

August 25, 1992
92-402.ORD (ML:clt)

Introduced by: Audrey Gruger

Proposed No.: 92 - 402

10532

ORDINANCE NO.

1
2 AN ORDINANCE adopting the Facility
3 Program Plan, the Project Cost Estimate
4 Summary, and the King County Regional
5 Justice Center Design and Construction
6 Schedule for the Phase I King County
7 Regional Justice Center Project.

8 BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

9 SECTION 1. Definitions. For the purpose of this
10 ordinance:

11 A. "Phase I Regional Justice Center" means the complex
12 identified in the Facility Program Plan document which will be
13 designed and built to accommodate the growth of law, safety,
14 and justice agencies through the year 2000.

15 B. "Facility Program Plan" means the attached 5-volume
16 document (Attachment A) prepared by CGA Consulting Services,
17 Inc. in February 1992, describing the types and sizes of space,
18 space adjacencies, and cost estimates for the King County Phase
19 I Regional Justice Center.

20 C. "Project Cost Estimate Summary" means the attached
21 summary sheet (Attachment B) indicating the estimated costs for
22 planning, design, acquisition, construction, and project
23 administration of the Phase I Regional Justice Center project.

24 D. "King County Regional Justice Center Design and
25 Construction Schedule" means the attached summary schedule
26 (Attachment C) displaying the dates for starting and completion
27 of design and construction of the Phase I Regional Justice
28 Center.

29 SECTION 2. The Facility Program Plan for the Phase I
30 King County Regional Justice Center (Attachment A), as amended
31 by the Project Cost Estimate Summary (Attachment B), the King
32 County Regional Justice Center Design and Construction Schedule
33 (Attachment C), and the detention and non-detention space
34 allocations (Attachment D) are hereby approved and adopted.

1 SECTION 3. Type, size and estimated facility costs. The
2 Phase I Regional Justice Center shall be a complex with
3 detention, courts, and related office space of approximately
4 588,000 square feet in size. This complex would consist of 640
5 finished, single cell detention beds, and 256 shelled detention
6 beds, and a non-detention facility housing 23 Superior Court
7 courtrooms, an in-custody District Court courtroom, and
8 associated law, safety, justice, and support space. The
9 estimated total project cost for the Phase I Regional Justice
10 Center located in south King County, and the King County
11 Correctional Facility Remodel, will be approximately \$162
12 million.

13 Provided that: The 2,400 square foot courtroom in the
14 Regional Justice Center be designed to accommodate King County
15 Council meetings and other community meetings, in addition to
16 accommodating large public trials and ceremonies.

17 Provided further that: The Executive shall submit to the
18 Council a plan for managing the 1 percent for the Arts budget.
19 Such plan shall be submitted and approved by the Council prior
20 to proceeding with design development.

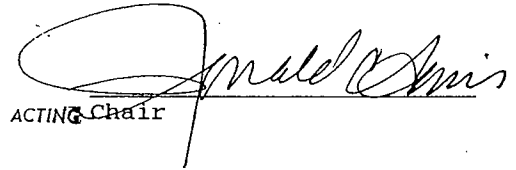
1 Provided further that: The Executive shall submit to the
2 Council, by March 31, 1993, a plan for filling the space
3 vacated by the agencies and staff transferring to the Regional
4 Justice Center.

5 INTRODUCED AND READ for the first time this 26th day
6 of May, 1992.

7 PASSED this 24th day of August, 1992.


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9

KING COUNTY COUNCIL
KING COUNTY, WASHINGTON


ACTING Chair

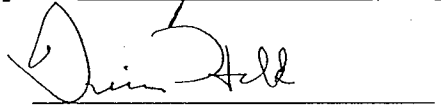
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12 ATTEST:

