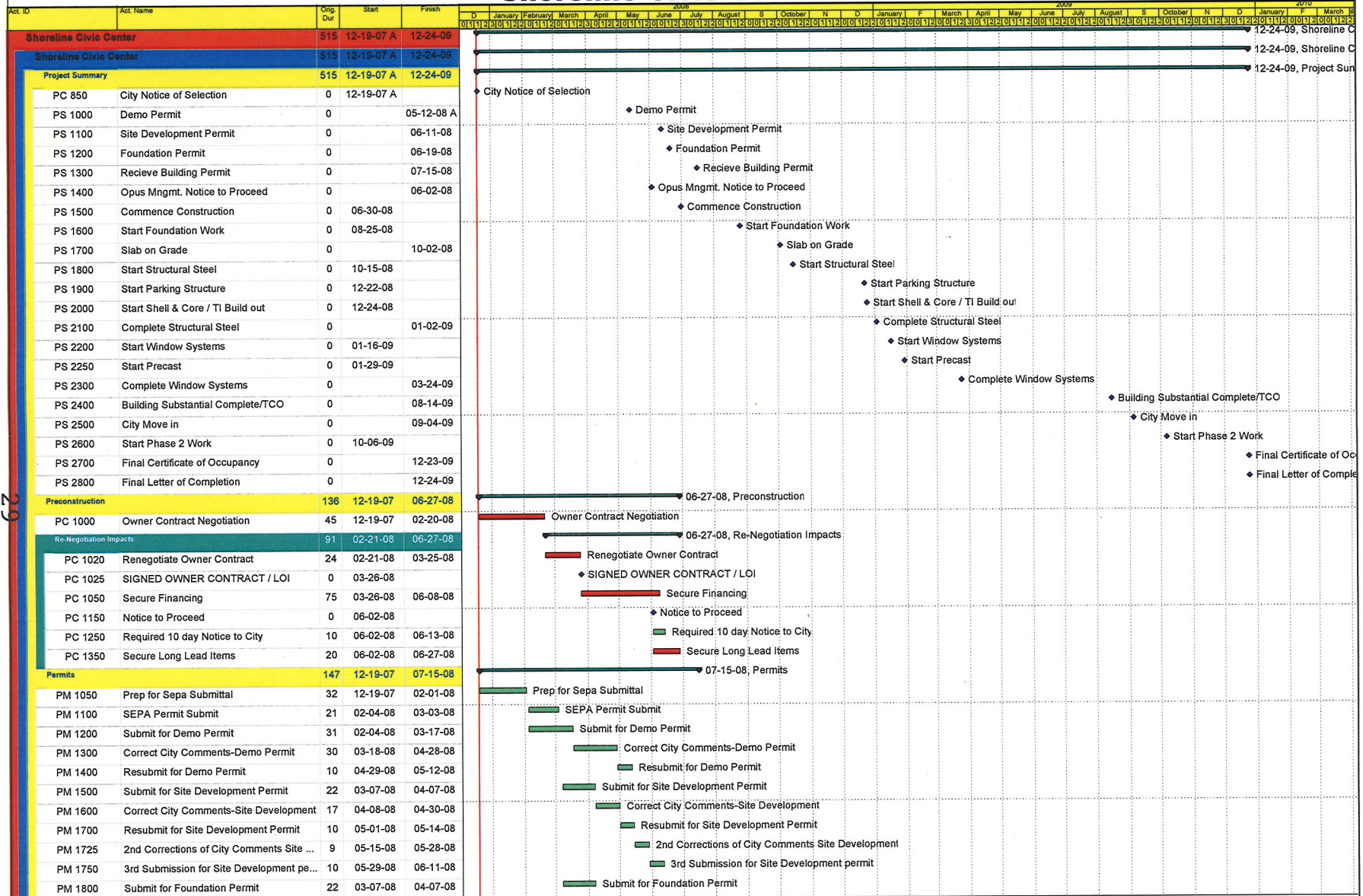


Exhibit "F"

