

Seattle Center

Overview

The place that we know today as Seattle Center has a long history as a gathering place for our city and region. It was a location where Native American tribes gathered for talk, ceremony and celebration. In the 1920s, a civic campus was created with the construction of the Civic Auditorium, Civic Ice Arena, and Civic Field, with Mayor Bertha Landes presiding over the ground breaking in 1927. In the 1930s, the Washington State Armory (later called Center House and recently renamed the Armory) was built. Memorial Stadium was constructed in the 1940s. In the late 1950s and early 1960s the site for the 1962 Seattle World's Fair was created, expanding the size of the campus to roughly what we know today. One result of this long history as a gathering place is an aging infrastructure. Some facilities have been significantly renovated (e.g., Civic Auditorium into the Opera House for the World's Fair, and into McCaw Hall in 2003), while others remain in need of major renovation/redevelopment (e.g., the Armory and Memorial Stadium).

Today, Seattle Center is a 74-acre campus in the middle of the city. It is the largest visitor destination in Washington State, attracting an estimated 12 million visits each year to arts, sporting, educational, cultural events and festivals, and to enjoy the grounds and open spaces. There are 24 buildings and three parking garages on the campus. Seattle Center is also a major urban park with lawns, gardens, fountains, a skatepark, and a variety of plazas and open spaces. The Seattle Center Monorail runs between the Seattle Center campus and downtown Seattle. The City owns the Monorail and a private contractor operates it. The Space Needle, the Pacific Science Center, the EMP Museum, the Chihuly Garden and Glass Exhibition, and Seattle Public Schools' Memorial Stadium and an adjacent parking lot, are also part of the campus, but are privately owned and operated. The City's 2003 Asset Preservation Study valued Seattle Center's capital assets at \$777 million. This valuation does not include the Monorail, Mercer Arena or the Blue Spruce Building (all were thought to be going away at the time of the study). The valuation also does not include the Fifth Avenue Parking Garage, which was completed in 2008.

Seattle Center's Capital Improvement Plan (CIP) is at the heart of the Center's purpose – "to create exceptional events, experiences and environments that delight and inspire the human spirit to build stronger communities." The Center's CIP repairs, renews and redevelops the facilities and grounds of the Center in order to provide a safe and welcoming place for millions of annual visitors. Seattle Center's CIP is funded from a variety of revenue sources including Real Estate Excise Tax (REET); the City's General Fund; voter-approved property tax levies; State, County and federal funds; proceeds from property sales; and private funds. Following the adoption of the Seattle Center Master Plan in 1990, two voter-approved levies raised \$62 million for Seattle Center's redevelopment. This amount in turn, leveraged \$500 million in non-City funds, including \$440 million from private sources. In August of 2008 the City Council adopted a new master plan for Seattle Center, the Seattle Center Century 21 Master Plan, which will guide development of the Seattle Center campus over the next 20 years.

Capital projects at Seattle Center are planned and implemented to minimize the impact on events that occur throughout the year, including four major festivals between May and September.

2015-20 CIP Highlights

Seattle Center's Proposed 2015-16 CIP is \$11.7 million over the two year period. Seattle Center's CIP is supported mainly by REET I funds (\$3.4 million in 2015 and \$3.8 million in 2016) and by federal grant funds (approximately \$1 million in each year). Some additional funding comes from property sales and earnings and from private donors to the McCaw Hall Capital Reserve Fund. Given the constraints of this budget, Seattle Center's 2015-20 CIP is focused on the preservation of existing assets. Maintaining the

functionality, competitiveness, safety and revenue-generating capacity of existing facilities is at the heart of Seattle Center's CIP. In 2015-16, priority asset preservation investments include:

Facility Condition Assessment: In 2015 and 2016, Seattle Center will carry out a comprehensive condition assessment of its facilities that will identify critical issues, prioritize necessary repairs, and develop cost estimates. With buildings on the Seattle Center campus constructed in every decade starting from the 1920s, and with increasing competition for CIP funds, an industry-standard assessment of Seattle Center facilities will provide important data to preserve existing assets and guide future capital investments. Funding is \$300,000 in 2015 and \$300,000 in 2016 for the facility assessment and other preliminary engineering and planning. In 2016, \$413,000 will fund prioritized HVAC, electrical, mechanical and other needs that the assessment has identified. These needs will continue to be funded over the next six or more years.

Energy Management Control System (EMCS): In 2015-16 Seattle Center continues the phased replacement and upgrade of the system which controls heating and cooling in facilities across the campus. Addressing the most outdated equipment first, this project involves upgrading hardware, software, and wiring in campus buildings, including improvements to fire-alarm systems. This is an ongoing, REET I funded project planned to continue into 2018. Funding is \$420,000 in 2015 and \$414,000 in 2015.

Armory Renovation: The renovation of the Seattle Center Armory, the primary free, indoor public gathering place on the campus, began in 2011 as a part of Seattle Center's Next 50 celebration. The Armory is integral to Seattle Center's identity and ability to generate revenue, and renovation is expected to continue, in a phased approach developed by the Armory Operating Board, for at least six years. In 2015-2016, this will include restroom renovations and infrastructure improvements that are intended to keep the area attractive to and leverage additional investment from tenant food vendors. Other components of this project include the conversion of a former office area into the newly branded Armory Loft, rentable meeting room space that can be configured to meet the various needs of clients. REET I funding is \$258,000 in 2015 and \$452,000 in 2016. For the costs of the now-completed Armory food court renovation, Seattle Center will pay debt service of \$380,000 in 2015 and \$381,000 in 2016.

McCaw Hall: Annual REET I allocations for McCaw Hall asset preservation are matched 100% by the resident tenants of McCaw Hall, the Seattle Opera and Pacific Northwest Ballet to carry out the McCaw Hall Capital Renewal Plan, under the direction of the McCaw Hall Operating Board. The total of REET and privately donated funds for McCaw Hall is \$531,000 in 2015 and \$545,000 in 2016.

KeyArena: Annual asset-preservation investments in KeyArena are overseen by the KeyArena Operating Board and, in 2015-2016, are focused on client and patron needs. As a condition of KeyArena's continued ability to host NCAA basketball tournament games, the NCAA required Seattle Center to upgrade its concession areas and its scoreboard, lighting, and sound systems. Seattle Center has also begun the incremental replacement of seat pans for guests' comfort. KeyArena generates an increasing share of Seattle Center's revenue and these improvements help preserve its ability to attract popular events. REET I funding for improvements and repairs to KeyArena is \$250,000 in 2015 and \$400,000 in 2016.

Open Space Restoration and Repairs: Over half of the Seattle Center 74-acre campus is devoted to hard surface and landscaped open space. Millions of visitors come to the campus each year and Seattle Center is committed to maintaining it in a safe and welcoming condition. REET I funds for open space restoration and repairs are used both to address specific and complex needs – in 2015-2016, this will include hard surface repair and renovation to the Fisher Pavilion rooftop plaza, the Upper Northwest Courtyard, and along vacated Thomas Street – and for ad hoc maintenance and improvements of public areas. This work is funded by REET I at \$579,000 in 2015 and \$700,000 in 2016.

Parking Improvements: In 2015, with \$456,000 in REET I funding, Seattle Center will make safety upgrades to the Mercer Garage elevators, address water infiltration in the First Avenue North Garage, and make signage and other alterations to assist the public in adjusting to new traffic patterns as a result of the Mercer West and Viaduct North Portal construction projects. No additional work is scheduled for 2016, though Seattle Center intends to fund other parking improvements over 2017-2020.

Disabled Access: In 2015-16, Seattle Center will continue to make improvements to enhance access to facilities and grounds throughout the campus for persons with disabilities. This builds on recent work which installed an ADA compliant ramp to the Exhibition Hall, renovated and upgraded the only elevator that provides disabled access to all floors of the Armory, and significantly increased ADA seating options in the lower bowl of KeyArena. REET 1 funding for these changes is \$775,000 in 2015.

Summary of Upcoming Budget Issues and Challenges

The biggest challenges facing Seattle Center's CIP are aging infrastructure, lack of funding, and an increasingly competitive environment for the sports and entertainment business that provides roughly two-thirds of the revenue which supports Seattle Center. The City's 2003 Asset Preservation Study looked at best practices in the public and private sectors and set an initial annual asset preservation funding target of 1% of the replacement value for buildings and 0.5% for other assets (e.g., grounds and open space). By that calculation, Seattle Center should have been investing \$6.8 million annually in asset preservation (not including the Monorail, Mercer Arena or the Blue Spruce). This \$6.8 million amount in 2003 dollars inflated at 3% per year calculates to roughly \$10 million in 2015 dollars.

Center's annual allocation of REET and CRS Unrestricted funding has been augmented by bond funds in 2003 (roof replacements and seismic improvements), 2007 (monorail rehabilitation), and 2011 (Armory renovation). The 2003 and 2011 bonds are being repaid with REET funds, and the 2007 monorail bonds through CRS Unrestricted funds and federal grant funds. The City also allocated \$8 million from the sale of a Seattle Center surface parking lot to the Bill & Melinda Gates Foundation for capital improvements at Seattle Center, and \$4.7 million from the settlement with the Sonics for capital improvements in KeyArena and elsewhere on the grounds.

