

RESOLUTION NO. R 3005

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KIRKLAND SUPPORTING THE PROPOSAL BY THE NORTH/EAST KING COUNTY MULTI SERVICE CENTER FOR THE RESTORATION, RENOVATION AND MANAGEMENT OF THE ST. EDWARD FACILITY IN ST. EDWARD STATE PARK.

Whereas, the City of Kirkland has worked with the North/ East King County Multi Service Center over the years both in development of their facility in Bothell and with funding and development of some of their programs; and

Whereas, the City, through its own studies and experience, recognizes the need for community facilities in this area of the State; and

Whereas, the City views development of the St. Edward facility as a unique opportunity to meet the critical needs of the area, and shares the general concern that lack of maintenance will lead to an irreparable loss of the physical structures;

Now, therefore, be it resolved by the City Council of Kirkland as follows:

Section 1. The City of Kirkland supports in principle the attached proposal by the North/East King County Multi Service Center received February 14, 1983, regarding the restoration, renovation and management of the St. Edward facility.

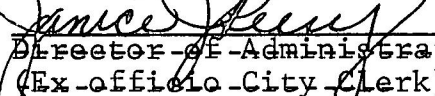
Section 2. The City respectfully requests the Washington State Legislature to perform a detailed study of this proposal and provide serious consideration to its implementation.

Passed by majority vote of the Kirkland City Council in regular meeting on the 22nd day of February, 1983.

Signed in authentication thereof on the 22nd day of February, 1983.


MAYOR

ATTEST:


~~Director of Administration & Finance~~
(Ex-officio City Clerk)



A PROPOSAL FOR THE RESTORATION AND RENOVATION

OF ST. EDWARD FACILITY

ST. EDWARD STATE PARK

BY:

THE NORTH/EAST KING COUNTY
MULTI SERVICE CENTER

A PRIVATE NOT-FOR-PROFIT
COMMUNITY CORPORATION

"In 1976, the Seattle Archdiocese of the Catholic Church closed the 45-year old St. Edward Seminary and put up for sale its 316 acres of wooded lakefront property. Recognizing the tremendous value of the site as an urban park and sensing its imminent loss to development, the State of Washington moved to acquire the property." This was accomplished in 1977. The three structures on the site, i.e., the 80,000 square foot main seminary building, the indoor swimming pool and the gymnasium were recognized as structures with potential usefulness, but at this time there was no consensus as to who or what should occupy the buildings, and with the exception of a short term use by YACC, they remained vacant.

In 1981, the Washington State Legislature appropriated funding to "determine the potential long-range uses of the St. Edward facility" which was intended to include, but not to be limited to, recreational uses. The Washington State Parks and Recreation Commission and the study team of Jones & Jones subsequently issued the St. Edward Facility Study to the Legislature in December 1981.

The study clearly presented four uses as most desirable:

1. a conference center;
2. a community center;
3. a retirement home; and
4. an office building

These conclusions followed an extensive period of input whereby the entire community had opportunity to express their options as to the development of these structures. The commitment was, and is, strong to see that the structures are developed for the public good and in keeping with the theme of their natural setting.

The main seminary building, erected in 1931, is in excess of 50 years old and a candidate for the historical register. "Due to sound construction and years of careful maintenance, this building is generally in good structural condition. The building components in greatest need of repair or replacement are horizontal roof surfaces, some copings and some deteriorated windows and openings." Although the existing steam heating system could be restored to operating condition, the most feasible reuse alternative appears to be conversion to a new hot water system or separate zoned units throughout the building. "The electrical systems require upgrading and replacement in many areas. Public reuse of the building would require some adjustment of existing stairs, exits and elevators to meet the handicap codes." In general, the exterior of the facility including masonry walls and tile roofs is in excellent condition.

"Constructed in 1950, the gymnasium building has a style that reflects the romanesque revival detailing that of the main seminary building." In spite of the gymnasium's relatively recent construction, various building components require extensive attention. Heat to this facility had in the past been provided by the main boiler rooms at the seminary proper. A separate heating system with proper attention directed to a number of other elements would allow the gymnasium to again become a useful recreational and auditorium space that could be used for a number of community needs.

