

2004 CIP PROJECT COST ESTIMATE SUMMARY

Project Name:	Lease Conversion to Existing County Space (Design Only 4th PAO 16,000sf)	CIP Number:	395305	Date:	12-Aug-03
Requesting Agency:	Facilities Management Division	Estimator:	J. Burt		
Implementing Agency:		Checked by:			
Project Scope:	Two leases for the PAO offices are scheduled to end in 2005. Consistent with county policy, this project will plan for the relocation of these tenants to county owned space on the 4th floor of the Courthouse.				
		TOTAL PROJECT COST		2003 PROJECT REQUEST	
ELEMENT - DESCRIPTION					
001 - CONSULTANT DESIGN					
Basic A/E Fee.....() of MACC		\$153,500			
Landmark Commission preparation & review					
Environmental Checklist					
Grading Permit/SWM Drainage Review					
Level II Drainage Tech. Report					
Soils Testing					
Outside consultant review/analysis					
Consultant Selection Advertisement Costs					
PCSP Division Costs (Procurement)					
Asbestos Assessment					
Other Design					
Total 001 - Consultant Design Cost		\$153,500		\$153,500	
003 - CONSTRUCTION					
MAX. ALLOWABLE CONST. COST (MACC)					
Sales Tax.....(8.80%) of MACC (Check site area)					
Building Permit Fees..(2.00%) of MACC		\$10,000			
Data Communications Costs (\$500/device)					
Telephone Cost (\$350/phone)					
Relocation/Temporary Construction Cost					
Security Cost during Construction (required for work in CH, RJC & KCCF)					
Other capitalized Operating Cost					
Moving Cost					
PCSP Division review and Bid Advertisement Costs					
Printing Cost (Bid Documents)					
Special Inspection & Testing Fee					
Total 003 - Construction Cost		\$10,000		\$10,000	
004 - EQUIPMENT & FURNISHINGS					
Total 004 - Equipment & Furnish. Cost					
005 - CONTINGENCY					
Project Conting. (10.00%) of 001, 003, 004, 007, & 009					
Total 005 - Contingency Cost		\$17,600		\$17,600	
007 - COUNTY FORCE DESIGN					
Project Design (of 001, 003, 004)					
Other					
Total 007 - County Force Design Cost					
009 - COUNTY FORCE ADMINISTRATION					
GGCIP Project Mgmt Hours 125					
Total 009 - County Force Admin. Cost		\$12,500		\$12,500	
006 - ART (1% of 001,003,005,007 & 009)		\$1,936		\$1,936	
010 - ADMINISTRATIVE OH (2.00% of total project cost)		\$3,911		\$3,911	
TOTAL PROJECT COST		\$199,447		\$199,447	
Less Existing Funds:					
2004 PROJECT REQUEST				\$199,447	

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2004 CIP PROJECT COST ESTIMATE SUMMARY