Due to economic impacts of the Great Recession, from 2009-12, Seattle Center's annual CRS REET and Unrestricted CIP funding (exclusive of debt service), dropped from \$2.8 million to \$1.0 million per year. Economic recovery has allowed REET funding levels to increase, which is particularly critical for Seattle Center, as the one-time funding sources listed above (land sale to Gates Foundation, KeyArena Settlement Funds and City-issued bonds), will be nearly fully spent by the end of 2014. Another important part of Seattle Center capital funding is the intermittent infusion of a significant amount of capital dollars every seven to ten years from a bond issue (1977, 1984), or a levy (1991, 1999). It has now been fifteen years since the last Seattle Center levy. Seattle Center continues to work with City officials to determine how best to meet its future capital needs.

Seattle Center continues to draw millions of visitors each year and provides green and open space in an increasingly dense center of the city. In 2008, following a two-year community process, the City Council adopted the Seattle Center Century 21 Master Plan. This plan provides a roadmap for the redevelopment of Seattle Center around a set of design and planning principles including increased open space; sustainable design and operations; opening the edges of the campus to the surrounding community; enlivening the campus throughout the day; being pedestrian friendly and accessible to all; and continuing to provide a diversity of programming and attractions for all parts of our community. Seattle Center has used mostly one-time funding sources to complete initial Master Plan capital projects: Broad Street Renovation Phase I (2009), new Seattle Center Skatepark (2009), Theater Commons (2010), Campus

Signage Renovation (2011), and Armory Atrium Renovation (2012). The challenge in the coming years is how to fund the vision of the Master Plan and to maintain existing assets.

Thematic Priorities

The thematic priorities for Seattle Center's 2015-2020 CIP are as follows:

Safety and Security: The safety of Seattle Center visitors and staff is always the first priority. In 2015-16, Seattle Center upgrades and extends the fire alarm system in the public areas of the Armory, makes elevator repairs in two garages to improve safety and operations, and repairs hard surface areas where settlement issues have created trip hazards.

Disabled Access: In 2015-16 Seattle Center continues to make progress throughout the campus in improving access for persons with disabilities

Asset Preservation: In 2015-16, Seattle Center prioritizes asset preservation investments in its primary public assembly facilities – McCaw Hall, KeyArena, the Armory and campus open spaces. Consistent with the City's 2003 Asset Preservation Study, Seattle Center has prioritized capital investments in existing facilities. Armory asset preservation work in 2015-16 includes fire alarm upgrades, restroom renovation, improvements to attract new food service tenants, and incremental renovation of staff areas at the north end of the building. Asset preservation work in McCaw Hall and KeyArena continues in 2015-16 and is overseen by the McCaw Hall Operating Board and the KeyArena Operating Board, respectively. Also in 2015-16, Seattle Center continues a phased replacement and upgrade of the system which controls heating and cooling in facilities across the campus and carries out a comprehensive condition assessment of campus facilities to guide future investments. Allocation levels for asset preservation in the out years, 2017-20, will depend on available resources.

Energy Efficiency and Sustainability: Sustainability is a key principle of the Seattle Center Century 21 Master Plan. In 2015-16, Seattle Center improves metering of heating and cooling use to better track building energy use and makes priority renovations to outdated HVAC components.

Implementation of the Seattle Center Century 21 Master Plan: In 2015-16, Seattle Center will update the 2008 Century 21 Master Plan to incorporate changes since 2008 as well as future development opportunities.

Revenue Generation: Capital improvements which maintain and/or enhance a facility's ability to generate revenue are critical to the financial health of Seattle Center, where roughly two-thirds of the Seattle Center's budget comes from revenue generated by operations. Maintenance and improvement of revenue generating capacity can be as important as maintenance and improvements to building systems. In 2015-16, Seattle Center will invest in event-related infrastructure that supports the revenue generating capacity of facilities throughout the campus.

Leverage Non-City Funds: In 2015-16, the City's \$523,000 allocation for the McCaw Hall Capital Reserve Fund is matched by a combined equal investment from the building's resident tenants, Seattle Opera and Pacific Northwest Ballet. The ability to use City investment to leverage non-City funds is a fundamental part of the history of the redevelopment and renewal of Seattle Center.

Project Selection Criteria

For each two-year budget cycle, a broad cross-section of Seattle Center staff members are engaged in the process of identifying the highest priority asset preservation and improvement needs on the campus. This

includes staff members who maintain facilities, rent facilities to clients, provide technical support for events, manage parking and public assembly facilities, and manage capital projects. Projects are prioritized around a set of criteria, including public and staff safety, regulatory requirements, failing building systems, asset preservation, Master Plan implementation, reducing operating costs and/or increasing revenue potential, and leveraging non-City funds. The Center's four operating boards (Armory, Campus, KeyArena, and McCaw Hall) play a central role in identifying and prioritizing capital needs in the facilities they oversee, and the Seattle Center Executive Team takes all of this information and prioritizes projects across the entire Seattle Center campus.

Major maintenance funding has fallen far short of the levels recommended in the City's 2003 Asset Preservation Study, especially during 2009-12 due to dramatic reductions in Real Estate Excise Tax (REET) revenues, a primary source of major maintenance/asset preservation funding for Seattle Center. To allocate limited major maintenance funding, Seattle Center prioritizes projects which cannot be delayed due to safety concerns or system failure, and allocates some level of annual asset preservation investment in the major public assembly facilities, including McCaw Hall, KeyArena, the Armory and campus open spaces.

Future Projects on the Horizon

The Seattle Center Century 21 Master Plan, adopted by the City Council in 2008, is a roadmap for the redevelopment of Seattle Center over the next 20 years. The total estimated cost of Master Plan improvements is \$567 million (in 2007 dollars). The Master Plan addresses Seattle Center's aging infrastructure, the Center's critical role as a cultural and recreational center for the city and region, and the need for the Center to remain competitive in the marketplace and grow its revenue potential. The expectation is that the Master Plan will be implemented incrementally, as funds, partners, and opportunities become available. This was the experience with the 1990 Master Plan. Between 1990 and 2005, \$700 million was invested in the redevelopment of Seattle Center, including \$440 million in private funds, voter-approved levies in 1991 and 1999, and funding from King County, the State, and the Federal government.

Looking ahead, Seattle Center is intently focused on the following two Century 21 Master Plan projects:

- Memorial Stadium Site Redevelopment
- Redevelopment of the former North Fun Forest area

Project Summary

BCL/Program Name									
Project Title & ID	LTD Actuals	2014	2015	2016	2017	2018	2019	2020	Total
Armory Rehabilitation						BCL/Program Code:			S9113
Armory Food Court Renovation - Debt Service (S1002)	827	384	380	381	382	383	381	380	3,498
Armory Rehabilitation (S9113)	12,862	1,331	258	452	764	787	807	824	18,085
Armory Rehabilitation	13,689	1,715	638	833	1,146	1,170	1,188	1,204	21,583
Bagley Wright Theatre Maintenance Fund						BCL/Program Code:			S9606
Bagley Wright Theatre Maintenance Fund (S9606)	1,465	8	0	0	0	0	0	0	1,473
Bagley Wright Theatre Maintenance Fund	1,465	8	0	0	0	0	0	0	1,473
Campuswide Improvements and Repairs						BCL/Program Code:			S03P01
ADA Improvements (S9302)	1,790	2,260	775	0	0	0	0	0	4,825
Artwork Maintenance (S9303)	415	115	30	30	60	62	63	65	840
Fun Forest Site Restoration (S0901)	827	1,087	0	0	0	0	0	0	1,914
General Site Improvements (S0305)	2,431	401	0	0	246	253	259	265	3,855
Northwest Rooms Redevelopment (S1401)	0	250	0	0	0	0	0	0	250
Open Space Restoration and Repair (S9704)	7,201	873	579	700	500	515	528	539	11,435
Preliminary Engineering and Planning (S9706)	1,118	239	300	300	100	100	100	100	2,357
Seattle Center Long Range Investment Plan (S0703)	1,464	410	0	0	0	0	0	0	1,874
Site Signage (S9118)	3,111	21	0	50	100	100	100	100	3,582
Campuswide Improvements and Repairs	18,357	5,656	1,684	1,080	1,006	1,030	1,050	1,069	30,932
Facility Infrastructure Renovation and Repair						BCL/Program Code:			S03P02
Roof/Structural Replacement and Repair (S9701)	8,638	0	0	100	250	258	264	270	9,780
Facility Infrastructure Renovation and Repair	8,638	0	0	100	250	258	264	270	9,780
Fisher Pavilion						BCL/Program Code:			S9705
Fisher Pavilion Asset Preservation (S0701)	42	63	0	0	280	287	294	299	1,265
Fisher Pavilion	42	63	0	0	280	287	294	299	1,265

