

Lease Legislation for Seattle Public Utilities

Source Control and Pollution Prevention
Program



SPU Source Control and Pollution Prevention Division

- Protect the City's drainage and sewer system and receiving water bodies from pollution
 - 19 Staff
 - 16 Vehicles
 - 1 Boat
 - 2 Spill Cache Trailers



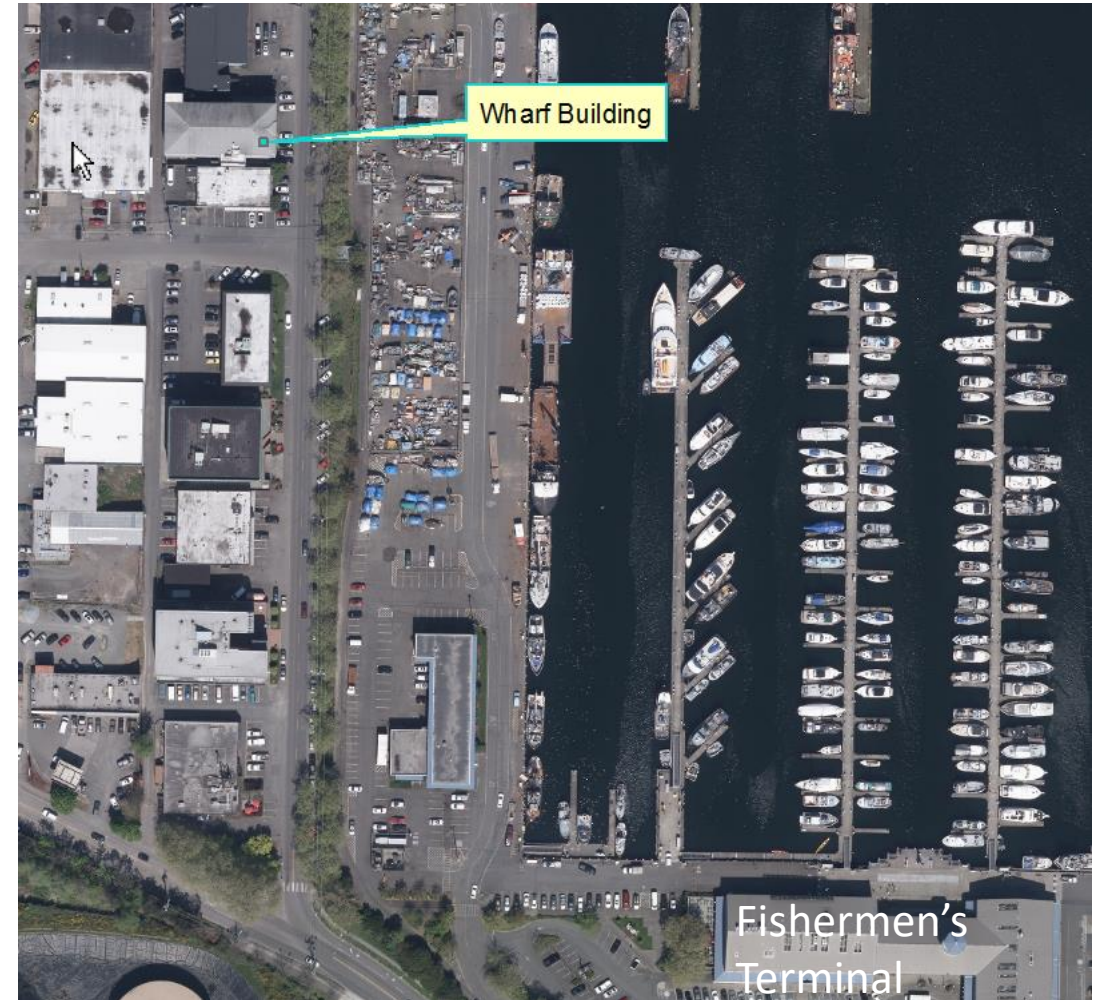
Space Planning Efforts

- Moved from SMT/SPU WQ Lab to Ballard Operations Building in 2017
- Planned move to South Operations Center was cut from project scope, leading to need to find an alternative site.
- Major construction on Ship Canal Water Quality Project does not have capacity for sharing the site.
- Need for nearby water access focused efforts along Ship Canal.
- Evaluated 15 sites, visited 4 sites, cost comparison for 2, chose Wharf Building.



Wharf Building Location

- 4209 21st Ave West
- Unique field needs
 - Office Space
 - Boat moorage
 - Locker rooms
 - Equipment/Meters and Lab-type Space
 - Decontamination and Laundry area



Lease Terms

- Broadacres, LLC
- 7,759 square feet of warehouse, locker rooms and office; 16 secure vehicle and equipment spaces.
- 10 years, plus one 5-year option to extend.
- City has right to terminate at the end of 8th year with 12 months notice.
- Negotiated rent of \$25,055/month, increases annually.
- Landlord provided \$310,360 in tenant improvement allowance.

