



KING COUNTY
Signature Report

1200 King County Courthouse
516 Third Avenue
Seattle, WA 98104

September 5, 2012

Ordinance 17403

Proposed No. 2012-0276.2

Sponsors Lambert, McDermott and von Reichbauer

1 AN ORDINANCE approving a new lease for the King
2 County district court to be located at the Auburn Justice
3 Center, King County council district 7.

4 BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

5 SECTION 1. Findings:

6 A. The King County district court provides essential judicial services to the
7 citizens of King County.

8 B. In 2006, King County Ordinance 15380 approved the Interlocal Agreement for
9 Provision of District Court Services (court services agreement) between King County and
10 twelve cities.

11 C. On July 16, 2012, the Auburn city council authorized the court services
12 agreement.

13 D. King County district court will provide court services at the Auburn Justice
14 Center.

15 E. The King County executive has negotiated a new lease providing
16 approximately twelve thousand four hundred square feet of space for the district court to
17 be located at the Auburn Justice Center at no cost to the county.

18 F. The King County executive is authorized to lease real property for use by the
19 county as provided by K.C.C. 4.56.186 and consistent with the provisions of K.C.C.

20 4.04.040 requiring approval by ordinance of any lease with a cumulative term of two
21 years. The subject lease provides an initial term of four and one-half years.

22 SECTION 2. The King County executive is hereby authorized to execute the
23 lease in substantially the form as provided in Attachment A to this ordinance contingent
24 upon execution of an Interlocal Agreement for Provision of District Court Services
25 Between King County and the City of Auburn.

26 SECTION 3. If any one or more of the covenants or agreements provided in this
27 ordinance to be performed on the part of the county is declared by any court of competent
28 jurisdiction to be contrary to law, then such covenant or covenants, agreement or
29 agreements are null and void and shall be deemed separable from the remaining
30 covenants and agreements of this ordinance and in no way affect the validity of the other
31 provisions of this ordinance or of the lease.

32 SECTION 4. The subject lease is hereby approved in substantially similar form
33 to that attached as Attachment A to this ordinance.
34


Ordinance 17403 was introduced on 8/20/2012 and passed as amended by the Metropolitan King County Council on 9/4/2012, by the following vote:

Yes: 8 - Mr. Phillips, Mr. von Reichbauer, Mr. Gossett, Ms. Hague,
Ms. Patterson, Ms. Lambert, Mr. Ferguson and Mr. Dunn
No: 0
Excused: 1 - Mr. McDermott

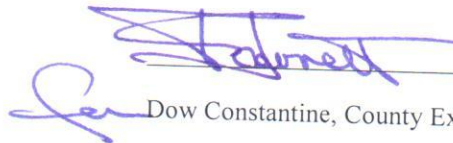
KING COUNTY COUNCIL
KING COUNTY, WASHINGTON


Larry Gossett, Chair

ATTEST:


Anne Noris, Clerk of the Council

APPROVED this 14 day of September 2012.


Dow Constantine, County Executive

RECEIVED
2012 SEP 14 PM 2:35
CLERK
KING COUNTY COUNCIL

Attachments: A. Office Space Lease Agreement, dated 09-04-2012

OFFICE SPACE LEASE AGREEMENT

Lease agreement by and between:

LESSOR: City of Auburn
25 West Main Street,
Auburn, WA 98001, hereinafter "LESSOR", and

LESSEE: King County
Real Estate Services
ADM-ES-0830
500 Fourth Avenue, Room 830
Seattle, WA 98104-2337
and
King County
District Court
516 Third Ave. S., Room W1034
Seattle, WA. 98104, hereinafter "LESSEE."

Collectively, the LESSOR and the LESSEE are referred to as the "Parties."

IN AND FOR CONSIDERATION of the mutual benefits to each party, subject to the terms and conditions below, LESSOR leases to LESSEE, and LESSEE leases from LESSOR, a portion of the premises located at 340 East Main St, Auburn, Washington. The lease premises is approximately 12,400 square feet of space indicated on the Floor Plan in Exhibit "A", located at 340 E Main St, Auburn Washington (hereafter, the "Premises"). Said lease agreement (hereafter, the "Lease") is subject to the terms, covenants, and conditions stated herein and the LESSEE covenants as a material part of the consideration to this Lease to keep and perform each and all of said terms, covenants, and conditions by it to be kept and performed and that this Lease is made upon the condition of said performance.

TERMS AND CONDITIONS

1. **Term.** The term of this Lease shall commence on the latest date of execution of this Lease by the Parties and end on December 31, 2016, with the option of a 5-year extension from January 1, 2017 through December 31, 2021 subject to prior written notice from LESSEE to LESSOR confirming LESSEE'S exercise of said option.

2. **Rent.** As consideration for this Lease in lieu of payment of rent the LESSEE covenants and agrees to operate a District Court pursuant to the terms and conditions outlined between the Parties as provided in Auburn Municipal Resolution 4833, attached hereto as Exhibit A and incorporated herein by this reference

3. **Utilities.** LESSOR shall furnish all utilities including trash disposal to the

Premises, at LESSOR'S expense, during the term of this Lease.

4. **Maintenance.** LESSOR shall maintain the Premises in reasonable condition during the term of this Lease, at LESSOR'S expense, including maintenance, repair and replacement of the structure, operating systems, furniture, fixtures and equipment and provision of janitorial service to the Premises.

4. **Possession/Use.** LESSEE shall use the Premises only for the direct purpose of operating the King County District Court (hereafter, the "Permitted Use"). LESSEE shall comply with all federal, state, and local laws, rules, ordinances, and codes affecting their use of the Premises.

5. **Assignment and Sublease.** LESSEE shall not assign this Lease or sublet the Premises without LESSOR's written consent.

6. **Remodeling and Alterations.** The LESSEE may not remodel or refurbish the Premises in any way without receiving the written consent of the LESSOR. The LESSEE may install such cabinets, shelves, counters, desks, screening equipment, etc. as may be reasonably necessary for the Permitted Use. The installation shall be done in a manner that minimizes any damage to the Premises. Upon termination of this Lease, LESSEE shall remove all cabinets, shelves, counters, and desks from the Premises, and shall promptly repair any nail or screw holes or other damage to the Premises resulting from the installation and removal of the same. All such repairs shall be of first-class workmanship in the reasonable opinion of LESSOR..

7. **Condition of Premises.** LESSEE has inspected the Premises and any equipment, appliances, and fixtures which are included as part of the Premises, and accept them in "as is" condition. LESSEE acknowledges that LESSOR has made no representation or warranty concerning the condition of the Premises, or any appliances or fixtures. LESSEE has the right to use all equipment, appliances, furniture and fixtures which are included as part of the Premises provided that such use shall conform to commercially reasonable use, normal wear and tear excepted. LESSOR shall be responsible for maintaining the sidewalk and doorway in front of the Premises, keeping it clear of debris, snow and ice.

8. **Repairs.** By occupying the Premises, LESSEE shall be deemed to have accepted the Premises as being in good, sanitary order, condition and repair. LESSEE shall be responsible for maintenance and repair of LESSEE'S personal property at LESSEE'S expense. LESSEE shall upon the expiration or sooner termination of this Lease hereof surrender the Premises to the LESSOR in good condition, ordinary wear and tear and damage from causes beyond the reasonable control of LESSEE excepted. LESSEE may reasonably make repairs at LESSOR's expense with LESSOR's prior written approval which expense LESSOR shall reimburse to LESSEE.

Notwithstanding the provisions of this paragraph 8, LESSOR'S obligation to repair and maintain the structural portions of the building in which the Premises are

located shall include the plumbing, HVAC and electrical systems, except repairs that are caused by any act or omission of any duty by the LESSEE, its agents, servants, employees or invitees, in which case LESSEE shall pay to LESSOR the reasonable cost of such maintenance and repairs.

9. **Indemnity and Hold Harmless.** LESSEE agrees to indemnify and hold LESSOR harmless as provided herein to the maximum extent possible under law. Accordingly, LESSEE agrees for itself, its successors, and assigns, to defend, indemnify, and hold harmless LESSOR, its appointed and elected officials, and employees from and against liability for all claims, demands, suits, causes of action and judgments, including costs of defense thereof for injury to persons, death, or property damage which is caused by, arises out of, or is incidental to LESSEE'S exercise of rights and privileges granted by this Lease, except to the extent of LESSOR'S negligence.

LESSOR agrees to indemnify and hold LESSEE harmless as provided herein to the maximum extent possible under law. Accordingly, LESSOR agrees for itself, its successors, and assigns, to defend, indemnify, and hold harmless LESSEE, its appointed and elected officials, and employees from and against liability for all claims, demands, suits, causes of action and judgments, including costs of defense thereof for injury to persons, death, or property damage which is caused by, arises out of, or is incidental to LESSOR'S exercise of rights and privileges granted by this Lease, except to the extent of LESSEE'S negligence.