*Amounts in thousands of dollars

2015 - 2020 Proposed Capital Improvement Program

Project Summary

BCL/Program Name									
Project Title & ID	LTD Actuals	2014	2015	2016	2017	2018	2019	2020	Total
KeyArena									S03P04
KeyArena Improvements & Repairs (S9901)	2,973	973	250	400	599	617	632	646	7,090
KeyArena	2,973	973	250	400	599	617	632	646	7,090
Lot 2 Development Project									S0501
Lot 2 Development (S0501)	5,902	800	0	0	0	0	0	0	6,702
Lot 2 Development Project	5,902	800	0	0	0	0	0	0	6,702
McCaw Hall Capital Reserve Fund									S0303
McCaw Hall Asset Preservation (S0303)	1,572	1,049	531	545	2,127	2,831	595	613	9,863
McCaw Hall Capital Reserve Fund	1,572	1,049	531	545	2,127	2,831	595	613	9,863
Monorail Improvements									S9403
Monorail Improvements (S9403)	13,451	2,307	1,104	923	870	1,125	1,125	1,125	22,030
Monorail Improvements Debt Service (S0702)	3,391	550	550	551	549	0	0	0	5,591
Monorail Improvements	16,842	2,857	1,654	1,474	1,419	1,125	1,125	1,125	27,621
Parking Repairs and Improvements									S0301
Parking Repairs and Improvements (S0301)	1,263	527	456	0	250	258	264	270	3,288
Parking Repairs and Improvements	1,263	527	456	0	250	258	264	270	3,288
Public Gathering Space Improvements									S9902
Public Gathering Space Improvements (S9902)	3,690	1,314	90	761	450	450	450	450	7,655
Public Gathering Space Improvements	3,690	1,314	90	761	450	450	450	450	7,655
Theatre Improvements and Repairs									S9604
Theatre Improvements and Repairs (S9604)	3,700	142	0	0	675	696	713	729	6,655
Theatre Improvements and Repairs	3,700	142	0	0	675	696	713	729	6,655
Utility Infrastructure									S03P03
Municipal Energy Efficiency Program (S1003)	358	277	0	0	0	0	0	0	635
Utility Infrastructure Master Plan & Repairs (S0101)	4,580	479	420	827	453	467	478	489	8,193
Utility Infrastructure	4,938	756	420	827	453	467	478	489	8,828

*Amounts in thousands of dollars

2015 - 2020 Proposed Capital Improvement Program

Project Summary

BCL/Program Name									
Project Title & ID	LTD Actuals	2014	2015	2016	2017	2018	2019	2020	Total
Waste/Recycle Center, Warehouse and Shops Improvements									S9801
Waste/Recycle Center, Warehouse and Shops Improvements (S9801)	295	0	0	0	55	57	58	59	524
Waste/Recycle Center, Warehouse and Shops Improvements	295	0	0	0	55	57	58	59	524
Department Total*:	83,366	15,860	5,723	6,020	8,710	9,246	7,111	7,223	143,259

*Amounts in thousands of dollars

2015 - 2020 Proposed Capital Improvement Program

Seattle Center

Fund Summary

Fund Name & Code	LTD Actuals	2014	2015	2016	2017	2018	2019	2020	Total
2002B LTGO Capital Project Fund (34700)	5,388	0	0	0	0	0	0	0	5,388
2003 LTGO Capital Project Fund (34800)	7,043	0	0	0	0	0	0	0	7,043
2007 Multipurpose LTGO Bond Fund (35100)	5,266	0	0	0	0	0	0	0	5,266
2011 Multipurpose LTGO Bond Fund (35500)	358	277	0	0	0	0	0	0	635
Center House Merchants' Association Resources (NA-Cen2)	3,000	0	0	0	0	0	0	0	3,000
Cumulative Reserve Subfund - Real Estate Excise Tax I Subaccount (00163)	17,737	8,908	3,418	3,881	4,204	4,304	4,383	4,457	51,292
Cumulative Reserve Subfund - Real Estate Excise Tax II Subaccount (00161)	175	0	0	0	0	0	0	0	175
Cumulative Reserve Subfund - Unrestricted Subaccount (00164)	24,666	4,238	1,774	1,594	1,549	1,255	1,255	1,255	37,586
KeyArena Settlement Proceeds Fund (00138)	2,832	428	0	0	0	0	0	0	3,260
McCaw Hall Capital Reserve (34070)	1,272	1,049	531	545	561	577	595	613	5,743
Private Resources (NA)	0	0	0	0	0	0	0	0	0
Seattle Center Capital Reserve Subfund (34060)	12,561	960	0	0	0	0	0	0	13,521
Seattle Center Redevelopment and Parks Community Center - 1991 Levy Fund (Closed) (33000)	3,068	0	0	0	0	0	0	0	3,068
To Be Determined (TBD)	0	0	0	0	2,396	3,110	878	898	7,282
Department Total*:	83,366	15,860	5,723	6,020	8,710	9,246	7,111	7,223	143,259

**Amounts in thousands of dollars*

2015 - 2020 Proposed Capital Improvement Program

Seattle Center

ADA Improvements

BCL/Program Name:	Campuswide Improvements and Repairs	BCL/Program Code:	S03P01
Project Type:	Rehabilitation or Restoration	Start Date:	ONGOING
Project ID:	S9302	End Date:	ONGOING
Location:	Seattle Center Campus		
Neighborhood Plan:	Not in a Neighborhood Plan	Council District:	7
Neighborhood District:	Magnolia/Queen Anne	Urban Village:	Uptown

This ongoing project makes the Seattle Center campus more accessible to people with disabilities. Improvements may include, but are not limited to, assisted listening devices, automatic doors, ramps, signage, seating and other features that accommodate Seattle Center visitors.

	LTD Actuals	2014 Rev	2015	2016	2017	2018	2019	2020	Total
Revenue Sources									
Real Estate Excise Tax II	175	0	0	0	0	0	0	0	175
Real Estate Excise Tax I	1,374	2,260	775	0	0	0	0	0	4,409
Property Sales and Interest Earnings	241	0	0	0	0	0	0	0	241
To be determined	0	0	0	0	0	0	0	0	0
Total:	1,790	2,260	775	0	0	0	0	0	4,825
Fund Appropriations/Allocations									
Cumulative Reserve Subfund - Real Estate Excise Tax II Subaccount	175	0	0	0	0	0	0	0	175
Cumulative Reserve Subfund - Real Estate Excise Tax I Subaccount	1,374	2,260	775	0	0	0	0	0	4,409
Cumulative Reserve Subfund - Unrestricted Subaccount	241	0	0	0	0	0	0	0	241
Total*:	1,790	2,260	775	0	0	0	0	0	4,825
O & M Costs (Savings)			0	0	0	0	0	0	0
Spending Plan by Fund									
Cumulative Reserve Subfund - Real Estate Excise Tax II Subaccount		0	0	0	0	0	0	0	0
Cumulative Reserve Subfund - Real Estate Excise Tax I Subaccount		539	1,248	1,248	0	0	0	0	3,035
Cumulative Reserve Subfund - Unrestricted Subaccount		0	0	0	0	0	0	0	0
To Be Determined		0	0	0	0	0	0	0	0
Total:		539	1,248	1,248	0	0	0	0	3,035

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2015 - 2020 Proposed Capital Improvement Program

Armory Food Court Renovation - Debt Service

BCL/Program Name: Armory Rehabilitation **BCL/Program Code:** S9113
Project Type: Rehabilitation or Restoration **Start Date:** Q1/2011
Project ID: S1002 **End Date:** Q4/2021
Location:
Neighborhood Plan: Not in Neighborhood Plan **Council District:**
Urban Village:
Neighborhood District:

This project provides for payment of debt service on 10-year LTGO bonds issued in 2011 to fund renovation of the Seattle Center Armory atrium, formerly known as the Center House Food Court. LTGO bonds are one fund source for the work described in the Department’s Center House Food Court Renovation project (S1001).

	LTD Actuals	2014 Rev	2015	2016	2017	2018	2019	2020	Total
Revenue Sources									
Real Estate Excise Tax I	827	384	380	381	382	383	381	380	3,498
Total:	827	384	380	381	382	383	381	380	3,498
Fund Appropriations/Allocations									
Cumulative Reserve Subfund - Real Estate Excise Tax I Subaccount	827	384	380	381	382	383	381	380	3,498
Total*:	827	384	380	381	382	383	381	380	3,498

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Armory Rehabilitation

BCL/Program Name:	Armory Rehabilitation	BCL/Program Code:	S9113
Project Type:	Rehabilitation or Restoration	Start Date:	ONGOING
Project ID:	S9113	End Date:	ONGOING
Location:	305 Harrison St		
Neighborhood Plan:	Not in a Neighborhood Plan	Council District:	7
Neighborhood District:	Magnolia/Queen Anne	Urban Village:	Uptown

This ongoing project provides for major maintenance and improvements to the 275,000 square-foot Seattle Center Armory, formerly known as Center House, a 1939 structure that serves as the primary free indoor public gathering and programming space at Seattle Center. Work may include, but is not limited to, restroom and mechanical renovations, elevator renovation, fire-safety and seismic improvements, window replacement, signage improvements, wall and floor surface repairs, and improvements to the atrium.

