

1 August 17, 1989
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INTRODUCED BY:

BRUCE LAING

Grant

PROPOSED NO.:

89-626

2
3 MOTION NO. **7665**

4 A MOTION approving the facility master plan
5 for the King County public health
6 department and authorizing the executive to
7 proceed with program planning for
8 designated projects.

9 WHEREAS, the King County executive and King County council
10 directed the department of public health to prepare a master plan
11 for public health facilities, and

12 WHEREAS, the King County executive and King County council
13 approved an ordinance calling for a special election for the
14 purpose of submitting to the voters of King County a proposition
15 to authorize the county to issue general obligation bonds to
16 provide funds for capital improvement to the Seattle-King County
17 public health department facilities, and

18 WHEREAS, King County voters in the November 3, 1987 election
19 approved this proposition, thereby authorizing general obligation
20 bonds for capital facilities run by the health department, and

21 WHEREAS, Ordinance 7159, Section 4C, required a facility
22 master plan for an above grade non-parks CIP project to be
23 submitted to the council for approval, and

24 WHEREAS, the department of public health, in conjunction with
25 the office of capital planning and development, has submitted a
26 facility master plan for clinics and other health facilities as
27 required, and

28 WHEREAS, the facility master plan will implement the
29 requirements set forth in the regional health care bond;
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NOW, THEREFORE, BE IT MOVED by the Council of King County:

A. The public health facility master plan is approved as detailed in Attachment 1. The following projects constitute Phases I and II of the master plan, with their approved sizes, preliminary budgets, and schedules. The county executive is authorized to proceed with implementation of the Phase I projects, provided that the executive complies with the requirements of K.C.C. 4.04, as amended.

<u>Facility</u>	<u>Size</u>	<u>Preliminary Budget</u>	<u>Scheduled Completion</u>	<u>Proposed Funding</u>
<u>Phase I</u>				
East (Eastgate)	20,770 s.f.	\$3,888,920	1991	Bonds
North (Totem Lake)	26,220 s.f.	\$4,561,425	1991	Bonds
South (Federal Way)	11,025 s.f.	\$2,686,433	1991	Bonds
Southwest (Remodel)	13,217 s.f.	\$1,146,066	1990	Bonds, C
Southeast (Valley Med. Ctr.)	20,340 s.f.	\$3,464,220	1992	Property Sales
<u>Phase II (Budgets in 1989 dollars)</u>				
South Kent/ Auburn	20,065 s.f.	\$3,801,927	1995	Unknown
Remodeled Auburn	7,828 s.f.	\$1,118,938	1995	Unknown

B. The county executive is hereby authorized to proceed with facility program plans for the following projects, which incorporate the following uses in the approximate proportions noted:

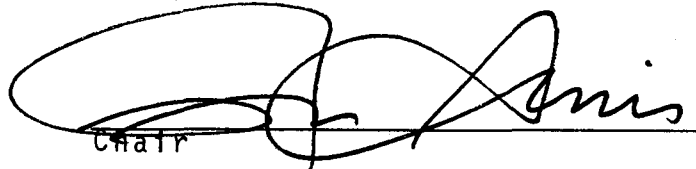
<u>Facility</u>	<u>Personal Health</u>	<u>Environmental Health</u>	<u>Community Clinic</u>	<u>Total</u>
East	14,020 s.f.	6,750 s.f.	N/A	20,770 s.f.
North	15,595 s.f.	2,750 s.f.	7,875 s.f.	26,220 s.f.
South	11,025 s.f.	N/A	N/A	11,025 s.f.
Southeast	20,340 s.f.	N/A	N/A	20,340 s.f.

1 The council acknowledges prior approval of the Southwest
2 remodel program plan through the 1989 CIP budget process.


3 C. The county executive is directed to reevaluate the
4 demand, location, and sizing for the Phase II projects in 1993,
5 and to present the council with recommendations for financing and
6 implementation of those projects. The council recognizes that
7 the size, budget and schedule for the Phase II projects may be
8 revised as a result of the 1993 reevaluation.

9 PASSED this 21st day of August, 19 89.

10 KING COUNTY COUNCIL
11 KING COUNTY, WASHINGTON

12 
13 Chair

14 ATTEST:

15 
16 Deputy Clerk of the Council
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**SEATTLE-KING COUNTY
DEPARTMENT OF PUBLIC HEALTH**

FACILITY MASTER PLAN

**August 1989
(Revised)**

Prepared by:

**Department of Executive Administration
Office of Capital Planning and Development
Don Chernow (206) 296-0639**

**Department of Public Health
Elise Chayet (206) 296-4815
Judith Pierce (206) 296-4612**

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SEATTLE-KING COUNTY DEPARTMENT OF PUBLIC HEALTH
FACILITY MASTER PLAN

August 1989

MASTER PLAN

Background

The purpose of the Master Facilities Plan was to evaluate the facility needs now and in the future for the County Public Health Centers.

Recommendations are provided on the locations and size of future service centers, as well as near-term improvements for current sites. Recommendations are based on current and projected service requirements and support improvements needed in the operating efficiencies of the health centers.

Approach and Recommendations

The planning process involved members of the Health Department, including district administrators, managers from all divisions and program coordinators. The process was monitored by a review team with representatives from the Facility Management Division, King County Budget Office, King County Council Staff and the Health Department.

The population projections and increase in the number of low income persons living outside the City of Seattle were significant factors in developing the Facilities Plan. It is projected that the County will experience significant growth particularly in East and South King County. The low income population will continue to be dispersed, requiring the siting of public facilities throughout the County on convenient transportation routes. The growth in the number of low income individuals will accentuate the need for public and community providers to work closely in meeting the health care needs of the County's poor.

Based upon such information, twenty-one individual potential sites were analyzed. The most desirable sites were grouped into "systems" and evaluated in relationship to each other. Criteria included improved access for the public to both Personal Health and Environmental Health services, target areas which were not duplicative, proximity to other major health care facilities, financial feasibility and optimal use of available capital funds. This evaluation resulted in the following recommendations:

- o The construction of new facilities in Eastgate, Totem Lake and Federal Way. This is consistent with the Bond's intent to replace the existing East Public Health Center, construct a new

facility in South King County and provide a north satellite.

- o The roof replacement and remodeling of the existing Southwest Public Health Center. This will permit the existing facility to continue to meet the needs of the southwest portion of the County.
- o The remodeling of the existing Southeast Public Health Care Center to remedy immediate problems.