Project Name:	Courthouse 4th Floor Remodel	CIP Number:	395306	Date:	12-Sep-03
Requesting Agency:	DES	Estimator:	J.Burt		
Implementing Agency:	DES	Checked by:			
Project Scope:	This project will remodel approximately 16,000 sf on the 4th floor of the Courthouse for the Prosecuting Attorney's office currently located in the Bank of California. Work will include revisions to the mechanical and electrical systems, demolition, walls, doors, and finishes for new office space to accommodate the program requirements of moving attorneys into the Courthouse.				
				TOTAL PROJECT COST	2003 PROJECT REQUEST
ELEMENT - DESCRIPTION					
001 - CONSULTANT DESIGN					
Basic A/E Fee..... 11.10%) of MACC					
Landmark Commission preparation & review					
Environmental Checklist					
Grading Permit/SWM Drainage Review					
Level II Drainage Tech. Report					
Soils Testing					
Outside Survey					
Consultant Selection Advertisement Costs					
PCSP Division Costs (Procurement)					
Asbestos Assessment					
Other Design					
Total 001 - Consultant Design Cost					
003 - CONSTRUCTION					
MAX. ALLOWABLE CONST. COST (MACC)				\$895,054	
Sales Tax.....(8.80%) of MACC (Check site area)				\$78,765	
Building Permit Fees..(2.00%) of MACC (incl in Design Budget)					
Data Communications Costs (\$500/device) 45				\$22,500	
Telephone Cost (\$350/phone) 45				\$15,750	
Relocation/Temporary Construction Cost					
Security Cost during Construction (required for work in CH, RJC & KCCF)				\$5,000	
Other capitalized Operating Cost					
Moving Cost \$500/per person				\$22,500	
PCSP Division review and Bid Advertisement Costs					
Asbestos Abatement (50% of area) 2.5 x 8000sf				\$20,000	
Printing Cost (Bid Documents)				\$5,000	
Special Inspection & Testing Fee					
Total 003 - Construction Cost				\$1,064,568	\$1,064,568
004 - EQUIPMENT & FURNISHINGS					
Total 004 - Equipment & Furnish. Cost					
005 - CONTINGENCY					
Project Conting. (10.00%) of 001, 003, 004, 007, & 009					
Total 005 - Contingency Cost				\$108,857	\$108,857
007 - COUNTY FORCE DESIGN					
Project Design (of 001, 003, 004)					
Other					
Total 007 - County Force Design Cost					
009 - COUNTY FORCE ADMINISTRATION					
GGCIP Project Mgmt Hours 240					
Total 009 - County Force Admin. Cost				\$24,000	\$24,000
006 - ART (1% of 001,003,005,007 & 009)				\$11,974	\$11,974
010 - ADMINISTRATIVE OH (2.00% of total project cost)				\$24,188	\$24,188
TOTAL PROJECT COST				\$1,233,587	\$1,233,587
Less Existing Funds:					
2004 PROJECT REQUEST					\$1,233,587

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2004 CIP PROJECT COST ESTIMATE SUMMARY

Project Name:	Courthouse 7th Floor Remodel	CIP Number:	395307	Date:	12-Sep-03
Requesting Agency:	Prosecuting Atty Office (Appellate)	Estimator:	J. Burt		
Implementing Agency:	DES	Checked by:			
Project Scope:	<p>This project will remodel approximately 14500sf on the 7th floor of the Courthouse for the Prosecuting Attorney's office currently located in the Key Tower. Work will include revisions to the mechanical and electrical systems, demolition, walls, doors, and finishes for new office space to accommodate the program requirements of moving attorneys into the Courthouse.</p>				
				TOTAL PROJECT COST	2003 PROJECT REQUEST
ELEMENT - DESCRIPTION					
001 - CONSULTANT DESIGN					
Basic M/E Fee.....	9.15%	of MACC	(no Const Admin)	\$9,169	
Landmark Commission preparation & review					
Environmental Checklist					
Grading Permit/SWM Drainage Review					
Level II Drainage Tech. Report					
Soils Testing					
Outside Survey					
Consultant Selection Advertisement Costs					
PCSP Division Costs (Procurement)					
Asbestos Assessment					
Other Design					
Total 001 - Consultant Design Cost				\$9,169	\$9,169
003 - CONSTRUCTION					
MAX. ALLOWABLE CONST. COST (MACC)				\$200,412	
Sales Tax.....	8.80%	of MACC	(Check site area)	\$17,636	
Building Permit Fees..	1.50%	of MACC		\$3,006	
Data Communications Costs (\$500/device)			15	\$7,500	
Telephone Cost (\$350/phone)			15	\$5,250	
Relocation/Temporary Construction Cost					
Security Cost during Construction (required for work in CH, RJC & KCCF)					
Other capitalized Operating Cost					
Moving Cost	\$500/per person		15	\$7,500	
PCSP Division review and Bid Advertisement Costs					
Asbestos Abatement (50% of area)		2.5 x 2300sf		\$5,750	
Printing Cost (Bid Documents)				\$500	
Special Inspection & Testing Fee					
Total 003 - Construction Cost				\$247,554	\$247,554
004 - EQUIPMENT & FURNISHINGS					
Total 004 - Equipment & Furnish. Cost					
005 - CONTINGENCY					
Project Conting.	(10.00%)	of 001, 003, 004, 007, & 009		\$27,152	
Total 005 - Contingency Cost				\$27,152	\$27,152
007 - COUNTY FORCE DESIGN					
Project Design	80 hours				
Other	40 hours x 2 sheets			\$6,800	
Total 007 - County Force Design Cost				\$6,800	\$6,800
009 - COUNTY FORCE ADMINISTRATION					
GGCIP Project Mgmt	Hours	80			
Total 009 - County Force Admin. Cost				\$8,000	\$8,000
006 - ART (1% of 001,003,005,007 & 009)				\$2,987	\$2,987
010 - ADMINISTRATIVE OH (2.00% of total project cost)				\$6,033	\$6,033
TOTAL PROJECT COST				\$307,696	\$307,696
Less Existing Funds:					
2004 PROJECT REQUEST					\$307,696

