Civic Campus FAQ

When did the City Council discuss this project in public?

The City Council has had public discussions about the current City Hall, potential renovation or a new building since 2020. Those discussions include:

July 14, 2020: Council approval of contract for architectural assessment of City Hall at Regular Council Meeting (RCM).

March 8, 2022: Council Study Session (CSS) for review of preliminary recommendations and request approval to hire an architect to continue work on Maintenance Facility.

August 9, 2022: CSS discussion on the future of City Hall with direction to pursue new build instead of renovation.

Fall 2023: Funding for a conceptual feasibility analysis for a new city hall approved as part of the 2023-2024 Biennial Budget process.

September 12, 2023: RCM adoption of resolution to pursue Civic Campus decision (as opposed to pursuing just a new City Hall) and authorize the City Manager to hire a limited-term project manager and contract with a consultant to act as owner's representative.

March 7, 2024: Administration & Finance Committee recommendation for authorization of contract with JLL to act as City of SeaTac representative.

June 12, 2024: Contract with JLL fully executed by the City and project kicked off.

August 1, 2024: Administration & Finance Committee review and approval of additional funding request.

August 13, 2024, September 10, 2024, and September 24, 2024: Council review and approval of additional funding request for owner's representative, project manager, and approval of additional project funding.

How will the City pay for a civic campus?

The City has begun the process of seeking a municipal financial advisor to assist with financial planning if the project advances. Discussions on how to finance the project will not begin until sometime in 2025, at the earliest.

Will residents be taxed to pay for a civic campus?

The City is at the very early conceptual feasibility phase. Discussions on how the City would finance the project will begin sometime in 2025. If the project moves forward, the City will provide more opportunities for community input.

Where would the Civic Campus be located?

A site for a potential civic campus has not yet been identified. The City Council intends to discuss criteria for potential sites for the civic campus in January 2025 and thereafter. This criteria will be used to narrow down a list of potential sites. A short list of sites will be assessed for suitability based on environmental contamination, suitable soils for a large structure, and more.

When will the Civic Campus be built?

There are still numerous decision points for the City Council to consider before deciding whether to proceed with building a civic campus. A completion date will be identified if, and when, the City decides to move forward. A project of this magnitude typically takes five to seven years from conception to completion.

Why would we consider vacating the current City Hall?

An assessment of the City Hall facility identified significant upgrades needed for earthquake safety, air quality, and other structural deficiencies. The estimate for renovating City Hall was nearly $74 million in 2021.

The estimate for building a new City Hall was just over $61 million, not including the cost of purchasing real estate.

With this cost comparison in mind, the City decided to explore the feasibility of developing a civic campus that would have space for all or most City services, as well as other community assets, on one campus. This campus could include space for community organizations, social services, parks and recreation facilities, and other amenities based on community input.

What are the next steps?

The City is currently seeking input from residents on what they would like to see included if the City were to build a civic campus.

Please take a few minutes to complete the Civic Campus survey.