These projects comprise facilities funded through the Regional Health Care Bond approved by the voters in 1987. The Master Facilities Plan identified additional facility needs to be pursued after the Bond Projects are completed. They are:

- o The construction of a new facility to replace the existing center in Renton; replacement of the South Public Health Center with a new site in the area and the re-use of the existing South Public Health Center as a dental clinic.
- o It is recommended that these projects be considered in the following manner:

- Replacement of the current Southeast Public Health Center: The remodel of the existing facility to address Southeast's immediate space and exam room shortage should be pursued immediately. A replacement facility for Southeast Renton should be completed by 1992.

The availability of land in and around Valley Medical Center has been reviewed by the Health Department and Real Property. There is land available in close proximity to Valley Medical Center. Property zoned for medical clinic use near Talbot and Carr Roads can be currently purchased for \$3.90/sq. ft.

The Department recommends the purchase of land as soon as possible to ensure its availability at a reasonable cost for construction of a new facility in 1991-1992 time period. If the County waits until 1991 to purchase property, availability and cost may prohibit such an acquisition. There are funds available in the Health Centers Construction Fund #333 to cover the cost of acquisition.

- Replacement of the current South Public Health Center: The future use of the South Public Health

Center should be reviewed in 1993 once the other critical facility priorities have been met. The size and location of the proposed Kent/Auburn site will depend upon the mix of environmental and personal health services.

It is recommended that these factors be reviewed once the new facilities at Totem Lake, Eastgate, Federal Way and Valley Medical Center are completed. At that time, an updated recommendation can be made to determine the location and size of the proposed new facility.

Environmental Health staff will require a leased space in South King County until a new South County facility is constructed.

The Department recommends the above capital plan to meet the facility needs of the County and the Environmental Health Divisions for the following reasons:

- o The recommended system provides services to the East side, Federal Way and Southeast portion of the County. It provides access to the Kent Valley, which is currently underserved, through the construction of a new facility near Valley Medical Center and in the

future through the addition of a South Kent/Auburn facility.

- o It places two sites close to existing Public Hospital District hospitals in the County (Evergreen and Valley Medical Center).
- o It provides for capital funds for Environmental Health in Totem Lake and Eastgate in the first phase of construction. This reduces future leasing costs experienced in other scenarios.
- o It provides for co-location with a community clinic in the Totem Lake facility as well as jointly provided services with a community clinic in the Federal Way facility.
- o The highest priority projects can be financed out of the Regional Health Services Bond. The construction of the Valley Medical site can be financed through the sale of the Fisher Farms property, existing East Public Health Center and the existing Southeast (Renton) Public Health Center.
- o It identifies future needs in order to allocate capital funds for construction of the South Kent/Auburn project

as well as the remodel of the existing Auburn site once a decision is made to proceed. The current timeline for the construction of a new S. Kent facility is 1994-1995.

- o Anticipated funds for construction of the Valley Medical site are from the sale of:

Fisher Farms - \$560,000

East - \$1,298,000

Southeast - \$1,688,000

PHASE I

Proposed Facilities

In November 1987, voters of King County passed a bond issue providing approximately \$11,400,000 for capital improvements for Health Department facilities in the County. The County Division currently has four District Centers, one each in Bellevue (East), Renton (Southeast), Auburn and White Center (Southwest).

The bond resolution identifies the priorities to be addressed by the funds:

- o A new roof at Southwest (White Center)
- o Improvements at Southeast (Renton)
- o Replacement of the East Public Health Center
- o Replacement or addition to the South Health Center
in South King County

The resolution also suggests that a north satellite clinic and co-locations with community clinics be developed. The overall purpose is to improve access to services for low-income residents in a cost-effective manner.

In order to provide access to the Kent Valley area, Phase I also includes the construction of a replacement facility for the Southeast Public Health Center near Valley Medical Center. This facility will be financed through the sale of existing property.

Impact on Operations

The Master Facilities Plan identifies the need for additional sites to meet the growing needs of the County. It is projected that the population outside the City of Seattle will increase by 24% over the next ten years, while the low income population will increase by 30%. If such projections are accurate, the Health Department will be faced with an increase in workload, particularly from the rapidly growing East side and South King County jurisdictions.

The new facilities will allow the Department to respond to this need. Current health centers are inefficient and overcrowded. The new facilities will create appropriate adjacencies between exam rooms and related patient needs such as the lab, nursing stations and public areas. The recommended locations of the sites will improve access for the public as well as reduce travel time for Health Department staff. It is estimated that the new facilities' productivity will increase sufficiently to allow the existing number of personnel in the four County sites to staff the proposed six sites and maintain current service levels.

However, the location of the new site locations for Federal Way and Totem Lake are likely to attract additional users from the area. Reimbursement from the suburban cities, fees, the State and Federal government are likely to increase as health problems such as AIDS, infant mortality and environmental issues continue to impact the area. The new facilities would permit such growth and could be staffed in the future based upon the demand and the public's willingness to support such services.

The following table summarizes the space requirements of the new Phase I facilities:

Building Square Footage by Site/Use

<u>Location</u>	<u>Pers. Health</u>	<u>Env. Health</u>	<u>Comm. Clinic</u>	<u>Total Sq.Ft.</u>
East (Eastgate)	14,020	6,750	0	20,770
North (Totem Lake)	15,595	2,750	7,875	26,220
South (Federal Way)	11,025	0	0	11,025
Southeast (Valley Med)	20,340	0	0	20,340

Project Description

The criterion for a new Public Health facility is that it be planned to meet both current and future needs of the Health Department. Recognizing that program requirements will change in function as well as size, new facilities with a 20 to 30 year economic life should be able to accommodate these types of changes without interruption of existing services and with minimal future capital expenditures.

The capital improvement plan, described in Ordinance No. 8196, August, 24, 1987, and approved by the voters as part of the Regional Health Care Bonds, calls for new health centers in East, South and North King County.

It is proposed that sufficient land be purchased at these three locations to accommodate the estimated expansion requirements for

20 to 30 years. Additionally, this will allow the flexibility to co-locate community health centers and environmental health offices.

It is also proposed that a design for a prototype public health building be developed for use in all public health community centers. This prototype will incorporate modular, structural, mechanical and electrical systems into a floor plan design that will provide for efficient circulation of staff and clients. The modular systems will allow for expansion, relocation and changes in types of services at minimal cost. This prototype design provides a graphic representation of program requirements and takes the place of most of the information required in a written facility program plan. The only modifications necessary to provide a complete program plan will be the description of the amounts, type of spaces and site issues for a particular location.

The cost of the prototype design is estimated at no more than \$30,000.