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2004 CIP PROJECT COST ESTIMATE SUMMARY

PROJECT SCHEDULE FORM

Project:		Courthouse 7th Floor Remodel		Key:		CS		Consultant Selection/Pre-Design		P		Permits	
		Prosecuting Atty Office (Appellate)				SD		Schematic Design		C		Construction	
						DD		Design Development		CO		Closeout	
Project Estimator:		J.Burt				CD		Construction Drawings					
Jan-03	Feb-03	Mar-03	Apr-03	May-03	Jun-03	Jul-03	Aug-03	Sep-03	Oct-03	Nov-03	Dec-03		
SD	CD	CD	P	P	B	B	C	C	C	CO	CO		
												80	
Jan-04	Feb-04	Mar-04	Apr-04	May-04	Jun-04	Jul-04	Aug-04	Sep-04	Oct-04	Nov-04	Dec-04		
Jan-05	Feb-05	Mar-05	Apr-05	May-05	Jun-05	Jul-05	Aug-05	Sep-05	Oct-05	Nov-05	Dec-05	Yr. Total	
Total Project Hours											80		

2003 CIP PROJECT COST ESTIMATE SUMMARY

Project Name:	4-East - PAO - Family Support	CIP Number:		Date:	19-Nov-03
Requesting Agency:	PAO	Estimator:	Pat Z		
Implementing Agency:		Checked by:			
Project Scope:	<div style="border: 1px solid black; padding: 5px;"> Tenant Improvements to the East side of the 4 the fl. KCCH </div>				
				TOTAL PROJECT COST	2003 PROJECT REQUEST
ELEMENT - DESCRIPTION					
001 - CONSULTANT DESIGN					
Basic A/E Fee..... (11.34%) of MACC					
Landmark Commission preparation & review					
Mechanical & Electrical Engineering				\$30,000	
Grading Permit/SWM Drainage Review					
Level II Drainage Tech. Report					
Soils Testing					
Outside Survey					
Consultant Selection Advertisement Costs					
PCSP Division Costs (Procurement)					
Asbestos Assessment				\$2,000	
Other Design					
Total 001 - Consultant Design Cost				\$32,000	\$32,000
003 - CONSTRUCTION					
MAX. ALLOWABLE CONST. COST (MACC)				\$664,522	
Sales Tax..... (8.80%) of non County Force Work				\$54,652	
Building Permit Fees.. (2.00%) of MACC				\$5,000	
Data Communications Costs (\$250/device) 50 devices				\$12,500	
Telephone Cost (\$250/phone) 50 devices				\$12,500	
Relocation/Temporary Construction Cost					
Security Cost during Construction (required for work in CH, RJC & KCCF)				\$1,000	
Other capitalized Operating Cost					
Moving Cost 2.50 s.f.				\$20,000	
PCSP Division review and Bid Advertisement Costs					
Printing Cost (Bid Documents)					
Special Inspection & Testing Fee					
Total 003 - Construction Cost				\$770,174	\$770,174
TRADES				\$40,000	\$40,000
004 - EQUIPMENT & FURNISHINGS					
Total 004 - Equipment & Furnish. Cost (see detail sheet) total				\$65,000	\$65,000
Carpet and Locks					
005 - CONTINGENCY					
Project Conting. (10.00%) of 001, 003, 004, 007, & 009					
Total 005 - Contingency Cost				\$50,000	\$50,000
007 - COUNTY FORCE DESIGN					
Project Design (of 001, 003, 004)					
Other					
Total 007 - County Force Design Cost				\$30,000	\$30,000
009 - COUNTY FORCE ADMINISTRATION					
GCCIP Project Mgmt Hours					
Total 009 - County Force Admin. Cost				\$22,000	\$22,000
006 - ART (1% of 001,003,005,007 & 009)				\$9,967	\$9,967
010 - ADMINISTRATIVE OH (2.00% of total project cost)				\$20,113	\$20,113
TOTAL PROJECT COST				\$1,039,254	\$1,039,254
Less Existing Funds:					
2003 PROJECT REQUEST					\$1,039,254

