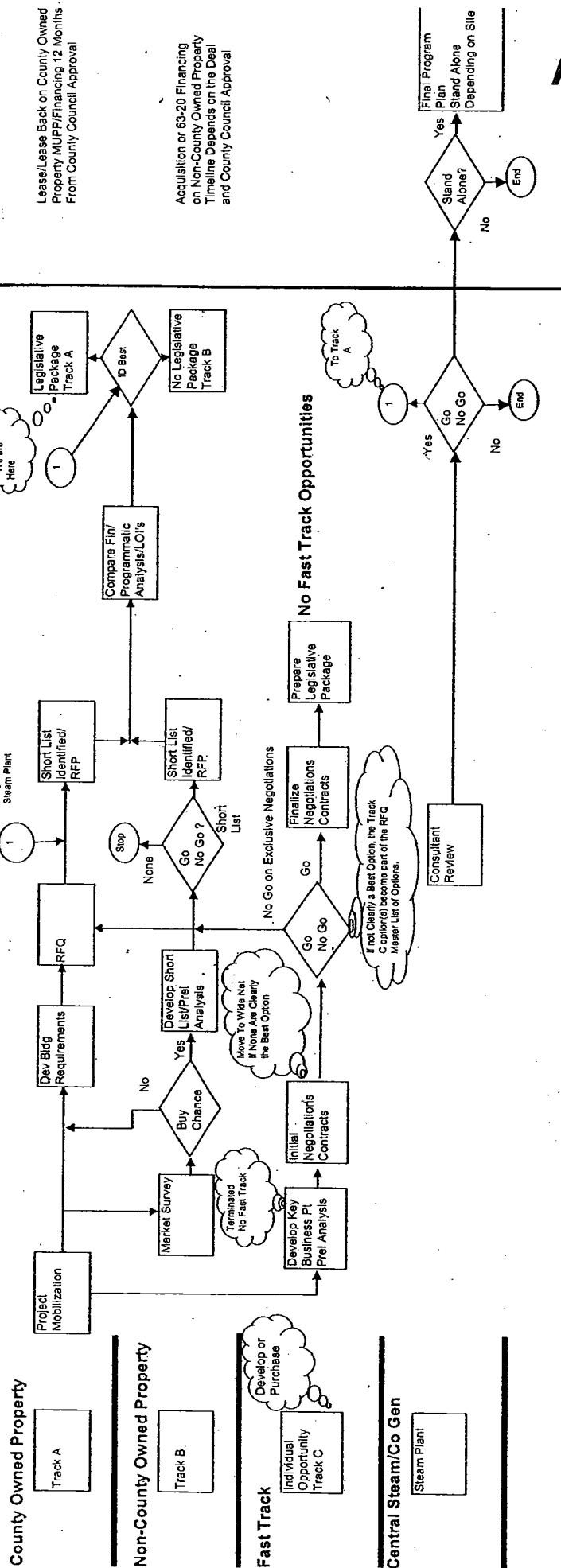


FIGURE 1-A

PROCESS TO ACQUIRE OR DEVELOP NEW COUNTY BUILDING (S)

Wide-Net

2002 November December January February March April May June July August September October November



Attachment 4

Attachment 5

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P
1	David Layton: We did not have time to discuss the need for a summary of who (County employees, consultants etc.) were involved in each of the selection and narrowing processes. I know some pieces are stated or implied in the report. I think a matrix defining these steps will be important.		Kinzer	Seneca	Genzler	Coughlin Porter Lundeen	Skanska / CPL	Prosecutor's Office	Procurement	Bob Williams / Budget	Facilities Management	Kathy Brown	Dave Preuschoat	Jim Napolitano	Bud Parker	Bill Angle
2	Acquisition Track															
3																
4	Task 100 - Development of Requirements															
5	Staffing / Space Needs Analysis				X						X					
6	Market Analysis		X													
7	Market Analysis Report		X													
8																
9	Task 200 - Potential Development Sites / Building Acquisitions															
10	Identify a Master List of Potential Properties (Development Sites and Existing Buildings)		X													
11	Tour Master List Sites		X	X												
12	Identify Shortlist of Existing Buildings		X	X							X	review only				
13	Develop Solicitation for Buildings / Sites (max 6)		X	X												
14	Issue Solicitation		X	X												
15	Review / Evaluate Proposals for Master List		X	X												
16	Rank Proposals & Shortlist Existing Buildings		X	X												
17	Tour Shortlist of Existing Buildings		X	X							X	X	X	X	X	X
18	Evaluate / Rank Shortlist of Existing Buildings		X	X							X	X	X	X	X	X
19																
20	Development Site Opportunities Shift to Row 42															
21																
22	Task 300 - Short List to Preferred Alternative															
23	Draft / Issue LOI for Existing Buildings		X	X												
24	Review Responses		X	X												
25	Seismic Evaluation of Final Three					X										
26	Floor plate Efficiency Study of Final Three				X											
27	Systems Analysis Study of Final Three						X									
28	Economic Analysis of Final Three		X	X												
29	Confirm Economic Analysis									X						X
30	Rank Final Three		X	X							X					
31	Prepare Apples to Apples Analysis		X							X						X
32																
33	Development Track															
34																
35	Prepare RFQ															X
36	Consult RFQ Approach and Structure			X				X	X							
37	Advertise RFQ								X							
38	Consult on Quality of RFQ Submittals			X												X
39	Rank RFQ Submittals									X				X	X	
40	Identify Three Finalists								X		X					
41	Prepare RFP for Finalists															X
42	Prepare RFP for Other Developers controlling Property Near KC Campus															X
43	Consult RFP Approach and Structure(s)			X				X	X							
44	Advertise RFPs								X							
45	Staff Analysis of RFP Submittals															X
46	Rank RFP Submittals									X		X		X		
47	Identify Selected Developer								X		X					
48																
49	Unsolicited Proposal															
50																
51	Economic Analysis of Martin Selig Proposal												X			X
52	Formal Response											X				

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Attachment 6

Table 4.C represents a plan that identifies how existing vacant space will be backfilled, which agencies will occupy the new building, and which agencies will continue leasing outside space. The details of this plan are presented at Appendix F.