In addition to these new facilities, the existing Renton Health Care Center will be remodeled and the roof will be repaired at the Southwest Health Center. Attachment A shows the approximate locations of the projects.

Preliminary budgets and cash flows follow. Due to the distinct funding sources, the bond projects are separated from the Valley Medical Center project.

DEPARTMENT OF HEALTH

August 1989

(Revised)

Preliminary Project Schedule

NEW BUILDINGS

- o April 10, 1989 - Submit plan to Council.
- o June 20, 1989 - Selection process: prototype consultant.
- o June 20, 1989 - Initiate site selection and purchase.
- o July 27, 1989 - Revised Facilities Master Plan to Council.
- o July 27, 1989 - Program plan - Renton to Council.
- o Sept 30, 1989 - Complete prototype design. Start Renton renovation.
- o Oct 30, 1989 - Complete land purchases.
- o Oct 30, 1989 - Submit program plans for bond financed facilities for approval.
- o Jan 1, 1990 - Selection process: architect/engineer.
- o Jan 1, 1990 - Complete Renton renovation.
- o Jan 30, 1990 - Start design of bond financed facilities.
- o June 1990 - Program plan for new Valley Medical Center site.
- o August 1990 - Bids for bond financed facilities to Council.
- o September 1990 - Construction starts for bond financed facilities.

- o January 1991 - Begin design of new Valley Medical Center site based on prototype.
- o April 1991 - Move in to Totem Lake, Federal Way and Eastgate.
- o June 1991 - Begin construction of new Valley Medical Center site.
- o June 1992 - Valley Medical Center site completed.

RENOVATIONS

- o Southwest schedule per separate program plan.

PHASE 1 FACILITIES
NEW CONSTRUCTION

AUGUST 1989
(REVISED)

LAND AND BUILDING SIZE

LOCATION	EAST	NORTH	SOUTH	SOUTHEAST VMC	TOTAL
LAND SIZE (SF)	115,000	115,000	115,000	115,000	460,000
BUILDING SIZE (GSF)					
PERSONAL HEALTH	14,020	15,595	11,025	20,340	60,980
ENVIRON. HEALTH	6,750	2,750	0	0	9,500
COMMUN. CLINIC	0	7,875	0	0	7,875
TOTAL	20,770	26,220	11,025	20,340	78,355

PRELIMINARY PROJECT BUDGET (REVISED) - PHASE I BOND FUNDS

Estimate By: OCP&D

Project Duration: 26 months

TASK			
003	Construction		
	New Construction	\$4,576,223	
	Site Development	\$377,098	
	Square Feet	58,015	
	Cost per Sq Ft	\$78.88	
	Maximum Allowable Construction Cost (MACC)		\$4,953,321
	Sales Tax	8.1% \$401,219	
	Surveys, Permits & Fees	\$99,066	
	Owners Test, Inspections, & Superv.	\$99,066	
	Sub-total	\$599,352	\$599,352
	Calculated Element 003		\$5,552,673
001	Non-County Force Design		
	Physical Planning	\$445,799	
	This includes all A/E fees, and other design related costs (extra services, prints, reproduction, etc...).		
	Calculated Element 001		\$445,799
004	Movable Equipment & Furnishings (by Owner)	\$660,000	
	Calculated Element 004		\$660,000
005	Contingency		
	Contingency	\$297,199	6% of MACC
	Calculated Element 005		\$297,199
009	Project Administration		
		\$222,013	
	Calculated Element 009		
OTHER	Land Costs	\$3,450,000	
	Transition Expenses Allowance	\$450,000	
	Prototype design	\$30,000	
	Southwest Roof Replacement	\$152,000	
	Renton renovation	\$54,473	
	TOTAL - OTHER:	\$4,136,473	\$4,136,473
	Calculated Total Project by Task		\$11,092,144
	1% FOR ART (tot. by task -(other + equipment))		\$62,957
	SUB-TOTAL		\$11,155,100
	ADMINISTRATION		\$222,013
	PROJECT COST		\$11,377,113

DEPARTMENT OF HEALTH
CIP EXPENDITURE PLAN - PHASE I
WORST CASE SCENARIO
JULY 18, 1989 - REVISED

PROJECT DIRECTOR - DONALD M. CHERNO
500 4TH AVE., ROOM 320
SEATTLE, WA 98104
(206) 296 - 0636

EVENT	DATE	ADMIN	PLANNING	CONSTRUCTION	EQUIPMENT	CONTINGENCY	OTHER	TOTAL
	Mar 89	\$5,198						\$5,198
	Apr	\$5,198						\$5,198
	May	\$5,198						\$5,198
	June	\$5,198						\$5,198
LAND	July	\$5,198					\$345,000	\$350,198
	Aug	\$5,198						\$5,198
PROTOTYPE	Sep	\$5,198	\$30,000					\$35,198
	Oct	\$5,198						\$5,198
LAND BAL.	Nov	\$5,198					\$3,105,000	\$3,110,198
	Dec	\$5,198					\$32,143	\$37,341
	Jan 90	\$11,769	\$59,440	\$54,473			\$32,143	\$157,825
	Feb	\$11,769	\$59,440				\$32,143	\$103,352
	Mar	\$11,769	\$59,440				\$32,143	\$103,352
	Apr	\$11,769	\$59,440				\$32,143	\$103,352
	May	\$11,769	\$59,440				\$32,143	\$103,352
	Jun	\$11,769	\$59,440				\$32,143	\$103,352
	Jul	\$11,769	\$8,916				\$32,143	\$52,828
	Aug	\$11,769	\$8,916	\$633,853			\$32,143	\$686,681
	Sep	\$11,769	\$8,916	\$633,853			\$32,143	\$686,681
	Oct	\$11,769	\$8,916	\$633,853			\$32,143	\$686,681
	Nov	\$11,769	\$8,916	\$633,853			\$32,143	\$686,681
EQUIPMENT	Dec	\$11,769	\$8,916	\$633,853	\$132,000		\$32,143	\$818,681
	Jan 91	\$7,577	\$8,916	\$633,853	\$132,000		\$32,143	\$814,489
1% ART	Feb	\$7,577	\$8,916	\$633,853	\$132,000		\$62,957	\$845,303
	Mar	\$7,577	\$8,916	\$633,853	\$132,000			\$782,346
	Apr	\$7,577	\$8,916	\$633,853	\$132,000	\$297,199		\$1,079,545
		\$223,516	\$475,800	\$5,759,150	\$660,000	\$297,199	\$3,962,957	\$11,378,622