Where such claims, demands, suits, and judgments result from the concurrent negligence of the Parties, the indemnity provisions provided herein shall be valid and enforceable only to the extent of each Party's negligence. Each of the Parties agrees that its obligations under this paragraph 9 extend to any claim, demand, cause of action and judgment brought by, or on behalf of, any of its employees or agents. For this purpose, each of the Parties, by mutual negotiation, hereby waives, with respect to each of the other Party's only, any immunity that would otherwise be available against such claims under the industrial insurance provisions of Title 51 RCW. In the event that any of the Parties incurs any judgment, award, and/or cost arising therefrom, including attorney fees, expenses, and costs shall be recoverable from the responsible Party to the extent of that Party's negligence.

10. **Insurance.** LESSEE shall at all times during the term of this lease maintain insurance coverage insuring both themselves and the LESSOR against liability for damage for any loss, injury, or death arising out of LESSEE'S use or lease of the premises, appliances, or fixtures in an amount at least equal to \$1,000,000.00 per person/per occurrence. LESSEE shall provide LESSOR with a certificate evidencing such coverage upon request. The insurance policies are to contain, or be endorsed to contain, the following provisions for Commercial General Liability insurance:

A. The LESSEE'S insurance coverage shall be primary insurance as respect the LESSOR. Any Insurance, self-insurance, or insurance pool coverage maintained by the LESSOR shall be excess of the LESSEE'S insurance and shall not contribute with it.

B. The LESSEE'S insurance shall be endorsed to state that coverage shall not be cancelled by either party, except after thirty (30) days prior written notice by certified mail, return receipt requested, has been given to the LESSOR.

C. In lieu of the insurance requirements set forth in paragraph 10, LESSEE may self-insure against liability risks and shall promptly notify LESSOR should LESSEE cease its self-insurance and shall promptly comply with the policy and coverage requirements herein. As a self-insured government entity LESSEE lacks the ability to name LESSOR as an additional insured or treat LESSOR as such.

11. **No Limitation.** LESSEE'S maintenance of insurance as required by the agreement shall not be construed to limit the liability of the LESSEE to the coverage provided by such insurance, or otherwise limit the LESSOR'S recourse to any remedy available at law or in equity. Should LESSEE cease self-insurance, LESSEE shall furnish LESSOR with original certificates and a copy of the amendatory endorsements, including but not necessarily limited to the additional insured endorsement, evidencing the insurance requirements of the LESSEE.

12. **Waiver of Subrogation.** LESSEE and LESSOR hereby release and discharge each other from all claims, losses and liabilities arising from or caused by any hazard covered by property insurance on or in connection with the Premises or the building in which the Premises are located. This waiver of subrogation shall apply only to the extent that such claim, loss or liability is covered by insurance.

13. **Damage or Destruction of Premises.** In the event the Premises are substantially damaged or totally destroyed by a casualty, either LESSOR or LESSEE shall have the option to immediately terminate this Lease. LESSOR and LESSEE may by written agreement, agree to LESSOR'S repair of the Premises or provide an alternative location for LESSEE to continue operations.

14. **Miscellaneous.**

A. Due to the sensitive and confidential nature of the Permitted Use, LESSEE shall have exclusive control of the Premises. LESSOR may enter the Premises for emergency purposes without prior consent of LESSEE, provided, LESSOR shall notify LESSEE of such entry and the purpose for the entry as soon as reasonably possible thereafter. LESSOR shall be entitled to enter the Premises in non-emergency situations with LESSEE'S advance consent and following reasonable advance notice only as follows: (a) at reasonable times to inspect the Premises; (b) to maintain and repair the Premises; (c) for the purpose of maintenance and repair, erect scaffolding and other necessary structures when reasonably required by the character of the work performed, provided that (i) the entrance to the Premises shall not be blocked thereby, and (ii) the court activities of LESSEE shall not be interfered with unreasonably. This section shall not limit LESSOR'S entry into the portion of the Premises open to the public during the times it is open to the public for the purpose of participating in the court services to be provided by LESSEE. Moreover, this provision does not apply to LESSOR'S

prosecution, and custodial staff who may continue to have access to the Premises during times it is open to the public in the manner they have traditionally enjoyed. The right of the LESSOR to enter for inspection purposes shall not be construed as a duty to inspect.

B. This Lease shall be binding upon and run to the benefit of the heirs, personal representatives, and assigns of each party, provided, LESSEE shall not sublet the Premises or assign this Lease without LESSOR's written consent.

C. If either party brings a suit against the other to enforce any rights or obligations contained in this Lease, the losing party shall pay the prevailing party's reasonable attorney's fees and costs.

D. This Lease may be amended by written agreement of the parties.

E. This Lease requires the approval by ordinance of the King County Council in order to remain in effect beyond December 31, 2012. Either LESSOR or LESSEE may terminate this Lease for convenience by notifying the other party at least thirty (30) days prior to termination. Should either party terminate this Lease for convenience, all monetary obligations arising from the Lease shall also terminate. All obligations arising from this Lease or termination thereof, whether monetary or nonmonetary, shall terminate no later than the last day of the calendar year in which such termination for convenience is effective.

F. LESSEE may place, with the permission of the LESSOR, signs designating the building as a courthouse. Such signs will be solely at LESSEE'S expense and may be placed on or around the building in which the Premises are located and at the entrance to the Premises. LESSEE shall secure any necessary permits prior to installation of signs and shall be responsible for maintenance of said new signs.

G. Except as may be hereafter amended, this Lease contains all the written agreements and understandings of the parties respecting the matters contained herein.

DATED _____.

LESSEE:
CITY OF AUBURN

LESSOR:
KING COUNTY

By: _____
Peter B. Lewis, Mayor

By: _____

Attest: _____
Danielle Daskam, City Clerk

Approved as to Form:

City Attorney

Approved as to Form:

King County Senior Deputy Prosecuting
Attorney

Recommended for Approval

King County District Court

RESOLUTION NO. 4833

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF AUBURN, WASHINGTON, AUTHORIZING THE MAYOR AND CITY CLERK TO EXECUTE AN INTERLOCAL AGREEMENT BETWEEN THE CITY OF AUBURN AND KING COUNTY FOR DISTRICT COURT SERVICES

WHEREAS, the City of Auburn has utilized a municipal court created pursuant to Chapter 3.50 of the Revised Code of Washington (RCW) to carry out its judicial responsibilities, either as directed by state law or through City ordinance; and

WHEREAS, in connection with the ongoing and changing judicial responsibilities with which the City is involved, the City Council has explored alternative approaches to address efficiencies; and

WHEREAS, after a thorough review of the alternatives and options available to the City and in light of the proposal that the City of Auburn received from the King County District Court system, it is advantageous for the City to enter into an Interlocal Agreement with King County for district court services.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF AUBURN, KING COUNTY, WASHINGTON, HEREBY RESOLVES as follows:

Section 1. The Mayor and the Auburn City Clerk are hereby authorized to execute an Agreement between the City of Auburn and King County for district court services in substantial conformity with the Interlocal

INTERLOCAL AGREEMENT FOR PROVISION OF DISTRICT COURT SERVICES BETWEEN KING COUNTY AND THE CITY OF AUBURN

THIS INTERLOCAL AGREEMENT ("Agreement") FOR PROVISION OF DISTRICT COURT SERVICES BETWEEN KING COUNTY ("County") AND THE CITY OF AUBURN ("City") is entered on this ____ day of _____, 2012. Collectively, the County and the City are referred to as the "Parties." "Cities" refers to all Cities that have signed an Agreement for District Court Services to begin January 1, 2007 or later.

