

**JUNE 8, 2005 STAFF REPORT ATTACHMENTS 10 THRU  
13 AND 15 THRU 21**

1130 Rainier Building

Task Name	Duration	Start	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May
<b>Due Diligence</b>	<b>238 days</b>	<b>Tue 5/10/05</b>	[Timeline bar from Apr to May]													
Purchase and Sale Agreement Executed	0 days	Tue 5/10/05	◆ 5/10													
Due Diligence Period	60 days	Tue 5/10/05	[Timeline bar from May 10 to July 8]													
Escrow Opened	0 days	Wed 5/11/05	◆ 5/11													
Title Requested	0 days	Wed 5/11/05	◆ 5/11													
Earnest Money Deposit (\$100,000)	0 days	Thu 5/12/05	◆ 5/12													
Title Review	15 days	Mon 5/16/05	□ 5/30													
Negotiate/Execute Assignment and Assumption Agreement w/ Seller	16 days	Wed 6/15/05	□ 6/30													
Due Diligence Period Contingency Extension	85 days	Fri 7/8/05	◆ 9/30													
Earnest Money Deposit (\$150,000)	0 days	Fri 9/30/05	◆ 9/30													
Purchase Closing	0 days	Tue 1/3/06	◆ 1/3													
<b>Tenant Improvement</b>	<b>212 days</b>	<b>Thu 5/19/05</b>	[Timeline bar from May 19 to March 10]													
Design	12 wks	Tue 8/9/05	[Timeline bar from Aug 9 to Oct 31]													
Submit TI Permit	8 wks	Tue 11/1/05	[Timeline bar from Nov 1 to Dec 26]													
TI Construction	10 wks	Mon 1/2/06	[Timeline bar from Jan 2 to Mar 10]													
King County Self Performed Work			[Timeline bar from May 19 to March 10]													
<b>Shell &amp; Core Parking Lot</b>	<b>190 days</b>	<b>Mon 8/1/05</b>	[Timeline bar from Aug 1 to April 21]													
Design	6 wks	Mon 8/1/05	[Timeline bar from Aug 1 to Sep 9]													
Permit	6 mons	Mon 9/12/05	[Timeline bar from Sep 12 to Feb 24]													
Construction	8 wks	Mon 2/27/06	[Timeline bar from Feb 27 to Apr 21]													

Task [ ] Milestone [ ] External Tasks [ ]

Split [ ] Summary [ ] External Milestone [ ]

Progress [ ] Project Summary [ ] Deadline [ ]

Project: 050519 Due Diligence and De  
Date: Thu 5/26/05

## 1130 Rainier Building and Adjacent Parcels

	<u>Current Estimate</u>	<u>Requested 2005 Authorizations</u>	<u>Elections %</u>	<u>Elections</u>	<u>ITS</u>
<b>Purchase</b>					
Price of 1130 Rainier Building	13,725,000	250,000 deposits			
Additional Property	1,600,000				
Due Diligence	100,000	100,000			
Other Acquisition Costs	49,000	49,000			
<b>total Purchase</b>	<b>15,474,000</b>		62.0%	9,593,880	5,880,120
<b>Architectural and Engineering Construction</b>	<b>116,000</b>	<b>72,000</b>		<b>71,920</b>	<b>44,080</b>
	642,000	9,100 permits		642,000	
<b>Tenant Improvements</b>	<b>3,785,000</b>	<b>39,000</b> prelim A/E		<b>1,299,805</b>	<b>2,485,195</b>
<b>Estimated Development</b>	<b>4,543,000</b>			<b>2,013,725</b>	<b>2,529,275</b>
Legal & Accounting	25,000	17,000			
Builder's risk insurance	15,000				
Other	25,000				
<b>Subtotal</b>	<b>65,000</b>		58.0%	37,693	27,307
Developer Overhead and Fee	552,000	70,000 earned overhead		320,098	231,902
Project Contingency	287,000			166,428	120,572
	839,000				
KC including contingency	218,000	141,000 pre construction		126,415	91,585
<b>Estimated Total Cost Project</b>	<b>\$21,139,000</b>	<b>\$747,100</b>		<b>\$12,258,239</b>	<b>\$8,880,761</b>
63-20 Estimated Delivery Expenses and Interim fina	1,672,000			969,750	702,558
<b>Total Project Budget</b>	<b>\$22,811,000</b>			<b>\$13,227,989</b>	<b>\$9,583,319</b>
Annual payment	1,779,000			58%	42%
years	20			1,032,000	748,000
annual rate	4.75%			20	20
				4.75%	4.75%
				SF	44,000
				per SF	\$23.45
					16,000
					\$46.75

The estimated finance and delivery costs assume the transaction will move forward according to Section 63-20 of the Internal Revenue Code. If a different approach is ultimately recommended, these cost estimates will be adjusted accordingly.

Appendix I  
Space Plan Policy Matrix

1993 SPACE PLAN Ordinance 10810 Passed 5/10/93	1997 SPACE PLAN Motion 10259 Passed 7/28/97	2002 SPACE PLAN Ordinance 14515 Passed 11/25/02	2004 SPACE PLAN Proposed Ordinance
<p><u>Policy:</u> Co-locate services where functional relationships and/or user accessibility warrant.</p>	<p><u>Policy:</u> Physically consolidate departments that were organizationally consolidated with the Metro/King County merger.</p>	<p><u>Policy:</u> Co-locate services where functional relationships and/or user accessibility warrant.</p>	<p><u>Policy:</u> Co-locate services where functional relationships and/or user accessibility warrant.</p>
<p><u>Implementation Plan/Actions:</u> Through a public/private partnership, entered into a lease-to-own contract for a new office building which houses most of the Departments of Natural Resources and Transportation. Physically consolidated organizational units that were organizationally consolidated in both the King Street Center, the Exchange Building, and the Administration Building. As of the year 2001, the Department of Transportation (DOT) continues to occupy approximately 23,000 rentable square feet in the Yesler Building. The DOT also has a long term lease for one floor of the Exchange Building which was not intended to be released with the occupancy of the King Street Center</p>	<p><u>Implementation Plan:</u> Through the construction or acquisition of a new County building, or the consolidation of a long term leases, the County will continue to move toward consolidation. Candidates for further consolidation are the Division of Finance, Office of Human Resource Management, Prosecuting Attorney, and the new Department of Executive Services. The optimum opportunity lies with construction or acquisition of a new building.</p>	<p><u>Implementation Plan:</u> Through the construction or acquisition of a new County building, or the consolidation of a long term leases, the County will continue to move toward consolidation. Candidates for further consolidation are the various divisions of the Department of Executive Services, the Health Department, and the Department of Community Development. The optimum opportunity lies with construction of a new downtown office building.</p>	<p><u>Implementation Plan:</u> Through the construction or acquisition of a new County building, or the consolidation of a long term leases, the County will continue to move toward consolidation. Candidates for further consolidation are the various divisions of the Department of Executive Services, the Health Department, and the Department of Community Development. The optimum opportunity lies with construction of a new downtown office building.</p>
<p><u>Policy:</u> Retain and restore the central courthouse as the seat of county government and location of central governance functions.</p> <p><u>Implementation Plan:</u></p>	<p><u>Policy:</u> (Policy not officially restated, but the implementation plan supports the original intent)</p> <p><u>Implementation Plan:</u> Seismically stabilize the Courthouse by</p>	<p><u>Policy:</u> Retain, upgrade, and restore the King County Courthouse for criminal justice functions.</p> <p><u>Implementation Plan:</u> The buttress addition to the Courthouse</p>	<p><u>Policy:</u> Retain, upgrade, and restore the King County Courthouse so that is available for functions requiring weapons screening and a heightened level of security throughout the building.</p> <p><i>The language confirms that consolidation continues to be one of the programmatic goals with regard to the construction of a new office building.</i></p>

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<p>Move county support functions existing in the Courthouse to the Administration Bldg; reserve Courthouse as primary Regional Justice Center and for key elected functions and officials.</p>	<p>buttressing it with an addition which will also provide approx. 110K additional sq. ft. of office space.</p>	<p>was formally abandoned by the County Council. Currently, the plan is to seismically and mechanically upgrade the Courthouse to extend its useful life as a courthouse. All non criminal justice functions currently located in the Courthouse are candidates for a future move to a new building as criminal justice space needs grow.</p> <p>This language was altered slightly from the 1997 Space Plan to acknowledge that we are now not going to add 110,000 square feet of space to the Courthouse and that, over the long run, the Courthouse will more than likely house only regional criminal justice functions as they grow.</p>	<p><u>Implementation Plan:</u> Seismically and mechanically upgrade the Courthouse to extend its useful life as a courthouse and a specialty building. All non-specialty functions that do not require high levels of security and are currently located in the Courthouse are candidates for a future move to other County buildings including the NCOB as functions requiring a high level of security need more space.</p> <p><i>The language specifically acknowledges the Courthouse as a specialty building serving those County function such as courts who require a high level of security.</i></p>
<p><u>Policy:</u> Locate services outside of the regional centers when warranted by the need to serve particular localized location or environment, the ability to reduce cost or improve functioning in cases where public accessibility and visibility are not significant issues or a use which is not appropriate in an urban center.</p>	<p><u>Policy:</u> (Policy not officially restated, but the implementation plan supports the original intent) <u>Implementation plan:</u> Move E-911/Com Center out of downtown Seattle to South King County with the Office of Emergency Management.</p> <p>Continue to develop Community Service Centers (4 of the proposed 6 have opened) and police storefronts around the county.</p>	<p><u>Policy:</u> Locate services outside of the regional centers when warranted by the need to serve particular localized location or environment, the ability to reduce cost or improve functioning in cases where public accessibility and visibility are not significant issues or a use which is not appropriate in an urban center.</p> <p><u>Implementation plan:</u> Complete</p> <p>Reference to 1997 implementation plan.</p>	<p><u>Policy:</u> Locate services outside of the regional centers when warranted by the need to serve particular localized location or environment, the ability to reduce cost or improve functioning in cases where public accessibility and visibility are not significant issues or a use which is not appropriate in an urban center.</p> <p><u>Implementation plan:</u> Complete District Court program and facility plans and initiate other plans when necessary to address critical space plan issues.</p>

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<p><u>Policy:</u> Keep county-owned facilities fully used and in good repair.</p> <p>Consider and select ownership options for basic county functions when they can be shown to pay off in the long run.</p> <p>Continue to lease space to handle volatile and shorter term space needs.</p>	<p><u>Policy:</u> Develop and maintain safe, attractive public buildings that create a good image for government and that are sound financial investments.</p> <p>Move from high dependence on short-term leased space to owned space or leased space with option to own.</p> <p>Maintain a small percentage of the County's space needs in leased space.</p> <p><u>Implementation plan:</u> Of the approx. 550K sq. ft. the county leases, keep not more than 100K sq. ft. in leased space.</p> <p>Enter into a lease-to-own contract at King Street Center; DOT and DNR occupy space.</p> <p>Seismically stabilize the Courthouse by buttressing it with an addition which will also provide approx. 110K additional sq. ft. of office space.</p>	<p><u>Policy:</u> Develop and maintain safe, attractive public buildings that create a good image for government and that are sound financial investments.</p> <p>Start moving from high dependence on short-term leased space in the downtown area to owned space or long-term leased space with the option to own when lease space exceeds 10 percent of downtown occupied space and when it is shown that building ownership will pay off in the long run.</p> <p>Consider and select ownership options in the suburban areas when it can be clearly demonstrated that ownership will pay off in the long run.</p> <p><u>Implementation plan:</u> Solicit proposals to convert downtown leased space to a County owned building. Evaluate proposals against opportunities to engage in long term leases at current market rates.</p> <p>Implement recently adopted Ordinance that revised the Major Maintenance Reserve Fund and Building Repair and</p>	<p><u>Policy:</u> Develop and maintain safe, attractive public buildings that create a good image for government and that are sound financial investments.</p> <p>Start moving from high dependence on short-term leased space in the downtown area to owned space or long-term leased space with the option to own when lease space exceeds 10 percent of downtown general office space and when it is shown that building ownership will pay off in the long run.</p> <p>Consider and select ownership options in the suburban areas when it can be clearly demonstrated that ownership will pay off in the long run.</p> <p><u>Implementation plan:</u> Build a new downtown office building that will convert leased space to a County owned building.</p> <p>Assess South County acquisition opportunities to test the feasibility of converting leases to County owned space and to consolidate suburban Health Department functions.</p>
<p><i>This policy originally adopted with the 2002 Space Plan provides the framework within which service delivery and location of County services can be planned for and related long-term facility decisions made.</i></p>			

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Ordinance 10810	Motion 10259	Ordinance 14515	Proposed Ordinance
Passed 5/10/93	Passed 7/28/97	Passed 11/25/02	
	Replacement Fund.	<p>Engage in a systematic assessment of all County owned buildings to identify immediate needs generated by years of deferred maintenance.</p> <p>Develop a set of service standards governing the provision of maintenance, janitorial, HVAC, and other services in County owned buildings. Concurrently develop a process for reporting on compliance with those standards.</p>	<p>Consider adopting a full costing methodology to building operations, maintenance, and replacement.</p> <p>Implement a maintenance management system designed to track performance and establish required repair and maintenance activities and identify optimum staffing levels.</p> <p>Obtain Department approval of service standards governing the provision of maintenance, janitorial, HVAC, and other services in County owned buildings and negotiate a series of Service Level Agreements with tenant agencies. Concurrently develop a process for reporting on compliance with those standards.</p> <p><i>Recognizes the fact that the construction of a new office building is entirely consistent with the space plan goal of reducing reliance on leased space for County offices and provides the policy foundation to seek ownership opportunities in far south King County. Identifies potential lease conversion feasibility study in South County. Finally, acknowledges the need to adopt a more businesslike model for accounting for and charging out County space and to formally commit to a specific level of service to tenant agencies occupying County owned buildings.</i></p>

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<p><u>Policy:</u> Reduce the cost and disruption of moving by avoiding short term moves unless warranted by the inadequacy or inappropriateness of current space.</p>	<p><u>Policy:</u> Reduce the cost and disruption of moving by avoiding short term moves unless warranted by the inadequacy or inappropriateness of current space.</p> <p>This is a 1993 policy not adopted in 1997. This policy will likely change in the 2003 plan to incorporate the space reclamation program.</p>	<p><u>Policy:</u> The cost and disruption of short-term moves will be avoided unless:</p> <ul style="list-style-type: none"> <li>• Warranted by the inadequacy or inappropriateness of current space.</li> <li>• Necessary to achieve flexible lease terms in contemplation of an ultimate move to a County owned facility.</li> <li>• Necessary to economically reclaim pockets of vacant space created through budgetary reductions.</li> <li>• Necessary as an interim measure during CIP's.</li> </ul> <p><u>Implementation Plan:</u></p> <p>Continue to backfill vacating spaces in County owned buildings by moving agencies from leased space to County owned buildings or backfilling in County owned space rather than leasing outside office space during periods of program expansion.</p> <p><i>Recognizes the need to secure appropriate holdover leases in contemplation of a new County office building and to recapture blocks of vacated space for use by expanding agencies or agencies vacating leased space. Include 2005 CIP request to fund additional recapture initiatives.</i></p>	<p><u>Policy:</u> Reduce the cost and disruption of moving by avoiding short term moves unless warranted by the inadequacy or inappropriateness of current space.</p>
			<p><u>Policy:</u></p>



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Cluster other decentralized services in or nearby the regional law and justice centers where visibility and accessibility warrant.			
<u>Policy:</u> Address documented space deficiencies in an equitable and cost-effective manner as opportunities arise.	<i>Policy Not Continued</i>	<i>Policy Not Continued</i>	<i>Addressed In Other Policies</i>
<u>Policy:</u> Plan county facilities in relationship to their surrounding communities. Whenever feasible, take advantage of opportunities to enhance the community environment and increase community use of public facilities.	<i>Policy Not Continued</i>	<i>Policy Not Continued</i>	<i>Policy Not Continued</i>
	<u>Policy:</u> Council Motion 8892 authorized a Public Health Facilities Task Force to analyze and make recommendations on the County's Public Health Centers and Community Clinics.	<i>No Specific Policies Adopted Through the Space Plan.</i> Adopted policies are not superseded by the 2002 Space Plan policies or lack thereof.	<i>No Specific Policies Adopted Through the Space Plan.</i> Adopted policies are not superseded by the 2002 Space Plan policies or lack thereof.
	<u>Policy:</u> Council Motion 9913 requested an update of the District Court's Operational Master Plan, with equitable cost-sharing between the county and its contract cities being a primary issue.	<i>No Specific Policies Adopted Through the Space Plan.</i> Adopted policies are not superseded by the 2002 Space Plan policies or lack thereof.	<i>No Specific Policies Adopted Through the Space Plan.</i> Adopted policies are not superseded by the 2002 Space Plan policies or lack thereof.
	<u>Policy:</u> Construction of new eastside animal shelter is deferred until a decision is reached determining whether county animal control is a regional service and should receive regional funding.	<i>Policy Not Continued</i>	<i>Policy Not Continued</i>
<u>Policy:</u> Established Space Standards	<u>Policy:</u> No change	<u>Policy:</u> Space Standards expanded to include the	<u>Policy:</u> Established Programming Space Standards