	LTD Actuals	2014 Rev	2015	2016	2017	2018	2019	2020	Total
Revenue Sources									
Real Estate Excise Tax I	2,535	1,331	258	452	764	787	807	824	7,758
Property Sales and Interest Earnings-2	3,632	0	0	0	0	0	0	0	3,632
Seattle Voter-Approved Levy	2,462	0	0	0	0	0	0	0	2,462
General Obligation Bonds	1,233	0	0	0	0	0	0	0	1,233
Private Funding/Donations	3,000	0	0	0	0	0	0	0	3,000
Total:	12,862	1,331	258	452	764	787	807	824	18,085
Fund Appropriations/Allocations									
Cumulative Reserve Subfund - Real Estate Excise Tax I Subaccount	2,535	1,331	258	452	764	787	807	824	7,758
Cumulative Reserve Subfund - Unrestricted Subaccount	3,632	0	0	0	0	0	0	0	3,632
Seattle Center Redevelopment and Parks Community Center - 1991 Levy Fund (Closed)	2,462	0	0	0	0	0	0	0	2,462
2002B LTGO Capital Project Fund	1,233	0	0	0	0	0	0	0	1,233
Total*:	9,862	1,331	258	452	764	787	807	824	15,085
O & M Costs (Savings)			0	0	0	0	0	0	0

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2015 - 2020 Proposed Capital Improvement Program

Seattle Center

Spending Plan by Fund

Cumulative Reserve Subfund - Real Estate Excise Tax I Subaccount	1,177	412	452	764	787	807	824	5,223
Cumulative Reserve Subfund - Unrestricted Subaccount	0	0	0	0	0	0	0	0
Seattle Center Redevelopment and Parks Community Center - 1991 Levy Fund (Closed)	0	0	0	0	0	0	0	0
2002B LTGO Capital Project Fund	0	0	0	0	0	0	0	0
Center House Merchants' Association Resources	0	0	0	0	0	0	0	0
Total:	1,177	412	452	764	787	807	824	5,223

**This detail is for information only. Funds are appropriated in the budget at the Budget Control Level. Amounts are in thousands of dollars.*

2015 - 2020 Proposed Capital Improvement Program

Seattle Center

Artwork Maintenance

BCL/Program Name:	Campuswide Improvements and Repairs	BCL/Program Code:	S03P01
Project Type:	Rehabilitation or Restoration	Start Date:	ONGOING
Project ID:	S9303	End Date:	ONGOING
Location:	Seattle Center Campus		
Neighborhood Plan:	Not in a Neighborhood Plan	Council District:	7
Neighborhood District:	Magnolia/Queen Anne	Urban Village:	Uptown

This ongoing project provides for maintenance of public artwork on the Seattle Center campus to ensure the integrity of the artwork. Typical improvements may include, but are not limited to, surface restoration and repainting, mechanical repairs, and structural repairs. Some artworks on the Seattle Center campus are maintained by the Office of Arts and Culture.

	LTD Actuals	2014 Rev	2015	2016	2017	2018	2019	2020	Total
Revenue Sources									
Real Estate Excise Tax I	31	0	0	0	0	0	0	0	31
Private Funding/Donations	5	0	0	0	0	0	0	0	5
Property Sales and Interest Earnings	379	115	30	30	30	30	30	30	674
To be determined	0	0	0	0	30	32	33	35	130
Total:	415	115	30	30	60	62	63	65	840
Fund Appropriations/Allocations									
Cumulative Reserve Subfund - Real Estate Excise Tax I Subaccount	31	0	0	0	0	0	0	0	31
Cumulative Reserve Subfund - Unrestricted Subaccount	384	115	30	30	30	30	30	30	679
Total*:	415	115	30	30	30	30	30	30	710
O & M Costs (Savings)			0	0	0	0	0	0	0
Spending Plan by Fund									
Cumulative Reserve Subfund - Real Estate Excise Tax I Subaccount		0	0	0	0	0	0	0	0
Cumulative Reserve Subfund - Unrestricted Subaccount		11	95	69	30	30	30	30	295
To Be Determined		0	0	0	30	32	33	35	130
Total:		11	95	69	60	62	63	65	425

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2015 - 2020 Proposed Capital Improvement Program

Seattle Center

Bagley Wright Theatre Maintenance Fund

BCL/Program Name:	Bagley Wright Theatre Maintenance Fund	BCL/Program Code:	S9606
Project Type:	Rehabilitation or Restoration	Start Date:	Q1/1996
Project ID:	S9606	End Date:	Q4/2014
Location:	151 Mercer St		
Neighborhood Plan:	Not in a Neighborhood Plan	Council District:	7
Neighborhood District:	Magnolia/Queen Anne	Urban Village:	Uptown

This project provides for interior major maintenance needs at the Bagley Wright Theatre as stipulated in the use agreement between the Seattle Repertory Theatre (SRT) and Seattle Center. The agreement is structured to transfer financial responsibility for interior major maintenance of the facility from the City to the SRT after the year 2009. The City's maintenance fund primarily pays for the planned replacement of theatrical equipment, but may also pay for other capital needs, including, but not limited to, carpeting, seating, and mechanical improvements, as well as building and theatrical system assessments.

	LTD Actuals	2014 Rev	2015	2016	2017	2018	2019	2020	Total
Revenue Sources									
Property Sales and Interest Earnings-2	1,465	8	0	0	0	0	0	0	1,473
Total:	1,465	8	0	0	0	0	0	0	1,473
Fund Appropriations/Allocations									
Cumulative Reserve Subfund - Unrestricted Subaccount	1,465	8	0	0	0	0	0	0	1,473
Total*:	1,465	8	0	0	0	0	0	0	1,473
O & M Costs (Savings)			0	0	0	0	0	0	0

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2015 - 2020 Proposed Capital Improvement Program

Fisher Pavilion Asset Preservation

BCL/Program Name:	Fisher Pavilion	BCL/Program Code:	S9705
Project Type:	Rehabilitation or Restoration	Start Date:	Q1/2007
Project ID:	S0701	End Date:	ONGOING
Location:	200 Thomas St		
Neighborhood Plan:	Not in a Neighborhood Plan	Council District:	7
Neighborhood District:	Magnolia/Queen Anne	Urban Village:	Uptown

This project provides for asset preservation investments in Fisher Pavilion, a public assembly facility completed in 2002.

	LTD Actuals	2014 Rev	2015	2016	2017	2018	2019	2020	Total
Revenue Sources									
Real Estate Excise Tax I	42	63	0	0	35	35	35	35	245
To be determined	0	0	0	0	245	252	259	264	1,020
Total:	42	63	0	0	280	287	294	299	1,265
Fund Appropriations/Allocations									
Cumulative Reserve Subfund - Real Estate Excise Tax I Subaccount	42	63	0	0	35	35	35	35	245
Total*:	42	63	0	0	35	35	35	35	245
O & M Costs (Savings)			0	0	0	0	0	0	0
Spending Plan by Fund									
Cumulative Reserve Subfund - Real Estate Excise Tax I Subaccount		16	30	17	35	35	35	35	203
To Be Determined		0	0	0	245	252	259	264	1,020
Total:		16	30	17	280	287	294	299	1,223

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2015 - 2020 Proposed Capital Improvement Program

Fun Forest Site Restoration

BCL/Program Name:	Campuswide Improvements and Repairs	BCL/Program Code:	S03P01
Project Type:	Rehabilitation or Restoration	Start Date:	Q1/2009
Project ID:	S0901	End Date:	ONGOING
Location:	Seattle Center Campus		
Neighborhood Plan:	Not in a Neighborhood Plan	Council District	7
Neighborhood District:	Magnolia/Queen Anne	Urban Village:	Uptown

This project provides funding for design and construction of improvements to the former Fun Forest site. Work may include, but is not limited to, hard surface repairs, demolition of existing structures, creation of new green space, installation of recreation facilities, and renovation and repurposing of existing structures. Center Art, LLC is contributing \$1 million in private funds for design and construction of an artist-designed children's play area on the former north Fun Forest site, with opening planned for Spring 2015. Center Art is also contributing \$50,000 per year for maintenance of the play area.

	LTD Actuals	2014 Rev	2015	2016	2017	2018	2019	2020	Total
Revenue Sources									
Key Arena Settlement Subfund Revenue	820	94	0	0	0	0	0	0	914
Real Estate Excise Tax I	0	0	0	0	0	0	0	0	0
Private Funding/Donations	7	993	0	0	0	0	0	0	1,000
Total:	827	1,087	0	0	0	0	0	0	1,914
Fund Appropriations/Allocations									
KeyArena Settlement Proceeds Fund	820	94	0	0	0	0	0	0	914
Cumulative Reserve Subfund - Real Estate Excise Tax I Subaccount	0	0	0	0	0	0	0	0	0
Cumulative Reserve Subfund - Unrestricted Subaccount	7	993	0	0	0	0	0	0	1,000
Total*:	827	1,087	0	0	0	0	0	0	1,914
O & M Costs (Savings)			50	50	50	50	50	50	300
Spending Plan by Fund									
KeyArena Settlement Proceeds Fund		0	94	0	0	0	0	0	94
Cumulative Reserve Subfund - Real Estate Excise Tax I Subaccount		0	0	0	0	0	0	0	0
Cumulative Reserve Subfund - Unrestricted Subaccount		480	513	0	0	0	0	0	993
Total:		480	607	0	0	0	0	0	1,087

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2015 - 2020 Proposed Capital Improvement Program

Seattle Center

General Site Improvements

BCL/Program Name:	Campuswide Improvements and Repairs	BCL/Program Code:	S03P01
Project Type:	Rehabilitation or Restoration	Start Date:	ONGOING
Project ID:	S0305	End Date:	ONGOING
Location:	Seattle Center Campus		
Neighborhood Plan:	Not in a Neighborhood Plan	Council District:	7
Neighborhood District:	Magnolia/Queen Anne	Urban Village:	Uptown

This ongoing project improves the safety, security, facility integrity, and visitor experience on the Seattle Center campus. Improvements may include, but are not limited to, installation of security bollards, lighting upgrades, sealing of building exteriors, and renovation of fountains, site amenities and open spaces.