Shoreline Civic Center

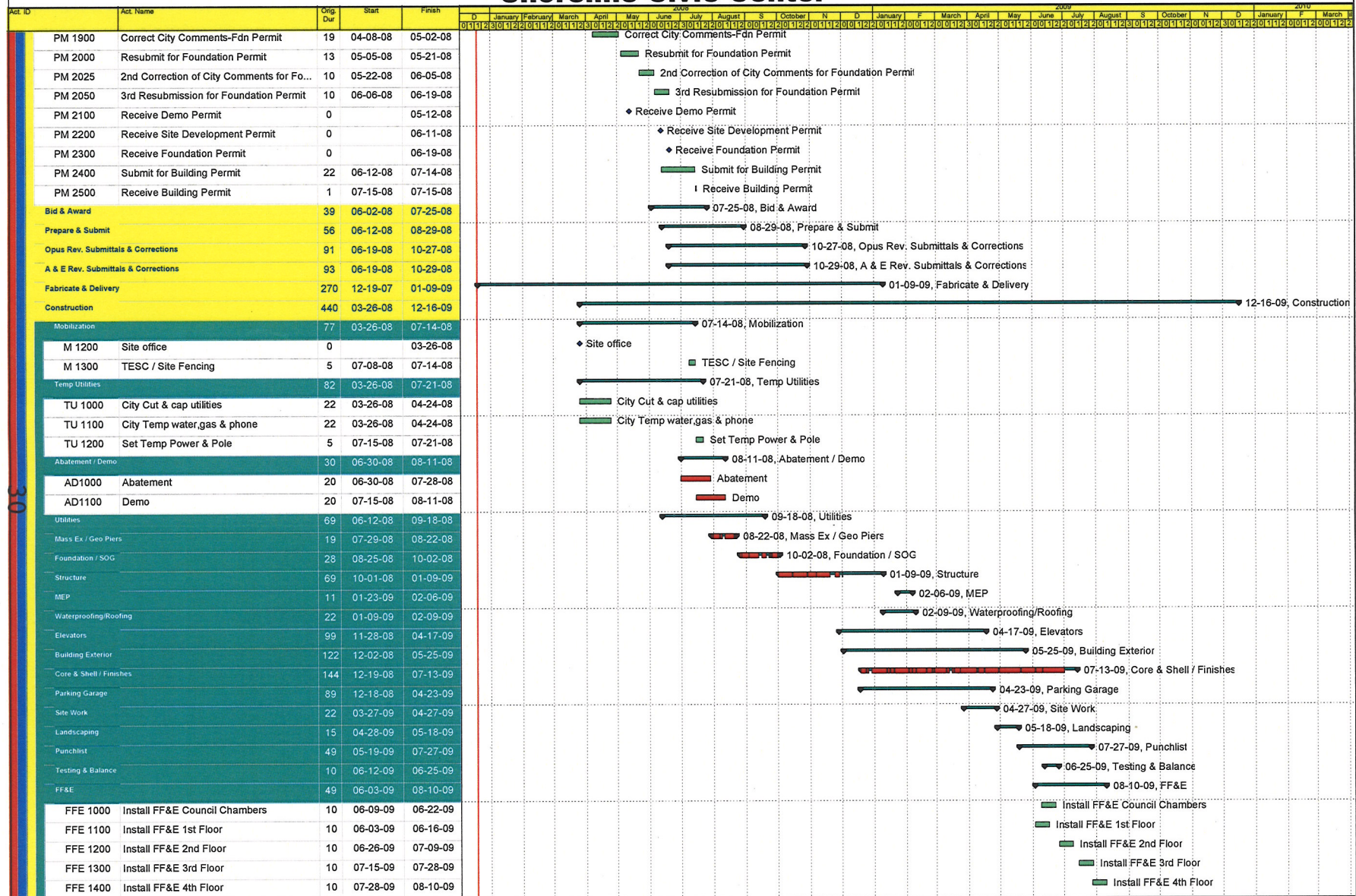
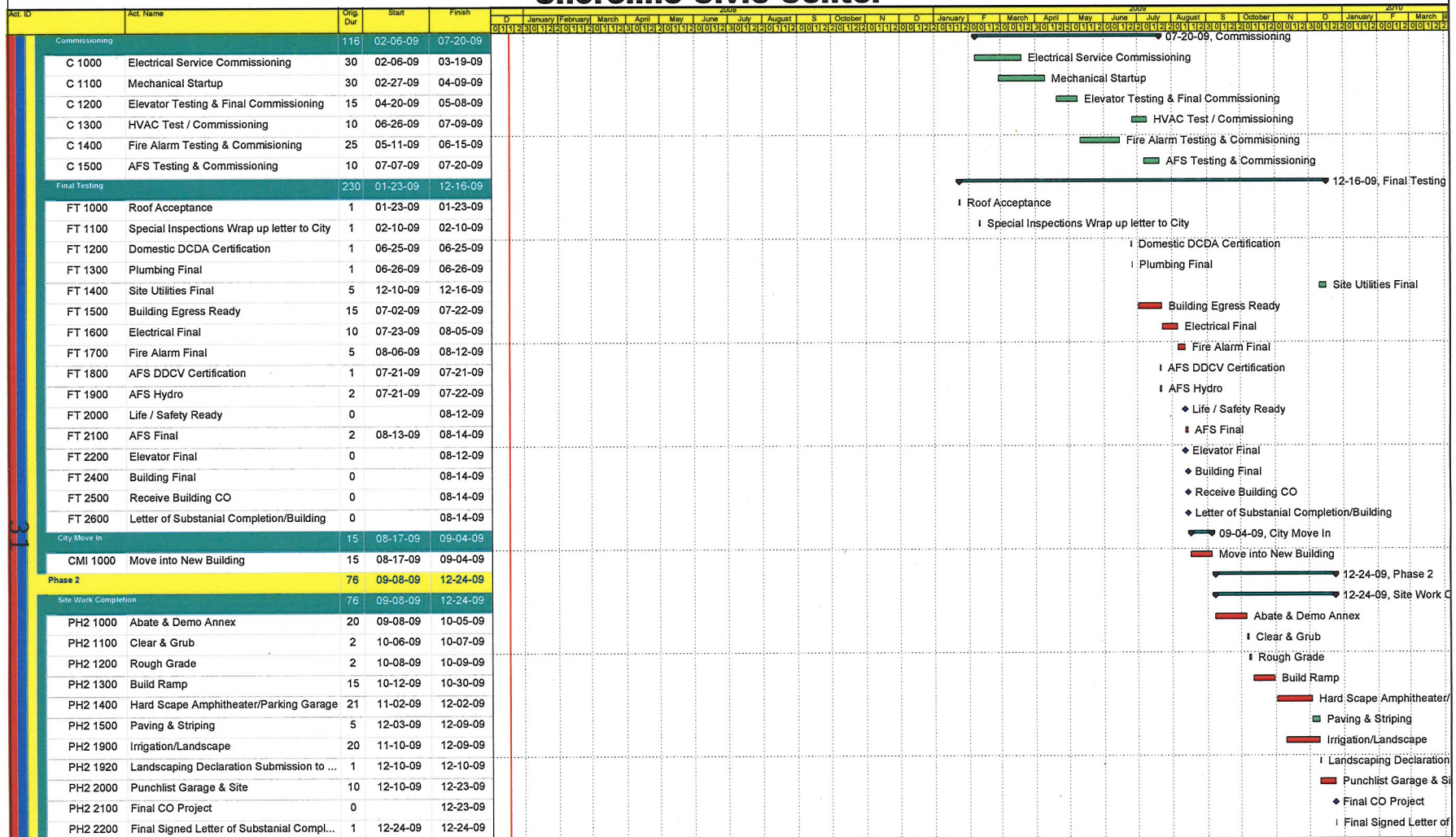


Exhibit "F"

Shoreline Civic Center



Date	Revision	Checked	Approved
06-06-08			

This page intentionally left blank.