Whereas, the Parties support the District Court's mission statement that recognizes the value of working together to provide an accessible forum for the fair, efficient, and understandable resolution of civil and criminal cases and maintaining an atmosphere of respect for the dignity of individuals; and,

Whereas, the County values the City as a customer and intends to provide a predictable level and quality of service; and,

Whereas, it is the intent of the Parties to establish mechanisms within this Agreement to ensure court service, case processing and court operations are delivered as consistently as possible within each court and across the District Court system; and,

Whereas, the Parties have established within this long term Agreement a process under which District Court services, facilities, and costs can be mutually reviewed; and,

Whereas, consistent with Recommendation #8 of the 2005 District Court Operational Master Plan, the County will continue to support a unified, Countywide District Court, utilizing existing facilities, to provide for a more equitable and cost effective system of justice for the citizens of King County. Pursuant to the 2005 District Court Operational Master Plan, the County will:

- A. Ensure Court facilities promote system efficiencies, quality services and access to justice,
- B. Consolidate District Court facilities that exist in the same city,
- C. Reconsider facilities if there are changes with contracting cities or changes in leases,
- D. Work with the Cities to develop a facility master plan as it relates to the District Court; and,

Whereas, this long term agreement provides sufficient revenue to the County to allow for the continued provision of District Court services and provides the City with a service level commensurate with that revenue;

NOW THEREFORE, in consideration of the mutual covenants contained herein, the sufficiency of which is hereby acknowledged, the Parties agree as follows:

enforcement of all City cases filed, or to be filed, by the City in District Court, whether criminal or civil. Such services shall include but not be limited to: issuance of search and arrest warrants; the conduct of motions and other evidentiary hearings; pre-trial hearings; discovery matters; notifications and subpoenaing of witnesses and parties prior to a scheduled hearing; providing to the City prosecutor (and contract City prosecutor who has signed the required Department of Licensing confidentiality agreement), complete court calendars, defendants criminal histories ("DCH"), abstracts of driving records ("ADR"), and other documentation necessary to efficient caseload management prior to a scheduled City court calendar; the conduct of bench and jury trials; pre-sentence investigations; sentencing; post-trial motions; the duties of the courts of limited jurisdiction regarding appeals; and any and all other court functions as they relate to municipal cases filed by the City in District Court. Upon mutual agreement of the City and the District Court, the District Court may provide some or all of the documents and information required under this section to the City by alternative means, such as electronic files.

2.2.2 Changes in Court Processing. Except when determined by the Presiding Judge that a shorter notice period is necessary, the District Court shall provide the City's designated representative(s) of the Court Facility Management Review Committee ("CFMRC") with two months notice by U.S. Mail or e-mail prior to changes in Court processing procedures that directly impact City operations in order to provide the City with adequate time to assess the effect of proposed changes on City operations, unless a shorter timeframe for notice is mutually agreed upon by the Parties through the CFMRC.

2.2.3 Customer Service Standards. The District Court shall provide a means for the public to contact the Court by telephone, including transferring the caller to a particular Court facility if requested, and front counter access to each Court facility during regular business hours, without lengthy wait. The District Court Management Review Committee ("DCMRC") shall establish performance measures and standards for telephone and front counter access, including reporting requirements. The District Court shall make reasonable efforts to meet or exceed the standards. In the event the District Court fails to meet the standards, the District Court shall draft an action plan and submit it to the DCMRC for consideration and direction. In order to minimize workload on District Court staff, the City prosecutor and paralegal staff shall continue to have access to the District Court court files in order to most efficiently obtain copies and other necessary information.

2.2.4 Probation Services. The County shall provide probation services unless a City opts to provide its own probation services and notifies the County in writing that it does not wish the County to provide probation services at least six months prior to the effective date of this Agreement or six months

days of submission of the pool. In the case of an election, the recreated pool shall take effect the next calendar year following the election. Except when the Chief Presiding Judge deems an alternative assignment is necessary, the Chief Presiding Judge shall assign judges from these Cities' pool of judges to hear their Regular Calendars. If no pool of judges is submitted by the Cities at a particular facility, the Chief Presiding Judge may assign any judge of the District Court to hear the Regular Calendars at that facility. All other judicial functions and hearings that are not set on the City's Regular Calendars can be heard by any judicial officer of the District Court against whom an affidavit of prejudice has not previously been filed that would prevent the judicial officer from hearing the matter.

2.2.8 Unless provided otherwise in a written agreement between the Parties, the County shall provide all necessary personnel, equipment and facilities to perform the foregoing described District Court Services in a timely manner as required by law and court rule.

2.3 District Court Management Review Committee (DCMRC).

2.3.1 System-wide issues related to the services provided pursuant to this Agreement will be monitored and addressed through a District Court Management Review Committee. The Committee shall consist of the District Court Chief Presiding Judge, the District Court Chief Administrative Officer, any other District Court representatives designated by the District Court Chief Presiding Judge or Chief Administrative Officer, a representative of the King County Executive, and one representative for each city. On or before the effective date of this Agreement, the City shall identify in writing to the Chief Presiding Judge the name, phone number, e-mail and postal address of its representative and to whom notice as provided in this Section shall be sent. If the City wishes to change the information provided to the Chief Presiding Judge, it shall notify the Chief Presiding Judge in writing at least seven days prior to the change. The City may send its representative or the representative's designee to the DCMRC meetings.

2.3.2 The DCMRC shall meet at least quarterly unless otherwise agreed and shall make decisions and take actions upon the mutual agreement of the Cities, the County, and the Chief Presiding Judge. Mutual agreement of the Cities is defined as votes representing 65% of total Cities' case filings for the prior calendar year and 65% of all Cities. The County, the Chief Presiding Judge, or the Cities can vote at any time up to 45 days after DCMRC action unless mutual agreement has been reached sooner. The Chief Presiding Judge or his/her designee shall schedule meetings and submit proposed agendas to the representatives. Any representative may suggest additional agenda items. The Chief Presiding Judge or his/her

— **3.0 Facilities**

3.1 Utilizing Existing Facilities

- 3.1.1 The County is committed to a unified, Countywide District Court, and intends to utilize existing facilities pursuant to the provisions of Section 3.1. The County shall operate a court facility within the cities of Burien, Kent, Redmond, and Shoreline unless (1) it obtains agreement from all Cities served in the city in which the facility is located, or (2) notice has been given to terminate the Agreement by the city in which the facility is located.
- 3.1.2 If the County determines that it will close the court facility within the cities of Burien, Kent, Redmond, and Shoreline and relocate District Court services within the same city, the County shall provide written notice to the City(ies) served in the affected facility. Relocation of the City(ies)'s District Court services under this subsection shall result from the County's determination, after consultation with the City(ies) served in the affected facility, that continuing to operate the facility would 1) pose health and safety risks; 2) exceed the facility's useful life based on the cost of maintaining the facility; or 3) not be able to minimally meet the operational needs of the District Court.
- 3.1.3 If a facility is to be closed pursuant to Subsections 3.1.1 or 3.1.2, the County shall work cooperatively with City(ies) served in the facility to relocate affected District Court services to a different facility. A city impacted by a facility closure may choose to relocate to an existing facility or move to a different facility. If District Court does not already provide services in the location(s) proposed for the displaced services, the County and the Cities served in the facility to be closed shall negotiate in good faith a separate agreement which includes, but is not limited to, identifying the location of these services, cost sharing responsibilities and financial commitment, ownership interest (if applicable), and implementation schedule. If the County and any of the City(ies) served in the facility to be closed do not enter into the separate agreement within 24 months from the County's notice provided under Subsection 3.1.1 or 3.1.2, either party may provide written notice of termination notwithstanding other provisions of this Agreement related to termination. The termination date shall be at least 18 months from the date of the notice of termination unless an earlier date is agreed to by the parties.
- 3.1.4 If, after consulting with the City(ies) served in the court facility within the city of Issaquah, the County gives written notice to the affected City(ies) to close the Issaquah facility, the County shall work cooperatively with the City(ies) served in the facility to relocate affected

operations and daily maintenance, major maintenance, and lease costs. This charge does not cover the costs associated with capital improvements as defined in Section 3.3 and does not entitle the City to any funds or credit toward replacement of the existing facility. This charge also does not cover costs for necessary and unanticipated major repairs that are not scheduled under the County's major maintenance program. (Examples of such repairs include, but are not limited to, repairs necessitated by flood, fire or earthquake.) The County and the Cities receiving District Court services in the Issaquah facility agree to negotiate in good faith a separate agreement for a cost sharing plan for these unanticipated major repairs. The annual facility charge will be included as a reimbursable City Case Cost under Exhibit A with the exception that space that is dedicated to the sole use and benefit of either a city, the County, or other tenant, shall be excluded from the total square footage and be the sole financial responsibility of the benefiting party. Reimbursement for space dedicated to the sole use of the City shall be based on the financial terms in Exhibit C and included as a City Case Cost under Exhibit A. All other terms and conditions for the City dedicated space shall be covered in a separate lease agreement. Each year, the County will identify in Exhibit A the square footage of dedicated space for each facility. Empty or unused space at a facility, previously used as dedicated space for the sole benefit and use of either the County, the City(ies), or other tenant, shall be excluded from the total square footage. The annual charge for the Issaquah is calculated in accordance with Exhibit C.

- 3.1.8 Cities will pay an annual facilities charge for space used for the Call Center and Payment Center. The charge shall be calculated in accordance with Exhibit B and included as a reimbursable City Case Cost under Exhibit A with the exception that space that is dedicated to the sole use and benefit of the County shall be excluded from the total square footage for this space.