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<p>prescribed as per square foot ranges for various categories of County Employees and specialty programmed space.</p>	<p>following: County employees will be provided with office space that:</p> <ul style="list-style-type: none"> <li>• Is highly functional;</li> <li>• Is kept clean, secured, and well maintained;</li> <li>• Includes practices that conserve resources, use recycled content materials, maximize energy efficiency, and otherwise consider environmental, economic and social benefits in the design and construction of a building project;</li> <li>• Is in a building design to protect health and safety in the event of a major earthquake; and</li> <li>• Uses, to the maximum extent possible, modern modular furnishings and configurations to enhance the functionality and efficiency of office space.</li> </ul> <p><b>Implementation Plan:</b> All new or refurbished office space comply with the prescribed per square foot office standards with programmatic deviations well documented. Building operations will be managed in accordance with established service standards for janitorial, HVAC, security and maintenance to be fully developed during 2002. All new or refurbished office space tenant improvements will be programmed consistent with the County Executive's Green Building Initiative.</p>	<p>will be prescribed as per square foot ranges for various categories of County Employees and specialty programmed space. These Standards are to be used during planning and design. Adjustments to the actual square footage standard may occur during design as a result of the physical constraints of a given building. The Director of the Facilities Management Division will certify that designs fully comply with the space standards except for specific conditions noted.</p> <p>County employees will be provided with office space that:</p> <ul style="list-style-type: none"> <li>• Is highly functional and handicapped accessible;</li> <li>• Is kept clean, reasonably secured, and well maintained;</li> <li>• For County-owned buildings, complies with King County Administrative Policies and Procedures (FES 9-3) or future County Council policy direction (Green Building Initiative). The FES 9-3 directs Offices and Departments to support the use of LEED methods and techniques. The LEED criteria cover sustainable sites, water efficiency, energy efficiency and quality of the atmosphere, materials and resources, indoor environmental quality, and innovations. Thus, this includes practices that conserve resources, use recycled</li> </ul>	<p>will be prescribed as per square foot ranges for various categories of County Employees and specialty programmed space. These Standards are to be used during planning and design. Adjustments to the actual square footage standard may occur during design as a result of the physical constraints of a given building. The Director of the Facilities Management Division will certify that designs fully comply with the space standards except for specific conditions noted.</p> <p>County employees will be provided with office space that:</p> <ul style="list-style-type: none"> <li>• Is highly functional and handicapped accessible;</li> <li>• Is kept clean, reasonably secured, and well maintained;</li> <li>• For County-owned buildings, complies with King County Administrative Policies and Procedures (FES 9-3) or future County Council policy direction (Green Building Initiative). The FES 9-3 directs Offices and Departments to support the use of LEED methods and techniques. The LEED criteria cover sustainable sites, water efficiency, energy efficiency and quality of the atmosphere, materials and resources, indoor environmental quality, and innovations. Thus, this includes practices that conserve resources, use recycled</li> </ul>

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		<p>All buildings occupied by County workforce will be certified as compliant with the Federal Emergency Management Agency's health and safety standards for seismic stability. A modular furnishings alternative will be considered on all new or refurbished space with the initial investment in modular furnishings less the value of space savings compared to the costs of other alternatives. The least cost alternative will be chosen.</p>	<p>content materials, maximize energy efficiency, and otherwise consider environmental, economic and social benefits in the design and construction of a building project. The County Council may adopt legislation related to achieving LEED certifications.</p> <ul style="list-style-type: none"> <li>• Is in a building designed to protect health and safety in the event of a major earthquake; and</li> <li>• Uses, to the maximum extent possible, modern modular furnishings and configurations to enhance the functionality and efficiency of office space, and to substantially reduce the ergonomic risk of the work environment.</li> </ul> <p><b>Implementation Plan:</b>  The Executive transmit for County Council consideration a proposed ordinance adopting Green Building standards for all construction of King County buildings. Green building practices save energy and water, minimize the production of construction waste, air and water pollution and production of greenhouse gas emissions. Green building practices also promote the wise use of natural resources.</p> <p>The County's new office building will serve as a foundation for updated space</p>

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			standards.
			All new or refurbished office space and tenant improvements will be programmed and constructed consistent with the County Executive's Green Building Initiative. The County Executive will propose legislation adopting a Green Building Initiative. The County Councils actions on this legislation, if approved, will supersede the County Executive's current Green Building Initiative.
			A modular furnishings alternative will be considered on all new or refurbished space with the initial investment in modular furnishings less the value of space savings compared to the costs of other alternatives. Reduction of ergonomic risk will be considered as well as cost savings when deciding on whether or not to upgrade the work place.
			The FMD will study the feasibility of undertaking a systematic replacement and upgrade of all general office settings if the current work space does not have modular work stations with modern ergonomic features.
			Use of Space Standards during planning and design is clarified. Deviations from Space Standards and within Space Standard ranges is also clarified along with an identification of the Facilities

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<p>Management Division as the certifying agency.</p> <p><i>Acknowledges a set of space standards as technical guidelines for programming office space. Also, acknowledges County Executive's Green Building Initiative as a legitimate programmatic goal for County facilities and identifies the Green Building initiative and modern office furnishings as preferred in the interest of higher work space quality, more efficient use of space, and the creation of an office work environment with lowered ergonomic risk to employees.</i></p>			

Space Plan  
Proposed Space Standards

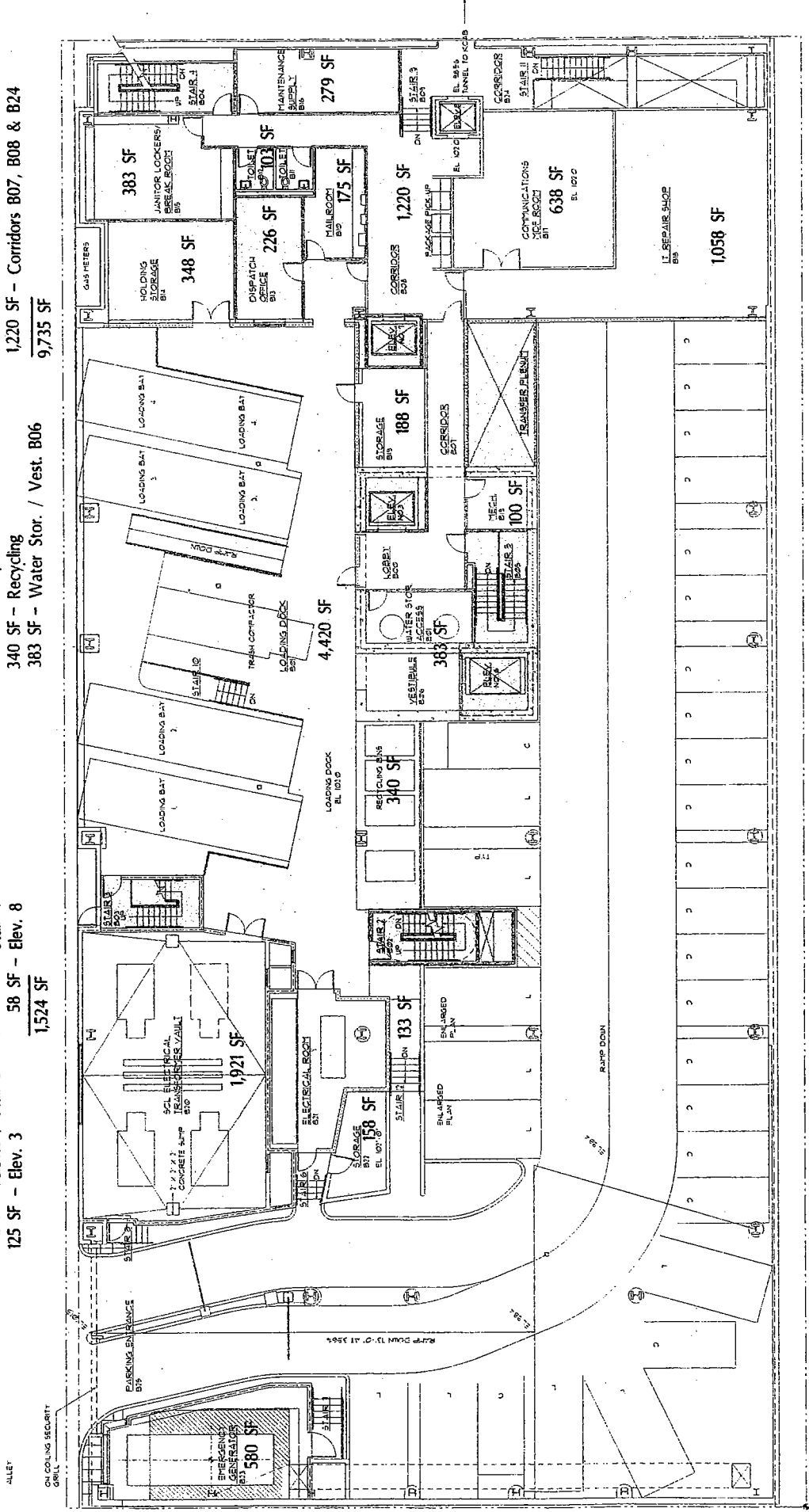
Category Personnel Space	Low Sq Ft	High Sq Ft
<b>Elected Officials</b>		
Executive*	250	400
Councilmember*	250	400
Assessor*	250	400
Prosecuting Attorney*	250	400
Sheriff*	250	400
Presiding Judge*	250	400
Superior Court Judge*	200	225
District Court Judge*	200	225
<b>Appointed Officials</b>		
<b>Executive Appointees</b>		
Department Director*	200	225
Division Manager*	150	175
Section Manager*	120	130
<b>Council Appointees</b>		
Ombudsman*	200	225
Board of Appeals Chair*	200	225
Hearing & Zoning Chair*	200	225
Other Appointees**	120	130
<b>County Staff</b>		
<b>Administrative</b>		
Executive Designated**	120	130
Manager	85	100
Administrative Assistant	85	100
Assistant Manager	85	100
Supervisor	85	100
Supervising Attorney	120	150
<b>Professional</b>		
Executive Designated**	120	130
Planner	70	85
Architect	70	85
Engineer	70	85
Specialist	65	80
Accountant/Fiscal	70	85
Technician	65	80
Attorney	120	130
Field Staff	55	64
<b>Clerical</b>		
Office Technician	55	64
<b>Secretarial</b>		
Confidential Secretary	65	80
Secretary	55	64
<b>Temporary</b>		
Extra Help	55	64
Intern	45	64
Work Study	45	64



Vertical Penetrations: 156 SF - Stair 3  
 214 SF - Stair 2  
 372 SF - Elev.6 / Stair 5  
 125 SF - Elev. 3  
 1,524 SF

Building Common: 580 SF - Emerg. Gen.  
 1,921 SF - Transformer / Elect.  
 133 SF - Corridor / Stair 12  
 340 SF - Recycling  
 383 SF - Water Stor. / Vest. B06

4,420 SF - Loading Dock  
 100 SF - Mech.  
 638 SF - Comm. / MDF  
 1,220 SF - Corridors B07, B08 & B24  
 9,735 SF



Gross Measured: 14,173 SF

Level B King County - New Office Building

Scale: 1/8" = 1'-0"

Zimmer Gunsul Frasca Partnership

5-27-05

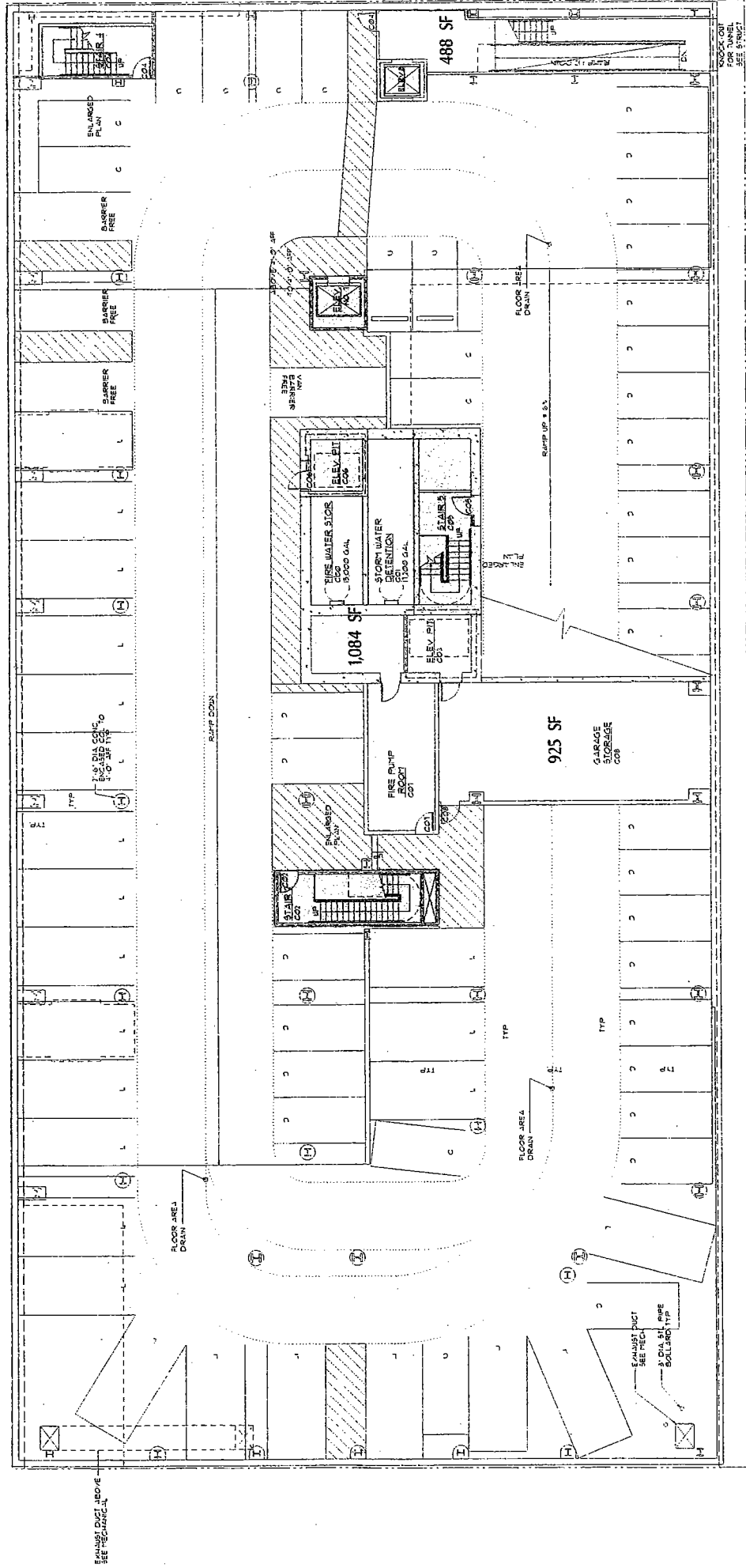




Vertical Penetrations:  
 244 SF - C02  
 335 SF - C05  
 121 SF - C06

83 SF - ELEV.7  
 58 SF - ELEV.8  
 170 SF - C04  
 1,011 SF

Building Common:  
 488 SF - TUNNEL RAMP  
 1,084 SF - C00, C01, C03, C07  
 1,572 SF



Gross Measured: 3,508 SF

Level C King County - New Office Building

Scale: 1/8" = 1'-0"

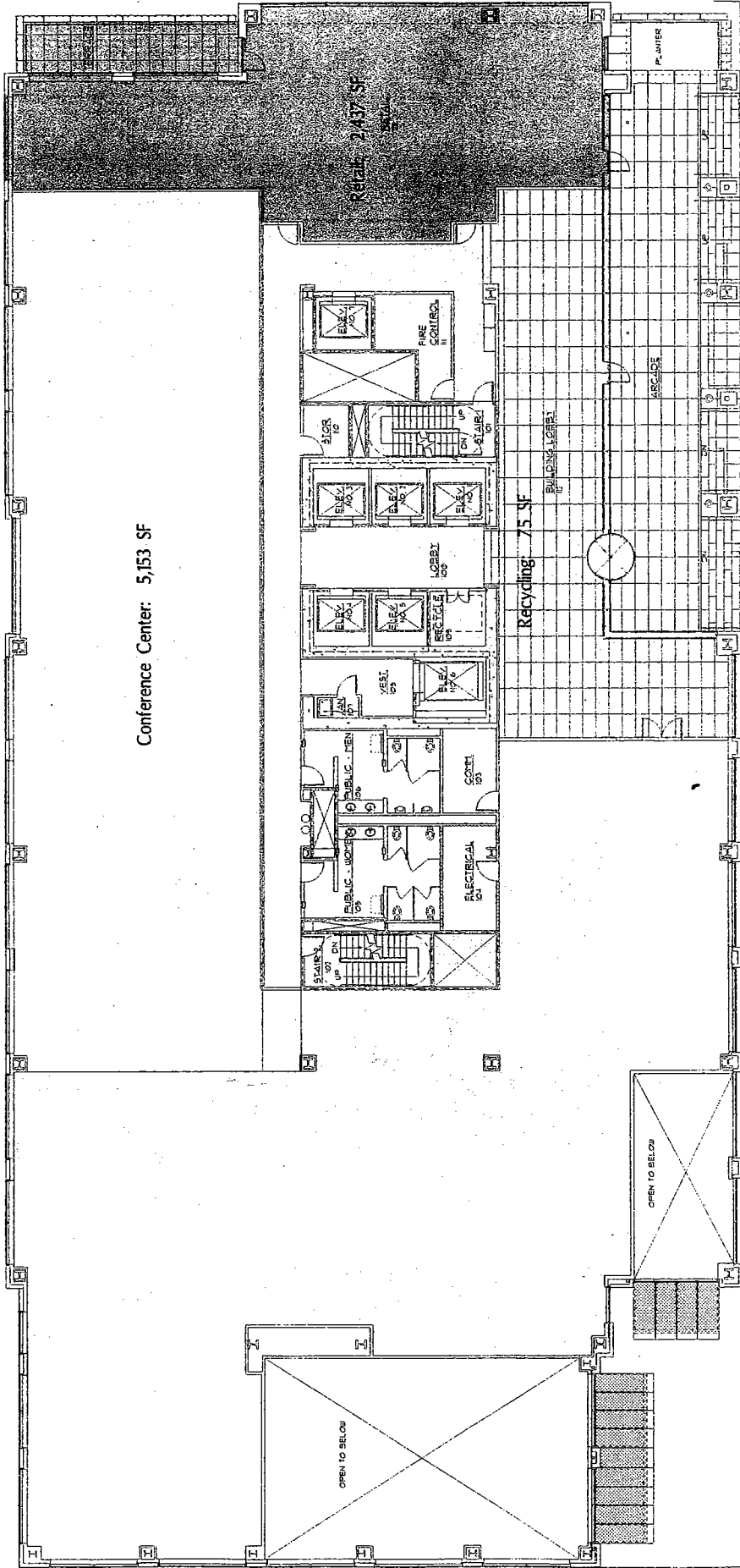
Vertical Penetrations: 297 SF - Stair 2  
 46 SF - Shaft  
 382 SF - South Elevators  
 759 SF - North Elevators, Stair 1  
 1,484 SF

Floor Common: 1,049 SF - Women, Men, Elect.,  
 Comm, & Vest.