Project Name:		4e pao Family support		19-Nov-03	
Scope:	Remodel				
Estimator	Pat Z				
HEADING	ITEM DESCRIPTION	UNIT	UNIT COST	QTY.	TOTAL COST
	WORK BY NON-COUNTY FORCE				
	4th fl. FLOOR				
	Demolition				\$15,000
	Asbestos removal				\$10,000
	Walls/Partitions (Studs, Tape & Paint)	lf	\$100	500	\$50,000
	DoorsRelites	ea	\$850	50	\$42,500
	Paint		\$1	40,000	\$40,000
	Storefront/Glass	sf	\$25	250	\$6,250
	Acoustical Wall Panels	sf	\$12	2,000	\$24,000
	Acoustical Ceiling	sf	\$2	18,000	\$36,000
	Acoustical Ceiling				
	Plumbing - Kitchen, coffee	ea	\$20,000		\$20,000
	HVAC	ls			\$250,000
	Lightng	ea	\$250	100	\$25,000
	Electrical	sf	\$3	7,100	\$21,300
	Subtotal				\$540,050
	Contractor OH & P		15%	of 540050	\$81,000
	Subtotal Non County-force work				\$621,050
	WORK BY COUNTY FORCE				
	Cabinetry			\$25,000	
	Kitchen	ls	\$15,000	\$15,000	
	Work by Countyf-force trades			\$40,000	
	INFLATION TO MIDPOINT OF CONSTRUCTION		2%	of \$ 621050	\$12,420
	DESIGN CONTIGENCY		5.00%	of \$621050	\$31,052
MAXIMUM ALLOWABLE CONSTRUCTION COST (MACC):		550050+8250+27500			\$664,522

Response to Council Staff's Question as to Reliability of Funding Under the Federally Funded Child Support Enforcement Program

The Prosecuting Attorney's Family Support Section is one of many state and federally reimbursed programs ("Program") administered by the County. This Section is fully funded by the State Division of Child Support (DCS) that is, in turn, funded by State and Federal dollars. The PAO is not the only County agency that receives funding from this revenue source. Activities administered by Superior Court, Department of Judicial Administration, and the Sheriff's Office also receive funding support in the form of cost reimbursement to support their involvement in the process of ensuring that child support payments are made. Because DCS receives Federal funding, its programs must comply with the requirements of OMB Circular A-87 governing the reimbursement of costs.

This Program carries with it the same funding risks any other state or federally funded program; i.e., subject to state and federal appropriations. Considering the recent interest by Congress in addressing families at risk as well as the fact that this is a long standing federally funded program, we believe that this program has less likelihood of being cut than many others receiving state and federal aid. Furthermore, the Prosecuting Attorney has received funding for this program in excess of 25 years and is all but certain to continue into future years. Finally, the activities of the PAO generates revenue for the Child Support Enforcement program which, in turn, is used to fund the Program's activities. Because of this, the Program is less likely to face Federal or State cuts than other programs reliant totally on tax dollars. Accordingly, this Program carries with it less financial risk than even the County's CX funded programs.

As far as office space is concerned, this Program had one unique element that most of the other state and federal funded programs did not. The Prosecuting Attorney's Office occupied space leased by the State and, accordingly, the Prosecuting Attorney's Office had no need to claim any costs for the leased space. The State then claimed these lease costs from the Federal Government in accordance with OMB Circular A-87. After discussions regarding this unique opportunity, DCS has agreed with the proposal to move this program to the Courthouse. DCS has determined that the Courthouse is the most suitable location for the Family Support Division provided that all reimbursement to the County be made in accordance with and subject to OMB Circular A-87. The DCS feels that the Courthouse is a good fit for the Family Support Division because it provides easy access to the Courts, built-in security, and co-locates the Family Support Division with the rest of the Prosecuting Attorney's Office. Thus, the Children and Family Services group space costs will now be handled similar to other County programs that receive reimbursement for their occupancy costs via OMB Circular A-87.