3.2 Bellevue Court Facility

- 3.2.1 The County and the City of Bellevue agree to work cooperatively to enter into a separate agreement by December 31, 2006 to determine the future location for the Bellevue Court Facility. The parties agree to negotiate in good faith with regard to such agreement to determine whether it is in the mutual interest of the parties to provide for a different facility under a separate agreement and what the terms of such separate agreement will be. The agreement should include, but is not limited to the following:

- (i) Identifying a facility location within the city limits of Bellevue
- (ii) Cost sharing responsibilities and financial commitment
- (iii) Ownership interest
- (iv) Allocation of Implementation Responsibilities

between the County and the cities served in the affected facility, the Cities are not responsible for capital project costs.

4.0 Revenue; Filing Fees Established; City Payments in Lieu of Filing Fees; Local Court Revenue Defined.

4.1 Filing Fees Established. A filing fee is set for every criminal citation or infraction filed with the District Court. Filing fees will be established each year by the DCMRC pursuant to statutory criteria and this Section. At the commencement of this Agreement, the filing fees shall be as set pursuant to the Existing Agreement.

4.1.1 Pursuant to RCW 3.62.070 and RCW 39.34.180, the County will retain its portion of Local Court Revenues (as defined below) and additional payments pursuant to Section 4.5, if any, as full and complete payment by the City for services received under this Agreement.

4.1.2 In entering into this Agreement for District Court Services, the City and County have considered, pursuant to RCW 39.34.180, the anticipated costs of services, anticipated and potential revenues to fund the services, including fines and fees, filing fee recoupment, criminal justice funding and state sales tax funding.

4.2 Compensation for Court Costs. The Parties agree that the County is entitled to sufficient revenue to compensate the County for all City Case Costs incurred during the term of this Agreement. For purposes of this Agreement, "City Case Costs" means the sum of the costs for the City as determined by the County pursuant to Exhibit A. City Case Costs are calculated based on the Cities caseload (clerical weighted caseload approach), judicial need, and facility costs for the facility used by the City.

4.3 To ensure that the revenue provided to the County is equal to the City Case Costs incurred in each year of the term of this Agreement, the County shall perform an annual reconciliation of the actual City Case Costs in comparison to the Local Court Revenue, as defined in Section 4.9, retained by the County during that year in accordance with Exhibit A. The County will credit the Cities in the reconciliation for the Cities' share of offsetting revenue received by the County for District Court from the state, the federal government and other sources. Reconciliations shall be performed as set forth below:

4.3.1 Beginning in 2007 and each year thereafter, the County shall perform a reconciliation of its actual reported City Case Costs and the Local Court Revenue retained in the previous year. This reconciliation shall be completed no later than July 31 of each year. The County costs of performing the reconciliations shall be a reimbursable City Case Cost and included as a City Case Cost under Exhibit A.

technology improvement projects in excess of \$100,000 which are included in the technology plan. This contribution covers the Cities' obligation under this Agreement for supporting one-time costs for technology improvement projects over \$100,000. Exhibit D sets forth the amount of the Cities' annual contribution to the reserve for one-time costs for technology improvement projects. Technology improvement projects which in total are less than \$100,000 in any year will be included as a reimbursable City Case Cost under Exhibit A.

- 4.8.2 In addition to other payments required by this Agreement, the Cities shall complete payment of their proportionate share of the total one-time cost to implement the District Court's ECR program as provided in Section 4.8 of the Existing Agreement (effective 1/1/05)). The Cities' share of the one-time cost to implement ECR shall be no more than \$56,745 per year for 2007, 2008, and 2009. The Cities' share of the one-time cost to implement ECR will be included as a reimbursable City Case Cost under Exhibit A.

4.9 Local Court Revenue Defined. Local Court Revenue includes all fines, filing fees, forfeited bail, penalties, court cost recoupment and parking ticket payments derived from city filed cases after payment of any and all assessments required by state law thereon. Local Court Revenue includes all revenue defined above received by the court as of opening of business January 1, 2007. Local Court Revenue excludes:

1. Payments to a traffic school operated by a City.
2. Restitution or reimbursement to a City or crime victim, or other restitution as may be awarded by a judge.
3. Assessments authorized by statute, such as Domestic Violence and Crime Victims, used to fund local programs.
4. Probation revenues.
5. Reimbursement for home detention and home monitoring, public defender, jail costs, on City filed cases.
6. Revenues from City cases filed prior to January 1, 2000.

- 4.9.1 The City will not start a traffic violations bureau during the term of this Agreement.

4.10 All revenue excluded from "Local Court Revenue" shall be retained by the party to whom they are awarded by the court or who operates or contracts for the program involved, as appropriate.

4.11 Monthly Reporting and Payment to City. The County will provide to the City monthly remittance reports and payment to the City from the County for the City's share of Local Court Revenue no later than three business days after the end of the normal business month. On a monthly basis, the County will provide to the City reports listing City cases filed and revenue received for all City cases on which the Local Court Revenue is calculated in a format consistent with the requirements described in Exhibit

the mediation service. By mutual agreement, the DCMRC can establish an alternative City(ies)'s share of the mediation costs.

6.0 Resolution of Disputes Resulting From Specified Events.

6.1 If a dispute arises between the Parties that resulted directly from:

(i) changes in state statute or regulation, court rule, City or County ordinance, or exercise of court management authority vested by GR 29 in the Chief Presiding Judge, requiring the County to provide new court services reasonably deemed to substantially impact the cost of providing Court Services, or material reductions or deletions of the Court Services included in this Agreement that occurred for a period of at least six months; or

(ii) any decree of a court of competent jurisdiction in a final judgment not appealed from substantially altering the economic terms of this Agreement; or

(iii) changes in state statute or regulation, court rule, or City or County ordinance, which substantially alter the revenues retained or received by either the County or the City related to City case filings;

Then either Party must first refer its concerns with the changed circumstances under this Section to dispute resolution under Section 5.0.2 and complete the dispute resolution process outlined in that Section. If the dispute is not resolved within 120 days of first referral under Section 5.0.2 or completion of the dispute resolution process outlined in Section 5.0.2, whichever comes first, then either party may serve a notice of intent to terminate this Agreement. Such notice shall be provided in writing to all representatives of the DCMRC as designated in Section 2.3.1. Within 30 days of the date the notice of intent to terminate is served, the chief executive officer(s) of the City(ies), the Chief Presiding Judge, and the County Executive shall meet together at least once in person for the purpose of resolving the dispute. If the dispute is still not resolved, either Party may terminate this Agreement by serving the other Party with a notice of termination pursuant to Section 11.0. The notice of termination may not be served less than 30 days from the date the notice of intent to terminate (pursuant to this Section) was served. The notice of termination shall state the date on which the Agreement shall terminate. The termination date shall be at least 18 months from the date of the notice of termination unless an earlier date is agreed to by the Parties.

7.0 Re-opener. The County and the Cities may agree to enter into re-negotiation of the terms of this Agreement at any time and for any purpose by mutual agreement in writing. The Agreement shall remain in full force and effect during such negotiations.

8.0 Waiver of Binding Arbitration. The Parties waive and release any right to invoke binding arbitration under RCW 3.62.070, RCW 39.34.180 or other applicable law as related to this Agreement, any extension or amendment of this Agreement, or any discussions or negotiations relating thereto.

claim or legal action and the City gives the County information, reasonable assistance, and sole authority to defend or settle any such claim or legal action. The County shall have no liability to defend the City to the extent the alleged claim or legal action is based on: (i) a modification of the technology by the City or others authorized by the City but not by the County; or (ii) use of the technology other than as approved by the County.

9.3 Actions Contesting Agreement. Each Party shall appear and defend any action or legal proceeding brought to determine or contest: (i) the validity of this Agreement; or (ii) the legal authority of the City and/or the County to undertake the activities contemplated by this Agreement. If both Parties to this Agreement are not named as parties to the action, the Party named shall give the other Party prompt notice of the action and provide the other an opportunity to intervene. Each Party shall bear any costs and expenses taxed by the court against it; any costs and expenses assessed by a court against both Parties jointly shall be shared equally.

10.0 Independent Contractor.

Each party to this Agreement is an independent contractor with respect to the subject matter herein. Nothing in this Agreement shall make any employee of the City a County employee for any purpose, including, but not limited to, for withholding of taxes, payment of benefits, worker's compensation pursuant to Title 51 RCW, or any other rights or privileges accorded City employees by virtue of their employment. At all times pertinent hereto, employees of the County are acting as County employees and employees of the City are acting as City employees.

