



King County

Metropolitan King County Council  
Budget and Fiscal Management Committee

Agenda Item No.:	<u>4</u>	Date:	<u>April 3, 2012</u>
Proposed No.:	<u>2012-0094</u>	Prepared By:	<u>Pat Hamacher Polly St. John</u>

**STAFF REPORT**

**SUBJECT:**

AN ORDINANCE proposing a ballot measure in August 2012 to authorize a property tax levy to replace the Youth Services Center with a new Children and Family Justice Center (CFJC) located at 12th Avenue and East Alder Street in Seattle. In support of the proposal, the Executive has also submitted a report titled Children & Family Justice Center: Facility Options Study, which is **Attachment 1** to the staff report.

**SUMMARY**

If approved, Proposed Ordinance 2012-0094 would authorize a ballot measure for voter approval of a consecutive nine year levy to construct a new CFJC on the Alder property site. The first year rate would be assessed at not more than \$0.07 per one thousand dollars of assessed valuation. The levy would support the replacement of courtrooms, offices, parking, and the detention facility at an estimated cost of \$210 million. (The cost to the median homeowner in King County would be around \$25 per year, based on a median home cost of \$350,000.)

**UPDATE FROM MARCH 20 MEETING**

At the March 20, 2012 Budget and Fiscal Management Committee (BFM) meeting, staff was asked to further analyze the following items:

- (1) Funding options considered for the ballot measure (*page 4*)
- (2) Long term assumptions regarding operations costs (*page 5*)
- (3) Future vacated space in the King County Courthouse (*page 5-6*), and
- (4) Mix of secure detention posts cited in the Facility Options Study (*page 7-8*).

*Responses for these items have been added to the analysis section of this report and the pages on which they are addressed are noted beside each item.*

(5) Subsequent to the March 20<sup>th</sup> meeting, staff was asked to explore whether energy efficiencies would be incorporated into the design of the buildings. FMD has responded by citing green policies adopted in Ordinance 16147 that was passed by the Council in June 2008 on the use of green building and sustainable development practices for all capital projects that meet certain financial requirements. In addition, the FMD 2010 pre-design report on potential opportunities for sustainable design strategies will be followed. The report stressed that the desired goal for green capital projects will

be registered through the United States Green Building Council and should plan for and achieve a LEED Gold certification or the highest rating possible with no incremental cost impact to the current expense (general) fund over the life of the asset.

**BACKGROUND**

King County’s Youth Services Center (YSC) is located at 12<sup>th</sup> Avenue and East Alder Street in Seattle. Courtrooms, administrative offices and youth detention facilities are housed in three conjoined buildings on the campus: the Alder tower (1972), the Alder wing (1951, partially renovated in 1972), and the youth detention facility (1991). The table below cites the uses for each building and the current conditions:

**Table 1. Current Status of Buildings**

<b>Building</b>	<b>Construction Date</b>	<b>Occupants</b>	<b>Condition</b>
Alder Tower	1972	Courtrooms, Judges’ chambers, PAO, AG, Public Defense, Juvenile Detention Admin	In severe disrepair.
Alder Wing	1952; renovated 1972	Juvenile court, Seattle Alder Academy (alternative education program for both in custody and other students), records storage.	In severe disrepair. <i>Most space is underutilized because walls, floors, ceilings, plumbing, HVAC, and electrical need replacement.</i>
Youth Detention Facility	1991	Youth in short term custody, detention services, including recreation, gym, health clinic, and Seattle Detention School.	Facing over \$30 million in repairs to extend its useful life.

Additionally, there are parking facilities on the site that will be rebuilt in order to maximize the space.

The major building systems such as HVAC and plumbing in the Alder tower and wing have reached the end of their useful life and need to be replaced. Replacement of these systems alone would cost approximately \$20 million. In addition, there are millions more in projects that will need to be undertaken to further extend the life of the building. Major maintenance costs on the detention facilities have been rapidly escalating as that facility has increased in age.

Further, the county has already appropriated \$1.6 million for floor repairs and asbestos and mold remediation due to flooding and \$2.9 million to remove polychlorinated biphenyls (PCBs). \$650,000 was appropriated for security improvements on the first floor. A broken water main repair was a low cost repair at \$50,000, but resulted in closure of the building for three days. On-going maintenance for the buildings is approximately \$1-2 million annually, compared to an estimate of about \$250,000 annually for a new building like Chinook. (Many repair costs are associated with plumbing and potable water needs.)

**Operational Master Plan**

Replacement of the YSC has been an on-going effort that officially began with a Targeted Operational Master Plan (OMP) for Superior Court family law matters that was funded in the 2005 budget – Ordinance 15083. The OMP was completed following extensive stakeholder meetings during 2005 and 2006. Stakeholders included representatives from the County’s judicial system and facilities division, as well as

representatives from the various user groups that depend on an efficiently run court system, including clients and the public.

The OMP, adopted by the Council on September 25, 2006, recommended that the County focus on a unified, “full-service” children and family court model. The stakeholder group felt that the needs of families and others using the system would be best served by having a single facility for family law-related matters. In addition, the group recognized that the consolidation of court and other related services would yield significant efficiencies and savings. The OMP recommended co-location of juvenile and family law functions in either one or two new courthouses in King County. The types of family law cases handled include the following:

**Table 2. Children and Family Case Types**

Case Type	Description
Juvenile Offender	Offender (criminal) cases involving those under 18.
Dependency	Child abandonment, abuse, neglect, and resolution of guardianship.
“Becca Bill” Cases	State truancy laws named for 13-year-old runaway murdered in Spokane in 1993.
Truancy	Repeated skipping of school.
At Risk Youth	Care, custody, and control of children with behavioral challenges.
Child in need of services (CHINS)	Temporary placement of children outside the home due to serious child-parent conflict with a goal of reunification.

### Facilities Master Plan

Following the OMP recommendations, a facility master planning effort was undertaken, culminating in the Superior Court Targeted Facilities Master Plan (FMP), which was transmitted to Council in May 2009.<sup>1</sup> Although the FMP contained no recommendation on a preferred facility alternative, in December 2009, the Council passed Motion 13106, affirming the goal of co-locating all juvenile offender, North end juvenile dependency and family court matters involving children in a single facility (or Scenario 5.5, as identified in the FMP).

The table below shows the types of cases currently located at the Youth Services Center and cases proposed to be located there under Option 5.5.

**Table 3. Locations of Case Types – Current vs. Proposed**

	Juvenile Offender	North End Becca	North End Dependency	North End Family Law With Children	North End Family Law No Children
<b>Current</b>	Youth Services Center	Youth Services Center	King County Courthouse (KCCH)*	KCCH	KCCH
<b>Scenario 5.5</b>	CFJC	CFJC	CFJC	CFJC	KCCH

\*Prior to the PCB remediation project North end dependency cases were heard primarily at YSC with some cases at KCCH. These cases were moved to KCCH during the remediation project, pending completion of that project and a determination on the replacement of the YSC.

As shown above, under Scenario 5.5, North end dependency and family law cases involving children would be located at the new CFJC, along with juvenile offender and North end Becca cases.

<sup>1</sup> An initial report with facility options was presented in 2008, but the preferred consolidation option raised concerns regarding the construction costs.

A subsequent report approved by the Council in 2010 (Motion 13218) recommended phasing construction, or building nine courtrooms in the first phase by 2015 and adding five to seven courtrooms by 2022 to accommodate future caseload growth. The total cost of the two phases was anticipated to be \$247 million and assumed a sale of a portion of the site to provide some revenue to support the project. *Proposed Ordinance 2012-0094 would support 10 courtrooms, and would be constructed in such a way as to allow for additional courtrooms to be added onto the new facility at a later date, including an additional \$107,000 square feet of courtroom space.*

Since the rejection by the voters of a ballot measure to increase the sales tax by 2/10 of one cent in November 2010, additional revenue sources had not been identified to finance the project. *Proposed Ordinance 2012-0094 would provide sufficient revenues to cover the cost of construction for the major facilities on the site.*

In March 2011, the Executive issued a Request for Qualifications/Concepts (RFQ/C) that invited development teams to submit their qualifications and experience in developing projects of a similar scope. The teams were also asked to submit preliminary concepts on possible solutions for replacing or relocating the YSC facility that did not require King County to increase their operating cost or debt payments beyond current levels. However, none of the responses were able to replace or relocate the facility without increasing costs to the county. **Attachment 1**, the Facility Options Study, shows design work will be completed by July 2015 and permitting by November 2015. Executive staff has confirmed that design work will move forward only after a funding source is identified and secured.

## **ANALYSIS**

At the March 20 BFM committee meeting, Councilmembers asked about the possible funding options that were considered prior to the current proposal. Options considered include a six year levy lid lift, a nine year levy lid lift, an excess levy and a sales tax increase. These options are defined below:

1. Levy Lid Lift – This type of levy "lifts" the statutory cap on property tax increases in subsequent years. These levies are temporary and can only be levied for six to nine years. Approval requires simple majority. However, periods longer than 6 years can only be used for capital projects.
2. An Excess Levy – This type of levy is an amount approved by the voters for capital improvements that does not count against the County's \$1.80 limit or the aggregate \$5.90 limit. The levy would expire when the debt service requirements were met. Approval requires a 60% majority with 40% of the voters who voted in the last general election casting ballots.
3. Sales Tax increase – A sales tax increase could be approved by voters to support a specific function for a specified period of time. Approval requires a simple majority; however 40% of revenues are transferred to cities. *Voters rejected a 2/10 of one cent increase in November 2010.*

### **Proposed Funding Option**

Proposed Ordinance 2012-0094 would place a proposition on the August 7, 2012 ballot authorizing a nine-year property tax levy lid lift of \$0.07 per \$1,000 of assessed valuation to fund replacement of the Youth Services Center. The total cost of the

project is anticipated to be in the range of \$210 million, costing the median homeowner in King County around \$25 per year. In contrast to earlier concepts, the current proposal involves replacement of all three buildings and parking facilities. By replacing all facilities on the site, the County can reduce its footprint site and maximize the amount and value of property that could be sold. This will be further discussed later in the staff report.

#### Long Term Operations of the Facility

The Facility Options Study forwarded with the ballot proposal analyzes capital costs, but does not include a full analysis of the costs associated with staffing three added courtrooms at the CFJC. (The study does note that if a new detention facility is approved, a modern design would eliminate 9.00 FTEs.) It is estimated that a new campus would not be occupied for seven years – making long range operational assumptions difficult. However, the time between assumed voter approval of the project (2012) and the opening of the facilities (2019), could leave the county with insufficient operating revenues to operate the new facility.

According to the Office of Performance, Strategy and Budget (PSB), it is not expected that the courtrooms will require added staff when the facility opens due to county growth assumptions. The additional courtrooms will be used for family court purposes, resulting in vacant space in the Courthouse.

If King County grows as expected, the county will most likely need to add judges and staff to accommodate the growth; thus necessitating expansion space for the future. PSB acknowledges that the county will need to deal with these operational costs either through more efficient procedures or expanded revenue sources. The Executive has established a policy that assumes a three percent reduction in operating budgets from one year to the next. The question that arises is when a "tipping point" will be reached between mandated court functions and the ability to provide them. It is possible that both efficiencies and revenues will be needed to ensure provision of services.

*According to PSB, the biggest cost would be to not plan for physical growth ahead of time. Thus, building three extra courtrooms and providing site space for future expansion seem like good investments to the Executive.*

#### CFJC Construction Ballot Proposal

Proposed Ordinance 2012-0094 would authorize the placement of a ballot proposition for a nine-year property tax levy lid lift to construct:

- **10 new courtrooms** with accompanying office space. This piece of the project will be 138,000 square feet.
- A **new detention facility** with dorms for 154 children. This part of the project will be 100,000 square feet.
- **440 parking stalls** on the site consuming 145,000 square feet.

#### Superior Court Courtroom Usage

The Superior Court currently uses seven courtrooms at the YSC. The proposal would create ten in the new CFJC – an increase of three courtrooms. The planned

consolidation of children and family courts on the Alder site will result in vacated courtrooms in the Courthouse.

According to the Superior Court, utilization of the vacated Courthouse square footage will be included in the long term approach to space planning. As noted earlier, the new CFJC will open in seven years. While the growth in general civil and criminal filings in that seven year time frame cannot be predicated with absolute accuracy, there is a general correlation between civil and criminal filings and population growth. The County demographer estimates that the population of King County will grow from 1,931,200 today to 2,114,400 by 2020, and 2,263,000 by 2030.

The Court notes that the vacated Courthouse space will most likely be used for civil and criminal trial work by either the Superior or District Court over the course of fifteen to thirty years. If there is no growth in filings in the next seven years, the vacated space could be used for increased video proceedings or other court processes. Through the space planning process, the vacated spaces could also be used to accommodate space that was previously leased outside the downtown core.

Project Scope, Schedule and Budget

- **Scope:** As previously noted, the proposal would construct a new courthouse with 10 courtrooms, a new detention facility with capacity for 154 juveniles and 440 parking stalls.
- **Schedule:** The Executive estimates the project schedule as follows:
  - Design would be completed by July 2015
  - Permitting would be completed by November 2015
  - Construction would be completed by July 2019
- **Budget:** The proposed project budget is as follows:

**Table 4. Proposed Project Budget**

Element	Cost
Architectural / Engineering	8,290,000
Courthouse	60,320,000
Detention Facility	39,072,000
Parking	13,575,000
Site work	6,455,000
Demolition	2,320,000
Equipment	5,945,000
Contingency 10%	16,231,000
Project Administration FMD	3,340,000
1% for Art	1,726,000
Other Costs	23,174,000
<b>Total in 2012 Dollars</b>	<b>180,448,000</b>
Inflation to 2017	27,352,000
<b>Total Costs of Development</b>	<b>207,800,000</b>

Initial analysis indicates that the general range of costs listed above appear to be in a range similar to previous large capital projects. For instance, architectural/engineering costs account for approximately five percent of the total project cost. FMD project administration costs are approximately two percent and include costs associated with consultants for detention security, acoustics, elevators, landscaping, civil engineering and public relations. *Staff analysis of the development cost components listed above continues.*

Construction Assumptions:

This proposal is similar to the prior sales tax measure with one major exception. This proposal would also reconstruct the juvenile detention facilities on the site. The current detention facility was constructed in 1991 and will require extensive major maintenance to extend its useful life beyond the 30 year timeframe. This proposal would demolish and reconstruct a new detention facility on the site that incorporates a modern design and reduces operations and maintenance costs. This piece has been recommended for a few specific reasons that include:

- Itemized **Major Maintenance** costs over the next 30 years are anticipated to cost just over \$33 million<sup>2</sup>, compared to the construction estimates for a new facility at about \$39 million.
  - A new facility would have major maintenance costs of approximately \$6 million over a 30 year period.
  - The existing facility would have costs in excess of \$33 million.
  - This net difference of \$27 million in 2012 dollars accounts for a large portion of the recommendation to replace the facility at this time.
- It is anticipated that by incorporating a design that considers how the facility is operated, **staffing costs** can likely be reduced by about 9.00 FTE (full time equivalent) positions leading to annual ongoing savings of \$600,000 in 2012 amounts.

Detention facility operations require that certain posts be staffed twenty-four hours a day, seven days per week (24/7) to ensure campus safety and security. The number of FTE staff positions required to maintain a post varies based upon facility design such as line of sight requirements or upon shift requirements such as working four or five days per week. *For example, three FTEs – each working an eight hour shift – are required to staff one 24/7 post.* The number of FTEs required is also influenced by relief needs, vacation time, and sick leave schedules because the post must be maintained 24/7.

According to the Facility Options Study (page 43), the Department of Adult and Juvenile Detention (DAJD) assumed 99.00 FTEs to staff juvenile detention **posts**. The 99.00 FTEs currently staffing detention posts include:

- 87 Juvenile Detention Officers<sup>3</sup>

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<sup>2</sup> The major maintenance costs are estimated to escalate at a rate of 3% per year to account for inflation and are also discounted at a rate of 5% to reflect what you would expect to earn if the property were sold.

- 8 Shift Supervisors
- 2 Orientation and Assessment Specialists
- 1 Recreation Specialist
- 1 Scheduling / Payroll Supervisor

The 87.00 Juvenile Detention Officer FTEs provide staffing for 54 posts. Some posts, such as central control, intake/transfer/release and the living hall controls are staffed 24/7. Some posts are needed only sixteen hours per day, seven days per week, such as the living hall officers. Others posts are required only eight hours per day, five days per week, such as court transport.

Staffing needs could be reduced based upon a new detention facility layout:

- The Executive estimates that by using a “podular” living unit design rather than the current linear design, two posts could be eliminated totaling 6.00 FTE positions.
- The Executive further estimates that by co-locating the main central control area with admission/release functions that two posts totaling 3.00 FTEs can be eliminated.
- None of these reductions could occur until the new facility was fully online.
- Conversely, not reconstructing detention at this time will require additional staffing for increased demand to transportation of inmates to court (approximately 4.00 FTEs).
- By moving the County facilities to the center of the site, the county can maximize the **residual land value** by making the majority of the site visible to the surrounding streets and allow those areas to become available for retail and housing space.
  - The current layout on the site is quite poor for considering the resale of the residual land. The current estimate is that if the county were just to rebuild the courthouse the residual land value would be worth more than \$4 million less than relocating the facilities on the site.
  - Additionally, the redesigned site will make the overall facility friendlier to the community and maximize the ability to build retail and housing on the other pieces of the current site.
- Because the residual land will be sold at the end of the project, the County faces a “**now or never**” situation with rebuilding the detention facility.

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<sup>3</sup> These officers provide direct supervision to youth in custody, transport youth outside of the facility, provide security to the youth and providers in the health clinic, provide security for family and providers visiting youth, and perform functions associated with intake/transfer/release and central control.



- The project plan is designed in such a way as to methodically build the new courthouse, new detention, new parking and then demolish the existing facilities and sell the residual land.
- If the detention facilities are not constructed at this point, it is very unlikely that the facilities will ever be reconstructed.
- In order to maintain the option for a future time, the County would have to refrain from selling the residual land at the conclusion of this project.
- The current proposal has a long construction timeframe. By the end of the construction schedule the existing detention facility will be approaching 30 years of age and nearing the end of its useful life.

**Financing:**

As previously noted, the construction costs are estimated to be \$208 million. The total cost of the project will likely be slightly higher due to borrowing costs associated with the proposal. Estimating the total borrowing costs at this point is difficult because the county will only borrow what is necessary to complete construction. As the cash from the tax levy, assuming voter approval, will begin to be collected in 2013, the County will have accumulated significant cash on hand prior to construction beginning later this decade. The borrowing costs will then be based upon cash needs and the interest environment at that time. All debt will be retired by 2022, coinciding with the end of the nine year levy. It should be noted that the proposal is for a nine year capital construction levy and per RCW cannot be used to support other purposes.

At its March 7<sup>th</sup> meeting, the King County Forecast Council KCFC adopted the preliminary forecasts for King County for 2013. This forecast reduced the assessed valuation of King County by just over 3% for 2012. This has affected the value of the 7 cent levy that was previously introduced. Table 2 shows the value of the 7 cent levy over the 9 year life assuming the county takes the allowable 1% annual increase and is based upon the \$319.5 billion Assessed Valuation for 2013 that was approved by the forecast council.

**Table 5: Total Collection \$0.07 at One Percent Increase**

7 Cents 1st Year			
Year	Base Collection	New Construction	Assumed Rate
2013	\$21,951,104	\$162,886	\$0.0700
2014	\$22,170,615	\$158,142	\$0.0677
2015	\$22,556,837	\$155,936	\$0.0662
2016	\$22,942,129	\$166,042	\$0.0650
2017	\$23,329,046	\$174,710	\$0.0639
2018	\$23,730,039	\$177,108	\$0.0613
2019	\$24,143,796	\$181,221	\$0.0597
2020	\$24,564,113	\$180,081	\$0.0576
2021	\$24,992,787	\$162,886	\$0.0569
<b>Total</b>	<b>\$210,380,466</b>		

The total collections under this scenario come to just over \$210 million. The project construction costs are \$210 million. Depending on the cash flow needs, there may be additional borrowing costs. These net costs may be as high as approximately \$6 million. Therefore, a 7 cent levy leaves basically the amount for construction, but does not allow for significant financing costs. There is roughly \$2 million additional in collections compared to just the construction costs.

What this levy does not leave sufficient funding for would be any unanticipated costs, especially those related to construction issues that might arise, and potential costs associated with borrowing. However, it would likely not be possible to quantify additional risk in the project beyond the 10% project contingencies built into the proposal.

Since any financing issues with the project would likely occur in 2020 or 2021, the County could choose to address any shortfalls as they occur. The general fund debt service levels do have several points of drop-off between now and 2024, including large drop-offs in 2020 and 2024, and there would likely be sufficient debt capacity in the general fund to address shortfalls at that time. Timing of the construction schedules may also allow the County to avoid some or most of the potential borrowing costs. The county may also borrow from the investment pool for any short-term cash needs at rates that will likely be lower than borrowing and issuance costs.

It is important to also note that the County purposely budgets very conservatively when constructing the forecast. The County budgets at a 65% confidence level, which means that the budget assumes that there is a 65% chance that actual revenues will be collected at a higher level than is budgeted. In this case, this is important because relatively small changes in the actual new construction amounts would lead to additional revenues coming from the levy. This would further mitigate any issues associated with needed borrowing costs.

Finally, the Executive is proposing to sell the residual land on the property after the construction project has been completed. The estimate for the value of this land is \$16.5 million. This funding, if the parcel is sold in a timely manner, will also mitigate risks associated with cost overruns and financing.

#### Residual Land Value:

The Executive has used an independent appraiser to evaluate the potential land value of the residual land once the construction elements are complete. The appraisal determined that “medium” value of the land should be considered \$16.8 million. The financial planning associated with the study has consistently been using **\$16.5** million as the potential value. The appraiser actually gave a “conservative” estimate at \$11.32 million and an “aggressive” estimate at \$18.2 million.

#### Schedule Deadlines:

In order to make the August primary ballot, final council action needs to be taken no later than the following dates:

- Normal Schedule – **April 30<sup>th</sup>**
- Declared Emergency – **May 7<sup>th</sup>**

**REASONABLENESS:**

Proposed Ordinance 2012-0094 would place a proposition on the August 7, 2012 ballot authorizing a nine-year property tax levy lid lift of \$0.07 per \$1,000 of assessed valuation to fund replacement of the Youth Services Center. Approval of the proposed ordinance appears to be a reasonable option to fund a new \$210 million CFJC.

**ATTACHMENTS**

1. Children & Family Justice Center: Facility Options Study
2. Proposed Ordinance 2012-0094

**INVITED**

- Dwight Dively, Director, Office of Performance, Strategy and Budget
- Paul Sherfey, Chief Administrative Officer, Superior Court
- Claudia Balducci, Director, Department of Adult & Juvenile Detention
- Kathy Brown, Director, Facilities Management Division
- Jim Burt, Manager, Major Projects Unit, Facilities Management Division

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# Children & Family Justice Center

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## Facility Options Study



**Department of Executive Services  
Facilities Management Division**

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500 4<sup>th</sup> Avenue, Room 800  
Seattle, WA 98104

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## Table of Contents

<b>TABLE OF CONTENTS</b>	<b>1</b>
<b>1.0 EXECUTIVE SUMMARY</b>	<b>3</b>
<b>2.0 BACKGROUND</b>	<b>10</b>
<b>3.0 PROGRAM ELEMENTS</b>	<b>11</b>
<b>4.0 YSC SITE GUIDING PRINCIPLES AND NEW SITE OPTIONS CHARACTERISTICS</b>	<b>17</b>
<b>5.0 OPTIONS</b>	<b>20</b>
<b>6.0 OPTIONS ANALYSIS</b>	<b>39</b>
<b>7.0 RECOMMENDATIONS</b>	<b>53</b>
<b>APPENDIX A, ITEM 1,</b>	<b>54</b>

### Appendix A

Item 1	Detailed Schedules
Item 2	Net Present Value Analysis for Options
Item 3	Major Maintenance Replacement Schedule, New and Existing juvenile facilities

## 1.0 Executive Summary

### Overview of Planning Efforts

King County's Youth Service Center (YSC) campus is located at 12<sup>th</sup> Avenue and East Alder Street in Seattle. Courtrooms, administrative offices and youth detention facilities are housed in three conjoined buildings on the campus: the Alder Tower (1972), the Alder Wing (1951, partially renovated in 1972), and the Spruce youth detention facility (1991).

From 2006 through 2010, Superior Court has undertaken several planning efforts to help them improve service delivery to children and families in the King County justice system. These efforts included the Operational Master Plan (OMP) in 2006, a targeted facilities master plan (FMP) in 2009, and a Pre-Design Report in 2010 specific to the existing site was completed for Phase 1 of the new juvenile courthouse. In November 2010, the Superior Court concept for Phase 1 of the new juvenile courthouse was placed on the ballot for voter approval as part of a broader sales tax proposal, and was not approved.

Subsequent to the ballot measure, the King County Executive authorized the release of a Request for Qualifications/Concepts (RFQ/C) in 2011 seeking innovative and cost neutral concepts from private developers. Several concepts were received that either developed the existing YSC campus or relocated the courtrooms, administrative offices, and detention facilities to a new site. While it was initially believed that one of the concepts had the potential to be financially attractive to the county, it was ultimately decided that the risks were too great and the procurement was terminated.

Following the closing of the RFQ/C process, the existing YSC facilities continued to deteriorate and did not meet the needs of long-term plans for Superior Court. With that in mind, the King County Executive approved the undertaking of this study to review potential options for the replacement and/or repair of the county's juvenile facilities.

### Purpose of this Study

The main objective of this study is to develop a recommendation for the county's juvenile facilities that deliver the best value to King County based on a long term approach. To accomplish this several key issues were considered:

- What are the long term needs of both Superior Court and Juvenile Detention?
- What approach achieves the highest value for the existing YSC site?
- What approach gains the most efficiencies in operation and maintenance cost?
- Is it more cost effective to relocate juvenile detention facilities to a new location or remain at the existing site?

These issues were explored by defining the program needs of Superior Court and juvenile detention; by considering the value of the existing site; by exploring the full potential of the site with or without county facilities on the site; and by analyzing the savings potential of operations, maintenance, and staff costs.



Program Elements

Program elements for both Superior Court and the juvenile detention were broken down into two phases;

- Phase 1 (initial construction phase)
  - Superior Courts long term needs through 2022 as outlined in the final Facilities Master Plan I adopted by the King County Council, Motion 13218 in 2010. F
  - Juvenile detention needs through 2022, based on a forecasted need of 100-112 beds
  
- Phase 2 (site planning purposes for future growth)
  - Superior Court long term needs through 2032 based on the final Facilities Master Plan adopted by the King County Council, Motion 13218
    - Including the Prosecuting Attorney-Family Support Division (11,158 s.f.) and the Prosecuting Attorney-Domestic Violence Protection Order Advocates (1,850 s.f.)
  - Juvenile needs through 2032, based on a forecasted need of 140-155 beds.

The following chart is a summary of the project program requirement for all options that include both a new courthouse and detention facilities:

Description	Phase 1 (Initial Construction)	Phase 2 (site planning)	Total Sq. Ft.
Courthouse	137,770*	107,230	245,000
Detention	96,600	18,600	115,200
Total Building Sq.Ft.	234,370	125,830	360,200
Parking	440 stalls	197 stalls	637 stalls
<b>*For Options that do not include a new detention facility, Phase 1 Courthouse area is 150,320 s.f., consistent with Council Motion 13218.</b>			

Options Considered

Option 1

This option builds a new juvenile courthouse and detention facilities on the existing YSC site, maintaining space for future growth.

Option 2

This option maintains the existing detention facility on the YSC site, demolishes the existing Alder Wing, and constructs a new addition to the existing Alder Tower.

Option 3

This option is the same as the concept in the 2010 Pre-Design Report. It maintains the existing detention facility and only constructs a new courthouse on the YSC site.

Option 4

This option relocates the juvenile courthouse and detention facilities to a new site.

Option 5

This option explores the minimum amount of work required to remain on the existing YSC site for an interim period of time (10-15yr) while meeting the immediate needs of the court and detention operations.

Options Analysis

Financial Analysis

On an initial cost basis, it is important to compare options that are similar to one another. Similar options to compare in the table below are Options 1 vs. 4 and Options 2 vs. 3. Options 1 and 4 include both a new courthouse and a new detention center but differ on the site location. Options 2 and 3 do not include a new detention center, but compare the cost of renovation vs. building a new courthouse. From the information provided below, staying on the existing YSC site and building a new detention center and courthouse would be less expensive than relocating to a new site (without the land sale), and that building a new courthouse is less expensive than trying to remodel the existing Alder Tower.

	Option 1 New Bldgs on Alder	Option 2 Addition to Tower Detention remains	Option 3 New Court at Alder Detention remains	Option 4 New Bldgs on New Site Min 12 ac site	Option 5 Alt Temp Solution
	(\$millions)	(\$millions)	(\$millions)	(\$millions)	(\$millions)
<b>Total 2012 Cost</b>	<b>180</b>	<b>177</b>	<b>157</b>	<b>197</b>	<b>39</b>
<b>Inflated to Mid Pt of Construction</b>	<b>208</b>	<b>203</b>	<b>181</b>	<b>243</b>	<b>42</b>
<b>Cost of Inflation</b>	<b>27</b>	<b>27</b>	<b>24</b>	<b>46</b>	<b>3</b>
Property Sale at end of Construction	15 - 18	12 - 15	9 - 11	52 - 67	
<b>Project Cost with Land Sale at end of construction</b>	<b>190 - 193</b>	<b>188 - 191</b>	<b>170 - 172</b>	<b>173- 188</b>	<b>42</b>

In addition to the analyzing the initial cost, the net impact of various assumptions on the land sale, operating efficiencies, and revenue generating opportunities were also reviewed. In the table below these costs are evaluated for each option by using the following equation to determine the Net Present Value (NPV) for each option:

**Development cost (minus) land sales (minus) 30 yr operating savings = NPV of option**

A summary comparison of the options was developed using this formula for a conservative, medium and aggressive approach. The assumptions with these different approaches are outlined as follows:

**Conservative Assumptions:**

- Lowest value for property sale of existing site
- No revenue from parking garage
- Large parcel available for sufficient for surface parking and 50ft buffers for Option 4

**Medium Assumptions:**

- Medium value for property sale of existing site
- 50% of total potential revenue from a new parking garage
- Parcel available sufficient for buildings, 2 level parking garage, and 50 ft. buffers for Option 4

**Aggressive Assumptions:**

- Highest value for property sale of existing site
- 100% of total potential revenue from a new parking garage
- Parcel is available sufficient for multi-story buildings, parking garage, and no buffers required for Option 4

The following chart represents the result of this NPV analysis.

		OPTION 1	OPTION 2	OPTION 3	OPTION 4
		New Bldgs on Alder	Addition to Tower, Detention Remains	New Court at Alder, Detention Remains	New Bldgs on New Site
<b>FINANCIAL SUMMARY</b>					
Total Cost (NPV) Conservative	<b>\$35K/unit</b>	\$125	\$138	\$126	\$131
Total Cost (NPV) Medium	<b>\$40K/unit</b>	\$119	\$132	\$120	\$108
Total Cost (NPV) Aggressive	<b>\$45K/unit</b>	\$113	\$131	\$115	\$96
<b>Range in Cost</b>		<b>\$11</b>	<b>\$7</b>	<b>\$10</b>	<b>\$35</b>

This chart answers several questions related to the various options:

1. Is it less expensive to construct a new courthouse or remodel the existing courthouse to meet the long terms of Superior Court?

