



KING COUNTY

1200 King County Courthouse
516 Third Avenue
Seattle, WA 98104

Signature Report

March 14, 2006

Ordinance 15390

Proposed No. 2006-0085.3

Sponsors Ferguson, Lambert, Phillips,
Hague, Constantine and Dunn

1 AN ORDINANCE approving the King County agency
2 tenants to occupy the new county office building located on
3 Fifth Avenue and Jefferson Street.
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5

6 BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

7 SECTION 1. Findings. The council hereby makes the following findings of fact:

8 A. Section 220.20 of the King County Charter establishes the council as the
9 policy determining body of the county. Council powers include the adoption by
10 ordinance of comprehensive plans, including improvement plans for the present and
11 future development of the county.

12 B. Ordinance 15328 adopted the 2005 Space Plan, which consists of space
13 planning policies, policy direction on the location of county agencies and an
14 implementation plan for those policies.

15 C. The 2005 Space Plan provides policy direction on the colocation of county
16 agencies, stating that the county shall colocate services when functional relationships or
17 user accessibility warrant and when economically feasible.

18 D. Space planning policies further state that the county shall continue to move
19 from dependence on short-term leased space in the downtown Seattle area to owned
20 space or long-term leased space with the option to own when lease space exceeds ten
21 percent of downtown occupied space and when building ownership will provide a long-
22 term cost benefit to the county.

23 E. The 2005 Space Plan established programming space standards that are to be
24 prescribed as per square foot ranges for various categories of county employees and
25 specialty programmed space. These standards are to be used during planning and design.

26 F. The 2005 Space Plan stated that county space standards may be further tested
27 through the process of programming the new county office building. Space standards
28 shall be refined in future space plans.

29 G. The space plan authorized the executive to proceed with programming of
30 standard office space within the new county office building for the following tenant
31 agencies:

32	Agency	Current Location
33	Department of Executive Services ("DES") Finance	Exchange Building
34	Department of Community and Human Services ("DCHS")	Exchange Building
35	DCHS/Public Defense	Walthew Building
36	Department of Public Health ("DPH")	Wells Fargo
37	DPH	Lynn Trust
38	DES/Board of Ethics ("BOE")	Administration Building
39	Council Ombudsman	Yesler Building

40 H. Further, the 2005 Space Plan stated that the programming of the agencies
41 listed in subsection G. of this section shall not preclude the possible future council
42 approval to "locate up to 44,000 USF (usable square feet) from among the following
43 candidate tenant agencies in appropriate locations within the new county office building:

- 44 1. Elections consolidation (up to 44,000 USF);
- 45 2. Information Technology Services (ITS) with or without the data center (up to
46 42,000 USF);
- 47 3. Executive, Office of Management and Budget (OMB), DES/Administration
48 Director, Business Relations and Economic Development (BRED), and Office of
49 Information and Resource Management (OIRM) (up to 33,000 USF)."

50 I. The 2005 Space Plan specifically stated that "the King County executive,
51 OMB, DES/Administration Director, BRED and OIRM shall remain in space at the Bank
52 of America Tower under their current lease, which terminates on December 31, 2007,
53 until the council approves a relocation site or lease extension."

54 J. The 2005 Space Plan policy stated that the county should backfill vacated
55 spaces in county-owned buildings by moving agencies from leased space.

56 K. The 2005 Space Plan further states that "upon completion of the department of
57 adult and juvenile detention operational master plan Implementation Plan and the
58 Integrated Security Project (ISP), the executive shall develop a proposal for locating the
59 Work Education Release (WER) program in the west wing of the King County
60 Correctional Facility and that the proposal shall include recommendations for alternative
61 tenants in the courthouse space vacated by WER."

62 L. Ordinance 15083 included \$87,548 in CIP Project 395xxx and direction that a
63 feasibility study be conducted by a consultant to determine reasonable options for
64 replacement of the skybridge between the King County Correctional Facility ("KCCF")
65 and the courthouse.

66 M. Upon completion of the WER feasibility study and the skybridge feasibility
67 study, alternative tenants, including those currently in leased space, could also be
68 considered to occupy vacated space within the King County Courthouse.

69 N. The Elections Center Consolidation Audit was conducted by The Election
70 Center and Strategica, Inc. and was completed on October 3, 2005.

71 O. The primary audit objective was to review King County election operations
72 and identify opportunities for improved organizational, management and procedural
73 performance to help restore voter confidence in the King County election process.

74 P. The audit recommended that the county should acquire or lease a consolidated
75 elections facility for the long term, which would consolidate all elections personnel,
76 equipment and any warehoused items.

77 Q. The consolidation of all elections functions and equipment would require a
78 facility with space to accommodate an estimated size of between seventy-three thousand
79 and eighty-five thousand five hundred USF.

80 R. The forty-four thousand USF assumed in the space plan for elections
81 consolidation in the new county office building is not sufficient to support the total
82 operations, including warehouse space, of the county's elections functions.

83 S. Consistent with county policy that agencies collocate, the finance and business
84 operations division functions, currently located in the Administration Building, would be

85 a viable candidate for tenancy in the new county office building. These functions would
86 colocate in the new county office building with the finance functions from the exchange
87 building already scheduled to occupy space.

88 T. ITS was originally proposed by the executive to occupy space in the new
89 county office building. ITS was also identified in the 2005 Space Plan as a possible
90 tenant for the new county office building.

91 U. The ITS data center is a specialty function, that necessitates special electrical,
92 structural and mechanical requirements. The data center is an appropriate tenant for
93 specialized lease space.