11.0 Notice.

Unless otherwise provided herein, any notice or other communication given hereunder shall be deemed sufficient, if in writing and delivered personally to the addressee, or sent by certified or registered mail, return receipt requested, addressed as follows, or to such other address as may be designated by the addressee by written notice to the other party:

To the County: King County Executive, 701 Fifth Avenue, Suite 3210, Seattle, Washington 98104

To the City: *(insert title of mayor, city manager, or city administrator and address(es))*

In addition to the requirements for notice described above, a copy of any notice or other communication may be provided to the Chief Presiding Judge of the District Court.

prior oral or written understandings, agreements, promises or other undertakings between the Parties.

17.0 Governing Law.

This Agreement shall be interpreted in accordance with the laws and court rules of the State of Washington in effect on the date of execution of this Agreement. In the event any party deems it necessary to institute legal action or proceedings to ensure any right or obligation under this Agreement, the Parties hereto agree that such action or proceedings shall be brought in a court of competent jurisdiction situated in King County, Washington.

18.0 No Third Party Rights.

Except as expressly provided herein, nothing in this Agreement shall be construed to permit anyone other than the Parties hereto and their successors and assigns to rely upon the covenants and agreements herein contained nor to give any such third party a cause of action (as a third-party beneficiary or otherwise) on account of any nonperformance hereunder.

19.0 Counterparts.

This Agreement may be executed in counterparts, and each such counterpart shall be deemed to be an original instrument. All such counterparts together will constitute one and the same Agreement.

20.0 Amendment or Waiver.

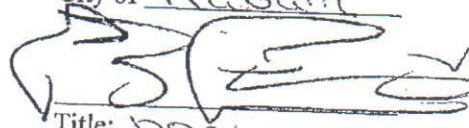
This Agreement may not be modified or amended except by written instrument approved by resolution or ordinance duly adopted by the City and the County; provided that changes herein which are technical in nature and consistent with the intent of the Agreement may be approved on behalf of the City by its chief executive officer and on behalf of the County by the County Executive. No course of dealing between the parties or any delay in exercising any rights hereunder shall operate as a waiver of any rights of any Party.

IN WITNESS WHEREOF, the Parties have executed this Agreement on the dates indicated.

King County

King County Executive

Date:

City of Auburn

Title: Mayor

Date: JUL 16 2012

EXHIBIT A AND ALL ATTACHMENTS
ESTIMATED EXAMPLE
SUMMARY TO ATTACHMENTS A THROUGH J

Attachment	Item	City Case Costs 2011	City Case Costs 2010
A	2011 District Court Program Budget Salaries and Benefits less Probation	4,639,954	3,368,789
B	Non-facility cost/Non-CX overhead cost less probation	548,313	510,289
C	Current Expense Overhead	31,422	24,891
D	District Court Facilities - Operating and Rent	271,291	288,925
E	Security Costs per Facility	525,128	475,187
F	Facilities Security Inspectors Division Salaries - CAD Certification	21,488	19,441
G	Facilities Security Inspectors Division Recruitment Costs	401	500
H	One-Time Electronic Court Records Technology Costs based on Useful Life	77,417	61,514
I	One-Time Costs for Technology Improvement Projects	6,115,538	4,742,586
J	TOTAL CITY CASE COSTS IN 2011	\$ 7,238,887	\$ 8,800,079
	TOTAL CITY REVENUE IN 2011		8,800,079
	Percentage of Total City Case Cost to Total City Revenue 2011	82.36%	71.86%

City	Revenue Paid to County/City
Bismarck	100%/0%
Burlington	70%/30% until 7/2011 then 65%/35%
Devils Lake	50%/50% until 7/2011 then 100%/0%
Grand Forks	100%/0%
Minot	100%/0%
North Dakota	100%/0%
South Dakota	80%/20%
Sioux Falls	100%/0%
Verde Valley	100%/0%
Woodbury	100%/0%

City Dedicated Costs
Dedicated City Space
TOTAL CITY COSTS w/ DEDICATED 6,115,538 4,742,586

Methodology/Definitions/Notes:
 1. District Court Program Budget: A budget that is created by the Court to portion out salaries and benefits by specific court programs.
 2. Based on the District Court Program Budget (Attachment A), contract rates represent a percentage of District Court Program Budget Cost.
 3. The District Court Program Budget will be updated annually as will the percentages representing general cities.
 4. The multiplier referred to in Exhibit A is the percentage of the District Court Program Budget attributed to contract cities (see Attachment A).
 5. The City Case Cost for each year, calculated by the County, is equal to the sum of Attachments A through I.
 6. The amount costs referenced throughout the Exhibit may be modified by the County and the codes referenced herein are deemed to include any future increase or modified codes adopted by the County.

City	City Portion of Case Costs	City Dedicated Costs	Total City Cost	Total City Revenue	City Revenue Paid	Difference of Total City Cost and City Revenue Paid	City Reimbursement to County 2010	County Reimbursement to City 2010
Bismarck	1,239,792	0	1,239,792	3,338,484	2,215,415	(\$97,657)	\$121,228	\$507,657
Burlington	381,413	0	381,413	362,243	228,077	121,236	\$5,979	\$5,979
Devils Lake	287,693	0	287,693	304,489	228,077	6,979	\$102,988	\$102,988
Grand Forks	55,082	0	55,082	154,082	54,900	4,248	\$4,248	\$4,248
Minot	248,834	0	248,834	60,814	60,814	0	\$0	\$0
North Dakota	888,018	0	888,018	219,078	219,078	0	\$0	\$0
South Dakota	184,741	0	184,741	2,159,911	1,729,423	(\$44,335)	\$1,684	\$904,355
Sioux Falls	739,888	0	739,888	113,057	124,573	11,516	\$1,684	\$1,684
Verde Valley	588,873	0	588,873	588,873	588,873	0	\$141,096	\$141,096
Woodbury	33,313	0	33,313	72,777	72,777	0	\$0	\$0
Total	5,115,538	0	5,115,538	8,723,857	6,532,572	(\$2,191,285)	\$468,656	\$1,423,507

Estimated Example of Contract Reconciliation 2011 with Auburn Inland Jds (Tax Summary)
7/12/2012 8:48 AM

Attachment 8

ATTACHMENT "B" - TO THE FINANCIAL EXHIBIT		Non-Facility Construction Cost Overhead Costs Less Provisions		Provision Staff as %	
Per Unit Cost (Construction)	Per Unit Cost (Construction)	2011 Total Direct Cost	Provision amount applicable	Net Less Provisions	Overhead
5010 OFFICE SUPPLIES	30.122	4,734	26,428		
5110 OTHER SUPPLIES	16,433	2,838	26,843		
5210 OTHER MAINTENANCE SUPPLIES	40,088	5,760	13,362		
5220 UNIFORMS & CLOTHING	171,477	27,010	20,300		
52210 EPP SUPPLIES	216		144,478		
52215 PUBLICATIONS/BOOKS \$100EA	3,438	541	182		
52220 UNIFORMS/SHIRTS	2,077	3,246	2,238		
52291 TEL COIN SUPPLIES	8,110	1,405	5,878		
52102 BAKING SERVICES	3,088	614	7,615		
52104 CONSULTING SERVICES	30,641	6,264	2,264		
52105 OTHER CONTRACTOR SERVICE	110,245	17,279	22,582		
Agency Temp Employee	3,579	564	62,988		
52106	245,333	0	3,018	Adjusted below	
52107	17,432	0	224,350	Cost & S/C Reimb	
52108	25,100	3,213	17,428	Impover/Reimb	
52109	15,002	2,202	21,147	Impover/Reimb	
52110	6,247	2,202	13,282	Impover/Reimb	
52111	499,302	79,440	41,017	Indirect H Salary & Benefit	
52112	121,156	3,643	30,659		
52113	10,116	19,081	102,065		
52114	17,471	1,150	5,520		
52115	103,128	2,132	14,718		
52116	251	17,205	91,121		
52117	12,260	1,367	212		
52118	7,285	88	10,713		
52119	1,160	1,112	977		
52120	2,209	162	5,046		
52121	62,824	9,275	2,012		
52122	270	319	519		
52123	192,008	17,644	94,407		
52124	27,515	105	683		
52125	24,511	3,289	18,128		
52126	47,739	9,750	20,760		
52127	11,742	1,580	40,207		
52128	153,122	1,580	8,915		
52129	20,244	0	10,713	Adjusted below	
52130	30	0	20,243		
52131	8,713	1,529	42		
52132	5,070	771	5,858		
52133	2,617	1,529	2,270		
52134	1,027	0	6,270		
52135	21,117	18,410	18,410		
52136	1	41,136	220,136		
52137	0	0	1		
52138	68,850	10,307	20,151		
52139	67,340	1,017	67,770		
52140	51,246	4,370	22,940		
52141	1,418	8,311	1,418		
52142	1,427	1,127	6,028		
52143	215,299	1,127	1,254,649	Adjusted below	
52144	402,129	82,236	324,793		