**Conclusion: Through all the approaches, it is less expensive to build a new juvenile courthouse than to remodel and build an addition to the existing courthouse.**

2. Is it in the long term financial interest of King County to build a more flexible and efficient detention center with a new juvenile courthouse?
  - a. The cost impact of a new detention center is approximately \$23 million more than the construction of a new courthouse only. This difference, however, is offset by better site planning that results in an increase in land value, significantly reduced major maintenance cost, and greater staff efficiencies. This is illustrated in the chart below:

(NPV) Conservative	OPTION 1	OPTION 3	Difference
	New Bldgs on Alder	New Court at Alder, Detention Remains	
<b>FINANCIAL SUMMARY</b>			
Initial Capital Cost	\$180.5	\$157.1	\$23.4
Land Sale	(\$11.3)	(\$7.1)	(\$4.2)
Major Maintenance Savings	(\$34.5)	(\$28.7)	(\$5.8)
Change from 2012 Staff Cost	(\$9.9)	\$4.5	(\$14.4)
<b>Total 30 yr NPV</b>	<b>\$124.8</b>	<b>\$125.8</b>	<b>(\$1.0)</b>

- b. As shown in the chart, the NPV for Option 1 and 3 are nearly identical. The NPV for Option 4 is lower in both the medium and aggressive approaches, but slightly more in the conservative approach
- c. Replacing both the courthouse and the detention facility allows for building design that captures greater staff efficiencies and increased safety. It also allows for site design that maximizes the potential community and commercial use of the site by allowing the Youth and Family Justice Center buildings to be consolidated at the center of the site. The detention facility currently sits on the valuable exterior portion of the site, and since the courthouse must connect directly to detention, keeping the current detention facility and building a new courthouse to accommodate it forever precludes maximizing the site's potential.

**Conclusion: The cost impact of a new detention center will be offset by the increased value of the site due to better site planning, significantly reduced major maintenance cost, and greater staff efficiencies.**

- **Only building a courthouse will increase the staffing levels of the existing detention facility, and would forever preclude the relocation and reconfiguration of a detention center in the future.**
- d. Should King County consider moving the juvenile facilities to a new site?
  - a. Under the conservative approach, Option 1 is less expensive than Option 4.
  - b. Under the medium and aggressive approaches, Option 4 is less expensive than Option 1. However, there is a greater risk for achieving the cost benefit by relying on the highest expected land value in the current real estate market and the ability to find a suitable site in another location.

**Conclusion: Given the risk in moving to a new site, it would be in the County's best to not relocate to a new site, but to remain on the existing site.**

Schedule

Assuming a start date of January 2013 for all the options, the design portion for Options 1, 2, and 3 is completed by mid-2015, while the design for Option 4 is not completed until mid-2017. This is the result of the lengthy process for site selection prior to beginning any design work.

Building and environmental permits for Options 1, 2, and 3 would be completed in 2015, while the permits for Option 4 would not be obtained until late 2017. This is caused by the late completion of the design phase and the likelihood of a permitting requirement to complete an environmental impact statement (EIS) as part of the SEPA process.

Construction for Option 1 will be slightly longer than in Options 2 and 3 because of the requirement to construct the parking garage after the completion of the new juvenile facilities and the demolition of the existing buildings. While the completion date for Option 4 is later than the other options, the project duration is slightly less because all of the facilities could be constructed at the same time.

Task	Completion Dates (start date of 1/1/13)			
	Option 1	Option 2	Option 3	Option 4
Design	Jul 2015	Apr 2015	Apr 2015	Jul 2017
Permitting	Nov 2015	Aug 2015	Aug 2015	Oct 2017
Construction	Jul 2019	Sep 2018	May 2018	Jun 2020

Permitting/Entitlement Process

*Options 1, 2, and 3:* It is expected that either a contract rezone or City Council conditional use permit process, concluding with the MUP, would be required for each of these options. In addition Option 1 would also likely include a site selection together with the requirements of King County's Comprehensive Plan for Essential Public Facilities because it would involve the construction of a detention facility. The contract rezone or City Council condition use permit could take up to 12 months with an addition 2-3 months for Option 1 related to the site selection and the County's Comprehensive Plan.

*Option 4:* This option would likely combine a site selection process and the Essential Public Facilities Analysis with an EIS process. Depending upon the location of the chosen site, a conditional use permit would be required either from the County (if located in unincorporated King County) or the jurisdiction in which the facility would be located. The conditional use permit would then be the discretionary permit, which must first be authorized before the Building Permit could be granted. The EIS process would need to be completed before a decision could be made regarding the conditional use permit. The total time for this process would likely range from 18-24 months.

## Recommendations

Based on the analysis contained in this study, the following approach is recommended regarding the county's juvenile facilities:

1. The County should replace both the existing juvenile courthouse and detention facility.
2. The new juvenile facilities should remain on the existing site and site planning efforts shall be undertaken to maximize the value of site for possible private development and to meet the proposed design guidelines.

The key elements in determining these recommendations include the following:

- Relocating the courthouse and detention provides the maximum value of surplus land on the site, thereby increasing how much we can realize by selling land we don't need.
  - While relocating to a new site creates the most value, there is more uncertainty related to moving to an unknown site and the likely potential for delays associated with the selection and permitting process.
- Building a new detention center with a more efficient design will allow the County to realize operational efficiencies, such as energy savings and probable staffing savings.
- Building a new detention center allows the County to avoid significant major maintenance costs for the existing detention facility.
- The construction of only a new courthouse and a parking structure while trying to maximize the land value would preclude replacing the detention facility for the foreseeable future.
  - Insufficient space would remain on the existing site due to the private development and the location of the parking garage required to maximize the value of the land.
  - Developing the entire plan (courthouse, detention, and parking) now would avoid the cost of a maintaining an inefficient detention facility for several more decades.
  - Increase staffing levels in the existing detention facility
- Planning the site for a new courthouse, detention center, and parking structure at the same time creates the optimal urban design outcome from for the County and the surrounding neighborhood.

## 2.0 Background

King County's Youth Service Center (YSC) is located at 12<sup>th</sup> Avenue and East Alder Street in Seattle. Courtrooms, administrative offices and youth detention facilities are housed in three conjoined buildings on the campus: the Alder Tower (1972), the Alder Wing (1951, renovated in 1972), and the Spruce youth detention facility (1991). The remaining space is occupied by surface level parking and undeveloped land that includes a significant art piece.

The Alder Tower houses:

- Superior Court courtrooms
- Judicial chambers
- Clerk's Office
- Juvenile Probation offices
- Prosecuting Attorney offices
- Attorney General offices
- Public Defense facilities
- Juvenile Detention Administration
- Various support and meeting spaces



The Alder Wing houses:

- Alder Academy (alternative school for at-risk middle/high school students operated by Seattle Public Schools)
- Probation Records Unit and records storage area
- Some probation units & programs
- Alder gymnasium
- Superior Court Computer Services
- Miscellaneous equipment storage

The Spruce youth detention facility includes:

- Housing for up to 160 overnight juvenile detainees
- Support services
- Health clinic
- Food services
- Classrooms (supported by Seattle Public Schools)
- Gymnasium

Beginning in 2006 King County Superior Court began an effort to identify the space needs of the Juvenile Court. This work was completed in 2009 when the King County Council adopted Motion number 13218 approving the Superior Court's facility master plan. As part of the Pre-Design phase King County undertook an effort to remediate PCB dust discovered while assessing the hazardous materials in the existing YSC building. During the remediation process, it was realized that separating the court functions from the detention facility created immense operational problems. Because of this important connection, the County determined that any future planning of the Juvenile Courthouse would also require related planning for the detention facility. Therefore, in this study the options analyzed include the long term operational and space needs of both the Juvenile Court and juvenile detention.

### 3.0 Program Elements

Program elements define the near term and future space needs for an agency. When combined the program elements define the building program. Program elements for both the juvenile courthouse and the detention facility include the initial near term Phase 1 and the forecasted 20 year need for Phase 2. While the construction cost estimates presented in this study include only the Phase 1 program elements, the site planning criteria addresses both Phase 1 and Phase 2 elements thereby insuring sufficient space for growth in the future.

#### Courthouse Program Requirements

Since the County Council adoption of the facility master plan there have been updates to the Courthouse program elements affecting the Alder School, the Adult and Juvenile Detention space in the courthouse and additional workgroups. These changes are explained below.

As indicated in the June 2010 Children and Family Justice Center Pre-Design Report prepared by the Facilities Management Division (FMD), all design and construction efforts will fully achieve the goals of Scenario 5.5.

Scenario 5.5 is defined as follow:

The Scenario is designed to co-locate all juvenile offender cases county wide, northend Becca cases and all northend juvenile dependency cases with northend family law cases focusing on families with children. Dependency, Becca and family law facilities for south King County continue to be located at the MRJC.

Therefore, all options analyzed and presented in this study utilized the building program for Scenario 5.5 for the year 2032 as the basis for the site concepts shown in Chapter 4 of this study. In other words, the site master plan covers the Phase 1 of site development, as well as future phases.

During the County Council review program elements for two workgroups were added and included in the Pre-Design Report. These elements were identified while reviewing the original program with the facility users. The two workgroups, not slated for Phase 1, are noted below:

- ✓ *Prosecuting Attorney's Family Support Division and*
- ✓ *Domestic Violence Protection Order Advocate*

It is important to note that the inclusion of these workgroups for the Site Master Plan Building Program, under a model of co-location, requires revision of the facility program originally outlined for Scenario 5.5, and shown in Table 1, and ultimately requires County Council approval of the needed scope and cost changes.

#### Alder School

As indicated in the Pre-Design Report, the Alder School, which is a Seattle Public School function, was an optional program element associated with the existing Youth Services Center operations.



For the purposes of this study, the Alder School program element of 11,660 s.f. has been removed from the building program for the courthouse.

**Adult and Juvenile Detention**

During the review of the original space program for Scenario 5.5 with juvenile detention staff during the pre-design phase, it was discovered that certain portions of the existing operations in the basement of the Alder Tower were not adequately considered. These areas are noted below:

Central Control	Juvenile housing unit (status offenders)
Visitation Lobby	Outdoor recreation
In-custody visitation	In-custody circulation/sallyports
Security electronics equipment room	

These program elements require approximately 6,200 square feet and need to be added to options that provide for the construction of the courthouse and the retention of the existing detention facility.

With these modifications, Table 1 below outlines the Courthouse building program that was utilized to master plan the site for the full build out of Scenario 5.5 by 2032. A total of 250,811 sq. ft. is needed.

Table 1 Site Master Plan  
Courthouse Building Program through 2032

Space Component	Gross Area Sq. Ft.
<b>Original Building Program</b>	
Entry & Public Facilities	18,370
Family Law Functions	47,530
Juvenile Court/Juvenile Court Services	88,050
Other Agency Space	33,520
Security	7,380
Support Functions	37,100
<b>Subtotal</b>	<b>231,950</b>
<b>Program Updates</b>	
Prosecuting Attorney-Family Support Division	11,158
Prosecuting Attorney – Domestic Violence Protection Order Advocates	1,850
Juvenile Detention (Central Control, Housing Unit) (for Option 3 only)	5,853
<b>Subtotal</b>	<b>18,861</b>
<b>Grand Total Phase 1 and Phase 2</b>	<b>250,811</b>

However, the response to the King County Council Motion 13218 states that the initial project Phase 1 for the courthouse would reflect the building program of Scenario 5.5, minus the space

requirements for new FTE's estimated at 10,000 square feet. The Courthouse building program and space list for Phase 1 is identified in Table 2, and will be utilized in the analysis of the various options studied in this study. A total of 150,323 sq. ft. is needed.

Table 2 Phase 1 Site Master Plan  
Courthouse Building Program through 2022

<b>Space Component</b>	<b>Gross Area Sq. Ft.</b>
<b>Original Building Program</b>	
Entry & Public Facilities	11,400
Family Law Functions	3,660
Juvenile Court/Juvenile Court Services	74,260
Other Agency Space	21,300
Security	6,740
Support Functions	20,410
<b>Subtotal</b>	<b>137,770</b>
<b>Program Updates</b>	
Prosecuting Attorney-Family Support Division	0
Prosecuting Attorney – Domestic Violence Protection Order Advocates	0
Juvenile Detention Administration (Options 2 & 3)	6,700
Juvenile Detention (Central Control, Housing Unit) (Options 2 & 3)	5,853
<b>Subtotal</b>	<b>12,553</b>
<b>Phase 1 Total</b>	<b>150,323</b>

Juvenile Detention Program Requirements

A key component for developing the building program for juvenile detention is to determine the forecasted bed capacity. In August 2011 the Department of Adult and Juvenile Detention (DAJD) developed a preliminary forecast of 144-beds. This preliminary forecast was reviewed by the Washington State Institute for Criminal Justice and was determined to be appropriate given the current constraints. The preliminary forecast was the basis for developing the building program for the juvenile detention facility. A Project Advisory Committee was assembled to review the current operations and to develop a plan for a juvenile detention replacement center.

In October 2011 King County contracted with KMD Justice and Chinn Planning, Inc. to develop a conceptual operational and space program for a new secure juvenile detention facility using best practice and evidence based design for secure juvenile residential facilities. The consultant team reviewed the work of the Project Advisory Committee and subsequently conducted a series of workshops to review best practice in juvenile detention operations and design, and to revise and make final the conceptual operational and space program for a new juvenile detention facility. The final work product is titled "King County Juvenile Detention Center Conceptual Program".

Tables 3 and 4 below outline the requirements for the Juvenile Detention Building Program for future growth through 2032 and for the initial Phase 1 through 2022, respectively.

Table 3 Site Master Plan  
Juvenile Detention Building Program through 2032

Space Component	Gross Area Sq.Ft.
<b>Building Gross Area</b>	
Administration	9,863
Operations	12,486
Support Services	9,942
Programs	8,798
Youth Housing	74,197
<b>Building Gross Area</b>	<b>115,286</b>
<b>Exterior Spaces Required</b>	
Vehicle Sallyport	1,200
Covered Outdoor Recreation	4,000
Food Service Loading Dock	120
General Services Loading Dock	640
ASD Secured parking for 4 cars, 2 transport vans, and 1 large van	

Table 4 Site Master Plan  
Juvenile Detention Building Program through 2022

Space Component	Gross Area Sq. Ft.
<b>Building Gross Area</b>	
Administration	9,863
Operations	12,486
Support Services	9,942
Programs	8,798
Youth Housing	55,533
<b>Building Gross Area</b>	<b>96,623</b>
<b>Exterior Spaces Required</b>	
Vehicle Sallyport	1,200
Covered Outdoor Recreation	4,000
Food Service Loading Dock	120
General Services Loading Dock	640
ASD Secured parking for 4 cars, 2 transport vans, and 1 large van	

Parking Program Elements

Preliminary Parking Demand Assessment

For the 2010 Pre-Design Report, the peak parking demand for both the juvenile courthouse and detention facility were based on a calibrated parking demand rate determined specifically for the existing site and the daily fluctuation in building occupants. For planning purposes this parking demand rate was also utilized to determine the amount of parking required for a potential new site. The full parking demand analysis can be found in in the Pre-Design Report.

The parking demand estimates for Phase 1 and for the future development phases, account for the anticipated future growth previously identified in Table 1, Site Master Plan Courthouse Building Program through 2032, by factoring the inbound and outbound traffic at the door of the facility by the relative increases for each factor. The resulting net occupancy is converted to parking demand using the derived calibration factor.

Table 5 summarizes the Phase 1 and future final phase estimated peak parking demand for each day of the week, and identifies the weekday maximum. Detailed parking demand worksheets for Phase 1 and the future final phase are included the Pre-Design Report.

Table 5 Children and Family Justice Center Preliminary Peak Parking Demand

Day of Week	Estimated Existing Peak Demand <sup>1</sup>	Estimated Peak Demand Phase I	Estimated Peak Demand Final Phase
Monday	291	347	503
Tuesday	336	407	589
Wednesday	337	398	573
Thursday	312	379	566
Friday	327	401	605
<b>Weekday Maximum</b>	<b>337</b>	<b>407</b>	<b>605</b>
<b>Preliminary Recommended Parking Supply</b>			
Minimum		407	637
Recommended @ 5% <sup>2</sup>		428	672
Recommended @ 10% <sup>3</sup>		452	

Notes:

1. Existing peak demand includes on-site parking demand plus estimated demand off site
2. Assumes 5% practical capacity
3. Assumes 10% practical capacity

As shown in Table 5 the weekday maximum peak parking demands in Phase 1 is expected to occur Tuesday mornings with approximately 407 parking stalls occupied. The weekday maximum peak parking demand for the final phase is expected to occur Friday mornings with approximately 605 parking stalls occupied.

To account for “practical capacity” (also known as “effective parking supply”), the study recommends providing a parking supply that exceeds the peak parking demand. Practical

capacity is the level of parking occupancy at which users perceive parking is full. If you approach 100% occupancy, users will have difficulty finding the last few spaces creating inefficiency in circulation and driver frustration. Providing excess parking to account for “practical capacity” is recommended. In addition it also provides for vacancies created by setting aside some spaces for reserved stalls (such as ADA stalls, service stalls, etc.). The Institute of Transportation Engineers (ITE) and the Urban Land Institute (ULI) recommend adding between 5 and 15 percent additional parking spaces above peak demand to account for practical capacity. For this study it is recommended that 10 percent additional spaces be added to the estimated parking demand. However, should 10 percent not be accepted, no less than 5 percent additional spaces should be added to the estimated parking demand. .

- ***Accounting for practical capacity, the preliminary number of spaces required for Phase 1 is 440, which is within the midrange of the recommended parking supply.***
- ***The preliminary number of spaces required for the site master plan would be 672 (recommended) or 637 (minimum).***

#### 4.0 YSC Site Guiding Principles and New Site Options Characteristics

During the course of developing the Pre-Design Report the project team hosted three community meetings to review preliminary YSC site concepts. In these meetings the neighbors consistently communicated their priorities for development of the existing YSC site as follows:

- Aesthetic improvement of the entire property
- Retail space along 12<sup>th</sup> Avenue as part of a mixed use development
- Possible housing along the east side of the property
- Enhanced open area
- Improved access to and through the campus

Specific concerns were identified in the community meetings on the site concept alternatives and are listed below:

1. Schedule for further community involvement
2. Security
3. Building mass and height
4. Parking and parking configuration
5. Shared uses with residents and institutions for the parking and other campus amenities
6. Open area: location, size and uses
7. Traffic flow and ingress and egress locations
8. Concepts that considers 24 hour campus access

#### Guiding Principles for Development

The Pre-Design Report identified several strategies to provide a positive user experience and to help reintegrate the site into the urban neighborhood. These strategies included the following elements:

- Re-introduction of the city street grid in order to create visual, pedestrian and appropriate vehicular connections across the site
- Building scale, pedestrian access, and private development opportunities that support the development of 12th Avenue as a comfortable pedestrian environment
- Zoning of site pedestrian and vehicular access for ease of circulation and to provide appropriate site circulation control and security
- Open area locations that encourage appropriate uses and enhance the entire neighborhood.

Combining these elements and the neighborhood priorities, staff from King County, KMD, GGLO Architects, and Spectrum Development identified the following guiding principles to be used in developing options for site configurations.

#### YSC Site Guiding Principles

1. Support neighborhood plans, policies, and projects.
2. Improve visibility, security, and safety.

3. Enhance pedestrian mobility across the site and reconnect Squire Park with First Hill.
4. Create a street-life that is diverse and thriving.
5. Respond to view of the City and natural environment.
6. Provide usable, publicly accessible outdoor space.
7. Build an economically, socially, and environmentally sustainable neighborhood.

### New Site Option Characteristics

Selecting a potential new site for the juvenile courthouse and detention center will involve extensive community involvement prior to identifying a suitable site for these facilities. Therefore, unlike the existing site, it is premature to develop guiding principles for the site design of a new facility. However, it is possible to identify general characteristics of a new site that would be common to any new site locations. These site characteristics include the following:

1. Location: Preference is for a site that has good access to the main highways or arterial leading to the main highways.
2. Site Size: Site large enough for both the initial phase and future phase of the planned facilities
  - Suburban site: 12-22 acres
  - Urban site: min. 6-7 acres
3. Planned Facilities:
  - Phase 1:
    - Court building: 138,000 gross sq. ft. (gsf)
    - Detention: 99,000 gsf
    - Parking 440 stalls (either surface or structured)
  - Potential future phases - additional area required:
    - Court building 107,000 gsf
    - Detention 17,000 gsf
    - Parking 200 stalls (either surface or structured)
4. Site Ownership: Site is unencumbered and available for development. No complicated acquisition problems such as vacation of easements and rights of ways, deed restrictions and covenants
5. Utilities
  - a. Electric, telephone, fiber optics, water, sanitary sewer, storm sewer, and gas are adjacent to the site. No special extensions of water and sewer lines will be required.
  - b. Capacity of utilities should be suitable for the planned facility size.

6. General Site Characteristics

- a. Generally level site or gently sloping terrain
- b. Not located in a sensitive area or floodplain
- c. Not located in a residential area
- d. Good soil-bearing capacity not requiring special or unusual foundation supports
- e. Geometry and overall site configuration can accommodate both facilities on the site within close proximity to each other along with either a parking structure or surface parking.
- f. Minimal impact on neighboring land uses
- g. Minimal impact on existing transportation/traffic infrastructure
- h. Easily accessible via public transportation (bus and/or light rail)
- i. No none potential liabilities related to soil remediation

7. Emergency Services

- a. Fire service available within 5 minutes
- b. Hospital services located within 5 miles of site



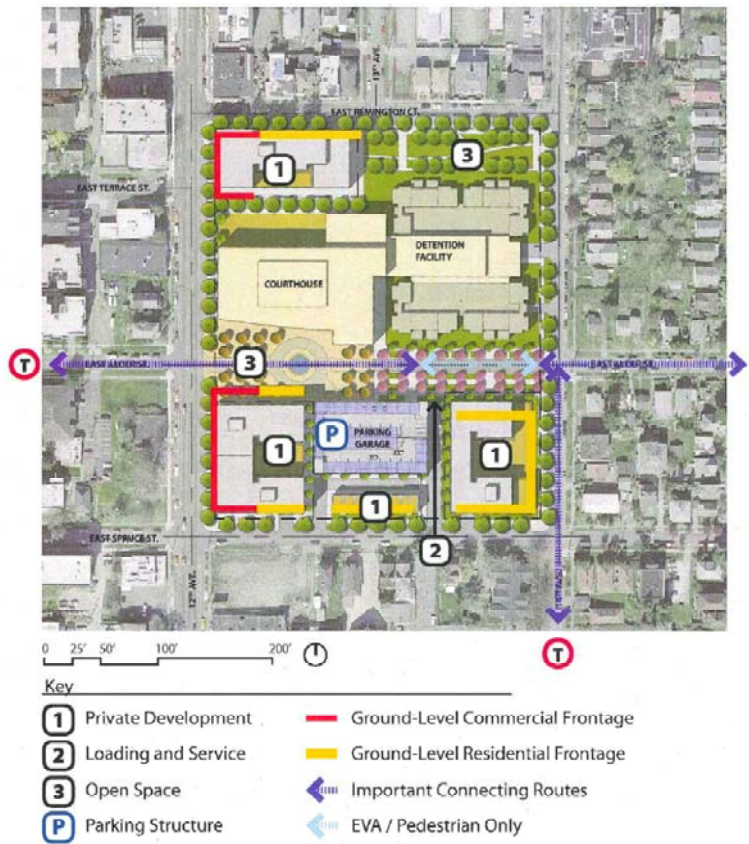
## 5.0 Options

In this section five options will be presented. For each option the following data will be provided: the concept design, the program elements, a development cost summary, land sale opportunities and a project schedule will be presented. This section provides the data that will be analyzed and compared in Section 6.0 Option Analysis.

### Option 1 New Courthouse and Detention Center on the Alder Site

#### Concept Design

This concept optimizes the existing Youth Services Center site by applying the design guidelines identified in Section 3.0 and includes the construction of new juvenile courthouse and detention center on the existing site. The program elements for Phase 1 of this option are shown in the chart below.



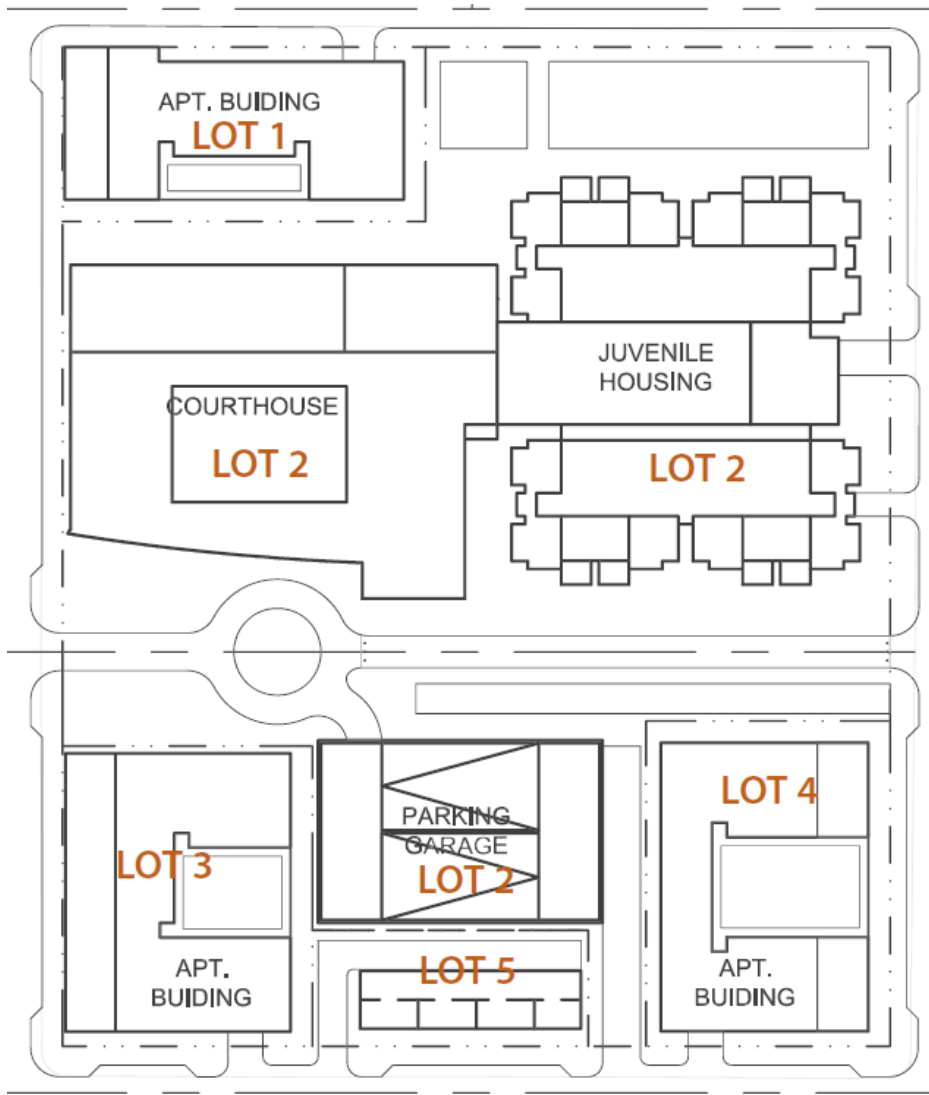
#### Program Elements

Program Element	No.	Size
Courthouse (Phase 1)		
Courtrooms	10	137,770 s.f.
Alder School	No	
Detention (Phase 1)	154 dorms	96,620 s.f.
Parking (Phase 1)	440 stalls	145,200 s.f.
<b>Total Development</b>		<b>379,590 s.f.</b>

**Development Cost Summary**

	<b>Option 1 New Buildings On Alder</b>
A/E Fees	\$8,290,000
<b>Building Development</b>	
Courthouse	\$60,320,000
Detention	\$39,072,000
Parking	\$13,575,000
Sitework	\$6,455,000
Demolition	\$2,320,000
Land Purchase	
Other	\$23,174,000
Equipment	\$5,945,000
Contingency	\$16,231,000
Project Administration	\$3,340,000
1% Art	\$1,726,000
<b>Total 2012 Cost</b>	<b>\$180,451,000</b>
<b>Inflated to Mid-Point of Construction (2017)</b>	<b>\$207,800,000</b>

**Land Sale Opportunities**



Lot	Area	# Units	Conservative	Medium	Aggressive
1	29,702	133	\$ 3,460,000	\$ 3,940,000	\$ 4,260,000
3	35,604	166	\$ 4,320,000	\$ 4,910,000	\$ 5,310,000
4	37,675	124	\$ 3,230,000	\$ 3,670,000	\$ 3,970,000
5	14,800	12	\$ 310,000	\$ 360,000	\$ 380,000
<b>Total \$(2011)</b>	<b>117,781</b>	<b>435</b>	<b>\$ 11,320,000</b>	<b>\$ 12,880,000</b>	<b>\$ 13,920,000</b>
Sale Date end of Construction		2,020	\$ 14,770,000	\$ 16,810,000	\$ 18,170,000

**Schedule**

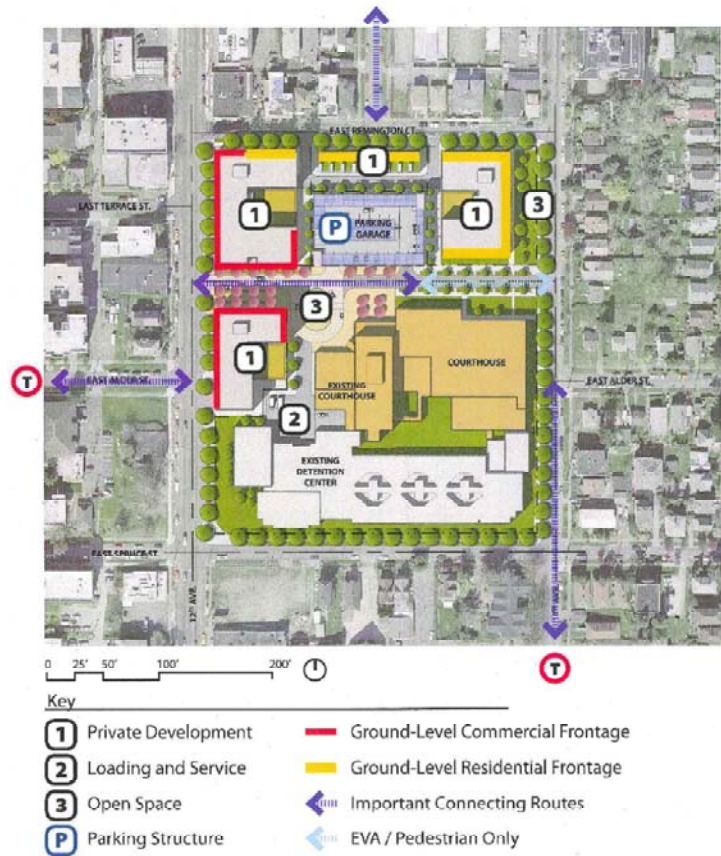
The schedule for Option 1 assumes the start date is January 2013. A conditional master use permit would be required from the City of Seattle. The project would follow a General Contractor/ Construction Manager (GC/CM) project delivery method, and the construction phasing sequence would build the new courthouse and detention building in the Phase 1, followed by the demolition of the existing buildings, and then the construction of the new parking garage. The major schedule highlights for Option 1 are:

Task	Start	Complete
Project Team Selection	Jan 2013	Sep 2013
Design	May 2013	Jul 2015
Permitting		
Master Use Permit	Nov 2013	Oct 2014
Building Permit	May 2015	Nov 2015
Bidding	May 2015	Aug 2015
Construction	Aug 2015	Jul 2018
Move in to Buildings	Jul 2018	
Parking Garage	Nov 2018	Jul 2019

**Option 2 New Addition to the Alder Tower, Maintain Existing Detention Building**

**Concept Design**

This concept maintains both the existing detention facility and courthouse, but also includes an addition to the courthouse to meet the Phase 1 program requirement as shown in the chart below.