DEPARTMENT OF PUBLIC HEALTH
 CONSTRUCTION FUND CASH FLOW ESTIMATE
 JULY 18, 1989 (REVISED)
 PHASE I

PROJECT DIRECTOR - DONALD M. CHERNO
 500 4TH AVE., ROOM 320
 SEATTLE, WA 98104
 (206) 296 - 0636

ASSUMPTIONS

Bond Amt= \$11,457,323

Const Ending: JAN. 1991

Issuance

Cost: \$28,420

Int Rate: 0.0704 Compounded Quarterly

Date	Month Period	Beginning Cash	Const Outlays (1)	Period Int Earn	Balance
Dec 88	1	\$11,457,323	\$0	\$67,216	\$11,524,539
Jan 89	2	\$11,524,539	\$0	\$67,611	\$11,592,150
Feb 89	3	\$11,592,150	\$0	\$68,007	\$11,660,157
	4	\$11,660,157	\$5,198	\$68,376	\$11,723,335
	5	\$11,723,335	\$5,198	\$68,746	\$11,786,883
	6	\$11,786,883	\$5,198	\$69,119	\$11,850,805
	7	\$11,850,805	\$5,198	\$69,494	\$11,915,101
July 89	8	\$11,915,101	\$350,198	\$67,847	\$11,632,750
	9	\$11,632,750	\$5,198	\$68,215	\$11,695,767
	10	\$11,695,767	\$35,198	\$68,409	\$11,728,978
	11	\$11,728,978	\$5,198	\$68,780	\$11,792,559
	12	\$11,792,559	\$3,110,198	\$50,937	\$8,733,298
	13	\$8,733,298	\$37,341	\$51,016	\$8,746,973
Jan 90	14	\$8,746,973	\$157,825	\$50,390	\$8,639,538
	15	\$8,639,538	\$103,352	\$50,079	\$8,586,265
	16	\$8,586,265	\$103,352	\$49,766	\$8,532,679
	17	\$8,532,679	\$103,352	\$49,452	\$8,478,779
	18	\$8,478,779	\$103,352	\$49,136	\$8,424,563
	19	\$8,424,563	\$103,352	\$48,818	\$8,370,029
July 90	20	\$8,370,029	\$52,828	\$48,794	\$8,365,995
	21	\$8,365,995	\$686,681	\$45,052	\$7,724,366
	22	\$7,724,366	\$686,681	\$41,288	\$7,078,973
	23	\$7,078,973	\$686,681	\$37,501	\$6,429,793
	24	\$6,429,793	\$686,681	\$33,693	\$5,776,805
	25	\$5,776,805	\$818,681	\$29,088	\$4,987,212
Jan 91	26	\$4,987,212	\$814,489	\$24,480	\$4,197,203
	27	\$4,197,203	\$845,303	\$19,664	\$3,371,564
	28	\$3,371,564	\$782,346	\$15,190	\$2,604,408
Apr 91	29	\$2,604,408	\$1,079,545	\$8,946	\$1,533,809
		\$259,408,793	\$11,378,624	\$1,455,110	\$249,485,279

PRELIMINARY PROJECT BUDGET - EAST FACILITY

Estimate By: OCP&D Project Duration: 26 months

TASK			
003	Construction		
	New Construction	\$1,638,338	
	Site Development	\$135,005	
	Square Feet	20,770	
	Cost per Sq Ft	\$78.88	
	Maximum Allowable Construction Cost (MACC)		\$1,773,343
	Sales Tax	8.1%	\$143,641
	Surveys, Permits & Fees		\$35,467
	Owners Test, Inspections, & Superv.		\$35,467
	Sub-total:	\$214,574	\$214,574
	Calculated Element 003		\$1,987,917
001	Non-County Force Design		
	Physical Planning	\$159,601	
	This includes all A/E fees, and other design related costs (extra services, prints, reproduction, etc...).		
	Calculated Element 001		\$159,601
004	Movable Equipment & Furnishings (by Owner)	\$236,209	
	Calculated Element 004		\$236,209
005	Contingency		
	Contingency	\$106,401	6% of MACC
	Calculated Element 005		\$106,401
009	Project Administration		
		\$76,253	
	Calculated Element 009		
OTHER	Land Costs	\$1,150,000	
	Transition Expenses Allowance	\$150,000	
	TOTAL - OTHER:	\$1,300,000	\$1,300,000
	Calculated Total Project by Task		\$3,790,128
	1% FOR ART (tot. by task -(other + equipment))		\$22,539
	SUB-TOTAL		\$3,812,667
	ADMINISTRATION		\$76,253
	PROJECT COST		\$3,888,920

PRELIMINARY PROJECT BUDGET - NORTH FACILITY

Estimate By: OCP&D Project Duration: 26 months

TASK			
003	Construction		
	New Construction	\$2,068,234	
	Site Development	\$170,430	
	Square Feet	26,220	
	Cost per Sq Ft	\$78.88	
	Maximum Allowable Construction Cost (MACC)		\$2,238,664
	Sales Tax	8.1%	\$181,332
	Surveys, Permits & Fees		\$44,773
	Owners Test, Inspections, & Superv.		\$44,773
	Sub-total	\$270,878	\$270,878
	Calculated Element 003		\$2,509,542
001	Non-County Force Design		
	Physical Planning	\$201,480	
	This includes all A/E fees, and other design related costs (extra services, prints, reproduction, etc...).		
	Calculated Element 001		\$201,480
004	Movable Equipment & Furnishings (by Owner)	\$298,190	
	Calculated Element 004		\$298,190
005	Contingency		
	Contingency	\$134,320	6% of MACC
	Calculated Element 005		\$134,320
009	Project Administration		
		\$89,440	
	Calculated Element 009		
OTHER	Land Costs	\$1,150,000	
	Transition Expenses Allowance	\$150,000	
	TOTAL - OTHER:	\$1,300,000	\$1,300,000
	Calculated Total Project by Task		\$4,443,531
	1% FOR ART (tot. by task -(other + equipment))		\$28,453
	SUB-TOTAL		\$4,471,985
	ADMINISTRATION		\$89,440
	PROJECT COST		\$4,561,425

HLTBJD4 - 13-Jun-89

PRELIMINARY PROJECT BUDGET - SOUTH FACILITY

Estimate By: OCP&D Project Duration: 26 months

TASK

003	Construction			
	New Construction		\$869,652	
	Site Development		\$71,663	
	Square Feet	11,025		
	Cost per Sq Ft	\$78.88		
	Maximum Allowable Construction Cost (MACC)			\$941,315
	Sales Tax	8.1%	\$76,246	
	Surveys, Permits & Fees		\$18,826	
	Owners Test, Inspections, & Superv.		\$18,826	
	Sub-total		\$113,899	\$113,899
	Calculated Element 003			\$1,055,214

