

## 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.				

ELEMENT - DESCRIPTION	TOTAL PROJECT COST	2003 PROJECT REQUEST
<b>001 - CONSULTANT DESIGN</b>		
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		
<b>Total 001 - Consultant Design Cost</b>	<b>\$153,500</b>	<b>\$153,500</b>
<b>003 - CONSTRUCTION</b>		
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		
<b>Total 003 - Construction Cost</b>	<b>\$10,000</b>	<b>\$10,000</b>
<b>004 - EQUIPMENT &amp; FURNISHINGS</b>		
<b>Total 004 - Equipment &amp; Furnish. Cost</b>		
<b>005 - CONTINGENCY</b>		
Project Conting. ( 10.00% ) of 001, 003, 004, 007, & 009		
<b>Total 005 - Contingency Cost</b>	<b>\$17,600</b>	<b>\$17,600</b>
<b>007 - COUNTY FORCE DESIGN</b>		
Project Design ( of 001, 003, 004)		
Other		
<b>Total 007 - County Force Design Cost</b>		
<b>009 - COUNTY FORCE ADMINISTRATION</b>		
GCIP Project Mgmt Hours 125		
<b>Total 009 - County Force Admin. Cost</b>	<b>\$12,500</b>	<b>\$12,500</b>
<b>006 - ART (1% of 001,003,005,007 &amp; 009)</b>	<b>\$1,936</b>	<b>\$1,936</b>
<b>010 - ADMINISTRATIVE OH ( 2.00% of total project cost)</b>	<b>\$3,911</b>	<b>\$3,911</b>
<b>TOTAL PROJECT COST</b>	<b>\$199,447</b>	<b>\$199,447</b>
Less Existing Funds:		
<b>2004 PROJECT REQUEST</b>		<b>\$199,447</b>

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# 2004 CIP PROJECT COST ESTIMATE SUMMARY

Project Name:	Courthouse 4th Floor Remodel Prosecuting Atty Office	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.

ELEMENT - DESCRIPTION	TOTAL PROJECT COST	2003 PROJECT REQUEST
<b>001 - CONSULTANT DESIGN</b>		
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		
<b>Total 001 - Consultant Design Cost</b>		
<b>003 - CONSTRUCTION</b>		
<b>MAX. ALLOWABLE CONST. COST (MACC)</b>	\$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		
<b>Total 003 - Construction Cost</b>	<b>\$1,064,568</b>	<b>\$1,064,568</b>
<b>004 - EQUIPMENT &amp; FURNISHINGS</b>		
<b>Total 004 - Equipment &amp; Furnish. Cost</b>		
<b>005 - CONTINGENCY</b>		
Project Conting. ( 10.00% ) of 001, 003, 004, 007, & 009		
<b>Total 005 - Contingency Cost</b>	<b>\$108,857</b>	<b>\$108,857</b>
<b>007 - COUNTY FORCE DESIGN</b>		
Project Design ( of 001, 003, 004)		
Other		
<b>Total 007 - County Force Design Cost</b>		
<b>009 - COUNTY FORCE ADMINISTRATION</b>		
GCIP Project Mgmt Hours 240		
<b>Total 009 - County Force Admin. Cost</b>	<b>\$24,000</b>	<b>\$24,000</b>
<b>006 - ART (1% of 001,003,005,007 &amp; 009)</b>	<b>\$11,974</b>	<b>\$11,974</b>
<b>010 - ADMINISTRATIVE OH ( 2.00% of total project cost)</b>	<b>\$24,188</b>	<b>\$24,188</b>
<b>TOTAL PROJECT COST</b>	<b>\$1,233,587</b>	<b>\$1,233,587</b>
Less Existing Funds:		
<b>2004 PROJECT REQUEST</b>		<b>\$1,233,587</b>

Project Name:		Courthouse 4th Floor Remodel	CIP Number	395306	12-Sep-03
Scope:	Prosecuting Atty Office				
Estimator	J.Burt				
HEADING	ITEM DESCRIPTION	UNIT	UNIT COST	QTY	TOTAL COST
General	General Requirements/Mobilization	ls			\$34,400
Demolition	Demolition (50% of existing)	sf	\$1.79	16,000	\$28,640
Interior	Partitions (75% new)	sf	\$8.61	16,000	\$137,760
	Doors (75% new)	sf	\$3.38	16,000	\$54,000
	Fittings	sf	\$0.45	16,000	\$7,200
	Wall Finishes (75% new)	sf	\$1.73	16,000	\$27,600
	Floor Finishes (75% new)	sf	\$4.13	16,000	\$66,120
	Ceiling Finishes (50% new)	sf	\$1.95	16,000	\$31,200
Mechanical	Plumbing Fixtures (50% new)	sf	\$1.86	16,000	\$29,760
	Water Distribution (50% new)	sf	\$2.05	16,000	\$32,800
	HVAC (75% revised)	sf	\$9.23	16,000	\$147,600
	Fire Protection	sf	\$1.55	16,000	\$24,800
Electrical	Distribution	sf	\$0.75	16,000	\$12,000
	Lighting & Branch Wiring (75% new)	sf	\$5.21	16,000	\$83,400
	Fire Alarm	sf	\$0.32	16,000	\$5,120
	INFLATION TO MIDPOINT OF CONSTRUCTION				
	DESIGN CONTIGENCY		5.00%		\$36,120
	CONTRACTOR OVERHEAD & PROFIT		18.00%		\$136,534
<b>MAXIMUM ALLOWABLE CONSTRUCTION COST (MACC):</b>					<b>\$895,054</b>

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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:	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.				

