

CAPITAL FACILITIES UPDATE

SEPTEMBER 28, 2021



PRIORITIES

- ▣ CIVIC CENTER: UNDERWAY. 60% COMPLETE, ESTIMATED COMPLETION NEAR END OF YEAR.
- ▣ COURTHOUSE EXTERIOR: PHASE 1 CONSTRUCTION COMPLETE 12/20. SIX MORE PHASES ANTICIPATED TO COMPLETE ALL REMAINING ROOF REPLACEMENTS.
- ▣ WAY STATION
- ▣ NORTHWEST ANNEX REDEVELOPMENT

CIVIC CENTER



EXPANDED TO FULL BUILDING REMODEL, ENERGY EFFICIENT MECHANICAL UPGRADES, LIFE SAFETY IMPROVEMENTS AND LIGHTING RETROFIT TO LED

COURTHOUSE EXTERIOR



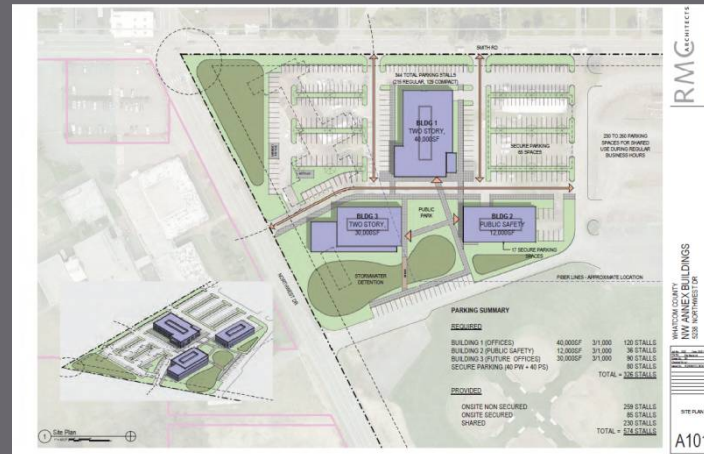
- ❑ A FULL SCALE EFFORT TO WATERPROOF COURTHOUSE, INITIALLY STARTED IN 2014
- ❑ EFFORT CONSISTS OF EXTERIOR WATER PROOFING (MOSTLY COMPLETE IN PHASE 1), RE-ROOFING THE 22 COURTHOUSE ROOFS.
- ❑ REQUIRES ENERGY CODE UPGRADES (NEW ROOF INSULATION)
- ❑ CURVEBALL- HB 1257 (PASSED 2019) WASHINGTON STATE "CLEAN BUILDING BILL". REQUIRES COMPLIANCE WITH STATE MANDATES FOR BUILDINGS IN EXCESS OF 50,000 SF (COURTHOUSE AND JAIL), COMPLIANCE REQUIRED 2027

STATE STREET-WAY STATION



- ❑ RESPITE AND RESOURCES FOR UNSHELTERED
- ❑ PARTNERS UNITY CARE NORTHWEST, OPPORTUNITY COUNCIL AND PEACE HEALTH
- ❑ EXISTING \$4 MM COMMERCE GRANT
- ❑ PEACE HEALTH COMMITTED \$400K FUNDING
- ❑ COMMUNITY DONATIONS - \$300K
- ❑ SEEKING ADDITIONAL \$2 MM FEDERAL GRANT
- ❑ STATE STREET PROJECT BASED BUDGET CURRENT BALANCE \$2.4 MM, IF NEEDED FOR COUNTY TENANT IMPROVEMENTS (IF DESIRED)
- ❑ FULLY FUNDED PROJECT

NORTHWEST ANNEX REDEVELOPMENT



EFFORT TO REPLACE 100 YEAR OLD FACILITY.

INITIAL FEASIBILITY FUNDED IN APRIL 2020.

CREATE A CAMPUS FOR FUTURE GROWTH AND
EXPANSION NEEDS

THE DOMINOS



- ▣ CIVIC CENTER → NORTHWEST ANNEX → HEALTH DEPARTMENT RECONSOLIDATION
- ▣ RE-VISIT JUSTICE CENTER (JAIL) DISCUSSION (WHICH MAY GET ACCELERATED DUE TO HB 1257)

FUNDING SOURCES

- ▣ REET 1- COLLECTS \$2.3 MM ANNUALLY
 - ESTIMATED FUND BALANCE AT END OF 2021- \$5.8 MM, \$5 MM IN 2022.
- ▣ COUNTY EDI PORTION - COLLECTS \$1.6 MM ANNUALLY (0.01% SALES TAX)
 - ESTIMATED FUND BALANCE AT END OF 2021- \$4.3 MM, \$5.8 MM 2022
- ▣ UNRESTRICTED CARES ACT FUNDS \$6.3 MM

COURTHOUSE EXTERIOR FUNDING

- ▣ 2022 NEED: \$1 MM
- ▣ 2023-2026 NEED : \$2.5 MM
- ▣ \$11 MM TOTAL
- ▣ RE-EVALUATE ANY REMAINING EFFORT BEYOND 2026 (HARD TO PROJECT PRESENT VALUE)

- ▣ PREVIOUS PHASES FUNDING SPLIT 63% REET 1/37% EDI (CAN USE EDI FUNDS FOR CRIMINAL JUSTICE AREAS OF CH)
- ▣ ALREADY PLANNED \$3.7M OF REET I INVESTMENT FOR 2022/2023

- ▣ \$11 MM TOTAL
 - \$7.37 MM REET 1
 - \$3.63 MM EDI

	<u>2022</u>	<u>2023</u>	<u>2024</u>	<u>2025</u>	<u>2026</u>	
NEED	\$1,000,000.00	\$2,500,000.00	\$2,500,000.00	\$2,500,000.00	\$2,500,000.00	\$11,000,000.00
REET 1	\$670,000.00	\$1,675,000.00	\$1,675,000.00	\$1,675,000.00	\$1,675,000.00	\$7,370,000.00
EDI	\$330,000.00	\$825,000.00	\$825,000.00	\$825,000.00	\$825,000.00	\$3,630,000.00

COURTHOUSE EXTERIOR FUNDING CONTINUED

- ▣ 2022 INITIAL EDI CONTRIBUTIONS- \$3.63 MM (COMPLETE CONTRIBUTION FOR EFFORT 2022-2026).
 - EDI BALANCE WILL BE \$2.25 MM END OF 2022.

- ▣ 2022, 2024 & 2025 REET 1 CONTRIBUTIONS- \$2.5 MM.
 - REET I BALANCE WILL BE \$2.8 MM END OF 2025

NORTHWEST ANNEX FUNDING PROPOSAL

- ▣ PHASE 1 COSTS:
 - \$5.1 ARCHITECTURAL AND ENGINEERING TEAM (HEAVILY WEIGHTED IN PHASE 1)
 - ESTIMATED CONSTRUCTION \$21 MM, PLUS \$5.5 MM SITE WORK, TOTAL \$26.5 MM

- ▣ DESIGN WORK INITIAL FUNDING:
 - \$5.1 MM OF THE \$6.3 MM OF UNRESTRICTED CARES ACT FUNDING

NORTHWEST ANNEX FUNDING PROPOSAL CONTINUED

- ▣ BOND FOR CONSTRUCTION
- ▣ ESTIMATED ANNUAL PAYMENT- \$1.6 MM
- ▣ PAYMENT ALLOCATION:
 - \$800K REET 1
 - \$800K EDI
- ▣ WITH BOND PAYMENT FUND BALANCES IN 2025
 - REET 1 IS \$2.3M AND INCREASING IN 2026
 - EDI IS \$4.8MM AND INCREASING IN 2026