

SEQUIM CIVIC CENTER



DEDICATION CEREMONY

JUNE 13, 2015

2:00 PM

152 W. Cedar Street



CITY OF
SEQUIM

sequimwa.gov
(360) 683-4139

SEQUIM CIVIC CENTER DEDICATION CEREMONY June 13, 2015 2:00 p.m.

Master of Ceremonies

City Manager Steve Burkett

Bagpipe Escort

Chief of Police Bill Dickinson

Posting of the Colors

Sequim Honor Guard

National Anthem

Sequim High School Select Choir

Mayor's Welcome and Recognition

Mayor Candace Pratt

Speakers

Sister City Shiso City, Japan Representatives

Mr. Satoshi Sera and Mr. Yoshimi Nishijima

Jamestown S'Klallam Tribal Council Chair/

Executive Director

Ron Allen

Totem Pole Dedication

Chief of Police

Bill Dickinson

911 Memorial Dedication

United States Representative

Derek Kilmer

City Manager

Steve Burkett

Tribal Blessing

Jamestown S'Klallam Tribe

Civic Center Tours

3:00 p.m. to 4:30 p.m.

Pre-Ceremony Music performed by the
Sequim City Band

Post Ceremony Music performed by the
Craig Buhler Trio

The City of Sequim Thanks the
Dedication Ceremony Sponsors

Kitsap Bank

Lydig Construction



Sequim City Staff say goodbye to the old City Hall.



The City Council and City Manager officially break ground on the new Civic Center.



Steel framing on the new building.



The Civic Center nears completion.

HISTORY OF THE SEQUIM CIVIC CENTER

For close to two decades, the Sequim City Council and the community recognized the need for new facilities for the Sequim Police Station and City Hall. The last City Hall was opened in 1973 and housed only a fraction of the City staff.

The City had never had a facility originally designed as a police station. The Police Department operated out of a "temporary" space in a local shopping center for 20 years.

There were years of study and discussion which ultimately led to the 2015 completion of the new Sequim Civic Center located in downtown Sequim.

2005

The Sequim City Council approved setting aside funds to contribute to the land acquisition, design, and construction of a new facility.

Funds began to be transferred into a special account for the new facility.

2012

Sequim voters approved a .1% Public Safety Tax to help fund the Police Station portion of a new public facility.

The City purchased property owned by the Serenity House that was adjacent to the old City Hall on Sequim Avenue and Cedar Street.

2013

The City successfully sold \$10.4 million in municipal bonds, with an AA-bond rating from Standard & Poor's, as part of the finance plan for the facility.

The City Council approved the City Manager and City Attorney to enter into a contract with the Design/Build team of Lydig Construction and Integrus Architects.

2014

April

Demolition of Serenity House properties and old City Hall began.

May

New Civic Center construction began.

2015

May 18

Sequim Civic Center opened for business.

June 13

Civic Center Dedication Ceremony.