Building Common:

150 SF - Fire Control  
 274 SF - Elevator Lobby  
 1,737 SF - Building Lobby  
 5,153 SF - Conference Center  
 1,187 SF - Public Circulation  
 8,501 SF

Roof Terrace: 260 SF



Gross Measured: 20,810 SF

1st Floor  
 Scale: 1/8" = 1'-0"

King County - New Office Building



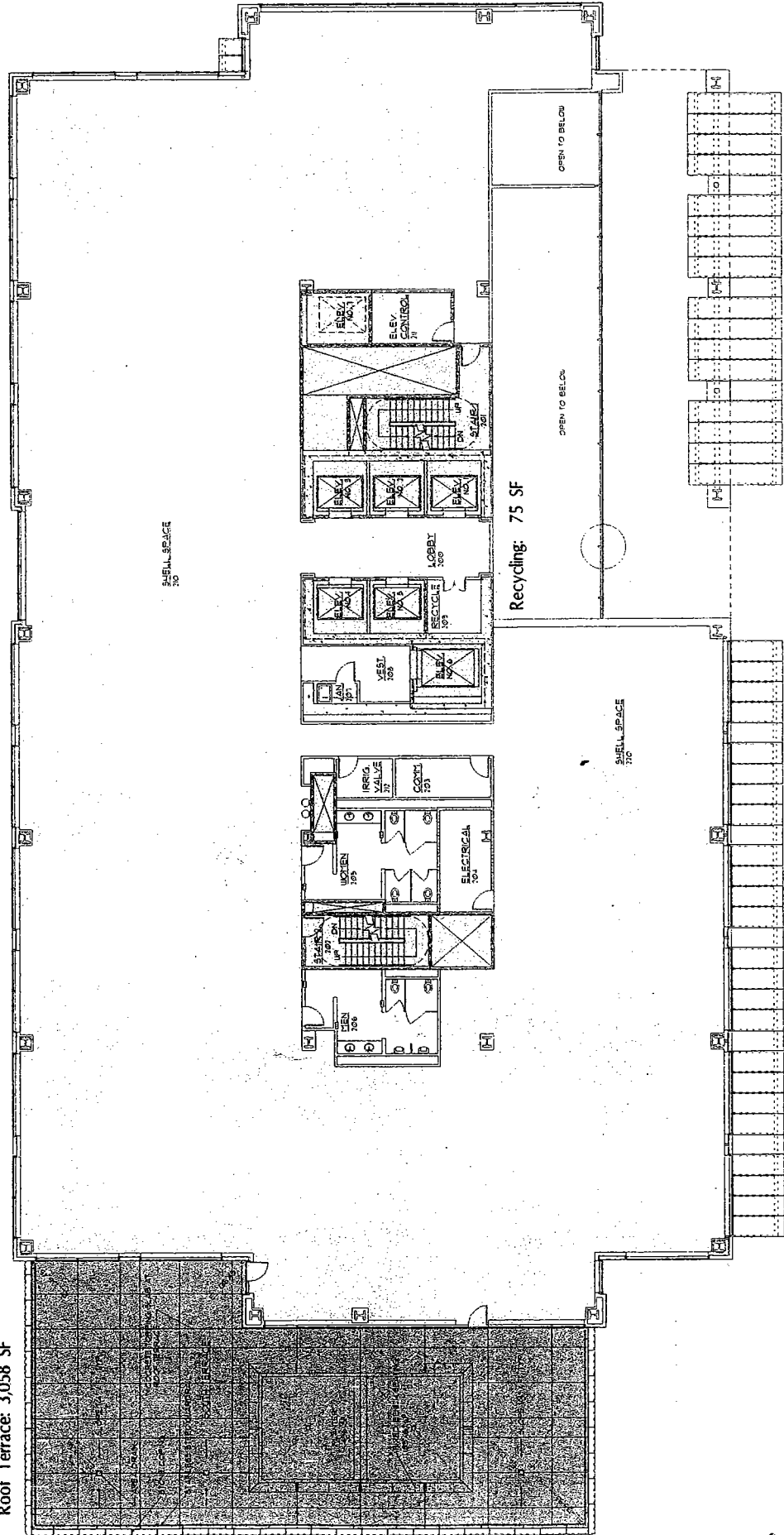
Vertical Penetrations: 297 SF - Stair 2  
 46 SF - Shaft  
 382 SF - South Elevators  
 910 SF - North Elevators / Shafts  
 1,635 SF

Building Common: 108 SF - Elev. Control

Floor Common:

297 SF - Men  
 657 SF - Women / Elect. / Comm. / Irrig.  
 241 SF - Janitor / Vest.  
 1,195 SF

Roof Terrace: 3,058 SF



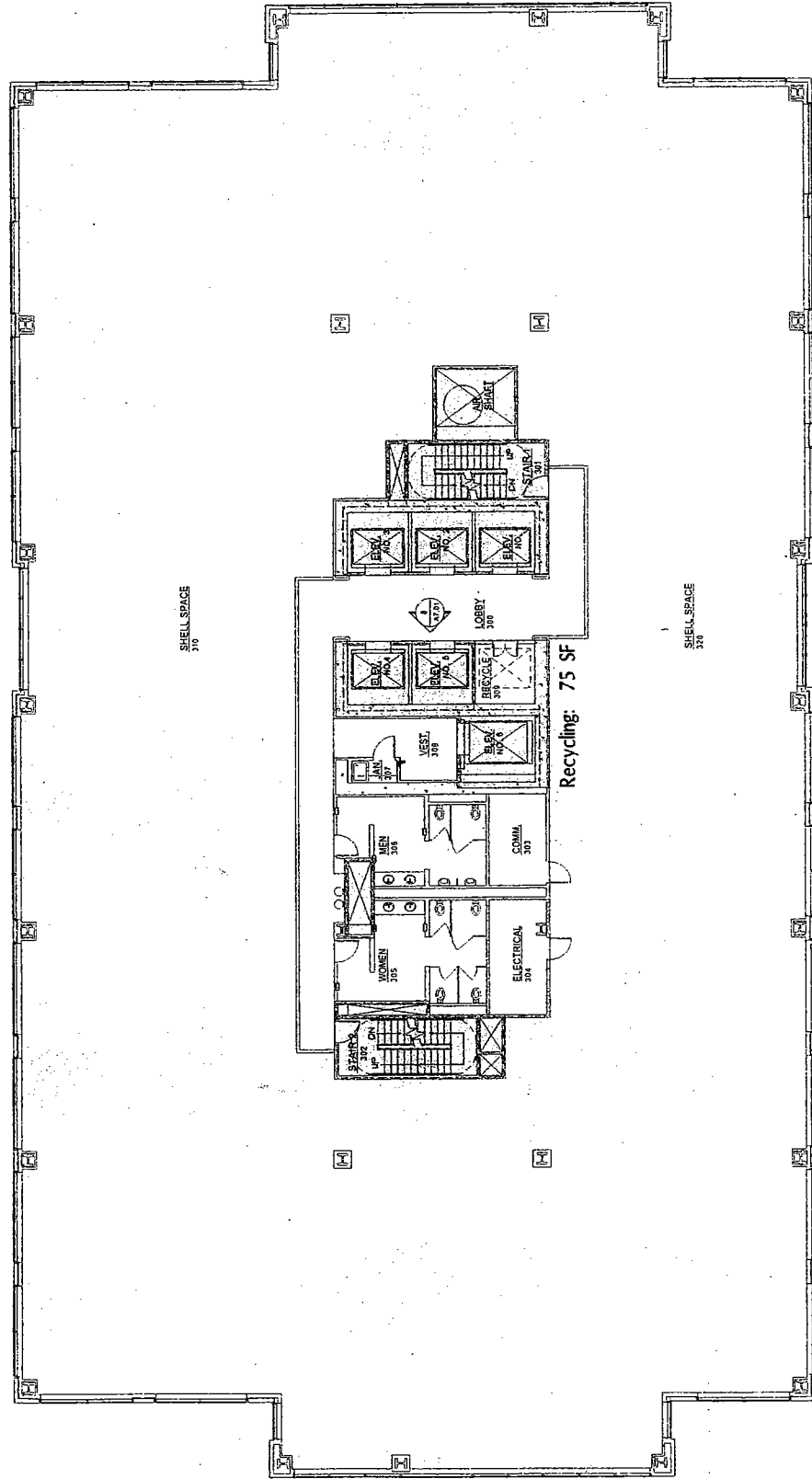
Gross Measured: 18,517 SF

2nd Floor King County - New Office Building

Scale: 1/8" = 1'-0"

Vertical Penetrations: 240 SF - Stair 2  
 46 SF - Shaft  
 382 SF - South Elevators  
 638 SF - North Elevators / Shafts  
1,306 SF

Floor Common: 1,052 SF - Restrooms, Elect. Comm  
 785 SF - Multi-tenant Corridor  
1,837 SF



Gross Measured: 21,608 SF

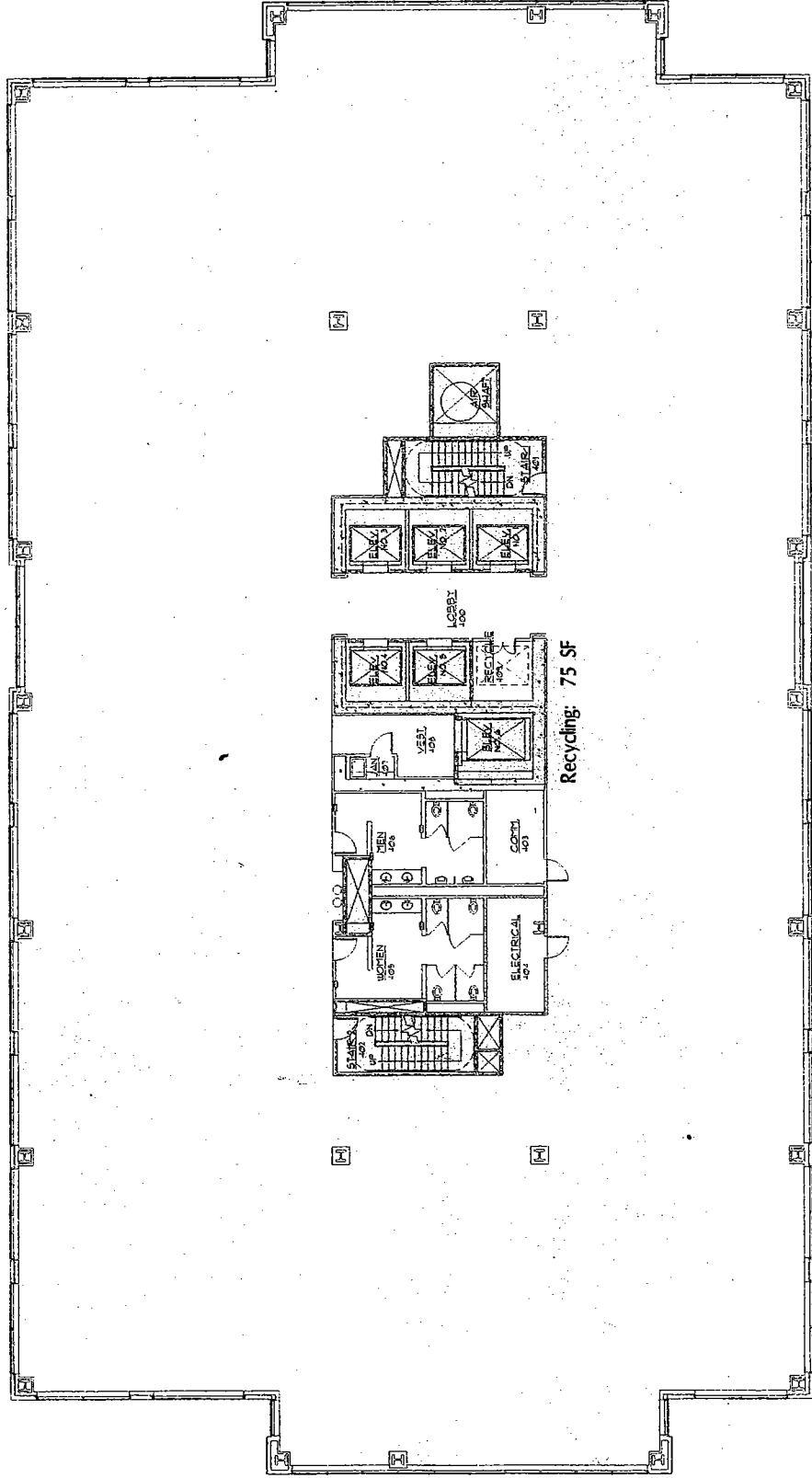
3rd Floor King County - New Office Building

Scale: 1/8" = 1'-0"



Vertical Penetrations: 240 SF - Stair 2  
 46 SF - Shaft  
 382 SF - South Elevators  
 615 SF - North Elevators / Shafts  
 1,283 SF

Floor Common: 1,052 SF - Restrooms, Elect. Comm



Recycling: 75 SF

Gross Measured: 21,608 SF

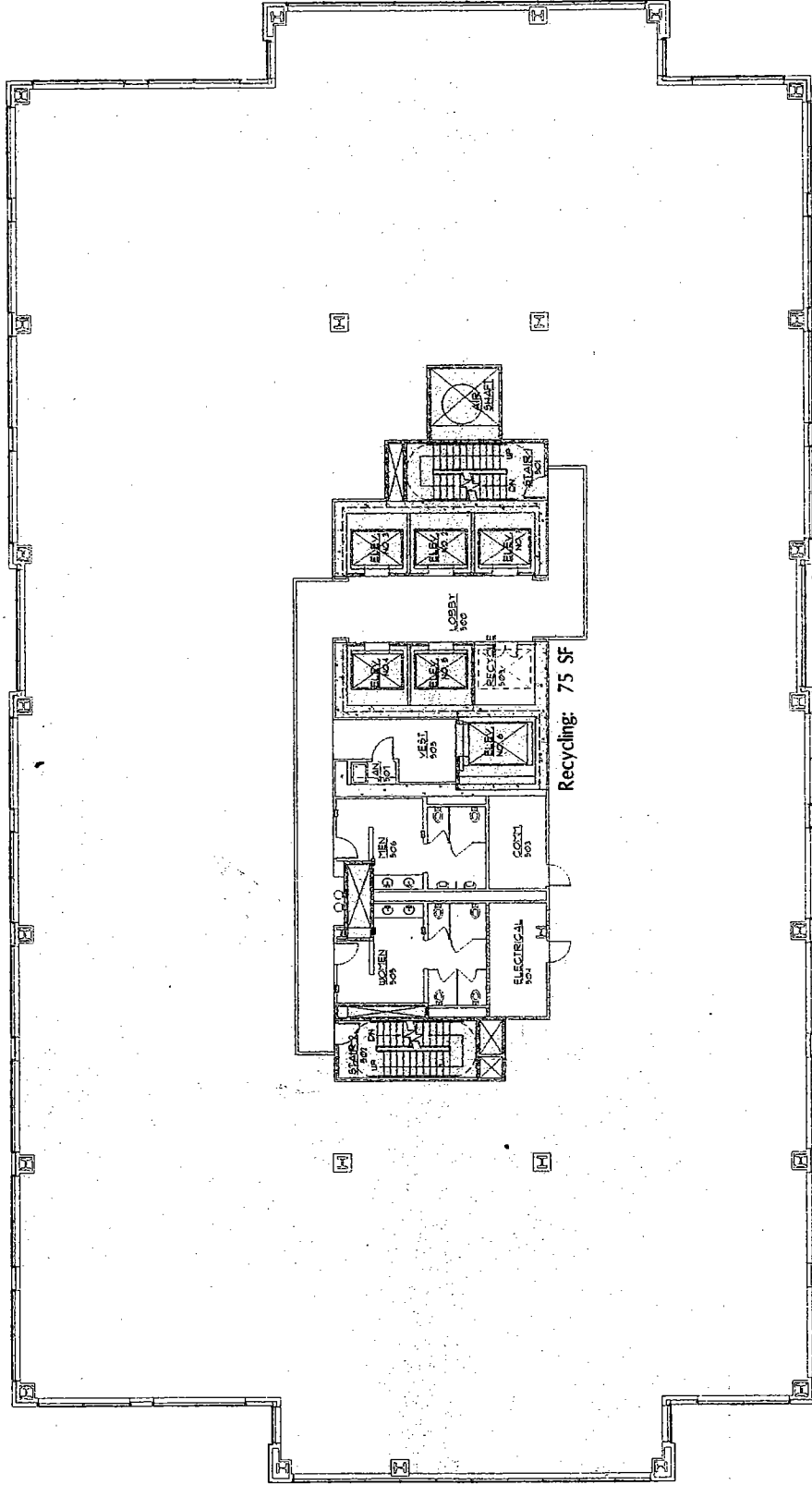


4th Floor King County - New Office Building

Scale: 1/8" = 1'-0"

Vertical Penetrations: 240 SF - Stair 2  
 46 SF - Shaft  
 382 SF - South Elevators  
 621 SF - North Elevators / Shafts  
 1,289 SF

Floor Common: 1,052 SF - Restrooms, Elect. Comm  
 785 SF - Multi-tenant Corridor  
 1,837 SF