The consulting team recommended in their study to the legislature of December 1981 that a community not-for-profit or public corporation be contracted with for building management purposes. They noted that this approach has been successfully utilized in Washington, as well as in other parts of the country. The main advantages they noted for using a not-for-profit entity are:

1. It may be a more cost effective way of conducting programs. A combination of volunteers and paid staff, plus the enthusiasm found in many non-profit organizations often results in high quality services at minimal costs.
2. Non-profit organizations do not have the same budgetary constraints and limitations as public agencies. Generally, a non-profit organization's budget process is less cumbersome, and is usually not required to compete with other demands for the use of its funds.
3. Non-profit organizations usually maintain close links with the public and constituent groups. This enables quick identification of needs and facilitates the solicitation of additional funds through private grants and donations.
4. Finally, non-profit organizations can implement their programs and projects more flexibly because they are usually not handicapped by statutory or other prescribed limitations.

It was felt this approach would not only allow the state a close control over the operation, through contractual arrangements, but would also provide a vehicle through which both the property management, as well as, programatic issues could be dealt with effectively. It was suggested that any such contract be negotiated as soon as possible so that the management team could be involved in the redevelopment of the building. The contract agreement should have, according to the facility study team, the following provisions:

1. Allow flexibility and autonomy in subletting, renting and leasing spaces in order to maximize public service as well as revenue.

2. Clearly identify the management responsibility within that organization and stipulate provisions for reporting as well as approval of the state government.
3. Encourage and provide for a fee structure that would promote and encourage community use and service consistent with the goals of the park, especially for the community hall and recreational facilities.

Of the four preferred uses, the study concluded that a community center approach developing a combination of community meeting hall and offices be adopted for the main seminary building and that the gymnasium be operated as a public recreation facility. Based upon the December 1981 conclusions of the St. Edward Facility Study and motivated by their interest in seeing the St. Edward complex developed so that it might be an asset to the people of the state of Washington, the board of the North/East King County Multi Service Center passed a resolution at its January 13th monthly meeting to develop a proposal regarding the restoration/renovation and continuing management of the St. Edward Facilities for approval by the 1983 session of the Washington State legislature.

This proposal is a direct result of the St. Edward Facility Study of December 1981 and differs from the "principal recommended use" only in a modest fashion. After consultation with Leonard Guss Associates, Inc., Economists and Marketing, Tacoma, Washington and Jones & Jones, Architects and Landscape Architects, Seattle, Washington, the corporate board of the North/East King County Multi Service Center proposes the following:

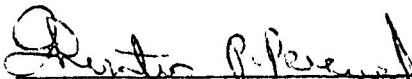
1. That a community center be developed with elements of a community meeting hall, a variety of community office spaces, a lecture/performing arts auditorium and conference center. This combination of uses would offer the most potential to the residents of this state in terms of use. This would in turn, by fees levied for such use provide for operating expenses. In addition, the conference center would allow not only for a return of operating expenses, but for the generation of funds to return to the state over an approximate 20 year period the initial capital costs.
2. That the field house be developed as an adjunct to such a facility providing space for a broad array of community activities and acting as a companion facility in the sense of a convention hall to the convention site.
3. That training programs be implemented by the Multi Service Center in conjunction with existing academic centers to provide onsite specialized training in the areas of: grounds and facility maintenance, culinary arts and innkeeping.

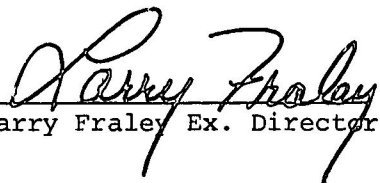
4. That an interim allocation of \$75,000.00 be advanced to secure the initial expenses of management of the facility until adequate revenues are generated to effect the same.
5. That \$4,763,000.00 be appropriated from state funds to effect the rehabilitation and renovation of the St. Edward Facility as per the accompanying back-up by Jones & Jones. These capital expense dollars would then be returned to the state over a 20-year period and henceforth would continue to generate revenue for the state.