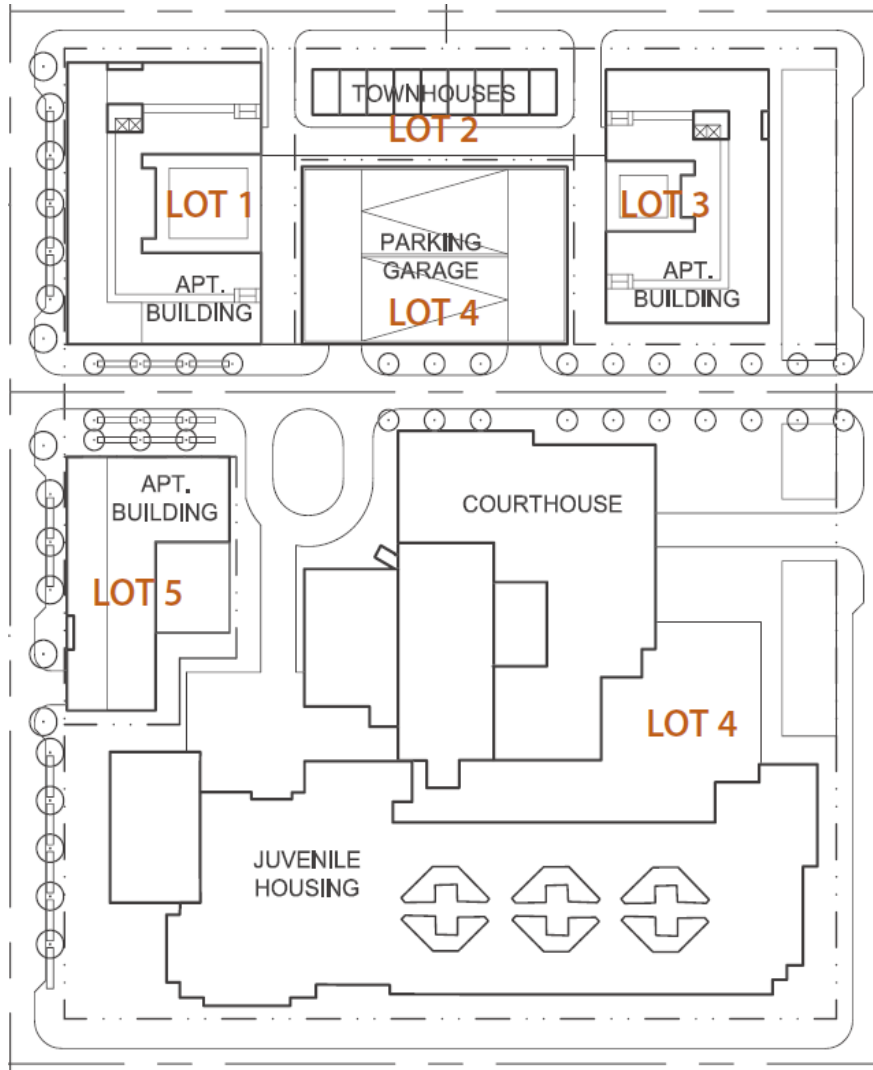
**Program Elements**

Program Element	No.	Size
Courthouse (Phase 1)		
Courtrooms	10	
New Addition		95,231 s.f.
Renovate Alder Tower		55,092 s.f.
Total		150,323 s.f.
Alder School	No	
Detention (Existing)	160 dorms	103,000 s.f.
Parking (Phase 1)	440 stalls	145,200 s.f.
<b>Total New &amp; Existing Development</b>		<b>398,523 s.f.</b>

**Development cost**

	Option 2 Addition to Tower; Detention Remains
A/E Fees	\$8,170,000
<b>Building Development</b>	
Courthouse	\$85,898,000
Detention	\$13,393,000
Parking	\$14,193,000
Site work	\$6,941,000
Demolition	\$530,000
<b>Land Purchase</b>	
Other	\$23,364,000
Equipment	\$3,410,000
Contingency	\$15,881,000
Project Administration	\$3,083,000
1% Art	\$1,713,000
<b>Total 2012 Cost</b>	<b>\$176,576,000</b>
<b>Inflated to Mid-Point of Construction (2017)</b>	<b>\$203,431,000</b>

**Land Sale Opportunities**



Lot	Area	# Units	Conservative	Medium	Aggressive
1	36,801	155	\$ 4,060,000	\$ 4,620,000	\$ 4,860,000
2	18,940	9	\$ 250,000	\$ 270,000	\$ 280,000
3	32,550	116	\$ 3,040,000	\$ 3,460,000	\$ 3,640,000
5	22,166	94	\$ 2,460,000	\$ 2,800,000	\$ 2,950,000
<b>Total \$(2011)</b>	<b>110,457</b>	<b>374</b>	<b>\$ 9,810,000</b>	<b>\$ 11,150,000</b>	<b>\$ 11,730,000</b>
Sale Date end of Construction		2019	\$ 12,420,000	\$ 14,120,000	\$ 14,870,000

**Schedule**

The schedule for Option 2 assumes the start date is January 2013. A conditional master use permit would be required from the City of Seattle. The project would follow a General Contractor/ Construction Manager (GC/CM) project delivery method, and the construction phasing sequence would demolish the Alder Wing, build the new parking garage, construct the new courthouse addition, and then renovate the Alder Tower. The major schedule highlights for Option 2 are:

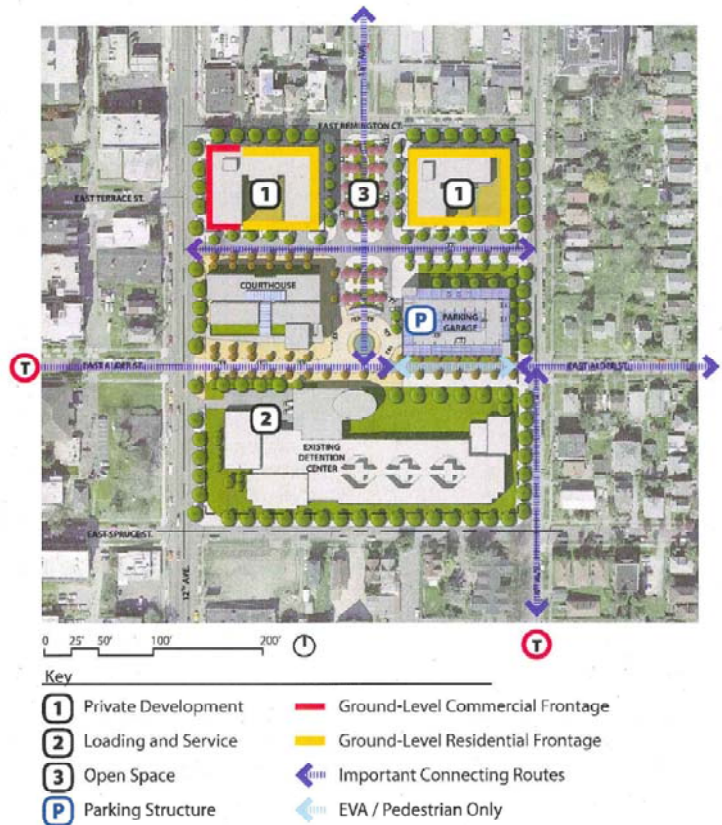
Task	Start	Complete
Project Team Selection	Jan 2013	Sep 2013
Design	May 2013	Apr 2015
Permitting		
Master Use Permit	May 2013	Apr 2014
Building Permit	Feb 2015	Aug 2015
Bidding	Feb 2015	May 2015
Construct Parking Garage	May 2015	Jan 2016
Courthouse Addition	Jan 2016	Nov 2017
Move to New Addition	Dec 2017	
Renovate Alder Tower	Dec 2017	Sep 2018



**Option 3 New Courthouse Only on Alder Site, Maintain Existing Detention Building**

**Concept Design**

This concept optimizes the existing Youth Services Center site by applying the design guidelines identified in Section 4.0 and includes the construction of new juvenile courthouse only. The existing detention facility would remain. The facility’s major systems would be upgraded to extend the life of the facility. The program elements for Phase 1 of this option are shown in the chart below.



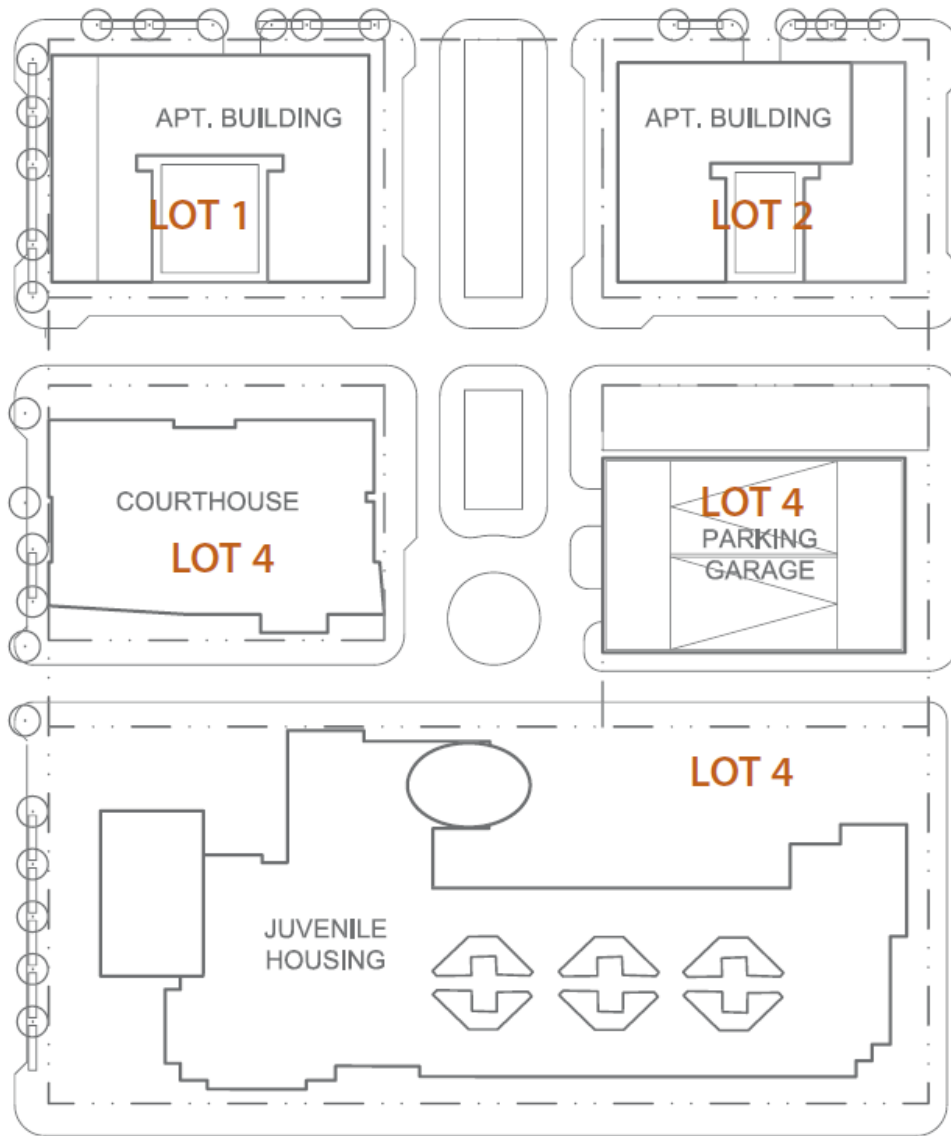
**Program Elements**

Program Element	No.	Size
<b>Courthouse (Phase 1)</b>		
Courtrooms	10	150,323 s.f.
Alder School	No	
Detention (Existing)	160 dorms	103,000 s.f.
Parking (Phase 1)	440 stalls	145,200 s.f.
<b>Total New &amp; Existing Development</b>		<b>398,523 s.f.</b>

**Development cost**

	<b>Option 3 New Court At Alder; Detention Remains</b>
A/E Fees	\$7,626,000
	0
<b>Building Development</b>	<b>0</b>
Courthouse	\$64,830,000
Detention	\$16,761,000
Parking	\$15,776,000
Sitework	\$7,480,000
Demolition	\$1,243,000
Land Purchase	0
Other	\$21,036,000
	0
Equipment	\$3,410,000
Contingency	\$14,132,000
Project Administration	\$3,317,000
1% Art	\$1,520,000
<b>Total 2012 Cost</b>	<b>\$157,131,000</b>
<b>Inflated to Mid-Point of Construction (2017)</b>	<b>\$180,781,000</b>

**Land Sale Opportunities**



Lot	Area	# Units	Conservative	Medium	Aggressive
1	36,312	164	\$ 4,230,000	\$ 4,820,000	\$ 5,170,000
2	35,256	114	\$ 2,940,000	\$ 3,350,000	\$ 3,750,000
			\$ -	\$ -	\$ -
			\$ -	\$ -	\$ -
<b>Total \$(2011)</b>	<b>71,568</b>	<b>278</b>	<b>\$ 7,170,000</b>	<b>\$ 8,170,000</b>	<b>\$ 8,920,000</b>
Sale Date end of Construction		2,019	\$ 9,080,000	\$ 10,350,000	\$ 11,100,000

**Schedule**

The schedule for Option 3 assumes a start date of January 2013. A conditional master use permit would be required from the City of Seattle. The project would follow a General Contractor/ Construction Manager (GC/CM) project delivery method, and the construction phasing sequence would demolish the Alder Wing, construct the new parking garage, build the new courthouse, demolish the Alder Tower, and then build the remaining detention replacement components. The major schedule highlights for Option 3 are:

Task	Start	Complete
Project Team Selection	Jan 2013	Sep 2013
Design	May 2013	Apr 2015
Permitting		
Master Use Permit	May 2013	Apr 2014
Building Permit	Feb 2015	Aug 2015
Bidding	Feb 2015	May 2015
Demo Alder Wing	Jan 2015	May 2015
Parking Garage	May 2015	Jan 2016
Courthouse	Jan 2016	Jan 2018
Detention Upgrade	Jan 2018	May 2018

**Option 4 New Courthouse and Detention Building on a New Site**

**Concept Design**

This concept relocates both the juvenile courthouse and detention facility to a new, unidentified site. The major feature of this concept is the sale of the entire existing Youth Services Center site to obtain the most value for the property. The program elements for Phase 1 of this option are shown in the chart below.



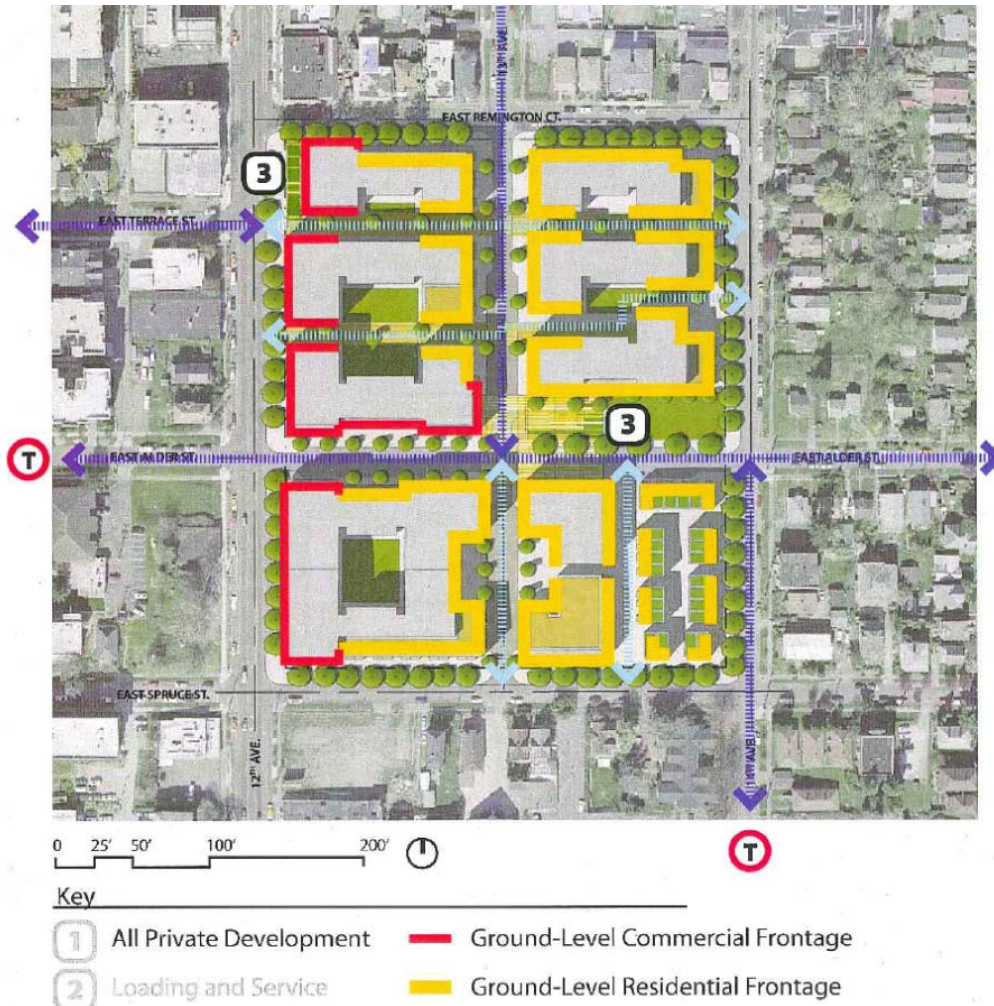
**Program Elements**

Program Element	No.	Size
Courthouse (Phase 1)		
Courtrooms	10	137,770 s.f.
Alder School	No	
Detention (Phase 1)	154 dorms	96,620 s.f.
Parking (Phase 1)	440 stalls	145,200 s.f.
<b>Total Development</b>		<b>37 s.f.</b>

**Development cost**

	Option 4 New Buildings on New Site 12 acres
A/E Fees	\$8,783,000
<b>Building Development</b>	
Courthouse	\$60,320,000
Detention	\$40,249,000
Parking	\$2,323,000
Sitework	\$15,117,000
Demolition	\$2,320,000
Land Purchase	\$12,023,000
Other	\$25,935,000
Equipment	\$6,026,000
Contingency	\$17,686,000
Project Administration	\$3,962,000
1% Art	\$1,885,000
<b>Total 2012 Cost</b>	<b>\$196,628,000</b>
<b>Inflated to Mid-Point of Construction (2019)</b>	<b>\$242,512,000</b>

Land Sale Opportunities



Lot	Area	# Units	Conservative	Medium	Aggressive
Entire Site	392,935	1,515	\$ 39,440,000	\$ 45,150,000	\$ 50,310,000
			\$ -	\$ -	\$ -
			\$ -	\$ -	\$ -
			\$ -	\$ -	\$ -
<b>Total \$(2011)</b>	<b>392,935</b>	<b>1,515</b>	<b>\$ 39,440,000</b>	<b>\$ 45,150,000</b>	<b>\$ 50,310,000</b>
Sale Date end of Construction		2021	\$ 53,000,000	\$ 60,260,000	\$ 67,620,000

**Schedule**

The schedule for Option 4 assumes the start date is January 2013. A site selection process with compliance with the King County Comprehensive Plan, an Environmental Impact Statement process, and a conditional use permit would be required from the local jurisdiction. The project would follow a General Contractor/Construction Manager (GC/CM) project delivery method, and the construction would occur in a single phase on a new site. The major schedule highlights for Option 4 are:

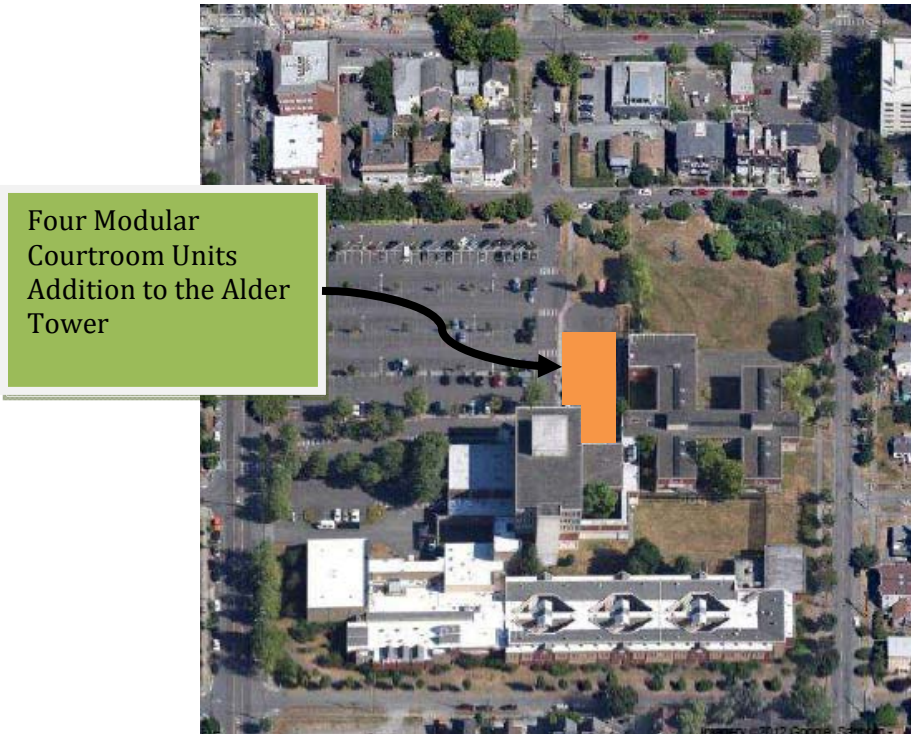
Task	Start	Complete
Project Team Selection	Jan 2013	Sep 2013
Site Selection	May 2013	Feb 2014
EIS Process	Feb 2014	May 2015
Design	May 2015	Jul 2017
Permitting		
Master Use Permit	Nov 2015	Oct 2016
Building Permit	May 2017	Oct 2017
Bidding	May 2017	Aug 2017
Construction	Oct 2017	Apr 2020
Move in to Buildings	Apr 2020	Jun 2020



**Option 5 Interim 10-15 Year Solution**

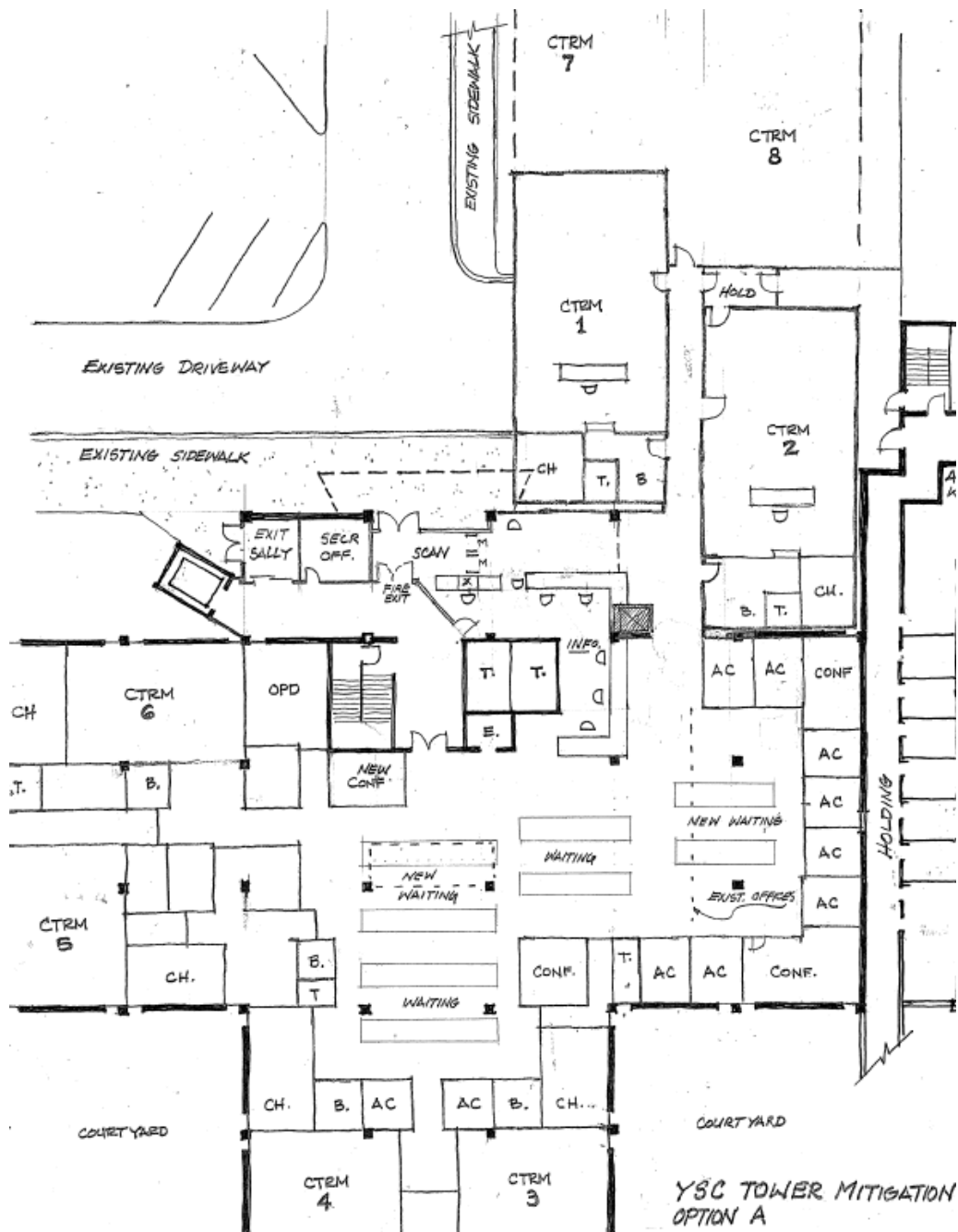
**Concept Design**

This concept is not a preferred option for the long term solution in meeting the program requirements for either the juvenile courthouse or detention facility. It is included in this study as potential interim solution if Options 1 through 4 cannot be adequately funded. The program elements are shown in the chart below.



**Program Elements**

Program Element	No.	Size
<b>Courthouse</b>		
Courtrooms	10	
New Addition		10,000 s.f.
Alder Tower & Wing		103,000 s.f.
	<b>Total</b>	<b>113,000 s.f.</b>
Alder School	Yes	
Detention (Existing)	160 dorms	103,000 s.f.
Parking	Existing Surface	0 s.f.
<b>Total New &amp; Existing Development</b>		<b>216,000 s.f.</b>



**Floor Plan of Renovated Lobby & Partial Modular Courtroom**

**Development cost**

	Option 5 Alt Temp Solution
A/E Fees	\$2,459,000
Building Development	0
Courthouse	\$16,992,000
Detention	\$9,057,000
Parking	0
Sitework	0
Demolition	0
Land Purchase	0
Other	\$4,434,000
Equipment	0
Contingency	\$3,468,000
Project Administration	\$1,778,000
1% Art	\$382,000
<b>Total 2012 Cost</b>	<b>\$38,571,000</b>
<b>Inflated to Mid-Point of Construction (2015)</b>	<b>\$41,983,000</b>

**Land Sale Opportunities**

There is the possibility of selling portions of the YSC property to gain some revenue. However, this may preclude any future opportunities for optimally developing site. This study assumes that no land sales would be included within this analysis.

**Schedule**

The schedule for Option 5 assumes the start date is January 2013. A conditional master use permit would be required from the City of Seattle. The project would follow a General Contractor/ Construction Manager (GC/CM) project delivery method, and the construction phasing sequence would demolish the Alder Wing, build the new parking garage, construct the new courthouse addition, and then renovate the Alder Tower. The major schedule highlights for Option 5 are:

Task	Start	Complete
Project Team Selection	Jan 2013	Sep 2013
Design	May 2013	Jan 2014
Permitting		
Master Use Permit	Aug 2013	Feb 2014
Building Permit	Dec 2013	Mar 2014
Bidding	Dec 2013	Feb 2014
Install Modular Units	Mar 2014	Sep 2014
Renovation of Entry/Lobby	Sep 2014	Jun 2015
Detention Improvements	Mar 2014	May 2015

## 6.0 Options Analysis

To analyze the five options presented in Section 5.0, several elements were considered:

- Financial
  - Initial Development cost
  - Ongoing Operations and Maintenance cost
  - Major Maintenance replacement cost
  - Staffing
  - Land Value (conservative, medium and aggressive assumptions)
- Net Present Value comparison of the options
- Schedules
- Permitting/Entitlement Processes

### *Financial*

#### Summary of Development Cost

(\$ millions)	Option 1 New Buildings on Alder	Option 2 Addition to Tower; Detention Remains	Option 3 New Courthouse at Alder; Detention Remains	Option 4 New Buildings on New Site; Min 12 acre Site	Option 5 Alt Temporary Solution
A/E Fees	8	8	8	9	2
Building Development					
Courthouse	60	86	65	60	17
Detention	39	13	17	40	9
Parking	14	14	16	2	0
Sitework	6	7	7	15	0
Demolition	2	1	1	2	0
Land Purchase	0	0	0	11	0
Other	23	23	21	27	4
Equipment	6	3	3	6	0
Contingency	16	16	14	18	3
Project Administration	3	3	3	4	2
1% Art	2	2	2	2	0
<b>Total 2012 Cost</b>	<b>180</b>	<b>177</b>	<b>157</b>	<b>197</b>	<b>39</b>
<b>Inflated to Mid-Point of Construction</b>	<b>208</b>	<b>203</b>	<b>181</b>	<b>243</b>	<b>42</b>
<b>Cost of Inflation</b>	<b>28</b>	<b>27</b>	<b>24</b>	<b>46</b>	<b>3</b>

Operating and Maintenance Cost

Utility Cost

The existing utility cost for both the juvenile courthouse and detention facility is approximately \$330,000 per year. While newer facilities may have some energy savings, the difference for the purposes of this study would not be sufficient enough to affect the NPV analysis. Therefore, utility costs for any new facility was estimated to the same as the existing buildings

Major Maintenance

The major maintenance program for King County facilities assumes periodic replacement/repairs of building systems based on the system's age and life cycle. For this study, Meng Analysis was engaged to develop a 30 year major maintenance program for both the existing and potential new juvenile courthouse and detention center. The full major maintenance program for both the existing and new building is included in Appendix item 3.

Due to the age and condition of the existing buildings, the major maintenance program for the existing buildings will require significant investment in the replacement of building system components over the next 30 year period (2012-2042) that will require an investment of over \$38.5 million (in 2012 dollars), or the equivalent of an annual payment of \$1.7 million. This cost is detailed as follows:

Existing Juv Facilities	Total Cost	NPV (\$2012)	Annual Pmt
Courts	34,485,080	19,654,843	870,574
Detention	33,275,825	18,897,231	837,017
<b>Total</b>	<b>67,760,904</b>	<b>38,552,075</b>	<b>1,707,590</b>

For a new detention center, courthouse, and parking garage, the major maintenance cost is reduced significantly to \$15 million over that same period, or the equivalent annual payment of \$0.2 million as shown in the chart below:

New Juvenile Facilities	Total Cost	NPV (\$2012)	Annual Pmt
Courts	8,591,896	3,244,906	143,727
Detention	6,156,821	2,116,822	93,761
Parking garage	443,609	141,478	6,267
<b>Total</b>	<b>15,192,326</b>	<b>5,503,206</b>	<b>243,754</b>

A comparison of the major maintenance cost between new facilities and the existing facilities is shown in the chart below and indicates an overall savings of nearly \$33 million (in 2012 dollars) or an annual savings of approximately \$1.5 million

	<b>New Facilities (\$ millions)</b>	<b>Existing Facilities (\$ millions)</b>	<b>Difference (\$ millions)</b>
Total Cost 2012-2042	15.2	67.8	(52.6)
NPV (\$2012) Total Cost	5.5	38.6	(33.0)
Equivalent Annual Pmt	0.2	1.7	(1.5)

A breakdown of these cost for detention center and courthouse are illustrated in the two charts below.

	<b>New Courthouse (\$ millions)</b>	<b>Existing Courthouse (\$ millions)</b>	<b>Difference (\$ millions)</b>
Total Cost 2012-2042	8.6	34.5	(25.9)
NPV (\$2012) Total Cost	3.2	19.7	(16.4)
Equivalent Annual Pmt	0.1	0.9	(0.7)

	<b>New Detention (\$ millions)</b>	<b>Existing Detention (\$ millions)</b>	<b>Difference (\$ millions)</b>
Total Cost 2012-2042	6.2	33.3	(27.12)
NPV (\$2012) Total Cost	2.1	18.9	(16.8)
Equivalent Annual Pmt	0.1	0.8	(0.7)

### Staffing Cost

For Superior Court, there would be no reduction in staffing cost associated with a new building. While there could be changes to existing operations that could reduce staffing cost, none of these would be associated with potential efficiencies gained from a new building. Therefore, in the NPV analysis no cost savings were associated with Superior Court staffing cost.

