Attachment A

Facilities Management Division Records Relocation Proviso Response

Ordinance #18632
King County 2017 Budget
Section 2, Proviso P6

Facilities Management Division Records Relocation Proviso Response



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Summary

This report presents the Landlords Work Cost Estimate, Work Schedule and Total Project Cost for Tenant Improvements (TI's) in the leased warehouse owned by LBA Realty Advisors, at 7272 West Marginal Way, Seattle (South Park).

The Project team began space plan work in December 2017. The Landlord issued a Work Schedule in February 21 that anticipated a long permitting process. Current permit information suggests the TI permit will be issued earlier than planned and the Contractor is planning an early construction start June 1st. The Landlord is updating the Work Schedule to show August 1st completion of Tenant Improvements.

The Landlords Work Cost Estimate below is based on the Landlords Final Plans according to the lease exhibit C Work Letter. Final construction cost to modify the sprinkler system (required for the Records operation) was not available at the time of bidding, however it now and has been shown as a Guaranteed Maximum Price (GMP) and factored into the total TI cost before the Lease TI allowance.

The Total Project Cost includes Records shelving removal (from the current Fir Street location) and reinstallation at the South Park location to reduce cost of new shelving. The moving cost bids were substantially less and offset additional shelving cost. KCIT network estimates are tracking as planned. Contingency factor has decreased due to having a developed design and contractor bids.

The Proviso – Ordinance 18632, Section 2, Proviso P6

Of the appropriation for capital project 1132642, DES FMD Records Relocation,
\$1,000,000 shall not be expended or encumbered until the executive transmits a report on the
costs and schedule for records storage tenant improvements and a motion that should
acknowledge receipt of the report and a motion that acknowledges receipt of the report is passed
by the council. The motion shall reference the subject matter, the proviso's ordinance, ordinance
section and proviso number in both the title and body of the motion. The report shall describe
the costs and schedule for the tenant improvements and shall include the landlord's Work Cost
Estimate and Work Schedule as those terms are described in Exhibit C to the lease agreement
that is Attachment A to Proposed Ordinance 2017-0427 (Ordinance 18632). The report shall

also include an updated total project cost for capital project 1132642, DES FMD Records

Relocation, and if the updated total project cost exceeds \$2,223,088, the report shall describe the reason for the increase in the total project cost.

The executive shall transmit the report and motion required by this section no more than thirty days after the county has received the Work Cost Estimate prepared by the landlord. The executive shall transmit the report and motion in the form of a paper original and an electronic copy with the clerk of the council, who shall retain the original and provide an electronic copy to all councilmembers, the council chief of staff, the chief policy officer and the lead staff for the budget and fiscal management committee or its successor."

Response to Specific Budget Proviso Questions

Landlords Work Cost Estimate

HST CONS	STRUCTION	
TIP I CONS	King County Records - Phase 1 East Side	
	King County Necolus - I hase I Last Side	
April 19, 2018	GMP Schedule of Values	
		4/19/2018
Division	Description	TI Cost
01010	Supervision & Project Management	\$44,820.00
01050	Project Direct General Conditions	\$5,065.60
01710	Continuous Clean up/ Final Clean/ Dumpsters	\$13,662.60
02050	Demolition	\$0.00
02830	Fencing	\$24,550.00
03000	Concrete	\$0.00
05500	Structural and Miscellaneous Steel	\$0.00
06100	Carpentry	\$3,768.00
06200	Finish Carpentry	\$0.00
06400	Cabinets and Casework	\$2,357.00
07200	Insulation & Fire Caulking	\$0.00
07500	Roofing and Sheet Metal	\$0.00
08200	Doors, Frames & Hardware	\$9,517.00
08800	Glass & Glazing	\$0.00
09250	Metal Stud Framing & Drywall	\$11,287.00
09300	Ceramic Tile	\$0.00
09500	Acoustical Ceilings	\$3,723.00
09700	Floor Covering	\$10,100.00
09900	Painting & Wallcovering	\$5,398.00
10000	Fire Extinguishers	\$782.00
10610	Restroom Accessories	\$2,580.00
11200	Appliances	\$0.00
15300	Fire Sprinklers and Suppression	\$5,274.00
15400	Plumbing	\$37,380.00
15500	HVAC	\$31,100.00
16000	Electrical - Power	\$26,229.00
16000	Electrical - Lighting	\$88,797.00
16200	Electrical - Fire Alarm	\$29,668.00
16200	Subtotal	\$356,059.20
	Taxes & Insurance	\$6,871.20
	Contingency	\$0,871.20
	Fee	\$19,141.60
	Total Excluding WSST	\$382,072.00
	WSST at 10.1%	\$38,589.27
	GRAND TOTAL	\$420,661.27
Alternates - All pric	ing includes Washington State Sales Tax	
Alternate 1	Security cabling ROM per sketch transmitted 4/5/18	\$25,500.00
Alternate 2	HVAC alteration warehouse 110. Heat & fans.	\$139,375.59
Alternate 3	HVAC ROM to recommission Existing large rooftop AHU	TBD
Alternate 4	Sprinkler alteration required for warehouse FFE shelving	\$206,007.01
Alternate 5	Network fiber entrance to room 104 and conduit to room 12	твр