	LTD Actuals	2014 Rev	2015	2016	2017	2018	2019	2020	Total
Revenue Sources									
Real Estate Excise Tax I	709	401	0	0	116	119	122	125	1,592
Federal Grant Funds	615	0	0	0	0	0	0	0	615
General Subfund Revenues	178	0	0	0	0	0	0	0	178
Property Sales and Interest Earnings-2	820	0	0	0	0	0	0	0	820
General Obligation Bonds	109	0	0	0	0	0	0	0	109
To be determined	0	0	0	0	130	134	137	140	541
Total:	2,431	401	0	0	246	253	259	265	3,855
Fund Appropriations/Allocations									
Cumulative Reserve Subfund - Real Estate Excise Tax I Subaccount	709	401	0	0	116	119	122	125	1,592
Cumulative Reserve Subfund - Unrestricted Subaccount	793	0	0	0	0	0	0	0	793
Seattle Center Capital Reserve Subfund	820	0	0	0	0	0	0	0	820
2002B LTGO Capital Project Fund	109	0	0	0	0	0	0	0	109
Total*:	2,431	401	0	0	116	119	122	125	3,314
O & M Costs (Savings)			0	0	0	0	0	0	0

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2015 - 2020 Proposed Capital Improvement Program

Seattle Center

Spending Plan by Fund

Cumulative Reserve Subfund - Real Estate Excise Tax I Subaccount	315	86	0	116	119	122	125	883
Cumulative Reserve Subfund - Unrestricted Subaccount	0	0	0	0	0	0	0	0
Seattle Center Capital Reserve Subfund	0	0	0	0	0	0	0	0
2002B LTGO Capital Project Fund	0	0	0	0	0	0	0	0
To Be Determined	0	0	0	130	134	137	140	541
Total:	315	86	0	246	253	259	265	1,424

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2015 - 2020 Proposed Capital Improvement Program

KeyArena Improvements & Repairs

BCL/Program Name:	KeyArena	BCL/Program Code:	S03P04
Project Type:	Rehabilitation or Restoration	Start Date:	ONGOING
Project ID:	S9901	End Date:	ONGOING
Location:	334 1st Ave N		
Neighborhood Plan:	Not in a Neighborhood Plan	Council District:	7
Neighborhood District:	Magnolia/Queen Anne	Urban Village:	Uptown

This ongoing project provides for major maintenance and improvements to KeyArena. Improvements may include, but are not limited to, lighting upgrades, replacement of the basketball floor and other event components, creation of special seating sections and partial house configurations, technology upgrades, seating improvements, and funding of concept plans for future facility upgrades. These improvements both maintain basic building operations and facility integrity and enhance KeyArena’s position in the highly competitive sports and entertainment marketplace.

	LTD Actuals	2014 Rev	2015	2016	2017	2018	2019	2020	Total
Revenue Sources									
Key Arena Settlement Subfund Revenue	2,012	334	0	0	0	0	0	0	2,346
Real Estate Excise Tax I	961	639	250	400	599	617	632	646	4,744
Total:	2,973	973	250	400	599	617	632	646	7,090
Fund Appropriations/Allocations									
KeyArena Settlement Proceeds Fund	2,012	334	0	0	0	0	0	0	2,346
Cumulative Reserve Subfund - Real Estate Excise Tax I Subaccount	961	639	250	400	599	617	632	646	4,744
Total*:	2,973	973	250	400	599	617	632	646	7,090
O & M Costs (Savings)			0	0	0	0	0	0	0
Spending Plan by Fund									
KeyArena Settlement Proceeds Fund		334	0	0	0	0	0	0	334
Cumulative Reserve Subfund - Real Estate Excise Tax I Subaccount		72	667	550	599	617	632	646	3,783
Total:		406	667	550	599	617	632	646	4,117

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2015 - 2020 Proposed Capital Improvement Program

Seattle Center

Lot 2 Development

BCL/Program Name:	Lot 2 Development Project	BCL/Program Code:	S0501
Project Type:	New Facility	Start Date:	Q4/2004
Project ID:	S0501	End Date:	Q4/2016
Location:	5th Ave N/Republican St		
Neighborhood Plan:	Not in a Neighborhood Plan	Council District:	7
Neighborhood District:	Magnolia/Queen Anne	Urban Village:	Uptown

This project provides for activities related to the sale of Seattle Center Parking Lot 2 to the Bill & Melinda Gates Foundation. The property sale closed in November 2006, but sale-related activities will continue for a number of years. Activities include, but are not limited to, relocation of facilities, groundwater remediation, construction oversight, and development of a replacement skateboard park.

	LTD Actuals	2014 Rev	2015	2016	2017	2018	2019	2020	Total
Revenue Sources									
Real Estate Excise Tax I	800	0	0	0	0	0	0	0	800
Private Funding/Donations	0	102	0	0	0	0	0	0	102
Property Sales and Interest Earnings-2	5,102	698	0	0	0	0	0	0	5,800
Total:	5,902	800	0	0	0	0	0	0	6,702
Fund Appropriations/Allocations									
Cumulative Reserve Subfund - Real Estate Excise Tax I Subaccount	800	0	0	0	0	0	0	0	800
Seattle Center Capital Reserve Subfund	5,102	800	0	0	0	0	0	0	5,902
Total*:	5,902	800	0	0	0	0	0	0	6,702
O & M Costs (Savings)			20	20	20	20	20	20	120
Spending Plan by Fund									
Cumulative Reserve Subfund - Real Estate Excise Tax I Subaccount		0	0	0	0	0	0	0	0
Seattle Center Capital Reserve Subfund		60	99	320	321	0	0	0	800
Total:		60	99	320	321	0	0	0	800

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2015 - 2020 Proposed Capital Improvement Program

McCaw Hall Asset Preservation

BCL/Program Name:	McCaw Hall Capital Reserve Fund	BCL/Program Code:	S0303
Project Type:	Rehabilitation or Restoration	Start Date:	Q1/2007
Project ID:	S0303	End Date:	ONGOING
Location:	321 Mercer St		
Neighborhood Plan:	Not in a Neighborhood Plan	Council District:	7
Neighborhood District:	Magnolia/Queen Anne	Urban Village:	Uptown

This project provides for the development, updating, and implementation of an Capital Renewal/Asset Preservation Plan for McCaw Hall, a facility completed in 2003. The plan provides a long-term road map for future major maintenance investments in the facility. Funding comes from the City and from the two resident tenants of McCaw Hall, Seattle Opera and Pacific Northwest Ballet.

	LTD Actuals	2014 Rev	2015	2016	2017	2018	2019	2020	Total
Revenue Sources									
Real Estate Excise Tax I	300	0	0	0	0	0	0	0	300
Energy Rebates	3	0	0	0	0	0	0	0	3
Real Estate Excise Tax I	586	514	258	265	273	281	290	299	2,766
Private Funding/Donations	668	514	258	265	273	281	290	299	2,848
Property Sales and Interest Earnings-2	15	21	15	15	15	15	15	15	126
To be determined	0	0	0	0	1,566	2,254	0	0	3,820
Total:	1,572	1,049	531	545	2,127	2,831	595	613	9,863
Fund Appropriations/Allocations									
Cumulative Reserve Subfund - Real Estate Excise Tax I Subaccount	300	0	0	0	0	0	0	0	300
McCaw Hall Capital Reserve	1,272	1,049	531	545	561	577	595	613	5,743
Total*:	1,572	1,049	531	545	561	577	595	613	6,043
O & M Costs (Savings)			0	0	0	0	0	0	0
Spending Plan by Fund									
Cumulative Reserve Subfund - Real Estate Excise Tax I Subaccount		0	0	0	0	0	0	0	0
McCaw Hall Capital Reserve		1,049	531	545	561	577	366	376	4,005
To Be Determined		0	0	0	1,566	2,254	0	0	3,820
Total:		1,049	531	545	2,127	2,831	366	376	7,825

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2015 - 2020 Proposed Capital Improvement Program

Seattle Center

Monorail Improvements

BCL/Program Name:	Monorail Improvements	BCL/Program Code:	S9403
Project Type:	Rehabilitation or Restoration	Start Date:	ONGOING
Project ID:	S9403	End Date:	ONGOING
Location:	Seattle Center Monorail System		
Neighborhood Plan:	Not in a Neighborhood Plan	Council District:	7
Neighborhood District:	Magnolia/Queen Anne	Urban Village:	Uptown

This project provides for the renovation of the Seattle Center Monorail, including the two trains, the two stations and the guideways that run in between. The City operates the Monorail through its contractor, Seattle Monorail Services. Monorail improvements may include, but are not limited to, door replacement, renovation of pneumatic and electrical systems and other train components, guideway renovation, and station upgrades.