In consultation with Jones & Jones it was concluded that this project could be phased as follows: Phase I; ground floor, first floor and one-half of the second floor to be developed as a community center including community hall, lecture hall, performing arts center, dining facilities and kitchen area. Phase II; the second half of the second floor, the third floor and the fourth floor developed as a convention site. While this would save approximately 1.1 million dollars from the initial combined cost of \$4,763,000.00, several factors mitigate against this concept:

1. A single contract is generally less expensive than two contracts over a period of time, particularly if two different contractors are involved necessitating twice the mobilization costs, twice the time to become familiar with the structure and its problems, etc.
2. Continuing inflation suggests that the second half of the contract will be more expensive when it is to be dealt with.
3. Disruption. If a central heating plant is utilized it would be difficult to not effect such service at one time, the same with ventilation, plumbing, etc. Furthermore, having fully deployed a community center to invite a construction team to work overhead would be quite disruptive. The longer the building process, the longer the disruption period.
4. The major portion of the facility remains undeveloped and unsuitable for occupancy because of inadequate adherence to code. The state and managing entity would be confronted with great pressure for use of the vacant space.
5. As identified by the Jones & Jones Facility Study, a community center could approximately break even with management costs, but would effect no return to the State of Washington. It would appear prudent, therefore, to complete the facility which offers the greatest opportunity of return of tax dollars back to the state for capital costs incurred.

The North/East King County Multi Service Center has an effective history of property management beginning with their own 15,000 square foot facility located in Bothell; working with 202 housing projects for the elderly; and with King County and the King County Housing Authority on temporary emergency shelter facilities. With over \$600,000.00 of community support during the 1982 fiscal year and a gross agency budget in excess of \$1,500,000.00, the North/East King County Multi Service Center is the most likely prospect for competent management for the St. Edward Facility.


Thornton Percival, Board Chairman


Larry Fraley Ex. Director

JONES & JONES

13 January 1983

PRINCIPALS

*Grant R. Jones
Ilze Jones
Johnpaul Jones*

*Jon Charles Coe
William G. E. Blair
David L. Toune
John R. Hunt
Marilyn Mihaly
J. Thomas Atkins*

SENIOR ASSOCIATES

*W. Nikolaus Worden
Kazuo Mikami
David L. Roberts*

RESOURCE ASSOCIATE

Dennis R. Paulson

ASSOCIATES

*Peter M. Harward
Charles G. Maves
Scott L. Mohr
Iain M. Robertson
Becca Hanson
Ed Mah
Jestena Boughton
Theodore V. Wall III
Michael S. Hamm
John L. Keupl
Brad R. Kurokawa*

ADMINISTRATIVE

*Trudy K. Solhaug
Jan Cranfield
Wendy Fairchild
Suzanne Holland
Peggen Cummings
Annie Sueloff*

PORTLAND

PRINCIPALS

*Keith B. Larson
G. H. Lee*

SENIOR ASSOCIATE

David H. Walters

ASSOCIATES

Jim R. Klein

ADMINISTRATIVE

Jana Ragsdale

Mr. Larry Fraley
Executive Director
North/East King County
Multi-Service Center
18220 - 96th Ave. N.E.
Bothell, Washington 98011

Dear Mr. Fraley,

At our January 11, 1983 meeting, we discussed with you the concept of rehabilitating the St. Edward Seminary in Kirkland, Washington as a possible multi-use community center, performance hall, teaching and conference facility. As you requested, we have reviewed our files on our 1981 study of St. Edwards for information which might bear on the feasibility of your proposal. Our review reconfirms the previous conclusion that a multi-purpose combination of community, recreation, conference, and office use is a highly viable concept for St. Edwards if an adequate level of capital investment and management expertise can be brought to bear on the project.

As you know, we conducted an in-depth analysis of possible uses for the St. Edward Seminary complex for the Washington State Parks and Recreation Commission in 1981. As prime consultants for the study, Jones and Jones led an interdisciplinary team which assessed many aspects of the problem of adaptive re-use at St. Edward including economic feasibility, marketing potential, public acceptance, architectural feasibility and environmental impacts on the surrounding state park.

Of the thirteen possibilities which were studied the most desirable uses were: 1) conference center, 2) community center, 3) public service office space, and 4) retirement home. Our study went on to recommend a multi-

Mr. Larry Fraley
13 January 1983

Page Two

use approach including elements of the community center, conference center and public office concept on various floors of the main seminary building. We also recommended that the facility be managed by a non-profit community corporation with a high degree of autonomy and professional skills to manage the project for the greatest public benefit at the least public cost.