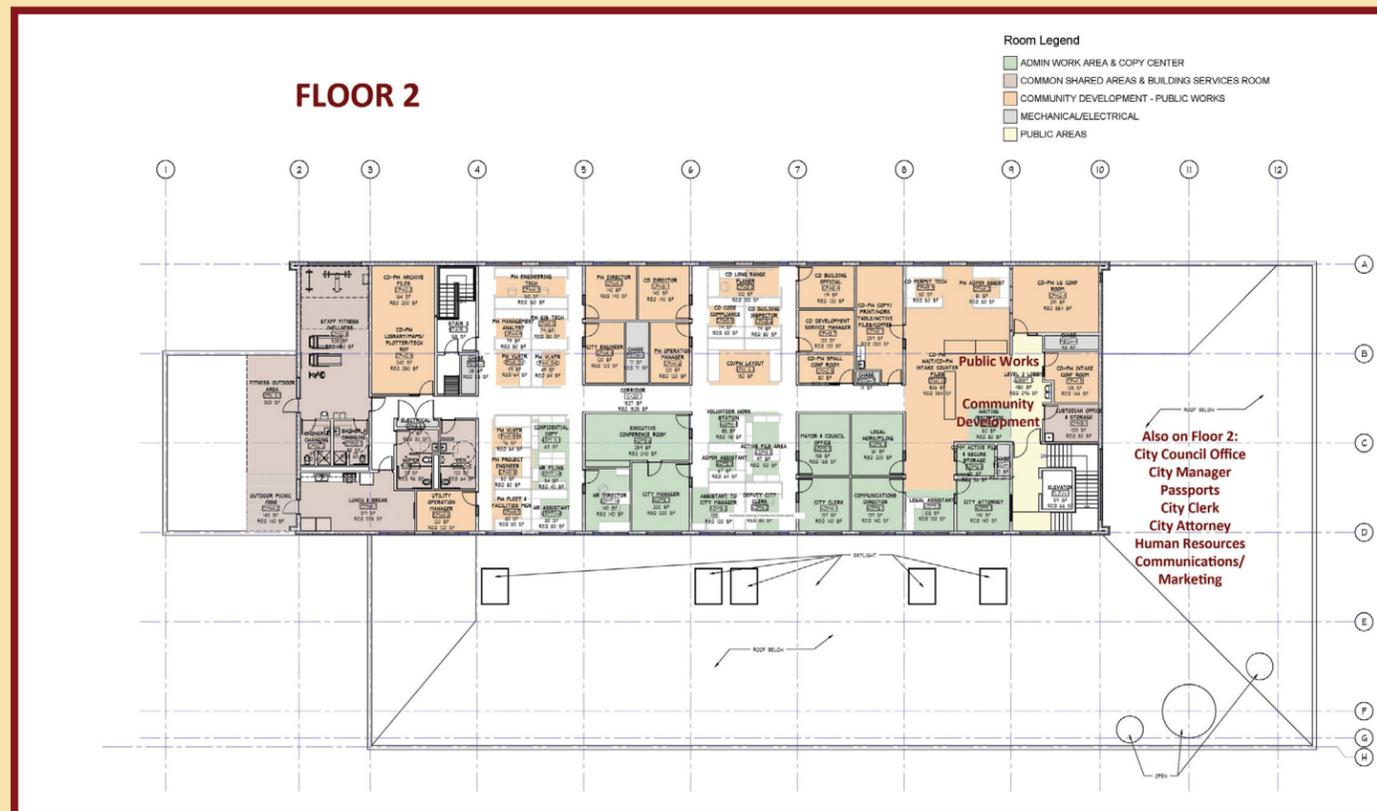
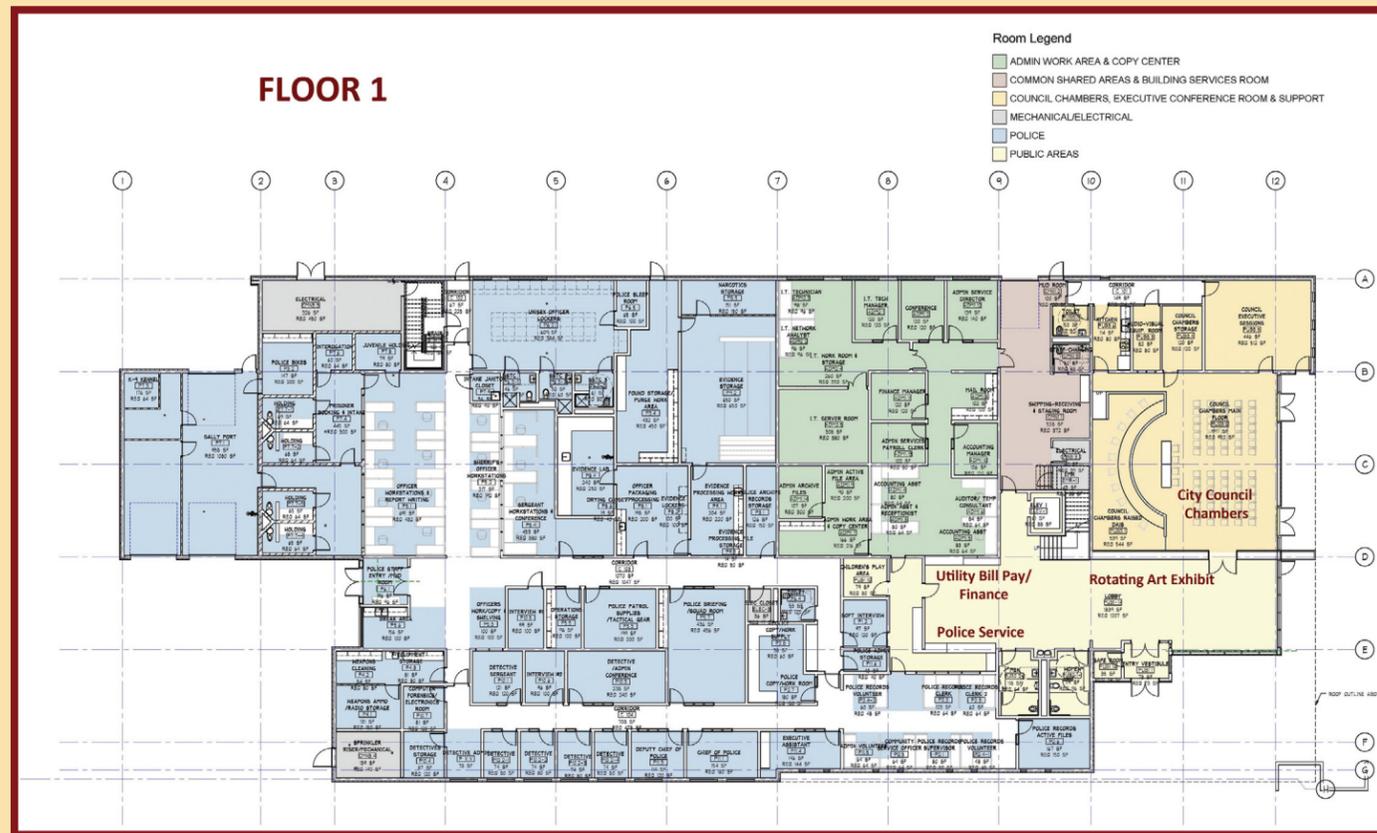