13 
14 Clerk of the Council

15 APPROVED this 4th day of September, 1992

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17

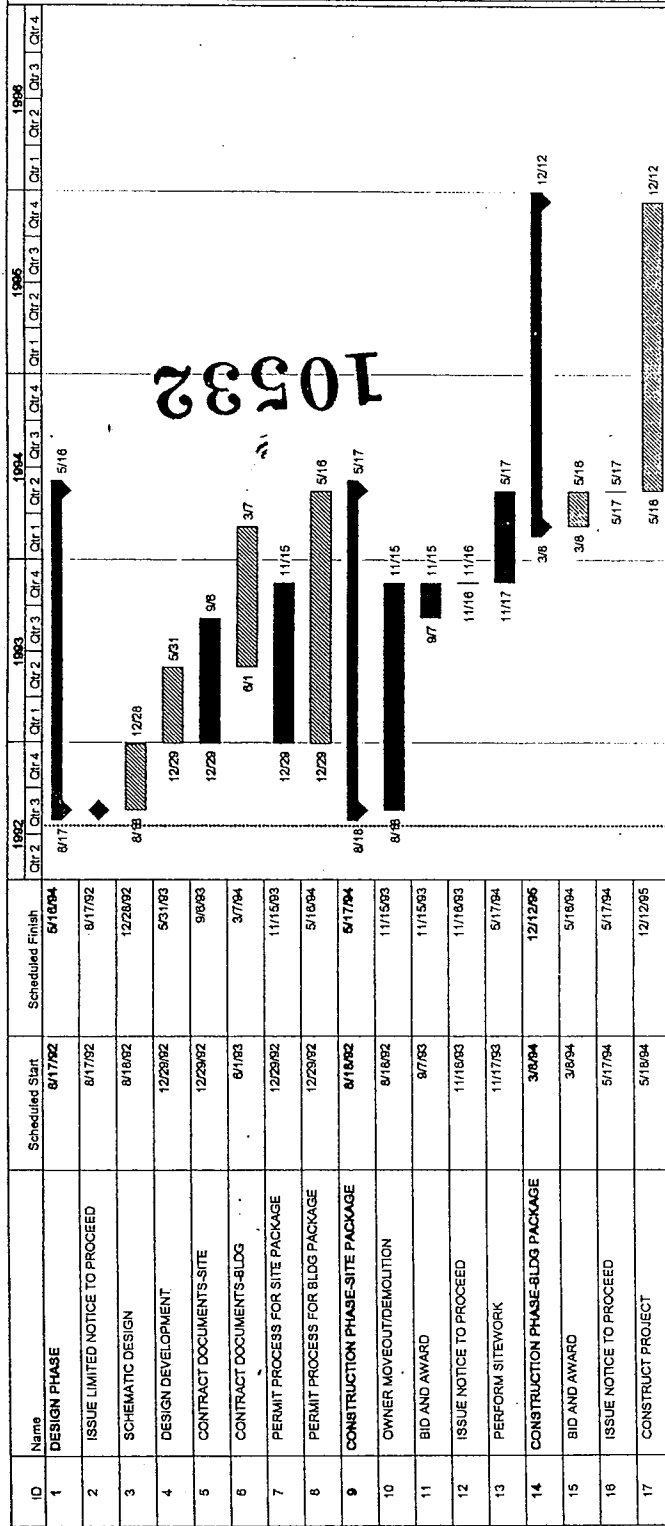

King County Executive

**ATTACHMENT B
REGIONAL JUSTICE CENTER
COUNCIL ADOPTED PROJECT COSTS**

10532

<u>DESCRIPTION</u>	<u>RJC COST</u>	<u>KCCF COST</u>	<u>OTHER COST</u>	<u>TOTAL COST</u>
Building Construction:				
New Detention Space – RJC	39,930,124			39,930,124
New Court/Office Space – RJC	21,728,126			21,728,126
Heavy Remodel – KCCF		1,578,160		1,578,160
Heavy Remodel – Courthouse				
Subtotal Building	61,658,250	1,578,160		63,236,410
Site Work	6,463,760		890,000	7,353,760
Parking Structure	4,273,315			4,273,315
Total Construction	72,395,325	1,578,160	890,000	74,863,485
Escalation	7,360,135	273,022	63,190	7,696,347
Total Construction with Escalation	79,755,459	1,851,182	953,190	82,559,831
Construction Related Costs:				
Sales Tax (8.2%)	6,539,948	151,797	78,162	6,769,906
Surveys, Permits, Fees	1,036,821	27,768	12,391	1,076,980
Owners Test, Inspection	1,036,821	27,768	12,391	1,076,980
Printing, Advertising	0	0	0	0
Total Construction Related Costs	8,613,590	207,332	102,945	8,923,866
TOTAL CONSTRUCTION	88,369,049	2,058,514	1,056,135	91,483,698
Non-County Force Design:				
Basic A/E Design Fee	4,785,328	111,071	57,191	4,953,590
FPP	700,000			700,000
Construction Management	3,186,627	69,419		3,256,046
RJC EIS Phase I Site	303,451			303,451
RJC EIS Phase II Site	150,000			150,000
Total Non-County Force Design	9,125,405	180,490	57,191	9,363,087
Movable Equipment	12,997,408	254,592		13,252,000
1% for Arts	1,079,980	27,337	11,200	1,118,518
Contingency, Planning & Land	38,558,113	702,069	7,607,235	46,867,416
TOTAL PROJECT COSTS	150,129,955	3,223,002	8,731,761	162,084,719