Table 4.C: Backfill of Existing Vacant Space

Agency/ Current Location	New Building	Court-house	Yesler Bldg	Admin Bldg	Cont Lease
DES Finance/Exchange	X				
DCHS/Exchange	X				
DOT/Exchange					X
DPH/Wells Fargo	X				
PAO/Key Tower		X			
DES ITS/Key Tower	X				
PAO/Bank of California		X			
PAO Bank of America		X			
Hearing Examiner/Bank of California			X		
DES Risk Mgmt/Bank of California			X		
DCHS Crisis/Bank of California					X
Executive & OMB/BOA				X	
DES Admin/Bank of America	X				
Health Dept/Boren Bldg	X				
Superior Ct Probation/Boren Bldg			X		
Veterans Program/Walthew Bldg					X
DCHS Pub Defense/Walthew Bldg	X				
Print Shop & Surplus Prop/Graybar Bldg	X				
DPH/Lynn Trust Bldg					X
DCHS Ravens/Prefontaine Bldg					X
Boundary Review Board/Central Bldg			X		
Ombudsman/Courthouse				X	
BRED/Other Exec	X			X	
DAJD Internal Inv/KCCF		X			
Finance/Admin Building	X				
DAJD Community Corrections			X		

Attachment 7

Current Leased Space - Projected Locations - High End Estimates															possible new location					APPENDIX F	
Location	Department/Agency	Current rsf	Current Workers	Projected Workers	Lease Expiration	Forecast Sq Footage	new building	courthouse	floor	yesler*	floor	admini- stration	floor	Continue Leasing	comments						
Exchange Building	DES/Finance	38,391	127	125	9/30/07	25,000	25,000														
Exchange Building	DCHS	45,448	183	229	9/30/07	40,648	40,648														
Exchange Building	DOT	19,275			9/30/07																
Exchange Building	DOT Long Term	15,103			9/30/15																
Wells Fargo (New Lease)	DPH	79,807	349	452	10/31/13	87,010	87,010														
Key Tower	PAO	4,408	15	22	12/31/04	6,270		6,270	7												
Key Tower	DES/ITS	46,936	156	171	3/14/09	33,345	33,345														
Bank of California	PAO	16,797	45	56.25	12/31/04	16,031		16,031	4												
Bank of California	Hearing Examiner	2,051			12/31/03					2,000	4										
Bank of California	DES/Risk Management	5,550			12/31/03					5,500	4										
Bank of California	DCHS/Crisis & Commitment	6,417			12/31/04																
Bank of America	PAO	48,000	192	192	8/31/04	54,720		54,720	5												
	PAO Growth Forecast		57	57		16,245		16,245	4												returning to the space they occupied pre-csp
Bank of America	Executive	13,900			8/31/04	14,595						14,595	6								
Bank of America	Budget Office	8,400			8/31/04	8,820						8,820	6								
Bank of America	DES/Admin	1,000			8/31/04	1,050	1,050														
Courthouse	Executive/BRED	4,000				4,200	4,200					3,900	8								
Executive Total		27,300	122	128.1																	
1916 Boren Street	Health Dept	7,200	28	29.4	2/28/04	5,660	5,660														
1916 Boren Street	Superior Court Probation	7,200			2/28/04					2,200	2										re-org and consolidation into smaller space
Waltheu Building	Veterans Program	3,000			12/31/06																
Waltheu Building	DCHS/Public Defense	3,000	22	23	12/31/06	4,083	4,083				1										
Graybar Bldg	Print Shop/Supplies Property	16,670	20	20	6/30/09		16,670														liberal early release provisions
Lynn Trust Building	Health Dept	25,497			12/14/05																25,497 Specialty Bldg
Prefontaine Bldg	DCHS Ravens Program	3,850			12/31/04																3,850 Specialty Bldg
Central Building	Boundary Review Board	1,244			expired					800	4										BRB has temporarily relocated to the 2nd floor east of yesler
Mail/Facilities Support Space							27,415														
Total Leases		450,443					245,080	93,266	10,500	27,315				72,725							
Other moves																					
Courthouse	Ombudsman	2100										2,100	8								move due to expansion of DAJD on 2nd floor
Courthouse	Jury Assembly Move to 1	5000						(5,000)	7												
Courthouse	Jury Assembly Move to 1	5000						5,000	1												
Yesler	Community Corrections/Admin	growth									15,800	4									
Courthouse	DAJD Internal Investigations	2100						2,100	1												
Finance	Move from Admin to new	22477	80	80		16,000	16,000														
Yesler	PAO - special group									2,200	2W										
total other							16,000	2,100	18,000	2100											
Grand Total Filled							261,080	95,366	28,500	29,415											
Vacant Space							261,080	99,205	28,500	28,477											
Remaining Vacant								3,839	0	938											

Yesler 4th floor square footages are usable not rentable

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