001	Non-County Force Design			
	Physical Planning		\$84,718	
	This includes all A/E fees, and other design related costs (extra services, prints, reproduction, etc...).			
	Calculated Element 001			\$84,718

004	Movable Equipment & Furnishings (by Owner)		\$125,383	
	Calculated Element 004			\$125,383

005	Contingency			
	Contingency		\$56,479	6% of MACC
	Calculated Element 005			\$56,479

009	Project Administration		\$52,675	
	Calculated Element 009			\$52,675

OTHER	Land Costs		\$1,150,000	
	Transition Expenses Allowance		\$150,000	
	TOTAL - OTHER:		\$1,300,000	\$1,300,000
	Calculated Total Project by Task			\$2,621,794

1% FOR ART (tot. by task -(other + equipment)) \$11,964

SUE-TOTAL \$2,633,758
 ADMINISTRATION \$52,675
 PROJECT COST \$2,686,433

PRELIMINARY PROJECT BUDGET - RENTON FACILITY

Estimate By: OCP&D

Project Duration: 4 months

TASK			
003	Construction		
	Remodel	\$12,000	
	Site Development	\$0	
	Square Feet	8,000	
	Cost per Sq Ft	\$1.50	
	Maximum Allowable Construction Cost (MACC)		\$12,000
	Sales Tax	8.1%	\$972
	Surveys, Permits & Fees		\$240
	Owners Test, Inspections, & Superv.		\$240
	Sub-total	\$1,452	\$1,452
	Calculated Element 003		\$13,452
001	Non-County Force Design		
	Physical Planning	\$0	
	This includes all A/E fees, and other design related costs (extra services, prints, reproduction, etc...).		
	Calculated Element 001		\$0
004	Movable Equipment & Furnishings (by Owner)	\$33,000	
	Calculated Element 004		\$33,000
005	Contingency		
	Contingency	\$1,800	15% of MACC
	Calculated Element 005		\$1,800
009	Project Administration		
		\$1,068	
	Calculated Element 009		
OTHER	Land Costs	\$0	
	Transition Expenses Allowance	\$5,000	
	TOTAL - OTHER:	\$5,000	\$5,000
	Calculated Total Project by Task		\$53,252
	1% FOR ART (tot. by task -(other + equipment))		\$153
	SUB-TOTAL		\$53,405
	ADMINISTRATION		\$1,068
	PROJECT COST		\$54,473

PRELIMINARY PROJECT BUDGET - VMC FACILITY

Estimate By: OCP&D

Project Duration: 26 months

TASK

003	Construction			
	New Construction		\$1,735,441	
	Site Development		\$132,210	
	Square Feet	20,340		
	Cost per Sq Ft	\$85.32 (inc.4%/yr esc. 89-91)		
	Maximum Allowable Construction Cost (MACC)			\$1,867,651
	Sales Tax	8.1%	\$151,280	
	Surveys, Permits & Fees		\$37,353	
	Owners Test, Inspections, & Superv.		\$37,353	
	Sub-total		\$225,986	\$225,986
	Calculated Element 003			\$2,093,637

001	Non-County Force Design			
	Physical Planning		\$168,089	
	This includes all A/E fees, and other design related costs (extra services, prints, reproduction, etc...).			
	Calculated Element 001			\$168,089

004	Movable Equipment & Furnishings (by Owner)		\$248,771	
	Calculated Element 004			\$248,771

005	Contingency			
	Contingency	\$112,059	6% of MACC	
	Calculated Element 005			\$112,059

009	Project Administration		\$67,926	
	Calculated Element 009			\$67,926

OTHER	Land Costs	\$600,000		
	Transition Expenses Allowance	\$150,000		
	TOTAL - OTHER:	\$750,000		\$750,000
	Calculated Total Project by Task			\$3,372,556

	1% FOR ART (tot. by task -(other + equipment))			\$23,738
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	SUB-TOTAL			\$3,396,294
	ADMINISTRATION			\$67,926
	PROJECT COST			\$3,464,220