Deputy Mayor Dennis Smith cuts the ribbon on the new Civic Center.



Lobby of the Civic Center open for business.

WHERE TO FIND CITY SERVICES



CITY COUNCIL GOALS FOR THE CIVIC CENTER

In 2012, the Sequim City Council adopted the following goals for the new Civic Center:

Community

- **Lead by example** - become the vision of the Downtown Plan
- **Leverage partnerships** for shared uses
- **Become the “center”** within the City center by creating a physical presence as well as becoming a hub for community activities
- **Embody the character of Sequim** - small-town, personalized customer service and humble hospitality
- **Affordability - be fiscally responsible** in both capital and ongoing operational costs

Site

- **A site for citizens** - create an accessible and safe site that welcomes the community and becomes a hub of activity within the City
- **Activate connections** to the immediate context, including the Transit Center, Washington Street, and Sequim Avenue
- **Functional and flexible site design** - provide for seamless City operations throughout development and flexibility to meet the evolving needs of the City

Building

- **Connect with the history** - capture the community’s rich agricultural heritage and Native American history
- **Build to last** - both physically and operationally
- **Serve people** - design to serve the public and to provide a healthy work environment for staff
- **Sensible sustainability** - become a model for renewable energy, incorporating “smart” sustainability strategies with reasonable payback periods



Employees are better able to serve, and are proud of the new facility.



The Community Development and Public Works lobby was designed to accommodate the needs of the customers.



The Civic Center provides a healthy work environment for staff.

CIVIC CENTER FINANCING

The Sequim Civic Center cost \$14.5 million over the two year period from 2013 to 2015 for design and construction. The City used the cash that was saved over a ten year period for the acquisition of the land on Sequim Avenue and Cedar Street.

The dream of building the new facility became a reality in 2012 when Sequim voters approved a .1% Public Safety Tax, which will help to pay for the Police Station portion of the facility.

\$10.4 million in municipal bonds were sold in 2013 for construction. An additional \$3 million in utility bonds was sold in 2014 to pay for the utility portion of the building. The bonds mature in 30 and 20 years respectively. There is a blended interest rate of approximately 4% on the two bonds.

The annual debt service on the bonds will be repaid with revenues from the voter approved Public Safety Tax, rent savings, utility rate revenue, and other current revenue.

Residents of the City of Sequim will not see an increase in property taxes to help pay for the Civic Center.

COMMUNITY PLAZA

Bordering the Civic Center on Sequim Avenue is the Community Plaza. The plaza was designed to be a gathering place and to host community activities. Visitors are encouraged to explore the plaza and discover its treasures.