Agency Temp Employee	3,579
Agency Temp Employee	238,318
Agency Temp Employee	17,428
Agency Temp Employee	21,147
Agency Temp Employee	21,147
Agency Temp Employee	321,232

ATTACHMENT "C" - TO THE FINANCIAL EXHIBIT

Current Expense Overhead

District Court CX Overhead by Category: Less Probation 15.75%

	2010 CX Overhead amounts incurred by the CX fund on behalf of District Court		District Court Percentage		District Court Under Sheriff		% Allocation	City Case Costs
	Court	Costs	Less Probation	Costs	Contracts	Sheriff contract Allocation		
General Government	\$ 333,266	\$ 280,776	84.25%	\$ 121,015	\$ -	III. Current Expense Overhead	25.63%	\$ 31,252.96
Personnel Services	\$ 143,638	\$ 121,015	84.25%	\$ 92,709	\$ -	II. Current Expense Overhead	25.83%	\$ 169.50
Bus Pass Subsidy	\$ 110,041	\$ 92,709	84.25%	\$ 656	\$ -	IV. Facilities Operating & Rent	Attachment D	
Ombudsman	\$ 1,138	\$ 959	84.25%	\$ 8,194	\$ -			
Fixed Assets Mgmt	\$ 779	\$ 656	84.25%	\$ 8,597	\$ -			
Courtesy/ride Mail Service	\$ 10,204	\$ 8,597	84.25%	\$ 86,689	\$ -			
State Auditor	\$ 9,726	\$ 8,194	84.25%	\$ 255,544	\$ -			
Budget Service/Strategic Planning	\$ 102,895	\$ 86,689	84.25%	\$ 17,508	\$ -			
Building Occupancy	\$ 255,544	\$ 255,544	100%	\$ -	\$ -			
Records Management	\$ 20,781	\$ 17,508	84.25%	\$ -	\$ -			
PAO	\$ 76,615	\$ 64,548	84.25%	\$ -	\$ -			
Overhead to District Court:	\$ 1,064,627	\$ 377,215						\$ 31,422

Methodology/Definitions/Notes:

1. City Case Cost is the amount incurred by the Current Expense fund on behalf of District Court for personnel services and fixed asset management multiplied by the Multiplier from Attachment A

ATTACHMENT "E" - TO THE FINANCIAL EXHIBIT
Revised September 2010

Security Costs per Facility

Facility	Total Security Costs per Facility	Average of Judicial and Clerical	City Case Costs per Facility
Burien	193,908	71%	136,762
Harquah	193,908	10%	20,271
Redmond	193,908	8%	14,718
Shawnee	193,908	29%	53,503
Portland	193,908	49%	94,651
Summit	193,908	9%	17,348
Total	1,163,448	52%	523,128

Total Security Costs per Facility Cost per FTE
 Security expense includes OT \$ 64,472 # of FTEs
 Deputy/Judicial includes OT \$ 121,180
 Sergeant includes OT \$ 4,156
 \$ 189,808 0.05

Calculation of Multiplier by Facility:

Facility	Clerical Need Percentage			Judicial Need Percentage			Average of Clerical Need Percent and the Judicial Need Percent by Facility
	A	B	C = B/A	D	E	F = E/D	
Burien	14.01	10.87	78%	2.80	1.85	63%	71%
Harquah	20.00	2.30	12%	4.00	0.38	9%	10%
Redmond	10.00	0.63	6%	2.00	0.14	7%	8%
Shawnee	21.75	6.24	29%	3.40	0.97	29%	29%
Portland	12.00	3.22	43%	2.40	1.30	54%	49%
Summit	13.00	1.50	10%	3.00	0.24	6%	9%

- Methodology/Definitions/Notes:
- The multiplier by facility is the average of the percent of clerical need for contract cases in the facility and the percent of judicial need for contract cases in the facility. The City Case Cost is the product of the actual full salary and benefits for security and screening at each facility and the multiplier by facility.
 - The Sheriff's Office will convert six Deputies who have provided security at the District Court courthouses with eight Marshals beginning in September 2010. The entire conversion will be phased in, it is anticipated that increasing the number of Marshals dedicated to District Court courthouses will provide relief for vacation, sick leave, required training, and to maintain and screen the position supervisors. FTE costs include salary, benefits, and overtime.

ATTACHMENT "G" - TO THE FINANCIAL EXHIBIT

Reconciliation Costs

Total Costs for Reconciliation \$401

Calculation of Reconciliation Costs

Staff person name	Hours spent on Reconciliation	Cost per hour (include Salary and Benefits)	Total Costs for reconciliation
KCDC Director	0.50	\$ 58.66	\$ 29
Budget Manager/City Contracts	8	\$ 40.16	\$ 321
PSB Budget Analyst	1	\$ 50.32	\$ 50
Total	9.5		\$401

Specific Task done and hours spent on Reconciliation listed below

Reconciliation Documents Preparation	6.00
Review/ Analysis Reconciliation Documents	2.00
Sum of All Hours	8.00

Methodology/Definitions/Notes:

The amount the County incurs to complete the annual reconciliation as referenced in Section 4.3.

Attachment G

ATTACHMENT "I" - TO THE FINANCIAL EXHIBIT
One-Time Costs for Technology Improvement Projects

	City Contribution	
	City Multiplier	City Share
2007	18.14%	18,143
2008	18.72%	18,718
2009	21.02%	21,019
2010	20.54%	51,614
2011	25.83%	77,477
2012		
2013		
2014		
2015		
2016		
2017		
2018		
2019		
2020		
2021		

	Beginning Balance	Expenditures	Interest Earnings	Reserve Ending Balance	Reserve Cap*
	0	0	0	18,143	900,000
	18,143	0	121	18,264	918,000
	36,982	0	306	37,288	936,360
	58,307	0	335	58,642	955,087
	120,256	0	485	120,740	974,189
	198,218				

Methodology/Definitions/Notes:
1. This Attachment is developed pursuant to Exhibit D. The City Multiplier is calculated in Attachment A. The City Case Cost is the product of the multiplier and the threshold unless adjusted or waived in any year where the reserve is projected to exceed the equivalent of the Cities' share of \$900,000 increased by 2% per year beginning in 2008.

Summary of All City Case Costs

This attachment (and Non-Facility City Case Costs and Facility City Case Costs) divide the overall City Case Costs as determined in Exhibit A to individual cities based on the same method currently used to allocate costs. Those costs which are mainly salaries and benefits and are non-facility based, Attachments A, B, C, F, G, H and I, are allocated based on each cities percentage of all cities clerical weights. Those costs which are facility based, Attachments D and E are allocated based on the average of city case filings percentage and city judicial weights percentage per facility. The tables below describe how this method allocates these costs across each city.

Summary of City Case Costs

Attachment	Item	City Case Costs 2011	Method for Allocation	
			Non-Facility Costs Clerical Weights	Facility Costs % Clerical Need/Judicial Weights
A	2011 District Court Program Budget	4,639,954	4,639,954	
B	Salaries and Benefits less Protection	548,373	548,373	
C	Non-Facility costs/Non-CX overhead costs less protection	31,422	31,422	
D	Current Expense Overhead			
E	District Court Facilities - Operating and Rent	271,291		271,291
F	Security Costs per Facility	525,128		525,128
G	Facilities - Call Center/Program Center/Civil Processing Unit	21,488	21,488	
H	Reconciliation Costs	401	401	
I	One-Time Electronic Court Records Technology Costs based on Useful Life One-Time Costs for Technology Improvement Projects	77,477		77,477
TOTAL CITY CASE COSTS IN 2011:		6,115,506	5,319,117	796,419
TOTAL CITY REVENUE IN 2011:		7,338,587		796,419

City/Dedicated Costs

J	Dedicated City space	5,115,526		
TOTAL CITY COSTS w/DEDICATED		5,115,526		

City	Non-Facility Costs	Facility Costs	Dedicated Costs*	Total City Case Costs	Total City Revenue	Difference
Barab A-1s	\$ 1,215,094	\$ 136,182	\$ -	\$ 1,351,276	\$ 3,825,494	\$ (1,533,732)
Bellevue	\$ 630,967	\$ 47,174	\$ -	\$ 678,141	\$ 352,443	\$ 1,797,746
Burlington	\$ 37,181	\$ 4,294	\$ -	\$ 41,475	\$ 34,496	\$ (33,670)
Conkling	\$ 221,198	\$ 35,854	\$ -	\$ 257,052	\$ 154,055	\$ (6,979)
Duval	\$ 58,454	\$ 8,608	\$ -	\$ 67,062	\$ 80,814	\$ (102,963)
Kernore	\$ 193,093	\$ 56,405	\$ -	\$ 249,498	\$ 219,078	\$ (4,248)
Rafanoid	\$ 777,470	\$ 109,438	\$ -	\$ 886,908	\$ 2,184,511	\$ (30,426)
Sammamish	\$ 122,455	\$ 42,286	\$ -	\$ 164,741	\$ 113,957	\$ 1,307,603
Shoreline	\$ 575,587	\$ 164,381	\$ -	\$ 739,968	\$ 588,873	\$ (51,884)
Skykomish	\$ -	\$ 7,541	\$ -	\$ 7,541	\$ 73,157	\$ (141,095)
Woodinville	\$ 46,672	\$ -	\$ -	\$ 46,672	\$ -	\$ 20,544
Total	\$ 5,319,117	\$ 796,419	\$ -	\$ 6,115,536	\$ 7,338,587	\$ 1,221,052