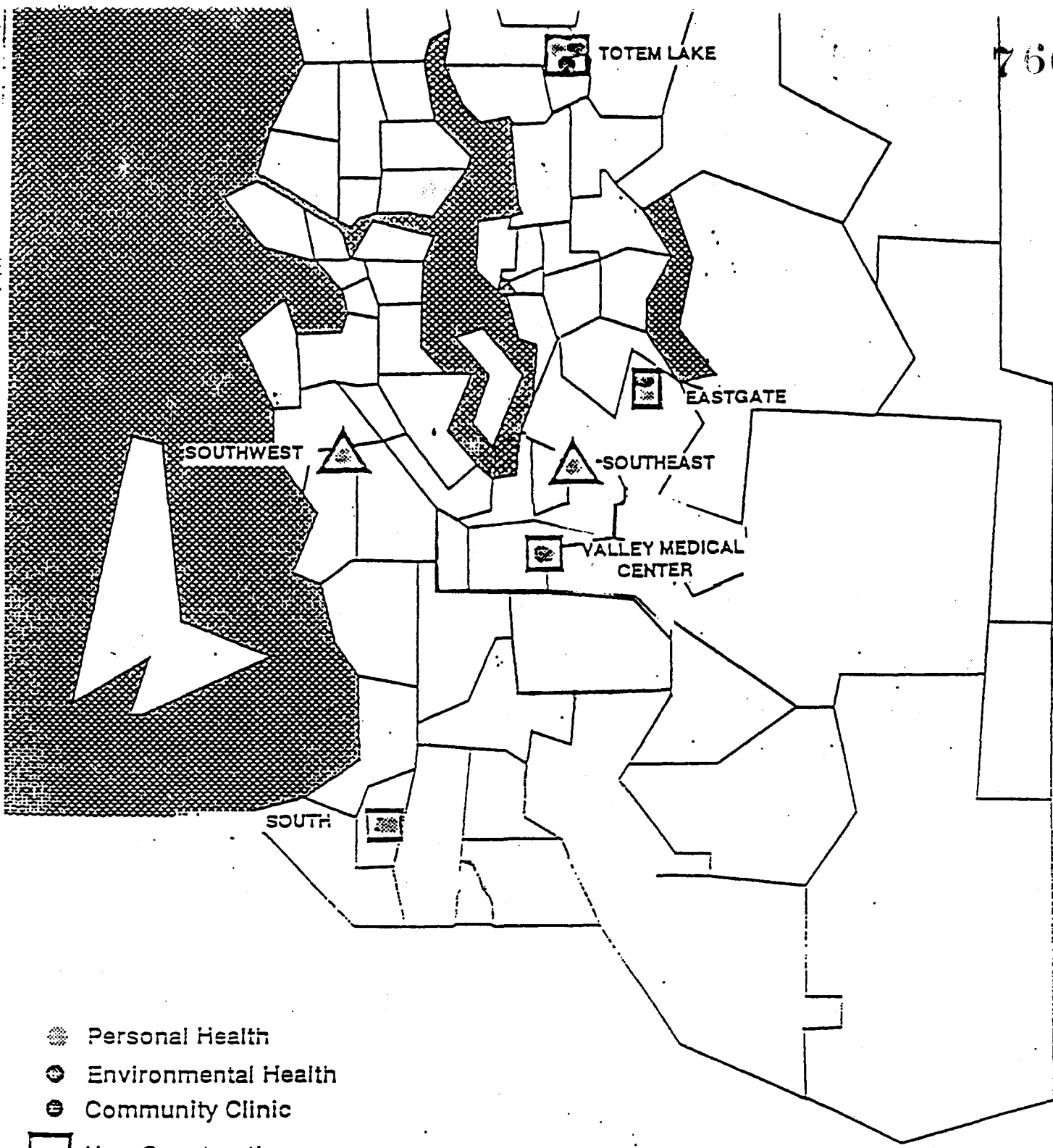
ASSUMPTIONS

Funds -

Fisher Farms	\$560,000
East	\$1,297,920
Southeast	\$1,687,296

Int Rate: 0.095 Compounded Quarterly

Date	Month Period	Beginning Cash	Const Outlays (1)	Period Int Earn	Balance
May 89	1	\$560,000		\$0	\$564,433
Jun 89	2	\$564,433		\$0	\$568,902
	3	\$568,902	\$500,000	\$545	\$69,447
	4	\$69,447		\$0	\$69,997
	5	\$69,997		\$0	\$70,551
	6	\$70,551		\$0	\$71,110
	7	\$71,110		\$0	\$71,669
Dec 89	8	\$71,669		\$0	\$72,230
	9	\$72,230		\$0	\$72,792
	10	\$72,792		\$0	\$73,356
	11	\$73,356		\$0	\$73,921
	12	\$73,921		\$0	\$74,487
	13	\$74,487		\$0	\$75,054
Jun 90	14	\$75,054		\$0	\$75,622
	15	\$75,622		\$0	\$76,191
	16	\$76,191		\$0	\$76,761
	17	\$76,761		\$0	\$77,332
	18	\$77,332		\$0	\$77,904
	19	\$77,904		\$0	\$78,477
Dec 90	20	\$78,477		\$0	\$79,051
	21	\$79,051	\$26,000	\$10,695	\$1,361,607
	22	\$1,361,607	\$26,000	\$10,574	\$1,346,180
	23	\$1,346,180	\$26,000	\$10,451	\$1,330,632
	24	\$1,330,632	\$26,000	\$10,328	\$1,314,960
	25	\$1,314,960	\$26,000	\$10,204	\$1,299,164
Jun 91	26	\$1,299,164	\$26,000	\$10,079	\$1,283,243
	27	\$1,283,243	\$162,230	\$8,875	\$1,129,888
	28	\$1,129,888	\$162,230	\$7,661	\$975,319
	29	\$975,319	\$162,230	\$6,437	\$819,526
	30	\$819,526	\$162,230	\$5,204	\$662,499
Dec 91	31	\$662,499	\$162,230	\$3,960	\$504,230
	32	\$504,230	\$262,230	\$1,916	\$243,915
	33	\$243,915	\$200,102	\$347	\$44,160
	34	\$44,160	\$200,102	(\$1,235)	(\$157,176)
	35	(\$157,176)	\$200,102	(\$2,828)	(\$360,107)
	36	(\$360,107)	\$393,549	(\$5,966)	(\$759,622)
	37	(\$759,622)	\$200,102	(\$7,598)	(\$967,322)
Jun 92	38	(\$967,322)	\$200,102	(\$9,242)	(\$1,176,666)
	39	(\$1,176,666)	\$351,484	(\$12,098)	(\$1,540,248)
	40	\$147,048	\$0	\$1,164	\$148,212
	41	\$148,212	\$0	\$1,173	\$149,386
	42	\$149,386	\$0	\$1,183	\$150,568
	43	\$150,568	\$0	\$1,192	\$151,760
Dec 92	44	\$151,760	\$0	\$1,201	\$152,962
	45	\$152,962	\$0	\$1,211	\$154,173
	46	\$154,173	\$0	\$1,221	\$155,393
	47	\$155,393	\$0	\$1,230	\$156,623
	48	\$156,623	\$0	\$1,240	\$157,863
	49	\$157,863	\$0	\$1,250	\$159,113
Jun 93	50	\$159,113	\$0	\$1,260	\$160,373
		\$14,901,053	\$3,474,923	\$90,080	\$11,516,210



- Personal Health
- ⊙ Environmental Health
- ⊖ Community Clinic
- New Construction
- △ Remodel

KING COUNTY
 PUBLIC HEALTH DEPARTMENT
 Phase I
 Capital Improvement
 Projects

July 1989

PHASE II

The new bond-supported facilities should be completed by 1991. The new facility near Valley Medical Center should be completed by 1992. Phase II entails facilities to meet the projected growth of population in South King County. The following table summarizes the space requirements for the Phase II projects.

Project budgets are attached. There are no identified funds for the South Kent and remodeled Auburn Dental Center. The projected costs of these two projects are \$4,920,763.

