

Overview of Facilities and Programs

The Fleets & Facilities Department (FFD) is responsible for building, maintaining, and operating general government facilities. Examples include the City's core public safety facilities, comprising both fire stations and police precincts; maintenance shops and other support facilities; and the City's downtown office buildings. In addition, FFD is responsible for the management and upkeep of several community-based facilities owned by the City.

The Department's 2007-2012 Proposed Capital Improvement Program is FFD's plan for maintaining, renovating, expanding, and replacing its extensive inventory of buildings. The Department's CIP is financed by a variety of revenue sources, including the City's General Subfund, the Cumulative Reserve Subfund (including the unrestricted, REET I, and FFD asset preservation subaccounts), the 2003 Fire Facilities and Response Emergency Levy, Limited Tax General Obligation Bonds, proceeds from property sales, and insurance recoveries.

Highlights

- ◆ Fire Facilities and Emergency Response Levy Program: Approved by voters on November 4, 2003, \$167 million in proceeds from this levy, as well as approximately \$40 million in other funding sources, fund more than 40 projects to upgrade, renovate, or replace most of the City's fire stations; construct new support facilities for the Fire Department (including a new joint training facility); construct a new Emergency Operations Center and Fire Alarm Center; carry out various emergency preparedness initiatives (for example, upgrading the City's water supply system for firefighting purposes); and procure two new fireboats and rehabilitate an existing one. In most cases, Levy projects are fully appropriated in their first active year to allow the Department to undertake multi-year contracts. In 2007, FFD begins the design of eight neighborhood fire station projects, including the construction of five replacement stations and the renovation of another three.

In January 2006, the Mayor proposed additional funding for the Fire Levy program, largely to pay for higher-than-expected increases in regional construction costs not anticipated as part of the original program. This proposed capital program includes \$63 million in additional appropriations through 2012 to pay these costs. These additional funds are identified in each fire station project description.

- ◆ Asset Preservation Program: The second major initiative is the continuation of our program to preserve general government facility assets. Funding from facility space rent charges levied on City departments provides for projects that preserve or extend the useful life and operational capacity of FFD-managed facilities. For the 2007-2008 biennium, \$6.4 million is appropriated for asset preservation projects, and \$1.6 million is deposited in a large project reserve account. Projects include replacing the platform from which the Seattle Municipal Tower façade is maintained, filtering the recirculating water for the water features at City Hall, replacing HVAC components at the North Precinct, and replacing the roof of Fire Station #14.
- ◆ Other Major Maintenance: In addition, FFD is proposing to spend \$1 million of REET in the biennium to undertake major maintenance projects at buildings the City leases at reduced rents to certain organizations such as Central Area Motivational Program, Greenwood Senior Center, Central Area Senior Center, and South Park Area Redevelopment Committee in exchange for community services. Under the terms of its leases, the City is responsible for maintaining its building structures, heating systems, and utilities. While the City receives lease payments that cover its administrative costs, the proceeds are not sufficient to cover costs associated with these other items. The additional REET funding will allow FFD to address failing boilers and tuck point masonry, and replace utility services as necessary to preserve building function.
- ◆ Water Quality Improvements: Third, FFD is proposing \$1.5 million in projects to improve water quality. Projects include covers for material piles at Haller Lake from which rain collects sediments, diverting

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water from washing fire engines to the sanitary sewer at seven fire stations, and cleaning up diesel fuel contamination present under Fire Station #2 in Belltown.

Project Selection Process

The following process is used to identify and prioritize potential CIP projects:

Project Identification: For asset preservation and major maintenance projects, FFD maintains and annually updates a six-year plan based on its maintenance and planning efforts, balanced with input from various sources ranging from customer departments, to neighborhood planning, to elected officials. Crew chiefs, property agents, architects, engineers, and space planners provide technical guidance in anticipation of major and minor maintenance, and rehabilitation of buildings. Other projects, including new facilities, are typically identified through special analyses or major Citywide initiatives.

Project Selection: FFD's six-year CIP comprises planning, development, and asset preservation projects. Regardless of category, federal- and state-mandated projects are automatically placed in the six-year plan. Asset preservation projects are selected based on urgency and available funds. The Executive prioritizes new development and planning projects based on demand and responsiveness to the public's well-being.

Project Funding and Schedule: Each project listed in the six-year plan is reviewed to determine viable funding sources: Asset Preservation Subaccount, Community Development Block Grant, other grants, bond funds, or other Cumulative Reserve Subfund funds. Fleets and Facilities establishes the timeframe and estimates the cost of each planned project prior to review and approval by the Department of Finance, Mayor, and City Council.

Anticipated Operating Expenses Associated with Capital Facilities Projects

Operating and maintenance costs for new facilities coming on line after 2007 are expected to increase existing budget levels due to both increases in square footage managed by the Department and inflationary increases in the cost of utilities, labor, and security. For facilities that entail a substantial increase in occupied space, operating and maintenance costs are expected to increase consistent with average current costs for similar space, plus inflation. New and substantially renovated facilities (such as fire stations) are assumed to be more efficient per square foot to operate and maintain than similar older facilities. Asset preservation projects are generally anticipated to have minimal impact on operating and maintenance costs, although in some instances they may lower or increase operating costs. In the case of fire station projects, projected changes in operating costs capture both the impacts on both the FFD and the Fire Department's operating budgets.