KC Records Tenant Improvement Records Shelving Sprinklers Alt 4 \$420,661.27

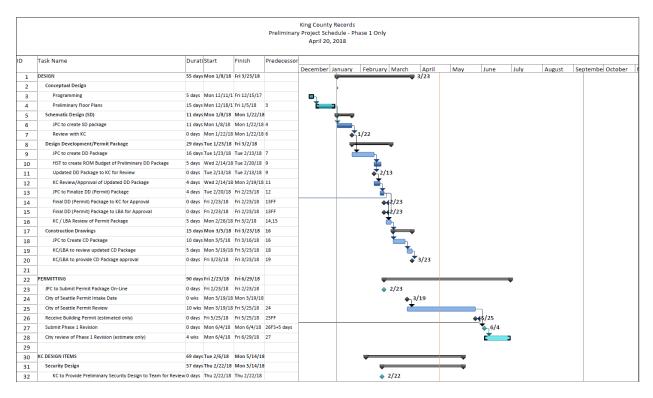
Additional sprinkler alterations required for high density shelving

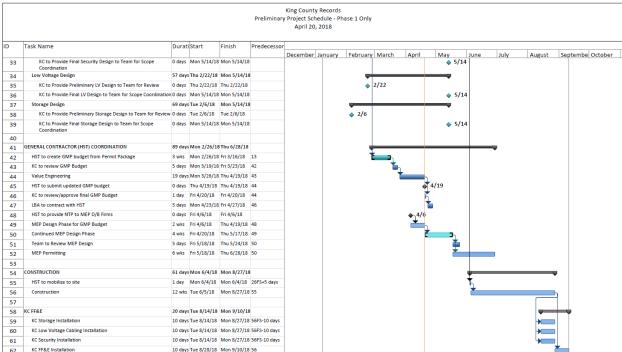
\$206, 007.01

Work Cost Estimate

\$626,668.28

Landlords Work Schedule – April 2018 edition





The updated schedule indicates Line 56 construction completion on August 27, 2018

Total Project Cost

PROJECT COST	ESTIMATE SU	JMMARY						
Drainet Name	December Will Delegation	TI Danalina	MMRF/	CID #.	4422642	Data	4/19/18	
Project Name:	Records WH Relocation 8	k II - Baseline			1132642	Date:	4/19/18	
Requesting Agency:	RALS Estimator: D Millar FMD Checked by: Burt							
Implementing Agency:			4	_		. 40 00	as the I/C Deserve	
Project Scope:	Provide interior Tenant Improvements in a leased 86,000 SF warehouse facility to house the KC Record Center ONLY. MEP systems found to require repairs. Construction includes 2000 sf office and bathroom fixtures & finishes, data cable, HVAC & electrical. High volume FFE shelving, Fire sprinkler alterations, FMD security electronics, warehouse wire partitioning. KCWAN network and wireless facility. Landlor to perform design and construction. Relocation of 105,000 records boxes by moving vendor.							
Basis for Inflation:		ĺ						
Avg inflation rate for professional labor	2.5%	Mala sint of desire	V					
	Date of estimate 4/19/18	Midpoint of design 4/1/18	Yrs.	yrs				
Avg inflation rate for construction	3.1%							
No. of yrs to midpoint of construction	Date of estimate 4/19/18	Midpoint of const 7/1/18	Yrs. 0.3	yrs				
					5 V		Project Cost	
ELEMENT - DESCRIPTION					Base Yr Project Cost		Inflation Adjusted	
001 - CONSULTANT DESIGN							7.0.,0000	
Design Services	Provided by Landlord				42,000		42,000	
Total 001 - Consultant Design Cost					42,000		42,000	
003 - CONSTRUCTION								
GMP CONST. COST Records office	e, Storage lighting				626,668		631,393	
Building Permit Fees	2 00%	of MACC			12,533	· ·	12,533	
Landlord CM Fee	2.00%	0.11			33,183	,	33,183	
Editable SW 1 66					50,100		00,100	
	LANDLORD TI ALLOWANCE				-300,000	· •	-300,000	
Special Inspection & Testing Fee		of MACC					000,000	
Total 003 - Construction Cost					372,385		377,109	
004 - EQUIPMENT & FURNISHINGS	5							
Moving Cost	105,000 Records Boxes				235,693		237,470	
KC labor during relocation	2 mo. RALS staff TLT	320	Hours		24,000		24,181	
High volume storage shelving	130000 Records boxes	reuse existing fir s	incl wsst		729,936		735,439	
Records handling equip	One compact stock picker & w	vire control syst.	incl wsst		79,272		79,272	
0 1 1					,		10,212	
KCIT WAN service & bldg entry	3/26 Arai estm.				170,000		171,282	
Tele-com, network, WAP, admin.	3/26 Arai estm.				171,413		172,705	
FMD Security Elect installation	2/20 Kenoyer	BSS det sht			78,517		79,109	
Total 004 - Equipment & Furnish. C	Cost				1,488,831		1,499,458	
						-		
005 - CONTINGENCY	0.000	. (004 000 004 0	07 0 000					
Project Contingency	8.00%	of 001, 003, 004, 0	07, & 009			-		
Total 005 - Contingency Cost					159,745		161,644	
009 - COUNTY FORCE ADMINISTRA	ATION							
GGCIP Project Mgmt	111011	/180	Hours		93,600		93,600	
CIP Supervision	10				8,385	 	8,385	
Total 009 - County Force Admin. C		10	8.5%		101,985	<u> </u>	101,985	
Total 665 County Force Admini C			0.070		101,000		101,000	
006 - ART	1.0%	of 001,003,005,00	7 & 009		6,677		6,677	
✓	Check if project is visible to the				5,011			
010 - ADMINISTRATIVE OH	1 1	of total project cos	t		32,449		32,449	
	Check if Major Maintenance				52, :40		02,440	
TOTAL PROJECT CO	· · · · · · · · · · · · · · · · · · ·				2,195,687		2,221,323	
LESS EXISTING FUNDS					,,,,,,,,,,,		2,223,088	
	NEO 40T							
2018 PROJECT BUDGET FOR	CEUASI						1,765	