



Legislation Text

File #: CB 119541, Version: 1

CITY OF SEATTLE

ORDINANCE _____

COUNCIL BILL _____

AN ORDINANCE relating to the Department of Finance and Administrative Services; authorizing the Director of Finance and Administrative Services, on behalf of Seattle Public Utilities, to negotiate and execute real property lease agreements and amendments with Broadacres LLC, for office space and ancillary uses in the Wharf Building located at 4209 21st Ave W; and ratifying and confirming certain prior acts. WHEREAS, since 2017, the Seattle Public Utilities (SPU) Source Control Team has resided in the Ballard

Operation Building; and

WHEREAS, in November 2019 and until at least 2026, the (SPU) Ship Canal Water Quality Project

construction team will be occupying the Ballard Office Building and site for construction of the Ship Canal Water Quality Tunnel; and

WHEREAS, a site search was conducted to find office space for the Source Control Team of 19 employees, testing equipment space and secured parking for 16 City vehicles and equipment; and

WHEREAS, it was determined that their space needs cannot be accommodated within City-owned buildings for at least the duration of the Ship Canal Water Quality Project; and

WHEREAS, the Wharf Building's 7,759 square feet of available rental space and 16 secured vehicle parking spaces were selected due to its proximity to the existing moorage for the Source Control Team's water craft, close access to downtown Seattle, ideal size of office space, testing equipment space, and secured parking for City Source Control Team inspection vehicles; and

WHEREAS, the Director of Finance and Administrative Services (FAS)'s authority under Seattle Municipal Code Section 3.127.020 is limited to negotiating and executing leases, for and on behalf of the City, that

do not exceed five years and that do not lease more than 5,000 square feet of office space in any single building, structure, or facility; and

WHEREAS, FAS has experienced the need for flexibility in modifying square footage and terms of lease agreements depending on minor changes in departmental operations; and

WHEREAS, FAS and SPU have determined that it would be to the best operational needs of the City to enter into a lease with Broadacres LLC to meet the space needs of SPU's Source Control Team; NOW, THEREFORE,

BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

Section 1. The Director of Finance and Administrative Services ("Director") or the Director's designee is authorized to negotiate and execute, for and on behalf of The City of Seattle ("the City"), a lease agreement and necessary amendments, with Broadacres LLC, or Assigns, substantially in the form of Attachment 1 to this ordinance and identified as Lease Agreement, providing for the City's use and occupancy of a portion of the real property commonly known as the Wharf Building, located at 4209 21st Ave W, Suites 100 & 400, in Seattle.

Section 2. The Director's authority under Section 1 of this ordinance is limited as follows: (i) the total square footage leased by the City at the Wharf Building shall not exceed 10,000 square feet; (ii) the rent payable by the City under any lease or lease amendment at the Wharf Building shall not exceed the then-current fair market rent for comparable office space; and (iii) the term of any lease, including all extensions, shall not extend beyond October 31, 2034, without additional authorization by the City Council.

Section 3. The lease payments contemplated by the terms of any lease agreement or amendment authorized in Section 1 of this ordinance shall be charged to the appropriate expenditure allowance or allowances in the budget of the Department of Finance and Administrative Services (FAS) and shall be reimbursed to FAS by the Seattle Public Utilities Department.

Section 4. Any act consistent with the authority of this ordinance taken after its passage and prior to its

effective date is ratified and confirmed.

Section 5. This ordinance shall take effect and be in force 30 days after its approval by the Mayor, but if not approved and returned by the Mayor within ten days after presentation, it shall take effect as provided by Seattle Municipal Code Section 1.04.020.

Passed by the City Council the _____ day of _____, 2019, and signed by me in open session in authentication of its passage this _____ day of _____, 2019.

President _____ of the City Council

Approved by me this _____ day of _____, 2019.

Jenny A. Durkan, Mayor

Filed by me this _____ day of _____, 2019.

Monica Martinez Simmons, City Clerk

(Seal)

Attachments:

Attachment 1 - Wharf Building Lease Agreement