For Juvenile Detention, building design can have a direct impact on the staffing levels. Building design factors that have the most impact in detention facilities are: number of cells in the housing unit, location of post supporting the housing unit officer opportunities to group functions in a central physical location (admissions/release, central control, visitation), and how juveniles are transported between the housing units and courtrooms. However, in planning a new facility, a balance must be struck between achieving efficiencies and maintaining safety and security of the youth and staff in the facility. These factors were investigated for the several different concepts considered in this study:

- New Courthouse only and maintain the existing detention facility (Option 3)
- New Courthouse and New Detention Center (Option 1 and 4)
- New addition to the existing courthouse, and maintain the existing detention facility (Option 2)

#### *New Courthouse Only (Option 3)*

Under this option, the existing detention facility would remain and therefore the opportunities to gain efficiencies with the size of the housing unit, backup posts for the housing unit, and the ability to consolidate functions would be non-existent. However, with the construction of a new courthouse, detention staffing associated with the transport of juveniles to the courtrooms will be impacted depending on the location of the courtrooms and the central holding area of youths awaiting their hearing, and the distance between the housing units and central holding.

For Option 3, because of the slope of the land, the ground level of the new courthouse will be at least one story above the main housing unit floors. Assuming that the juvenile offender courts will be located on the ground floor level, this will require one of the following: 1) central holding will be one level below the courtrooms requiring an elevator to transport youth to the courtrooms above, or 2) central holding is at the same level as the courtrooms, but requiring an elevator to bring the youth to that level, or 3) constructing the offender courtrooms below the ground level to avoid juvenile transport to different levels.

For options where the juvenile offender courts are on levels different from each other or from the detention facility, **this will increase the existing staffing levels by 3-4 FTE's** depending upon the final configuration of the tunnel from the existing detention center to the new courthouse and the location of the central holding area. An increase of 4 FTE was included in the NPV analysis.

#### *New Courthouse and New Detention (Option 1 and 4)*

For Options 1 and 4, the opportunity exists to rethink all of the important factors that will affect the staffing levels of the detention center. Through the programming effort with KMD Justice and Chinn Planning, and the County's detention staff, the balance between all of these elements was thoroughly reviewed and reflected in the final building program. These efforts culminated in a conceptual layout, developed by KMD, for a new facility. These conceptual plans were used by DAJD staff to estimate potential staffing levels in a new facility compared with current operation. The resulting preliminary analysis of potential staff savings based on the new layout is as follows:

- Podular living unit design with reconfiguration of the living halls from 10 dorms to 14 dorms
  - 2 post or 6 FTE's
- Locate admissions/release, visitation, and central control together to gain opportunities to share back up/relief support
  - 2 posts or 3 FTE's
- Locate admissions/release near the non-offender and classification units

- No efficiencies, but better practice and more efficient use of staff

***The total potential detention staff savings from a new detention facility layout, therefore, would include at least 9 FTE's.***

Juvenile Detention Staffing				
	2012 (Baseline)		New Facility*	
	FTE's	Cost (\$millions)	FTE's	Cost (\$millions)
Administration	27	2.9	27	2.9
Alternatives to Secure Detention (ASD)	15	1.2	15	1.2
Detention	99	8.7	90**	8.1
Court Services	6	0.4	6	0.4
<b>Total</b>	<b>147</b>	<b>13.2</b>	<b>138</b>	<b>12.6</b>
*Same youth population as 2012 for direct comparison				
**Assuming total FTE saving of 9 for NPV				

*New Courthouse Addition Only (Option 2)*

Under Option 2, the relationship between the existing courthouse, the new addition, and the detention facility would remain the same as the existing building. This would result in no changes to the existing staffing levels.



Land Value

As shown in the chart below, the most value for the existing site would be gained under Option 4 and selling the entire site. For Options 1, 2, and 3, the most value is achieved under Option 1. This additional value is gained by the construction of a new detention center that allows for better planning of the site to increase the area available for private development.

Option Description	Area (s.f.)	# Units	Appraisal Type			
			Conservative (\$million)	Medium (\$million)	Aggressive (\$million)	Range
Option 1: New bldgs. on Alder site	117,781	435	11.3	12.9	13.9	2.6
Option 2: Addition to Alder Tower, Existing Detention Remains	103,929	374	9.8	11.1	11.7	1.9
Option 3: New Courthouse only, Existing Detention Remains	71,568	278	7.1	8.2	8.8	1.7
Option 4: New Buildings on a New Site	392,935	1,515	39.4	44.8	50.3	10.9
Option 5: 10-15 yr. Interim Solution	Unknown	?	0	0	0	

Summary Financial Comparison

To more fully understand the impact of the all of the financial variables that were considered in the study, a Net Present Value (NPV) analysis was completed. This analysis included the total cost of development, land sale opportunities on the Alder site, operation and maintenance, staffing levels, and parking revenues. The following assumptions were included in the analysis:

- Underlying inflation: 3.0%
- Discount Rate: 5.0%
- Salary Inflation: 3.0%
- Term: 30 yrs.

Assuming that this project would receive funding for the development cost through a voter approved ballot measure, the basic formula for this analysis (in \$2012) is shown below and the full analysis for each is included in Appendix A Item 2:

**Development cost (minus) land sales (minus) 30 yr. operating savings = NPV of option**

A summary comparison of the options was developed using this formula for three approaches: a conservative, medium and aggressive approach. The assumptions with these different approaches are outlined as follows:

**Conservative Assumptions:**

- Lowest value for property sale of existing site
- No revenue from parking garage
- Large parcel available for sufficient for surface parking and 50ft buffers for Option 4

**Medium Assumptions:**

- Medium value for property sale of existing site
- 50% of total potential revenue from a new parking garage
- Parcel available sufficient for buildings, 2 level parking garage, and 50 ft. buffers for Option 4

**Aggressive Assumptions:**

- Highest value for property sale of existing site
- 100% of total potential revenue from a new parking garage
- Parcel is available sufficient for multi-story buildings, parking garage, and no buffers required for Option 4

The results of this NPV analysis are summarized in the chart below. (\$millions)

		OPTION 1	OPTION 2	OPTION 3	OPTION 4
		New Bldgs on Alder	Addition to Tower, Detention Remains	New Court at Alder, Detention Remains	New Bldgs on New Site
<b>FINANCIAL SUMMARY</b>					
Total Cost (NPV) Conservative	<b>\$35K/unit</b>	\$125	\$138	\$126	\$131
Total Cost (NPV) Medium	<b>\$40K/unit</b>	\$119	\$132	\$120	\$108
Total Cost (NPV) Aggressive	<b>\$45K/unit</b>	\$113	\$131	\$115	\$96
<b>Range in Cost</b>		<b>\$11</b>	<b>\$7</b>	<b>\$10</b>	<b>\$35</b>

This chart answers several questions related to the various options:

1. Is it less expensive to construct a new courthouse or remodel the existing courthouse to meet the long terms of Superior Court?
  - a. Options 2 and 3 address only the Superior Court courthouse program for the future. While Option 2 gains slightly more in land value, the cost of remodeling exceeds the amount of this increased land value. **Through all the approaches, it is less expensive to build a new juvenile courthouse than to remodel and build an addition to the existing courthouse.**
2. Is it in the long term financial interest of King County to build a more flexible and efficient detention center with a new juvenile courthouse?

- a. Both options 1 and 4 consider this possibility and should be evaluated against Option 3 that only constructs a new courthouse and leaves the existing detention facility where it is.
- b. The cost impact of a new detention center and courthouse is approximately \$23 million more than the construction of a new courthouse and upgrading the detention center.
- c. As shown in the chart below , the NPV for Option 1 is slightly less than 3. The cost impact of a new detention center is offset as a result of the increased value of the site due to better site planning, significantly reduced major maintenance cost, and greater staff efficiencies.

(NPV) Conservative	OPTION 1	OPTION 3	Difference
	New Bldgs on Alder	New Court at Alder, Detention Remains	
<b>FINANCIAL SUMMARY</b>			
Initial Capital Cost	\$180.5	\$157.1	\$23.4
Land Sale	(\$11.3)	(\$7.1)	(\$4.2)
Major Maintenance Savings	(\$34.5)	(\$28.7)	(\$5.8)
Change from 2012 Staff Cost	(\$9.9)	\$4.5	(\$14.4)
<b>Total 30 yr NPV</b>	<b>\$124.8</b>	<b>\$125.8</b>	<b>(\$1.0)</b>

- d. As shown in the chart, the NPV for Option 3 and 4 vary depending on the approach that is taken: conservative, medium, or aggressive. The NPV for Option 4 is less expensive in both the medium and aggressive approaches, but slightly more in the conservative approach.
- e. Replacing both the courthouse and the detention facility allows for building design that captures greater staff efficiencies and increased safety. It also allows for site design that maximizes the potential community and commercial use of the site by allowing the Youth and Family Justice Center buildings to be consolidated at the center of the site. The detention facility currently sits on the valuable exterior portion of the site, and since the courthouse must connect directly to detention, keeping the current detention facility and building a new courthouse to accommodate it forever precludes maximizing the site's potential.
- f.
- g. **Therefore, the cost impact of a new detention center will be offset by the increased value of the site due to better site planning, significantly reduced major maintenance cost, and greater staff efficiencies.**
  - i. **Only building a courthouse will increase the staffing levels of the existing detention facility, and would forever preclude the relocation and reconfiguration of a detention center in the future.**

- 3. Should King County consider moving the juvenile facilities to a new site?
  - a. Option 4 relocates both the juvenile courthouse and the detention center to a new site. Option 1 has the same elements but remains on the existing site.

- b. Under the conservative approach, Option 1 is less expensive than Option 4.
- c. Under the medium and aggressive approaches, Option 4 is less expensive than Option 1.
  - i. However, there is a greater risk for achieving the cost benefit by relying on the highest expected land value in the current real estate market and the ability to find a suitable site in another location.
- d. Therefore, given the risk in moving to a new site, it would be in the County's best interest to not relocate to a new site, but to remain on the existing site.**

Schedule

Assuming a start date of January 2013 for all the options, the design portion for Options 1, 2, and 3 is completed by mid-2015, while the design for Option 4 is not completed until mid-2017. This is result of the lengthy process for site selection prior to beginning any design work.

Building and environmental permits for Options 1, 2, and 3 would be completed in 2015, while the permits for Option 4 would not be obtained until late 2017. This is caused by the late completion of the design phase and the likelihood of a permitting requirement to complete an environmental impact statement (EIS) as part of the SEPA process.

Construction for Option 1 will be slightly longer than in Options 2 and 3 because of the requirement to construct the parking garage after the completion of the new juvenile facilities and the demolition of the existing buildings. While the completion date for Option 4 is later than the other options, the project duration is slightly less because all of the facilities could be constructed at the same time.

Task	Completion Dates <small>(start date of 1/1/13)</small>			
	Option 1	Option 2	Option 3	Option 4
Design	Jul 2015	Apr 2015	Apr 2015	Jul 2017
Permitting	Nov 2015	Aug 2015	Aug 2015	Oct 2017
Construction	Jul 2019	Sep 2018	May 2018	Jun 2020

Permitting/Entitlements

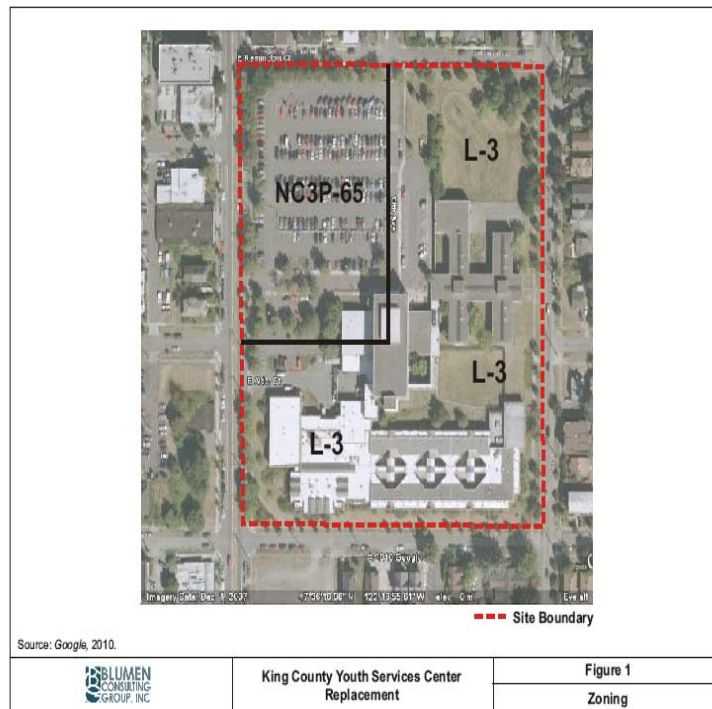
*On-Site Alternative – New Courthouse & Retain Existing Detention Facility (Options 2 & 3)*

The zoning for the existing site is depicted in the figure below.

Existing Zoning – As depicted by Figure 1 on the following page, the east and south portions of the site are zoned L3 and the northwest portion of the site is zoned NC3P-65.

- L3 is a low-density residential zone that provides moderate scale multifamily housing opportunities in multifamily neighborhoods.
- NC3 is a neighborhood commercial zone with an aim of supporting or encouraging pedestrian-oriented shopping that serves the neighborhood and a larger community clientele. The NC3 zone incorporates offices, business support services and residences that are compatible with the retail character. The “P” suffix is applied when retail and pedestrian-oriented shopping are to be preserved or encouraged and non-auto modes of transportation are favored.

Figure 1 – Existing Zoning



Based on the current zoning of the existing site, a local land use expert developed the following likely permitting process for Options 2 or 3: staying on site, building a new courthouse or addition, but retaining the existing detention facility:

1. A SEPA Environmental Checklist would be prepared for the proposed complex.
2. King County would serve as its own SEPA Lead Agency and would be responsible for SEPA compliance.
3. The Facilities Management Division would serve as the Responsible Official on behalf of King County and would sign the Environmental Checklist.
4. Based on review of the Environmental Checklist, King County Facilities Management would make a SEPA Threshold Determination (MDNS).
5. Because another agency with jurisdiction (City of Seattle) would be required to issue permits based on the Environmental Checklist, the Threshold Determination and the Environmental Checklist would need to be issued for a 14-day public comment period. At the conclusion of that timeframe, the County could decide that the Threshold Determination is acceptable and no change is necessary or it could modify the Threshold Determination (and require an EIS).
6. In order for the City of Seattle to accept a land use permit application when another public agency is the SEPA Lead Agency, the City requires that the entire SEPA process be completed. This includes the appeal process associated with a SEPA determination – either with no appeals being filed or if appealed, the decision remains in the agency’s favor. The Threshold Determination alone does not constitute an appealable ‘action.’ However, a decision by the decision-makers concerning the project (or some aspect of the project), of which the Threshold Determination and the Environmental Checklist would be supporting documents to the decision, would comprise an ‘action.’ Once the ‘action’ was taken by the decision-makers, a notice of the action by the decision-maker would then be published in a legal newspaper for a 21-day appeal period. This would establish an administrative appeal period.
7. Technically, Step #6 would necessitate ensuring that an administrative process exists within Facilities Management to handle an appeal, if one was filed in conjunction with the notice of action taken.
8. Assuming that the decision-makers action was published and that no appeals were submitted, then a Master Use Permit (MUP) application could be submitted to Seattle’s Dept. of Planning and Development (DPD). The MUP process includes several components: either a contract rezone or a City Council conditional use permit (as discussed in the original Pre-Design Report, and zoning plan review associated with the project plans. Two other components that are typically included as part of the MUP process that would not be necessary are SEPA and design review. Regarding SEPA, as indicated in Step #6, it is assumed that the SEPA Threshold Determination would have already been completed and the associated appeal process concluded. Concerning design review – either in conjunction with one of the City’s geographic design review boards or the City’s Design Commission -- would not be necessary for this project because the proposed complex is a public building that would not be owned or controlled by the City of Seattle (review by the City’s design review board applies to private-sector development only and the City’s Design Commission process only applies to City of Seattle projects).

9. DPD would complete their review of the components of the MUP and submit their recommendation to the City's Hearing Examiner pertaining to the proposed contract rezone or the Council conditional use permit and their decision concerning compliance with applicable land use code requirements.
10. The City's Hearing Examiner would conduct a public hearing regarding the proposed contract rezone or the Council conditional use permit and based on information obtained as part of the hearing and review of project data, would submit a report to the City Council outlining findings, conclusions and a recommendation.
11. A City Council committee would review the Hearing Examiner recommendation and the record and submit a recommendation to the full Council.
12. The final decision concerning the proposed contract rezone or Council conditional use permit would be made by the full City Council.
13. Following a favorable decision by the City Council, DPD would be authorized to issue the MUP for the project.
14. The MUP must be issued before DPD can issue Building Permits for the project. While there is a risk, application for Building Permits can be submitted to DPD in advance of receipt of the MUP.

***Timing Associated with this Alternative:*** It is expected that the environmental review process could be completed within a couple of months. The contract rezone or City Council conditional use permit process, concluding with the MUP, could take up to 12 months.

#### ***On-Site Alternative – New Courthouse & New Detention Facility (Option 1)***

The land use process for this Option shows a process that would be comparable to that of the On-Site Alternative – New Courthouse & Retain Existing Detention Facility (Options 2 & 3) with the addition of a site selection process together with an Essential Public Facilities Analysis as required in the King County Comprehensive Plan. Presumably, the trigger for the site selection process and the Essential Public Facilities Analysis is the construction of a new youth detention center. The SEPA Threshold Determination and the contract rezone or the City Council conditional use permit processes would be the same as described for the On-Site Alternative – New Courthouse & Retain Existing Detention Facility.

***Timing Associated with this Alternative:*** Not knowing the specifics of the County's site selection process, it is anticipated that site review would take 2-3 months to complete. Timing associated with the environmental review process and the contract rezone or City Council conditional use permit process would be the same as that associated with the On-Site Alternative – New Courthouse & Retain Existing Detention Facility -- up to an additional 12 months.

#### ***Off-Site Alternative – New Courthouse & New Detention Facility (Option 4)***

This alternative would combine a site selection process and the Essential Public Facilities Analysis with an EIS process. It is expected that the site selection and Essential Public Facilities Analysis effort would be more rigorous with this alternative than with the On-Site Alternative – New Courthouse & New Detention Facility. Conceivably, a broad range of potential sites could be narrowed to several and the EIS would then involve a comprehensive, balanced evaluation of each site, comparable to the approach taken for the North East Regional Municipal Jail project.

If it is determined that an EIS is the preferred SEPA document, preparation and processing of the Environmental Checklist would not be needed. The Threshold Determination would then be a Determination of Significance and that decision could occur once the number of potential sites is narrowed to a manageable number.

The Essential Public Facility Analysis, required by the King County Comprehensive Plan, associated with this alternative would likely continue through completion of the Final EIS. As part of the Essential Public Facilities Analysis outreach and in an effort to more completely explain the purpose and need of the proposed facility, the siting parameters, and an outline of the major components of the proposed project, community meetings would be held proximate to each site alternative. This was the approach taken with regard to the North East Regional Municipal Jail EIS. The community outreach provides for a better understanding by the community of the 'whys' of the project and then enables the project team and the community to focus on environmental issues during the EIS Scoping process.

EIS Scoping would likely be a 3-week process. And, as with the North East Regional Municipal Jail project, public EIS Scoping meetings would be held proximate to each site location in order to better inform the community about the project and determine the range of environmental issues that agencies, organizations and the public are most concerned with in the vicinity of each site alternative, which then could be evaluated in the EIS. At the conclusion of the EIS Scoping process, King County would confirm the alternatives to be evaluated in the EIS and the range of environmental impact issues that would serve as a basis in evaluating each site alternative.

The Draft EIS is just that - the County's best determination of probable environmental impacts that could result from the proposed project, the significance of the impacts, reasonable mitigation measures that could be implemented, and unavoidable adverse impacts that could not be mitigated. As part of a site selection process, a preferred site would not be identified; the analysis would present an objective, comprehensive and balanced evaluation of each site. The Draft EIS would be issued for a 30 to 45-day public comment period. Public meetings would be held proximate to each site location to once again better inform the community about the project and to obtain comments regarding the Draft EIS.

The Final EIS would build on the Draft EIS. It would contain comments received on the Draft EIS and responses to those comments, as well as editorial revisions to information contained in the Draft EIS. Consistent with the approach taken in the Draft EIS –no preferred site would be identified and the analysis contained in the Final EIS would present an objective, comprehensive and balanced evaluation of each site for consideration by the County decision-makers.

The land use process for the Off-Site Alternative – New Courthouse & New Detention Facility, depending upon the location of the chosen site, would likely require a conditional use permit – either from the County (if located in unincorporated King County) or the jurisdiction in which the facility would be located. The conditional use permit would then be the discretionary



permit, which must first be authorized before the Building Permit could be granted. The EIS process would need to be completed before a decision could be made regarding the conditional use permit.

***Timing Associated with this Alternative:*** A preliminary siting effort would identify a range of potential sites. Further review could narrow this range to a manageable number within 3-4 months (or less). With that as a basis, the EIS process could proceed. That process would likely take 9-12 months – for a total of 15 to 18 months. This timeframe does not include the conditional use permit process, which depending upon regulations of the jurisdiction could add another month or two.

## 7.0 Recommendations

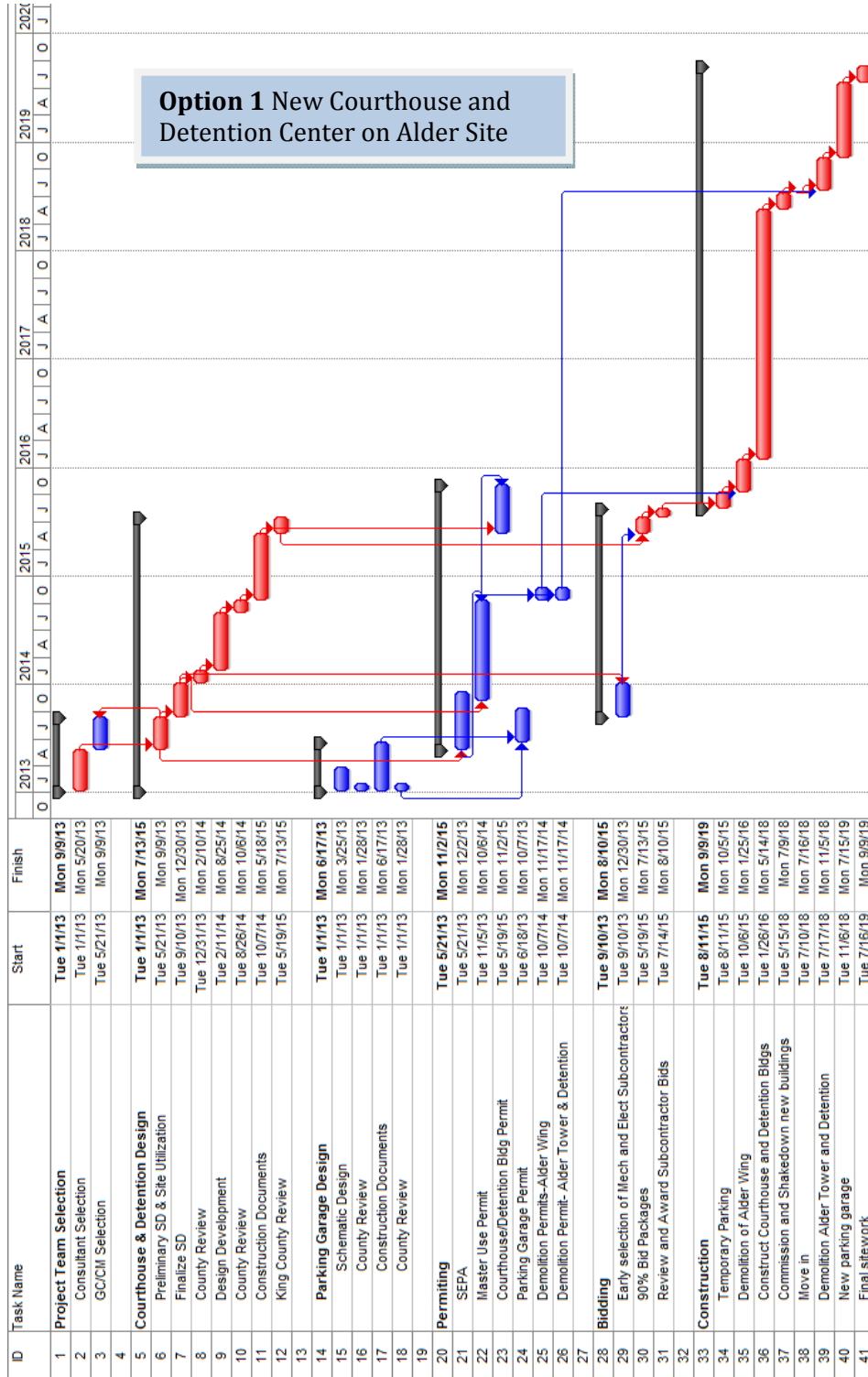
Based on the analysis in Section 6.0, the following approach should be taken regarding the county's juvenile facilities:

1. The County should replace both the existing juvenile courthouse and detention facility.
2. The new juvenile facilities should remain on the existing site and site planning efforts shall be undertaken to maximize the value of site for possible private development and to meet the proposed design guidelines.

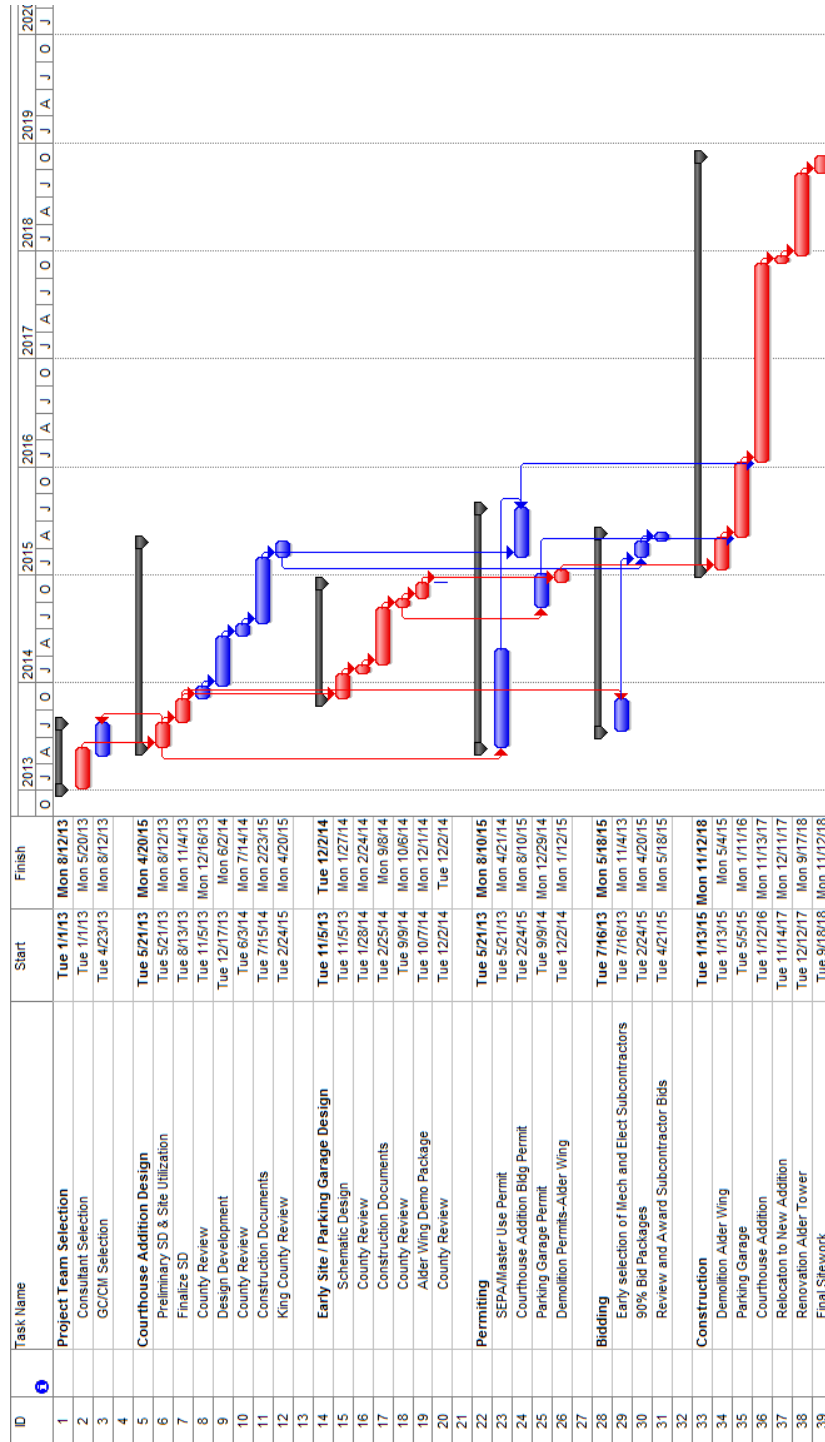
The key elements in determining these recommendations include the following:

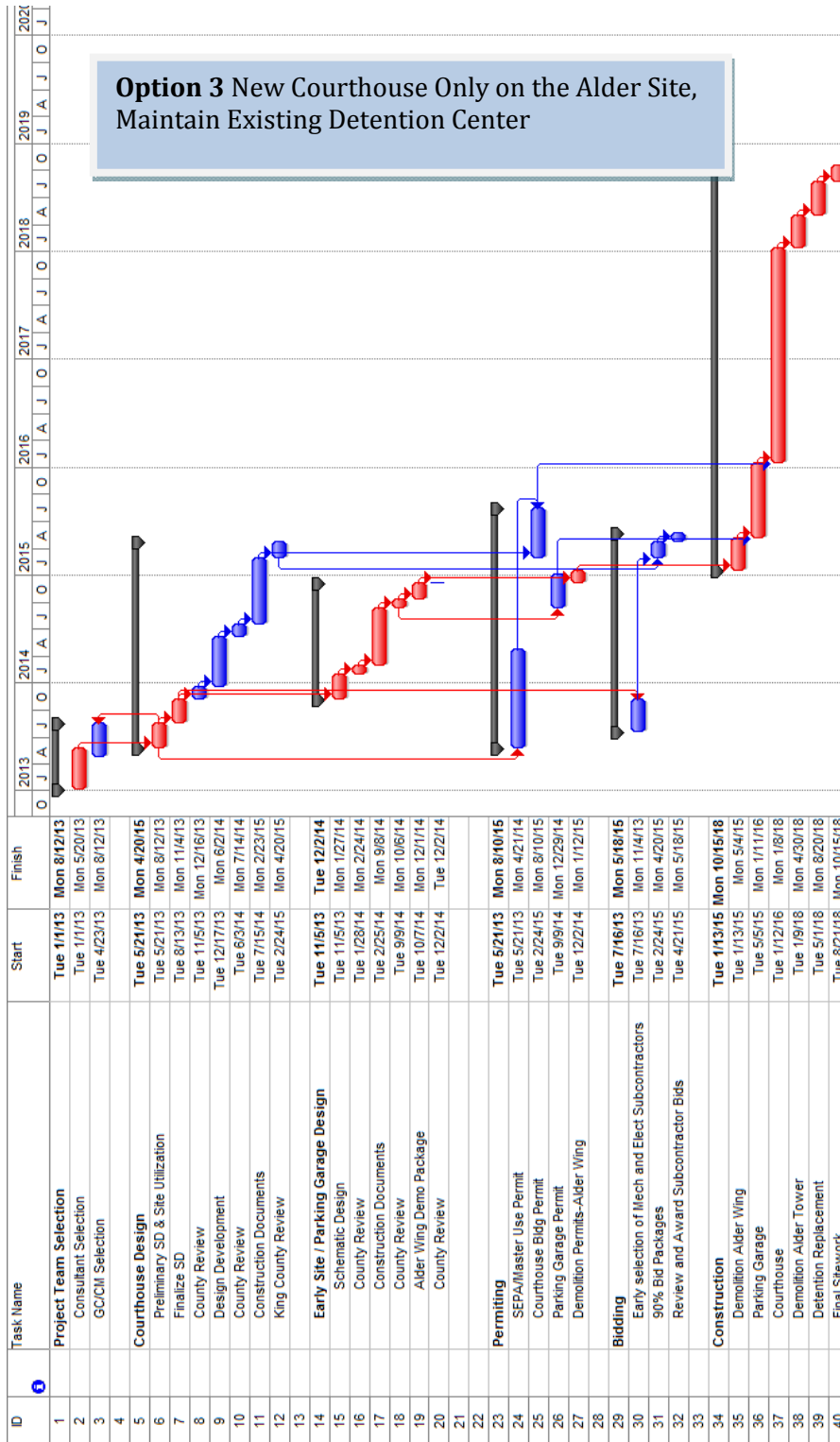
- Relocating the courthouse and detention provides the maximum value of surplus land on the site, thereby increasing how much we can realize by selling land we don't need.
  - While relocating to a new site creates the most value, there is more uncertainty related to moving to an unknown site and the likely potential for delays associated with the selection and permitting process.
- Building a new detention center with a more efficient design will allow the County to realize operational efficiencies, such as energy savings and probable staffing savings.
- Building a new detention center allows the County to avoid significant major maintenance costs for the existing detention facility.
- The construction of only a new courthouse and a parking structure while trying to maximize the land value would preclude replacing the detention facility for the foreseeable future.
  - Insufficient space would remain on the existing site due to the private development and the location of the parking garage required to maximize the value of the land.
  - Developing the entire plan (courthouse, detention, and parking) now would avoid the cost of a maintaining an inefficient detention facility for several more decades.
  - Increase staffing levels in the existing detention facility.
- Planning the site for a new courthouse, detention center, and parking structure at the same time creates the optimal urban design outcome from for the County and the surrounding neighborhood.