Notes:
* See Attachment J

All City Case Costs

Facility City Case Costs

Summary of City Data Costs
Total Costs per Summary Exhibit A

Attachment	Item	City Case Costs 2011	Method for Allocation
			Non-Facility Costs % Clerical Need/total W/white
A	2011 District Court Program Budget	4,629,954	4,629,954
B	Subsides and Bonuses		
C	Non-Facility general and/or overhead costs less provided	544,272	544,272
D	Current Expense Overhead	21,422	3,422
E	District Court Facilities - Operating and Rent	271,281	
F	Security Costs per Facility	253,128	
G	Facilities - Call Center/Program		
H	Contractual Processing Unit		
I	Non-Facility Case Records		
J	Non-Facility District Court Records		
K	Non-Facility Case on Usual Use		
L	Non-Facility Court for Technology		
M	Non-Facility Court for Technology		
N	Improvement Project		
TOTAL CITY CASE COSTS IN 2011:		5,115,537	5,115,537
TOTAL CITY REVENUE IN 2011:		729,587	729,587

CITY DEDICATED COSTS
Dedicated City Space
TOTAL CITY COSTS w/ DEDICATED \$ 5,115,537

Facility and Security Costs
Spreading Attachment D and E across each City

Calculation of Method by Facility

Facility	Total Clerical Need per Facility	Total Contact City Clerical Need	Percent of Clerical Need for Contact City	Judicial Need Percentage		Average of the percent values of the Clerical Need by Facility Method and the Judicial Need by Facility Method	Attachment D District Court Facilities - Operating and Rent	Attachment E Security Costs per Facility	Total per City
				Total Judicial Need per Facility	Total Contact City Judicial Need for Contact City				
Baltimore	14.00	10.27	0.00%	2.80	1.65	0.00%	0	18,782	18,782
Boston	20.00	10.27	0.00%	4.00	1.65	100.00%	0	18,782	18,782
Chicago	10.00	2.20	100.00%	2.90	0.28	100.00%	26,964	20,271	47,235
Denver	10.00	0.83	100.00%	0.14	0.14	100.00%	27,560	14,740	42,300
Detroit	2.7%	0.23	4.05%	0.27	0.27	2.07%	7,315	5,650	12,965
Houston	0.40	0.40	6.38%	0.24	0.24	3.07%	2,430	1,884	4,314
Los Angeles	5.28	5.28	84.62%	0.44	0.44	88.34%	3,760	2,888	6,648
Memphis	0.00	0.00	0.00%	0.09	0.09	0.00%	81,338	47,890	129,228
Minneapolis	0.31	0.31	4.87%	0.07	0.07	0.82%	0	0	0
Phoenix	12.00	5.22	25.12%	2.40	1.60	8.20%	4,358	3,272	7,630
Portland	1.21	1.21	25.12%	0.34	0.34	26.07%	128,133	34,557	162,690
San Antonio	1.50	1.50	74.88%	0.28	0.28	74.43%	32,224	27,181	59,405
San Diego	1.50	1.50	74.88%	0.24	0.24	74.43%	63,291	70,420	133,711
Seattle	10.00	8.16	100.00%	0.24	0.24	100.00%	18,308	17,540	35,848
St. Louis	10.00	9.15	100.00%	1.50	1.50	100.00%	0	118,657	118,657
Texas	10.00	9.15	100.00%	1.50	1.50	100.00%	0	118,657	118,657

King County District Court City Revenue

	Shared Court Costs Year 2010 YTD Revenues				Shared Court Costs Year 2011 YTD Revenues				Revenue Remitted under Old Contract
	100% Revenue Collected	Split Co/City	Actual Retained by County	Revenue Remitted to City	100% Revenue Collected	Split Co/City	Actual Retained by County	Revenue Remitted to City	
Beaux Arts	40	100%/0%	40	0	0	100%/0%	0	0	0
Bellevue	3,935,847	80%/20% until 8/2010 then 70%/30%	2,974,058	961,789	3,535,494	70%/30% until 7/2011 then 55%/45%	2,254,416	1,281,078	2,513
Burien	332,949	50%/50% until 8/2010 then	170,125	212,824	352,443	50%/50% until 7/2011 then	176,224	176,219	0
Carnation	31,307	100%/0%	31,307	0	34,495	100%/0%	34,495	0	357
Covington	123,297	100%/0%	123,297	0	150,085	100%/0%	150,085	0	0
Duvall	74,555	100%/0%	74,585	0	160,814	100%/0%	160,814	0	30
Kenmore	237,076	100%/0%	237,076	0	213,978	100%/0%	213,978	0	804
Redmond	992,375	100%/0%	992,375	0	1,194,511	80%/20%	959,612	234,899	252
Sammamish	113,718	100%/0%	113,718	0	113,657	100%/0%	113,657	0	0
Shoreline	626,022	100%/0%	626,022	0	598,823	100%/0%	598,823	0	0
Slykornish	0	100%/0%	0	0	0	100%/0%	0	0	0
Woodinville	32,854	100%/0%	32,854	0	34,757	100%/0%	34,757	0	967
Total City Revenue	6,600,070		5,425,457	1,174,613	7,336,587		5,555,675	619,913	7,711

*Dollar amount is different from page 1. We have
deleted cities which no longer contract with us.

- Note:
1. Contracting Cities changed in 2010 & 2007.
2. Cities that no longer contract with KCDC are not reflected above.

Revenue

Weighted Filings 2007

Category	Count	Weighted Filings	%
Total Weighted Filings	15,228,493	100.00%	
County Weighted Filings	10,923,976	71.73%	
City Weighted Filings	4,304,517	28.27%	

2011 - JUDGE COUNTY DISTRICT COURT WEIGHTED FILINGS BY CATEGORY		Jury		Probation		Child Support		Domestic Violence		Elder Abuse		Estate		Guardianship		Juvenile		Mental Health		Traffic		Wills									
Case Type	Count	Weighted Filings	%	Case Type	Count	Weighted Filings	%	Case Type	Count	Weighted Filings	%	Case Type	Count	Weighted Filings	%	Case Type	Count	Weighted Filings	%	Case Type	Count	Weighted Filings	%								
Total	21,852	1,585,250	10.00%	Total	1,487,717	1,280,440	86.43%	Total	576,035	467,693	81.00%	Total	467,693	467,693	100.00%	Total	279,077	218,224	78.20%	Total	267,828	3,570,638	23.03%	Total	78,184	509,480	32.03%				
County	15,228,493	1,000,000	6.57%	County	1,487,717	1,280,440	86.43%	County	576,035	467,693	81.00%	County	467,693	467,693	100.00%	County	279,077	218,224	78.20%	County	267,828	3,570,638	23.03%	County	78,184	509,480	32.03%				
City	6,623,517	585,250	8.84%	City	0	0	0.00%	City	0	0	0.00%	City	0	0	0.00%	City	0	0	0.00%	City	0	0	0.00%	City	0	0	0.00%	City	0	0	0.00%

Note: The NCSC filings only was incorporated the case weights in 2007.