Gross Measured: 21,608 SF

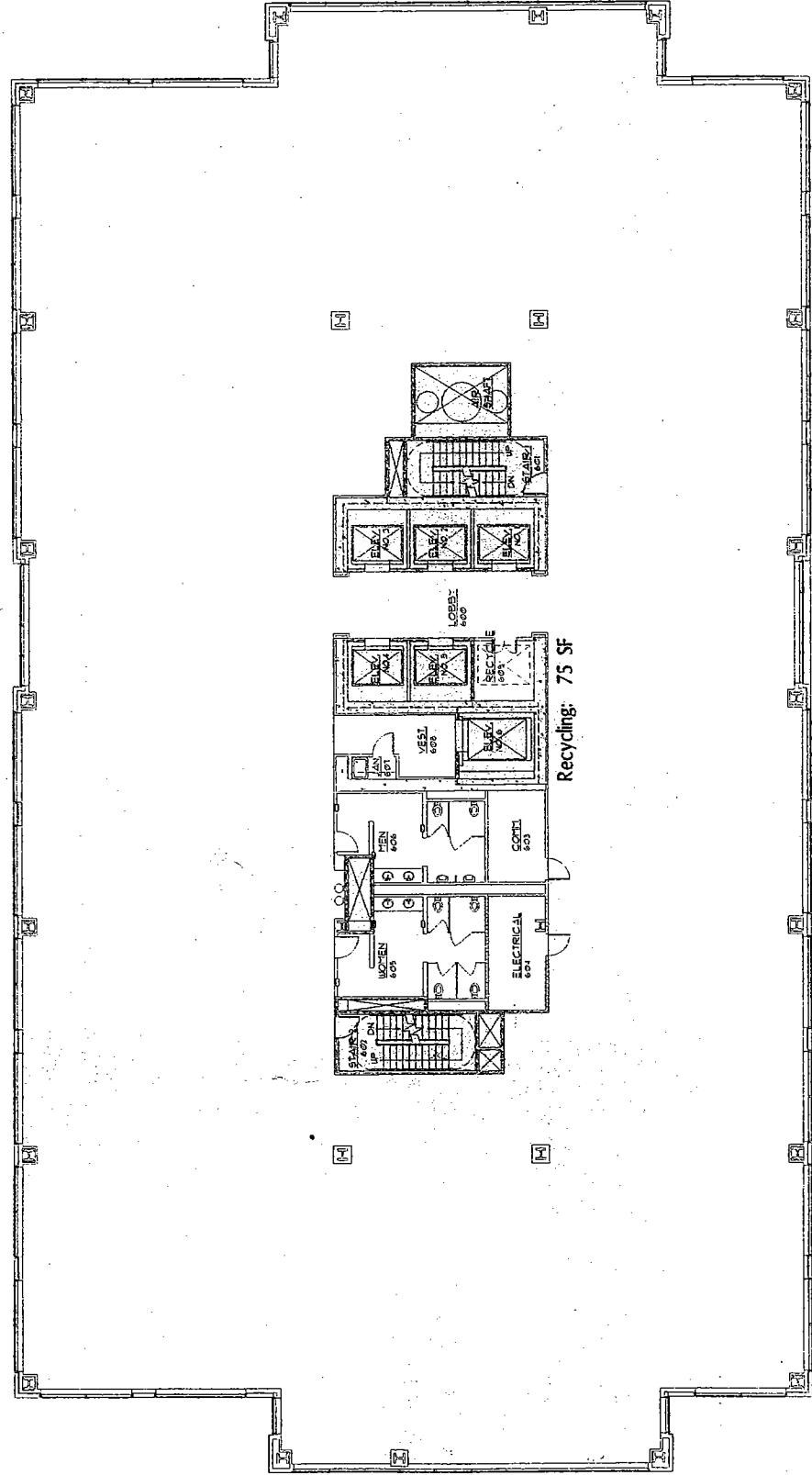
5th Floor King County - New Office Building

Scale: 1/8" = 1'-0"



Vertical Penetrations: 240 SF - Stair 2  
 46 SF - Shaft  
 382 SF - South Elevators  
 657 SF - North Elevators / Shafts  
 1,325 SF

Floor Common: 1,052 SF - Restrooms, Elect. Comm



Gross Measured: 21,608 SF

6th Floor King County - New Office Building

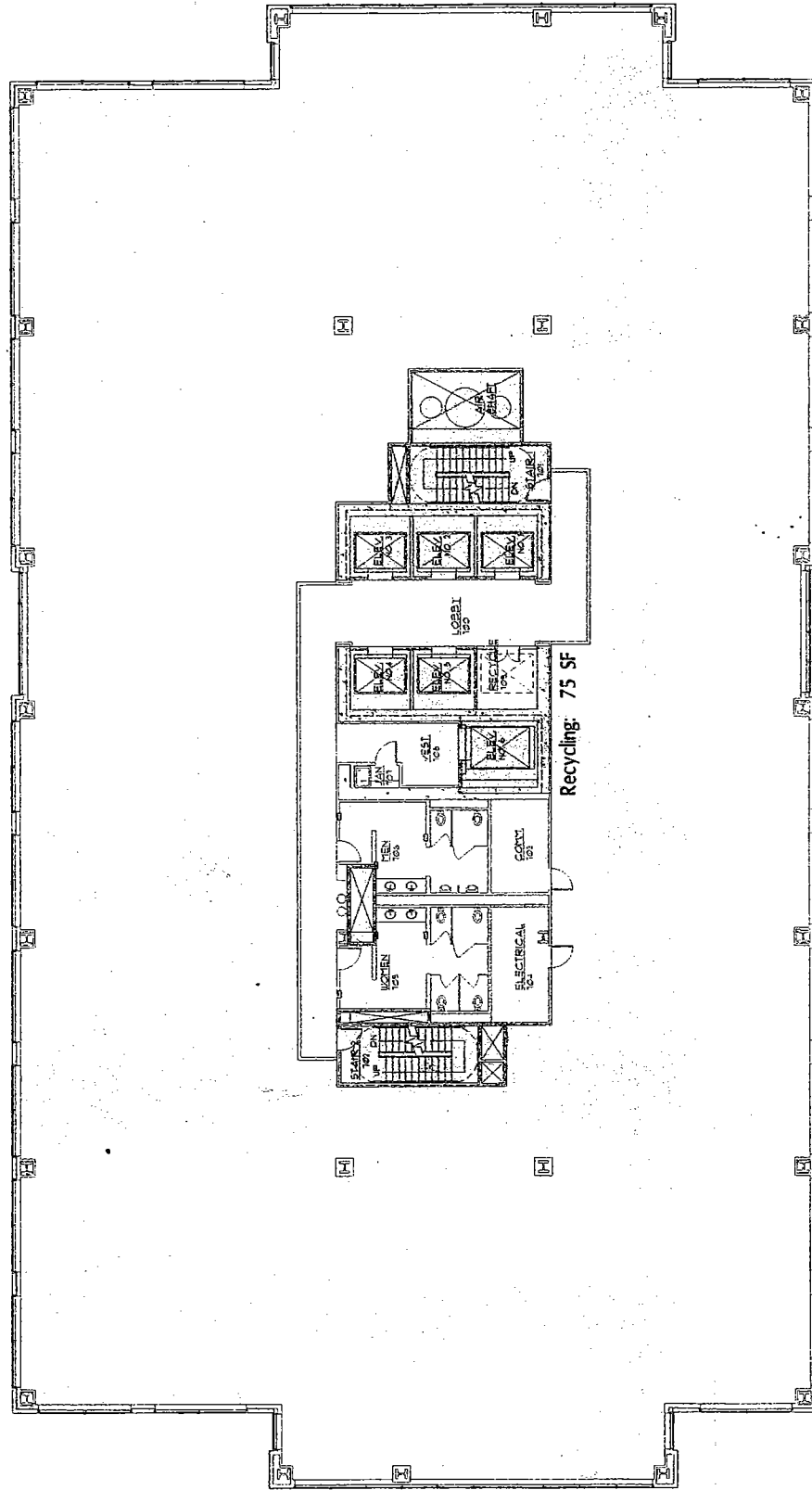
Scale: 1/8" = 1'-0"

Zimmer Gunsul Frasca Partnership

5-27-05

Vertical Penetrations: 240 SF - Stair 2  
 46 SF - Shaft  
 382 SF - South Elevators  
 680 SF - North Elevators / Shafts  
1,348 SF

Floor Common: 1,052 SF - Restrooms, Elect. Comm  
 785 SF - Multi-tenant Corridor  
1,837 SF



Gross Measured: 21,608 SF

7th Floor King County - New Office Building

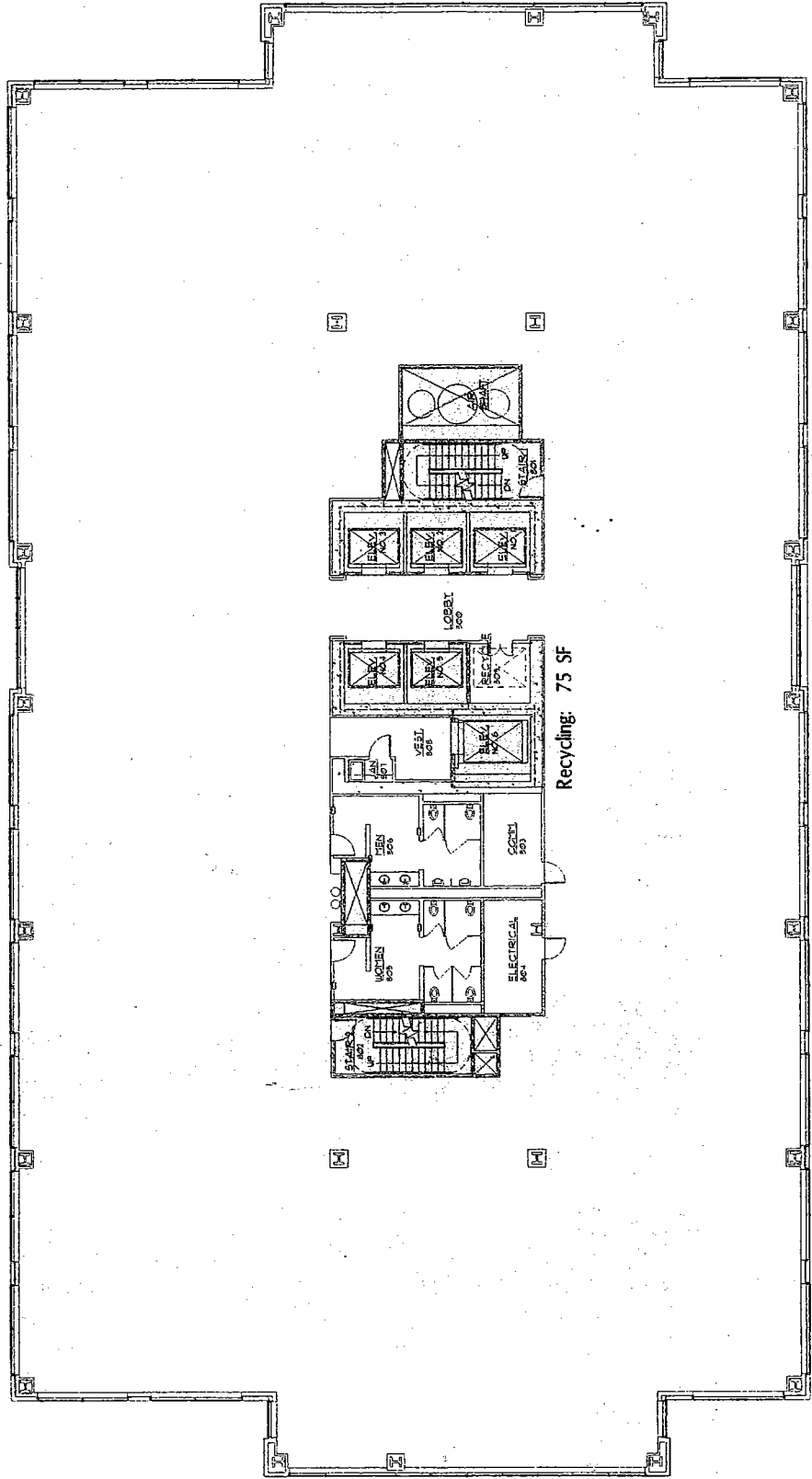
Scale: 1/8" = 1'-0"





Vertical Penetrations: 240 SF - Stair 2  
 46 SF - Shaft  
 382 SF - South Elevators  
 693 SF - North Elevators / Shafts  
1,361 SF

Floor Common: 1,052 SF



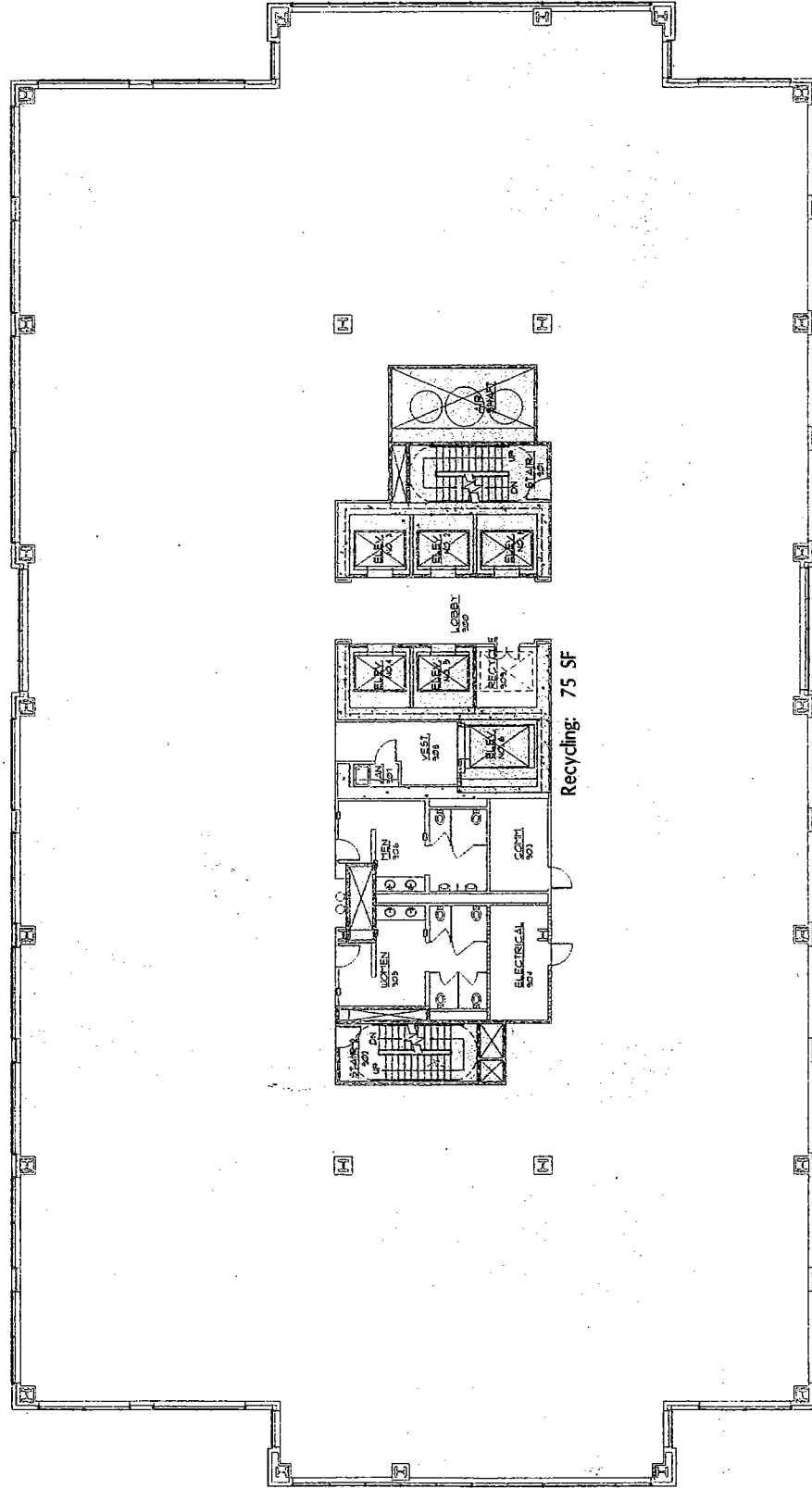
Gross Measured: 21,608 SF

8th Floor King County - New Office Building  
 Scale: 1/8" = 1'-0"



Vertical Penetrations: 240 SF - Stair 2  
 46 SF - Shaft  
 382 SF - South Elevators  
 737 SF - North Elevators / Shafts  
 1,405 SF