We believe that your organization's proposal for St. Edward Seminary is consistent with the goals and recommendations of our previous study as follows:

1. Public Benefit
The combined community center, performance hall and conference facilities provide mutually supportive public benefits in the areas of recreation, culture and education.
2. Marketability and Economic Demand
Our 1981 marketing study found a very strong demand for both community office/meeting/performance space and first-class conference facilities in a convenient but isolated location such as St. Edwards.
3. Community Acceptance
Our 1981 public opinion survey found that over 50% of the people in the St. Edwards area favored a public use of the facilities there. The survey also found that 62% of those surveyed supported state investment in St. Edwards to achieve a public use of the facility.
4. Compatibility with the Surrounding St. Edward State Park
In our view, the use of St. Edward Facilities for moderate intensity public activities will result in no significant negative impacts on the St. Edward State Park. Potential benefits to the park include increased park interpretive opportunities, improved public exposure, and improved parking and access.
5. Suitability of the Proposed Use to the Building
The St. Edwards Seminary is well suited for use as a community center, performance hall and conference center. (See attached plans.) Our analysis shows that the ground floor is adaptable to community group office

Mr. Larry Fraley
13 January 1983

Page Three

space, recreational, and informal meeting space. The first floor offers a generous banquet space (seating over 200) and lounge as well as a number of meeting rooms of various sizes. The kitchen and related administrative/teaching areas could serve the culinary arts training program as well as provide needed first class food service for conferences. The second floor provides for one large 300 seat performance hall within the existing "study hall" space. Also on the second floor would be space for park administration and/or caretaker's living quarters. The remainder of the second floor as well as all of the third and fourth floors, with substantial renovation, can serve as accommodations for conferences. We estimate that a total of approximately 90 double-occupancy rooms would be possible.

The gymnasium building, although in need of some repair and remodeling to provide separate sex locker rooms, is very well suited to function as a multi-purpose recreation facility to serve both community and conference center needs.

6. Cost Effectiveness

We estimate the costs for rehabilitating St. Edward facilities to provide the functions listed above as \$4,763,000 for both the main building and the gymnasium. We estimate that nearly \$8 million would be required (not including land cost) to construct new facilities of comparable quality on another site in King County.

In conclusion, we believe your proposed use of St. Edward Facilities for a combined community center, training, performance hall and conference facility is essentially consistent with the findings of our 1981 study. It is important to note, however, that our cost estimate and conclusions are based upon 1981 information. No further evaluation of building conditions, public attitudes or regional economic implications has been made to determine their possible effect on the 1981 recommendations. It is further noted that any final re-use plan must be subject to the review and approval of the U.S. Department of

Mr. Larry Fraley
13 January 1983

Page Four

Interior and Washington State Interagency Committee for
Outdoor Recreation to ensure compliance with the restrictions
of the Land and Water Conservation Fund as well as the intent
and program of St. Edwards State Park.

Please let me know if I can be of any further assistance.