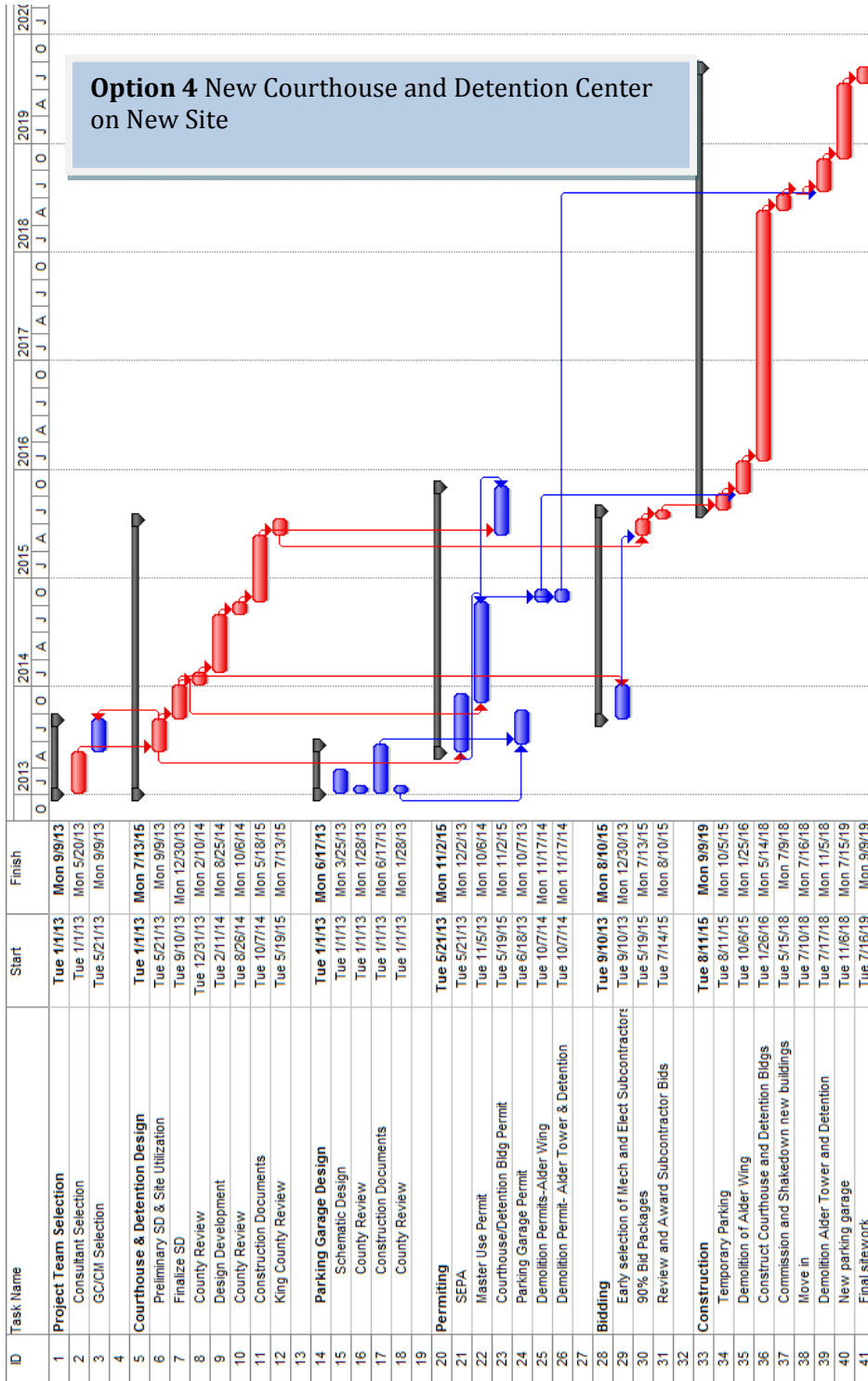
Appendix A, Item 1,  
Detailed Schedules



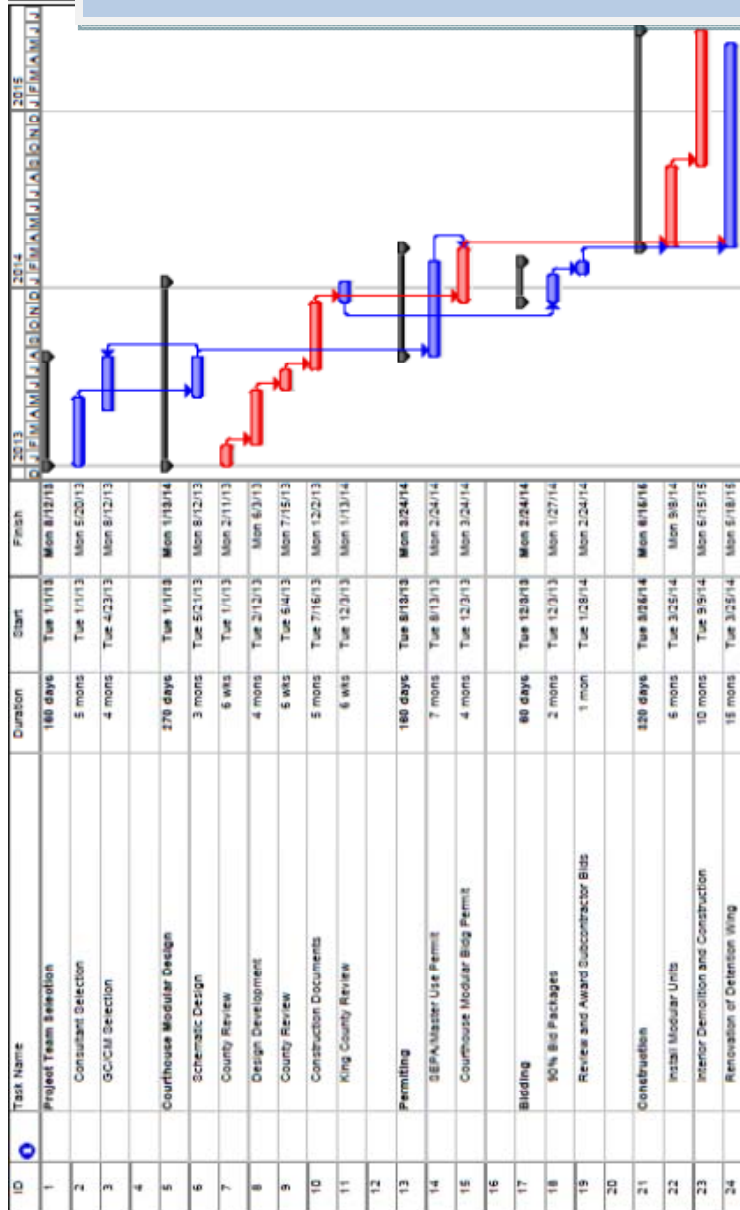
**Option 2** New Courthouse Addition to the Alder Tower, Maintain Existing Detention Center







Option 5 Interim 10-15 yr Solution



**King County Youth Service Center**  
 Summary Option NPV Analysis  
 Appendix A, Item 2

	Conservative				Medium				Aggressive			
	Land Sales @ \$35,000/unit gross	O & M w/o/parking revenue	Total Project Cost	Net Present Value (NPV)	Land Sales @ \$40,000/unit gross	O & M w/50% parking revenue	Total Project Cost	Net Present Value (NPV)	Land Sales @ \$45,000/unit gross	O & M w/100% parking revenue	Total Project Cost	Net Present Value (NPV)
Option 1	(\$11,314,800)	(\$44,406,041)	\$180,451,605	\$124,730,764	(\$12,880,800)	(\$48,799,344)	\$180,451,605	\$118,771,461	(\$13,924,800)	(\$53,192,647)	\$180,451,605	\$113,334,158
Option 2	(\$9,799,200)	(\$28,666,127)	\$176,577,604	\$138,112,276	(\$11,145,600)	(\$33,059,430)	\$176,577,604	\$132,372,574	(\$11,736,000)	(\$34,020,367)	\$176,577,604	\$130,821,237
Option 3	(\$7,164,000)	(\$24,239,219)	\$157,130,571	\$125,727,352	(\$8,164,800)	(\$28,632,521)	\$157,130,571	\$120,333,250	(\$8,755,200)	(\$33,025,824)	\$157,130,571	\$115,349,547
Option 4	(\$39,441,600)	(\$43,389,434)	\$213,795,086	\$130,964,052	(\$44,841,600)	(\$43,389,434)	\$196,627,529	\$108,396,495	(\$50,313,600)	(\$43,389,434)	\$189,242,655	\$95,539,621

Option 1 & 4 Conservative FTE Savings 9

Added FTE for Option 3 4

Avg Salary/FTE 68,500

Conservative assumptions: lowest value of Alder site land to be sold, no parking revenue and largest site area (20 acres) to purchase for option 4  
 Medium assumptions: medium value of Alder site land to be sold, parking revenue for 1/2 the stalls and medium site area (12 acres) to purchase for option 4  
 Aggressive assumptions: highest value of Alder site land to be sold, parking revenue for all stalls and smallest site area (9 acres) to purchase for option 4



**OPTION 1, Aggressive**

**Total to Finance** 180,451,605 [King County, KMD, Roen]1

Financing Add-On 15.0%  
Interest Rate 5.5%  
Term (Years) 30  
Underlying Inflation 3.0%  
Discount Rate 5.00%

Staff Salary Inflation 3.00%  
Land Value Escalation 3.0%

**Annual Capital Payment** \$14,278,449

	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
					Start Construction			Occupy New			
		1	2	3	4	5	6	7	8	9	10
<b>COSTS</b>											
Debt Service											
Major Maintenance Costs - Courts [Meng Analysis]2											
Major Maintenance Costs - Detention [Meng Analysis]2											
Major Maintenance Costs - Structured Parking [Meng Analysis]2											
Staffing Costs [King County]3									(15,506,976)	(15,974,246)	(16,453,473)
<b>Total Costs</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	(15,506,976)	(15,974,246)	(16,453,473)
<b>REVENUES</b>											
Major Maintenance Savings - Courts (baseline) [Meng Analysis]4	854,439	2,291,658	224,384	158,922	612,340	3,235,535	6,172,476	1,002,550	4,945,428		
Major Maintenance Savings - Detention (baseline) [Meng Analysis]4	64,983	0	155,720	3,761,019	686,855	709,588	17,257,866				
Parking Revenue	528,000										
Staffing Savings (baseline) [King County]5	13,226,717										
Sale of Remaining Parcels [RE SOLVE]6											
<b>Total Savings/Revenues</b>	\$919,421	\$2,291,658	\$224,384	\$314,642	\$612,340	\$6,996,554	\$18,721,073	\$0	\$29,080,400	\$2,746,828	\$8,042,798
Net Savings	\$919,421	\$2,291,658	\$224,384	\$314,642	\$612,340	\$6,996,554	\$18,721,073	\$0	\$29,080,400	\$2,746,828	\$8,042,798
Net NPV	\$875,639	\$2,078,601	\$193,831	\$258,857	\$479,784	\$5,220,937	\$11,770,630	\$0	\$9,185,674	\$1,770,630	\$8,042,798
<b>Total NPV</b>	<b>\$53,192,647</b>										

1 2012 CIP Project Cost Estimate Summary based on data from KMD, Roen Associates and King County, January 12, 2012

2 YSC Major Maintenance Costs for New Court & Detention Facilities, Meng Analysis, January 18, 2012

3 2012 King County Baseline Juvenile Division Staffing Costs

4 YSC 30 Yr. Predicted Major Maintenance Costs for Existing Facility, Meng Analysis, December 2, 2011

5 King County Staffing Forecasts for Alder Site Options

6 2011 RE SOLVE Appraisal, November 9, 2011

**OPTION 1, Aggressive**

**Total to Finance**  
Financing Add-On  
Interest Rate  
Term (Years)  
Underlying Inflation  
Discount Rate

**Annual Capital Payment**

	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
	11	12	13	14	15	16	17	18	19	20	21	21
<b>COSTS</b>												
Debt Service												
Major Maintenance Costs - Courts [Meng Analysis] <sup>1</sup>	-	(390,982)	-	-	-	-	(411,712)	-	-	-	-	-
Major Maintenance Costs - Detention [Meng Analysis] <sup>2</sup>	-	-	-	-	-	-	-	-	-	-	-	-
Major Maintenance Costs - Structured Parking [Meng Analysis] <sup>3</sup>	-	-	-	-	-	-	-	-	-	-	-	-
Staffing Costs [King County] <sup>3</sup>	(16,947,077)	(17,465,489)	(17,979,154)	(18,518,529)	(19,074,085)	(19,646,307)	(20,235,698)	(20,842,767)	(21,468,050)	(22,112,092)	(22,775,455)	(22,775,455)
<b>Total Costs</b>	<b>(16,947,077)</b>	<b>(17,846,482)</b>	<b>(17,979,154)</b>	<b>(18,518,529)</b>	<b>(19,074,085)</b>	<b>(19,646,307)</b>	<b>(20,647,409)</b>	<b>(20,842,767)</b>	<b>(21,468,050)</b>	<b>(22,112,092)</b>	<b>(22,775,455)</b>	<b>(22,775,455)</b>
<b>REVENUES</b>												
Major Maintenance Savings - Courts (baseline) [Meng Analysis] <sup>4</sup>	3,301,595	1,297,946	-	750,128	-	442,117	426,920	-	232,488	15,550	1,543,211	-
Major Maintenance Savings - Detention (baseline) [Meng Analysis] <sup>4</sup>	6,167,962	1,055,349	-	753,389	2,331,420	1,012,411	1,143,400	-	242,607	-	-	-
Parking Revenue	730,875	752,802	775,386	798,647	822,607	847,295	872,704	898,885	925,851	953,627	982,236	-
Staffing Savings (baseline) [King County] <sup>5</sup>	17,775,602	18,308,870	18,858,136	19,423,880	20,006,596	20,606,794	21,224,998	21,861,748	22,517,600	23,193,128	23,888,922	-
Sale of Remaining Parcels [RE SOLVE] <sup>6</sup>												
<b>Total Savings/Revenues</b>	<b>\$27,976,034</b>	<b>\$21,414,966</b>	<b>\$19,633,522</b>	<b>\$21,726,044</b>	<b>\$23,160,623</b>	<b>\$21,997,437</b>	<b>\$23,668,021</b>	<b>\$22,760,633</b>	<b>\$23,918,557</b>	<b>\$24,162,305</b>	<b>\$26,414,969</b>	
<b>Net Savings</b>	<b>\$11,028,957</b>	<b>\$3,568,484</b>	<b>\$1,654,367</b>	<b>\$3,207,515</b>	<b>\$4,086,538</b>	<b>\$2,351,130</b>	<b>\$3,020,613</b>	<b>\$1,917,865</b>	<b>\$2,450,506</b>	<b>\$2,050,213</b>	<b>\$3,638,914</b>	
<b>Net NPV</b>	<b>\$6,448,403</b>	<b>\$1,987,066</b>	<b>\$877,346</b>	<b>\$1,620,013</b>	<b>\$1,965,695</b>	<b>\$1,077,080</b>	<b>\$1,317,883</b>	<b>\$796,913</b>	<b>\$969,749</b>	<b>\$772,704</b>	<b>\$1,306,161</b>	

<sup>1</sup> 2012 CIP Project Cost Estimate Summary based on data from KMD, Roi  
<sup>2</sup> YSC Major Maintenance Costs for New Court & Detention Facilities, Meng  
<sup>3</sup> 2012 King County Baseline Juvenile Division Staffing Costs  
<sup>4</sup> YSC 30 Yr. Predicted Major Maintenance Costs for Existing Facility, Meng  
<sup>5</sup> King County Staffing Forecasts for Alder Site Options  
<sup>6</sup> 2011 RE SOLVE Appraisal, November 9, 2011

**OPTION 1, Aggressive**

**Total to Finance**  
Financing Add-On  
Interest Rate  
Term (Years)  
Underlying Inflation  
Discount Rate

**Annual Capital Payment**

	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042
YEAR	22	23	24	25	26	27	28	29	30	31
<b>COSTS</b>										
Debt Service										
Major Maintenance Costs - Courts [Meng Analysis] <sup>2</sup>	(1,074,321)	(210,582)	-	-	-	(2,668,798)	-	(1,265,271)	-	(2,573,210)
Major Maintenance Costs - Detention [Meng Analysis] <sup>2</sup>	(246,064)	(11,384)	-	-	-	(3,570,859)	-	(983,922)	-	(1,344,592)
Major Maintenance Costs - Structured Parking [Meng Analysis] <sup>2</sup>	(39,684)	-	-	-	-	(25,909)	-	(78,292)	-	(299,724)
Staffing Costs [King County] <sup>3</sup>	(23,458,718)	(24,162,480)	(24,887,354)	(25,633,975)	(26,402,994)	(27,195,084)	(28,010,938)	(28,851,264)	(29,716,802)	(30,608,306)
<b>Total Costs</b>	<b>(24,815,786)</b>	<b>(24,384,455)</b>	<b>(24,887,354)</b>	<b>(25,633,975)</b>	<b>(26,402,994)</b>	<b>(33,460,650)</b>	<b>(28,010,938)</b>	<b>(31,178,751)</b>	<b>(29,716,802)</b>	<b>(34,825,832)</b>
<b>REVENUES</b>										
Major Maintenance Savings - Courts (baseline) [Meng Analysis] <sup>4</sup>	-	-	-	1,105,954	594,189	-	2,080,167	-	-	3,597,095
Major Maintenance Savings - Detention (baseline) [Meng Analysis] <sup>4</sup>	61,857	-	-	-	-	-	1,714,417	-	-	2,434,727
Parking Revenue	1,011,703	1,042,054	1,073,315	1,105,515	1,138,680	1,172,841	1,208,026	1,244,267	1,281,595	1,320,042
Staffing Savings (baseline) [King County] <sup>5</sup>	24,605,590	25,343,758	26,104,070	26,887,192	27,693,808	28,524,622	29,390,361	30,281,772	31,169,625	32,104,714
Sale of Remaining Parcels [RE SOLVE] <sup>6</sup>										
<b>Total Savings/Revenues</b>	<b>\$25,679,150</b>	<b>\$26,385,811</b>	<b>\$27,177,386</b>	<b>\$29,098,661</b>	<b>\$29,426,657</b>	<b>\$29,697,463</b>	<b>\$34,382,970</b>	<b>\$31,506,038</b>	<b>\$38,483,041</b>	<b>\$33,424,756</b>
<b>Net Savings</b>	\$863,364	\$2,001,356	\$2,290,031	\$3,464,686	\$3,023,663	(\$3,763,187)	\$6,372,034	\$327,288	\$8,766,239	(\$1,401,076)
<b>Net NPV</b>	\$295,141	\$651,564	\$710,065	\$1,023,132	\$850,377	(\$1,007,963)	\$1,625,465	\$79,513	\$2,028,310	(\$308,740)
<b>Total NPV</b>										

<sup>1</sup> 2012 CIP Project Cost Estimate Summary based on data from KMD, Roi  
<sup>2</sup> YSC Major Maintenance Costs for New Court & Detention Facilities, Meng  
<sup>3</sup> 2012 King County Baseline Juvenile Division Staffing Costs  
<sup>4</sup> YSC 30 Yr. Predicted Major Maintenance Costs for Existing Facility, Meng  
<sup>5</sup> King County Staffing Forecasts for Alder Site Options  
<sup>6</sup> 2011 RE SOLVE Appraisal, November 9, 2011



**OPTION 1, Medium**

**Total to Finance**  
Financing Add-On  
Interest Rate  
Term (Years)  
Underlying Inflation  
Discount Rate

**Annual Capital Payment**

**YEAR**

	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
	11	12	13	14	15	16	17	18	19	20	21	22
<b>COSTS</b>												
Debt Service	-	(390,992)	-	-	-	-	(411,712)	-	-	-	-	(1,071,321)
Major Maintenance Costs - Courts [Meng Analysis] <sup>2</sup>	-	-	-	-	-	-	-	-	-	-	-	(246,064)
Major Maintenance Costs - Detention [Meng Analysis] <sup>3</sup>	-	-	-	-	-	-	-	-	-	-	-	(39,684)
Major Maintenance Costs - Structured Parking [Meng Analysis] <sup>4</sup>	(16,947,077)	(17,455,489)	(17,979,154)	(18,518,529)	(19,074,085)	(19,646,307)	(20,235,696)	(20,842,767)	(21,468,050)	(22,112,092)	(22,775,455)	(23,458,718)
Staffing Costs [King County] <sup>5</sup>	(16,947,077)	(17,846,482)	(17,979,154)	(18,518,529)	(19,074,085)	(19,646,307)	(20,647,409)	(20,842,767)	(21,468,050)	(22,112,092)	(22,775,455)	(24,815,786)
<b>Total Costs</b>												
<b>REVENUES</b>												
Major Maintenance Savings - Courts (baseline) [Meng Analysis] <sup>4</sup>	3,301,595	1,297,946	-	750,128	-	442,117	426,920	-	232,498	15,550	1,543,211	-
Major Maintenance Savings - Detention (baseline) [Meng Analysis] <sup>4</sup>	6,167,962	1,055,349	-	753,389	2,331,420	101,241	1,143,400	-	242,607	-	-	61,857
Parking Revenue	365,438	376,401	387,693	399,324	411,303	423,642	436,352	449,442	462,926	476,813	491,118	505,851
Staffing Savings (baseline) [King County] <sup>5</sup>	17,775,602	18,309,870	18,859,136	19,423,880	20,006,596	20,606,794	21,224,988	21,861,748	22,517,600	23,193,128	23,888,922	24,605,590
Sale of Remaining Parcels [RE SOLVE] <sup>6</sup>												
<b>Total Savings/Revenues</b>	<b>\$27,610,597</b>	<b>\$21,038,565</b>	<b>\$19,245,829</b>	<b>\$21,326,721</b>	<b>\$22,749,320</b>	<b>\$21,573,795</b>	<b>\$23,231,670</b>	<b>\$22,311,190</b>	<b>\$23,455,631</b>	<b>\$23,685,492</b>	<b>\$25,923,251</b>	<b>\$25,173,298</b>
<b>Net Savings</b>	\$10,663,519	\$3,192,083	\$1,266,674	\$2,808,192	\$3,675,235	\$1,927,487	\$2,584,261	\$1,468,423	\$1,987,581	\$1,573,400	\$3,147,797	\$357,512
<b>Net NPV</b>	\$6,234,739	\$1,777,471	\$671,745	\$1,418,328	\$1,767,851	\$883,004	\$1,127,504	\$610,160	\$786,553	\$592,998	\$1,129,878	\$122,216

**Total NPV**

<sup>1</sup> 2012 CIP Project Cost Estimate Summary, based on data from KMD, Roi  
<sup>2</sup> YSC Major Maintenance Costs for New Court & Detention Facilities, Meng  
<sup>3</sup> 2012 King County Baseline Juvenile Division Staffing Costs  
<sup>4</sup> YSC 30 Yr. Predicted Major Maintenance Costs for Existing Facility, Meng  
<sup>5</sup> King County Staffing Forecasts for Alder Site Options  
<sup>6</sup> 2011 RE SOLVE Appraisal, November 9, 2011

**OPTION 1, Medium**

**Total to Finance**  
Financing Add-On  
Interest Rate  
Term (Years)  
Underlying Inflation  
Discount Rate

**Annual Capital Payment**

	2034	2035	2036	2037	2038	2039	2040	2041	2042
YEAR	23	24	25	26	27	28	29	30	31

**COSTS**

Debt Service	(210,592)	-	-	(2,668,798)	-	-	(1,265,271)	-	(2,573,210)
Major Maintenance Costs - Courts [Meng Analysis] <sup>2</sup>	(11,384)	-	-	(3,570,659)	-	-	(983,922)	-	(1,344,592)
Major Maintenance Costs - Detention [Meng Analysis] <sup>2</sup>	-	-	-	(25,909)	-	-	(78,292)	-	(299,724)
Major Maintenance Costs - Structured Parking [Meng Analysis] <sup>2</sup>	(24,182,480)	(24,887,354)	(25,633,975)	(26,402,994)	(27,195,084)	(28,010,936)	(28,851,264)	(29,716,802)	(30,608,306)
Staffing Costs [King County] <sup>3</sup>	(24,384,455)	(24,887,354)	(25,633,975)	(26,402,994)	(27,195,084)	(28,010,936)	(28,851,264)	(29,716,802)	(30,608,306)
<b>Total Costs</b>									

**REVENUES**

Major Maintenance Savings - Courts (baseline) [Meng Analysis] <sup>4</sup>	-	-	1,105,954	594,169	-	2,080,167	-	-	3,597,095
Major Maintenance Savings - Detention (baseline) [Meng Analysis] <sup>4</sup>	-	-	-	-	-	1,714,417	-	-	2,434,727
Parking Revenue	521,027	536,668	552,757	569,340	586,420	604,013	622,133	640,797	660,021
Staffing Savings (baseline) [King County] <sup>5</sup>	25,343,758	26,104,070	26,887,192	27,693,808	28,524,622	29,380,361	30,261,772	31,169,625	32,104,714
Sale of Remaining Parcels [RE SOLVE] <sup>6</sup>									
<b>Total Savings/Revenues</b>									

**Net Savings**

Net Savings	\$1,480,329	\$1,755,374	\$2,911,929	\$2,454,323	(\$4,349,607)	\$5,766,021	(\$294,846)	\$8,125,441	(\$2,061,097)
Net NPV	\$481,953	\$543,665	\$859,901	\$690,256	(\$1,165,035)	\$1,471,385	(\$71,632)	\$1,880,044	(\$454,182)

**Total NPV**

<b>Total NPV</b>									
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<sup>1</sup> 2012 CIP Project Cost Estimate Summary, based on data from KMD, Roi  
<sup>2</sup> YSC Major Maintenance Costs for New Court & Detention Facilities, Meng  
<sup>3</sup> 2012 King County Baseline Juvenile Division Staffing Costs  
<sup>4</sup> YSC 30 Yr. Predicted Major Maintenance Costs for Existing Facility, Meng  
<sup>5</sup> King County Staffing Forecasts for Alder Site Options  
<sup>6</sup> 2011 RE SOLVE Appraisal, November 9, 2011

**OPTION 1, Conservative**

<b>Total to Finance</b>	<b>180,451,605</b>	<i>[King County, KMD, Roen]¹</i>									
Financing Add-On	15.0%										
Interest Rate	5.5%										
Term (years)	30										
Underlying Inflation	3.0%										
Discount Rate	5.00%										
<b>Annual Capital Payment</b>	<b>\$14,276,449</b>										

	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
					Start Construction			Occupy New			
		1	2	3	4	5	6	7	8	9	10
YEAR											
<b>COSTS</b>											
Debt Service											
Major Maintenance Costs - Courts [Meng Analysis]²											
Major Maintenance Costs - Detention [Meng Analysis]²											
Major Maintenance Costs - Structured Parking [Meng Analysis]²											
Staffing Costs [King County]³	12,610,217								(15,508,976)	(15,974,246)	(16,453,473)
<b>Total Costs</b>		\$0	\$0	\$0	\$0	\$0	\$0	\$0	(15,508,976)	(15,974,246)	(16,453,473)
<b>REVENUES</b>											
Major Maintenance Savings - Courts (baseline) [Meng Analysis]⁴	854,439	2,291,658	2,291,658	224,384	158,922	612,340	3,235,535	-	6,172,476	1,002,650	4,545,426
Major Maintenance Savings - Detention (baseline) [Meng Analysis]⁴	64,983	0	0	0	155,720	-	3,761,019	-	5,971,876	274,394	7,041,465
Parking Revenue	-	-	-	-	-	-	-	-	-	-	-
Staffing Savings (baseline) [King County]⁵	13,226,717	-	-	-	-	-	-	-	16,267,194	16,755,209	17,257,868
Sale of Remaining Parcels [RE SOLVE]⁶											
<b>Total Savings/Revenues</b>		\$919,421	\$2,291,658	\$224,384	314,642	\$612,340	6,996,554	\$0	\$28,411,545	\$18,032,153	\$28,844,756
Net Savings	\$44,406,041	\$919,421	\$2,291,658	\$224,384	\$314,642	\$612,340	\$6,996,554	\$0	\$12,902,569	\$2,057,907	\$12,391,283
Net NPV		\$875,639	\$2,076,601	\$193,831	\$258,857	\$478,784	\$5,220,937	\$0	\$8,732,967	\$1,326,545	\$7,607,173
<b>Total NPV</b>											
		\$44,406,041									

¹ 2012 CIP Project Cost Estimate Summary based on data from KMD, Roen Associates and King County, January 12, 2012  
² YSC Major Maintenance Costs for New Court & Detention Facilities, Meng Analysis, January 18, 2012  
³ 2012 King County Baseline Juvenile Division Staffing Costs  
⁴ YSC 30 Yr. Predicted Major Maintenance Costs for Existing Facility, Meng Analysis, December 2, 2011  
⁵ King County Staffing Forecasts for Alder Site Options  
⁶ 2011 RE SOLVE Appraisal, November 9, 2011

**OPTION 1, Conservative**

**Total to Finance**  
 Financing Add-On  
 Interest Rate  
 Term (years)  
 Underlying Inflation  
 Discount Rate

**Annual Capital Payment**

	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
YEAR	11	12	13	14	15	16	17	18	19	20	21	22
<b>COSTS</b>												
Debt Service	-	(390,992)	-	-	-	-	(411,712)	-	-	-	-	(1,071,321)
Major Maintenance Costs - Courts [Meng Analysis] <sup>2</sup>	-	-	-	-	-	-	-	-	-	-	-	(246,064)
Major Maintenance Costs - Detention [Meng Analysis] <sup>2</sup>	-	-	-	-	-	-	-	-	-	-	-	(99,884)
Major Maintenance Costs - Structured Parking [Meng Analysis] <sup>2</sup>	(16,947,077)	(17,455,489)	(17,979,154)	(18,518,529)	(19,074,085)	(19,646,307)	(20,235,696)	(20,842,767)	(21,468,050)	(22,112,092)	(22,775,455)	(23,458,716)
Staffing Costs [King County] <sup>3</sup>	(16,947,077)	(17,846,482)	(17,979,154)	(18,518,529)	(19,074,085)	(19,646,307)	(20,647,409)	(20,842,767)	(21,468,050)	(22,112,092)	(22,775,455)	(24,815,786)
<b>Total Costs</b>												
<b>REVENUES</b>												
Major Maintenance Savings - Courts (baseline) [Meng Analysis] <sup>4</sup>	3,301,595	1,297,946	-	750,128	-	442,117	426,920	-	232,498	15,550	1,543,211	-
Major Maintenance Savings - Detention (baseline) [Meng Analysis] <sup>4</sup>	6,167,962	1,055,349	-	753,389	2,331,420	101,241	1,143,400	-	242,007	-	-	61,857
Parking Revenue	-	-	-	-	-	-	-	-	-	-	-	-
Staffing Savings (baseline) [King County] <sup>5</sup>	17,775,602	18,308,870	18,858,136	19,423,880	20,006,596	20,606,794	21,224,988	21,861,748	22,517,600	23,193,128	23,888,922	24,605,590
Sale of Remaining Parcels [RE SOLVE] <sup>6</sup>												
<b>Total Savings/Revenues</b>	\$27,245,159	\$20,662,164	\$18,858,136	\$20,927,397	\$22,338,016	\$21,150,152	\$22,795,318	\$21,861,748	\$22,992,705	\$23,208,678	\$25,432,133	\$24,667,447
Net Savings	\$10,298,082	\$2,815,682	\$875,982	\$2,408,868	\$3,263,932	\$1,503,845	\$2,147,909	\$1,018,981	\$1,524,655	\$1,095,586	\$2,656,679	(\$148,339)
Net NPV	\$6,021,075	\$1,567,877	\$466,143	\$1,216,642	\$1,570,007	\$686,929	\$937,126	\$423,407	\$603,358	\$413,282	\$953,695	(\$50,710)