2011 - KING COUNTY DISTRICT COURT CLERICAL ALLOCATION

-25 Certified Clerks * 9.25 Comp Clerks/25

Programs	Checked Staff	% of Checked Staff	Clerks after removal of Controlled and Comp/Int Clerks	Total w/o Controlled Clerks
County State District	30.30	19.67%	5.96	23.92
County State District Traffic & NT	32.97	20.26%	6.94	26.03
County State District (Traffic & Non-Traffic Proj)				
County State Civil, Name Change,				
Small Claims/Deposits	42.28	25.89%	8.90	33.38
City Courthouse				
Bauer Apts	0.00	0.00%	0.00	0.00
Belford	13.76	8.45%	2.90	10.87
Bertan	2.91	1.79%	0.61	2.30
Carleton	0.42	0.27%	0.07	0.25
Conington	1.50	0.93%	0.40	1.50
Dovell	0.50	0.31%	0.11	0.40
Kennan	1.88	1.02%	0.35	1.31
Rudman	6.68	4.11%	1.41	5.28
St. Albans	11.59	7.12%	2.44	9.15
Strombach	1.05	0.65%	0.22	0.83
Sherman	4.95	3.04%	1.04	3.91
Sykes/Smith	0.00	0.00%	0.00	0.00
Woods/Smith	0.39	0.24%	0.08	0.31
RCJMS Court	4.33	2.69%	0.91	3.42
DV Court (Bulld)	2.33	1.43%	0.49	1.84
Justice/Security/Specified	2.45	1.50%	0.51	1.93
Video Court	1.00	0.61%	0.21	0.79
Death Inquests	0.23	0.14%	0.05	0.18
Partners	1.16	0.71%	0.24	0.91
Total	142.75	100.00%	34.25	128.50

Program	Clerks
Comp/Intm Clerk	6.25
Part-time Clerk	1.15
Specialty FTEs	9.55
Controlled FTEs	24.00
Remainder Clerks	113.72
Total FTEs to Clerical Staff	162.75

Program	Clerks
CPU	9.09
CPU	11.00
CPU	8.00
CPU	28.00

Clerical Allocation

EXHIBIT B
ANNUAL FACILITY CHARGES FOR DISTRICT COURT FACILITIES
IN THE CITIES OF BURIEN, KENT, REDMOND, AND SHORELINE

This Exhibit is attached to the Interlocal Agreement for the Provision of District Court Services between the County and the City. The terms and conditions described in this Exhibit are a further description of the obligations of the parties regarding the calculation of annual facility charges for existing District Court facilities in the cities of Burien, Kent, Redmond, and Shoreline at commencement of this Agreement.

1. Beginning in 2007 and continuing through 2016, the annual facility charge is the net rentable square footage in each facility pursuant to Section 3.2 multiplied by the rate per square foot. The rate per square foot is the sum of the rate for Operations and Maintenance (Paragraph #2) and the Rental rate (Paragraph #3).
2. King County's Facilities Management Division determines the cost per square foot for Operations and Maintenance for facilities owned and maintained by the County. The Facilities Management Division will provide the rate for Operations and Maintenance for the next calendar year for each applicable District Court facility by September of each year. For the purposes of this Agreement, the rate provided will exclude any adjustment for restoring the division's fund balance reserve. For 2007, the rate is \$12.65 or the actual rate provided by the Facilities Management Division, whichever is less. The rate each year thereafter is the lesser amount between the actual rate provided by the Facilities Management Division and the capped rate determined by multiplying the 2007 rate by the multiplier for the corresponding year shown in the following table.

	2008	2009	2010	2011	2012	2013	2014	2015	2016
Inflation	3%	3%	3%	3%	3%	3%	3%	3%	3%
Multiplier	1.030	1.061	1.093	1.126	1.159	1.194	1.230	1.267	1.305

3. The Rent beginning in 2007 shall be \$11.80 per square foot. This rate will be increased by 2% per year for nine years thereafter.
4. Beginning in July 2014 and ending no later than March 31, 2015, the Cities and the County shall determine a methodology for an annual facility charge for existing facilities referenced in this exhibit for 2017 and subsequent years. This methodology shall take into account a reasonable fair market value for existing court facilities.

ATTACHMENT 1 TO EXHIBIT C
District Court Assessorial Facility - Lease Model

Real Discount rate - 5.0% This compares to 5% in standard analysis for KC Real Estate lease vs purchase buildings

Land Value \$908,000
 Building Value \$4,992,000
 Depreciable Life of Building 50
 Building's Square Feet 16,642
 Base Year 2000
 Number of Years For Analysis 20
 Escalating payment beginning in year 2007
 Payment escalation rate 3.0%
 Land Value appreciation 4.00%
 Building Value appreciation 3.00%

Residual Value - On a Market Value Basis

Year	Building	Accumulated Depreciation	Net Building value	Land	Total	Standard Payment	Std Rate	Annual Residual Credit	Revised Payment	OPTON A - No residual rate	OPTON B - No residual & Escalating payment	Total Reduction from Std	OPTON C - Option B plus major maintenance
1	2000	\$3,141,760	\$102,635	\$5,014,925	\$944,320	\$3,983,245	\$626,196	159,022	\$467,174	\$28.07	\$28.07	(\$12,209)	\$17,000
2	2001	\$3,296,013	\$211,841	\$5,384,172	\$982,093	\$6,066,265	\$479,490	159,022	\$320,468	19.26	\$19.26	(\$11,799)	\$17,511
3	2002	\$3,454,893	\$327,294	\$5,127,600	\$1,021,377	\$6,148,976	\$481,700	159,022	\$322,678	19.39	\$19.39	(\$11,260)	\$18,044
4	2003	\$3,618,540	\$449,483	\$5,163,057	\$1,062,232	\$6,231,288	\$483,313	159,022	\$324,395	19.49	\$19.49	(\$10,744)	\$18,588
5	2004	\$3,787,096	\$578,710	\$5,208,387	\$1,104,721	\$6,313,107	\$479,428	159,022	\$320,406	19.25	\$19.25	(\$9,622)	\$19,131
6	2005	\$3,960,709	\$713,285	\$5,246,424	\$1,148,910	\$6,394,334	\$480,113	159,022	\$321,091	19.29	\$19.29	(\$9,444)	\$19,675
7	2006	\$6,139,530	\$859,584	\$5,279,936	\$1,194,866	\$6,474,862	\$480,153	159,022	\$321,131	19.30	\$19.30	(\$9,266)	\$20,219
8	2007	\$6,323,716	\$1,011,795	\$5,311,922	\$1,242,661	\$6,554,582	\$479,659	159,022	\$321,131	19.27	\$19.27	(\$9,088)	\$20,763
9	2008	\$6,513,428	\$1,172,417	\$5,341,011	\$1,292,367	\$6,633,378	\$483,603	159,022	\$320,651	19.50	\$19.50	(\$8,910)	\$21,307
10	2009	\$6,708,831	\$1,341,766	\$5,367,064	\$1,344,062	\$6,711,126	\$481,640	159,022	\$324,581	19.39	\$19.39	(\$8,732)	\$21,851
11	2010	\$6,910,085	\$1,520,221	\$5,389,874	\$1,397,824	\$6,787,699	\$483,958	159,022	\$322,618	19.53	\$19.53	(\$8,554)	\$22,395
12	2011	\$7,117,198	\$1,708,176	\$5,409,223	\$1,453,737	\$6,862,960	\$480,138	159,022	\$324,956	19.30	\$19.30	(\$8,376)	\$22,939
13	2012	\$7,330,920	\$1,906,039	\$5,424,881	\$1,511,887	\$6,936,768	\$479,958	159,022	\$321,136	19.32	\$19.32	(\$8,198)	\$23,483
14	2013	\$7,550,848	\$2,114,237	\$5,436,610	\$1,572,562	\$7,008,973	\$480,588	159,022	\$324,306	19.49	\$19.49	(\$8,020)	\$24,027
15	2014	\$7,777,373	\$2,333,212	\$5,444,161	\$1,635,257	\$7,079,418	\$483,328	159,022	\$320,966	19.32	\$19.32	(\$7,842)	\$24,571
16	2015	\$8,010,695	\$2,563,422	\$5,447,272	\$1,700,667	\$7,147,939	\$480,508	159,022	\$322,736	19.40	\$19.40	(\$7,664)	\$25,115
17	2016	\$8,251,015	\$2,805,545	\$5,445,670	\$1,768,694	\$7,214,364	\$481,758	159,022	\$322,788	19.33	\$19.33	(\$7,486)	\$25,659
18	2017	\$8,498,546	\$3,059,777	\$5,439,069	\$1,839,441	\$7,278,511	\$481,810	159,022	\$321,623	19.50	\$19.50	(\$7,308)	\$26,203
19	2018	\$8,753,502	\$3,326,531	\$5,427,171	\$1,913,019	\$7,344,190	\$483,460	159,022	\$324,438	19.60	\$19.60	(\$7,130)	\$26,747
20	2019	\$9,016,107	\$3,604,443	\$5,409,664	\$1,989,540	\$7,399,204	\$483,460	159,022	\$324,438	19.60	\$19.60	(\$6,952)	\$27,291
Residual Values					Total NPV	\$4,806,081	\$1,544,026	\$3,262,055	\$196.0	\$19.9	\$19.9	(\$5,163)	\$24,244
End of 20 PV					Total NPV	\$4,806,081	\$1,544,026	\$3,262,055	\$196.0	\$19.9	\$19.9	(\$5,163)	\$24,244