Floor Common: 1,052 SF



Gross Measured: 21,608 SF

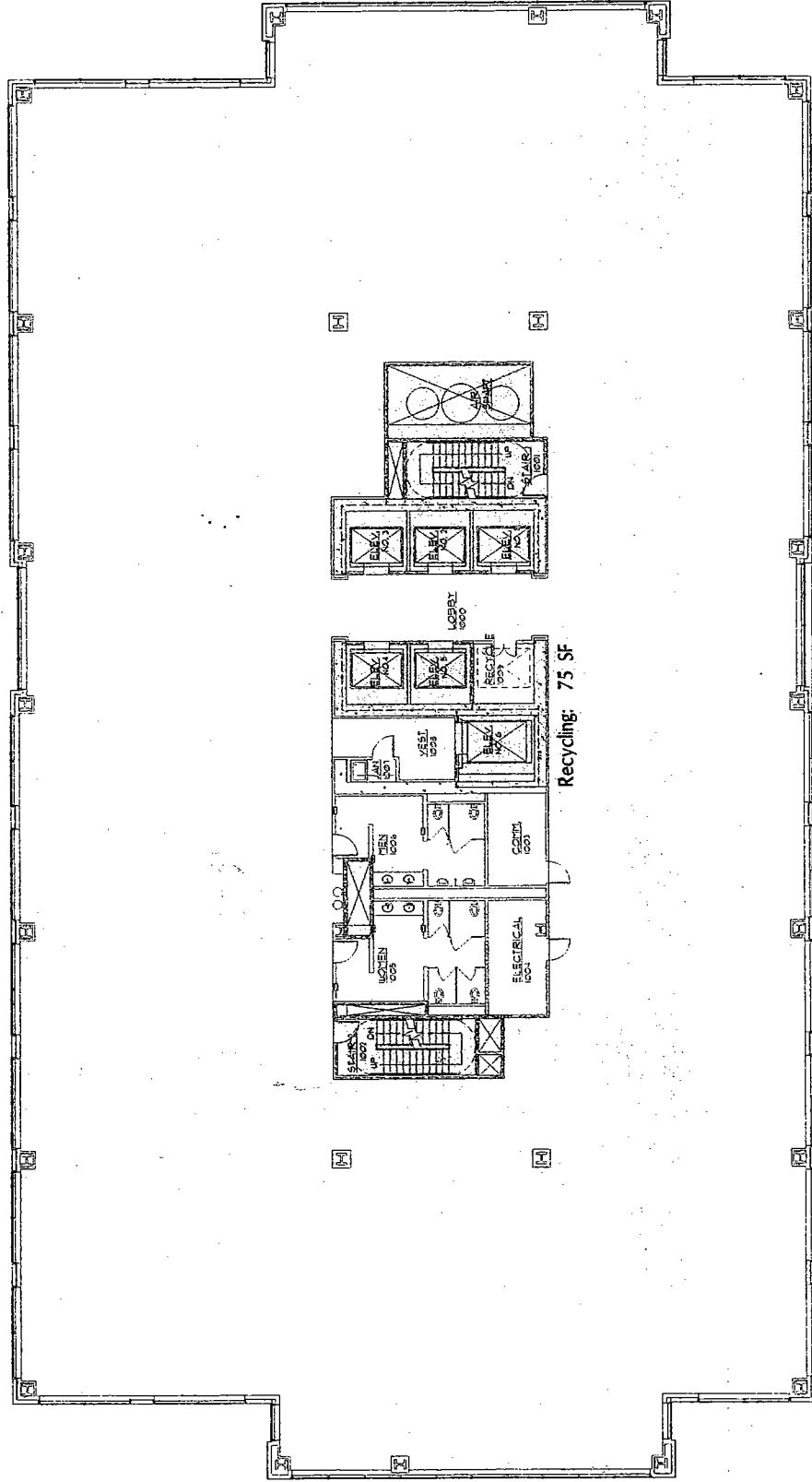
9th Floor King County - New Office Building

Scale: 1/8" = 1'-0"



Vertical Penetrations: 240 SF - Stair 2  
 46 SF - Shaft  
 382 SF - South Elevators  
 737 SF - North Elevators / Shafts  
 1,405 SF

Floor Common: 1052 SF



Gross Measured: 21,608 SF

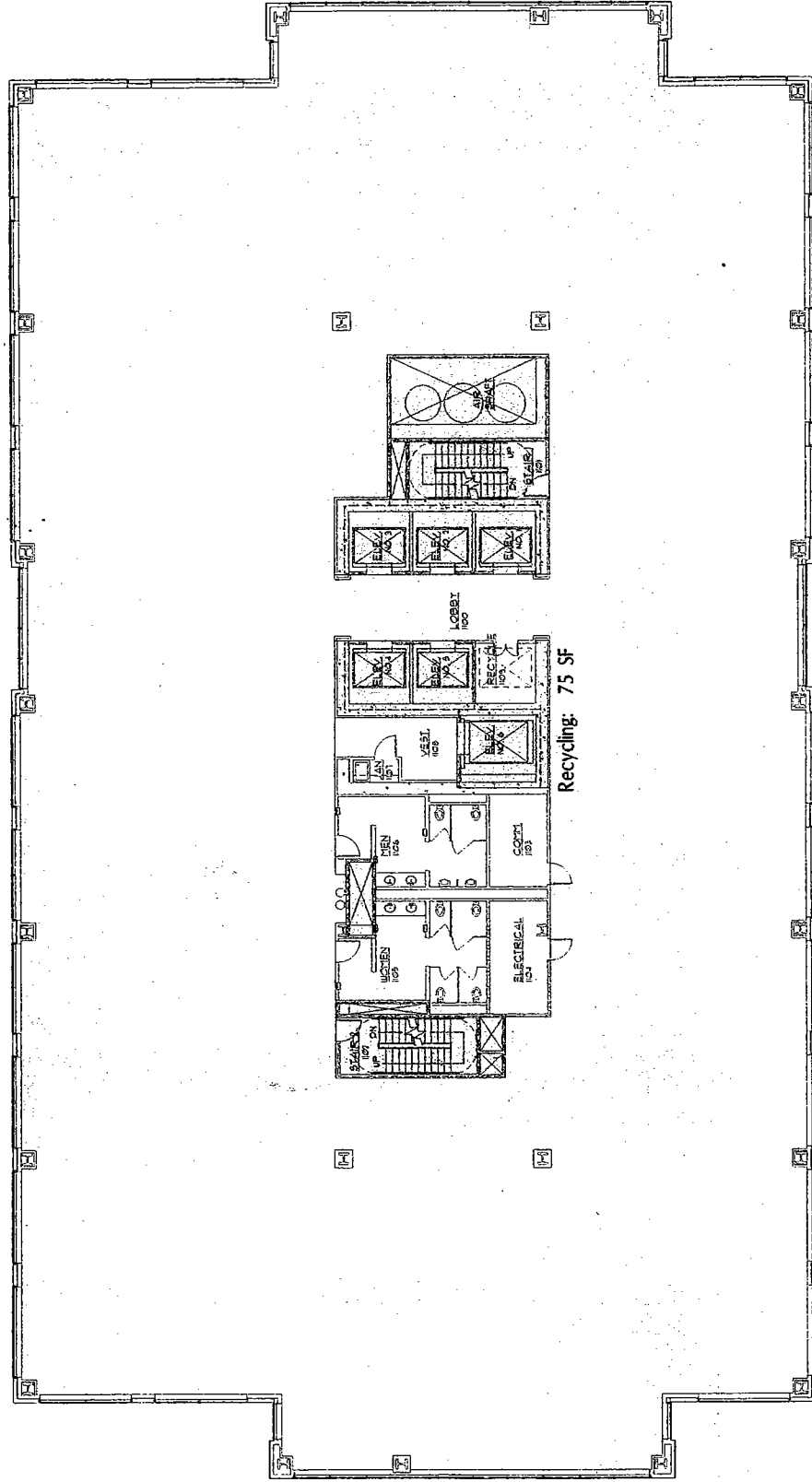
10th Floor King County - New Office Building

Scale: 1/8" = 1'-0"



Vertical Penetrations: 240 SF - Stair 2  
 46 SF - Shaft  
 382 SF - South Elevators  
 781 SF - North Elevators / Shafts  
 1,449 SF

Floor Common: 1,052 SF



Gross Measured: 21,608 SF

11th Floor King County - New Office Building

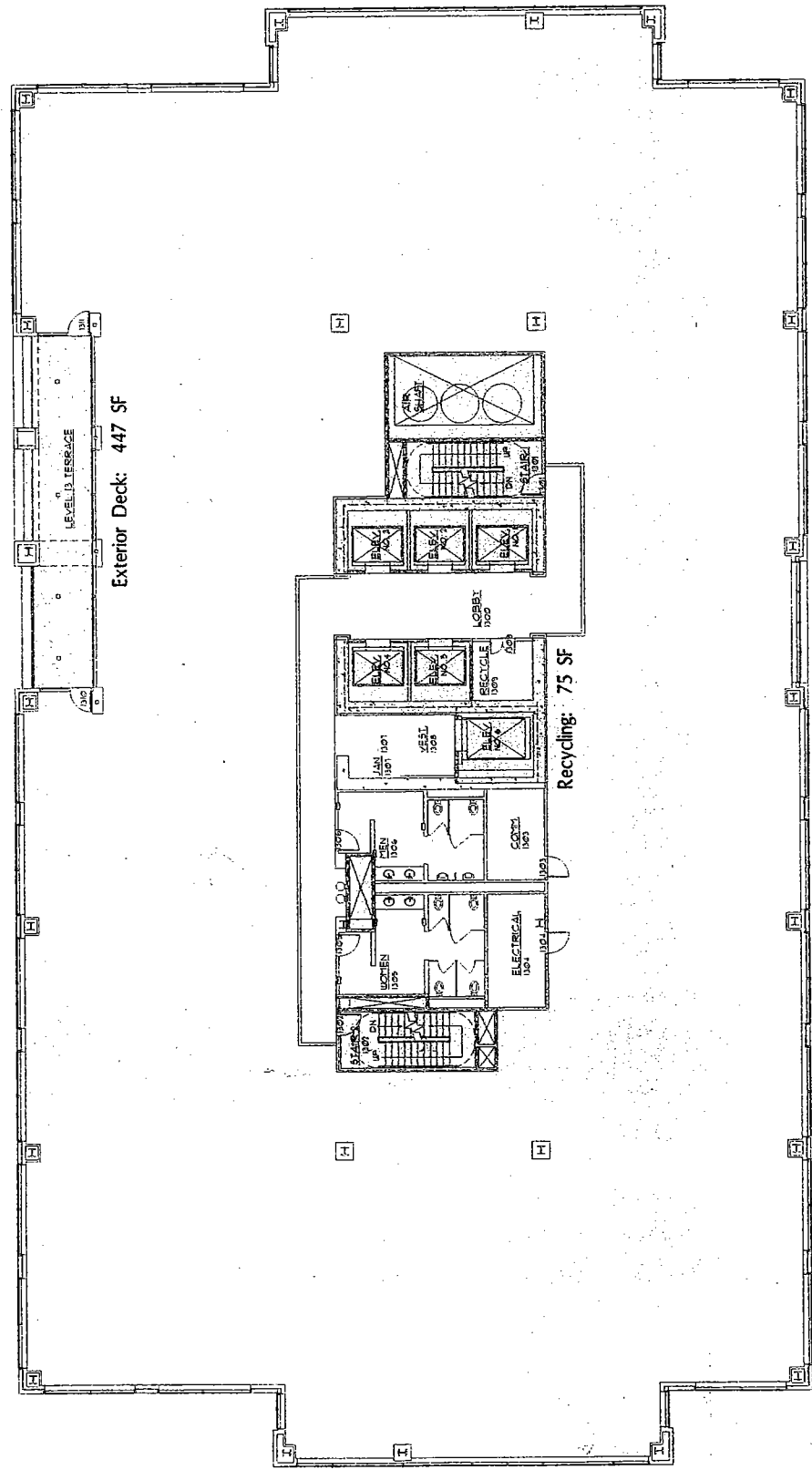
Scale: 1/8" = 1'-0"





Vertical Penetrations: 232 SF - Stair 2  
 46 SF - Shaft  
 382 SF - South Elevators  
 791 SF - North Elevators / Shafts  
 1,451 SF

Floor Common: 1,052 SF - Restrooms, Elect. Comm  
 785 SF - Multi-tenant Corridor  
 1,837 SF



Gross Measured: 21,545 SF

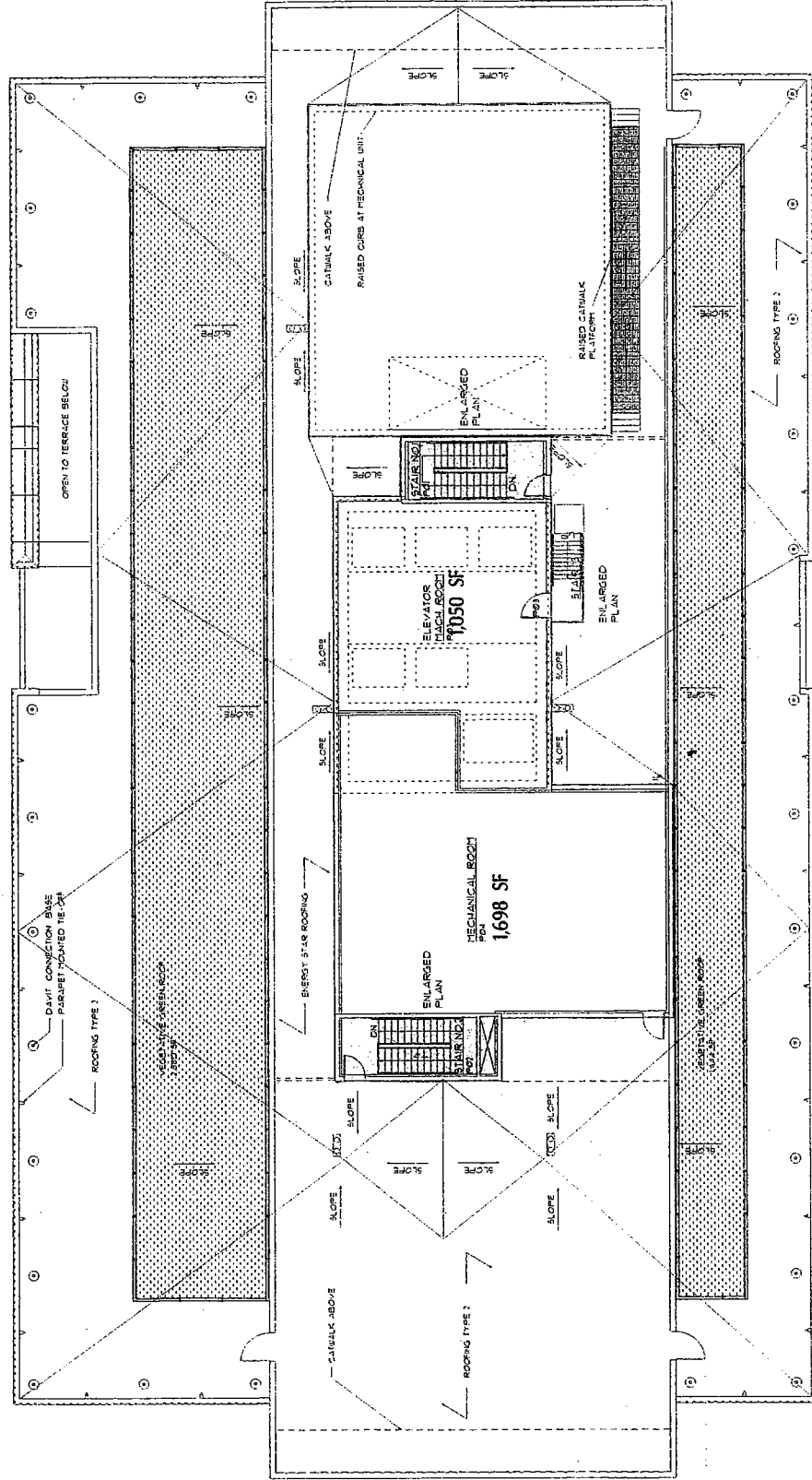
13th Floor King County - New Office Building

Scale: 1/8" = 1'-0"



Vertical Penetrations: 191 SF - P01  
 220 SF - P02  
 411 SF

Building Common: 1,698 SF - MECH. ROOM  
 1,050 SF - ELEV. MACHINE ROOM  
 2,748 SF



Gross Measured: 3,159 SF

Level P King County - New Office Building

Scale: 1/8" = 1'-0"



December 3, 2003 BFM Staff Report (Excerpts)  
Ordinance 14812

Page 1

**PAO Move:** The following excerpts from the December 3, 2003 BFM staff report summarizes the Executive's proposal to relocate the PAO to the Courthouse and illustrates the council's understanding of the proposal which was approved concurrent with the approval for the NCOB legislation to proceed with next phase of development.

**Proposed PAO Move Implications:** The proposed relocation of the PAO units to the Courthouse creates a ripple effect and if approved will preclude the return of the Executive Office and the Office of Management & Budget (OMB) back to their previous location on the 4<sup>th</sup> floor of the Courthouse. Instead this proposal assumes that the Executive and OMB will remain in the Bank of America until 2007. Following completion of the Proposed New County Office Building the proposal assumes the Executive and OMB will be relocated to the 6<sup>th</sup> Floor of the Administration Building in the space vacated by Finance. The Courthouse Seismic Project (CSP) is currently providing the revenue to support Executive and OMB lease costs in the Bank of America. Following completion of the CSP in August 2004 the proposal assumes PAO lease savings and state reimbursement revenues will offset these lease costs.

**Financial Plan:** A copy of the proposed financial plan to support the Executive and OMB in the Bank of America following completion of the Courthouse Seismic Project is included in the staff report in **Attachment #7**. A summary of the annual lease costs and PAO revenues are:

**Costs:**

Bank of America Annual Lease Rent:

Executive and OMB:	\$25/RSF	\$474,000
--------------------	----------	-----------

**Revenues:**

Bank of California PAO Annual Savings/Revenues\*:

Fraud, District Court, SVP Units:	\$25/RSF	\$419,925
-----------------------------------	----------	-----------

Child & Family Support (O&M portion)		\$181,440
--------------------------------------	--	-----------

Child & Family Support (Capital portion)		<u>\$236,825</u>
--	--	------------------

Total Revenues		\$838,190
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Net Excess/(Deficit)		\$364,190
----------------------	--	-----------

\* These savings/revenues were not included in the NCOB report savings calculations



In addition to the above the Child & Family Support Services Unit use agreement provides for reimbursement of Tenant Improvement Costs (\$1,040,000). These costs will be amortized over a 10-year period at \$8.50/RSF/year (\$136,000 annually). Therefore, the equivalent rent payment for the Child & Family Support Unit is:

Child & Family Support Unit	
O&M	\$11.34/RSF
Capital	\$14.80/RSF
Tenant Improvement	<u>\$ 8.50/RSF</u>
Total	\$34.64/RSF

**Proposed New County Office Building (NCOB):** The above proposed projects are interrelated with the Executive's recommendations to proceed with construction of a new office building for King County (Proposed Ordinance 2003-0427) which is being reviewed concurrently in the BFM Committee. Assuming the above projects are approved as proposed it will mean that the PAO will occupy the 4<sup>th</sup> floor Courthouse space previously occupied by the Executive and OMB. The Executive's recommendations are summarized in the report *An Approach to Reducing King County Office Space Costs*. **The report includes the recommendation that the Executive and OMB remain in the Bank of America until mid 2007 and then move to the 6<sup>th</sup> floor of the existing King County Administration Building.**

**Executive & OMB Tenant Improvement Costs:** Tenant improvement costs to relocate the Executive and the Office of Management and Budget (OMB) to the Administration Building in 2007 is a premium cost that would not be incurred if the Executive and OMB were to return to their former location on the 4<sup>th</sup> floor of the Courthouse. Based on the average Tenant Improvement budget for the NCOB (\$57/RSF) the Tenant Improvement costs would likely be in the range of an additional \$1.1 million to \$1.5 million. A recent project to upgrade the Executive suite on the 4<sup>th</sup> floor of the Courthouse, remove suspended hollow clay tile walls and miscellaneous other work, was completed in 1999 at a cost of \$526,518.