Sincerely,



John R. Hunt
Principal
JONES & JONES

JRH:ams

Att: Cost Summary
Plan of Diagrams

cc: Yvonne S. Ferrell
Washington State Parks &
Recreation Commission

Mr. Larry Fraley
13 January 1983

Attachment

ST. EDWARD COMMUNITY CENTER
AND CONFERENCE FACILITY

COST SUMMARY

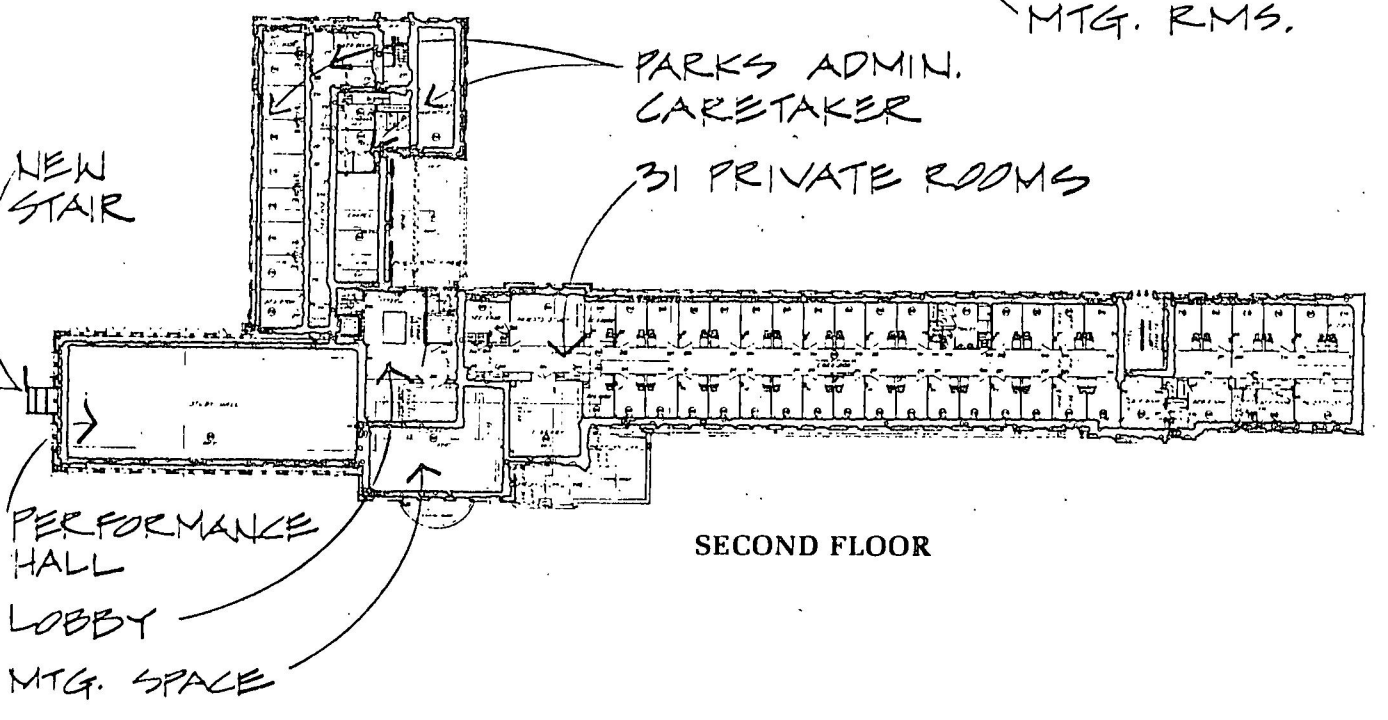
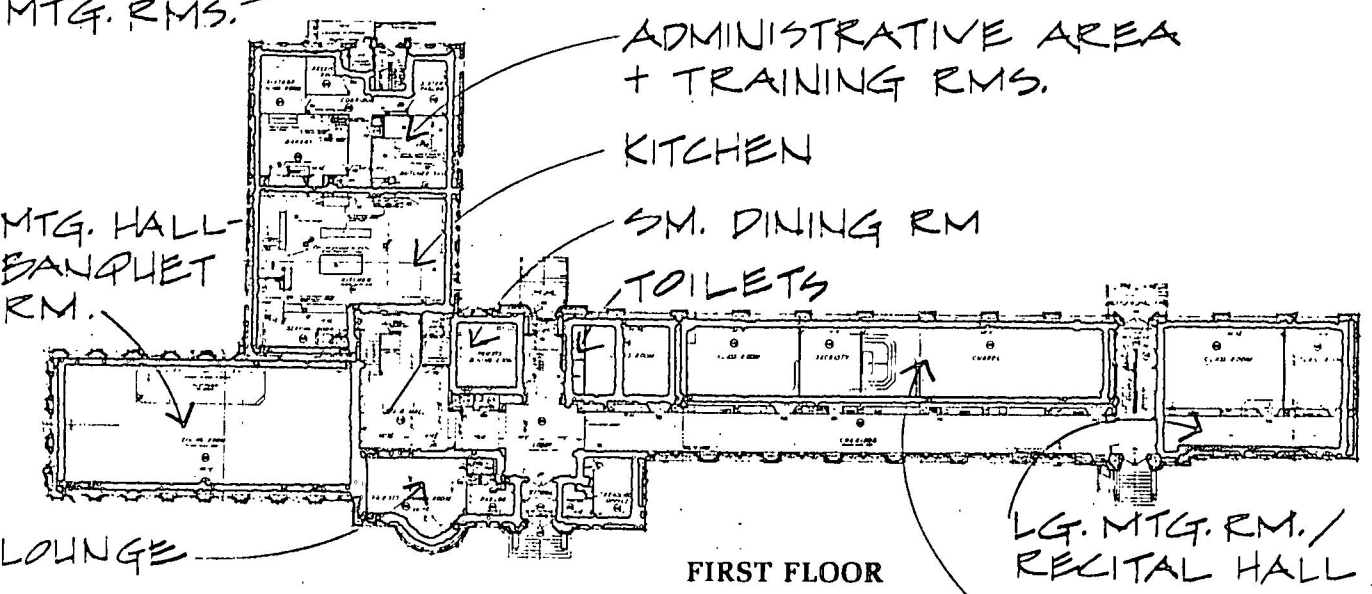
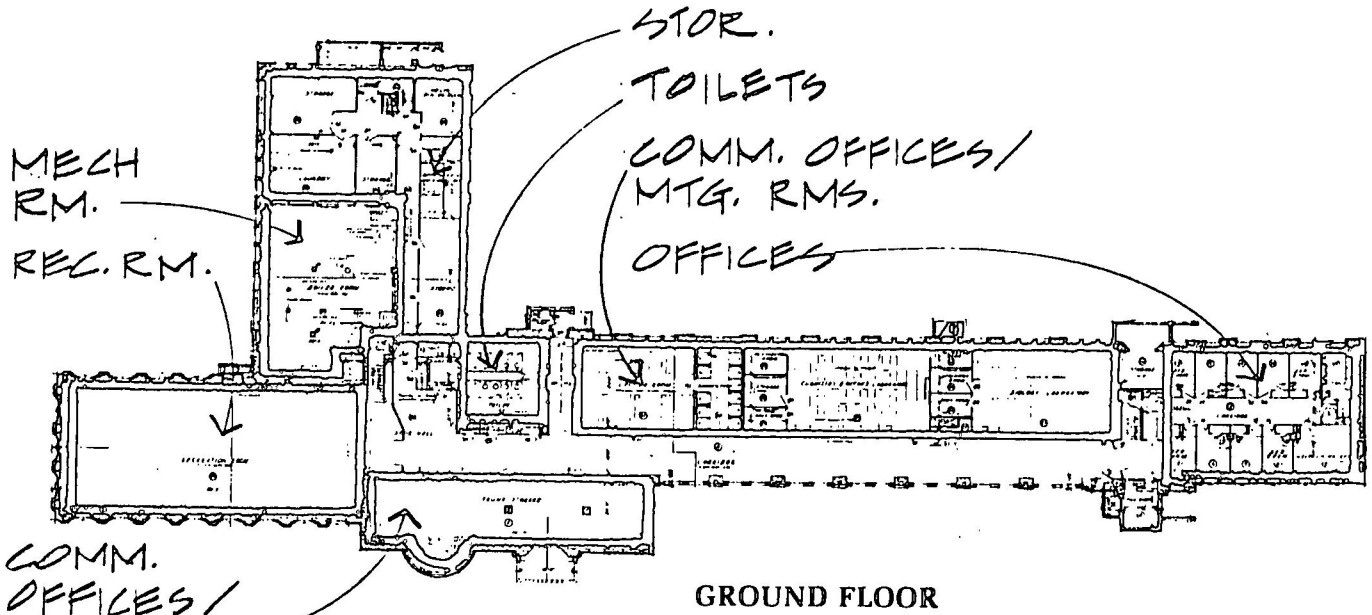
Site Improvements*		\$ 220,000
Main Seminary Building:		
Basic Shell Improvements	\$799,000	
Ground Floor	169,000	
First Floor	287,000	
Second Floor	684,000	
Third Floor	418,000	
Fourth Floor	352,000	
		2,709,000
Gymnasium		146,000