	LTD Actuals	2014 Rev	2015	2016	2017	2018	2019	2020	Total
Revenue Sources									
Federal Grant Funds	5,840	1,867	883	738	696	900	900	900	12,724
Private Funding/Donations	0	0	0	0	0	0	0	0	0
Property Sales and Interest Earnings-2	0	0	0	0	0	0	0	0	0
Federal ARRA Funds: FTA Transit Capital Assistance	1,000	0	0	0	0	0	0	0	1,000
Miscellaneous Revenues	1,423	440	221	185	174	225	225	225	3,118
General Obligation Bonds	475	0	0	0	0	0	0	0	475
General Obligation Bonds	4,713	0	0	0	0	0	0	0	4,713
Total:	13,451	2,307	1,104	923	870	1,125	1,125	1,125	22,030
Fund Appropriations/Allocations									
Cumulative Reserve Subfund - Unrestricted Subaccount	8,263	2,307	1,104	923	870	1,125	1,125	1,125	16,842
2003 LTGO Capital Project Fund	475	0	0	0	0	0	0	0	475
2007 Multipurpose LTGO Bond Fund	4,713	0	0	0	0	0	0	0	4,713
Total*:	13,451	2,307	1,104	923	870	1,125	1,125	1,125	22,030
O & M Costs (Savings)			0	0	0	0	0	0	0
Spending Plan by Fund									
Cumulative Reserve Subfund - Unrestricted Subaccount		189	743	1,221	2,084	1,596	1,074	1,672	8,579
2003 LTGO Capital Project Fund		0	0	0	0	0	0	0	0
2007 Multipurpose LTGO Bond Fund		0	0	0	0	0	0	0	0
Total:		189	743	1,221	2,084	1,596	1,074	1,672	8,579

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2015 - 2020 Proposed Capital Improvement Program

Seattle Center

Monorail Improvements Debt Service

BCL/Program Name:	Monorail Improvements	BCL/Program Code:	S9403
Project Type:	Rehabilitation or Restoration	Start Date:	Q1/2007
Project ID:	S0702	End Date:	Q4/2017
Location:	Seattle Center Monorail System		
Neighborhood Plan:	Not in a Neighborhood Plan	Council District:	7
Neighborhood District:	Not in a Neighborhood District	Urban Village:	Uptown

This project provides for the payment of debt service on 10-year LTGO bonds issued in 2007 to fund rehabilitation work on the Seattle Center monorail. LTGO bonds are one fund source for the work described in the Department's Monorail Improvements project (S9403).

	LTD Actuals	2014 Rev	2015	2016	2017	2018	2019	2020	Total
Revenue Sources									
Federal Grant Funds	1,270	300	300	300	300	0	0	0	2,470
Property Sales and Interest Earnings-2	1,568	250	250	251	249	0	0	0	2,568
General Obligation Bonds	553	0	0	0	0	0	0	0	553
Total:	3,391	550	550	551	549	0	0	0	5,591
Fund Appropriations/Allocations									
Cumulative Reserve Subfund - Unrestricted Subaccount	2,838	550	550	551	549	0	0	0	5,038
2007 Multipurpose LTGO Bond Fund	553	0	0	0	0	0	0	0	553
Total*:	3,391	550	550	551	549	0	0	0	5,591
O & M Costs (Savings)			0	0	0	0	0	0	0
Spending Plan by Fund									
Cumulative Reserve Subfund - Unrestricted Subaccount		548	550	551	551	0	0	0	2,200
2007 Multipurpose LTGO Bond Fund		0	0	0	0	0	0	0	0
Total:		548	550	551	551	0	0	0	2,200

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2015 - 2020 Proposed Capital Improvement Program

Municipal Energy Efficiency Program

BCL/Program Name:	Utility Infrastructure	BCL/Program Code:	S03P03
Project Type:	Rehabilitation or Restoration	Start Date:	Q1/2011
Project ID:	S1003	End Date:	ONGOING
Location:			
Neighborhood Plan:	Not in Neighborhood Plan	Council District:	
Neighborhood District:		Urban Village:	

This project provides for energy saving facility retrofit projects at Seattle Center. This project results in more energy efficient building systems, reductions in utility use and cost, and other facility efficiency improvements.

	LTD Actuals	2014 Rev	2015	2016	2017	2018	2019	2020	Total
Revenue Sources									
General Obligation Bonds	358	277	0	0	0	0	0	0	635
Total:	358	277	0	0	0	0	0	0	635
Fund Appropriations/Allocations									
2011 Multipurpose LTGO Bond Fund	358	277	0	0	0	0	0	0	635
Total*:	358	277	0	0	0	0	0	0	635
O & M Costs (Savings)			(35)	(35)	(35)	(35)	(35)	0	(175)
Spending Plan by Fund									
2011 Multipurpose LTGO Bond Fund		49	228	0	0	0	0	0	277
Total:		49	228	0	0	0	0	0	277

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2015 - 2020 Proposed Capital Improvement Program

Seattle Center

Northwest Rooms Redevelopment

BCL/Program Name:	Campuswide Improvements and Repairs	BCL/Program Code:	S03P01
Project Type:	Improved Facility	Start Date:	Q1/2013
Project ID:	S1401	End Date:	Q1/2016
Location:	354 1st AVE N		
Neighborhood Plan:	Not in a Neighborhood Plan	Council District:	7
Neighborhood District:	Magnolia/Queen Anne	Urban Village:	Uptown

This project relates to the privately funded redevelopment of the upper Northwest Rooms at Seattle Center to be the new home of public radio station KEXP. City funding provides for emergency power and fiber connections to ensure that KEXP is able to fulfill its emergency broadcast role in the event of an emergency.

	LTD Actuals	2014 Rev	2015	2016	2017	2018	2019	2020	Total
Revenue Sources									
Real Estate Excise Tax I	0	250	0	0	0	0	0	0	250
Private Funding/Donations	0	0	0	0	0	0	0	0	0
Total:	0	250	0	0	0	0	0	0	250
Fund Appropriations/Allocations									
Cumulative Reserve Subfund - Real Estate Excise Tax I Subaccount	0	250	0	0	0	0	0	0	250
Private Resources	0	0	0	0	0	0	0	0	0
Total*:	0	250	0	0	0	0	0	0	250
Spending Plan by Fund									
Cumulative Reserve Subfund - Real Estate Excise Tax I Subaccount		0	250	0	0	0	0	0	250
Private Resources		0	0	0	0	0	0	0	0
Total:		0	250	0	0	0	0	0	250

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2015 - 2020 Proposed Capital Improvement Program

Seattle Center

Open Space Restoration and Repair

BCL/Program Name:	Campuswide Improvements and Repairs	BCL/Program Code:	S03P01
Project Type:	Rehabilitation or Restoration	Start Date:	ONGOING
Project ID:	S9704	End Date:	ONGOING
Location:	Seattle Center Campus		
Neighborhood Plan:	Not in a Neighborhood Plan	Council District:	7
Neighborhood District:	Magnolia/Queen Anne	Urban Village:	Uptown

This ongoing project provides for the renovation, repair and the planning for the future renovation of open spaces, green spaces, hard surfaces, and fountains throughout the 74-acre Seattle Center campus. Typical improvements may include, but are not limited to, International Fountain mechanical and hard surface renovation, pedestrian and landscape improvements, hard surface repairs in heavily-trafficked areas, and tree replacement.

	LTD Actuals	2014 Rev	2015	2016	2017	2018	2019	2020	Total
Revenue Sources									
Real Estate Excise Tax I	2,809	873	579	700	500	515	528	539	7,043
Private Funding/Donations	25	0	0	0	0	0	0	0	25
Property Sales and Interest Earnings-2	1,977	0	0	0	0	0	0	0	1,977
Property Sales and Interest Earnings-2	1,215	0	0	0	0	0	0	0	1,215
General Obligation Bonds	1,175	0	0	0	0	0	0	0	1,175
Total:	7,201	873	579	700	500	515	528	539	11,435
Fund Appropriations/Allocations									
Cumulative Reserve Subfund - Real Estate Excise Tax I Subaccount	2,809	873	579	700	500	515	528	539	7,043
Cumulative Reserve Subfund - Unrestricted Subaccount	2,002	0	0	0	0	0	0	0	2,002
Seattle Center Capital Reserve Subfund	1,215	0	0	0	0	0	0	0	1,215
2002B LTGO Capital Project Fund	1,175	0	0	0	0	0	0	0	1,175
Total*:	7,201	873	579	700	500	515	528	539	11,435
O & M Costs (Savings)			0	0	0	0	0	0	0

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2015 - 2020 Proposed Capital Improvement Program

Seattle Center

Spending Plan by Fund

Cumulative Reserve Subfund - Real Estate Excise Tax I Subaccount	392	871	814	575	515	528	539	4,234
Cumulative Reserve Subfund - Unrestricted Subaccount	0	0	0	0	0	0	0	0
Seattle Center Capital Reserve Subfund	0	0	0	0	0	0	0	0
2002B LTGO Capital Project Fund	0	0	0	0	0	0	0	0
Total:	392	871	814	575	515	528	539	4,234

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2015 - 2020 Proposed Capital Improvement Program

Seattle Center

Parking Repairs and Improvements

BCL/Program Name:	Parking Repairs and Improvements	BCL/Program Code:	S0301
Project Type:	Rehabilitation or Restoration	Start Date:	ONGOING
Project ID:	S0301	End Date:	ONGOING
Location:	Seattle Center Campus		
Neighborhood Plan:	Not in a Neighborhood Plan	Council District:	7
Neighborhood District:	Magnolia/Queen Anne	Urban Village:	Uptown

This ongoing project provides for the repair and improvement of Seattle Center's parking facilities. Typical improvements may include, but are not limited to, concrete repairs, garage resealing, elevator renovation and repair, signage improvements, installation of emergency phones, and installation of access and revenue control systems.