<sup>1</sup> 2012 CIP Project Cost Estimate Summary based on data from KMD, Roi  
<sup>2</sup> YSC Major Maintenance Costs for New Court & Detention Facilities, Meng  
<sup>3</sup> 2012 King County Baseline Juvenile Division Staffing Costs  
<sup>4</sup> YSC 30 Yr. Predicted Major Maintenance Costs for Existing Facility, Meng  
<sup>5</sup> King County Staffing Forecasts for Alder Site Options  
<sup>6</sup> 2011 RE SOLVE Appraisal, November 9, 2011



**OPTION 1, Conservative**

**Total to Finance**  
Financing Add-On  
Interest Rate  
Term (Years)  
Underlying Inflation  
Discount Rate

**Annual Capital Payment**

	2034	2035	2036	2037	2038	2039	2040	2041	2042
YEAR	23	24	25	26	27	28	29	30	31
<b>COSTS</b>									
Debt Service					(2,668,796)		(1,265,271)		(2,573,210)
Major Maintenance Costs - Courts [Meng Analysis] <sup>1</sup>	(210,592)	-	-	-	(3,570,859)	-	(983,922)	-	(1,344,592)
Major Maintenance Costs - Detention [Meng Analysis] <sup>2</sup>	(11,384)	-	-	-	(25,909)	-	(78,292)	-	(299,724)
Major Maintenance Costs - Structured Parking [Meng Analysis] <sup>3</sup>	-	(24,887,354)	(25,633,975)	(26,402,994)	(27,195,084)	(28,010,936)	(28,851,264)	(29,716,802)	(30,608,306)
Staffing Costs [King County] <sup>3</sup>	(24,162,480)	(24,887,354)	(25,633,975)	(26,402,994)	(27,195,084)	(28,010,936)	(28,851,264)	(29,716,802)	(30,608,306)
<b>Total Costs</b>	<b>(24,384,455)</b>	<b>(24,887,354)</b>	<b>(25,633,975)</b>	<b>(26,402,994)</b>	<b>(33,460,650)</b>	<b>(28,010,936)</b>	<b>(31,178,751)</b>	<b>(29,716,802)</b>	<b>(34,825,632)</b>
<b>REVENUES</b>									
Major Maintenance Savings - Courts (baseline) [Meng Analysis] <sup>4</sup>	-	-	1,105,954	594,169	-	2,080,167	-	3,597,095	-
Major Maintenance Savings - Detention (baseline) [Meng Analysis] <sup>4</sup>	-	-	-	-	-	1,714,417	-	2,434,727	-
Parking Revenue	25,343,758	26,104,070	26,887,192	27,693,808	28,524,622	29,380,361	30,261,772	31,169,625	32,104,714
Staffing Savings (baseline) [King County] <sup>5</sup>	-	-	-	-	-	-	-	-	-
Sale of Remaining Parcels [RE SOLVE] <sup>6</sup>	-	-	-	-	-	-	-	-	-
<b>Total Savings/Revenues</b>	<b>\$25,343,758</b>	<b>\$26,104,070</b>	<b>\$27,993,147</b>	<b>\$28,287,977</b>	<b>\$28,524,622</b>	<b>\$33,174,945</b>	<b>\$30,261,772</b>	<b>\$37,201,446</b>	<b>\$32,104,714</b>
Net Savings	\$959,302	\$1,216,716	\$2,359,172	\$1,884,983	(\$4,936,027)	\$5,164,008	(\$916,979)	\$7,484,644	(\$2,721,118)
Net NPV	\$312,321	\$377,265	\$696,670	\$530,134	(\$1,322,107)	\$1,317,306	(\$222,777)	\$1,731,778	(\$599,624)

**Total NPV**

<sup>1</sup> 2012 CIP Project Cost Estimate Summary based on data from KMD, Roi  
<sup>2</sup> YSC Major Maintenance Costs for New Court & Detention Facilities, Meng  
<sup>3</sup> 2012 King County Baseline Juvenile Division Staffing Costs  
<sup>4</sup> YSC 30 Yr, Predicted Major Maintenance Costs for Existing Facility, Meng  
<sup>5</sup> King County Staffing Forecasts for Alder Site Options  
<sup>6</sup> 2011 RE SOLVE Appraisal, November 9, 2011



**OPTION 2, Aggressive**

**Total to Finance**  
 Financing Add-On  
 Interest Rate  
 Term (Years)  
 Underlying Inflation  
 Discount Rate

**Annual Capital Payment**

	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
	11	12	13	14	15	16	17	18	19	20	21	22
<b>COSTS</b>												
Debt Service	-	(390,992)	-	-	-	-	(411,712)	-	-	-	-	(1,071,321)
Major Maintenance Costs - Courts [Meng Analysis] <sup>2</sup>	(6,167,962)	(1,055,349)	-	(753,389)	(2,331,420)	(101,241)	(1,143,400)	-	(245,607)	-	-	(61,857)
Major Maintenance Costs - Detention (begin 2021) [Meng Analysis] <sup>2</sup>	-	-	-	-	-	-	-	-	-	-	-	(39,884)
Major Maintenance Costs - Structured Parking [Meng Analysis] <sup>2</sup>	(17,775,602)	(18,308,870)	(18,858,136)	(19,423,880)	(20,006,596)	(20,606,794)	(21,224,998)	(21,861,748)	(22,517,600)	(23,193,128)	(23,888,922)	(24,605,590)
Staffing Costs [King County] <sup>3</sup>												
<b>Total Costs</b>	<b>(23,943,564)</b>	<b>(19,755,211)</b>	<b>(18,858,136)</b>	<b>(20,177,269)</b>	<b>(22,338,016)</b>	<b>(20,706,035)</b>	<b>(22,780,111)</b>	<b>(21,861,748)</b>	<b>(22,760,207)</b>	<b>(23,193,128)</b>	<b>(23,888,922)</b>	<b>(25,778,451)</b>

**REVENUES**

Major Maintenance Savings - Courts (baseline) [Meng Analysis]<sup>4</sup>  
 Major Maintenance Savings - Detention (baseline) [Meng Analysis]<sup>4</sup>  
 Parking Revenue  
 Staffing Savings (baseline) [King County]<sup>5</sup>  
 Sale of Remaining Parcels [RE SOLVE]<sup>6</sup>

Major Maintenance Savings - Courts (baseline) [Meng Analysis] <sup>4</sup>	3,301,595	1,297,946	-	750,128	-	442,117	426,920	-	232,488	15,550	-	-
Major Maintenance Savings - Detention (baseline) [Meng Analysis] <sup>4</sup>	6,167,962	1,055,349	-	753,389	2,331,420	101,241	1,143,400	-	242,607	-	-	-
Parking Revenue	7,90,875	752,802	775,386	798,647	822,607	847,285	872,704	898,885	925,851	953,627	982,236	1,011,703
Staffing Savings (baseline) [King County] <sup>5</sup>	17,775,602	18,308,870	18,858,136	19,423,880	20,006,596	20,606,794	21,224,998	21,861,748	22,517,600	23,193,128	23,888,922	24,605,590
Sale of Remaining Parcels [RE SOLVE] <sup>6</sup>												
<b>Total Savings/Revenues</b>	<b>\$27,976,034</b>	<b>\$21,414,966</b>	<b>\$19,633,522</b>	<b>\$21,726,044</b>	<b>\$23,160,623</b>	<b>\$21,997,437</b>	<b>\$23,668,021</b>	<b>\$22,760,633</b>	<b>\$23,918,557</b>	<b>\$24,162,305</b>	<b>\$24,871,158</b>	<b>\$25,617,292</b>
Net Savings	\$4,032,470	\$1,659,756	\$775,386	\$1,548,776	\$822,607	\$1,289,402	\$687,911	\$688,885	\$1,150,350	\$869,177	\$682,236	(\$161,159)
Net NPV	\$2,357,702	\$824,214	\$411,204	\$762,237	\$395,688	\$590,690	\$387,393	\$373,505	\$458,398	\$365,273	\$352,566	(\$55,092)

**Total NPV**

**OPTION 2, Aggressive**

**Total to Finance**  
 Financing Add-On  
 Interest Rate  
 Term (Years)  
 Underlying Inflation  
 Discount Rate

**Annual Capital Payment**

	2034	2035	2036	2037	2038	2039	2040	2041	2042
	23	24	25	26	27	28	29	30	31
Debt Service	(210,592)	-	-	-	(2,668,798)	-	(1,265,271)	-	(2,573,210)
Major Maintenance Costs - Courts [Meng Analysis] <sup>4</sup>	-	-	-	-	-	(1,714,417)	-	(2,434,727)	-
Major Maintenance Costs - Detention (begin 2021) [Meng Analysis] <sup>2</sup>	-	-	-	-	(25,909)	-	(78,292)	-	(299,724)
Major Maintenance Costs - Structured Parking [Meng Analysis] <sup>4</sup>	(25,343,759)	(26,104,070)	(26,887,192)	(27,693,808)	(28,524,622)	(29,380,361)	(30,261,772)	(31,169,625)	(32,104,714)
Staffing Costs [King County] <sup>3</sup>									
<b>Total Costs</b>	<b>(25,554,549)</b>	<b>(26,104,070)</b>	<b>(26,887,192)</b>	<b>(27,693,808)</b>	<b>(31,219,329)</b>	<b>(31,094,778)</b>	<b>(31,605,336)</b>	<b>(33,604,352)</b>	<b>(34,977,647)</b>

**YEAR**

**COSTS**  
 Debt Service  
 Major Maintenance Costs - Courts [Meng Analysis]<sup>4</sup>  
 Major Maintenance Costs - Detention (begin 2021) [Meng Analysis]<sup>2</sup>  
 Major Maintenance Costs - Structured Parking [Meng Analysis]<sup>4</sup>  
 Staffing Costs [King County]<sup>3</sup>

**Total Costs**

**REVENUES**

Major Maintenance Savings - Courts (baseline) [Meng Analysis]<sup>4</sup>  
 Major Maintenance Savings - Detention (baseline) [Meng Analysis]<sup>4</sup>  
 Parking Revenue  
 Staffing Savings (baseline) [King County]<sup>5</sup>  
 Sale of Remaining Parcels [RE SOLVE]<sup>6</sup>

**Total Savings/Revenues**

Major Maintenance Savings - Courts (baseline) [Meng Analysis] <sup>4</sup>	1,042,054	1,073,315	1,105,515	1,138,680	1,172,841	1,208,026	1,244,267	1,281,595	1,320,042
Major Maintenance Savings - Detention (baseline) [Meng Analysis] <sup>4</sup>	25,343,759	26,104,070	26,887,192	27,693,808	28,524,622	29,380,361	30,261,772	31,169,625	32,104,714
Parking Revenue									
Staffing Savings (baseline) [King County] <sup>5</sup>									
Sale of Remaining Parcels [RE SOLVE] <sup>6</sup>									
<b>Total Savings/Revenues</b>	<b>\$26,385,811</b>	<b>\$27,177,386</b>	<b>\$27,992,707</b>	<b>\$28,832,488</b>	<b>\$29,697,463</b>	<b>\$30,588,387</b>	<b>\$31,506,038</b>	<b>\$32,451,220</b>	<b>\$33,424,756</b>

Net Savings  
 Net NPV

Net Savings	\$831,462	\$1,073,315	\$1,105,515	\$1,138,680	\$1,172,841	\$1,208,026	\$1,244,267	\$1,281,595	\$1,320,042
Net NPV	\$270,700	\$332,801	\$328,462	\$320,243	\$407,629	\$128,177	\$24,124	(\$286,609)	(\$342,194)

**Total NPV**



**OPTION 2, Medium**

**Total to Finance**  
 Financing Add-On  
 Interest Rate  
 Term (years)  
 Underlying Inflation  
 Discount Rate

**Annual Capital Payment**

	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
	11	12	13	14	15	16	17	18	19	20	21	22
	<b>YEAR</b>											
<b>COSTS</b>												
Debt Service	-	(390,992)	-	-	-	-	(411,712)	-	-	-	-	(1,071,321)
Major Maintenance Costs - Courts [Meng Analysis] <sup>1</sup>	-	-	-	-	-	-	(1,143,400)	-	(242,607)	-	-	(61,857)
Major Maintenance Costs - Detention (begin 2022) [Meng Analysis] <sup>2</sup>	(6,167,962)	(1,055,349)	-	(753,389)	(2,331,420)	(101,241)	-	-	-	-	-	-
Major Maintenance Costs - Structured Parking [Meng Analysis] <sup>3</sup>	-	-	-	-	-	-	-	-	-	-	-	(39,684)
Staffing Costs [King County] <sup>3</sup>	(17,775,602)	(18,308,870)	(18,858,136)	(19,423,880)	(20,006,596)	(20,606,794)	(21,224,988)	(21,861,748)	(22,517,600)	(23,193,128)	(23,888,922)	(24,605,590)
<b>Total Costs</b>	<b>(23,943,564)</b>	<b>(19,755,211)</b>	<b>(18,858,136)</b>	<b>(20,177,269)</b>	<b>(22,338,016)</b>	<b>(20,708,035)</b>	<b>(22,780,111)</b>	<b>(21,861,748)</b>	<b>(22,760,207)</b>	<b>(23,193,128)</b>	<b>(23,888,922)</b>	<b>(25,778,451)</b>
<b>REVENUES</b>												
Major Maintenance Savings - Courts (baseline) [Meng Analysis] <sup>4</sup>	3,301,595	1,297,946	-	750,128	-	442,117	425,920	-	232,498	15,550	1,543,211	-
Major Maintenance Savings - Detention (baseline) [Meng Analysis] <sup>4</sup>	6,167,962	1,055,349	-	753,389	2,331,420	101,241	1,143,400	-	242,607	-	-	61,857
Parking Revenue	365,438	376,401	387,683	399,324	411,303	423,642	436,352	449,442	462,926	476,813	491,118	505,851
Staffing Savings (baseline) [King County] <sup>5</sup>	17,775,602	18,308,870	18,858,136	19,423,880	20,006,596	20,606,794	21,224,988	21,861,748	22,517,600	23,193,128	23,888,922	24,605,590
Sale of Remaining Parcels [RE SOLVE] <sup>6</sup>	-	-	-	-	-	-	-	-	-	-	-	-
<b>Total Savings/Revenues</b>	<b>\$27,610,597</b>	<b>\$21,038,565</b>	<b>\$19,245,829</b>	<b>\$21,326,721</b>	<b>\$22,749,320</b>	<b>\$21,573,795</b>	<b>\$23,231,670</b>	<b>\$22,311,190</b>	<b>\$23,455,631</b>	<b>\$23,685,492</b>	<b>\$25,923,251</b>	<b>\$25,173,298</b>
Net Savings	\$3,667,033	\$1,283,355	\$387,693	\$1,149,452	\$411,303	\$865,760	\$451,559	\$449,442	\$695,424	\$492,363	\$2,034,329	\$605,153
Net NPV	\$2,144,038	\$714,620	\$206,602	\$680,551	\$197,844	\$386,614	\$197,014	\$186,753	\$275,203	\$185,567	\$730,207	(\$206,871)
<b>Total NPV</b>												

<sup>1</sup> 2012 CIP Project Cost Estimate Summary based on data from KMD, Ro  
<sup>2</sup> YSC Major Maintenance Costs for New Court & Detention Facilities, Mei  
<sup>3</sup> 2012 King County Baseline Juvenile Division Staffing Costs  
<sup>4</sup> YSC 30 Yr. Predicted Major Maintenance Costs for Existing Facility, Mei  
<sup>5</sup> King County Staffing Forecasts for Alder Site Options  
<sup>6</sup> 2011 RE SOLVE Appraisal, November 9, 2011

**OPTION 2, Medium**

**Total to Finance**  
Financing Add-On  
Interest Rate  
Term (Years)  
Underlying Inflation  
Discount Rate

**Annual Capital Payment**

	YEAR										
	2034	2035	2036	2037	2038	2039	2040	2041	2042		
	23	24	25	26	27	28	29	30	31		
<b>COSTS</b>											
Debt Service											
Major Maintenance Costs - Courts [Meng Analysis] <sup>1</sup>	(210,592)	-	-	-	(2,688,798)	-	(1,265,271)	-	-	-	(2,573,210)
Major Maintenance Costs - Detention (begin 2022) [Meng Analysis] <sup>2</sup>	-	-	-	-	-	(1,714,417)	-	-	-	(2,434,727)	-
Major Maintenance Costs - Structured Parking [Meng Analysis] <sup>3</sup>	-	-	-	-	(25,909)	-	(76,292)	-	-	-	(299,724)
Staffing Costs [King County] <sup>3</sup>	(25,343,758)	(26,104,070)	(26,887,192)	(27,693,808)	(28,524,622)	(29,380,361)	(30,261,772)	(31,169,625)	(32,104,714)		
<b>Total Costs</b>	<b>(25,554,349)</b>	<b>(26,104,070)</b>	<b>(26,887,192)</b>	<b>(27,693,808)</b>	<b>(31,219,329)</b>	<b>(31,094,778)</b>	<b>(31,605,336)</b>	<b>(33,804,352)</b>	<b>(34,977,647)</b>		
<b>REVENUES</b>											
Major Maintenance Savings - Courts (baseline) [Meng Analysis] <sup>4</sup>	-	-	1,105,954	594,189	-	2,080,167	-	-	3,597,085		
Major Maintenance Savings - Detention (baseline) [Meng Analysis] <sup>4</sup>	-	-	-	-	-	1,714,417	-	-	2,434,727		
Parking Revenue	521,027	536,658	552,757	569,340	586,420	604,013	622,133	640,797	660,021		
Staffing Savings (baseline) [King County] <sup>5</sup>	25,343,758	26,104,070	26,887,192	27,693,808	28,524,622	29,380,361	30,261,772	31,169,625	32,104,714		
Sale of Remaining Parcels [RE SOLVE] <sup>6</sup>											
<b>Total Savings/Revenues</b>	<b>\$25,864,784</b>	<b>\$26,640,728</b>	<b>\$28,545,904</b>	<b>\$28,857,317</b>	<b>\$29,111,043</b>	<b>\$33,778,958</b>	<b>\$30,883,905</b>	<b>\$37,842,244</b>	<b>\$32,764,735</b>		
Net Savings	\$310,435	\$536,658	\$1,658,712	\$1,163,509	(\$2,108,287)	\$2,684,180	(\$721,430)	\$4,237,882	(\$2,212,912)		
Net NPV	\$101,069	\$166,400	\$489,822	\$327,226	(\$564,701)	\$684,717	(\$175,269)	\$980,553	(\$487,636)		
<b>Total NPV</b>											

<sup>1</sup> 2012 CIP Project Cost Estimate Summary based on data from KMD, Ro  
<sup>2</sup> YSC Major Maintenance Costs for New Court & Detention Facilities, Mei  
<sup>3</sup> 2012 King County Baseline Juvenile Division Staffing Costs  
<sup>4</sup> YSC 30 Yr, Predicted Major Maintenance Costs for Existing Facility, Mei  
<sup>5</sup> King County Staffing Forecasts for Alder Site Options  
<sup>6</sup> 2011 RE SOLVE Appraisal, November 9, 2011

**OPTION 2, Conservative**

<b>Total to Finance</b>	<b>176,577,604</b>	<i>[King County, KMD, Roen]1</i>										
Financing Add-On	15.0%											
Interest Rate	5.5%											
Term (years)	30											
Underlying Inflation	3.0%											
Discount Rate	5.00%											
<b>Annual Capital Payment</b>	<b>\$13,971,914</b>											

Staff Salary Inflation 3.00%  
 Land Value Escalation 3.00%

	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
		1	2	3	4	5	6	7	8	9	10
					Start Construction			Occupy New			
					2015	2016	2017	2018	2019	2020	2021
YEAR											
<b>COSTS</b>											
Debt Service											
Major Maintenance Costs - Courts [Meng Analysis]2											
Major Maintenance Costs - Detention (begin 2022) [Meng Analysis]2											
Major Maintenance Costs - Structured Parking [Meng Analysis]2											
Staffing Costs [King County]3	13,226,717								(16,267,194)	(16,755,209)	(17,257,866)
<b>Total Costs</b>									<b>(16,267,194)</b>	<b>(16,755,209)</b>	<b>(17,257,866)</b>
<b>REVENUES</b>											
Major Maintenance Savings - Courts (baseline) [Meng Analysis]4	854,439	2,291,658	224,384	224,384	158,922	612,340	3,235,535	-	6,172,476	1,002,550	4,545,426
Major Maintenance Savings - Detention (baseline) [Meng Analysis]4	64,993	0	0	0	155,720	-	3,761,019	-	5,971,876	274,394	7,041,465
Parking Revenue											
Staffing Savings (baseline) [King County]5									16,267,194	16,755,209	17,257,866
Sale of Remaining Parcels [RE SOLVE]6											
<b>Total Savings/Revenues</b>	<b>\$919,421</b>	<b>\$2,291,658</b>	<b>\$224,384</b>	<b>\$224,384</b>	<b>\$314,642</b>	<b>\$612,340</b>	<b>6,996,554</b>	<b>\$0</b>	<b>\$28,411,545</b>	<b>\$18,032,153</b>	<b>\$28,844,756</b>
Net Savings	\$919,421	\$2,291,658	\$224,384	\$224,384	\$314,642	\$612,340	\$6,996,554	\$0	\$2,144,352	\$1,276,944	\$1,586,891
Net NPV	\$975,639	\$2,076,601	\$193,831	\$193,831	\$258,857	\$479,784	\$5,220,937	\$0	\$8,219,775	\$623,129	\$7,113,346
<b>Total NPV</b>											
											<b>\$28,686,127</b>

1 2012 CIP Project Cost Estimate Summary based on data from KMD, Roen Associates and King County, January 12, 2012

2 YSC Major Maintenance Costs for New Court & Detention Facilities, Meng Analysis, January 18, 2012

3 2012 King County Baseline Juvenile Division Staffing Costs

4 YSC 30 Yr. Predicted Major Maintenance Costs for Existing Facility, Meng Analysis, December 2, 2011

5 King County Staffing Forecasts for Alder Site Options

6 2011 RE SOLVE Appraisal, November 9, 2011



**OPTION 2, Conservative**

**Total to Finance**  
Financing Add-On  
Interest Rate  
Term (years)  
Underlying Inflation  
Discount Rate

**Annual Capital Payment**

	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
	11	12	13	14	15	16	17	18	19	20	21	22
	<b>YEAR</b>											
<b>COSTS</b>												
Debt Service	-	(390,992)	-	-	-	-	(411,712)	-	-	-	-	(1,071,321)
Major Maintenance Costs - Courts [Meng Analysis] <sup>1</sup>	(6,167,962)	(1,055,349)	-	(753,389)	(2,331,420)	(101,241)	(1,143,400)	-	(242,607)	-	-	(61,857)
Major Maintenance Costs - Detention (begin 2022) [Meng Analysis] <sup>2</sup>	-	-	-	-	-	-	-	-	-	-	-	-
Major Maintenance Costs - Structured Parking [Meng Analysis] <sup>3</sup>	(17,775,602)	(18,308,870)	(18,858,136)	(19,423,880)	(20,006,596)	(20,606,794)	(21,224,988)	(21,861,748)	(22,517,600)	(23,193,128)	(23,888,922)	(24,605,590)
Staffing Costs [King County] <sup>3</sup>												
<b>Total Costs</b>	<b>(23,943,564)</b>	<b>(19,755,211)</b>	<b>(18,858,136)</b>	<b>(20,177,269)</b>	<b>(22,338,016)</b>	<b>(20,708,035)</b>	<b>(22,780,111)</b>	<b>(21,861,748)</b>	<b>(22,760,207)</b>	<b>(23,193,128)</b>	<b>(23,888,922)</b>	<b>(25,778,451)</b>
<b>REVENUES</b>												
Major Maintenance Savings - Courts (baseline) [Meng Analysis] <sup>4</sup>	3,301,595	1,297,946	-	750,128	-	442,117	426,920	-	232,498	15,550	1,543,211	-
Major Maintenance Savings - Detention (baseline) [Meng Analysis] <sup>4</sup>	6,167,962	1,055,349	-	753,389	2,331,420	101,241	1,143,400	-	242,607	-	-	61,857
Parking Revenue	-	-	-	-	-	-	-	-	-	-	-	-
Staffing Savings (baseline) [King County] <sup>5</sup>	17,775,602	18,308,870	18,858,136	19,423,880	20,006,596	20,606,794	21,224,988	21,861,748	22,517,600	23,193,128	23,888,922	24,605,590
Sale of Remaining Parcels [RE SOLVE] <sup>6</sup>												
<b>Total Savings/Revenues</b>	<b>\$27,245,159</b>	<b>\$20,662,164</b>	<b>\$18,858,136</b>	<b>\$20,927,397</b>	<b>\$22,338,016</b>	<b>\$21,150,152</b>	<b>\$22,795,318</b>	<b>\$21,861,748</b>	<b>\$22,992,705</b>	<b>\$23,208,678</b>	<b>\$25,432,133</b>	<b>\$24,667,447</b>
Net Savings	\$3,301,595	\$906,954	\$0	\$750,128	(\$0)	\$442,117	\$15,207	\$0	\$232,498	\$15,550	\$1,543,211	(\$1,111,004)
Net NPV	\$1,930,374	\$505,026	\$0	\$376,866	(\$0)	\$202,539	\$6,635	\$0	\$92,007	\$5,861	\$553,924	(\$379,797)
<b>Total NPV</b>												

<sup>1</sup> 2012 CIP Project Cost Estimate Summary based on data from KMD, Ro  
<sup>2</sup> YSC Major Maintenance Costs for New Court & Detention Facilities, Mei  
<sup>3</sup> 2012 King County Baseline Juvenile Division Staffing Costs  
<sup>4</sup> YSC 30 Yr. Predicted Major Maintenance Costs for Existing Facility, Mei  
<sup>5</sup> King County Staffing Forecasts for Alder Site Options  
<sup>6</sup> 2011 RE SOLVE Appraisal, November 9, 2011

**OPTION 2, Conservative**

**Total to Finance**  
 Financing Add-On  
 Interest Rate  
 Term (years)  
 Underlying Inflation  
 Discount Rate

**Annual Capital Payment**

	2034	2035	2036	2037	2038	2039	2040	2041	2042
	23	24	25	26	27	28	29	30	31
	<b>YEAR</b>								
<b>COSTS</b>									
Debt Service									
Major Maintenance Costs - Courts [Meng Analysis] <sup>1</sup>	(210,592)	-	-	-	(2,688,798)	-	(1,265,271)	-	(2,573,210)
Major Maintenance Costs - Detention (begin 2022) [Meng Analysis] <sup>2</sup>	-	-	-	-	-	(1,714,417)	-	(2,434,727)	-
Major Maintenance Costs - Structured Parking [Meng Analysis] <sup>3</sup>	-	-	-	-	(25,909)	-	(76,292)	-	(299,724)
Staffing Costs [King County] <sup>3</sup>	(25,343,758)	(26,104,070)	(26,887,192)	(27,693,808)	(28,524,622)	(29,360,361)	(30,261,772)	(31,169,625)	(32,104,714)
<b>Total Costs</b>	<b>(25,554,349)</b>	<b>(26,104,070)</b>	<b>(26,887,192)</b>	<b>(27,693,808)</b>	<b>(31,219,329)</b>	<b>(31,094,779)</b>	<b>(31,605,336)</b>	<b>(33,604,352)</b>	<b>(34,977,647)</b>
<b>REVENUES</b>									
Major Maintenance Savings - Courts (baseline) [Meng Analysis] <sup>4</sup>	-	-	1,105,954	594,169	-	2,080,167	-	3,597,095	-
Major Maintenance Savings - Detention (baseline) [Meng Analysis] <sup>4</sup>	-	-	-	-	-	1,714,417	-	2,434,727	-
Parking Revenue	-	-	-	-	-	-	-	-	-
Staffing Savings (baseline) [King County] <sup>5</sup>	25,343,758	26,104,070	26,887,192	27,693,808	28,524,622	29,360,361	30,261,772	31,169,625	32,104,714
Sale of Remaining Parcels [RE SOLVE] <sup>6</sup>	-	-	-	-	-	-	-	-	-
<b>Total Savings/Revenues</b>	<b>\$25,343,758</b>	<b>\$26,104,070</b>	<b>\$27,993,147</b>	<b>\$28,287,977</b>	<b>\$28,524,622</b>	<b>\$33,174,945</b>	<b>\$30,261,772</b>	<b>\$37,201,446</b>	<b>\$32,104,714</b>
Net Savings	(\$210,592)	\$0	\$1,105,954	\$594,169	(\$2,694,707)	\$2,080,167	(\$1,343,564)	\$3,597,095	(\$2,872,933)
Net NPV	(\$68,563)	\$0	\$326,591	\$167,104	(\$721,773)	\$530,637	(\$326,414)	\$532,287	(\$633,079)
<b>Total NPV</b>									

<sup>1</sup> 2012 CIP Project Cost Estimate Summary based on data from KMD, Ro  
<sup>2</sup> YSC Major Maintenance Costs for New Court & Detention Facilities, Mei  
<sup>3</sup> 2012 King County Baseline Juvenile Division Staffing Costs  
<sup>4</sup> YSC 30 Yr, Predicted Major Maintenance Costs for Existing Facility, Mei  
<sup>5</sup> King County Staffing Forecasts for Alder Site Options  
<sup>6</sup> 2011 RE SOLVE Appraisal, November 9, 2011

**OPTION 3, Aggressive**

**Total to Finance** 157,130,571 [King County, KMD, Roent]  
 Financing Add-On 15.0%  
 Interest Rate 5.5%  
 Term (Years) 30  
 Underlying Inflation 3.0%  
 Discount Rate 5.00%

Staff Salary Inflation 3.00%  
 Land Value Escalation 3.0%

**Annual Capital Payment** \$12,433,145

	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
					Start Construction			Occupy New			
		1	2	3	4	5	6	7	8	9	10
<b>COSTS</b>											
Debt Service		-	-	-	-	-	-	-	-	-	-
Major Maintenance Costs - Courts [Meng Analysis] <sup>2</sup>		-	-	-	-	-	-	-	-	-	-
Major Maintenance Costs - Detention (begin 2022) [Meng Analysis] <sup>2</sup>		-	-	-	-	-	-	-	-	-	-
Major Maintenance Costs - Structured Parking [Meng Analysis] <sup>2</sup>		-	-	-	-	-	-	-	-	-	-
Staffing Costs [King County] <sup>3</sup>	13,500,717								(16,604,179)	(17,102,304)	(17,615,374)
<b>Total Costs</b>		-	-	-	-	-	-	-	(16,604,179)	(17,102,304)	(17,615,374)

<b>REVENUES</b>											
Major Maintenance Savings - Courts (baseline) [Meng Analysis] <sup>4</sup>	854,438		2,291,658	224,384	158,922	612,340	3,235,535	-	6,172,476	1,002,550	4,545,426
Major Maintenance Savings - Detention (baseline) [Meng Analysis] <sup>4</sup>	64,983		0	0	155,720	-	3,761,019	-	5,971,876	274,394	7,041,465
Parking Revenue	528,000						668,855		668,920	689,920	709,588
Staffing Savings (baseline) [King County] <sup>5</sup>									16,287,194	16,755,209	17,257,866
Sale of Remaining Parcels [RE SOLVE] <sup>6</sup>	13,226,717										
<b>Total Savings/Revenues</b>	\$919,421	\$2,291,658	\$224,384	\$314,642	\$612,340	\$6,996,554	\$0	\$29,080,400	\$18,721,073	\$29,554,344	