Based on the above analysis the PAO reimbursement appears sufficient to offset Executive and OMB Bank of America lease costs as well as the tenant improvements for the Executive and OMB for their long-term relocation in the Administration Building in 2007.

**Ordinance 15042**

October 11, 2004

NCOB Proposed Tenant List Proviso Text

**PROVIDED THAT:**

Of this appropriation for CIP project number 395209, King County Office Building Feasibility, \$150,000 may not be expended or encumbered until the executive submits a report and council approves by motion a report that specifies the tenants to occupy the King County Office Building. The report shall include rationale for the tenants and illustrate how the recommendations fit within the project financial proforma and the adopted and proposed annual space plans. The report must be filed in the form of 15 copies with the clerk of the council and the chair and lead staff of the budget and fiscal management committee or its successor on or before January 31, 2005.

## Executive's 2003 and 2005 Proposals for NCOB Tenants

Table A below shows the Executive's proposals in 2003 and as of March 2005 (Proposed Motion 2005-0102) for tenants in the NCOB.

**Table A: Executive's 2003 and 2005 Proposals for NCOB Tenants**

Agency	Executive Proposal		
	2003	2005	
DES Finance (Finance & Business Operations)	NCOB	NCOB	NO CHANGE
DCHS	NCOB	NCOB	NO CHANGE
DCHS/Public Defense	NCOB	NCOB	NO CHANGE
DPH	NCOB	NCOB	NO CHANGE
DES/ITS	NCOB	NCOB	NO CHANGE
DES/Admin	NCOB	NCOB	NO CHANGE
Executive/BRED	NCOB	NCOB	NO CHANGE
Executive	Admin	NCOB	CHANGE
Executive/OMB	Admin	NCOB	CHANGE
Executive/OIRM	Admin	NCOB	CHANGE
DES/BOE	Admin	NCOB	CHANGE
Council/Ombudsman	Yesler	NCOB	CHANGE
DPH <sup>2</sup>	Lynn Trust	NCOB	CHANGE
DES Finance (Treasury Section)	NCOB	Admin	CHANGE
DPH	NCOB	1916 Boren	CHANGE
Print Shop/Surplus Property	NCOB	Graybar	CHANGE
Mail/Facilities Support	NCOB	Misc.	CHANGE
NCOB Pocket Space <sup>1</sup>		NCOB	CHANGE
MISC <sup>2</sup>		NCOB	CHANGE

### Footnotes:

1. Pocket Space means space in the NCOB not currently programmed and reserved for future growth.
2. Misc. means common areas, help desk, conference center, daycare, retail, workout room, bike rack and showers, mail room and facilities support space.

## Executive's 2003 and 2005 Proposals for NCOB Tenants

Table X below shows the Executive's proposals in 2003 and as of March 2005 (Proposed Motion 2005-0102) for tenants in the NCOB in three categories:

- I. The first category shows "No Changes" from 2003 to 2005 in the group of agencies slated for the NCOB;
- II. The second category shows the Executive's new proposal in 2005 for agencies now slated for NCOB that were not originally proposed in 2003;
- III. The third category shows the Executive's proposal in 2005 for agencies that were originally slated for the NCOB in 2003, but are no longer going into the building.

**Table X: Executive's 2003 and 2005 Proposals for NCOB Tenants**

Agency	Location Building	Executive Proposal		2003	2005
		2003	2005	RSF NCOB <sup>1</sup>	USF NCOB <sup>1</sup>
<b>I. NCOB Tenants -- NO CHANGE 2003 to 2005</b>					
DES Finance	Exchange	NCOB	NCOB	25,000	21,630
DCHS	Exchange	NCOB	NCOB	40,648	33,773
DCHS/Public Defense	Walthew	NCOB	NCOB	4,083	
DPH	Wells Fargo	NCOB	NCOB	87,010	85,068
DES/ITS	Key Tower	NCOB	NCOB	33,345	25,695
DES/Admin	BOAT	NCOB	NCOB	1,050	2,013
Executive/BRED	BOAT	NCOB	NCOB	4,200	5,752
<b>Subtotal:</b>				<b>195,336</b>	<b>173,931</b>
<b>II. 2005 EXEC PROPOSED CHANGES - AGENCIES ADDED TO NCOB</b>					
Executive	BOAT	Admin	NCOB	n/a	7,933
Executive/OMB	BOAT	Admin	NCOB	n/a	11,004
Executive/OIRM	BOAT	Admin	NCOB	n/a	5,752
DES/BOE	BOAT	Admin	NCOB	n/a	500
Council/Ombudsman	Yesler	Yesler	NCOB	n/a	4,500
DPH <sup>2</sup>	Lynn Trust	Lynn Trust	NCOB	n/a	
NCOB Pocket Space <sup>3</sup>	-		NCOB	n/a	21,200
MISC <sup>4</sup>	-		NCOB	n/a	71,772
<b>Subtotal:</b>					<b>122,661</b>
<b>III. 2005 EXEC PROPOSED CHANGES - AGENCIES REMOVED FROM NCOB</b>					
DES Finance	Admin	NCOB	Admin	16,000	n/a
DPH	1916 Boren	NCOB	1916 Boren	5,660	n/a
Print Shop/Surplus Property	Graybar	NCOB	Graybar	16,670	n/a
Mail/Facilities Support	Misc	NCOB	Misc.	27,415	n/a
<b>Subtotal:</b>				<b>65,745</b>	
<b>TOTAL:</b>				<b>261,081</b>	<b>296,592</b>

**Footnotes:**

1. The 2005 proposed tenants are summarized using a different space calculation methodology (i.e. useable square footage VS rentable square footage). The RSF for the proposed 2005 tenants is not available at this time.
2. Estimated NCOB sq. ft. included in DPH square footage above.
3. Pocket Space means space in the NCOB not currently programmed and reserved for future growth.
4. Misc. means common areas, help desk, conference center, daycare, retail, workout room, bike rack and showers, mail room and facilities support space.

**EXECUTIVE'S PROPOSED TENANTS FOR NCOB  
CX AND NON-CX AGENCY LEASES TO BE TERMINATED**

CX Agency	Building	Leased Square Footage	Cost per Square Foot in 2005	Annual Lease Costs in 2005	Lease Expiration Date	Early Out Notification	3/31/2007			6/30/2007			9/30/2007			Comments
							Penalty/rent	Unamortized costs	Unamortized costs	Penalty/rent	Unamortized costs	Unamortized costs	Penalty/rent	Unamortized costs	Unamortized costs	
Office of the Public Defender Executive Budget Office JRM (Office of Information Resource Management) JRED (Business Relations and Economic Development) JES (BOE) JES (CAO)	Waltheu Building	3,000	\$23	\$69,000	12/31/06											
	Bank of America Tower	12,288	\$22	\$270,292	12/31/07											
	Bank of America Tower	10,923	\$22	\$240,306	12/31/07											
	Bank of America Tower	5,132	\$22	\$112,904	12/31/07	BOAT - not earlier than 12/31/04, each 12/31 with 30 days notice or 12 months notice anytime.	\$0	\$29,670	\$0	\$18,774	\$0	\$7,603				2007 space to be determined by renewal terms
	Bank of America Tower	6,011	\$22	\$132,242	12/31/07											
	Bank of America Tower	500	\$22	\$11,000	12/31/07											
JES/Finance	Exchange Building	38,391	\$26.72 - \$27.22 & \$28.47 - \$29.47	\$1,059,399	9/30/07	Exchange - 12/31/05, 6/30/06, 12/31/06, 6/30/07, must give 12 months notice, can't terminate floors 1 - 3 early. Holdover penalty 100% of rent	see DCHS below	see DCHS below	see DCHS below	see DCHS below	see DCHS below					
	<b>Subtotal:</b>	<b>77,943</b>		<b>\$1,932,543</b>												
Non-CX Agency	Seattle Municipal Tower	46,936	\$24.00 - \$25.00	\$1,163,622	3/14/09	Three termination dates: 3/31/07, 9/30/07, 3/31/08, 24 months notice required and given for 3/31/07. Base rent during holdover is 1.5 times	\$0	\$187,657	\$0	\$187,657.00 or \$171,434.00	\$0	\$138,503				6/30/07 unamortized costs depends on if taken from actual term date or holdover term date
							\$0	\$647,683	\$0	\$629,432	\$0	\$610,721				This agreement has no 30 day early termination provision.
							none	\$88,849	none	\$65,416	none	\$41,393				This agreement has a 30 day early termination provision.
							\$1,012,553	\$155,039	\$236,355	\$155,039	\$0	\$0				
<b>Subtotal:</b>		<b>190,399</b>		<b>\$4,680,129</b>												
<b>TOTAL:</b>		<b>268,342</b>		<b>\$6,612,672</b>												

Unamortized costs include unamortized broker's commission and tenant improvement costs.

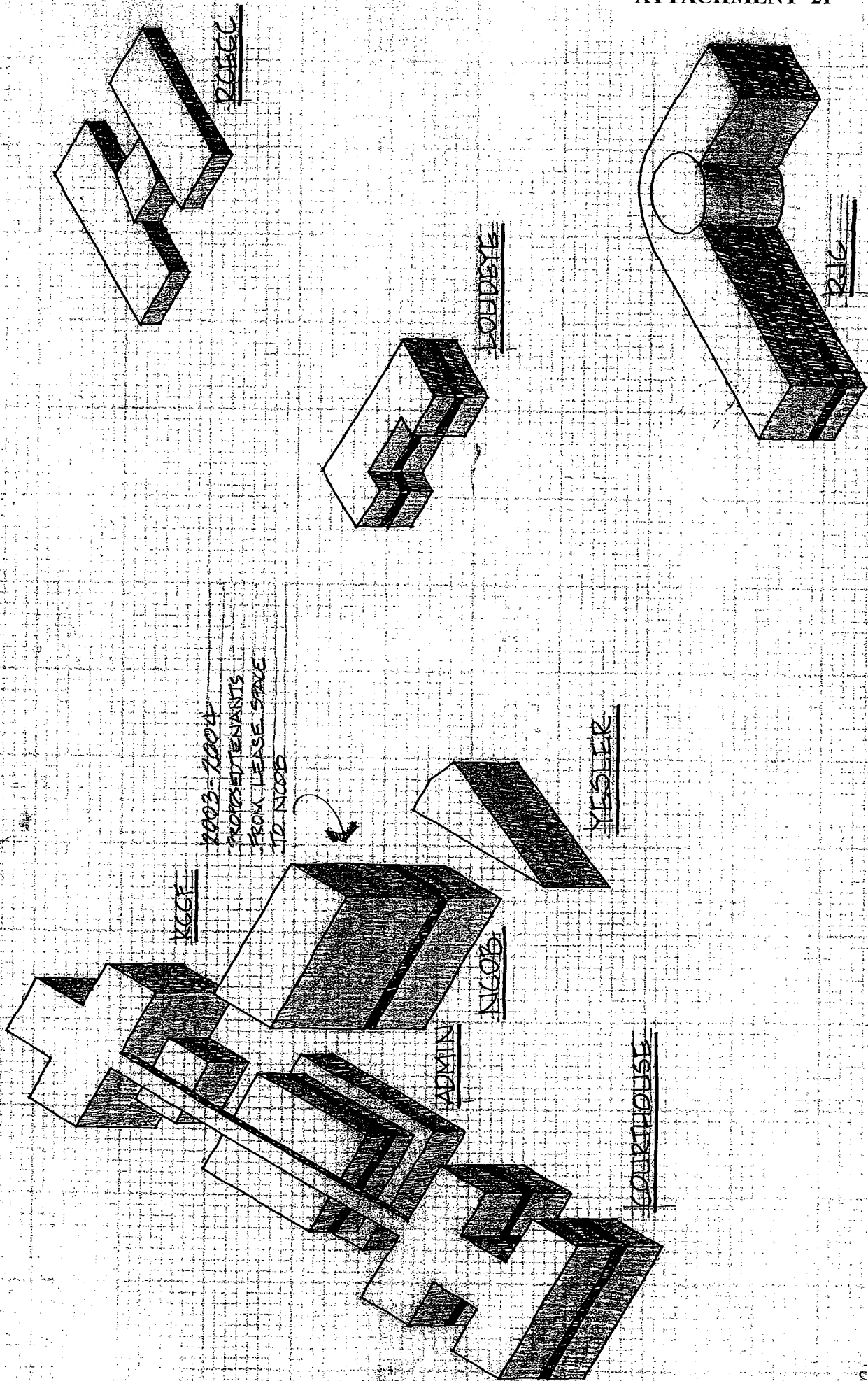
**EXECUTIVE PROPOSED  
CONTINUING  
DOWNTOWN OFFICE LEASES AFTER CONSTRUCTION OF NCOB**

Agency	Leased Building	Square Feet	2005 Cost per Square Foot	2005 Annual Cost	Lease Expires
Transit Division	Exchange Building	16,683	\$26.72 - \$27.22	\$ 447,855.00	9/30/2007
Transit Division	Exchange Building	15,103	\$ 9.93	\$ 150,000.00	9/30/2015
Crisis and Commitment Services (DCHS)	Bank of California	6,417	\$ 25.50	\$ 163,633.50	12/31/2007
Public Health Dept.	Boren Building	7,920	\$ 17.36	\$ 137,491.20	3/13/2006
Public Health Dept.	Lynn Trust Building	19,078	\$ 25.00	\$ 476,950.00	12/15/2005
Public Health Dept.	Prefontaine Building	2,926	\$ 18.50	\$ 54,131.00	7/31/2005
Veteran's Program (DCHS)	Waltheu Building	3,000	\$ 23.00	\$ 69,000.00	12/31/2006
ITS/DOT/DNRP/DAJD	Graybar Building	22,000	\$11.00 - \$11.50	\$ 247,500.00	7/1/2009
<b>TOTAL</b>		<b>93,127</b>		<b>\$ 1,746,560.70</b>	

# PRELIMINARY PLANNING OPTIONS Option #1

## 2003 Proposed NCOB Tenants

Option 1 is the original 2003 proposed NCOB tenants which were reviewed by the Council in September and December 2003 (Ordinances 15042, 15042, & 14812) and throughout 2004.





# PRELIMINARY PLANNING OPTIONS Option #1

## 2003 Proposed NCOB Tenants

Option 1 is the original 2003 proposed NCOB tenants which were reviewed by the Council in September and December 2003 (Ordinances 15042, 15042, & 14812) and throughout 2004.

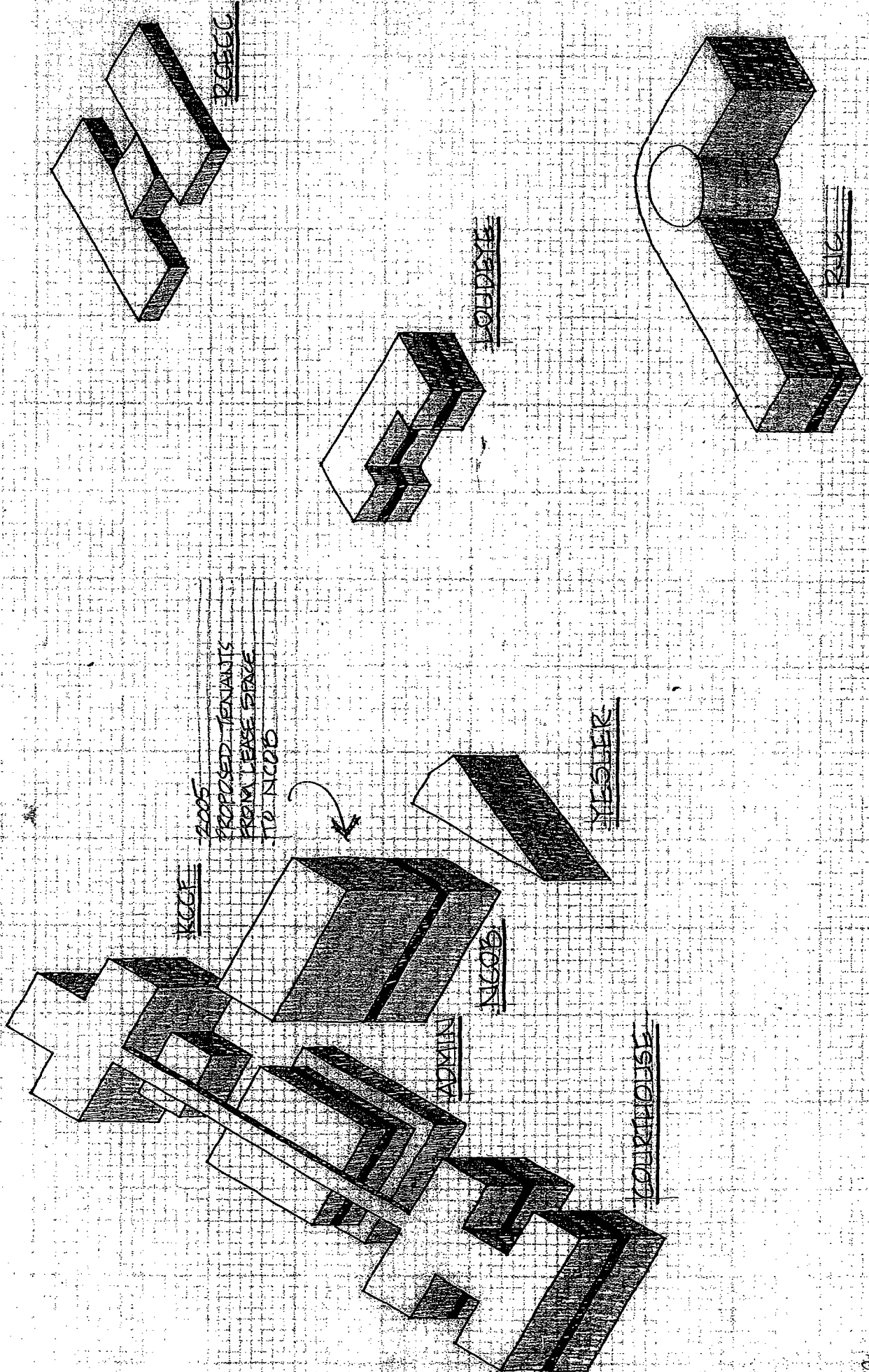
Agency	Location		RSF
	From	To	
DES Finance	Exchange	NCOB	25,000
DES Finance	Admin	NCOB	16,000
DCHS	Exchange	NCOB	40,648
DCHS/Public Defense	Walthew	NCOB	4,083
DPH	Wells Fargo	NCOB	87,010
DPH	1916 Boren	NCOB	5,660
DES/ITS	Key Tower	NCOB	33,345
DES Admin	BOAT	NCOB	1,050
Executive BRED	Courthouse	NCOB	4,200
Print Shop/Surplus Property	Graybar	NCOB	16,670
Mail/Facilities Support	Misc	NCOB	27,415
<b>Subtotal</b>			<b>261,081</b>
Unassigned (added in 2004)			23,252
<b>Total</b>			<b>284,333</b>

Pros	Cons
<ul style="list-style-type: none"> <li>Comports with previous Council approval of the Executive and Office of Management &amp; Budget location in the Administration Building</li> </ul>	<ul style="list-style-type: none"> <li>Does not address the unassigned space (23,333 rsf) added during 2003</li> </ul>
<ul style="list-style-type: none"> <li>Co-locates Finance from Exchange Building and Administration Building</li> </ul>	<ul style="list-style-type: none"> <li></li> </ul>
<ul style="list-style-type: none"> <li></li> </ul>	<ul style="list-style-type: none"> <li></li> </ul>

**PRELIMINARY PLANNING OPTIONS**  
**Option #2**

**NCOB Proposed Tenants 2005 (Proposed Motion 2005-0102)**

Option 2 represents a revision to the 2003 proposed NCOB tenants. This revision was transmitted to the Council on March 1, 2005 (Proposed Motion 2005-0102).