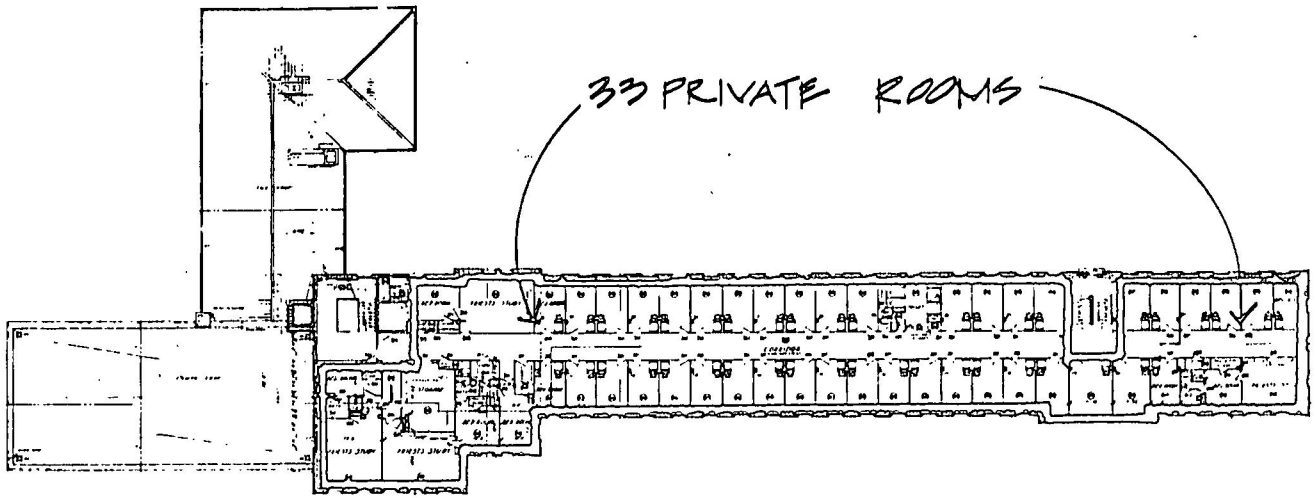
Subtotal		3,075,000
Contingency (15%)		461,000
Subtotal		3,536,000
Contractor's O.H. & Profit (15%)		530,000
Subtotal		4,066,000
Sales Tax (6.5%)		264,000
Subtotal		4,330,000
Design and Supervision (10%)		433,000