Net Savings	\$919,421	\$2,291,658	\$224,384	\$314,642	\$612,340	\$6,996,554	\$0	\$12,476,221	\$1,618,769	\$11,938,971
Net NPV	\$875,639	\$2,078,601	\$193,831	\$258,857	\$479,784	\$5,220,937	\$0	\$8,444,398	\$1,043,473	\$7,329,492
<b>Total NPV</b>	\$33,025,824									

**OPTION 3, Aggressive**

**Total to Finance**  
Financing Add-On  
Interest Rate  
Term (Years)  
Underlying Inflation  
Discount Rate

**Annual Capital Payment**

**YEAR**

	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
<b>COSTS</b>												
Debt Service												
Major Maintenance Costs - Courts [Meng Analysis] <sup>4</sup>							(411,712)					
Major Maintenance Costs - Detention (begin 2022) [Meng Analysis] <sup>4</sup>		(390,992)										(1,071,321)
Major Maintenance Costs - Structured Parking [Meng Analysis] <sup>4</sup>	(6,167,962)	(1,055,949)		(753,389)	(2,331,420)	(101,241)	(1,143,400)		(242,807)			(61,857)
Staffing Costs [King County] <sup>3</sup>	(18,143,835)	(18,688,150)	(19,248,794)	(19,826,258)	(20,421,046)	(21,033,677)	(21,664,688)	(22,314,628)	(22,984,067)	(23,673,589)	(24,383,797)	(25,115,311)
<b>Total Costs</b>	<b>(24,311,797)</b>	<b>(20,134,491)</b>	<b>(19,248,794)</b>	<b>(20,579,647)</b>	<b>(22,752,466)</b>	<b>(21,134,918)</b>	<b>(23,219,800)</b>	<b>(22,314,628)</b>	<b>(23,226,674)</b>	<b>(23,673,589)</b>	<b>(24,383,797)</b>	<b>(25,288,172)</b>
<b>REVENUES</b>												
Major Maintenance Savings - Courts (baseline) [Meng Analysis] <sup>4</sup>	3,301,595	1,297,946		750,128		442,117	426,920		232,498	15,550	1,543,211	
Major Maintenance Savings - Detention (baseline) [Meng Analysis] <sup>4</sup>	6,167,962	1,055,949		753,389	2,331,420	101,241	1,143,400		242,807			61,857
Parking Revenue	730,875	752,802	775,386	798,647	822,607	847,285	872,704	898,885	925,851	953,627	982,236	1,011,703
Staffing Savings (baseline) [King County] <sup>5</sup>	17,775,602	18,308,970	18,856,136	19,423,880	20,006,596	20,606,794	21,224,998	21,861,748	22,517,600	23,193,128	23,888,922	24,605,590
Sale of Remaining Parcels [RE SOLVE] <sup>6</sup>												
<b>Total Savings/Revenues</b>	<b>\$27,976,034</b>	<b>\$21,414,966</b>	<b>\$19,633,522</b>	<b>\$21,726,044</b>	<b>\$23,160,623</b>	<b>\$21,997,637</b>	<b>\$23,666,021</b>	<b>\$22,760,633</b>	<b>\$23,918,557</b>	<b>\$24,162,305</b>	<b>\$26,414,369</b>	<b>\$25,679,150</b>
Net Savings	\$3,664,237	\$1,280,475	\$384,727	\$1,146,387	\$408,157	\$862,519	\$448,221	\$446,004	\$651,883	\$486,716	\$2,030,572	(\$609,022)
Net NPV	\$2,142,404	\$713,017	\$204,029	\$579,009	\$196,331	\$395,130	\$195,557	\$185,324	\$273,802	\$184,192	\$728,858	(\$208,194)
<b>Total NPV</b>												

**OPTION 3, Aggressive**

**Total to Finance**  
 Financing Add-On  
 Interest Rate  
 Term (Years)  
 Underlying Inflation  
 Discount Rate

**Annual Capital Payment**

	2034	2035	2036	2037	2038	2039	2040	2041	2042	
	23	24	25	26	27	28	29	30	31	
	<b>YEAR</b>									
<b>COSTS</b>										
Debt Service										
Major Maintenance Costs - Courts [Meng Analysis] <sup>4</sup>	(210,692)	-	-	-	(2,688,798)	-	(1,265,271)	-	(2,573,210)	
Major Maintenance Costs - Detention (begin 2022) [Meng Analysis] <sup>4</sup>	-	-	-	-	-	(1,714,417)	-	(2,434,727)	-	
Major Maintenance Costs - Structured Parking [Meng Analysis] <sup>4</sup>	-	-	-	-	(25,909)	-	(78,292)	-	(299,724)	
Staffing Costs [King County] <sup>3</sup>	(25,868,770)	(26,644,833)	(27,444,178)	(28,267,503)	(29,115,528)	(29,988,994)	(30,888,684)	(31,815,324)	(32,769,784)	
<b>Total Costs</b>	<b>(26,079,362)</b>	<b>(26,644,833)</b>	<b>(27,444,178)</b>	<b>(28,267,503)</b>	<b>(31,810,235)</b>	<b>(31,703,411)</b>	<b>(32,232,228)</b>	<b>(34,250,051)</b>	<b>(35,642,717)</b>	
<b>REVENUES</b>										
Major Maintenance Savings - Courts (baseline) [Meng Analysis] <sup>4</sup>	-	-	1,105,954	594,169	-	2,080,167	-	3,597,095	-	
Major Maintenance Savings - Detention (baseline) [Meng Analysis] <sup>4</sup>	-	-	-	-	-	1,714,417	-	2,434,727	-	
Parking Revenue	1,042,054	1,073,315	1,105,515	1,138,660	1,172,841	1,208,026	1,244,267	1,281,595	1,320,042	
Staffing Savings (baseline) [King County] <sup>5</sup>	25,343,758	26,104,070	26,887,192	27,693,808	28,524,622	29,380,361	30,261,772	31,169,625	32,104,714	
Sale of Remaining Parcels [RE SOLVE] <sup>6</sup>										
<b>Total Savings/Revenues</b>	<b>\$26,385,811</b>	<b>\$27,177,386</b>	<b>\$29,098,661</b>	<b>\$29,426,657</b>	<b>\$29,697,463</b>	<b>\$34,382,970</b>	<b>\$31,506,038</b>	<b>\$38,483,041</b>	<b>\$33,424,756</b>	
Net Savings	\$306,450	\$532,553	\$1,654,483	\$1,159,154	(\$2,112,772)	\$2,679,559	(\$726,189)	\$4,232,990	(\$2,217,961)	
Net NPV	\$99,771	\$165,127	\$488,574	\$326,001	(\$565,903)	\$683,539	(\$176,425)	\$979,419	(\$488,749)	
<b>Total NPV</b>										

**OPTION 3, Medium**

[King County, KMD, Roen]1

<b>Total to Finance</b>	<b>157,130,571</b>
Financing Add-On	15.0%
Interest Rate	5.5%
Term (years)	30
Underlying Inflation	3.0%
Discount Rate	5.00%

Staff Salary Inflation 3.00%  
 Land Value Escalation 3.0%

**Annual Capital Payment** \$12,433,145

	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
		1	2	3	4	5	6	7	8	9	10
					Start Construction			Occupy New			
					2015			2018			
<b>YEAR</b>											
<b>COSTS</b>											
Debt Service											
Major Maintenance Costs - Courts [Meng Analysis]4											
Major Maintenance Costs - Detention (begin 2022) [Meng Analysis]4											
Major Maintenance Costs - Structured Parking [Meng Analysis]4											
Staffing Costs [King County]3	13,500,717								(16,604,179)	(17,102,304)	(17,615,374)
<b>Total Costs</b>									<b>(16,604,179)</b>	<b>(17,102,304)</b>	<b>(17,615,374)</b>
<b>REVENUES</b>											
Major Maintenance Savings - Courts (baseline) [Meng Analysis]4	854,439	2,291,658	224,384	158,922	612,340	3,235,535	6,172,476	1,002,550	5,977,876	7,041,465	4,545,426
Major Maintenance Savings - Detention (baseline) [Meng Analysis]4	64,983	0	0	155,720	3,761,019	334,427	344,460	344,460	16,267,194	16,755,209	17,257,886
Parking Revenue	264,000										
Staffing Savings (baseline) [King County]5	13,228,717										
Sale of Remaining Parcels [RE SOLVE]6											
<b>Total Savings/Revenues</b>	<b>\$919,421</b>	<b>\$2,291,658</b>	<b>\$224,384</b>	<b>\$314,642</b>	<b>\$612,340</b>	<b>6,996,554</b>	<b>28,745,973</b>	<b>\$0</b>	<b>\$18,376,613</b>	<b>\$18,376,613</b>	<b>\$29,199,550</b>
Net Savings	\$919,421	\$2,291,658	\$224,384	\$314,642	\$612,340	\$6,996,554	\$18,376,613	\$0	\$12,141,794	\$1,274,309	\$11,584,177
Net NPV	\$875,639	\$2,078,601	\$193,831	\$258,857	\$479,794	\$5,220,937	\$821,431	\$0	\$8,218,044	\$821,431	\$7,111,690
<b>Total NPV</b>	<b>\$28,632,521</b>										

1 2012 CIP Project Cost Estimate Summary based on data from KMD, Roen Associates and King County, January 12, 2012

2 YSC Major Maintenance Costs for New Court & Detention Facilities, Meng Analysis, January 18, 2012

3 2012 King County Baseline Juvenile Division Staffing Costs

4 YSC 30 Yr. Predicted Major Maintenance Costs for Existing Facility, Meng Analysis, December 2, 2011

5 King County Staffing Forecasts for Alder Site Options

6 2011 RE SOLVE Appraisal, November 9, 2011

**OPTION 3, Medium**

**Total to Finance**  
 Financing Add-On  
 Interest Rate  
 Term (years)  
 Underlying Inflation  
 Discount Rate

**Annual Capital Payment**

	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
	11	12	13	14	15	16	17	18	19	20	21	22
YEAR												
<b>COSTS</b>												
Debt Service	-	(390,992)	-	-	-	-	(411,712)	-	-	-	-	(1,071,321)
Major Maintenance Costs - Courts [Meng Analysis] <sup>1</sup>	6,167,962	(1,055,349)	-	(753,389)	(2,331,420)	(101,241)	(1,143,400)	-	(242,607)	-	-	(61,857)
Major Maintenance Costs - Detention (begin 2022) [Meng Analysis] <sup>2</sup>	-	-	-	-	-	-	-	-	-	-	-	-
Major Maintenance Costs - Structured Parking [Meng Analysis] <sup>3</sup>	(18,143,835)	(18,688,150)	(19,248,794)	(19,826,258)	(20,421,046)	(21,033,677)	(21,664,889)	(22,314,628)	(22,984,067)	(23,673,589)	(24,383,797)	(25,115,311)
<b>Total Costs</b>	<b>(24,311,797)</b>	<b>(20,134,491)</b>	<b>(19,248,794)</b>	<b>(20,579,647)</b>	<b>(22,752,466)</b>	<b>(21,134,919)</b>	<b>(23,219,800)</b>	<b>(22,314,628)</b>	<b>(23,226,674)</b>	<b>(23,673,589)</b>	<b>(24,383,797)</b>	<b>(26,286,172)</b>

**REVENUES**

Major Maintenance Savings - Courts (baseline) [Meng Analysis]<sup>4</sup>  
 Major Maintenance Savings - Detention (baseline) [Meng Analysis]<sup>4</sup>  
 Parking Revenue  
 Staffing Savings (baseline) [King County]<sup>5</sup>  
 Sale of Remaining Parcels [RE SOLVE]<sup>6</sup>

Major Maintenance Savings - Courts (baseline) [Meng Analysis] <sup>4</sup>	3,301,595	1,297,946	-	750,128	-	442,117	426,920	-	232,498	15,550	1,549,211	-
Major Maintenance Savings - Detention (baseline) [Meng Analysis] <sup>4</sup>	6,167,962	1,055,349	-	753,389	2,331,420	101,241	1,143,400	-	242,607	-	-	61,857
Parking Revenue	365,438	376,401	387,693	399,324	411,303	423,642	436,352	449,442	462,926	476,813	491,118	505,851
Staffing Savings (baseline) [King County] <sup>5</sup>	17,775,602	18,308,870	18,858,136	19,423,880	20,006,596	20,606,794	21,224,998	21,861,748	22,517,600	23,183,128	23,888,922	24,605,590
Sale of Remaining Parcels [RE SOLVE] <sup>6</sup>	-	-	-	-	-	-	-	-	-	-	-	-
<b>Total Savings/Revenues</b>	<b>\$27,610,597</b>	<b>\$21,038,565</b>	<b>\$19,245,829</b>	<b>\$21,326,721</b>	<b>\$22,749,320</b>	<b>\$21,573,795</b>	<b>\$23,231,670</b>	<b>\$22,311,190</b>	<b>\$23,455,631</b>	<b>\$23,695,492</b>	<b>\$25,923,251</b>	<b>\$25,173,298</b>
Net Savings	\$3,296,800	\$904,075	(\$2,966)	\$747,074	(\$3,146)	\$438,877	\$1,870	(\$3,438)	\$228,957	\$11,903	\$1,539,454	(\$1,114,874)
Net NPV	\$1,928,740	\$503,423	(\$1,573)	\$377,323	(\$1,513)	\$201,054	\$5,179	(\$1,429)	\$90,606	\$4,486	\$552,575	(\$381,119)

**Total NPV**

<sup>1</sup> 2012 CIP Project Cost Estimate Summary based on data from KMD, Roi  
<sup>2</sup> YSC Major Maintenance Costs for New Court & Detention Facilities, Mer  
<sup>3</sup> 2012 King County Baseline Juvenile Division Staffing Costs  
<sup>4</sup> YSC 30 Yr. Predicted Major Maintenance Costs for Existing Facility, Men  
<sup>5</sup> King County Staffing Forecasts for Alder Site Options  
<sup>6</sup> 2011 RE SOLVE Appraisal, November 9, 2011

**OPTION 3, Medium**

**Total to Finance**  
Financing Add-On  
Interest Rate  
Term (years)  
Underlying Inflation  
Discount Rate

**Annual Capital Payment**

	YEAR										
	2034	2035	2036	2037	2038	2039	2040	2041	2042		
	23	24	25	26	27	28	29	30	31		
<b>COSTS</b>											
Debt Service											
Major Maintenance Costs - Courts [Meng Analysis] <sup>1</sup>	(210,592)	-	-	-	(2,668,798)	-	(1,265,271)	-	-	(2,573,210)	
Major Maintenance Costs - Detention (begin 2022) [Meng Analysis] <sup>2</sup>	-	-	-	-	-	(1,714,417)	-	(2,434,727)	-	-	
Major Maintenance Costs - Structured Parking [Meng Analysis] <sup>3</sup>	-	-	-	-	(25,909)	-	(78,292)	-	-	(299,724)	
Staffing Costs [King County] <sup>3</sup>	(25,868,770)	(26,644,833)	(27,444,178)	(28,267,503)	(29,115,528)	(29,988,994)	(30,888,664)	(31,815,324)	(32,769,784)		
<b>Total Costs</b>	<b>(26,079,362)</b>	<b>(26,644,833)</b>	<b>(27,444,178)</b>	<b>(28,267,503)</b>	<b>(31,810,235)</b>	<b>(31,703,411)</b>	<b>(32,232,228)</b>	<b>(34,250,051)</b>	<b>(35,842,717)</b>		
<b>REVENUES</b>											
Major Maintenance Savings - Courts (baseline) [Meng Analysis] <sup>4</sup>	-	-	1,105,954	594,169	-	2,080,167	-	3,597,095	-		
Major Maintenance Savings - Detention (baseline) [Meng Analysis] <sup>4</sup>	-	-	-	-	-	1,714,417	-	2,434,727	-		
Parking Revenue	521,027	536,658	552,757	568,340	586,420	604,013	622,133	640,787	660,021		
Staffing Savings (baseline) [King County] <sup>5</sup>	25,343,758	26,104,070	26,887,192	27,693,808	28,524,622	29,380,361	30,261,772	31,169,625	32,104,714		
Sale of Remaining Parcels [RE SOLVE] <sup>6</sup>											
<b>Total Savings/Revenues</b>	<b>\$25,864,784</b>	<b>\$26,640,728</b>	<b>\$28,545,904</b>	<b>\$28,857,317</b>	<b>\$29,111,043</b>	<b>\$33,778,958</b>	<b>\$30,883,905</b>	<b>\$37,842,244</b>	<b>\$32,764,735</b>		
Net Savings	(\$214,577)	(\$4,105)	\$1,101,726	\$689,814	(\$2,699,193)	\$2,075,547	(\$1,348,323)	\$3,592,193	(\$2,877,982)		
Net NPV	(669,860)	(\$1,273)	\$325,343	\$165,880	(\$722,974)	\$529,459	(\$327,570)	\$831,152	(\$634,191)		

**Total NPV**

<sup>1</sup> 2012 CIP Project Cost Estimate Summary based on data from KMD, Rot  
<sup>2</sup> YSC Major Maintenance Costs for New Court & Detention Facilities, Mer  
<sup>3</sup> 2012 King County Baseline Juvenile Division Staffing Costs  
<sup>4</sup> YSC 30 Yr, Predicted Major Maintenance Costs for Existing Facility, Men  
<sup>5</sup> King County Staffing Forecasts for Alder Site Options  
<sup>6</sup> 2011 RE SOLVE Appraisal, November 9, 2011



**OPTION 3, Conservative**

[King County, KMD, Roen]1

<b>Total to Finance</b>	<b>157,130,571</b>
Financing Add-On	15.0%
Interest Rate	5.5%
Term (years)	30
Underlying Inflation	3.0%
Discount Rate	5.00%

Staff Salary Inflation 3.00%  
 Land Value Escalation 3.0%

**Annual Capital Payment \$12,433,145**

	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
		1	2	3	4	5	6	7	8	9	10
					Start Construction			Occupy New			
					2015			2018			
<b>YEAR</b>											
<b>COSTS</b>											
Debt Service											
Major Maintenance Costs - Courts [Meng Analysis]2											
Major Maintenance Costs - Detention (begin 2022) [Meng Analysis]2											
Major Maintenance Costs - Structured Parking [Meng Analysis]2											
Staffing Costs [King County]3	13,500,717								(16,604,179)	(17,102,304)	(17,615,374)
<b>Total Costs</b>									<b>(16,604,179)</b>	<b>(17,102,304)</b>	<b>(17,615,374)</b>
<b>REVENUES</b>											
Major Maintenance Savings - Courts (baseline) [Meng Analysis]4	854,439	2,291,658	224,384	612,340	158,922	612,340	3,235,535		6,172,476	1,002,550	4,545,426
Major Maintenance Savings - Detention (baseline) [Meng Analysis]4	64,983	0	0	0	155,720	0	3,761,019		5,977,876	274,394	7,041,465
Parking Revenue											
Staffing Savings (baseline) [King County]5									16,267,194	16,755,209	17,257,866
Sale of Remaining Parcels [RE SOLVE]6											
<b>Total Savings/Revenues</b>	<b>\$919,421</b>	<b>\$2,291,658</b>	<b>\$224,384</b>	<b>\$612,340</b>	<b>\$314,642</b>	<b>\$612,340</b>	<b>6,996,554</b>	<b>\$0</b>	<b>28,411,545</b>	<b>\$18,032,153</b>	<b>\$28,844,756</b>
Net Savings	\$919,421	\$2,291,658	\$224,384	\$612,340	\$314,642	\$612,340	\$6,996,554	\$0	\$11,807,366	\$929,849	\$11,229,383
Net NPV	\$875,639	\$2,078,601	\$193,831	\$479,794	\$258,857	\$479,794	\$5,220,937	\$0	\$7,991,690	\$598,389	\$6,893,867
<b>Total NPV</b>	<b>\$24,239,219</b>										

1 2012 CIP Project Cost Estimate Summary based on data from KMD, Roen Associates and King County, January 12, 2012

2 YSC Major Maintenance Costs for New Court & Detention Facilities, Meng Analysis, January 18, 2012

3 2012 King County Baseline Juvenile Division Staffing Costs

4 YSC 30 Yr. Predicted Major Maintenance Costs for Existing Facility, Meng Analysis, December 2, 2011

5 King County Staffing Forecasts for Alder Site Options

6 2011 RE SOLVE Appraisal, November 9, 2011

**OPTION 3, Conservative**

**Total to Finance**  
Financing Add-On  
Interest Rate  
Term (years)  
Underlying Inflation  
Discount Rate

**Annual Capital Payment**

	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
	11	12	13	14	15	16	17	18	19	20	21	22
<b>COSTS</b>												
Debt Service	-	(390,992)	-	-	-	-	(411,712)	-	-	-	-	(1,071,321)
Major Maintenance Costs - Courts [Meng Analysis] <sup>1</sup>	(6,167,962)	(1,055,349)	-	(753,389)	(2,331,420)	(101,241)	(1,143,400)	-	(242,607)	-	-	(61,857)
Major Maintenance Costs - Detention (begin 2022) [Meng Analysis] <sup>2</sup>	-	-	-	-	-	-	-	-	-	-	-	-
Major Maintenance Costs - Structured Parking [Meng Analysis] <sup>3</sup>	(18,143,835)	(18,688,150)	(19,248,794)	(19,826,258)	(20,421,046)	(21,033,677)	(21,664,889)	(22,314,628)	(22,984,067)	(23,673,589)	(24,383,797)	(25,115,311)
<b>Total Costs</b>	<b>(24,311,797)</b>	<b>(20,134,491)</b>	<b>(19,248,794)</b>	<b>(20,579,647)</b>	<b>(22,752,466)</b>	<b>(21,134,916)</b>	<b>(23,219,800)</b>	<b>(22,314,628)</b>	<b>(23,226,674)</b>	<b>(23,673,589)</b>	<b>(24,383,797)</b>	<b>(26,286,172)</b>

**REVENUES**  
Major Maintenance Savings - Courts (baseline) [Meng Analysis]<sup>4</sup>  
Major Maintenance Savings - Detention (baseline) [Meng Analysis]<sup>4</sup>  
Parking Revenue  
Staffing Savings (baseline) [King County]<sup>5</sup>  
Sale of Remaining Parcels [RE SOLVE]<sup>6</sup>

Major Maintenance Savings - Courts (baseline) [Meng Analysis] <sup>4</sup>	3,301,595	1,297,946	-	750,128	-	442,117	426,920	-	232,498	15,550	1,549,211	-
Major Maintenance Savings - Detention (baseline) [Meng Analysis] <sup>4</sup>	6,167,962	1,055,349	-	753,389	2,331,420	101,241	1,143,400	-	242,607	-	-	61,857
Parking Revenue	-	-	-	-	-	-	-	-	-	-	-	-
Staffing Savings (baseline) [King County] <sup>5</sup>	17,775,602	18,308,870	18,858,136	19,423,880	20,006,586	20,606,794	21,224,998	21,861,748	22,517,600	23,183,128	23,888,922	24,605,590
Sale of Remaining Parcels [RE SOLVE] <sup>6</sup>	-	-	-	-	-	-	-	-	-	-	-	-
<b>Total Savings/Revenues</b>	<b>\$27,245,159</b>	<b>\$20,662,164</b>	<b>\$18,858,136</b>	<b>\$20,927,397</b>	<b>\$22,338,016</b>	<b>\$21,150,152</b>	<b>\$22,795,318</b>	<b>\$21,861,748</b>	<b>\$22,992,705</b>	<b>\$23,208,678</b>	<b>\$25,432,133</b>	<b>\$24,667,447</b>
Net Savings	\$2,933,362	\$527,674	(\$90,658)	\$347,750	(\$14,450)	\$15,234	(\$424,482)	(\$452,880)	(\$333,968)	(\$464,911)	\$1,048,337	(\$1,620,725)
Net NPV	\$1,715,076	\$293,828	(\$207,175)	\$176,637	(\$199,357)	\$6,979	(\$185,200)	(\$188,181)	(\$92,599)	(\$175,220)	\$376,292	(\$564,045)

**Total NPV**

<sup>1</sup> 2012 CIP Project Cost Estimate Summary based on data from KMD, Rot  
<sup>2</sup> YSC Major Maintenance Costs for New Court & Detention Facilities, Mer  
<sup>3</sup> 2012 King County Baseline Juvenile Division Staffing Costs  
<sup>4</sup> YSC 30 Yr. Predicted Major Maintenance Costs for Existing Facility, Men  
<sup>5</sup> King County Staffing Forecasts for Alder Site Options  
<sup>6</sup> 2011 RE SOLVE Appraisal, November 9, 2011

**OPTION 3, Conservative**

**Total to Finance**  
 Financing Add-On  
 Interest Rate  
 Term (years)  
 Underlying Inflation  
 Discount Rate

**Annual Capital Payment**

	YEAR										
	2034	2035	2036	2037	2038	2039	2040	2041	2042		
	23	24	25	26	27	28	29	30	31		
<b>COSTS</b>											
Debt Service											
Major Maintenance Costs - Courts [Meng Analysis] <sup>1</sup>	(210,592)	-	-	-	(2,668,798)	-	(1,265,271)	-	-	-	(2,573,210)
Major Maintenance Costs - Detention (begin 2022) [Meng Analysis] <sup>2</sup>	-	-	-	-	-	(1,714,417)	-	(2,434,727)	-	-	-
Major Maintenance Costs - Structured Parking [Meng Analysis] <sup>3</sup>	-	-	-	-	(25,909)	-	(78,292)	-	-	-	(299,724)
Staffing Costs [King County] <sup>3</sup>	(25,668,770)	(26,644,833)	(27,444,178)	(28,267,503)	(29,115,528)	(29,988,994)	(30,888,664)	(31,815,324)	(32,769,764)		
<b>Total Costs</b>	<b>(26,079,362)</b>	<b>(26,644,833)</b>	<b>(27,444,178)</b>	<b>(28,267,503)</b>	<b>(31,810,235)</b>	<b>(31,703,411)</b>	<b>(32,232,228)</b>	<b>(34,250,051)</b>	<b>(35,642,717)</b>		
<b>REVENUES</b>											
Major Maintenance Savings - Courts (baseline) [Meng Analysis] <sup>4</sup>	-	-	1,105,954	594,169	-	2,080,167	-	3,597,095	-	-	-
Major Maintenance Savings - Detention (baseline) [Meng Analysis] <sup>4</sup>	-	-	-	-	-	1,714,417	-	2,434,727	-	-	-
Parking Revenue	-	-	-	-	-	-	-	-	-	-	-
Staffing Savings (baseline) [King County] <sup>5</sup>	25,343,758	26,104,070	26,887,192	27,693,808	28,524,622	29,380,361	30,261,772	31,169,625	32,104,714		
Sale of Remaining Parcels [RE SOLVE] <sup>6</sup>											
<b>Total Savings/Revenues</b>	<b>\$25,343,758</b>	<b>\$26,104,070</b>	<b>\$27,993,147</b>	<b>\$28,287,977</b>	<b>\$28,524,622</b>	<b>\$33,174,945</b>	<b>\$30,261,772</b>	<b>\$37,201,446</b>	<b>\$32,104,714</b>		
Net Savings	(\$735,604)	(\$540,763)	\$548,969	\$20,474	(\$3,285,613)	\$1,471,534	(\$1,970,456)	\$2,951,396	(\$3,538,003)		
Net NPV	(\$239,492)	(\$167,673)	\$162,112	\$5,758	(\$880,046)	\$375,379	(\$478,715)	\$682,896	(\$779,633)		
<b>Total NPV</b>											

<sup>1</sup> 2012 CIP Project Cost Estimate Summary based on data from KMD, Rot  
<sup>2</sup> YSC Major Maintenance Costs for New Court & Detention Facilities, Mer  
<sup>3</sup> 2012 King County Baseline Juvenile Division Staffing Costs  
<sup>4</sup> YSC 30 Yr, Predicted Major Maintenance Costs for Existing Facility, Men  
<sup>5</sup> King County Staffing Forecasts for Alder Site Options  
<sup>6</sup> 2011 RE SOLVE Appraisal, November 9, 2011

**OPTION 4**

**Variables in the NPV Analysis**

(land + construction) [King County, KMD, Roen]1  
 Original 9 ac Aggressive \$189,242,655  
 12 ac site Medium \$196,627,529  
 20 ac site Conservative \$213,795,086

15.0%  
 5.5%  
 30  
 3.0%  
 5.00%  
 Staff Salary Inflation 3.00%  
 Land Value Escalation 3.0%

**Annual Capital Payment**

\$0

	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
		1	2	3	4	5	6	7	8	9	10
YEAR							Start Construction			Occupy New	
<b>COSTS</b>											
Debt Service											
Major Maintenance Costs - Courts [Meng Analysis]4											
Major Maintenance Costs - Detention [Meng Analysis]4											
Major Maintenance Costs - Structured Parking [Meng Analysis]2											
Staffing Costs [King County]3	12,610,217										(16,453,473)
<b>Total Costs</b>											<b>(16,453,473)</b>

**REVENUES**

Major Maintenance Savings - Courts (baseline) [Meng Analysis]4						612,340	3,235,535		6,172,476	1,002,550	4,545,426
Major Maintenance Savings - Detention (baseline) [Meng Analysis]4							3,761,019		5,971,876	274,394	7,041,465
Staffing Savings (baseline) [King County]5	13,226,717										17,257,866
Sale of Remaining Parcels [RE SOLVE]6											
<b>Total Savings/Revenues</b>						<b>\$612,340</b>	<b>6,996,554</b>		<b>\$12,144,352</b>	<b>\$1,276,944</b>	<b>\$28,844,756</b>

**Net Savings**

Net Savings						\$612,340	\$6,996,554		\$12,144,352	\$1,276,944	\$12,391,283
Net NPV						\$479,764	\$5,220,937		\$8,219,775	\$823,129	\$7,607,173

**Total NPV**

\$43,389,434

**OPTION 4**

**Total to Finance**  
 Financing Add-On  
 Interest Rate  
 Term (Years)  
 Underlying Inflation  
 Discount Rate

**Annual Capital Payment**

**YEAR**

	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
<b>COSTS</b>												
Debt Service												
Major Maintenance Costs - Courts [Meng Analysis] <sup>1F</sup>	-	(390,992)	-	-	-	-	(411,712)	-	-	-	-	(1,071,321)
Major Maintenance Costs - Detention [Meng Analysis] <sup>2</sup>	-	-	-	-	-	-	-	-	-	-	-	(246,064)
Major Maintenance Costs - Structured Parking [Meng Analysis] <sup>2</sup>	-	-	-	-	-	-	-	-	-	-	-	(39,684)
Staffing Costs [King County] <sup>3</sup>	(16,947,077)	(17,455,489)	(17,979,154)	(18,518,529)	(19,074,085)	(19,646,307)	(20,235,696)	(20,842,767)	(21,468,050)	(22,112,092)	(22,775,455)	(23,458,718)
<b>Total Costs</b>	<b>(16,947,077)</b>	<b>(17,846,482)</b>	<b>(17,979,154)</b>	<b>(18,518,529)</b>	<b>(19,074,085)</b>	<b>(19,646,307)</b>	<b>(20,847,409)</b>	<b>(20,842,767)</b>	<b>(21,468,050)</b>	<b>(22,112,092)</b>	<b>(22,775,455)</b>	<b>(24,815,786)</b>
<b>REVENUES</b>												
Major Maintenance Savings - Courts (baseline) [Meng Analysis] <sup>4</sup>	3,301,595	1,297,946	-	750,128	-	442,117	426,920	-	232,498	15,550	1,543,211	-
Major Maintenance Savings - Detention (baseline) [Meng Analysis] <sup>4</sup>	6,167,962	1,055,349	-	753,389	2,331,420	101,241	1,143,400	-	242,607	-	-	61,857
Staffing Savings (baseline) [King County] <sup>5</sup>	17,775,602	18,308,870	18,858,136	19,423,880	20,006,596	20,606,794	21,224,998	21,861,748	22,517,600	23,193,128	23,888,922	24,605,990
Sale of Remaining Parcels [RE SOLVE] <sup>6</sup>												
<b>Total Savings/Revenues</b>	<b>\$27,245,159</b>	<b>\$20,662,164</b>	<b>\$18,858,136</b>	<b>\$20,927,397</b>	<b>\$22,338,016</b>	<b>\$21,150,152</b>	<b>\$22,795,318</b>	<b>\$21,861,748</b>	<b>\$22,992,705</b>	<b>\$23,208,678</b>	<b>\$25,432,133</b>	<b>\$24,667,447</b>
Net Savings	\$10,298,082	\$2,815,682	\$875,982	\$2,408,868	\$3,263,932	\$1,503,845	\$2,147,909	\$1,018,981	\$1,524,655	\$1,095,586	\$2,656,679	(\$148,339)
Net NPV	\$6,021,075	\$1,567,877	\$466,143	\$1,216,642	\$1,570,007	\$686,929	\$937,126	\$423,407	\$603,358	\$413,292	\$953,595	(\$50,710)
<b>Total NPV</b>												