Towering 30' high in the Northwest corner of the plaza is the magnificent totem pole, donated by the Jamestown S'Klallam Tribe, and depicting the story of "Why the Sun Always Shines in Sequim."

The 911 Memorial is integrated into the flag pole structure and features an 843 pound sheet metal from the fallen World Trade Center in New York City, which was destroyed on September 11, 2001. The artifact was retrieved in 2011 by Police Chief Bill Dickinson, Sergeant Darrell Nelson, and Officer Randy Kellas and was stored by the Police Department for four years in anticipation of incorporation into the new facility.

Descriptive words depicting the characteristics of the City, the Sequim-Dungeness Valley, and the people who live here, are imbedded into the floor of the plaza.

Members of the Sequim Community made donations for benches, trees and tree grates, and pavers to support the Community Plaza project and to be included in this significant part of Sequim's history.



Then Mayor Ken Hays and City staff meet with representatives from Standard & Poor's.



The totem pole is carved at the Jamestown S'Klallam Tribe carving shed.



The World Trade Center artifact arrives from New York on September 11, 2011.



The crew sets the brass letters in the floor of the Community Plaza.

A GREEN BUILDING

The City of Sequim is applying for Leadership in Energy & Environmental Design (LEED) Certification for the Civic Center. Throughout the design and construction process developing an energy efficient and environmentally friendly building has been a priority. Some of the "green" features incorporated into the building include:

Greater World Low Environmental Impact Construction Features

- High percentage of recycled content in building materials
- Building wood products are certified as having been sustainably grown
- Low amount of construction waste and high construction waste recycling

Good Neighbor Low Environmental Impact Features

- Permeable pavements (Plaza & parking lots) for low storm water run-off
- Roof water run-off is kept on-site to recharge groundwater
- Roofing material reflects sunlight, so it is not heat absorbing or radiating

Efficient Local Transportation Features

- Easy public transit access
- Bicycle racks, storage, and clothes changing facilities for employees
- Parking places for alternative fuel vehicles

Water Conservation Features

- Plumbing fixtures are low water volume use with automated shut-off
- Toilets use water recycled from the City's Water Reclamation Facility
- Landscaping is designed to require little water once established

Energy Conservation Features

- Low energy LED lights throughout the building
- Automatic lights shut off when there is sufficient daylight
- Automatic room lights shut off when no motion is detected in the room
- Interior lights on night time shut off schedule
- Highly insulated low energy building envelope, including "low E" glass
- Energy efficient building heating system
- Low energy building cooling system works in concert with operable windows

Indoor Environmental Quality Features

- Plenty of natural light
- Good outdoor air ventilation
- Multi-zoned thermal comfort controls
- Interior finishes have low vapors emitting qualities
- Ongoing chemical and pollutant sources control



Irrigation for the Civic Center landscaping uses reclaimed water from the City's Water Reclamation Facility.



Employees enjoy plenty of natural light in the new building.



Outdoor skylights reduce the amount of artificial lighting needed in the Civic Center entry way.

SEQUIM CIVIC CENTER PROJECT TEAM

Sequim City Council

Candace Pratt, Mayor
Dennis Smith, Deputy Mayor
Laura Dubois
Erik Erichsen
Kenneth Hays
Ted Miller
Genaveve Starr

City Manager

Steve Burkett

Project Manager

David Garlington

City of Sequim Leadership Team

Susanne Connelly
Bill Dickinson
Sue Hagener
Barbara Hanna
Chris Hugo
Joe Irvin
Elray Konkel
Karen Kuznek-Reese
Craig Ritchie

Project Consultant

Court Olson



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SEQUIM

Lydig Construction

Bill Dobyms
Kevin McCarry
Ed Griffin
Chris Schuyler

Integrus Architects

Larry Hurlbert
Jim Petrich
Matthew Denner

In 2005, The Sequim City Council began saving money to contribute to the land acquisition, design, and construction of a new City Hall and Police Station. The Sequim City Council was served by the following members as this effort continued:

Walt Schubert 2000 - 2010
Bill Huizinga 2001 - 2012
Paul McHugh 2001 - 2010
Ron Farquhar 2002 - 2008
Patricia Kasovia-Schmidt 2002 - 2007

Don Hall 2002 - 2008 and 2010 - 2012
John Beitzel 2004 - 2008
Bob Anundson 2007
Susan Lorenzen 2008 - 2012