KING COUNTY REGIONAL JUSTICE CENTER DESIGN AND CONSTRUCTION SCHEDULE



10532

As Appr'd

ATTACHMENT D
DETENTION SPACE ALLOCATION

10532

	EXECUTIVE RECOMMENDED			COUNCIL APPROVED	DIFFERENCE
	DNSF	Grossing Factor	DGSF	DGSF	
Administration					
Public Entry Facility	2,332	1.25	2,915	2,915	0
Facility	2,610	1.25	3,263	3,263	0
Total Administration	4,942		6,178	6,178	0
Operations					
Intake/Transfer/Release	11,425	1.30	14,853	14,853	0
Control Rooms	860	1.40	1,204	1,204	0
Staff Services	8,615	1.30	11,200	11,200	0
Total Operations	20,900		27,256	27,256	0
Inmate Programs					
Classification	1,079	1.30	1,403	1,403	0
General Programs	3,035	1.25	3,794	3,794	0
Religious	370	1.25	463	463	0
Recreation	320	1.25	400	400	0
Volunteers	470	1.25	588	588	0
Library	1,040	1.30	1,352	1,352	0
Jail Industries	820	1.25	1,025	1,025	0
Total Inmate Programs	7,134		9,023	9,023	0
Support Services					
Food Service	18,280	1.20	21,936	21,936	0
Medical/Psychiatry	5,585	1.35	7,540	7,540	0
Laundry	2,454	1.25	3,068	3,068	0
Commissary	1,098	1.25	1,373	1,373	0
Central Plant	2,520	1.25	3,150	3,150	0
Total Support Services	29,937		37,066	37,066	0
Inmate Housing					
Male Intake (2 Units)	21,080	1.65	34,782	34,782	0
Male -- Min (2 Units)	40,632	1.65	67,043	67,043	0
Male Med (4 Units)	30,474	1.65	50,282	50,282	0
Substance Abuse	10,158	1.65	16,761	16,761	0
Male Max	9,780	1.65	16,137	16,137	0
Female	10,088	1.65	16,645	16,645	0
Male-Ad Seg	9,880	1.65	16,302	16,302	0
Med/Psych	11,590	1.65	19,124	19,124	0
Floor Sargents Rovers					
Total Inmate Housing	143,682		237,075	237,075	0
Jail Health					
Grand Total Detention	206,595		316,598	316,598	0
Grand Total Detention BGSF		1.15	364,088	364,088	0

ATTACHMENT D
NON-DETENTION SPACE ALLOCATION

10532

AGENCY	EXECUTIVE RECOMMENDED			COUNCIL	DIFFERENCE
	DNSF	Grossing Factor	DGSF	APPROVED	
Superior Court					
Judicial Element	63,915	1.40	89,481	90,489	1,008
Court Operations	2,629	1.25	3,286	3,286	0
Social Services	3,324	1.25	4,155	4,155	0
Administrative Services	<u>2,388</u>	1.25	<u>2,985</u>	<u>2,985</u>	<u>0</u>
Total Superior Court	72,256		99,907	100,915	1,008
Judicial Administration					
Administration	1,714	1.25	2,143	2,143	0
Finance	2,282	1.25	2,853	2,853	0
Caseflow and Data Admin.	1,350	1.25	1,688	1,688	0
Court Services	816	1.25	1,020	1,020	0
Records and Research	<u>8,635</u>	1.25	<u>10,794</u>	<u>10,794</u>	<u>0</u>
Total Judicial Administration	14,797		18,496	18,496	0
Prosecuting Attorney					
Administration	4,698	1.25	5,873	5,873	0
Criminal Division	6,348	1.25	7,935	7,935	0
Civil Fraud Division	300	1.25	375	375	0
Family Support Division	<u>0</u>	1.25	<u>0</u>	<u>0</u>	<u>0</u>
Total Prosecuting Attorney	11,346		14,183	14,183	0
District Court	2,539	1.37	3,480	3,480	0
Court Services	1,436	1.25	1,795	1,795	0
Office of Public Defense	200	1.25	250	250	0
Court Support					
Court Related Holding	2,670	1.25	3,338	3,338	0
Jury Assembly	3,302	1.25	4,128	4,128	0
Law Library	3,192	1.25	3,990	3,990	0
Attorney Lounge	0	1.25	0	0	0
Attorney Information Bureau	251	1.25	314	314	0
Title Companies	450	1.25	563	563	0
Court Security	<u>600</u>	1.25	<u>750</u>	<u>750</u>	<u>0</u>
Total Court Support	10,465		13,081	13,081	0
Public Safety CID	16,931	1.25	21,164	21,164	0
Licensing Office				380	380
Building Support					
Facilities	7,500	1.00	7,500	7,500	0
System Services	<u>1,875</u>	1.25	<u>2,344</u>	<u>2,344</u>	<u>0</u>
Total Building Support	9,375		9,844	9,844	0
Grand Total Non- Detention	139,345		182,200	183,588	1,388
Grand Total Non- Detention BGSF		1.22	222,284	223,977	1,693