**OPTION 4**

**Total to Finance**  
Financing Add-On  
Interest Rate  
Term (Years)  
Underlying Inflation  
Discount Rate

**Annual Capital Payment**

	2034	2035	2036	2037	2038	2039	2040	2041	2042
	23	24	25	26	27	28	29	30	31
	<b>YEAR</b>								
<b>COSTS</b>									
Debt Service									
Major Maintenance Costs - Courts [Meng Analysis] <sup>1f</sup>	(210,592)	-	-	(2,668,789)	-	-	(1,265,271)	-	(2,573,210)
Major Maintenance Costs - Detention [Meng Analysis] <sup>2</sup>	(11,384)	-	-	(3,570,859)	-	-	(983,922)	-	(1,344,592)
Major Maintenance Costs - Structured Parking [Meng Analysis] <sup>2</sup>	-	-	-	(25,909)	-	-	(78,292)	-	(299,724)
Staffing Costs [King County] <sup>3</sup>	(24,182,480)	(24,887,354)	(25,633,975)	(26,402,994)	(27,195,084)	(28,010,936)	(28,851,264)	(29,716,802)	(30,608,306)
<b>Total Costs</b>	<b>(24,384,455)</b>	<b>(24,887,354)</b>	<b>(25,633,975)</b>	<b>(26,402,994)</b>	<b>(33,460,650)</b>	<b>(28,010,936)</b>	<b>(31,178,751)</b>	<b>(29,716,802)</b>	<b>(34,825,832)</b>
<b>REVENUES</b>									
Major Maintenance Savings - Courts (baseline) [Meng Analysis] <sup>4</sup>	-	-	1,105,954	594,169	-	2,080,167	-	-	3,597,085
Major Maintenance Savings - Detention (baseline) [Meng Analysis] <sup>4</sup>	-	-	-	-	-	1,714,417	-	-	2,434,727
Staffing Savings (baseline) [King County] <sup>5</sup>	25,343,758	26,104,070	26,887,192	27,693,808	28,524,822	29,380,361	30,261,772	31,169,625	32,104,714
Sale of Remaining Parcels [RE SOLVE] <sup>6</sup>									
<b>Total Savings/Revenues</b>	<b>\$25,343,758</b>	<b>\$26,104,070</b>	<b>\$27,993,147</b>	<b>\$28,287,977</b>	<b>\$28,524,822</b>	<b>\$33,174,945</b>	<b>\$30,261,772</b>	<b>\$37,201,446</b>	<b>\$32,104,714</b>
Net Savings	\$959,302	\$1,216,716	\$2,359,172	\$1,884,983	(\$4,936,027)	\$5,164,008	(\$16,979)	\$7,484,644	(\$2,721,118)
Net NPV	\$312,521	\$377,265	\$686,670	\$530,134	(\$1,322,107)	\$1,317,306	(\$222,177)	\$1,731,778	(\$599,624)
<b>Total NPV</b>									

**Major Maintenance Replacement Plan**  
 Existing Juvenile Facilities

Escalation Rate 3%  
 Discount Rate 5%

Facility	Subsystem	2011	2012	2013	2014	2015	2016	2017	2018	2019
Youth Service Center-Alder	Air Distribution			868,640						
	Ceiling Finishes									929,856
	Controls and Instrumentation		554,039							
	Cooling Generating Systems	645,733								
	Domestic Water Distribution				205,343					
	Electrical Service and Distribution			1,291,467						
	Elevators and Lifts									
	Elevators Cab Interiors									24,538
	Energy Supply									
	Exterior Doors									
	Exterior Windows									
	Fire Alarm Systems									
	Fire Protection Sprinkler Systems									
	Fittings									43,049
	Fixed Furnishings									774,880
	Floor Finishes								710,307	
	Heat Generating Systems									
	Hydronic Distribution									284,123
	Interior Doors									
	Lighting and Branch Wiring									1,937,200
	Low Voltage Communication and Security Systems									
	Other Electrical Systems							295,746		
	Partitions									
	Plumbing Fixtures									
	Rain Water Drainage									
	Roof Coverings								688,782	
	Sanitary Waste									
	Security		275,513						275,513	
	Stair Finishes						8,610			
	Stand-Pipe and Hose Systems									
	Terminal and Package Units							232,464		
	Testing and Balancing						132,591			
Wall Finishes								909,193		
Youth Service Center-Alder Infrastructure	Electrical Distribution									
	Landscaping									
	Parking Lots									354,317
	Pedestrian Paving							125,915		
	Sanitary Sewer									
	Site Development									21,561
	Site Lighting									503,087
	Storm Sewer									
Youth Service Center-Spruce	Water Supply									
	Air Distribution									498,079
	Ceiling Finishes									
	Controls and Instrumentation									
	Cooling Generating Systems									
	Domestic Water Distribution									
	Electrical Service and Distribution									
	Elevators and Lifts									
	Elevators Cab Interiors									20,753
	Energy Supply									
	Exterior Doors									
	Exterior Wall Finishes		63,090							
	Exterior Walls									
	Exterior Windows									
	Fire Alarm Systems									
	Fire Protection Sprinkler Systems									
	Fittings									138,355
	Fixed Furnishings									231,546
	Floor Finishes								1,003,075	
	Heat Generating Systems									1,224,443
	Hydronic Distribution									387,395
	Interior Doors									
	Lighting and Branch Wiring									2,213,683
Low Voltage Communication and Security Systems										
Other Electrical Systems										
Other Equipment								290,546		
Partitions										
Plumbing Fixtures										
Rain Water Drainage										
Roof Coverings								1,106,842		
Sanitary Waste										
Stair Construction										
Terminal and Package Units										
Testing and Balancing						138,355				
Wall Finishes								749,332		
<b>Grand Total (2011 Dollars)</b>		645,733	892,642	2,160,107	205,343	279,556	528,210	5,859,504		9,586,864
<b>Total Cost at Year of Replacement</b>			919,421	2,291,658	224,384	314,642	612,340	6,996,554		12,144,352

**Replacement Cost Escalated to Year of Replacement**

Building	2011	2012	2013	2014	2015	2016	2017	2018	2019
Courts		854,439	2,291,658	224,384	158,922	612,340	3,235,535	-	6,172,476
Detention	64,983	-	-	-	155,720	-	3,761,019	-	5,971,876
<b>Total</b>		919,421	2,291,658	224,384	314,642	612,340	6,996,554	-	12,144,352

**Major Maintenance Replacement Plan**  
 Existing Juvenile Facilities

Escalation Rate 3%  
 Discount Rate 5%

BudgetYear

Facility	Subsystem	2020	2021	2022	2023	2024	2025	2026	2027	2028
Youth Service Center-Alder	Air Distribution									
	Ceiling Finishes									
	Controls and Instrumentation									
	Cooling Generating Systems									
	Domestic Water Distribution									
	Electrical Service and Distribution									
	Elevators and Lifts	723,221								
	Elevators Cab Interiors									
	Energy Supply		6,457							
	Exterior Doors					116,232				
	Exterior Windows				1,312,130					
	Fire Alarm Systems				290,580					
	Fire Protection Sprinkler Systems			581,160						
	Fittings									
	Fixed Furnishings									
	Floor Finishes									
	Heat Generating Systems									258,293
	Hydronic Distribution									
	Interior Doors			798,987						
	Lighting and Branch Wiring									
	Low Voltage Communication and Security Systems							495,923		
	Other Electrical Systems									
	Partitions					602,469				
	Plumbing Fixtures			431,350						
	Rain Water Drainage			69,739						
	Roof Coverings									
	Sanitary Waste			153,685						
	Security					275,513				275,513
	Stair Finishes									
	Stand-Pipe and Hose Systems		45,150							
	Terminal and Package Units									
Testing and Balancing										
Wall Finishes										
Youth Service Center-Alder Infrastructure	Electrical Distribution		1,018,151							
	Landscaping		322,694							
	Parking Lots									
	Pedestrian Paving									
	Sanitary Sewer					191,652				
	Site Development									
	Site Lighting									
	Storm Sewer				383,304					
	Water Supply				123,616					
	Youth Service Center-Spruce	Air Distribution		664,105						
Ceiling Finishes										
Controls and Instrumentation					593,544					
Cooling Generating Systems										691,776
Domestic Water Distribution					171,560					
Electrical Service and Distribution			1,660,262							
Elevators and Lifts		210,300								
Elevators Cab Interiors										
Energy Supply			6,918							
Exterior Doors						41,507				
Exterior Wall Finishes									63,090	
Exterior Walls								1,496,450		
Exterior Windows					1,383,552					
Fire Alarm Systems					311,299					
Fire Protection Sprinkler Systems				622,598						
Fittings										
Fixed Furnishings										
Floor Finishes										
Heat Generating Systems										
Hydronic Distribution										
Interior Doors				1,270,101						
Lighting and Branch Wiring										
Low Voltage Communication and Security Systems							498,079			
Other Electrical Systems				322,368						
Other Equipment										
Partitions					698,694					
Plumbing Fixtures			830,131							
Rain Water Drainage			58,109							
Roof Coverings										
Sanitary Waste			127,287							
Stair Construction										
Terminal and Package Units				1,673,544						
Testing and Balancing										
Wall Finishes										
<b>Grand Total (2011 Dollars)</b>		978,671	8,621,735	6,841,010	1,650,553		994,002	1,496,450	338,603	950,069
<b>Total Cost at Year of Replacement</b>		1,276,944	11,586,891	9,469,557	2,353,295		1,503,517	2,331,420	543,358	1,570,320

**Replacement Cost Escalated to Year of Replacmer**

Building	2020	2021	2022	2023	2024	2025	2026	2027	2028
Courts	1,002,550	4,545,426	3,301,595	1,297,946	-	750,128	-	442,117	426,920
Detention	274,394	7,041,465	6,167,962	1,055,349	-	753,389	2,331,420	101,241	1,143,400
<b>Total</b>	<b>1,276,944</b>	<b>11,586,891</b>	<b>9,469,557</b>	<b>2,353,295</b>	<b>-</b>	<b>1,503,517</b>	<b>2,331,420</b>	<b>543,358</b>	<b>1,570,320</b>



**Major Maintenance Replacement Plan**  
 Existing Juvenile Facilities

Escalation Rate 3%  
 Discount Rate 5%

Facility	Subsystem	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038
Youth Service Center-Alder	Air Distribution										
	Celling Finishes										
	Controls and Instrumentation				554,039						
	Cooling Generating Systems										
	Domestic Water Distribution										
	Electrical Service and Distribution										
	Elevators and Lifts										
	Elevators Cab Interiors										
	Energy Supply										
	Exterior Doors										
	Exterior Windows										
	Fire Alarm Systems										
	Fire Protection Sprinkler Systems										
	Fittings										
	Fixed Furnishings										
	Floor Finishes										
	Heat Generating Systems										
	Hydronic Distribution										
	Interior Doors										
	Lighting and Branch Wiring										
	Low Voltage Communication and Security Systems										
	Other Electrical Systems									295,746	
	Partitions										
Plumbing Fixtures											
Rain Water Drainage											
Roof Coverings											
Sanitary Waste											
Security					275,513					275,513	
Stair Finishes				8,610							
Stand-Pipe and Hose Systems											
Terminal and Package Units									232,464		
Testing and Balancing			132,591								
Wall Finishes											
Youth Service Center-Alder Infrastructure	Electrical Distribution										
	Landscaping										
	Parking Lots										
	Pedestrian Paving										
	Sanitary Sewer										
	Site Development										
	Site Lighting										
	Storm Sewer										
	Water Supply										
	Youth Service Center-Spruce	Air Distribution									
Celling Finishes											
Controls and Instrumentation											
Cooling Generating Systems											
Domestic Water Distribution											
Electrical Service and Distribution											
Elevators and Lifts											
Elevators Cab Interiors											
Energy Supply											
Exterior Doors											
Exterior Wall Finishes											
Exterior Walls											
Exterior Windows											
Fire Alarm Systems											
Fire Protection Sprinkler Systems											
Fittings											
Fixed Furnishings											
Floor Finishes											
Heat Generating Systems											
Hydronic Distribution											
Interior Doors											
Lighting and Branch Wiring											
Low Voltage Communication and Security Systems											
Other Electrical Systems											
Other Equipment											
Partitions											
Plumbing Fixtures											
Rain Water Drainage											
Roof Coverings											
Sanitary Waste											
Stair Construction											
Terminal and Package Units											
Testing and Balancing			138,355								
Wall Finishes											
<b>Grand Total (2011 Dollars)</b>			270,946	8,610	829,552	32,283			528,210	275,513	
<b>Total Cost at Year of Replacement</b>			475,105	15,550	1,543,211	61,857			1,105,954	594,169	

**Replacement Cost Escalated to Year of Replacmer**

Building	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038
Courts	-	232,498	15,550	1,543,211	-	-	-	1,105,954	594,169	-
Detention	-	242,607	-	-	61,857	-	-	-	-	-
<b>Total</b>	-	475,105	15,550	1,543,211	61,857	-	-	1,105,954	594,169	-

**Major Maintenance Replacement Plan**  
 Existing Juvenile Facilities

Escalation Rate 3%  
 Discount Rate 5%

Facility	Subsystem	2039	2040	2041	2042	Grand Total
Youth Service Center-Alder	Air Distribution					868,640
	Ceiling Finishes					929,856
	Controls and Instrumentation					1,108,078
	Cooling Generating Systems			645,733		1,291,467
	Domestic Water Distribution					205,343
	Electrical Service and Distribution					1,291,467
	Elevators and Lifts					723,221
	Elevators Cab Interiors					24,538
	Energy Supply					6,457
	Exterior Doors					116,232
	Exterior Windows					1,312,130
	Fire Alarm Systems					290,580
	Fire Protection Sprinkler Systems					581,160
	Fittings					43,049
	Fixed Furnishings					774,880
	Floor Finishes			710,307		1,420,613
	Heat Generating Systems					258,293
	Hydronic Distribution					284,123
	Interior Doors					798,987
	Lighting and Branch Wiring					1,937,200
	Low Voltage Communication and Security Systems					495,923
	Other Electrical Systems					591,492
	Partitions					602,469
	Plumbing Fixtures					431,350
	Rain Water Drainage					69,739
	Roof Coverings					688,782
	Sanitary Waste					153,685
	Security					1,653,077
	Stair Finishes					17,220
	Stand-Pipe and Hose Systems					45,150
	Terminal and Package Units					464,928
	Testing and Balancing					265,181
Wall Finishes		909,193			1,818,385	
Youth Service Center-Alder Infrastructure	Electrical Distribution					1,018,151
	Landscaping					322,694
	Parking Lots					354,317
	Pedestrian Paving			125,915		251,831
	Sanitary Sewer					191,652
	Site Development					21,561
	Site Lighting					503,087
	Storm Sewer					383,304
	Water Supply					123,616
	Youth Service Center-Spruce	Air Distribution				
Ceiling Finishes						498,079
Controls and Instrumentation						593,544
Cooling Generating Systems						691,776
Domestic Water Distribution						171,560
Electrical Service and Distribution						1,660,262
Elevators and Lifts						210,300
Elevators Cab Interiors						20,753
Energy Supply						6,918
Exterior Doors						41,507
Exterior Wall Finishes						126,180
Exterior Walls						1,496,450
Exterior Windows						1,383,552
Fire Alarm Systems						311,299
Fire Protection Sprinkler Systems						622,598
Fittings						138,355
Fixed Furnishings						231,546
Floor Finishes				1,003,075		2,006,150
Heat Generating Systems						1,224,443
Hydronic Distribution						387,395
Interior Doors						1,270,101
Lighting and Branch Wiring						2,213,683
Low Voltage Communication and Security Systems						498,079
Other Electrical Systems						322,368
Other Equipment						290,546
Partitions						698,694
Plumbing Fixtures						830,131
Rain Water Drainage						58,109
Roof Coverings						1,106,842
Sanitary Waste						127,287
Stair Construction						32,283
Terminal and Package Units						1,673,544
Testing and Balancing					276,710	
Wall Finishes		749,332			1,498,663	
<b>Grand Total (2011 Dollars)</b>		1,658,524		2,485,031	-	48,117,719
<b>Total Cost at Year of Replacement</b>		3,794,584		6,031,821	-	67,760,904

**Replacement Cost Escalated to Year of Replacmer**

Building	2039	2040	2041	2042
Courts	2,080,167	-	3,597,095	-
Detention	1,714,417	-	2,434,727	-
<b>Total</b>	<b>3,794,584</b>	<b>-</b>	<b>6,031,821</b>	<b>-</b>

**Major Maintenance Replacement Plan**  
 New Juvenile Facilities

Escalation Rate  
 Discount Rate

Facility	Subsystem	1st Yr Occupancy													
		2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028			
New YSC Courthouse Building	Exterior Wall Finishes														
	Roof Coverings														
	Fittings														
	Stair Finishes														
	Wall Finishes														
	Floor Finishes														
	Other Plumbing Systems														
	Heat Generating Systems														
	Cooling Generating Systems														
	Hydronic Distribution														
	Controls and Instrumentation														
	Testing and Balancing														
	Lighting and Branch Wiring														
	Low Voltage Communication and Security Systems														
	Fire Alarm Systems														
	Security							\$ 274,234						\$ 249,093	
	New YSC Detention Building	Institutional Equipment													
Other Equipment															
Fixed Furnishings															
Exterior Wall Finishes															
Roof Coverings															
Fittings															
Stair Finishes															
Wall Finishes															
Floor Finishes															
Elevators Cab Interiors															
Heat Generating Systems															
Cooling Generating Systems															
Hydronic Distribution															
Terminal and Package Units															
Controls and Instrumentation															
Testing and Balancing															
New YSC Detention Infrastructure		Lighting and Branch Wiring													
	Low Voltage Communication and Security Systems														
	Fire Alarm Systems														
	Other Electrical Systems														
	Other Equipment														
	Fixed Furnishings														
	Parking Lots														
	New YSC Parking Garage Building	Exterior Wall Finishes													
		Roof Coverings													
		Wall Finishes													
		Floor Finishes													
		Lighting and Branch Wiring													
		Low Voltage Communication and Security Systems													
		Fire Alarm Systems													
		Vehicular Equipment													
		<b>Grand Total (2011 Dollars)</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>\$ 274,234</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 249,093</b>
		<b>Total Cost at Year of Replacement</b>		-	-	-	-	-	390,992	-	-	-	-	-	411,712

**Replacement Cost Escalated to Year of Replacment**

	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028
Courts	-	-	-	-	-	390,992	-	-	-	-	411,712
Detention	-	-	-	-	-	-	-	-	-	-	-
Parking Garage	-	-	-	-	-	-	-	-	-	-	-
Total	-	-	-	-	-	390,992	-	-	-	-	411,712

**Major Maintenance Replacement Plan**  
 New Juvenile Facilities

Escalation Rate  
 Discount Rate

Facility	Subsystem	Budget Year												
		2029	2030	2031	2032	2033	2034	2035	2036	2037	2038			
New YSC Courthouse Building	Exterior Wall Finishes					\$ 137,059								
	Roof Coverings													
	Fittings													
	Stair Finishes						\$ 106,705							
	Wall Finishes													
	Floor Finishes													
	Other Plumbing Systems													
	Heat Generating Systems													
	Cooling Generating Systems													
	Hydronic Distribution													
	Controls and Instrumentation												\$ 551,329	
	Testing and Balancing					\$ 195,799								
	Lighting and Branch Wiring													
	Low Voltage Communication and Security Systems													
	Fire Alarm Systems												\$ 444,621	
Security					\$ 226,256							\$ 205,514		
Institutional Equipment														
Other Equipment														
Fixed Furnishings														
New YSC Detention Building	Exterior Wall Finishes					\$ 40,219								
	Roof Coverings													
	Fittings													
	Stair Finishes						\$ 5,768							
	Wall Finishes													
	Floor Finishes													
	Elevators Cab Interiors													
	Heat Generating Systems													
	Cooling Generating Systems													
	Hydronic Distribution													
	Terminal and Package Units												\$ 896,953	
	Controls and Instrumentation												\$ 343,688	
	Testing and Balancing					\$ 88,200								
	Lighting and Branch Wiring													
	Low Voltage Communication and Security Systems													
Fire Alarm Systems												\$ 180,256		
Other Electrical Systems												\$ 186,665		
Other Equipment														
Fixed Furnishings														
New YSC Detention Infrastructure	Parking Lots													
New YSC Parking Garage Building	Exterior Wall Finishes					\$ 20,711								
	Roof Coverings													
	Wall Finishes													
	Floor Finishes													
	Lighting and Branch Wiring													
	Low Voltage Communication and Security Systems													
	Fire Alarm Systems												\$ 11,664	
	Vehicular Equipment													
	<b>Grand Total (2011 Dollars)</b>						<b>\$ 708,244</b>	<b>\$ 112,473</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 2,820,689</b>	
	<b>Total Cost at Year of Replacement</b>						<b>1,357,068</b>	<b>221,975</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>6,265,566</b>	

**Replacement Cost Escalated to Year of Replacmer**

	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038
Courts	-	-	-	-	1,071,321	210,592	-	-	-	2,668,798
Detention	-	-	-	-	246,064	11,384	-	-	-	3,570,859
Parking Garage	-	-	-	-	39,684	-	-	-	-	25,909
Total										

**Major Maintenance Replacement Plan**  
 New Juvenile Facilities

Escalation Rate  
 Discount Rate

Facility	Subsystem	2039	2040	2041	2042
New YSC Courthouse Building	Exterior Wall Finishes				
	Roof Coverings				
	Fittings				
	Stair Finishes				
	Wall Finishes		\$ 536,913		
	Floor Finishes				\$ 1,029,251
	Other Plumbing Systems				
	Heat Generating Systems				
	Cooling Generating Systems				
	Hydronic Distribution				
	Controls and Instrumentation				
	Testing and Balancing				
	Lighting and Branch Wiring				
	Low Voltage Communication and Security Systems				
	Fire Alarm Systems				
	Security				
	Institutional Equipment				
Other Equipment					
Fixed Furnishings					
New YSC Detention Building	Exterior Wall Finishes				
	Roof Coverings				
	Fittings				
	Stair Finishes				
	Wall Finishes		\$ 417,524		
	Floor Finishes				\$ 537,820
	Elevators Cab Interiors				
	Heat Generating Systems				
	Cooling Generating Systems				
	Hydronic Distribution				
	Terminal and Package Units				
	Controls and Instrumentation				
	Testing and Balancing				
	Lighting and Branch Wiring				
	Low Voltage Communication and Security Systems				
	Fire Alarm Systems				
	Other Electrical Systems				
Other Equipment					
Fixed Furnishings					
New YSC Detention Infrastructure	Parking Lots				
New YSC Parking Garage Building	Exterior Wall Finishes				
	Roof Coverings				
	Wall Finishes		\$ 33,223		
	Floor Finishes				\$ 119,886
	Lighting and Branch Wiring				
	Low Voltage Communication and Security Systems				
	Fire Alarm Systems				
Vehicular Equipment					
<b>Grand Total (2011 Dollars)</b>		<b>\$ -</b>	<b>\$ 987,660</b>	<b>\$ -</b>	<b>\$ 1,686,956</b>
<b>Total Cost at Year of Replacement</b>		<b>-</b>	<b>2,327,486</b>	<b>-</b>	<b>4,217,525</b>

**Replacement Cost Escalated to Year of Replacmer**

	2039	2040	2041	2042
Courts	-	1,265,271	-	2,573,210
Detention	-	983,922	-	1,344,592
Parking Garage	-	78,292	-	299,724
Total				

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# KING COUNTY

1200 King County Courthouse  
516 Third Avenue  
Seattle, WA 98104

## Signature Report

April 2, 2012

### Ordinance

**Proposed No.** 2012-0094.1

**Sponsors** Ferguson, Lambert, Gossett,  
McDermott and Phillips

1           AN ORDINANCE providing for the submission to the  
2           qualified electors of King County at a special election to be  
3           held in King County on August 7, 2012, of a proposition  
4           authorizing a property tax levy in excess of the levy  
5           limitation contained in chapter 84.55 RCW for a  
6           consecutive nine year period at first year rate of not more  
7           than \$0.07 per one thousand dollars of assessed valuation,  
8           to fund capital costs of replacing the children and family  
9           justice center located at 12th Avenue and East Alder Street  
10          in Seattle.

11          **SECTION 1. Findings:**

12          A. Public safety is a fundamental purpose of government.

13          B. A strong criminal justice system is necessary to maintain safe and livable  
14          communities.

15          C. Under Washington state law, counties provide many regional and local  
16          criminal justice functions, including police protection, the incarceration of offenders,  
17          court services, and the prosecution and defense services of defendants.

18           D. The children and family justice center ("CFJC") facility at 12th Avenue and  
19 East Alder Street in downtown Seattle serves the justice needs of King County youth and  
20 families.

21           E. The CFJC is in a state of disrepair and has reached the end of its useful life.  
22 The costs of maintaining the buildings have become untenable with over twenty million  
23 dollars in needed maintenance costs alone. The facility is in need of replacement to  
24 ensure the continuing justice services for King County children and families and to meet  
25 the demands of population growth in future years.

26           F. The superior court has undertaken long range planning efforts for the provision  
27 of juvenile and family justice services and has completed both a Targeted Operational  
28 Master Plan ("TOMP") and a Targeted Facilities Master Plan ("TFMP") which  
29 recommended replacement of the CFJC and improvements to the facilities to meet future  
30 demand.

31           G. Planning efforts have also determined that replacement of the detention  
32 facilities with a modern design will allow the county to optimize operations to reduce  
33 operational costs and avoid necessary major maintenance expenses on the existing  
34 facilities. Additionally, relocating the placement of detention facilities on the site will  
35 maximize the residual value of the remaining land.

36           H. Current funding for criminal justice is limited and insufficient to provide King  
37 County residents with the level of services needed to build and maintain safe and strong  
38 communities and to all make the necessary updates to criminal justice capital facilities,  
39 including the CFJC.



40 I. To counter this shortfall and a general lack of funding for county government,  
41 King County has aggressively worked to reduce expenditures by consolidating  
42 departments and functions, reducing labor costs and eliminating positions and programs.

43 J. To save taxpayer dollars and have the greatest possible impact on those in  
44 need, King County makes substantial investments in prevention and intervention efforts  
45 that reduce criminal justice involvement and costs, including job readiness, employment  
46 services and ending homelessness, in conjunction with funding traditional criminal  
47 justice services.

48 K. To contain costs and bring growth in revenues and expenditures into  
49 equilibrium, King County has continued to find efficiencies and capitalize on  
50 productivity gains through the better use of technology, better program management and  
51 performance measurement.

52 L. King County has also worked to obtain additional revenue tools from the state  
53 Legislature to offset the structural funding problem facing King and all other Washington  
54 state counties. However, these changes have not been sufficient to solve the county's  
55 projected revenue shortfalls.

56 M. The county's projected future deficits threaten important criminal justice and  
57 other essential government functions.

58 N. The county council hereby finds that essential public health and safety  
59 services provided by the CFJC are of general benefit to all of the residents of King  
60 County. To maintain King County's ability to continue to provide services at a facility on  
61 the current site of the CJFC, the county council finds that the best interests of all of the

62 residents of the county require the county to undertake a replacement project for the  
63 facility.

64 O. The county council further finds that it is appropriate to ask the voters to fund  
65 the replacement of this essential criminal justice facility through a nine-year \$0.07  
66 property tax levy.

67 **SECTION 2. Definitions.** The definitions in this section apply throughout this  
68 ordinance unless the context clearly require otherwise.

69 A. "Children and family justice center replacement project" means a capital  
70 project or series of capital projects to design, remodel, construct and equip facilities for  
71 juvenile justice and family law services, including but not limited to replacement of the  
72 Alder wing, tower, detention facilities, and associated parking facilities located at the  
73 children and family justice center necessary to replace and expand the existing county  
74 facilities located at 12th and Alder in Seattle.

75 B. "Capital costs" includes the costs of architectural, engineering, legal and other  
76 consulting services, inspection and testing, administrative and relocation expenses, site  
77 improvement, demolition, on and off-site utilities, related improvements and other costs  
78 incurred incident to the design, remodeling, construction and equipping of the children  
79 and family justice center replacement project and its financing, including the incidental  
80 costs and costs related to the sale, issuance and delivery of the bonds. However, "capital  
81 costs" shall not include the costs of maintenance or operations.

82 **SECTION 3. Levy submittal.** To provide necessary funds for the capital costs  
83 for design, remodeling, construction and equipping of the children and family justice  
84 center replacement project, the county council shall submit to the qualified electors of the

85 county a proposition authorizing a regular property tax levy in excess of the levy  
86 limitation contained in chapter 84.55 RCW for nine consecutive years, commencing in  
87 2012, with collection beginning in 2013, at a rate in the first year not to \$0.07 per one  
88 thousand dollars of assessed value. In accordance with RCW 84.55.050, this levy shall  
89 be a regular property tax levy, subject to the statutory rate limit of RCW 84.52.043

90 **SECTION 4. Project description.**

91 A. The children and family justice center replacement project will replace and  
92 expand of the Alder Tower, Alder Wing, detention facilities and associated parking  
93 facilities of the existing facility located at 12th and Alder in Seattle. The exact project  
94 specifications shall be determined by the county council.

95 B. The council estimates that the capital costs of design, remodeling, construction  
96 and equipping of the children and family justice center replacement project will be in the  
97 range of two hundred to two hundred ten million dollars.

98 **SECTION 5. Deposit of levy proceeds.** If approved by the voters, the levy  
99 proceeds shall be deposited in a first tier fund that shall be established by the council  
100 upon voter approval of the ballot measure. Proceeds from the fund shall be used solely  
101 for any eligible purpose identified in section 6 of this ordinance.

102 **SECTION 6. Eligible expenditures.** If approved by the qualified electors of the  
103 county, the levy proceeds shall be used only for capital costs for the children and family  
104 justice center replacement project.

105 **SECTION 7. Call for special election.** In accordance with RCW 29A.04.321,  
106 the King County council hereby calls for a special election to be held in conjunction with  
107 the general election on August 7, 2012. The director of elections shall cause notice to be

108 given of this ordinance in accordance with the state constitution and general law and to  
109 submit to the qualified electors of the county, at the said special county election, the  
110 proposition hereinafter set forth. The clerk of the council shall certify that proposition to  
111 the director of elections, in substantially the following form, with such additions,  
112 deletions or modifications as may be required for the proposition listed below by the  
113 prosecuting attorney:

114       PROPOSITION \_\_\_\_: The King County council has passed Ordinance  
115       \_\_\_\_\_ concerning funding for a replacement facility for the Children  
116       and Family Justice Center. This proposition would authorize King County  
117       to levy an additional property tax to provide funding for capital costs to  
118       replace the Children and Family Justice Center, which serves the justice  
119       needs of children and families. It would authorize King County to levy an  
120       additional regular property tax of \$0.07 per \$1,000 of assessed valuation  
121       for collection in 2013. The 2013 levy amount would become the base  
122       upon which levy increases would be computed for each of the eight  
123       succeeding years, all as provided in Ordinance \_\_\_\_\_. Should this  
124       proposition be:

125       Approved? \_\_\_\_\_

126       Rejected? \_\_\_\_\_

127       SECTION 8. Severability. If any one or more of the provisions of this ordinance  
128       shall be declared unconstitutional or invalid for any reason, such decision shall not affect  
129       the validity of the remaining provisions of this ordinance, the bonds or any short-term  
130       obligations issued in anticipation thereof, and this ordinance, the bonds and any short-

131 term obligations issued in anticipation thereof shall be construed and enforced as if such  
132 unconstitutional or invalid provisions had not been contained herein.

133

KING COUNTY COUNCIL  
KING COUNTY, WASHINGTON

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Larry Gossett, Chair

ATTEST:

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Anne Noris, Clerk of the Council

APPROVED this \_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

---

Dow Constantine, County Executive

**Attachments:** None