## PRELIMINARY PLANNING OPTIONS Option #2

### NCOB Proposed Tenants 2005 (Proposed Motion 2005-0102

Option 2 represents a revision to the 2003 proposed NCOB tenants. This revision was transmitted to the Council on March 1, 2005 (Proposed Motion 2005-0102). The proposed tenants are summarized in the following table:

Agency	Location		USF <sup>1</sup>
	From	To	
DES Finance	Exchange	NCOB	21,630
DCHS	Exchange	NCOB	33,773
DCHS/Public Defense	Walthew	NCOB	
DPH	Wells Fargo	NCOB	85,068
DES/ITS	Key Tower	NCOB	25,695
Executive	BOAT	NCOB	7,933
DES/Admin	BOAT	NCOB	2,013
Executive/OMB	BOAT	NCOB	11,004
Executive/OIRM	BOAT	NCOB	5,752
Executive/BRED	BOAT	NCOB	5,752
DES/BOE	BOAT	NCOB	500
Council/Omnibus	Yesler	NCOB	4,500
NCOB Pocket Space	-	NCOB	21,200
MISC	-	NCOB	71,772
<b>Total</b>			<b>296,592</b>

#### PROS

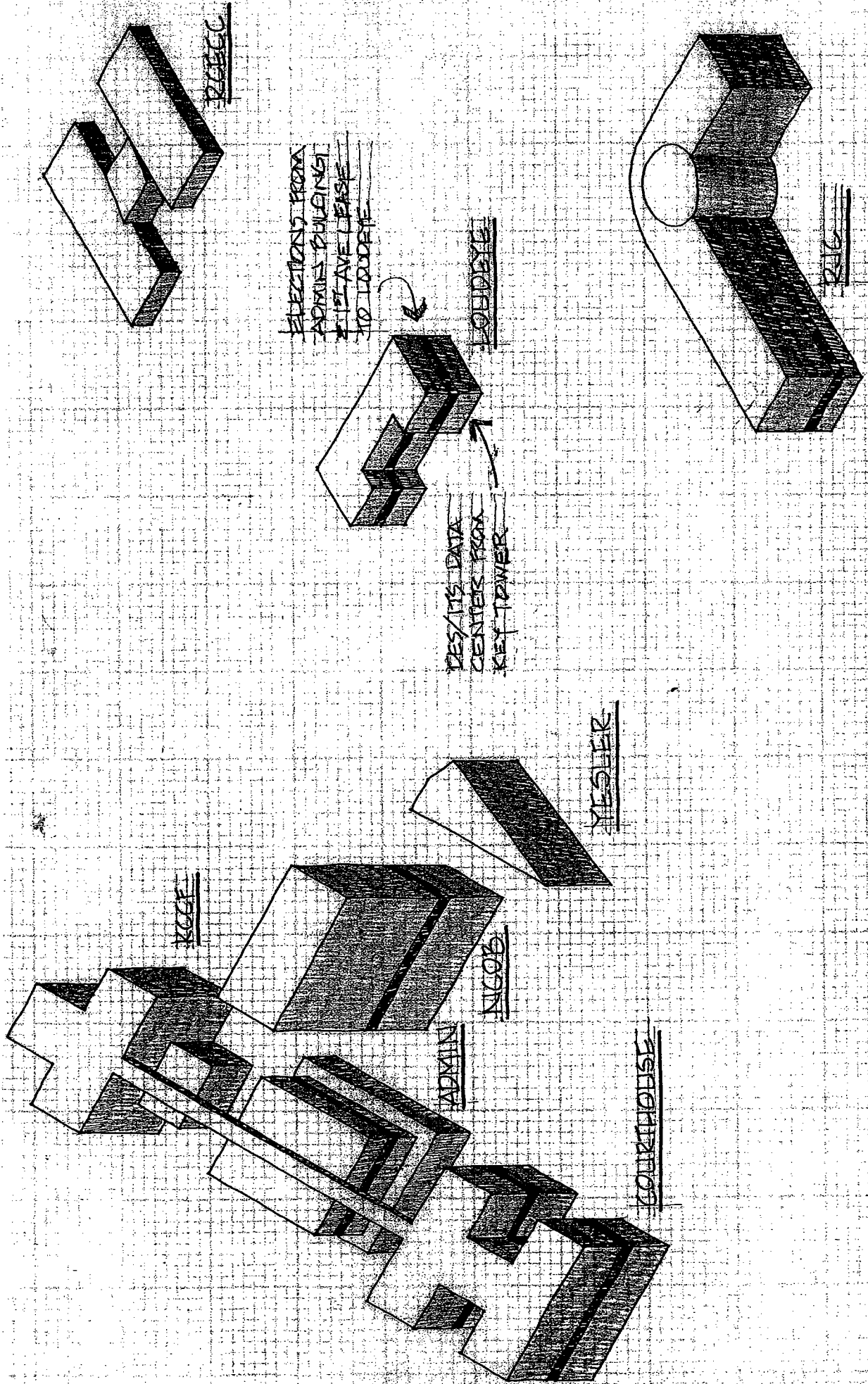
CONS	
•	Does not comport with previous Council approval of the Executive and Office of Management & Budget location in the Administration Building
•	Does not co-locate Finance from the Exchange Building and Administration Building

<sup>1</sup> The 2005 proposed tenants are summarized using a different space calculation methodology (i.e. useable square footage VS rentable square footage). The RSF for the proposed 2005 tenants is not available at this time.

**PRELIMINARY PLANNING OPTIONS**  
**Option #3**

**Executive Proposed Elections Consolidation (Proposed Ordinance 2005-0266)**

Option 3 consolidates King County Elections operations in the 1130 Building (Loudeye) as proposed in the current Executive's transmittal of June 2, 2005 (Proposed Ordinance 2005-0266).

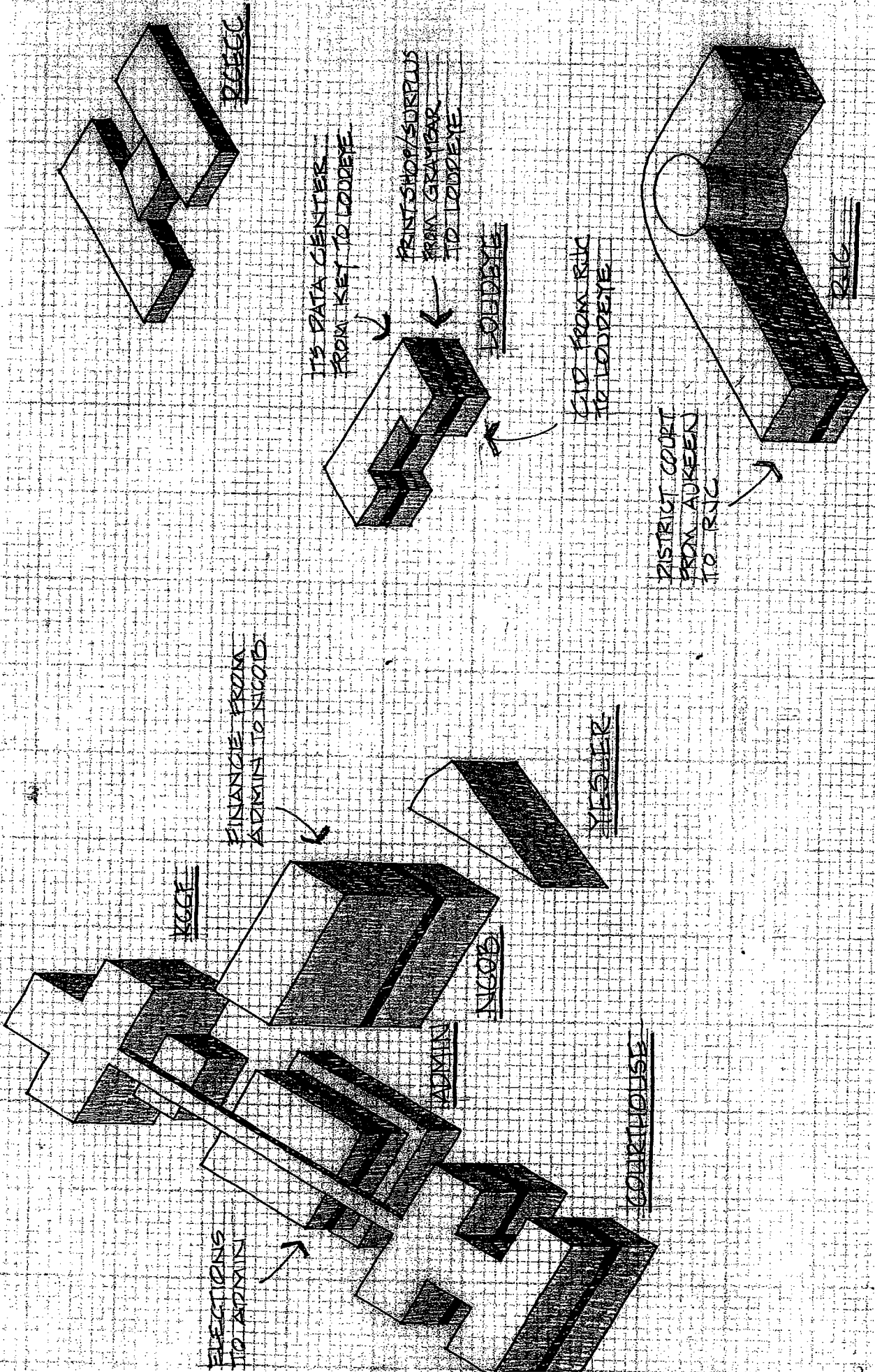




# PRELIMINARY PLANNING OPTIONS Option #3a

## Consolidation of Elections in Administration Building (with acquisition of Loudeye)

Option 3a consolidates Elections Division ballot operations in the Administration Building while incurring the acquisition costs of the 1130 Building (Loudeye) for other purposes.



# PRELIMINARY PLANNING OPTIONS

## Option #3a

### Consolidation of Elections in Administration Building (with acquisition of Loudeye)

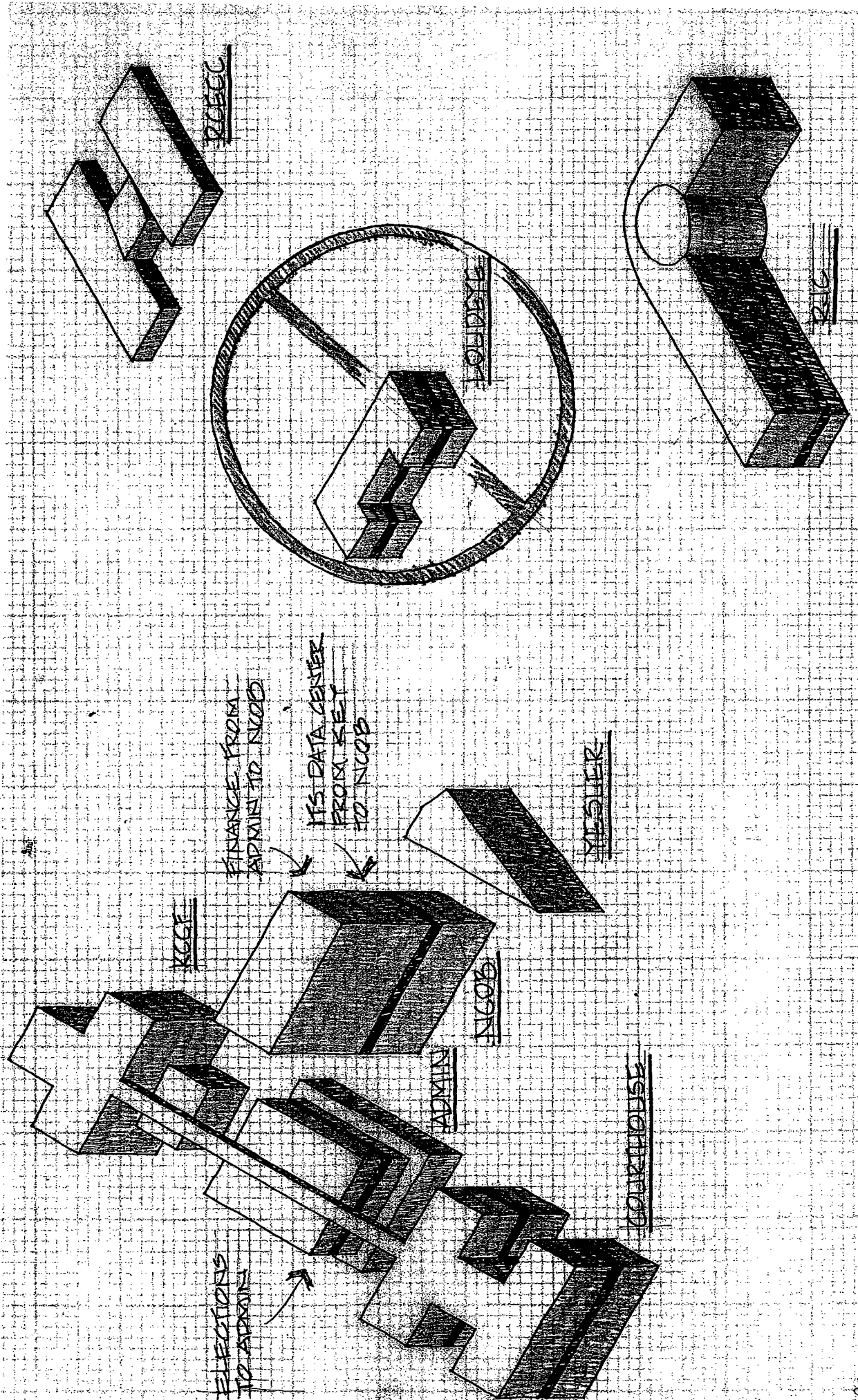
Option 3a consolidates Elections Division ballot operations in the Administration Building while incurring the acquisition costs of the 1130 Building (Loudeye) for other purposes.

PROS	CONS
<ul style="list-style-type: none"> <li>Allows consolidation of Elections ballot operations within existing Admin Building in accordance with various report recommendations</li> </ul>	<ul style="list-style-type: none"> <li>Adds an additional \$22.8 million of County debt resulting from acquisition of a new facility</li> </ul>
<ul style="list-style-type: none"> <li>Provides closer functional adjacency between Executive and Elections</li> </ul>	<ul style="list-style-type: none"> <li>Admin Building service access is compromised &amp; may need upgrade</li> </ul>
<ul style="list-style-type: none"> <li>Maintains co-location of Elections with Records &amp; Licensing Functions</li> </ul>	<ul style="list-style-type: none"> <li>May require use of proposed NCOB pocket space for Finance to relocate from Admin</li> </ul>
<ul style="list-style-type: none"> <li>Allows co-location of Finance functions (Admin &amp; Exchange) in NCOB</li> </ul>	<ul style="list-style-type: none"> <li></li> </ul>
<ul style="list-style-type: none"> <li>Provides opportunity for other functions such as Sheriff CID, Print Shop, and ITS Data Center to relocate to the 1130 Building (Loudeye)</li> </ul>	<ul style="list-style-type: none"> <li></li> </ul>
<ul style="list-style-type: none"> <li></li> </ul>	<ul style="list-style-type: none"> <li></li> </ul>
<ul style="list-style-type: none"> <li></li> </ul>	<ul style="list-style-type: none"> <li></li> </ul>
<ul style="list-style-type: none"> <li></li> </ul>	<ul style="list-style-type: none"> <li></li> </ul>
<ul style="list-style-type: none"> <li></li> </ul>	<ul style="list-style-type: none"> <li></li> </ul>

# PRELIMINARY PLANNING OPTIONS Option #3b

## Consolidation of Elections in Administration Building (without acquisition of Loudeye)

Option 3b consolidates Elections Division ballot operations in the Administration Building but excludes the acquisition of the 1130 Building (Loudeye).