ELEMENT - DESCRIPTION		TOTAL PROJECT COST	2003 PROJECT REQUEST
<b>001 - CONSULTANT DESIGN</b>			
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			
<b>Total 001 - Consultant Design Cost</b>		<b>\$9,169</b>	<b>\$9,169</b>
<b>003 - CONSTRUCTION</b>			
<b>MAX. ALLOWABLE CONST. COST (MACC)</b>		<b>\$200,412</b>	
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			
<b>Total 003 - Construction Cost</b>		<b>\$247,554</b>	<b>\$247,554</b>
<b>004 - EQUIPMENT &amp; FURNISHINGS</b>			
<b>Total 004 - Equipment &amp; Furnish. Cost</b>			
<b>005 - CONTINGENCY</b>			
Project Conting.	( 10.00% ) of 001, 003, 004, 007, & 009		
<b>Total 005 - Contingency Cost</b>		<b>\$27,152</b>	<b>\$27,152</b>
<b>007 - COUNTY FORCE DESIGN</b>			
Project Design	80 hours		
Other	40 hours x 2 sheets	\$6,800	
<b>Total 007 - County Force Design Cost</b>		<b>\$6,800</b>	<b>\$6,800</b>
<b>009 - COUNTY FORCE ADMINISTRATION</b>			
GGCIP Project Mgmt	Hours 80		
<b>Total 009 - County Force Admin. Cost</b>		<b>\$8,000</b>	<b>\$8,000</b>
<b>006 - ART (1% of 001,003,005,007 &amp; 009)</b>		<b>\$2,987</b>	<b>\$2,987</b>
<b>010 - ADMINISTRATIVE OH ( 2.00% of total project cost)</b>		<b>\$6,033</b>	<b>\$6,033</b>
<b>TOTAL PROJECT COST</b>		<b>\$307,696</b>	<b>\$307,696</b>
Less Existing Funds:			
<b>2004 PROJECT REQUEST</b>			<b>\$307,696</b>



# 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					
Project Estimator:	J.Burt		DD	Design Development	CO	Closeout					
			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
			5	5	5	5	20	20	20	20	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
<b>Total Project Hours</b>											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:	Tenant Improvements to the East side of the 4 the fl. KCCH				

ELEMENT - DESCRIPTION	TOTAL PROJECT COST	2003 PROJECT REQUEST
<b>001 - CONSULTANT DESIGN</b>		
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		
<b>Total 001 - Consultant Design Cost</b>	<b>\$32,000</b>	<b>\$32,000</b>
<b>003 - CONSTRUCTION</b>		
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		
<b>Total 003 - Construction Cost</b>	<b>\$770,174</b>	<b>\$770,174</b>
<b>TRADES</b>	<b>\$40,000</b>	<b>\$40,000</b>
<b>004 - EQUIPMENT &amp; FURNISHINGS</b>		
<b>Total 004 - Equipment &amp; Furnish. Cost</b> (see detail sheet) total	<b>\$65,000</b>	<b>\$65,000</b>
<b>Carpet and Locks</b>		
<b>005 - CONTINGENCY</b>		
Project Conting. ( 10.00% ) of 001, 003, 004,007, & 009		
<b>Total 005 - Contingency Cost</b>	<b>\$50,000</b>	<b>\$50,000</b>
<b>007 - COUNTY FORCE DESIGN</b>		
Project Design ( of 001, 003, 004)		
Other		
<b>Total 007 - County Force Design Cost</b>	<b>\$30,000</b>	<b>\$30,000</b>
<b>009 - COUNTY FORCE ADMINISTRATION</b>		
GGCIP Project Mgmt Hours		
<b>Total 009 - County Force Admin. Cost</b>	<b>\$22,000</b>	<b>\$22,000</b>
<b>006 - ART (1% of 001,003,005,007 &amp; 009)</b>	<b>\$9,967</b>	<b>\$9,967</b>
<b>010 - ADMINISTRATIVE OH ( 2.00% of total project cost)</b>	<b>\$20,113</b>	<b>\$20,113</b>
<b>TOTAL PROJECT COST</b>	<b>\$1,039,254</b>	<b>\$1,039,254</b>
Less Existing Funds:		
<b>2003 PROJECT REQUEST</b>		<b>\$1,039,254</b>



**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 4<sup>th</sup> and 5<sup>th</sup> 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 ISLOW		
Co./Dept.		Co.			
Phone #	0198	Phone #			
Fax #	296 <del>XXXX</del>	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 Manion, Deputy Chief of Staff, King County Prosecuting Attorney's Office  
Dave Preugschat, King County Property Services

	<u>Per RSF</u>			
<b>Exec in Bank of America Building-Cost</b>	<b>\$25.00</b>	<b>Cost</b>	<b>474,000</b>	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)	<u>\$14.80</u>		236,825	
(see calculation below)	<b>\$26.14</b>			
		<b>Revenue</b>	<b>838,190</b>	
<b>Net excess (deficit) revenue</b>			<b>364,190</b>	

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
		<b>\$7,674,792</b>	
<b>Total Courthouse Space-RSF</b>	<b>518,513</b>		
PAO Grants-RSF	16,000		
PAO fraction	3.1%		
		<u>per SF</u>	
<b>PAO capital payment for grant space (before TI's)</b>	<b>\$236,825</b>	<b>\$14.80</b>	