DEPARTMENT OF HEALTH

**PHASE II FACILITIES
NEW CONSTRUCTION**

**AUGUST 1989
(REVISED)**

LAND AND BUILDING SIZE

=====	=====	=====	=====
LOCATION	SOUTH KENT AUBURN	REMODELED AUBURN DENTAL	TOTAL
LAND SIZE (SF)	115,000	0	115,000
BUILDING SIZE (GSF)			
PERSONAL HEALTH	11,565	7,828	19,393
ENVIRON. HEALTH	8,500	0	8,500
TOTAL	20,065	7,828	27,893

DEPARTMENT OF HEALTH
AUGUST 1989
(Revised)

Preliminary Project Schedule

PHASE II

- o January 1993 - Program plan for South Kent and Auburn to Council
- o June 1993 - Acquire property for new site
- o September 1993 - Design new S. Kent/Auburn site based upon prototype developed in Phase I
- o February 1994 - Begin construction of new S. Kent/Auburn site
- o March 1995 - New S. Kent/Auburn facility completed
- o May 1995 - Remodel existing Auburn site
- o December 1995 - Remodel completed

PRELIMINARY PROJECT BUDGET - PHASE II

Estimate By: OCP&D

Project Duration: 75 months

TASK			
003	Construction		
	New Construction	\$2,200,200	
	Site Development	\$181,305	
	Square Feet	27,893	
	Cost per Sq Ft	\$78.88	
	Maximum Allowable Construction Cost (MACC)		\$2,381,505
	Sales Tax	8.1% \$192,902	
	Surveys, Permits & Fees	\$47,630	
	Owners Test, Inspections, & Superv.	\$47,630	
	Sub-total	\$288,162	\$288,162
	Calculated Element 003		\$2,669,667
001	Non-County Force Design		
	Physical Planning	\$214,335	
	This includes all A/E fees, and other design related costs (extra services, prints, reproduction, etc...).		
	Calculated Element 001		\$214,335
004	Movable Equipment & Furnishings (by Owner)	\$317,117	
	Calculated Element 004		\$317,117
005	Contingency		
	Contingency	\$142,890	6% of MACC
	Calculated Element 005		\$142,890
009	Project Administration		
	Calculated Element 009	\$96,486	
OTHER	Land Costs	\$1,150,000	
	Transition Expenses Allowance	\$300,000	
	Prototype design	0	
	Southwest Roof Replacement	0	
	Renton renovation	0	
	TOTAL - OTHER:	\$1,450,000	\$1,450,000
	Calculated Total Project by Task		\$4,794,009
	1% FOR ART (tot. by task -(other + equipment))		\$30,268
	SUB-TOTAL		\$4,824,277
	ADMINISTRATION		\$96,486
	PROJECT COST		\$4,920,763

PRELIMINARY PROJECT BUDGET - NEW AUBURN FACILITY

Estimate By: OCP&D

Project Duration: 26 months

TASK			
003	Construction		
	New Construction	\$1,582,727	
	Site Development	\$130,423	
	Square Feet	20,065	
	Cost per Sq Ft	\$78.88	
	Maximum Allowable Construction Cost (MACC)		\$1,713,150
	Sales Tax	8.1%	\$138,765
	Surveys, Permits & Fees		\$34,263
	Owners Test, Inspections, & Superv.		\$34,263
	Sub-total	\$207,291	\$207,291
	Calculated Element 003		\$1,920,441
001	Non-County Force Design		
	Physical Planning	\$154,183	
	This includes all A/E fees, and other design related costs (extra services, prints, reproduction, etc...).		
	Calculated Element 001		\$154,183
004	Movable Equipment & Furnishings (by Owner)	\$228,192	
	Calculated Element 004		\$228,192
005	Contingency		
	Contingency	\$102,789	6% of MACC
	Calculated Element 005		\$102,789
009	Project Administration		
		\$74,548	
	Calculated Element 009		
OTHER	Land Costs	\$1,150,000	
	Transition Expenses Allowance	\$150,000	
	TOTAL - OTHER:	\$1,300,000	\$1,300,000
	Calculated Total Project by Task		\$3,705,605
	1% FOR ART (tot. by task -(other + equipment))		\$21,774
	SUB-TOTAL		\$3,727,379
	ADMINISTRATION		\$74,548
	PROJECT COST		\$3,801,927

DEPARTMENT OF HEALTH

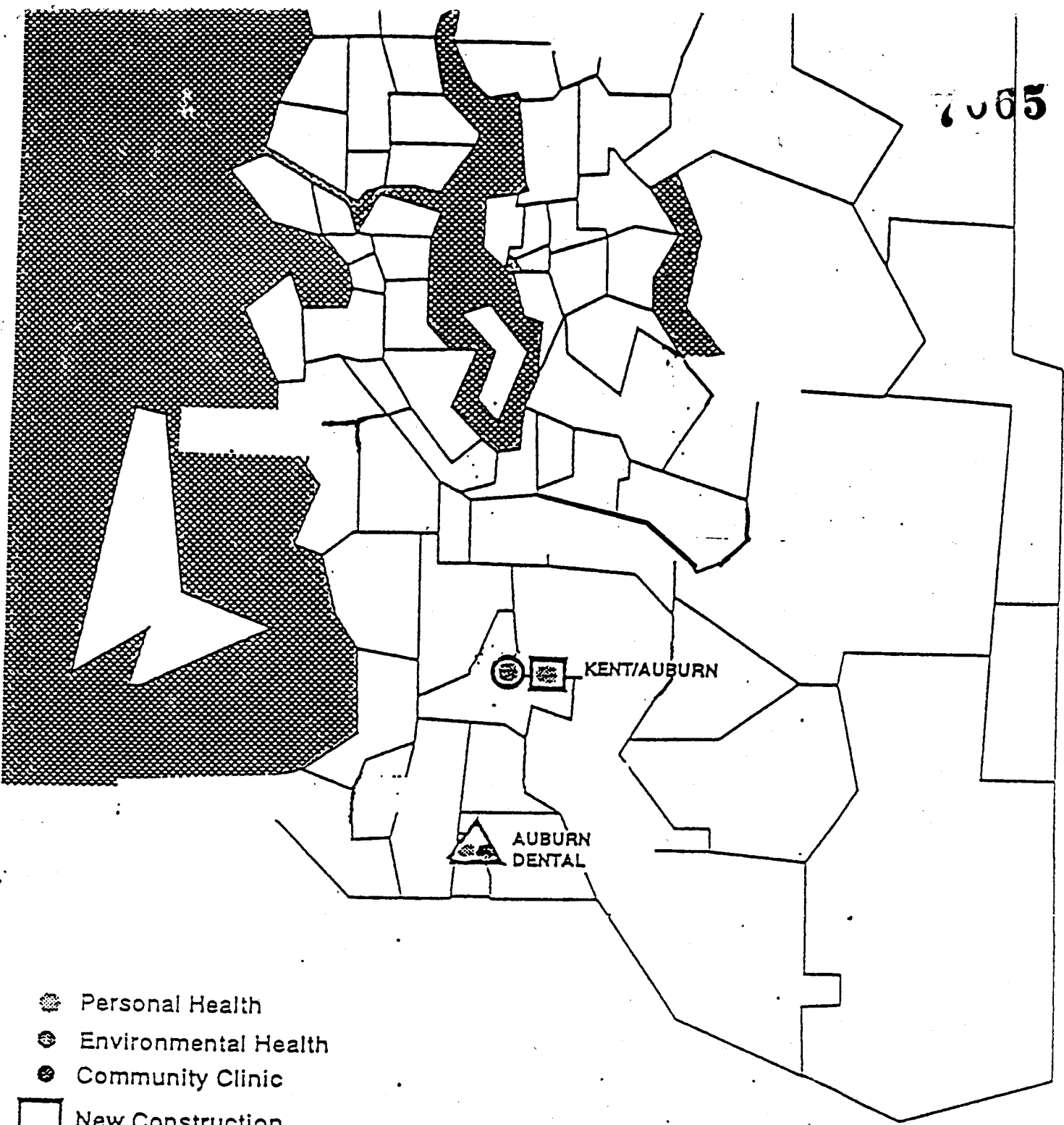
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PRELIMINARY PROJECT BUDGET - AUBURN DENTAL FACILITY

