

September 25, 1986
9770A/BL:ple

Introduced By: Bruce Laing

Proposed No.: 86-571

MOTION NO. 6633

A MOTION relating to county space needs and providing direction to the county executive to ensure immediate and near term space needs.

WHEREAS, collocating the department of human resources has been a long time goal of the county, and

WHEREAS, the establishment of a significantly expanded Surface Water Management Program has created a need for the surface water management division to expand their space in the Dexter Horton Building, and

WHEREAS, this expansion by surface water management division will displace the elections, engineering and education sections of systems services, and

WHEREAS, the property section of systems services will be displaced by the Ex Parte Remodel, and

WHEREAS, it is urgent that remodeling work get underway immediately to accommodate these space needs and displacements, and

WHEREAS, the Smith Tower has proposed a master lease which will enable the county to meet a major part of these space needs in a timely and cost-effective fashion, and

WHEREAS, the rates proposed by the Smith Tower provide a favorable benchmark for negotiating the terms of other leases, and

WHEREAS, the owners of the Smith Tower have offered no cost purchase options, the acceptance of which would be consistent with recommendations of the Arthur Young Study prepared for the executive, and

WHEREAS, the county is considering the consolidation of the different land development permit functions of several county agencies into the building and land development division (BALD), and

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1 WHEREAS, the county is evaluating a proposal to move BALD
2 closer to the client service population, and

3 WHEREAS, the existing lease for the Alaska Building for a
4 major portion of the planning and community development
5 department expires at the end of 1986, and

6 WHEREAS, the City of Seattle is asking a lease rate in excess
7 of what is available in other downtown buildings for space for
8 the health department in the Yesler and Public Safety Buildings,
9 and

10 WHEREAS, the solid waste division has need for expanded
11 short-term space, and

12 WHEREAS, the permanent long-term space locations for the
13 department of public works and health department are under review
14 and proposed locations will not be available for at least five
15 years;

16 NOW, THEREFORE, BE IT MOVED by the Council of King County:

17 A. Proceed with the Group I and Group II relocations as
18 referenced in the executive letter dated September 10, 1986,
19 Attachment A.

20 B. The executive is authorized to:

21 1. Direct the Smith Tower to begin work necessary to
22 prepare office space for county occupancy.

23 2. Prepare for council review and approval leases with the
24 Smith Tower consistent with the Group I and II recommendations
25 and with the Smith Tower letters as follows:

26 a. Terms and conditions of master lease, as outlined in
27 letters dated July 21, 1986, Attachment B, and August 7, 1986,
28 Attachment C,

29 b. Expansion and extension privileges, purchase option
30 and right of first refusal, dated August 19, 1986, Attachment D,
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1 c. Expansion and extension privileges, dated August 25,
2 1986, Attachment E,

3 d. Purchase option and right of first refusal: Smith
4 Tower, dated August 27, 1986, Attachment F.

5 3. Expand the current 1988 lease in the Dexter Horton
6 Building to provide space for the additional surface water
7 management division staff.

8 4. Negotiate a longer-term lease in the Dexter Horton
9 Building through 1991 for the surface water management division
10 subject to terms comparable to those at the Smith Tower.

11 C. The Executive shall submit for council review and
12 approval the following items:

13 1. A space plan implementation recommendation for BALD and
14 the remainder of the planning and community development
15 department with the transmittal of the 1987 budget proposal. Any
16 proposal to stay in the Alaska Building should provide terms that
17 are equivalent to those in the Smith Tower.

18 2. A plan and recommendation for implementation in 1987 of
19 the 12th floor of the Courthouse for department of adult
20 detention administrative office space with the transmittal of the
21 1987 budget.

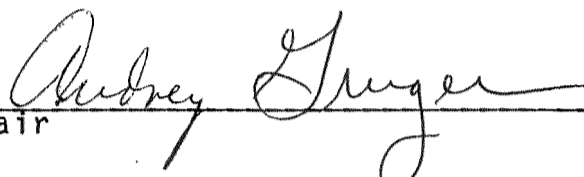
22 3. A plan and recommendation for a five-year lease
23 proposal for emergency medical services and the alcoholism
24 division with the transmittal of the 1987 budget.

25 4. A specific short-term, five-year lease proposal and
26 recommendation no later than November 15, to accommodate health
27 department space needs.

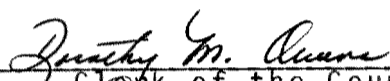
1 5. A plan for meeting the five-year short-term space needs
2 for the solid waste division no later than November 15, 1986.

3 PASSED this 29th day of September, 1986.

4 KING COUNTY COUNCIL
5 KING COUNTY, WASHINGTON

6 
7 Chair

8 ATTEST:

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11 Clerk of the Council

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**A. LETTER FROM EX. HILL DATED SEPTEMBER
10, 1986**

**RE: OFFICE SPACE PLANS
PLANNED AND PROJECTED OFFICE
RELOCATIONS 1986-1987**

**B. LETTER TO MCLAUTHLIN RE THREE YEAR
LEASE PROPOSAL AT SMITH DATED JULY 21,
1986**

C. LETTER MCELHERAN DATED AUGUST 7, 1986

**D. LETTER BOB WILLIAMS, AUDITORS OFFICE,
RE EXPANSION AND EXTENSION PRIVILEGES
PURCHASE OPTION AND RIGHT OF FIRST
REFUSAL DATED AUGUST 19, 1986**

**E. LETTER BOB WILLIAMS, AUDITORS OFFICE
DATED AUGUST 25, 1986, RE: EXPANSION AND
EXTENSION PRIVILEGES**

**F. LETTER BOB WILLIAMS, AUDITORS OFFICE,
RE PURCHASE OPTION AND RIGHT OF FIRST
REFUSAL: SMITH TOWER DATED AUGUST 27,
1986**

ATTACHMENT(S) AVAILABLE IN ARCHIVES