	LTD Actuals	2014 Rev	2015	2016	2017	2018	2019	2020	Total
Revenue Sources									
Real Estate Excise Tax I	323	507	456	0	250	258	264	270	2,328
Property Sales and Interest Earnings-2	160	0	0	0	0	0	0	0	160
Property Sales and Interest Earnings-2	780	20	0	0	0	0	0	0	800
To be determined	0	0	0	0	0	0	0	0	0
Total:	1,263	527	456	0	250	258	264	270	3,288
Fund Appropriations/Allocations									
Cumulative Reserve Subfund - Real Estate Excise Tax I Subaccount	323	507	456	0	250	258	264	270	2,328
Cumulative Reserve Subfund - Unrestricted Subaccount	160	0	0	0	0	0	0	0	160
Seattle Center Capital Reserve Subfund	780	20	0	0	0	0	0	0	800
Total*:	1,263	527	456	0	250	258	264	270	3,288
O & M Costs (Savings)			0	0	0	0	0	0	0

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2015 - 2020 Proposed Capital Improvement Program

Seattle Center

Preliminary Engineering and Planning

BCL/Program Name:	Campuswide Improvements and Repairs	BCL/Program Code:	S03P01
Project Type:	Rehabilitation or Restoration	Start Date:	ONGOING
Project ID:	S9706	End Date:	ONGOING
Location:	Seattle Center Campus		
Neighborhood Plan:	Not in a Neighborhood Plan	Council District:	7
Neighborhood District:	Magnolia/Queen Anne	Urban Village:	Uptown

This ongoing project provides for the development of scopes of work, concept plans, design alternatives, and cost estimates for Seattle Center capital projects. Typical planning work includes, but is not limited to, pre-design and analysis of project alternatives, planning for property sales, conceptual design and financial analysis of capital improvement options in conjunction with development of, and revisions to, the Seattle Center Century 21 Master Plan, and facility condition assessments.

	LTD Actuals	2014 Rev	2015	2016	2017	2018	2019	2020	Total
Revenue Sources									
Real Estate Excise Tax I	612	188	300	300	100	100	100	100	1,800
Property Sales and Interest Earnings-2	506	51	0	0	0	0	0	0	557
To be determined	0	0	0	0	0	0	0	0	0
Total:	1,118	239	300	300	100	100	100	100	2,357
Fund Appropriations/Allocations									
Cumulative Reserve Subfund - Real Estate Excise Tax I Subaccount	612	188	300	300	100	100	100	100	1,800
Cumulative Reserve Subfund - Unrestricted Subaccount	506	51	0	0	0	0	0	0	557
Total*:	1,118	239	300	300	100	100	100	100	2,357
O & M Costs (Savings)			0	0	0	0	0	0	0
Spending Plan by Fund									
Cumulative Reserve Subfund - Real Estate Excise Tax I Subaccount		69	400	319	100	100	100	100	1,188
Cumulative Reserve Subfund - Unrestricted Subaccount		40	11	0	0	0	0	0	51
To Be Determined		0	0	0	0	0	0	0	0
Total:		109	411	319	100	100	100	100	1,239

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2015 - 2020 Proposed Capital Improvement Program

Seattle Center

Public Gathering Space Improvements

BCL/Program Name:	Public Gathering Space Improvements	BCL/Program Code:	S9902
Project Type:	Rehabilitation or Restoration	Start Date:	ONGOING
Project ID:	S9902	End Date:	ONGOING
Location:	Seattle Center Campus		
Neighborhood Plan:	Not in a Neighborhood Plan	Council District:	7
Neighborhood District:	Magnolia/Queen Anne	Urban Village:	Uptown

This ongoing project provides for major maintenance and improvements to meeting rooms, exhibition spaces, and other indoor and outdoor public gathering spaces at Seattle Center.

	LTD Actuals	2014 Rev	2015	2016	2017	2018	2019	2020	Total
Revenue Sources									
Real Estate Excise Tax I	1,079	1,174	0	671	350	350	350	350	4,324
Private Funding/Donations	60	0	0	0	0	0	0	0	60
Property Sales and Interest Earnings-2	1,131	140	90	90	100	100	100	100	1,851
Property Sales and Interest Earnings-2	1,280	0	0	0	0	0	0	0	1,280
General Obligation Bonds	140	0	0	0	0	0	0	0	140
To be determined	0	0	0	0	0	0	0	0	0
Total:	3,690	1,314	90	761	450	450	450	450	7,655
Fund Appropriations/Allocations									
Cumulative Reserve Subfund - Real Estate Excise Tax I Subaccount	1,079	1,174	0	671	350	350	350	350	4,324
Cumulative Reserve Subfund - Unrestricted Subaccount	1,191	140	90	90	100	100	100	100	1,911
Seattle Center Capital Reserve Subfund	1,280	0	0	0	0	0	0	0	1,280
2002B LTGO Capital Project Fund	140	0	0	0	0	0	0	0	140
Total*:	3,690	1,314	90	761	450	450	450	450	7,655
O & M Costs (Savings)			0	0	0	0	0	0	0

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2015 - 2020 Proposed Capital Improvement Program

Seattle Center

Spending Plan by Fund

Cumulative Reserve Subfund - Real Estate Excise Tax I Subaccount	724	450	596	425	350	350	350	3,245
Cumulative Reserve Subfund - Unrestricted Subaccount	131	99	90	100	100	100	100	720
Seattle Center Capital Reserve Subfund	0	0	0	0	0	0	0	0
2002B LTGO Capital Project Fund	0	0	0	0	0	0	0	0
To Be Determined	0	0	0	0	0	0	0	0
Total:	855	549	686	525	450	450	450	3,965

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2015 - 2020 Proposed Capital Improvement Program

Seattle Center

Roof/Structural Replacement and Repair

BCL/Program Name:	Facility Infrastructure Renovation and Repair	BCL/Program Code:	S03P02
Project Type:	Rehabilitation or Restoration	Start Date:	ONGOING
Project ID:	S9701	End Date:	ONGOING
Location:	Seattle Center Campus		
Neighborhood Plan:	Not in a Neighborhood Plan	Council District:	7
Neighborhood District:	Magnolia/Queen Anne	Urban Village:	Uptown

This project provides for roof repair and replacement, and structural and seismic analysis and repairs throughout the Seattle Center campus. Typical improvements may include, but are not limited to, roof replacement, flytower repairs, seismic studies, and seismic retrofits.

	LTD Actuals	2014 Rev	2015	2016	2017	2018	2019	2020	Total
Revenue Sources									
Real Estate Excise Tax I	704	0	0	100	250	258	264	270	1,846
Property Sales and Interest Earnings-2	1,154	0	0	0	0	0	0	0	1,154
General Obligation Bonds	450	0	0	0	0	0	0	0	450
General Obligation Bonds	6,330	0	0	0	0	0	0	0	6,330
To be determined	0	0	0	0	0	0	0	0	0
Total:	8,638	0	0	100	250	258	264	270	9,780
Fund Appropriations/Allocations									
Cumulative Reserve Subfund - Real Estate Excise Tax I Subaccount	704	0	0	100	250	258	264	270	1,846
Cumulative Reserve Subfund - Unrestricted Subaccount	1,154	0	0	0	0	0	0	0	1,154
2002B LTGO Capital Project Fund	450	0	0	0	0	0	0	0	450
2003 LTGO Capital Project Fund	6,330	0	0	0	0	0	0	0	6,330
Total*:	8,638	0	0	100	250	258	264	270	9,780
O & M Costs (Savings)			0	0	0	0	0	0	0

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2015 - 2020 Proposed Capital Improvement Program

Seattle Center Long Range Investment Plan

BCL/Program Name:	Campuswide Improvements and Repairs	BCL/Program Code:	S03P01
Project Type:	Improved Facility	Start Date:	Q4/2006
Project ID:	S0703	End Date:	ONGOING
Location:	Seattle Center Campus		
Neighborhood Plan:	Not in a Neighborhood Plan	Council District:	7
Neighborhood District:	Magnolia/Queen Anne	Urban Village:	Not in an Urban Village

This project provides for the development and implementation of the Seattle Center Century 21 Master Plan. Work includes, but is not limited to, working with stakeholder groups and consultant teams to identify development alternatives, holding public meetings, developing concept plans, carrying out environmental review, developing public and private partnerships, recommending packages of improvements to elected officials, and updating the Master Plan as needed.