**ATTACHMENT B
REGIONAL JUSTICE CENTER
COUNCIL ADOPTED PROJECT COSTS*10532**

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TOTAL PROJECT COSTS	150,129,955	3,223,002	9,451,761	162,804,719

* THIS SCHEDULE WAS NOT ADOPTED AS PART OF ORDINANCE 10532. IT HAS BEEN REVISED BY STAFF TO REFLECT THE IMPACT OF COUNCIL DISCUSSIONS IN ADOPTING ORDINANCE 10534 SUBMITTING THE REGIONAL JUSTICE CENTER LEVY TO THE VOTERS.

SEE ARCHIVES FOR THE FOLLOWING ATTACHMENTS TO THIS ORDINANCE

DocID	Title	Year	Contents
4817	Final Report / King County Regional Justice Center facility program plan / volume 4, courts, judicial administration, prosecution, public safety, and facilities management / draft	[1992?]	
4816	Final Report / King County Regional Justice Center facility program plan / volume 3, detention component / draft	[1992?]	
7420 Ordinance No.	King County Regional Justice Center Facility Program Plan Final Report Volume 5 Appendices A, B, and C Room Data Sheets, Equipment Listings, and Equipment Cost Analysis	1992	From Series 012-305, attachment to 10532 - second of two volumes.
7376 Ordinance No.	King County Regional Justice Center Facility Program Plan Final Report Volume 5 Appendices A, B, and C Room Data Sheets, Equipment Listings, and Equipment Cost Analysis	1992	From Series 012-305, attachment to 10532 - one of two volumes.
7375 Ordinance No.	King County Regional Justice Center Facility Program Plan Final Report Volume 4 Courts, Judicial Administration, Prosecution, Public Safety, and Facilities Management	1992	From Series 012-305, attachment to 10532
7374 Ordinance No.	King County Regional Justice Center Facility Program Plan Final Report Volume 3 Detention Component	1992	From Series 012-305, attachment to 10532
7373 Ordinance No.	King County Regional Justice Center Facility Program Plan Final Report Volume 2 Building and Site Requirements	1992	From Series 012-305, attachment to 10532
7372 Ordinance No.	King County Regional Justice Center Facility Program Plan Final Report Volume 1 Executive Summary	1992	From Series 012-305, attachment to 10532
4723	Final report / King County Regional Justice Center facility program plan / volume 4, courts, judicial administration, prosecution, public safety, and facilities management	1992	
4722	Final report / King County Regional Justice Center facility program plan / Volume 3, detention component	1992	Includes organizational charts
4438	Final report / King County Regional Justice Center facility program plan / volume 5, appendices A, B, and C / room data sheets, equipment listings and equipment cost analysis	1992	
4189	Final report / King County regional justice center facility 1992		

program plan / volume 2 building and site requirements
4188 Final report / King County regional justice center facility 1992
program plan / volume 1 executive summary
5304 King County regional justice center facility program plan / 1993 "This document amends Volumes
I through V of the addendum [volume 6] Facility Program Report, dated
February, 1992"
4175 Final Report / King County Regional Justice Center 1993
facility program plan / addendum-volume 6 / revisions to
volumes: [volumes 1-5]
Friday, March 04, 2005