**PRELIMINARY PLANNING OPTIONS**  
**Option #3b**

**Consolidation of Elections in Administration Building (without acquisition of Loudeye)**

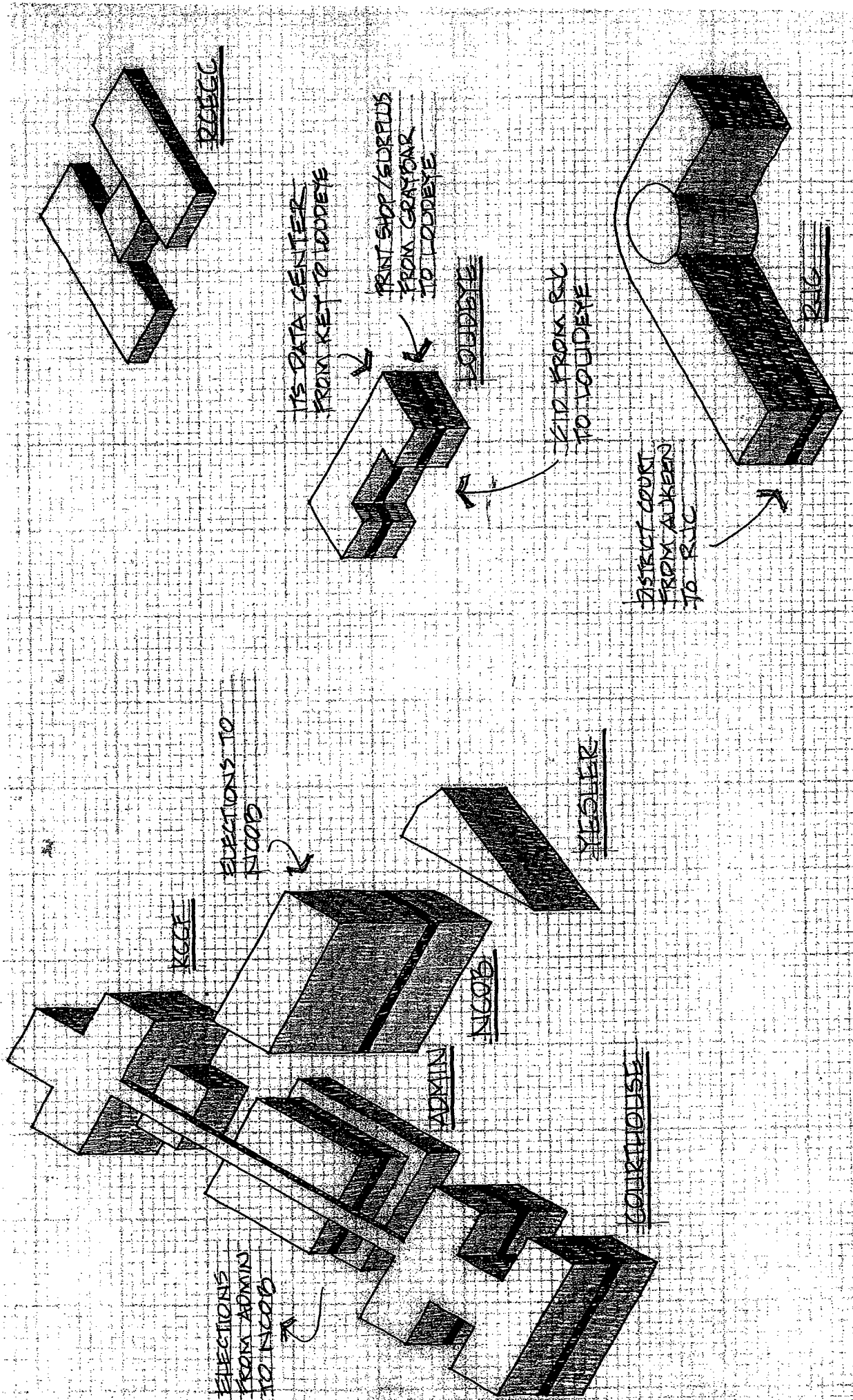
Option 3b consolidates Elections Division ballot operations in the Administration Building but excludes the acquisition of the 1130 Building (Loudeye).

PROS	CONS
<ul style="list-style-type: none"> <li>Avoids additional \$22.8 million of County debt resulting from the acquisition of a new facility</li> </ul>	<ul style="list-style-type: none"> <li>Does not provide opportunity for other functions such as Sheriff CID, Print Shop, and ITS Data Center to relocate to a new facility</li> </ul>
<ul style="list-style-type: none"> <li>Allows consolidation of Elections ballot operations within existing Admin Building in accordance with various report recommendations</li> </ul>	<ul style="list-style-type: none"> <li>May require more costly installation of the ITS Data Center in the NCOB</li> </ul>
<ul style="list-style-type: none"> <li>Elections in Admin Building (existing owned space) may resonate with voters</li> </ul>	<ul style="list-style-type: none"> <li>Admin Building service access is compromised &amp; may need upgrade</li> </ul>
<ul style="list-style-type: none"> <li>Provides closer functional adjacency between Executive and Elections</li> </ul>	
<ul style="list-style-type: none"> <li>Maintains co-location of Elections with Records &amp; Licensing Functions</li> </ul>	
<ul style="list-style-type: none"> <li>Allows co-location of Finance functions (Admin &amp; Exchange) in NCOB</li> </ul>	

# PRELIMINARY PLANNING OPTIONS Option #4a

## Consolidation of Elections in NCOB (with acquisition of Loudeye)

Option 4a consolidates Elections in the NCOB while incurring the acquisition costs of the 1130 Building (Loudeye) for other purposes



**PRELIMINARY PLANNING OPTIONS**  
**Option #4a**

**Consolidation of Elections in NCOB (with acquisition of Loudeye)**

Option 4a consolidates Elections in the NCOB while incurring the acquisition costs of the 1130 Building (Loudeye) for other purposes

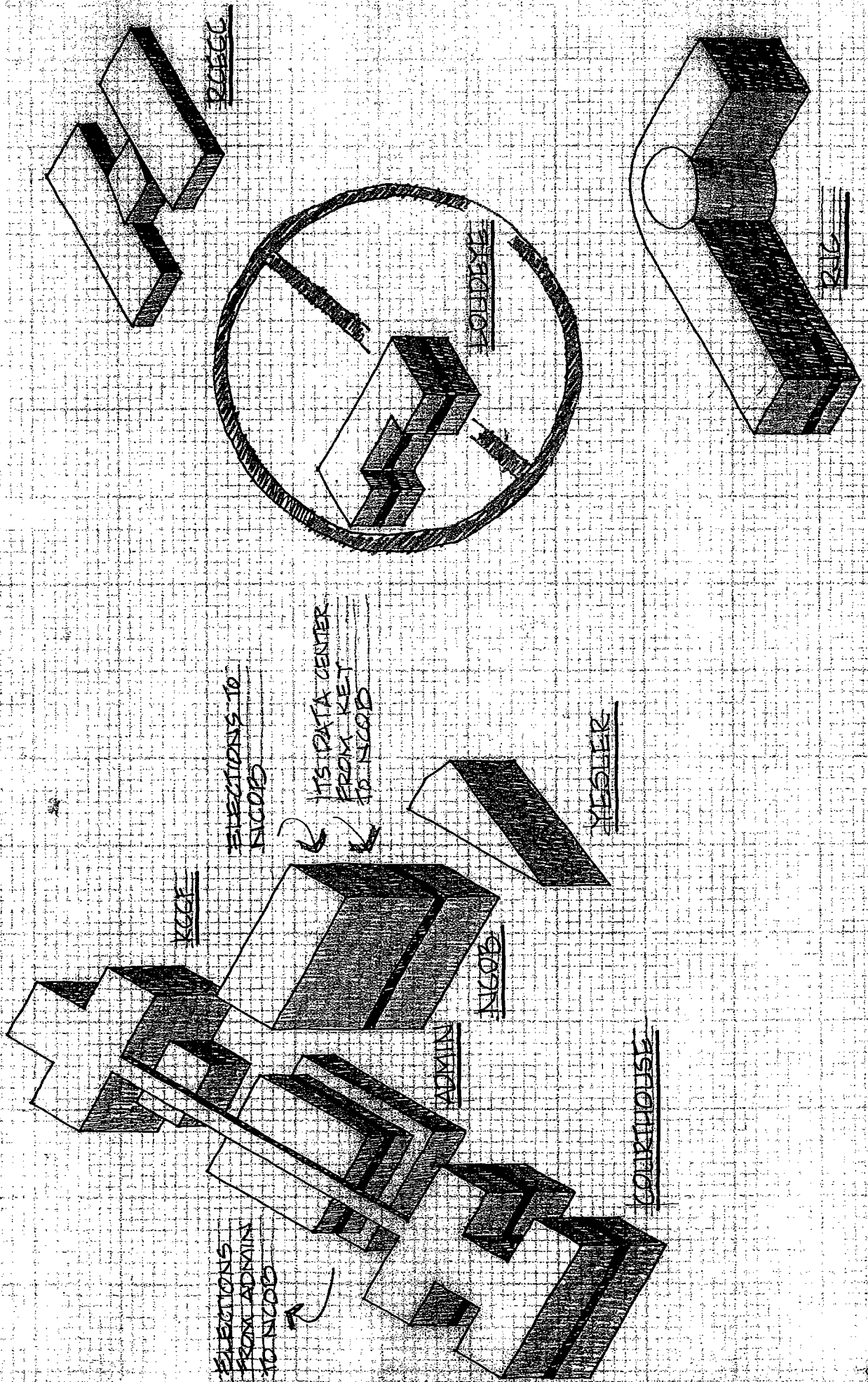
PROS	CONS
<ul style="list-style-type: none"> <li>Allows consolidation of Elections ballot operations in NCOB in accordance with various report recommendations</li> </ul>	<ul style="list-style-type: none"> <li>Adds an additional \$22.8 million of County debt resulting from acquisition of a new facility</li> </ul>
<ul style="list-style-type: none"> <li>Elections in NCOB (existing owned space) may resonate with voters</li> </ul>	<ul style="list-style-type: none"> <li>Separates Elections from Records &amp; Licensing functions</li> </ul>
<ul style="list-style-type: none"> <li>Provides additional backfill space in Administration for other functions</li> </ul>	
<ul style="list-style-type: none"> <li>Provides opportunity for other functions such as Sheriff CID, Print Shop, and ITS Data Center to relocate to the 1130 Building (Loudeye)</li> </ul>	
<ul style="list-style-type: none"> <li>NCOB service access for Elections is superior to Admin Bldg. or 1130 Building (Loudeye)</li> </ul>	
<ul style="list-style-type: none"> <li></li> </ul>	
<ul style="list-style-type: none"> <li></li> </ul>	
<ul style="list-style-type: none"> <li></li> </ul>	
<ul style="list-style-type: none"> <li></li> </ul>	

# PRELIMINARY PLANNING OPTIONS

## Option #4b

### Consolidation of Elections in NCOB (without acquisition of Loudeye)

Option 4b consolidates Elections in the but excludes the acquisition of the 1130 Building (Loudeye).



**PRELIMINARY PLANNING OPTIONS**  
**Option #4b**

**Consolidation of Elections in NCOB (without acquisition of Loudeye)**

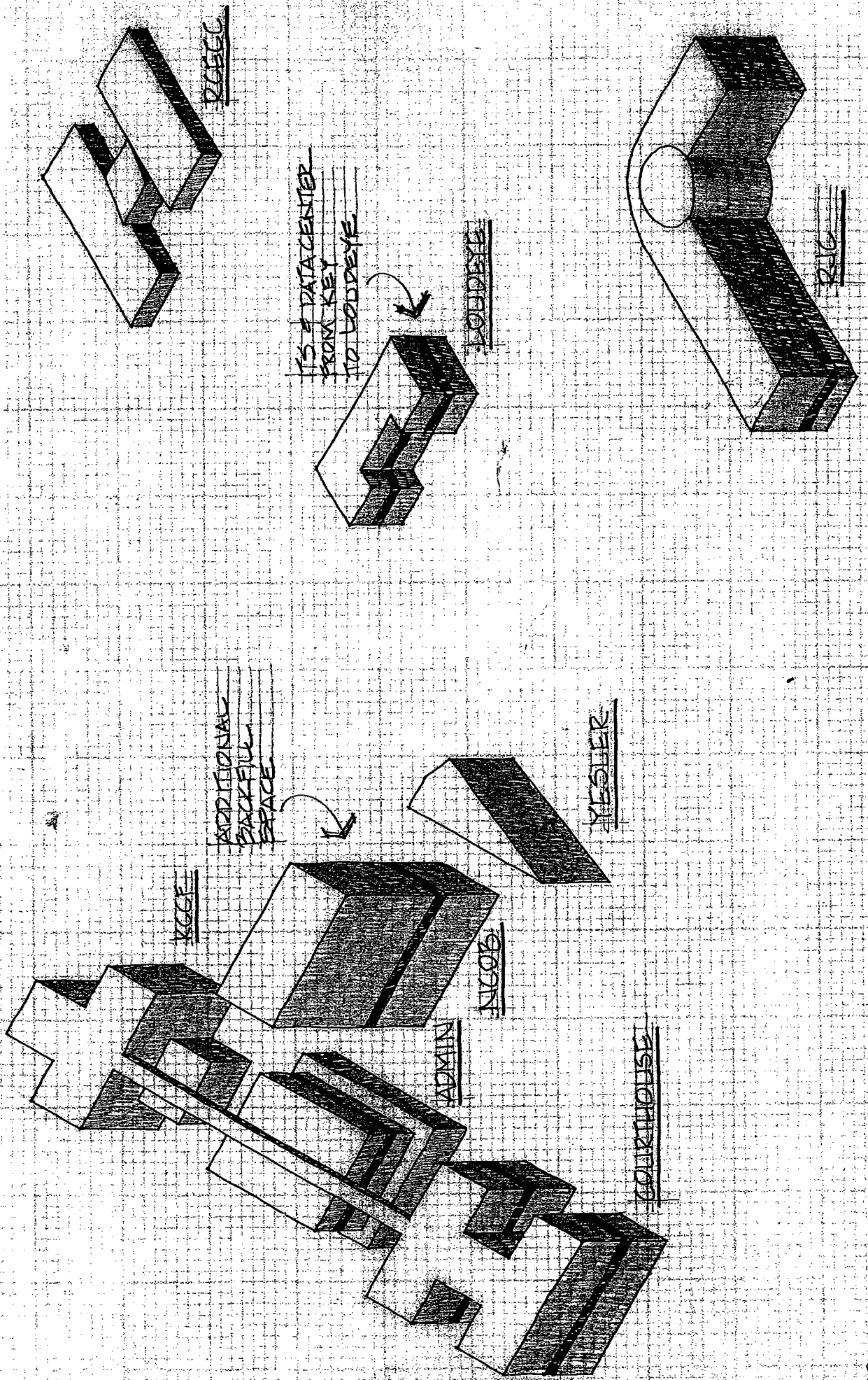
Option 4b consolidates Elections in the but excludes the acquisition of the 1130 Building (Loudeye).

PROS	CONS
<ul style="list-style-type: none"> <li>Avoids additional \$22.8 million of County debt resulting from the acquisition of a new facility</li> </ul>	<ul style="list-style-type: none"> <li>Does not provide opportunity for other functions such as Sheriff CID, Print Shop, and ITS Data Center to relocate to a new facility</li> </ul>
<ul style="list-style-type: none"> <li>Allows consolidation of Elections ballot operations in NCOB in accordance with various report recommendations</li> </ul>	<ul style="list-style-type: none"> <li>May require more costly installation of the ITS Data Center in the NCOB</li> </ul>
<ul style="list-style-type: none"> <li>Elections in NCOB (existing owned space) may resonate with voters</li> </ul>	
<ul style="list-style-type: none"> <li>Provides additional backfill space in Administration for other functions</li> </ul>	
<ul style="list-style-type: none"> <li>NCOB service access for Elections is superior to Admin Bldg. or 1130 Building (Loudeye)</li> </ul>	
<ul style="list-style-type: none"> <li></li> </ul>	

# PRELIMINARY PLANNING OPTIONS Option #5

## Consolidation of ITS and the Data Center in 1130 Building (Loudeye)

Option 5 consolidates all of ITS and the Data Center in one location in the 1130 Building (Loudeye).



# PRELIMINARY PLANNING OPTIONS

## Option #5

### Consolidation of ITS and the Data Center in 1130 Building (Loudeye)

Option 5 consolidates all of ITS and the Data Center in one location in the 1130 Building (Loudeye).

PROS	CONS
<ul style="list-style-type: none"> <li>Allows co-location of all ITS and Data Center functions at a single location</li> </ul>	<ul style="list-style-type: none"> <li>Adds an additional \$22.8 million of County debt resulting from acquisition of a new facility</li> </ul>
<ul style="list-style-type: none"> <li>Provides for additional NCOB backfill space for other functions such as Elections, DPH from Admin &amp; Yesler, or CID from RJC</li> </ul>	<ul style="list-style-type: none"> <li>Isolates ITS from other King County customer agencies</li> </ul>
<ul style="list-style-type: none"> <li></li> </ul>	<ul style="list-style-type: none"> <li>Does not directly address Elections co-location needs</li> </ul>
<ul style="list-style-type: none"> <li></li> </ul>	<ul style="list-style-type: none"> <li></li> </ul>
<ul style="list-style-type: none"> <li></li> </ul>	<ul style="list-style-type: none"> <li></li> </ul>
<ul style="list-style-type: none"> <li></li> </ul>	<ul style="list-style-type: none"> <li></li> </ul>
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