Estimate By: OCP&D

Project Duration: 26 months

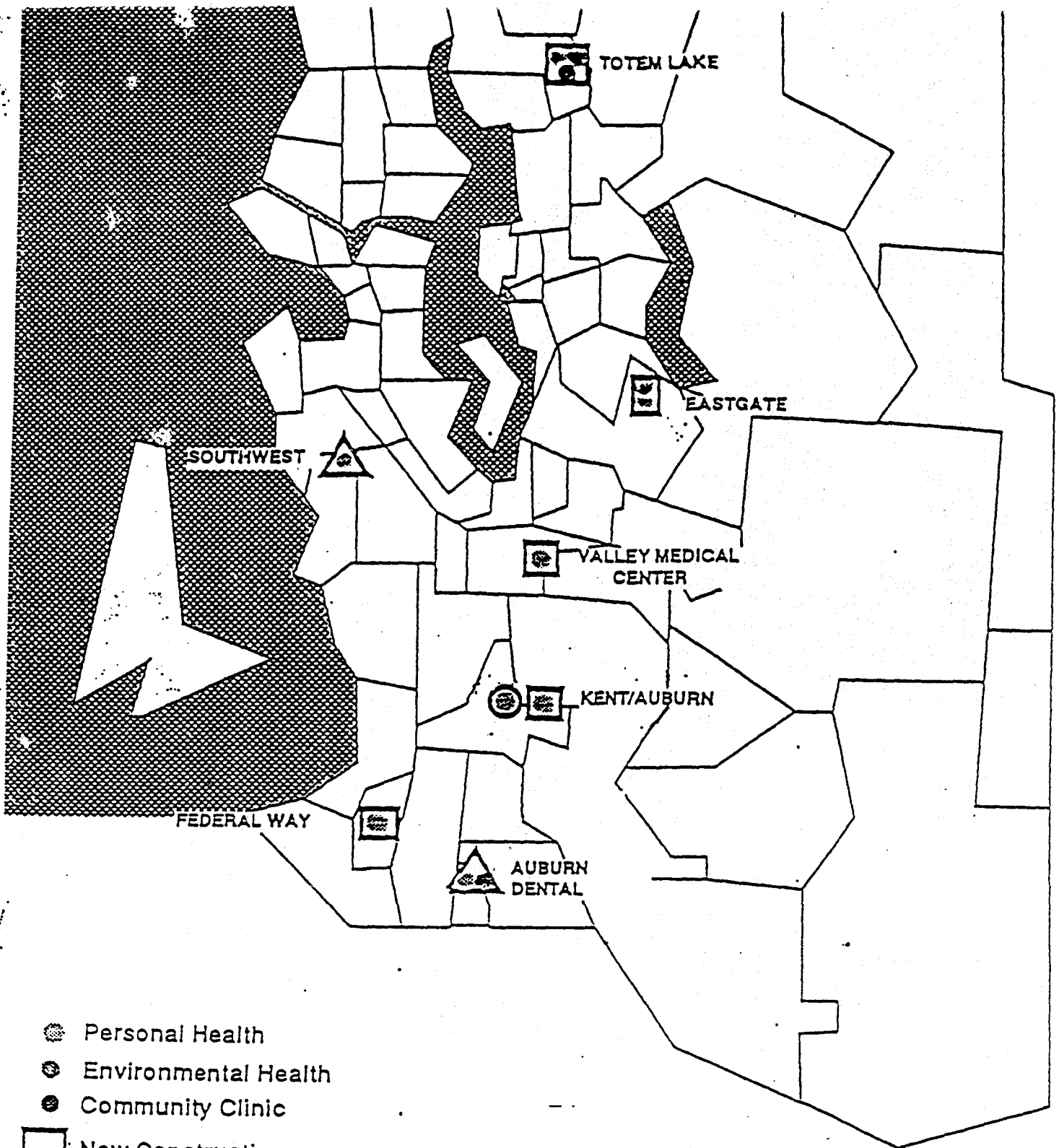
TASK			
003	Construction		
	New Construction	\$617,473	
	Site Development	\$50,862	
	Square Feet	7,828	
	Cost per Sq Ft	\$78.88	
	Maximum Allowable Construction Cost (MACC)		\$668,355
	Sales Tax	8.1%	\$54,137
	Surveys, Permits & Fees		\$13,367
	Owners Test, Inspections, & Superv.		\$13,367
	Sub-total	\$80,871	\$80,871
	Calculated Element 003		\$749,226
001	Non-County Force Design		
	Physical Planning	\$60,152	
	This includes all A/E fees, and other design related costs (extra services, prints, reproduction, etc...).		
	Calculated Element 001		\$60,152
004	Movable Equipment & Furnishings (by Owner)	\$89,025	
	Calculated Element 004		\$89,025
005	Contingency		
	Contingency	\$40,101	6% of MACC
	Calculated Element 005		\$40,101
009	Project Administration		
		\$21,940	
	Calculated Element 009		
OTHER	Land Costs	\$0	
	Transition Expenses Allowance	\$150,000	
	TOTAL - OTHER:	\$150,000	\$150,000
	Calculated Total Project by Task		\$1,088,504
	1% FOR ART (tot. by task -(other + equipment))		\$8,455
	SUB-TOTAL ADMINISTRATION		\$1,096,959



- Personal Health
- Environmental Health
- Community Clinic
- New Construction
- △ Remodel

HEALTH DEPARTMENT
CAPITAL IMPROVEMENT
PROJECTS

PHASE II
JULY 1989



- Personal Health
- ⊙ Environmental Health
- Community Clinic
- New Construction
- △ Remodel

HEALTH DEPARTMENT
CAPITAL IMPROVEMENT
PROJECTS

PHASES I & II

JULY 1989