This then leads to the overriding question posed by Council staff: does the risk of losing federal and state funding for a County administered program bring into question any capital investment because of that risk? The answer is no. If brought to its conclusion, elimination of funding risk would require an iron clad state and/or federal commitment for funding over the useful life of any capital investment in space that accommodates state or federal funded staff. This simply will not be achieved. Again, bringing this logic

to conclusion would have eliminated our capital investments in King Street Center and the other existing County buildings occupied by state or federally funded programs. The Space Plan's long term staffing projections considered funding risk from all sources along with many other factors. The 10-year space need projections for the Prosecuting Attorney's office also considered these risks. The current proposal to consolidate Prosecuting Attorney's functions on both the 4th and 5th floor of the Courthouse and shift those functions out of leased space is consistent with the Space Plan projections.



ATTACHMENT 6

STATE OF WASHINGTON
DEPARTMENT OF SOCIAL AND HEALTH SERVICES

PO Box 9162 • Olympia WA 98507-9162

DCS Website: <http://www.wa.gov/dshs/dcs/>

November 20, 2003

The Honorable Norm Maleng
King County Prosecuting Attorney
516 Third Avenue, Suite W-554
Seattle, WA 98104

Post-It® Fax Note	7671	Date	11/21/03	# of pages	1
To	DAVE LAYTON	From	KATHY BROWN		
Co./Dept.		Co.			
Phone #	0198	Phone #			
Fax #	296- XXXX	Fax #			

Dear Mr. Maleng:

The purpose of this letter is to approve your proposal to house the Family Support Division of the King County Prosecuting Attorney's Office within 16,000 square feet in the King County Courthouse with your costs of occupancy reimbursed in accordance with Federal OMB Circular A-87. The Family Support Division will be housed within the King County Courthouse for a period of at least 10 years, or longer if the parties so desire.

Claims for federal reimbursement will document compliance with OMB Circular A-87 for and compliance with the program agreement we have with your Office. The OMB Circular A-87 allows for reimbursement of such items as:

- Normal operating and maintenance costs of buildings including utilities, janitorial, security, routine maintenance, and administration of building operations;
- A use allowance or depreciation of the occupied building normally 2% or straight-line depreciation as appropriate; and
- Straight-line depreciation of the costs of tenant improvements designed to meet the operational requirements of the Children and Family Services Program over the useful life of the tenant improvements (usually 7 to 10 years).

I appreciate the fact that your proposal will take advantage of the superior security provided at the Courthouse and will increase your space efficiency and effectiveness over the space this program currently occupies under a State lease.

I agree that your proposal will lead to a more cost effective and secure program and have asked my staff to assist you in implementing this move and securing reasonable reimbursement for your costs of occupancy in the King County Courthouse.

Sincerely,

Georgiann DeKay, Director
Division of Child Support

cc: Bill Paine, Local Government Liaison, Division of Child Support
Leesa Marion, Deputy Chief of Staff, King County Prosecuting Attorney's Office
Dave Preugschat, King County Property Services



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	<u>Per RSF</u>			
Exec in Bank of America Building-Cost	\$25.00	Cost	474,000	includes O&M
PAO CX Lease Savings not reflected in current plans			419,925	
PAO Grant O&M payment (in lieu of Exec in Cthse)	\$11.34		181,440	
PAO estimated capital payment (before TI's)	\$14.80		236,825	
(see calculation below)	\$26.14			
		Revenue	838,190	
		Net excess (deficit) revenue	364,190	

Calculation of Grant Program Capital payment component

	<u>Capital Cost payment from Grant (before TI's)</u>		
	<u>Capital Cost</u>	<u>annual</u>	
Current Courthouse	\$52,000,000	\$1,040,000	2% Depreciation on existing building
Lobby and Seismic and other	\$90,000,000	\$5,121,548	50 50 year debt service calculation
MMRF Payment		1,513,243	Per MMRF Plan 2004 Building Payment
		\$7,674,792	
Total Courthouse Space-RSF	518,513		
PAO Grants-RSF	16,000		
PAO fraction	3.1%		
		<u>per SF</u>	
PAO capital payment for grant space (before TI's)	\$236,825	\$14.80	