TOTAL COST		4,763,000
------------	--	-----------

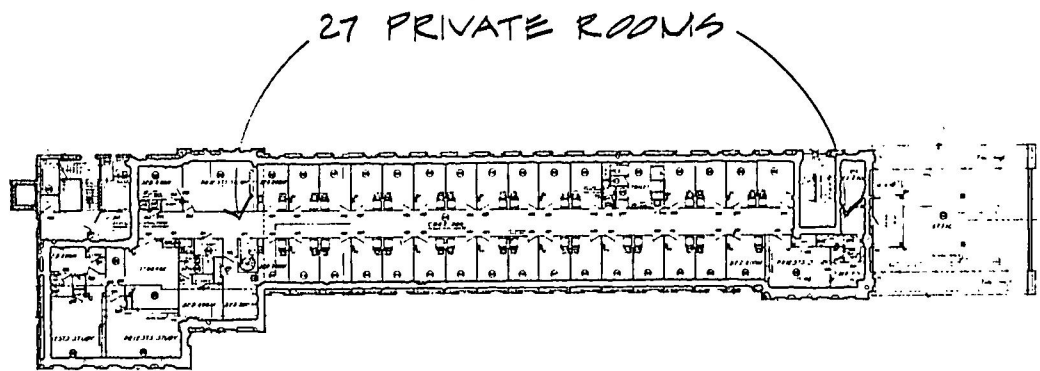
*Assumes no intersection improvements at Juanita Drive or additional gas or water line extensions are required.

Supporting Documentation available from Jones & Jones





THIRD FLOOR



FOURTH FLOOR

Existing Floor Plans



Scale: 0 10 20 30 50 feet

A graphic scale bar consisting of a series of connected horizontal and vertical lines, forming a stepped pattern. The numbers 0, 10, 20, 30, and 50 are placed above the bar, with 'feet' at the end.