94 V. During the courthouse seismic project upgrade, the executive and the office of
95 management and budget relocated to leased space in the Columbia Center, formerly
96 known as the Bank of America Tower ("BOAT"). The courthouse space vacated by these
97 agencies subsequently was occupied by the prosecuting attorney's office ("PAO").

98 W. The justification for the PAO move to the courthouse was based on a
99 financial plan that indicated savings to the county for leased costs and support from
100 federal and state revenues. These savings and revenues were proposed to offset
101 additional lease costs for that would result from extending the executive offices lease
102 beyond the completion of the courthouse seismic project.

103 X. The space vacated by the relocation of the finance division from the
104 Administration Building to the new county office building will provide a cost effective
105 opportunity to perform maintenance on the unoccupied sixth floor, including asbestos
106 abatement above the ceiling. Following completion of the work, the floor could be used
107 as surge space to facilitate similar maintenance on other floors in the building.

108 Y. The executive, OMB, DES/administration director, BRED and OIRM occupy
109 lease space in the Columbia Center.

110 Z. The amount of space usage by these agencies is within county parameters that
111 are consistent with county adopted lease space policy that no more than ten percent of
112 downtown core office space be leased.

113 AA. Temporarily extending the leased space for the executive in the Columbia
114 Center will facilitate an appropriate time frame to consider future long-term space
115 planning analysis for county agency locations in the courthouse and other downtown core
116 facilities.

117 BB. The county's long-term space needs will be affected by current strategic
118 planning efforts such as the regional justice center site master plan, the superior court
119 targeted OMP, the district court facilities master plan, the sheriff's office strategic
120 planning effort, the skybridge replacement feasibility plan, work education release
121 location and public health OMP.

122 CC. Opportunities to reexamine courthouse space usage should be considered
123 after these master planning efforts have been reviewed by the council.

124 DD. The determination of the list of final tenants for the new county office
125 building is based upon the analysis of adopted county policies including the county space
126 plan and a series of policy documents such as operational master plans, facility master
127 plans and feasibility studies. Determining final tenants requires considering and
128 weighing numerous important county policies and planning considerations, including
129 reduction of the county's dependence upon leased space, acceptable threshold limits on

130 leased space in the downtown area and the functional colocation of agencies, as well as
131 long-term strategic planning and real estate asset management concerns.

132 SECTION 2. The final King County agency tenants authorized to occupy the new
133 county office building shall be:

134	Agency	Current Location
135	DES Finance	Exchange Building
136	DES Finance	Administration Building
137	DES ITS (not including data center)	Key Tower
138	DCHS	Exchange Building
139	DCHS/Public Defense	Waltheu Building
140	DPH	Wells Fargo
141	DPH	Lynn Trust
142	DES/BOE	Administration Building
143	Council Ombudsman	Yesler Building

144 SECTION 3. No other county agency shall be located in the new county office
145 building unless authorized by ordinance. The executive shall submit a list of any such
146 proposed additional agencies and shall give priority programming consideration to the
147 following agencies:

148	Agency	Current Location
149	DES Administration	Columbia Center
150	OIRM	Columbia Center
151	BRED	Columbia Center
152	State Auditor	Administration Building

153 SECTION 4. The executive shall submit a report to the council summarizing the
154 status of the new county office building tenant programming, space planning, fixtures
155 furniture and equipment acquisition and reuse strategies and budgets and estimated tenant
156 move costs and schedule. The report must be filed no later than May 15, 2006, in the
157 form of twelve copies with the clerk of the council, who will retain the original and will
158 forward copies to the councilmembers and the lead staff of the operations budget
159 committee or its successor.

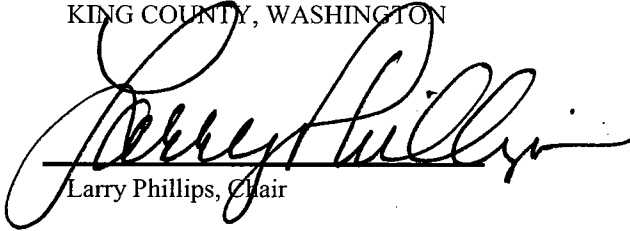
160 SECTION 5. On or before the termination date of the current lease at the
161 Columbia Center and upon completion of the new county office building, the executive
162 shall have relocated his offices currently in the Columbia Center, and be ready to conduct
163 county business, in the space vacated in the county administration building by the finance
164 division. The offices currently in the Columbia Center include the executive, the office
165 of management and budget ("OMB"), DES/administration director, business relations and
166 economic development ("BRED") and office of information and resource management

167 ("OIRM"). It is the intent of the council that this move be temporary pending the
168 availability of space in the King County courthouse for these offices.
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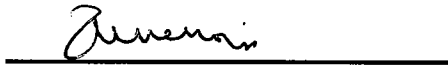
Ordinance 15390 was introduced on 2/13/2006 and passed as amended by the
Metropolitan King County Council on 3/13/2006, by the following vote:

Yes: 6 - Mr. Phillips, Ms. Lambert, Mr. Dunn, Mr. Ferguson, Ms. Hague and
Mr. Constantine
No: 2 - Mr. Gossett and Ms. Patterson
Excused: 1 - Mr. von Reichbauer

KING COUNTY COUNCIL
KING COUNTY, WASHINGTON


Larry Phillips, Chair

ATTEST:



Anne Noris, Clerk of the Council

APPROVED this _____ day of _____, 2006.

DEEMED ENACTED WITHOUT
COUNTY EXECUTIVE'S SIGNATURE

DATED: 3/24/06

Ron Sims, County Executive

Attachments None

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2006 MAR 24 PM 4: 27
CLERK
KING COUNTY COUNCIL