	LTD Actuals	2014 Rev	2015	2016	2017	2018	2019	2020	Total
Revenue Sources									
Real Estate Excise Tax I	0	270	0	0	0	0	0	0	270
Property Sales and Interest Earnings-2	1,464	140	0	0	0	0	0	0	1,604
Total:	1,464	410	0	0	0	0	0	0	1,874
Fund Appropriations/Allocations									
Cumulative Reserve Subfund - Real Estate Excise Tax I Subaccount	0	270	0	0	0	0	0	0	270
Seattle Center Capital Reserve Subfund	1,464	140	0	0	0	0	0	0	1,604
Total*:	1,464	410	0	0	0	0	0	0	1,874
O & M Costs (Savings)			0	0	0	0	0	0	0
Spending Plan by Fund									
Cumulative Reserve Subfund - Real Estate Excise Tax I Subaccount		50	220	0	0	0	0	0	270
Seattle Center Capital Reserve Subfund		20	120	0	0	0	0	0	140
Total:		70	340	0	0	0	0	0	410

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2015 - 2020 Proposed Capital Improvement Program

Seattle Center

Site Signage

BCL/Program Name:	Campuswide Improvements and Repairs	BCL/Program Code:	S03P01
Project Type:	Rehabilitation or Restoration	Start Date:	ONGOING
Project ID:	S9118	End Date:	ONGOING
Location:	Seattle Center Campus		
Neighborhood Plan:	Not in a Neighborhood Plan	Council District:	7
Neighborhood District:	Magnolia/Queen Anne	Urban Village:	Uptown

This ongoing project funds replacement and renovation of wayfinding, event, and informational signage throughout the Seattle Center campus. Improvements may include, but are not limited to, replacement of exterior readerboards, event and directional signage, and development of a digital media network of electronic signage throughout the campus.

	LTD Actuals	2014 Rev	2015	2016	2017	2018	2019	2020	Total
Revenue Sources									
Real Estate Excise Tax I	120	21	0	50	100	100	100	100	591
Property Sales and Interest Earnings-2	485	0	0	0	0	0	0	0	485
Seattle Voter-Approved Levy	606	0	0	0	0	0	0	0	606
Property Sales and Interest Earnings-2	1,900	0	0	0	0	0	0	0	1,900
Total:	3,111	21	0	50	100	100	100	100	3,582
Fund Appropriations/Allocations									
Cumulative Reserve Subfund - Real Estate Excise Tax I Subaccount	120	21	0	50	100	100	100	100	591
Cumulative Reserve Subfund - Unrestricted Subaccount	485	0	0	0	0	0	0	0	485
Seattle Center Redevelopment and Parks Community Center - 1991 Levy Fund (Closed)	606	0	0	0	0	0	0	0	606
Seattle Center Capital Reserve Subfund	1,900	0	0	0	0	0	0	0	1,900
Total*:	3,111	21	0	50	100	100	100	100	3,582
O & M Costs (Savings)			0	0	0	0	0	0	0

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2015 - 2020 Proposed Capital Improvement Program

Seattle Center

Theatre Improvements and Repairs

BCL/Program Name:	Theatre Improvements and Repairs	BCL/Program Code:	S9604
Project Type:	Rehabilitation or Restoration	Start Date:	ONGOING
Project ID:	S9604	End Date:	ONGOING
Location:	Seattle Center Campus		
Neighborhood Plan:	Not in a Neighborhood Plan	Council District:	7
Neighborhood District:	Magnolia/Queen Anne	Urban Village:	Uptown

This ongoing project funds improvements to the various theater spaces and facilities on the Seattle Center campus. Typical improvements may include, but are not limited to, fire safety, mechanical, structural, sound, staging, dressing room and lobby improvements.

	LTD Actuals	2014 Rev	2015	2016	2017	2018	2019	2020	Total
Revenue Sources									
Real Estate Excise Tax I	1,025	68	0	0	250	258	264	270	2,135
Property Sales and Interest Earnings-2	1,545	74	0	0	0	0	0	0	1,619
General Obligation Bonds	1,130	0	0	0	0	0	0	0	1,130
To be determined	0	0	0	0	425	438	449	459	1,771
Total:	3,700	142	0	0	675	696	713	729	6,655
Fund Appropriations/Allocations									
Cumulative Reserve Subfund - Real Estate Excise Tax I Subaccount	1,025	68	0	0	250	258	264	270	2,135
Cumulative Reserve Subfund - Unrestricted Subaccount	1,545	74	0	0	0	0	0	0	1,619
2002B LTGO Capital Project Fund	1,130	0	0	0	0	0	0	0	1,130
Total*:	3,700	142	0	0	250	258	264	270	4,884
O & M Costs (Savings)			0	0	0	0	0	0	0
Spending Plan by Fund									
Cumulative Reserve Subfund - Real Estate Excise Tax I Subaccount		8	60	0	250	258	264	270	1,110
Cumulative Reserve Subfund - Unrestricted Subaccount		4	70	0	0	0	0	0	74
2002B LTGO Capital Project Fund		0	0	0	0	0	0	0	0
To Be Determined		0	0	0	425	438	449	459	1,771
Total:		12	130	0	675	696	713	729	2,955

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2015 - 2020 Proposed Capital Improvement Program

Seattle Center

Utility Infrastructure Master Plan & Repairs

BCL/Program Name:	Utility Infrastructure	BCL/Program Code:	S03P03
Project Type:	Rehabilitation or Restoration	Start Date:	ONGOING
Project ID:	S0101	End Date:	ONGOING
Location:	Seattle Center Campus		
Neighborhood Plan:	Not in a Neighborhood Plan	Council District	7
Neighborhood District:	Magnolia/Queen Anne	Urban Village:	Uptown

This ongoing project funds the repair and renovation of utility infrastructure at Seattle Center. Utility infrastructure includes chilled water and steam lines, electrical equipment, communication lines, and other systems. Typical improvements may include, but are not limited to, repair and replacement of underground piping for steam, chilled water and condensate lines; efficiency upgrades to the Center's chilled water loop; HVAC system renovation; replacement of water and fire mains; connectivity improvements; and electrical infrastructure upgrades.

	LTD Actuals	2014 Rev	2015	2016	2017	2018	2019	2020	Total
Revenue Sources									
Real Estate Excise Tax I	3,191	479	420	827	453	467	478	489	6,804
General Obligation Bonds	1,151	0	0	0	0	0	0	0	1,151
General Obligation Bonds	238	0	0	0	0	0	0	0	238
Total:	4,580	479	420	827	453	467	478	489	8,193
Fund Appropriations/Allocations									
Cumulative Reserve Subfund - Real Estate Excise Tax I Subaccount	3,191	479	420	827	453	467	478	489	6,804
2002B LTGO Capital Project Fund	1,151	0	0	0	0	0	0	0	1,151
2003 LTGO Capital Project Fund	238	0	0	0	0	0	0	0	238
Total*:	4,580	479	420	827	453	467	478	489	8,193
O & M Costs (Savings)			0	0	0	0	0	0	0
Spending Plan by Fund									
Cumulative Reserve Subfund - Real Estate Excise Tax I Subaccount		293	513	807	566	467	478	489	3,613
2002B LTGO Capital Project Fund		0	0	0	0	0	0	0	0
2003 LTGO Capital Project Fund		0	0	0	0	0	0	0	0
Total:		293	513	807	566	467	478	489	3,613

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2015 - 2020 Proposed Capital Improvement Program

Seattle Center

Waste/Recycle Center, Warehouse and Shops Improvements

BCL/Program Name:	Waste/Recycle Center, Warehouse and Shops Improvements	BCL/Program Code:	S9801
Project Type:	Rehabilitation or Restoration	Start Date:	ONGOING
Project ID:	S9801	End Date:	ONGOING
Location:	Seattle Center Campus		
Neighborhood Plan:	Not in a Neighborhood Plan	Council District:	7
Neighborhood District:	Magnolia/Queen Anne	Urban Village:	Uptown

This ongoing project provides for renovation, repairs, and improvements to Seattle Center's shops and warehouse areas, waste disposal and recycling infrastructure, and staff working areas. Typical improvements include, but are not limited to, electrical upgrades, fire alarm upgrades, window replacement, and safety improvements.

	LTD Actuals	2014 Rev	2015	2016	2017	2018	2019	2020	Total
Revenue Sources									
Real Estate Excise Tax I	295	0	0	0	55	57	58	59	524
Total:	295	0	0	0	55	57	58	59	524
Fund Appropriations/Allocations									
Cumulative Reserve Subfund - Real Estate Excise Tax I Subaccount	295	0	0	0	55	57	58	59	524
Total*:	295	0	0	0	55	57	58	59	524
O & M Costs (Savings)			0	0	0	0	0	0	0

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2015 - 2020 Proposed Capital Improvement Program